



**ZONING COMMISSION
AGENDA**

Wednesday, January 11, 2023

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=e69ab99e16c27aae45d34004b861c069f>

Meeting/ Access Code: 2553 058 4729

Registration Required

Teleconference

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

Meeting/ Access Code: 2553 058 4729

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 Zoning Commission regarding an item on a listed agenda must sign up to speak no later than 5 p.m. on the day before the scheduled meeting. 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. However, you can also sign-up to speak prior to the Public Hearing if attending in-person. 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, CD 8	_____
Jesse Gober, CD 4	_____	Kimberly Miller, CD 9	_____
Rafael McDonnell, Vice Chair, CD 5	_____		

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

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, February 14, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of December 14, 2022 _____ Chair

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

B. CONTINUED CASES District (Old/New)

1. ZC-22-161 CD 8/8

- a. Site Location: 4826 Wichita Street
- b. Acreage: 0.87
- c. Applicant/Agent: Vernon L. McCoy / Christopher Bonilla, Bonilla Group
- d. Request: From: "A-7.5" One Family Residential
To: "PD/E" Planned Development with a base of "E" Neighborhood Commercial, excluding uses (see docket packet) with development standards for supplemental building setback; site plan included

2. ZC-22-181 CD 6/6

- a. Site Location: 6881 Harris Parkway and 7101 Dutch Branch Road
- b. Acreage: 14.82
- c. Applicant/Agent: Rall Properties LP
- d. Request: From: "F" General Commercial; "PD 545" PD/SU for "G" Intensive Commercial development standards and all uses in "E" Neighborhood Commercial, with additional uses and development standards, site plan required

To: "R2" Townhouse/Cluster

3. ZC-22-190

CD 5/5

- a. Site Location: 6801 Anderson Boulevard
- b. Acreage: 18.2
- c. Applicant/Agent: Amerco Real Estate
- d. Request: From: "E" Neighborhood Commercial; "I" Light Industrial
To: "PD/I" Planned Development for all uses in "I" Light Industrial, plus mini-warehouse, vehicle rental, storage or display of accessory use excluding blacksmithing and wagon shop; site plan waiver requested.

This case will be continued to the February 8th Public Hearing.

4. ZC-22-202

CD 6/6

- a. Site Location: 7300 Granbury Road
- b. Acreage: 33.080
- c. Applicant/Agent: Crowley ISD / Matrix Equities, Ronald Smith & Spiars Engineering, Jordan Huneycutt
- d. Request: From: "PD 662" Planned Development, Neighborhood Commercial & "R2" Townhome
To: "E" Neighborhood Commercial; "D" High Density Multifamily; "PD/D" Planned Development-High Density Multifamily with development standards for reduced open space, reduced parking, perimeter fencing, and waiver to MFD submittal, Site Plan included.

C. NEW CASES

5. ZC-22-198

CD 5/5

- a. Site Location: 2500 Dottie Lynn Parkway
- b. Acreage: 41.89
- c. Applicant/Agent: Jake Cook & Michael Cook, property owners / Neil Nicholson, Greystar Development Central & Nikki Moore, A.N. Moore Consulting, representatives
- d. Request: From: "E" Neighborhood Commercial; "AG" Agricultural
To: "PD/CR" Planned Development with a base of "CR" Low Density Multifamily, with development standards for supplemental building setback and screening fence, parking location, and building orientation; Site Plan included

6. SP-22-023

CD 5/5

- a. Site Location: 501 E. Loop 820
- b. Acreage: 4.3
- c. Applicant/Agent: Ashen Investments, Inc.
- d. Request: To: Amend site plan for PD 1083 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini warehouses to combine multiple buildings to one building; site plan included

7. SP-22-024

CD 6/6

- a. Site Location: SE of Sycamore School Rd. & Summer Creek Dr
- b. Acreage: 1.9
- c. Applicant/Agent: United Global Development Group / Logan McWhorter, representative
- d. Request: To: Add site plan to PD 246 "PD/E" Planned Development all uses in "E" Neighborhood Commercial excluding tattoo parlor and massage parlor.

8. ZC-22-087

CD 3/3

- a. Site Location: 9904 Camp Bowie W. Blvd.
- b. Acreage: 3.9
- c. Applicant/Agent: Baron Purselley
- d. Request: From: PD 591 "PD/SU" for all uses in "E" plus mini warehouse, site plan waived
To: Amend PD 591 PD/SU" for all uses in "E" plus mini warehouse to add showroom, warehouse, and fleet parking for pool company; site plan waiver requested

9. ZC-22-170

CD 5/11

- a. Site Location: 5213 Mansfield Highway
- b. Acreage: 1.7
- c. Applicant/Agent: Idris Adeniseun
- d. Request: To: Add Conditional Use Permit to allow vehicle junkyard in "K" Heavy Industrial for a maximum of 5 years; site plan included.

10. ZC-22-182

CD 5/5

- a. Site Location: Southwest Corner of E Square & T Square St.
- b. Acreage: 3.72
- c. Applicant/Agent: T Square Investments LLC/Darshwish Otrok
- d. Request: From: "CF" Community Facilities
To: "A-5" One Family

11. ZC-22-201

CD 8/11

- a. Site Location: 3600 E. Rosedale Street
- b. Acreage: 0.13
- c. Applicant/Agent: Armando Hernandez/Stacy Collins
- d. Request: From: "E" Neighborhood Commercial
To: "FR" General Commercial Restricted

12. ZC-22-207

CD 9/9

- a. Site Location: 4101 Merida Avenue
- b. Acreage: 0.24
- c. Applicant/Agent: Stephanie & Trinidad Cruz Jr.
- d. Request: From: "FR" General Commercial Restricted
To: "A-7.5" One-Family Residential

13. ZC-22-210

CD 5/5

- a. Site Location: 1200 E. Maddox Avenue
- b. Acreage: 0.53
- c. Applicant/Agent: Sterling O'Day
- d. Request: From: "CF" Community Facilities
To: "A-5" One-Family

14. ZC-22-211

CD 5/11

- a. Site Location: 4309 Village Creek Road
- b. Acreage: 2.3
- c. Applicant/Agent: Humberto Becerra
- d. Request: From: "A-21" One-Family
To: "I" Light Industrial

15. ZC-22-212

CD 9/11

- a. Site Location: 2400 block (odds) Gillis Street
- b. Acreage: 0.42
- c. Applicant/Agent: F & P Properties / Enduro Coffee Roasters
- d. Request: From: "I" Light Industrial, "B" Two-Family, and "A-5" One-Family
To: "MU-2" High Intensity Mixed-Use

16. ZC-22-213

CD 5/5

- a. Site Location: 3221 Vine Street
- b. Acreage: 1.0
- c. Applicant/Agent: Professional Living Centers LLC, Imad Edward / Barton Chapa Surveying, Greg Chapa
- d. Request: From: "AG" Agricultural
To: "A-5" One-Family

17. ZC-22-214

CD 5/5

- a. Site Location: 8950 Creek Run Road
- b. Acreage: 2.2
- c. Applicant/Agent: HStrand, LLC / Jason Eggenburger
- d. Request: From: "AR" One-Family Restricted/ PD 623 "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial; excluding the following uses: Massage Parlor, Tattoo Parlor, Pawn Shop, Liquor or Package Store, and Convenience Store, site plan waived
To: "I" Light Industrial

18. ZC-22-215

CD 3/7

- a. Site Location: 10211 Old Weatherford Rd
- b. Acreage: 11.56
- c. Applicant/Agent: Westland Texas Investments / Ottis Lee, PE III - Baird, Hampton & Brown
- d. Request: From: "A-5" One Family Residential & "E" Neighborhood Commercial
To: "E" Neighborhood Commercial; "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus College/University removing liquor or package store; site plan included.

19. ZC-22-216

CD 5/5

- a. Site Location: 3700, 3704, 3708 Peach Street
- b. Acreage: 0.48
- c. Applicant/Agent: Palisade Custom Homes LP, Crystal Arnold
- d. Request: From: "AG" Agricultural
To: "A-5" One-Family Residential

20. ZC-22-217

CD 9/6

- a. Site Location: 5616 Crowley Road
- b. Acreage: 3.3
- c. Applicant/Agent: Edge Park Methodist Church/William Todd Kinney
- d. Request: From: "A-5" One-Family
To: "CF" Community Facilities

21. ZC-22-218

CD 9/11

- a. Site Location: 2517-2531 (odds) Hemphill Street
- b. Acreage: 0.89
- c. Applicant/Agent: G & S Auto of Fort Worth, LLC / Mary Nell Poole, Townsite
- d. Request: From: "E" Neighborhood Commercial
To: "UR" Urban Residential

22. ZC-22-220

CD 5/5

- a. Site Location: 6201 Lake Arlington Drive
- b. Acreage: 6.22
- c. Applicant/Agent: Constellation Energy / Randle Howard
- d. Request: From: "O-1" Floodplain
To: "K" Heavy Industrial.

23. ZC-22-221

CD 2/2

- a. Site Location: 3701 N. Sylvania Ave., 2567 & 2575 E. Long Ave.
- b. Acreage: 5.21
- c. Applicant/Agent: Fort Worth Texas BP2, LLC / Homeyer Engineering, Inc.
- d. Request: To: Add Conditional Use Permit (CUP) to allow petroleum storage facility in "K" Heavy Industrial; site plan included

24. ZC-22-223

CD 7/7

- a. Site Location: 8400 Wagley Robertson Road
- b. Acreage: 7.4
- c. Applicant/Agent: Hawkins Custom Homes, Peloton Land Solutions
- d. Request: From: PD 514 Planned Development for all uses in "F" General Commercial with additional uses listed, site plan waived
To: "R2" Townhouse/Cluster

25. ZC-22-224

CD 5/5

- a. Site Location: 1425 Nottingham Boulevard
- b. Acreage: 0.23
- c. Applicant/Agent: Phillip W. Galyen
- d. Request: From: "PD 942" Planned Development for "E" Neighborhood
Commercial uses plus outdoor display and sales of playsets
To: "A-5" One-Family

26. ZC-23-002

CD 8/11

- a. Site Location: 3629 Meadowbrook Drive
- b. Acreage: 0.40
- c. Applicant/Agent: City of Fort Worth/Development Services
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "A-5" One-Family

D. 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: January 11, 2023

Case Number: ZC-22-161

Council District: 8/8

Zoning Map Amendment

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

Owner / Applicant: Vernon L. McCoy / Christopher Bonilla, Bonilla Group

Site Location: 4826 Wichita Street

Acreage: 0.87 acres

Request

Proposed Use: Commercial

Request: From: "A-7.5" One Family Residential

To: "PD/E" Planned Development with a base of "E" Neighborhood Commercial, excluding uses (see docket packet) with development standards for supplemental building setback; site plan included

Recommendation

Land Use Compatibility:

Requested change **is not compatible**

Comprehensive Plan Consistency:

Requested change **is not consistent**

Staff Recommendation:

Denial

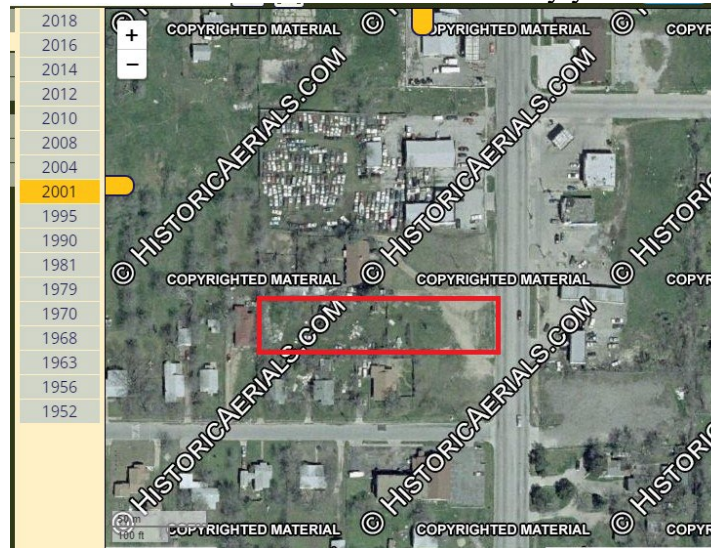
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6. Site Plan
7. Zoning Map with 300 ft. Notification Area
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The subject property is located at 4826 Wichita Street, Neighborhood Empowerment Zone (NEZ) Area Six. The applicant requests to rezone from “A-7.5” One Family Residential to “E” Neighborhood Commercial. The application lists “Neighborhood Commercial” and does not identify a specific business or land use that would occupy the site.

The historical aerials look like the land has been vacant for over twenty years.



- Update - Spoke to the applicant on October 31st. and he explained that he had attended some of the community meetings and had talked and answer some of the stakeholder questions.
- **Update – after the November 14 Zoning Commission, the zoning change request was updated to PD-E excluding certain uses per an agreement between Glencrest Civil League Neighborhood Association and the applicant.**

Here is a list of the uses excluded:

“E” Neighborhood Commercial Uses Not Permitted at 4826 Wichita Street

- | | |
|--|---|
| 1. Ambulance Dispatch Center | 10. Commercial Swimming Pool |
| 2. Massage Therapy or Spa | 11. Movie Theater or Auditorium |
| 3. Golf Course | 12. Short Term Rental |
| 4. Gas Lift Compressor Station | 13. Feed Store / No Processing or Milling |
| 5. Stealth Communication Tower | 14. Liquor or Package Store |
| 6. Telecommunications Antenna or Structure | 15. Gasoline Sales |
| 7. Utility Transmission or Distribution Line | 16. Parking Area or Commercial Garage Storage |
| 8. Indoor Amusement Center | 17. Day Care Facility |
| 9. Event Center or Rental Hall | |

The applicant is also requested a waiver from the projected front yard requirement.

Surrounding Zoning and Land Uses

North “A-5” One Family Residential / residential
 East “E” Neighborhood Commercial / drive-thru restaurant
 South “PD-720” Planned Development–Neighborhood Commercial / drive thru-restaurants & auto parts retailer
 West “A-5” One Family Residential / residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.
 The following organizations were emailed on September 30, 2022:

Organizations Notified	
United Communities Association of South F.W.	Glencrest Civic League NA
Trinity Habitat for Humanity	Streams and Valleys Inc
Glen Park NA	Fort Worth ISD
Southeast Fort Worth Inc	

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Properties directly to the north, west and south of the subject site are single family zoned residential. The property to the east is zoned commercial and developed with an auto repair shop.

Wichita Street is a major arterial road and Trinity Bus Route number 28 (Wichita & Rodeo) runs north and southbound. The portion of the block where the site is located is comprised by a mixture of residential and commercial uses which include auto-repair, mini-marts, all factors that could support a more intense use than the currently zoned A-5. However, because the site is located between two residential uses, the type of commercial business is still unclear, and to avoid what could be construed as spot zoning, the proposed zoning **is not compatible** with surrounding land uses.

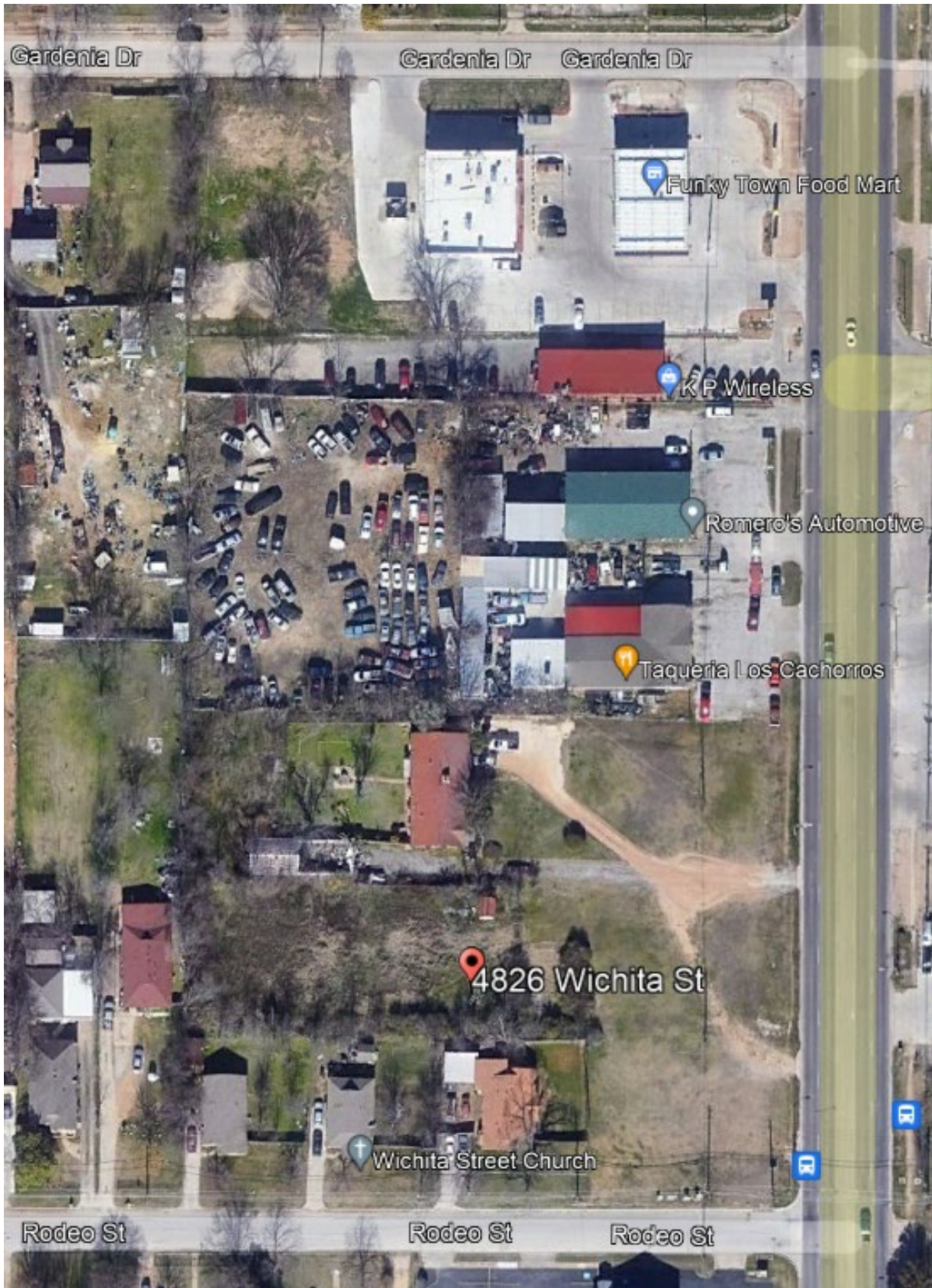


Figure 1- Aerial View



Figure 3-Frontal View of the Property



Figure 1-View to the North



Figure 2-View to the South

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan designates the subject property as a future Single Family Residential. Appropriate zoning classifications for this area include “A-10”, “A-7.5”, “A-5”, or “AR” single-family residential zones. The proposed rezoning conflicts with at least one of the stated sector land use policies applied explicitly to the Southeast planning area.

- Protect residential areas from commercial encroachment

Per the policy number cited above, the City should endeavor to protect residential areas from commercial encroachment. If this zoning change is approved, it has the potential to create a domino effect, allowing more commercial development to intrude further into an established residential area.

The current zoning of “A-5” is consistent with the Comprehensive Plan’s future land use designation. The proposed zoning of “PD/E” **is not 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.

Site Plan Comments

Zoning

Fire

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

Hose lay must be provided to all exterior portions of the building within 150', from the edge of a marked fire lane or public street in a 5' wide unobstructed path. Fire lanes may need to be marked within the parking lot to meet this requirement.

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

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.

Applied by Dept

Fire Staff

Applied by User

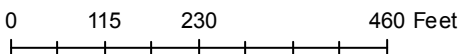
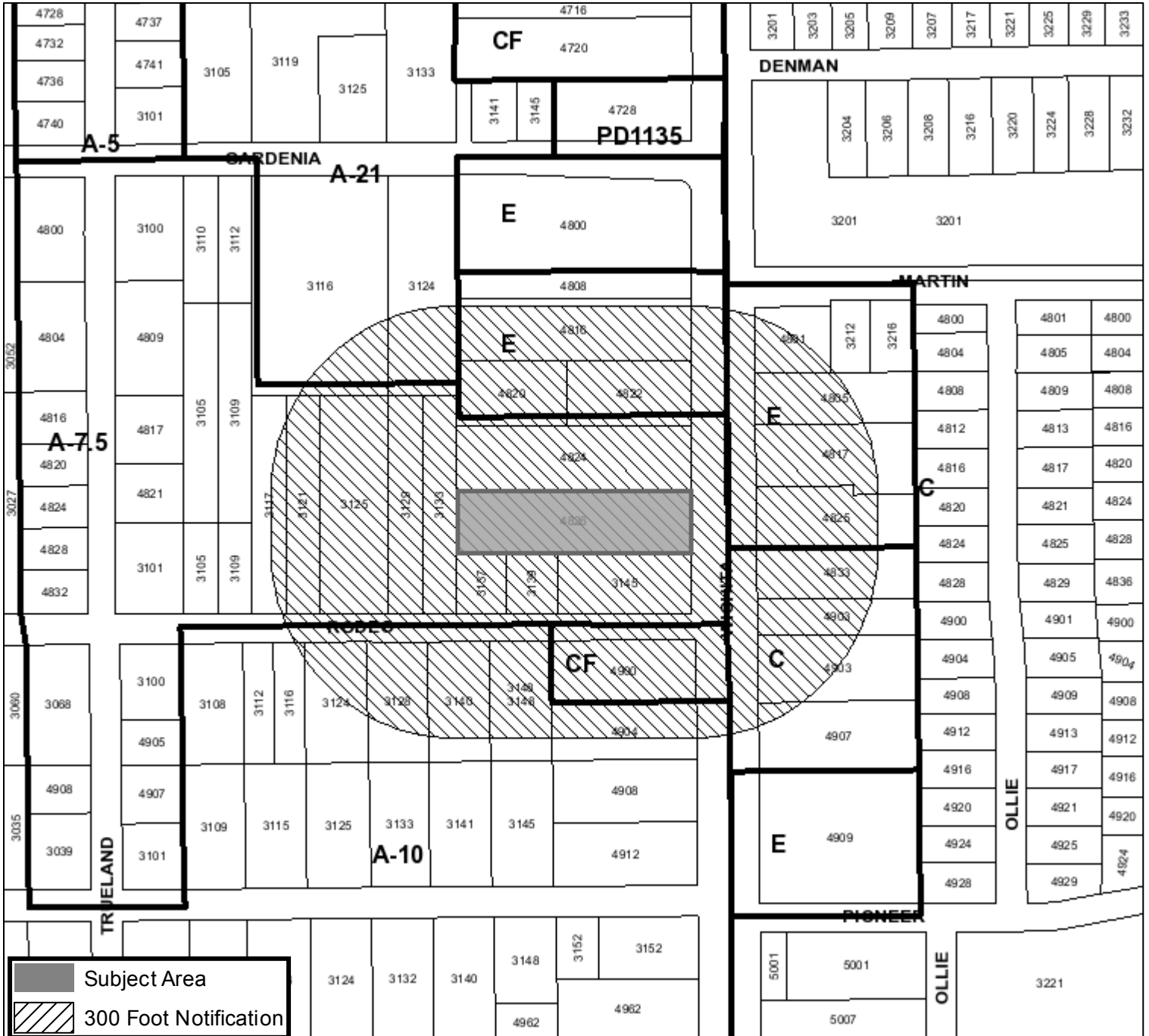
Donna York





Area Zoning Map

Applicant: Vernon L. McCoy
 Address: 4826 Wichita Street
 Zoning From: A-7.5
 Zoning To: E
 Acres: 0.8719546
 Mapsco: 92F
 Sector/District: Southeast
 Commission Date: 10/12/2022
 Contact: null

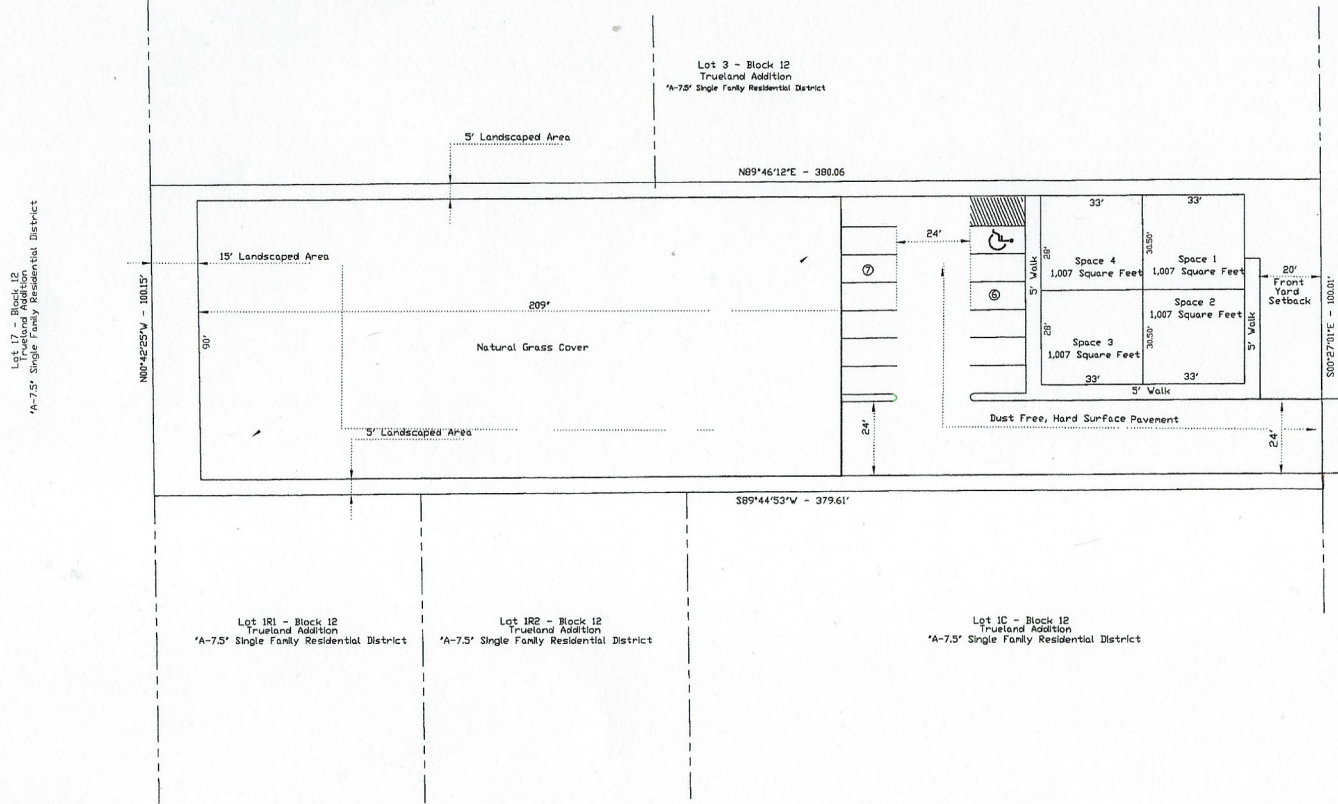


"E" Neighborhood Commercial Uses Not Permitted at 4826 Wichita Street

- | | |
|--|---|
| 1. Ambulance Dispatch Center | 10. Commercial Swimming Pool |
| 2. Massage Therapy or Spa | 11. Movie Theater or Auditorium |
| 3. Golf Course | 12. Short Term Rental |
| 4. Gas Lift Compressor Station | 13. Feed Store / No Processing or Milling |
| 5. Stealth Communication Tower | 14. Liquor or Package Store |
| 6. Telecommunications Antenna or Structure | 15. Gasoline Sales |
| 7. Utility Transmission or Distribution Line | 16. Parking Area or Commercial Garage Storage |
| 8. Indoor Amusement Center | 17. Day Care Facility |
| 9. Event Center or Rental Hall | |

Site Specific Facts

- Proposed 3,696 Sq. Ft. One Story Building
- Site = 0.87 Acres Total
- 0.51 Acres To Remain Undeveloped With Natural Grass Covering
- Four Lease Spaces Available For "E" Commercial Uses
- Alcohol Sales Prohibited
- Lighting Will Conform To Lighting Code
- Signage Will Conform To Article 4 Signs
- Project Will Comply With Section 6.301 Landscaping
- Project Will Comply With Section 6.302 Urban Forestry



Wichita Street

Requested Variance

- Request Variance To Have A 20 Foot Front Yard Setback Instead Of The 216 Foot Established Front Yard Setback.

**ZC-22-161
PD**

Planned Development
For
"E" Neighborhood Commercial

4826 Wichita Street
Fort Worth, Texas
Lot 2 and Part Closed Street, Block 12
Trueland Addition
0.8723 Acres of Land

December 5, 2022



Land Development Consultants Since 1988
BonillaGroup@gmail.com (817) 230-9754

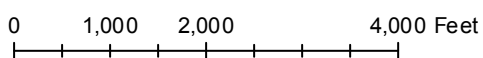
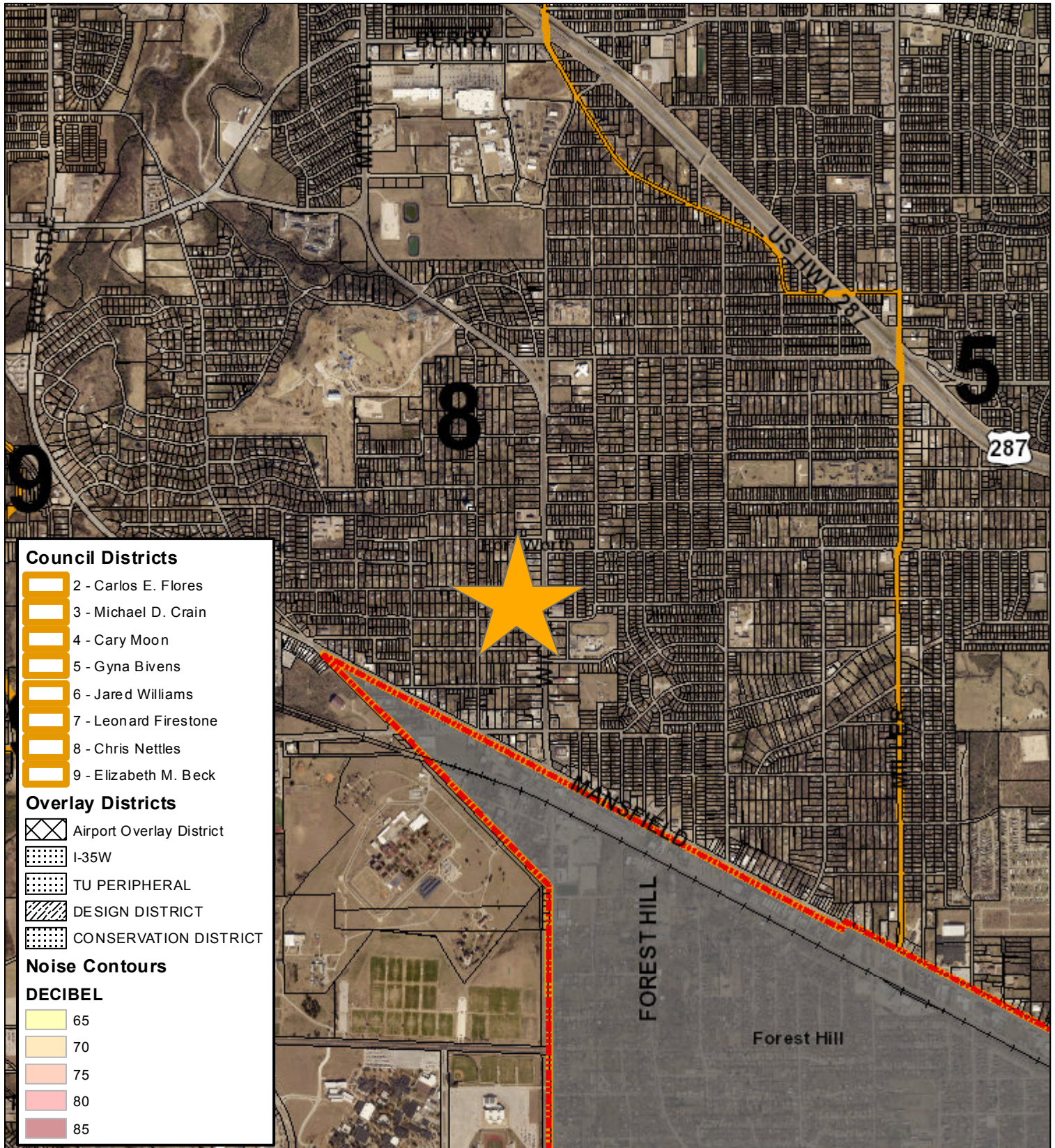
OWNER / DEVELOPER

Vernon L McCoy
2317 Fairway Drive
Fort Worth, TX. 76119-4513
(817) 706-0976

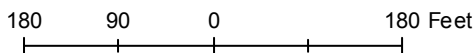
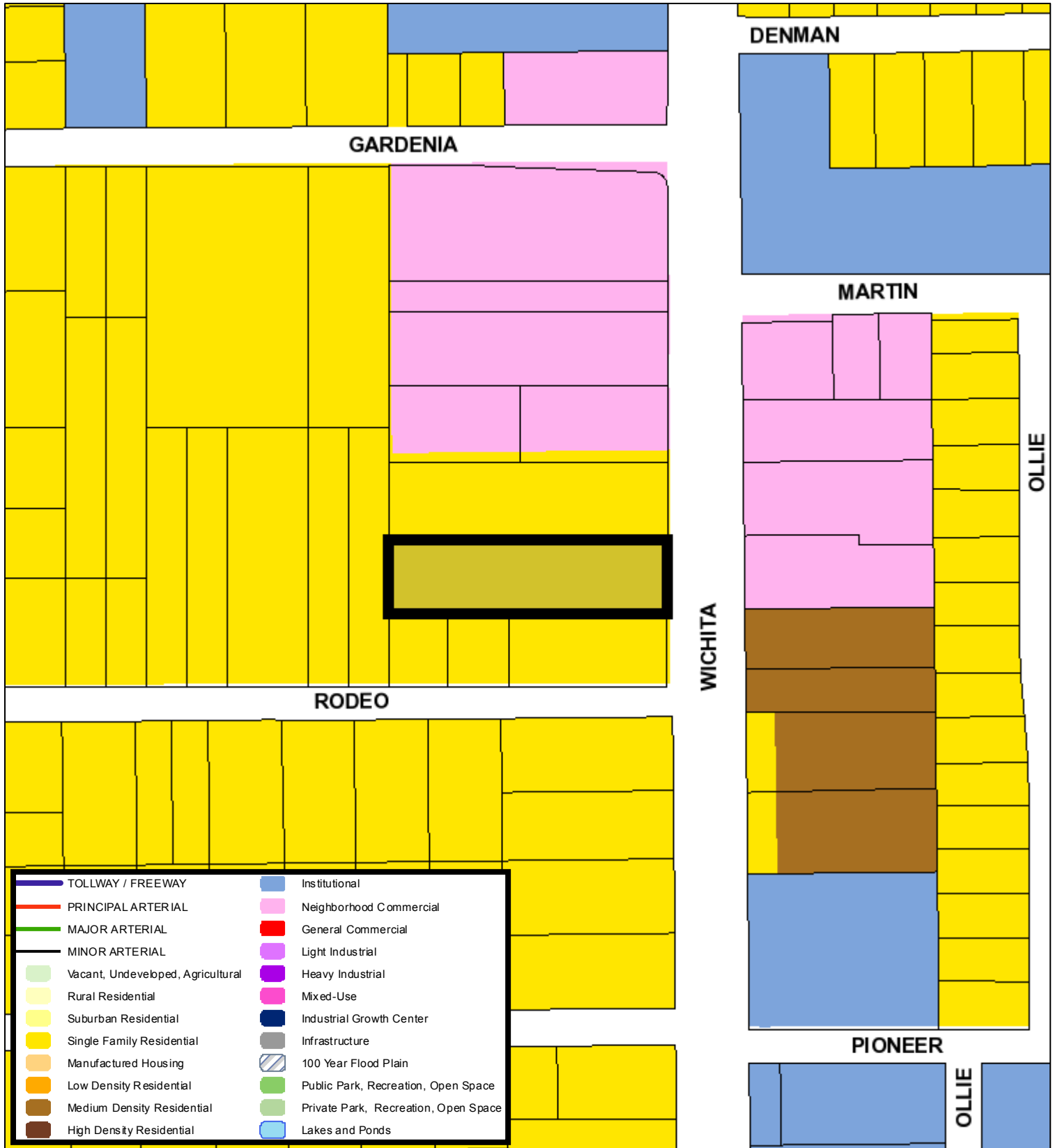
“E” Neighborhood Commercial Uses
Not Permitted at 4826 Wichita Street
ZC-22-161

- **Ambulance Dispatch Center**
- **Massage Therapy or Spa**
- **Golf Course**
- **Gas Lift Compressor Station**
- **Stealth Communications Tower**
- **Telecommunications Antenna or Structure**
- **Utility Transmission or Distribution Line**
- **Indoor Amusement Center**
- **Event Center or Rental Hall**
- **Commercial Swimming Pool**
- **Movie Theater or Auditorium**
- **Short Term Rental**
- **Feed Store / No Processing or Milling**
- **Liquor or Package Store**
- **Gasoline Sales**
- **Parking Area or Commercial Garage Storage**
- **Daycare Facility**

Area Map



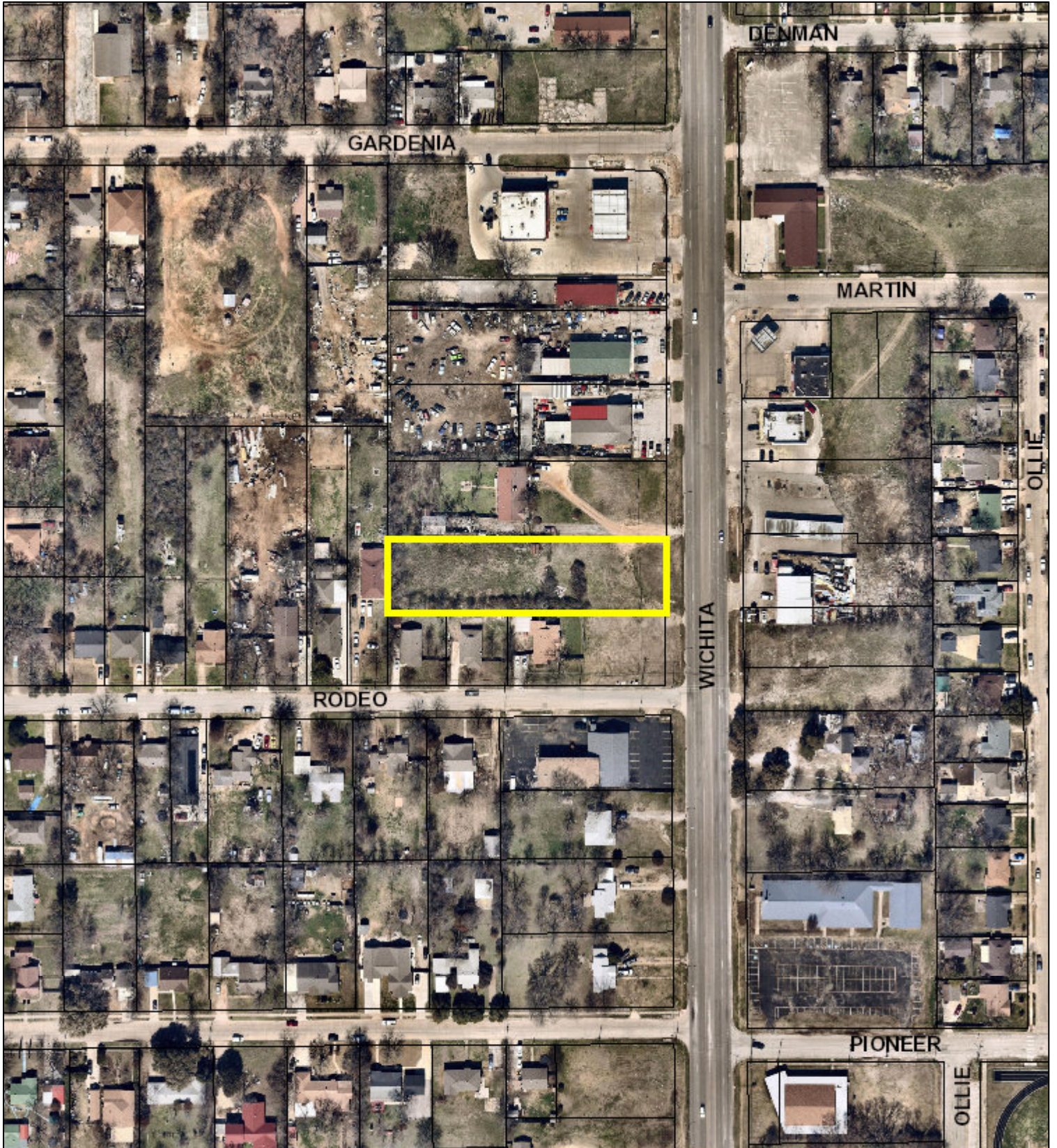
Future Land Use



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



0 115 230 460 Feet





Zoning Staff Report

Date: January 11, 2023

Case Number: ZC-22-181

District (old/new): 6 / 6

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Rall Properties LP

Site Location: 6881 Harris Parkway & 7101 Dutch Branch Road

Acres: 14.8 acres

Request

Proposed Use: Townhomes

Request: From: “F” General Commercial; “PD 545” PD/SU for “G” Intensive Commercial development standards and all uses in “E” Neighborhood Commercial, with additional uses and development standards, site plan required

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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 8. Future Land Use Map
 9. Aerial Photograph
- c. [Economic Development Plan](#)

Project Description and Background

The property is located Harris Pkwy just south of Dutch Branch Rd. The applicant is seeking to rezone to “R2” Townhouse/Cluster to accommodate townhouse development. “R2” zoning does not require a Site Plan to accompany the application, however providing an exhibit can give staff a better understanding of the intended layout, scope, and function of the proposed development. A significant amount of this site is located within the floodplain

The proposed “R-2” Townhouse/Cluster zoning would accommodate townhouse or rowhouse development. “R-2” zoning allows up to 24 dwelling units per acre. Other “R2” development standards are shown below:

Townhouse/Cluster (“R2”) District	
Open space	15% minimum
Units per acre	Maximum number of 24 units per acre on average, unless located in a “C” or “D” district where authorized density shall apply.
Maximum façade length	Maximum building façade length of 250 feet
Front yard*	None required
Side yard*	
Interior lot	5 feet minimum adjacent to street
Corner lot**	10 feet minimum adjacent to both streets
Height	35 feet maximum (refer to Development Standards, § 6.100, Height)
Bldg. separation	10 feet minimum
Notes:	
* May be subject to projected front yard (see Chapter 6, Development Standards, § 6.101(f), Yards).	
** May be subject to other front, side and rear yard setback requirements (see Chapter 6, Development Standards, § 6.101(d), Yards).	

The site is located in close proximity to Texas Health Harris Methodist Hospital. Many of the surrounding uses provide ancillary services for the hospital and are medical in nature.

This case was continued from October in order for the applicant to have more time to meet with the neighborhood.

Surrounding Zoning and Land Uses

- North "E" Neighborhood Commercial / undeveloped
- East "A-5" One Family Residential / Chisholm Trail Pkwy
- South "F" General Commercial / undeveloped
- West "E" Neighborhood Commercial; "PD/E" (Area A) Planned Development for all uses in "E" with development standards and exclusions as described in Exhibit A; site plan waived and "E" Neighborhood Commercial (Area B) / office, medical, vacant

Recent Zoning History

- None

Public Notification

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

Organizations Notified	
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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning to “R2” Townhouse/Cluster. Surrounding uses are primarily undeveloped to the north and south with the Chisholm Trail Parkway lining their western boundary and office/medical uses to the west. The existing commercial zoning is appropriate being that the site is located near a major hospital and employment center to the north. The commercial zoning benefits from the proximity of existing arterials and nearby freeway entrances. The proposed zoning is **not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Wedgwood

The 2022 Comprehensive Plan designates the property as future Neighborhood Commercial. Compatible zoning would be: small scale retail/office developments. Townhomes have 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 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.



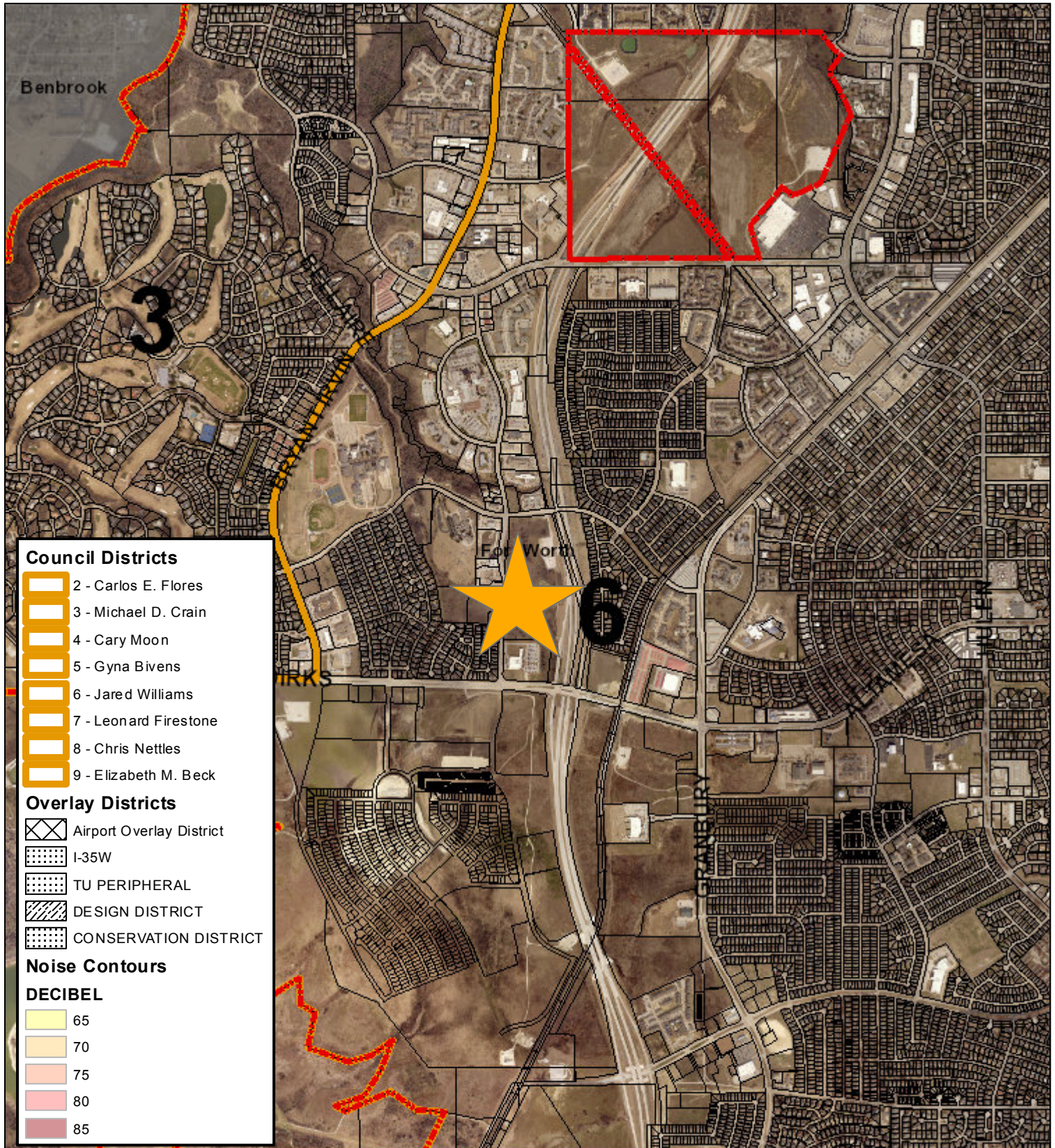
Area Zoning Map

Applicant: Rall Properties LP
 Address: 6881 Harris Parkway & 7101 Dutch Branch
 Zoning From: & PD
 Zoning To: ER
 Acres: 14.82171425
 Mapsco: 102C
 Sector/District: Wedgewood
 Commission Date: 11/9/2022
 Contact: null











0 205 410 820 Feet






Area Map



Council Districts






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

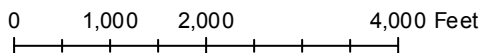
Overlay Districts

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

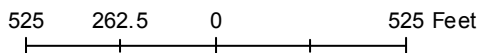
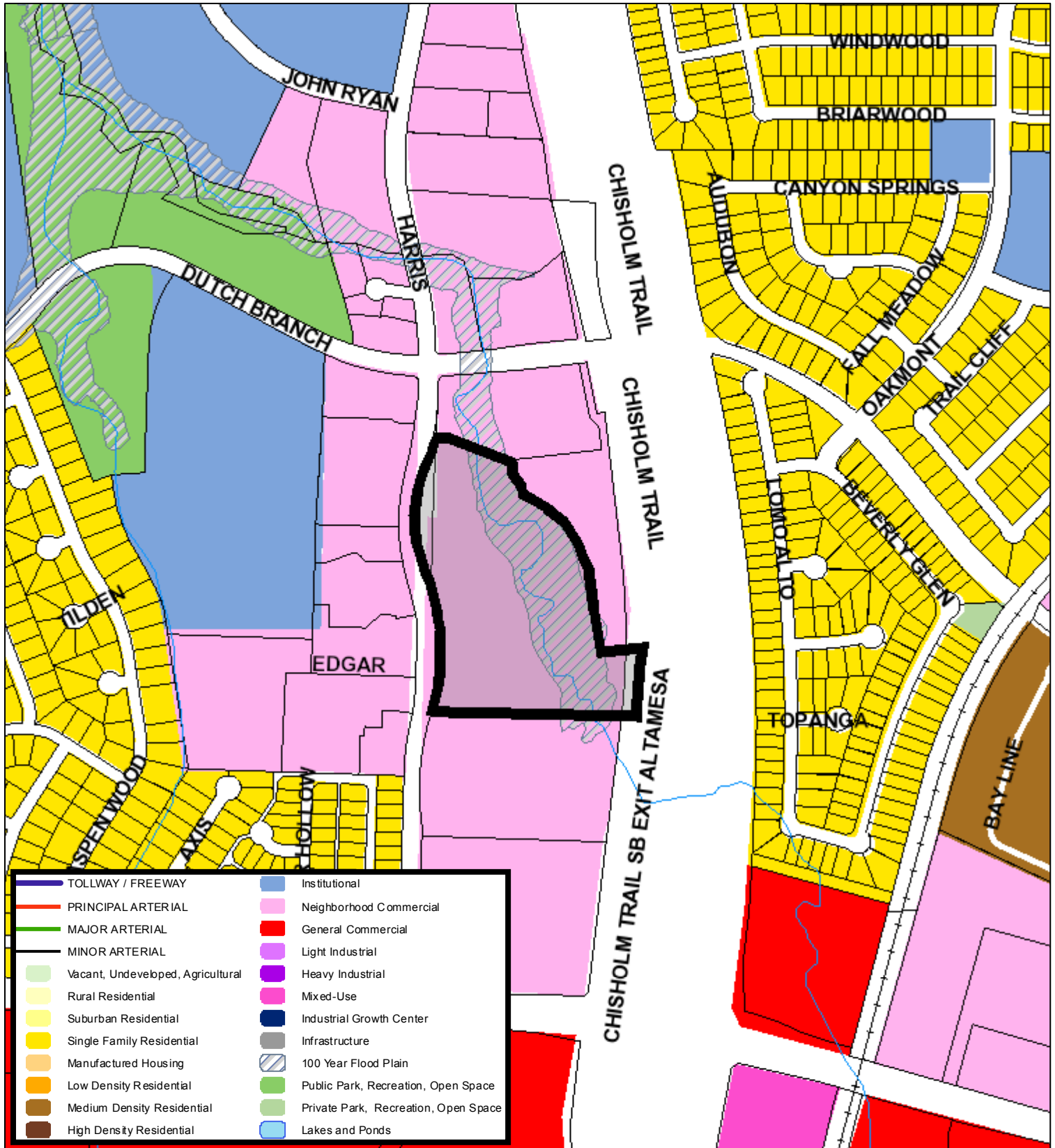
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



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



0 330 660 1,320 Feet





Zoning Staff Report

Date: January 11, 2023

Case Number: ZC-22-190

District (old/new): 5 / 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Amerco Real Estate

Site Location: 6801 Anderson Boulevard

Acreage: 14.1 acres

Request

Proposed Use: Mini-warehouse

Request: From: "I" Light Industrial

To: "PD/I" Planned Development for all uses in "I" Light Industrial, plus mini-warehouse, vehicle rental, storage or display of accessory use excluding blacksmithing and wagon shop; site plan waiver requested.

Recommendation

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

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

Staff Recommendation: **Continuance**

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 - [a. Land Use Compatibility](#)
 - [b. Comprehensive Plan Consistency](#)
 - [c. Economic Development Plan](#)
- Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Project Description and Background

The subject property is located on John T White just east of the intersection of IH 820. The applicant is requesting to rezone the property from "I" Light Industrial to "PD/I" Planned Development for all uses in "I" Light Industrial, plus mini-warehouse, vehicle rental, storage or display of accessory use excluding blacksmithing and wagon shop; site plan waiver requested.

The applicant would like to keep the baseline "I" Zoning and develop mini-warehouses on the site. Mini-warehouses are allowed by right in "J" and "K" industrial districts, however, many have opted to request PD's and locate in close proximity to residential to capture this market. This is the case for this proposed development.

This case was continued from last month's meeting. The applicant amended their application to maintain most of the hard corner for "E" Neighborhood Commercial and change their base zoning to "I" within their PD. This change is due to discussions with the John T. White Neighborhood Association. This case will be continued to the February Zoning Commission hearing.

Surrounding Zoning and Land Uses

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

East "C" Medium Density Multifamily; PD 439 PD-SU" for all uses in "E" with no alcohol sales or consumption / office, multifamily

South "I" Light Industrial / vacant

West "E" Neighborhood Commercial; "I" Light Industrial / U-Haul, gas station

Recent Zoning History

- None

Public Notification

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

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

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth
John T. White NA	Woodhaven NA*
Ryanwood NA	East Fort Worth, Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
Woodhaven Community Development Inc	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

**Located within this registered Neighborhood Organization.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial, plus mini-warehouse, vehicle rental, storage or display of accessory use excluding blacksmithing and wagon shop; site plan waiver requested. Surrounding land uses consist of multifamily to the east, single-family to the north, vacant land to the south and existing U-Haul and gas station to the west. The proposed rezoning is intended to serve the numerous single-family and multifamily residences that are located nearby. Mini-warehouses typically have minimal impact to surrounding areas due to their height and appearances, operational characteristics, and traffic generation.

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

Comprehensive Plan Consistency – Eastside

The adopted Comprehensive Plan designates the subject property as general commercial. The proposed zoning change request **is not consistent** with the Comprehensive Plan. However, the policy below applies to this development. Mini-warehouses typically have a lesser impact and would be considered a transitional use for this property.

- 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.

Economic Development Plan

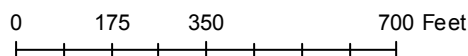
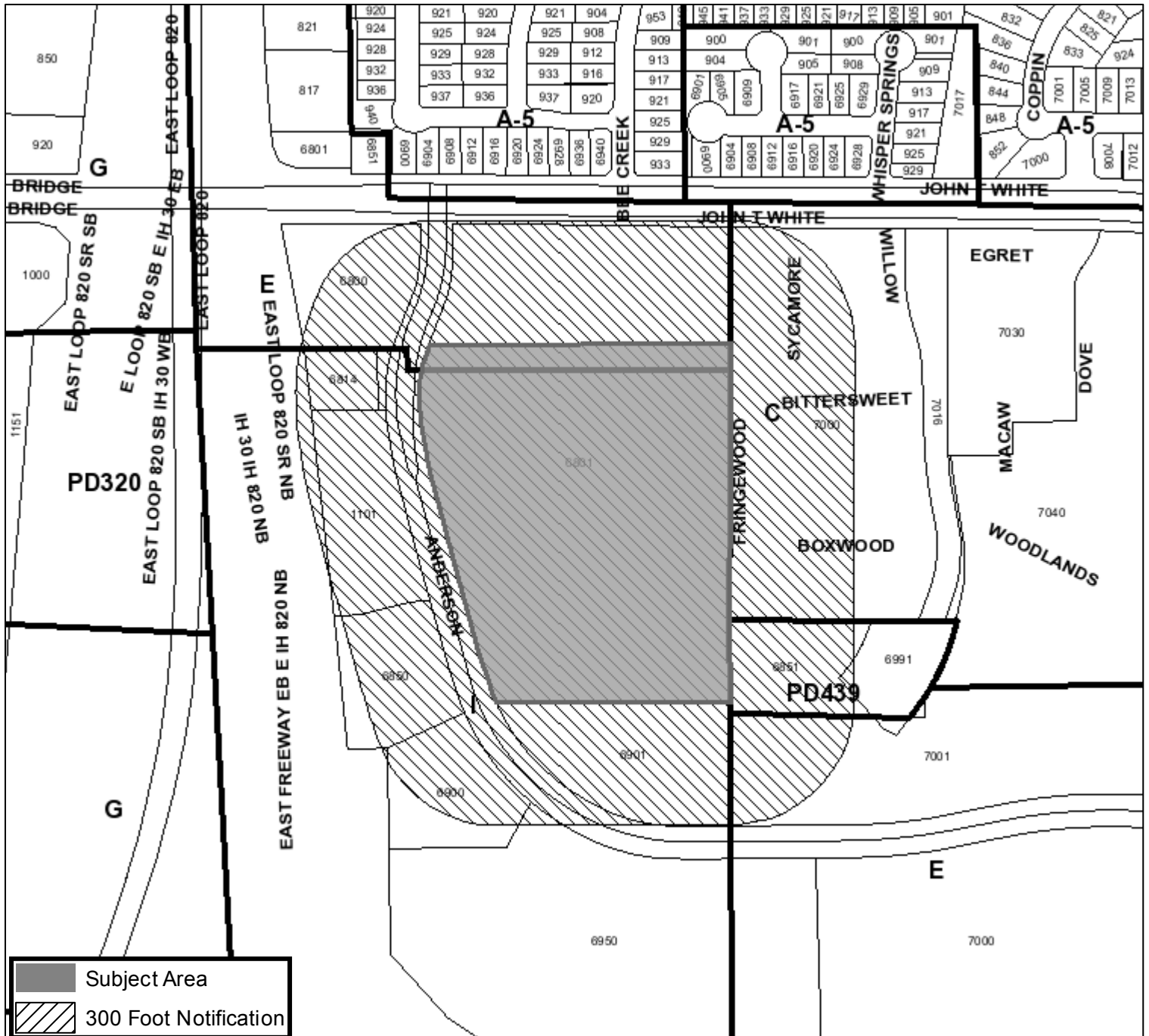
The adopted Economic Development Strategic Plan identified four different a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

PERFORMANCE METRICS

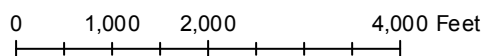
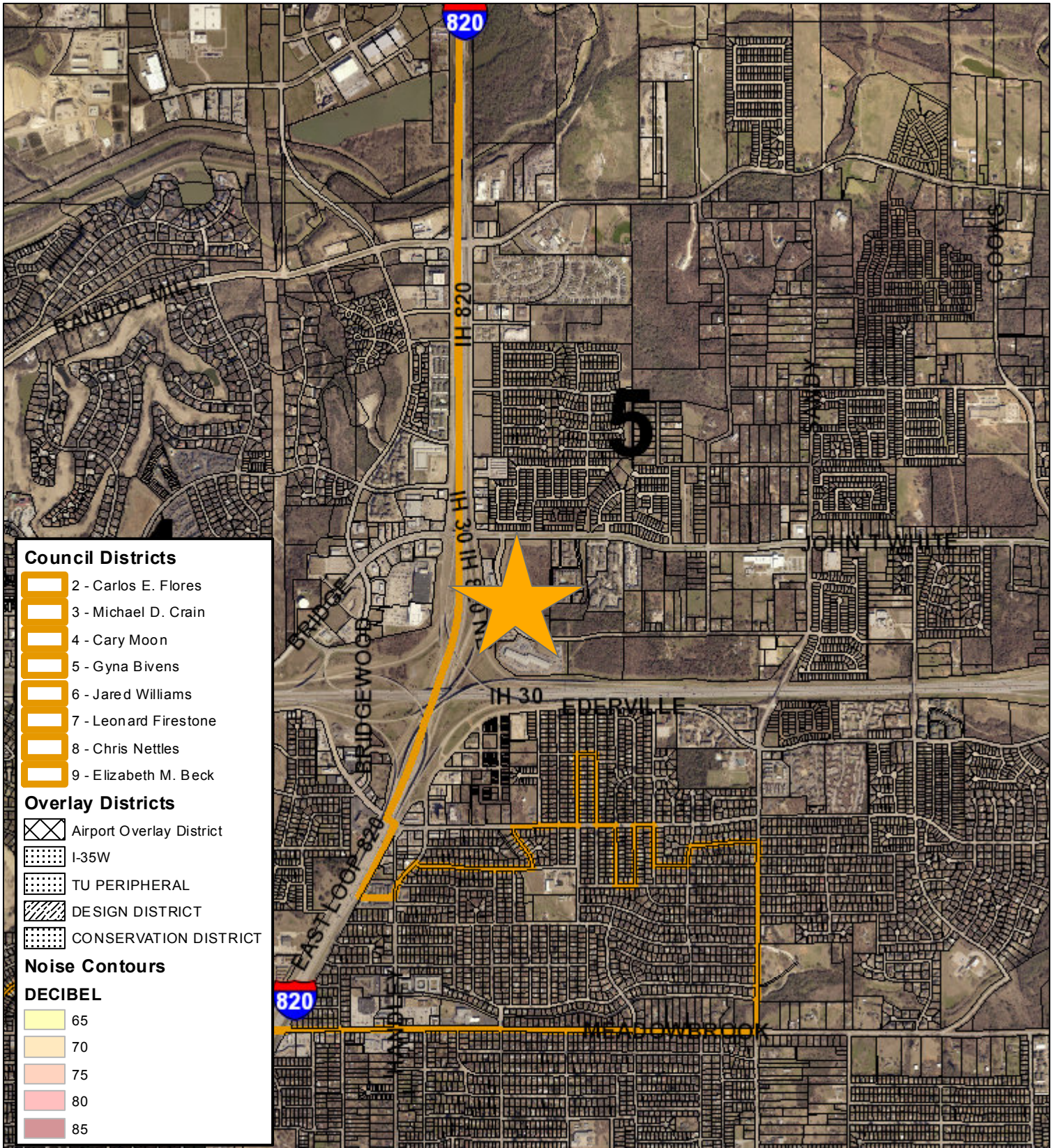
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

Area Zoning Map

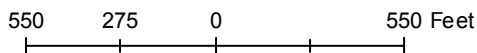
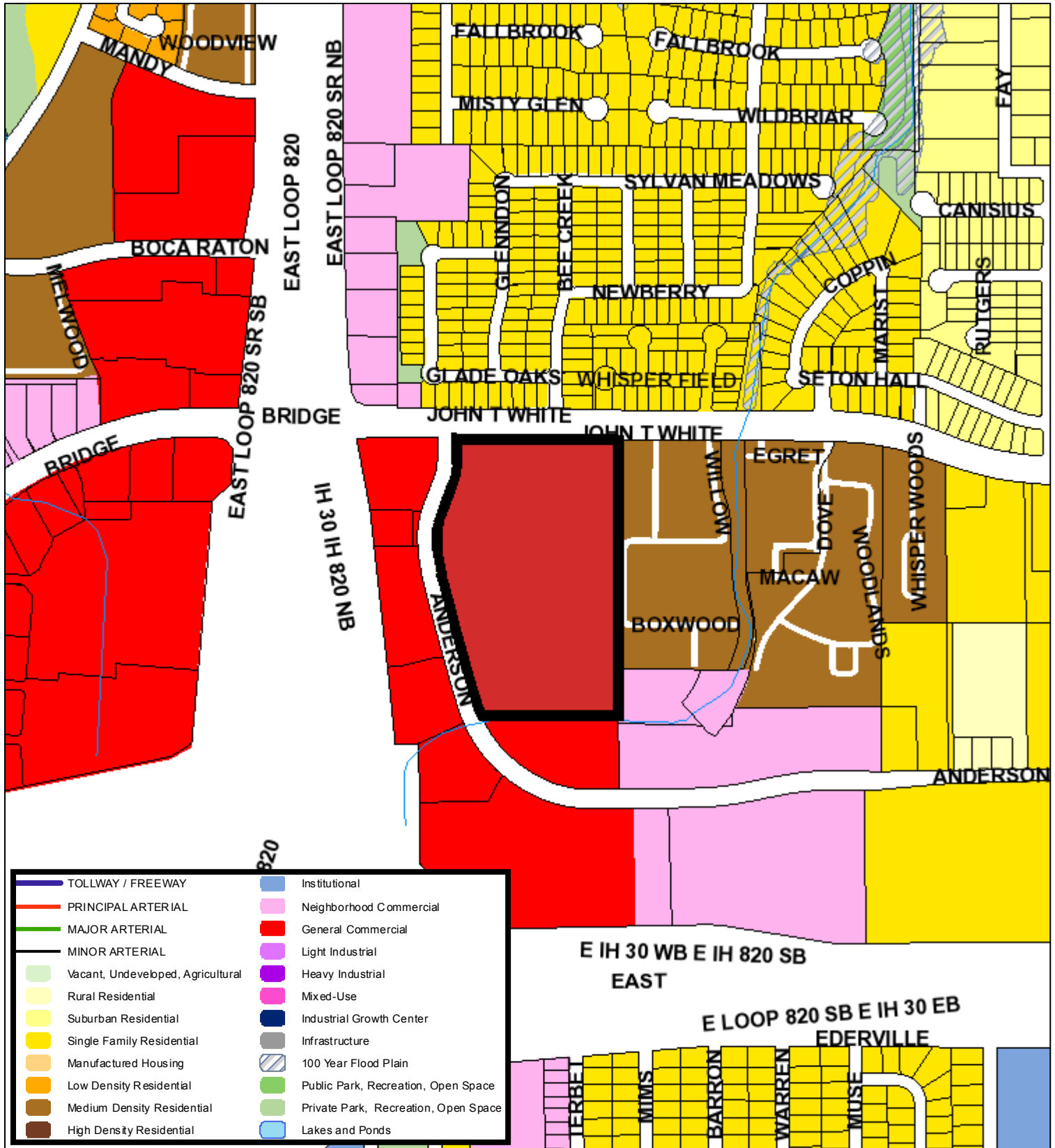
Applicant: Amerco Real Estate/Ray Oujesky
 Address: 6801 Anderson Boulevard
 Zoning From: E/I
 Zoning To: PD/I mini-warehouses, vehicle rental, storage or display accessory use
 Acres: 13.70609134
 Mapsco: 066T
 Sector/District: Eastside
 Commission Date: 1/11/2023
 Contact: 817-392-6226



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



0 345 690 1,380 Feet





Zoning Staff Report

Date: January 11, 2023

Case Number: ZC-22-202

District (old/new): 6 / 6

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Crowley ISD / Matrix Equities, Ronald Smith & Spiars Engineering, Jordan Huneycutt

Site Location: 7300 Granbury Road

Acreage: 33.08 acres

Request

Proposed Use: Commercial, Apartments, and Detached Multifamily

Request: From: “PD 662” Planned Development, Neighborhood Commercial & “R2” Townhome
To: “E” Neighborhood Commercial, “D” High Density Multifamily & “PD-D” Planned Development-High Density Multifamily with development standards for reduced open space, reduced parking, perimeter fencing, and waiver to MFD submittal; Site Plan included.

Recommendation

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

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

Staff Recommendation: **Denial**

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 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
 - d. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Site Plan & Open Space diagram
11. Renderings

Project Description and Background

This is a proposed multi-use development along Granbury Road in the Wedgwood sector of Fort Worth, in Council District 6. The site, which is currently undeveloped, is proposed to be rezoned from the existing “PD 662” Planned Development-Neighborhood Commercial and “R2” Townhouse/Cluster to three different zoning classifications: “E” Neighborhood Commercial, “D” High Density Multifamily, and “PD-D” Planned Development High Density Multifamily. The entire site spans just over 33 acres in total. A narrative provided by the applicant as part of their submittal documents, is included below for additional context:

A 33.080-acre site is being developed as a multi-family project that includes a single-story townhouse-style rental unit. The project design provides 5-lots, with primary access created by a 4-lane divided landscaped boulevard and round-about. The boulevard connects to an existing 4-lane divided driveway on Granbury Road. The required secondary access is off Granbury Road towards the north portion of Lot 1, and the primary driveway access is off Granbury Road between Lot 2 and Lot 3.

Innovation Villas on Granbury Road, planned for Lot 5 includes 152 units (plus two rental models), a single-story gated multi-family community with individual courtyard clusters connected to vehicular and pedestrian circulation systems. A typical building cluster contains two four-unit buildings (there may be 2-unit, 3-unit, 5-unit, and 6-unit buildings). Each unit has a one-car garage and one-car tandem driveway parking. The units are attached to the garages and have a private backyard. Additionally, each building cluster has an area providing pedestrian access to a network of pedestrian paseos. Lot 5 will have a community center located on the middle portion of the lot and a leasing center at the main entrance off of Granbury Road. The community center will include a resort-style swimming pool, an exercise facility, and an activity lawn. The site plan provides for pedestrian integration throughout, connecting to various open-space and activity elements.

Lots 1-3 along Granbury Road will be rezoned to Neighborhood Commercial "E".

Lot 4 will be rezoned to straight High Density Multi-family "D".

The Planned Development portion is approximately 16.597 acres of the total 33.08 acre site. The proposed density of the PD is approximately nine dwelling units per acre, below the “D” density maximum of 36 dwelling units per acre. These are proposed to be townhome-style buildings clustered in groups of two, three, four, or five, with one car attached garages and one tandem space in the driveway. Each unit appears to have a private, fenced yard. The PD portion would be required to be developed in accordance with the Site Plan submitted.

The development standards (waivers) for the PD-D portion are included below. Staff is not supportive of the development standards for reduced open space or reduced parking. Staff has suggested that the applicant meet or exceed the minimum standards for the PD development, including at least 35% open space and 2 garage parking spaces per unit (for townhome configuration).

This request for a planned development on Lot 5 is in accordance with the “D” district standards, with the following exceptions:

- Perimeter security fence will be provided along the north, south and east property lines
- Two spaces per dwelling unit, 1 space located within a single car garage having access to and from that unit, and 1 space located on the driveway directly in front of the garage. Plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage).
- Driveway parking spaces provided to be counted as tandem parking.
- Required Open Space is 30%
- A MFD site plan will not be required to be submitted

13.451 acres out of the total 33.08 acres would accommodate a future apartment development that would need to meet the base “D” High Density Multifamily development standards from Section 4.712 of the Ordinance:

“D” District, Multifamily Design Development	
Open space	35% minimum
Units per acre	32 maximum
Front yard*	20 feet minimum
Rear yard	5 feet minimum
Side yard*	
Interior lot	5 feet minimum
Corner lot**	10 feet minimum adjacent to side street
Setback adjacent to one- or two-family residential district ***	Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum 1:1 setback with a 10-foot minimum setback for one-story garages and carports 20-foot minimum setback for dumpster enclosures and one-story accessory structures
Height	36 feet maximum, slab to top plate 48 feet maximum, slab to top plate, beyond 250-foot setback to one- and two-family districts (refer to Chapter 6, Development Standards, § 6.100, Height)
Notes:	
* May be subject to projected front yard (§6.101(f)). Paving shall not be permitted between the building face and street and must remain as open space.	
** May be subject to other front, side and rear yard setback requirements (See Chapter 6, Development Standards, § 6.101(d), Yards).	
*** A five-foot bufferyard and minimum six-foot screen fence shall be placed on the property line and should be landscaped per point system, see § 6.300 (b), (d), (f), (g). This regulation shall not be required when the property in the one- or two-family district is used for utilities, waterways, railroads or other nonresidential public use or separated by a public right-of-way of at least 300 feet in width.	

The remainder of the site, encompassing 3.032 acres would be used for commercial development, split into three pad sites fronting Granbury Road.

Surrounding Zoning and Land Uses

North “PD 655” & “PD 656” / psychiatric treatment center & undeveloped
 East “A-5” One Family Residential / single-family residential & church
 South “PD823” Planned Development / undeveloped
 West “AG” Agricultural / railroad line

Recent Zoning History

- None

Public Notification

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



Organizations Notified	
Ridgeview Estates HOA*	Summer Creek Meadows HOA
Trinity Habitat for Humanity	Streams and Valleys Inc
District 6 Alliance	Crowley ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The areas directly adjacent to the subject property are not heavily developed at this time. To the north is a psychiatric treatment facility and some undeveloped land. To the east, on the same side of Granbury Road is a church campus. To the east across Granbury Road are existing single-family residential neighborhoods. To the west, the site is cut off from access to the Chisholm Trail Parkway by a railroad line which crosses under the toll road just south of the subject property. The only ingress and egress from the site would be from Granbury Road.

The general layout of this site **is not compatible** with surrounding land uses. Higher density would be more ideally situated at a major intersection with several access points in multiple directions to help diffuse traffic, or at a site that is more accessible to mass transit or a high capacity roadway. There are some similar types of residential products in the vicinity of the subject property, but none are directly adjacent to the site and do not provide a direct comparison. On the western side of Granbury Road (Granbury Road becomes Summer Creek Drive just south of the subject site), the cottage community to the north named Avilla Trails is located at the intersection of Altamesa Boulevard & Granbury Road, which offers both north/south and east/west access, as well as access to Chisholm Trail Parkway and Trinity Metro Bus Route #52. The density of Avilla Trails at eight and a half dwelling units per acre is also lower than the proposed development at nine dwelling units per acre (detached multifamily “PD-D” section). To the south, the Dylan Apartments are also located at a major intersection, where Summer Creek Drive and Sycamore School Road intersect, providing access in two directions, as well as being proximal to the interchange with Chisholm Trail Parkway & Sycamore School Road, providing access towards Cleburne or downtown Fort Worth.

Comprehensive Plan Consistency – Wedgwood

The adopted 2022 Comprehensive Plan designates the subject property as future institutional, based on the property ownership (Crowley ISD). Churches or schools can be built in any zoning district and any future land use category, however for a rezoning request to be considered ‘consistent’ in an area designated as future institutional, the request would need to be to rezone to “CF” Community Facilities. “CF” zoning is intended to accommodate public facilities including churches, government offices, health services, public safety, colleges and schools, community and group homes, and recreation facilities. The designation of institutional future land use on this property could be an indicator that additional civic services are needed in this growing area.

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

The proposed zoning to “E”, “D”, and “PD-D” **is not consistent** with the Comprehensive Plan. If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect these changes.

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.

Site Plan Comments

Zoning (grayed out since they have been addressed)

- Remove “L/S” labeling on legend and throughout site plan.
- Provide separate exhibit showing open space that meets the definition for “Open Space” found under Chapter 9 of the Zoning Ordinance shaded in green.
- Remove ‘Mix’ column on the two parking summary tables.
- Provide bedroom counts on two parking tables in order to verify required parking amounts. For multifamily, parking is based on 1 parking space per bedroom, plus 1 space per 250 square feet of leasing/office/amenity center.
- Confirm no curb stops are intended in the parking spaces. Curb stops are not required but if you intend to use them they need to be shown on the Site Plan.
- FYI Comment only - Parking spaces must be minimum dimension of 9’ x 18’ for head-in parking.
- Relabel 3 tables showing Tract 1 from “Build-To Rent / BTR” to Tract 1 “Planned Development” or “PDD”.
- Relabel 2 tables showing Tract 2 from “Multifamily” to “Standard ‘D’ Zoning”.
- Typo on front fencing note should be “Granbury Road” not “Grandbury Road”.
- Typo on note 13 “Granbury Road” not “Grandbury Road”.
- I counted only 146 units on the “PD-D” section rather than 150 listed in the table & calculations. Please recount and provide an updated number.
- Strike General Notes 1, 2 & 3.
- Strike portion of Note 4 “All signs shall conform to Article 4 – Signs unless specified on the Site Plan” – staff does not support signage waivers as part of a PD.
- Strike last bullet point under note 13 regarding sign waiver.
- Revise Note 7 to read “This project will comply with Article 4 – Signs”.
- Fill in blank at bottom with case reference (ZC-22-202).

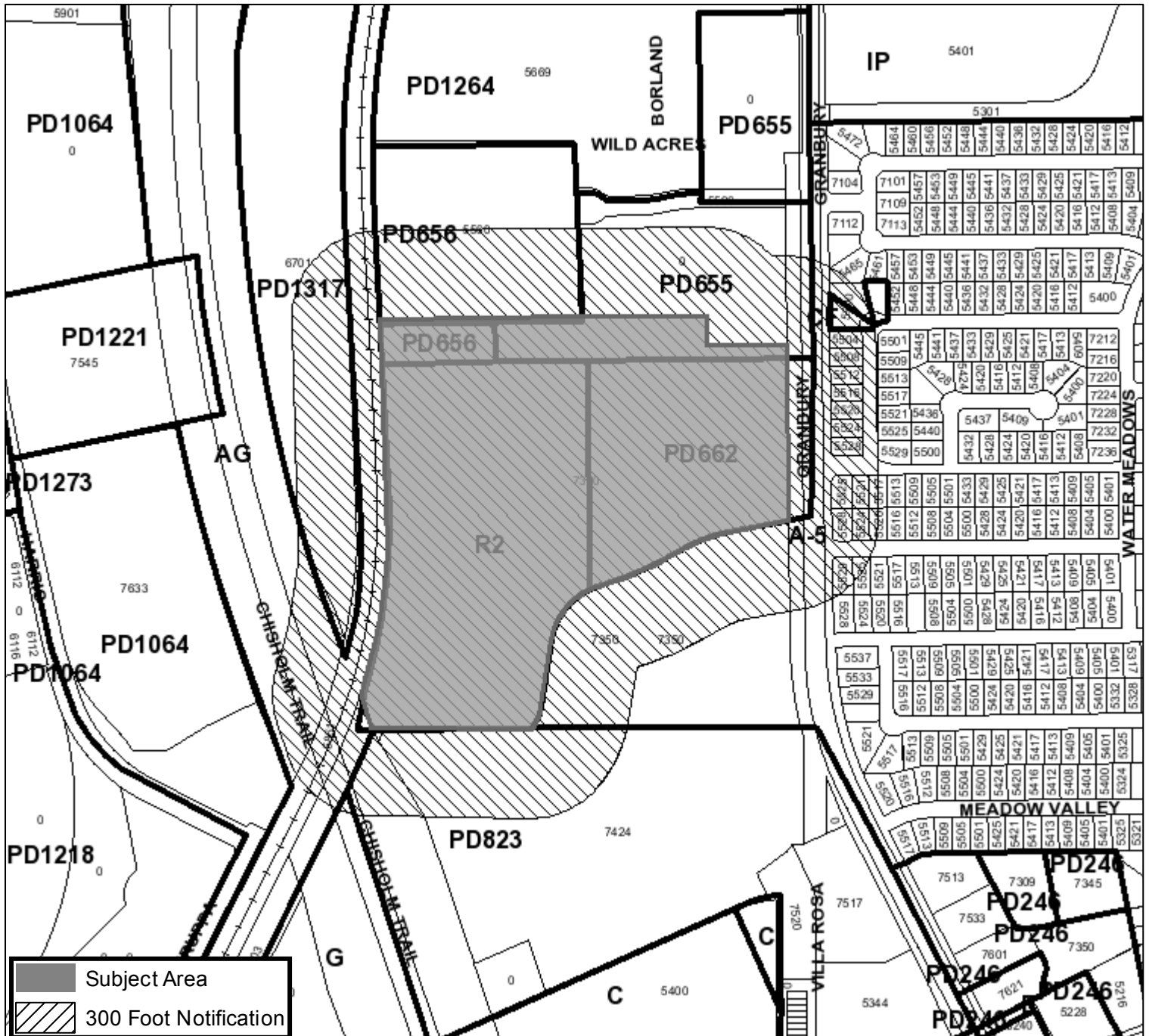
- Clearly delineate and label the two distinct tracts on Site Plan with acreage & proposed zoning.
- Remove ‘SymbolMT’ font on resubmitted Site Plan (does not display on all computers).
- FYI - Consider additional pedestrian connectivity on-site and to existing sidewalks on Granbury Road.
- Confirm standard “D” garden apartment section is not gated.
- Waiver exhibit refinements will be sent separately.
- For the standard “D” portion of the request (Tract 2 – 18.34 acres), you will need to meet the supplemental 3:1 setback, landscaped 5’ buffer yard, & 6’ high solid screening fence requirements from Section 4.712 of the Zoning Ordinance since your site is directly adjacent to single- or two-family zoning (South Hills Baptist Church site).
- Open Space will need to be recalculated and updated on the Site Plan for both Tracts 1 & 2, and will likely require a development standard for the PD-D portion. Tract 1 at 642,064 square feet requires 35% of the total lot to be open space, or 224,722 square feet. Current calculations show 114,078 square feet, which is equal to 17.76% of the site, less than the 35% requirement.
- FYI Comment - Since you are requesting a PD/Planned Development as a part of this rezoning request, you will need to be sure that you have confirmed with Urban Forestry staff on the front end that you can meet the Urban Forestry requirements before going through Zoning Commission & City Council.

Second round of review comments:

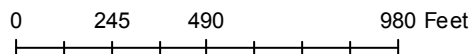
- Remove ‘SymbolMT’ font on Site Plan (see attached screen shot).
- No parking is shown near the Amenity Center, where are people going to park?
- Internal sidewalk network referenced in application (‘pedestrian circulation system’/‘paseos’) are not shown on Site Plan. Required sidewalks along Granbury Road street frontage are not shown. Depict sidewalk network on plans.
- Tandem parking cannot be counted as provided spaces as they are not fully accessible, number of parking spaces provided has been revised to 195 in waiver exhibit draft (347 less 152).
- General Note 5 should reference Section 4.7.12.d.6.a for “PD-D” and “D” landscape requirements, in addition to Section 6.301 for the “E” sections.
- Relocate General Note 8 to a bullet point under Note 11
- Add any additional waivers from exhibit to Note 11 (potentially open space & supplemental setbacks)
- Remove last two bullet points in Note 11 regarding landscaping & open space.
- Site Plan is missing height information for all buildings, provide height from slab to top plate for all buildings, as well as number of stories.
- For the “PD” portion you will need to meet the supplemental 3:1 setback since your site is directly adjacent to single- or two-family zoning.
- Open Space will need to be recalculated and updated on the Site Plan, and will likely require a development standard for the PD-D portion. Lot 5 at 705,664 square feet requires 35% of the total lot to be open space, or 246,983 square feet. Current open space provided is listed as 223,459, which should be expressed as a percentage of the total lot area (705,664 square feet) or 31.7%. We would encourage you to meet or exceed the minimum required open space amount of 35%.
- Move Open Space Calculations table from Site Plan page to separate Open Space exhibit page.
- Open Space area required should be 246,983 square feet rather than 110,750 as shown.
- Open Space exhibit, use green or gray shading instead of symbols, difficult to distinguish areas being counted as open space vs. areas not being counted.
- Relocate standalone note “Lot 5 rezoned to PD-D with listed exceptions...” to General Notes & Legend
- Northern property line – are these driveways intended to all be dead ends or will there be stub outs/ future connections to the “D” zoned lot to the north?
- Be sure to check Accela for comments from other departments.
- What does 17.907 acres correspond to? Legal description & survey were submitted on 12/21 but these are not analogous to the “PD” area or any other distinct area that we can ascertain.

Area Zoning Map

Applicant: Crowley ISD/Ronald L. Smith
 Address: 7350 Granbury Road
 Zoning From: R2&PD662
 Zoning To: PD/D & D
 Acres: 33.14642734
 Mapsco: 102H
 Sector/District: Far Southwest
 Commission Date: 12/14/2022
 Contact: 8043



Subject Area
 300 Foot Notification



LOT 1, BLOCK 1
WEATHERBY FARMS ADDITION
Doc. No. D212174812 PRTCT

N 89°24'29" E ~ 1094.50'

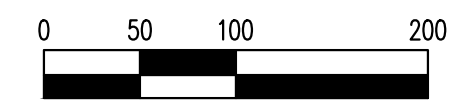
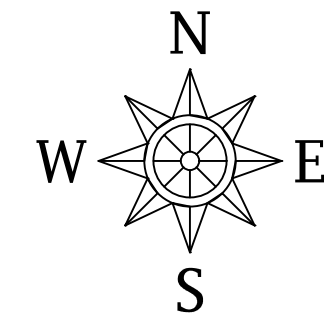
Kroger Texas L.P.
Doc. No. D217030190 OPRTCT

J. HEATH SURVEY,
ABSTRACT NO. 641

Lot 4
High Density Multifamily
D Zoning
13.451 AC

33.080 Acres
(1,440,960 S.F.)

CROWLEY INDEPENDENT
SCHOOL DISTRICT
Doc. No. D206403392 OPRTCT



1 inch = 100 ft.

Lot 5 - Parking Summary - Planned Development, PD-D

Parking Type	Spaces Required
1 Bedroom	59 Units @ 2/Unit = 118 Spaces
2 Bedroom	93 Units @ 2/Unit = 186 Spaces
Leasing Center Parking	2500 SF @ 1/250 SF = 10 Spaces
Amenity Center Parking	5600 SF @ 1/250 SF = 23 Spaces
Total Parking Required	337 Spaces

Lot 5 - Parking Summary - Planned Development, PD-D

Parking Type	Spaces Provided
Garage Parking	152
Surface Parking	43
Total Parking Provided	195
Driveway Parking*	(152)

*Driveway tandem spaces do not count as provided parking given proposed townhome configuration. See note 11 requesting a variance to consider driveway parking as provided to meet required.

LEGEND

- Proposed Concrete Pavement
- Prop. 6' Min. Wrought Iron Fence

General Notes & Legend:

- Lot 5 rezoned to PD-D with listed exceptions. Lot 1-3 to be rezoned to Neighborhood Commercial "E" and Lot 4 rezoned to High Density Multifamily "D".
- All provided lighting shall conform to City of Fort Worth lighting code.
- This project will comply with section 6.302 Urban Forestry.
- The project will comply with section 6.204 Bicycle Parking.
- This project will comply with Article 4 - Signs.
- This project will comply with Enhanced Landscaping in accordance with Section 4.7.12.d.6.a for the "PD-D" district and "D" landscape requirements, as well as 6.301 for the "E" district.
- Dumpsters and compactor will be screened with a masonry wall on all three sides and contain a gate.
- The squares on the fence shown are for illustrative purposes only. They are not indicative of rod spacing. Proposed rod spacing will be determined during the detailed landscape design process.
- Sidewalk connections to ROW are to be provided as shown, one connection to each ROW.
- Standard Parking Spaces are to be 9'x18' for head-in parking.
- This request for a planned development on Lot 5 is in accordance with the "D" district standards, with the following exceptions:
 - Perimeter security fence will be provided along the north, south and east property lines
 - Two spaces per dwelling unit, 1 space located within a single car garage having access to and from that unit, and 1 space located on the driveway directly in front of the garage. Plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage).
 - A MFD site plan will not be required to be submitted
 - Driveway parking spaces provided to be counted as tandem parking.
 - Required Open Space is 30%

Lot 5 - PD-D Zoning - Site Summary

1 Bedroom Units	59	Units
2 Bedroom Units	93	Units
Total Number of Units	152	Units
Site Acreage	16.597	Acres
Density	9.16	DU/Acre
Max Building Height*	10 Feet, 1-Story	Leasing Center
	26 Feet, 2-Story	Amenity Center
	10 Feet, 1-Story	Rental Units
Provided Open Space	33.30%	

*Max building height is measured from slab to top plate

Lot 1, Block A
Weatherby Farms Addition
Cab. A, Slide 10479 PRTCT

Line Table

Line #	Bearing	Distance
L1	S 61°27'12" W	96.92'
L2	S 65°49'59" W	50.02'
L3	S 73°14'06" W	22.71'
L4	S 08°55'22" W	228.79'
L5	S 89°43'44" W	108.25'
L6	N 20°15'19" E	93.20'
L7	N 17°21'56" E	100.00'
L8	N 14°32'02" E	100.12'
L9	N 11°25'37" E	99.91'
L10	N 08°46'00" E	100.00'
L11	N 05°55'53" E	99.87'
L12	N 03°04'06" E	100.18'
L13	N 00°12'40" E	99.96'
L14	N 02°21'19" W	63.95'
L15	S 00°35'31" E	100.78'
L16	N 89°24'29" E	295.80'

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	157.44'	500.00'	18°02'29"	S 70°28'25" W	156.79'
C2	51.43'	1000.00'	2°56'47"	S 62°55'36" W	51.42'
C3	104.18'	1000.00'	5°58'08"	S 70°15'02" W	104.13'
C4	258.16'	230.00'	64°18'39"	S 41°04'44" W	244.82'
C5	86.10'	150.00'	32°53'12"	S 25°21'55" W	84.92'

Director of Development Services

Date

PD SITE PLAN
Villages On Granbury

33.080 Acres
situated in the
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ENGINEER/SURVEYOR
Spiars Engineering, Inc.
3575 Lone Star Circle, Suite 434
Fort Worth, TX 76177
Telephone: (469) 395-0542
TBPE No. F-2121
Contact: Jordan Huneycutt, PE

OWNER/APPLICANT
Matrix Equities, Inc.
10446 N. 74th Street, Suite 200
Scottsdale, AZ 85258
Telephone: (214) 789-6088
Contact: Ronald L. Smith, PE

ZC-22-202

Scale: 1"=100' December, 2022 SEI Job No. 22-077

SPIARS
ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

ARCHCO RCM
DYLAN LAND LLC
Doc. No. D219265610 OPRTCT

Drawing: g:\2022 jobs\22-077 granbury road\22-077 PD Site Plan.dwg Saved By: Jaraman Save Time: 12/29/2022 2:03:42 PM
 Plotted By: Jaraman Plot Date: 12/29/2022 2:04 PM

LOT 1, BLOCK 1
WEATHERBY FARMS ADDITION
Doc. No. D212174812 PRCT

N 89°24'29" E ~ 1094.50'

Kroger Texas L.P.
Doc. No. D217030190 OPRTCT

J. HEATH SURVEY,
ABSTRACT NO. 641

Lot 4
High Density Multifamily
D Zoning
13.451 AC

33.080 Acres
(1,440,960 S.F.)

CROWLEY INDEPENDENT
SCHOOL DISTRICT
Doc. No. D206403392 OPRTCT

Lot 1
Neighborhood Commercial
Zoning
1.028 AC

Lot 2
Neighborhood Commercial
E Zoning
1.028 AC

Lots 1-3
Neighborhood Commercial
E Zoning
3.032 AC

Lot 3
Neighborhood Commercial
E Zoning
0.975 AC

Lot 5
PD-D Zoning
Planned Development
16.597 AC

5600 SF
Amenity
Center

Lot 1, Block A
Weatherby Farms Addition
Cab. A, Slide 10479 PRCT

Lot 5 - PD-D Zoning - Site Summary

1 Bedroom Units	59	Units
2 Bedroom Units	93	Units
Total Number of Units	152	Units
Site Acreage	16.60	Acres
Density	9.16	DU/Acre
Provided Open Space	33.30%	

Lot 5 - PD-D Zoning - Open Space Calculations

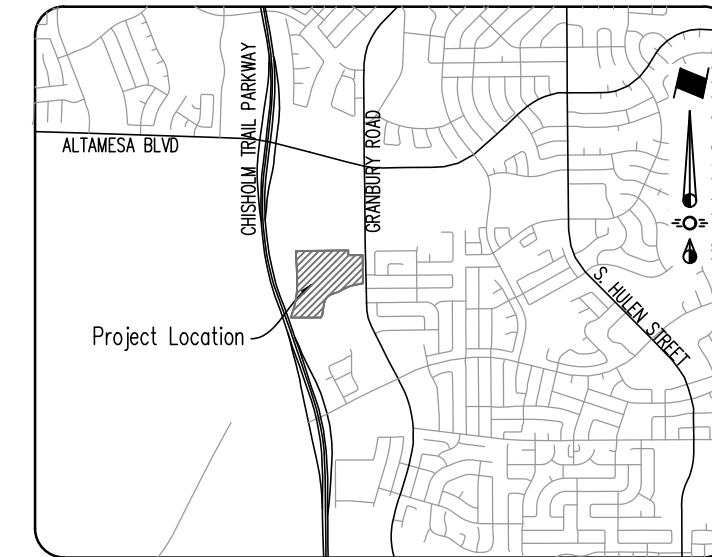
Total Site Area	Open Space Area Required (35%)	Provided Open Space
(GSF)	(GSF)	(GSF)
722,982	253,044	240,483 (33.3%)

Line Table

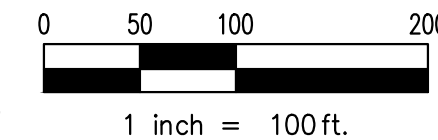
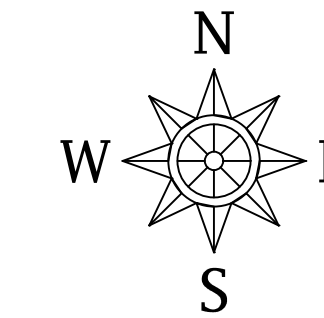
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LOCATION MAP
NTS



LEGEND

Open Space Area

PATE RANCH
COMMERCIAL LP
Doc. No. D216248827 OPRTCT

10' Permanent Pipeline Esmt.
Doc. No. D207195628
DRCT

Electric Tower

60' T.E.S.Co.
Utility Esmt
Vol. 7511, Pg. 1549
DRCT

Electric Tower

ONCOR ELECTRIC
DELIVERY CO. LLC

S 89°59'51" W ~ 517.46'

ARCHCO RCM
DYLAN LAND LLC
Doc. No. D21926610 OPRTCT

765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

PD SITE PLAN - OPEN SPACE

Villages On Granbury

33.080 Acres
situated in the

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

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Spiars Engineering, Inc.
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Telephone: (214) 789-6088
Contact: Ronald L. Smith, PE

ZC-22-202

Scale: 1"=100' December, 2022 SEI Job No. 22-077



UNIT 2 - RANCH

UNIT 1 - FARMHOUSE

UNIT 1 - FARMHOUSE

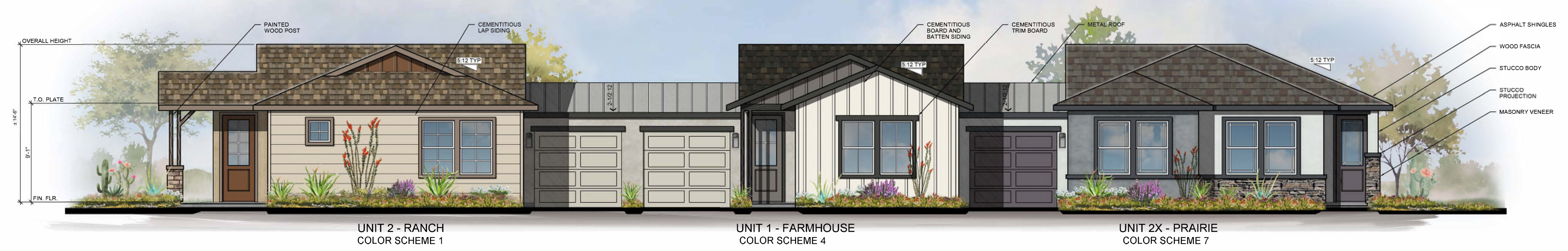
UNIT 2X - PRAIRIE

RIGHT PARTIAL
3/16" = 1'-0"

LEFT PARTIAL
3/16" = 1'-0"

RIGHT PARTIAL
3/16" = 1'-0"

LEFT PARTIAL
3/16" = 1'-0"



OVERALL HEIGHT
T.O. PLATE
9'-1"
FIN. FLR.

PAINTED WOOD POST
CEMENTITIOUS LAP SIDING
5'-12" TYP

CEMENTITIOUS BOARD AND BATTEN SIDING
CEMENTITIOUS TRIM BOARD
METAL ROOF
5'-12" TYP

ASPHALT SHINGLES
WOOD FASCIA
STUCCO BODY
STUCCO PROJECTION
MASONRY VENEER

UNIT 2 - RANCH
COLOR SCHEME 1

UNIT 1 - FARMHOUSE
COLOR SCHEME 4

UNIT 2X - PRAIRIE
COLOR SCHEME 7

FRONT ELEVATION
3/16" = 1'-0"

BUILDING 1 - RFP | INNOVATION VILLAS ON GRANBURY FORT WORTH, TEXAS

10-18-2022



UNIT 2X - PRAIRIE

RIGHT ELEVATION

3/16" = 1'-0"



UNIT 2 - RANCH

LEFT ELEVATION

3/16" = 1'-0"



UNIT 2X - PRAIRIE
COLOR SCHEME 7

UNIT 1 - FARMHOUSE
COLOR SCHEME 4

UNIT 2 - RANCH
COLOR SCHEME 1

REAR ELEVATION

3/16" = 1'-0"



UNIT 2 - FARMHOUSE

UNIT 1 - PRAIRIE

UNIT 1 - PRAIRIE

UNIT 2X - RANCH

RIGHT PARTIAL

3/16" = 1'-0"

LEFT PARTIAL

3/16" = 1'-0"

RIGHT PARTIAL

3/16" = 1'-0"

LEFT PARTIAL

3/16" = 1'-0"



UNIT 2 - FARMHOUSE
COLOR SCHEME 5

UNIT 1 - PRAIRIE
COLOR SCHEME 8

UNIT 2X - RANCH
COLOR SCHEME 2

FRONT ELEVATION

3/16" = 1'-0"

- OVERALL HEIGHT
- T.O. PLATE
- FIN. FLR
- STEEL AWNING WITH METAL ROOF
- STUCCO BODY
- STUCCO POP-OUT
- METAL ROOF
- CEMENTITIOUS BOARD AND BATTEN SIDING
- ASPHALT SHINGLES
- CEMENTITIOUS TRIM BOARD
- CEMENTITIOUS LAP SIDING
- WOOD FASCIA
- PAINTED WOOD POST
- STUCCO PROJECTION
- MASONRY VENEER

BUILDING 1 - FPR | INNOVATION VILLAS ON GRANBURY FORT WORTH, TEXAS

10-18-2022



UNIT 2X - RANCH

RIGHT ELEVATION

3/16" = 1'-0"



UNIT 2 - FARMHOUSE

LEFT ELEVATION

3/16" = 1'-0"



UNIT 2X - RANCH
COLOR SCHEME 2

UNIT 1 - PRAIRIE
COLOR SCHEME 8

UNIT 2 - FARMHOUSE
COLOR SCHEME 5

REAR ELEVATION

3/16" = 1'-0"

BUILDING 1 - FPR | INNOVATION VILLAS ON GRANBURY FORT WORTH, TEXAS

10-18-2022



UNIT 2 - PRAIRIE

UNIT 1 - RANCH

UNIT 1 - RANCH

UNIT 2X - FARMHOUSE

RIGHT PARTIAL

3/16" = 1'-0"

LEFT PARTIAL

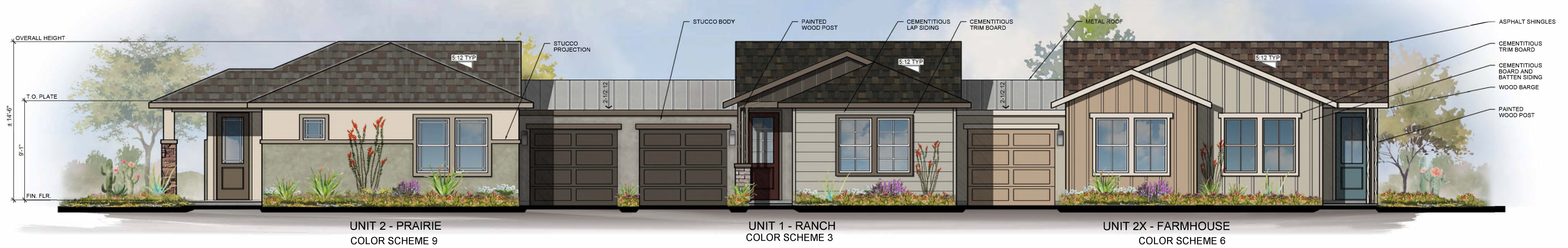
3/16" = 1'-0"

RIGHT PARTIAL

3/16" = 1'-0"

LEFT PARTIAL

3/16" = 1'-0"



UNIT 2 - PRAIRIE
COLOR SCHEME 9

UNIT 1 - RANCH
COLOR SCHEME 3

UNIT 2X - FARMHOUSE
COLOR SCHEME 6

FRONT ELEVATION

3/16" = 1'-0"

BUILDING 1 - PRF | INNOVATION VILLAS ON GRANBURY FORT WORTH, TEXAS

10-18-2022



UNIT 2X - FARMHOUSE

RIGHT ELEVATION
3/16" = 1'-0"



UNIT 2 - PRAIRIE

LEFT ELEVATION
3/16" = 1'-0"



UNIT 2X - FARMHOUSE
COLOR SCHEME 6

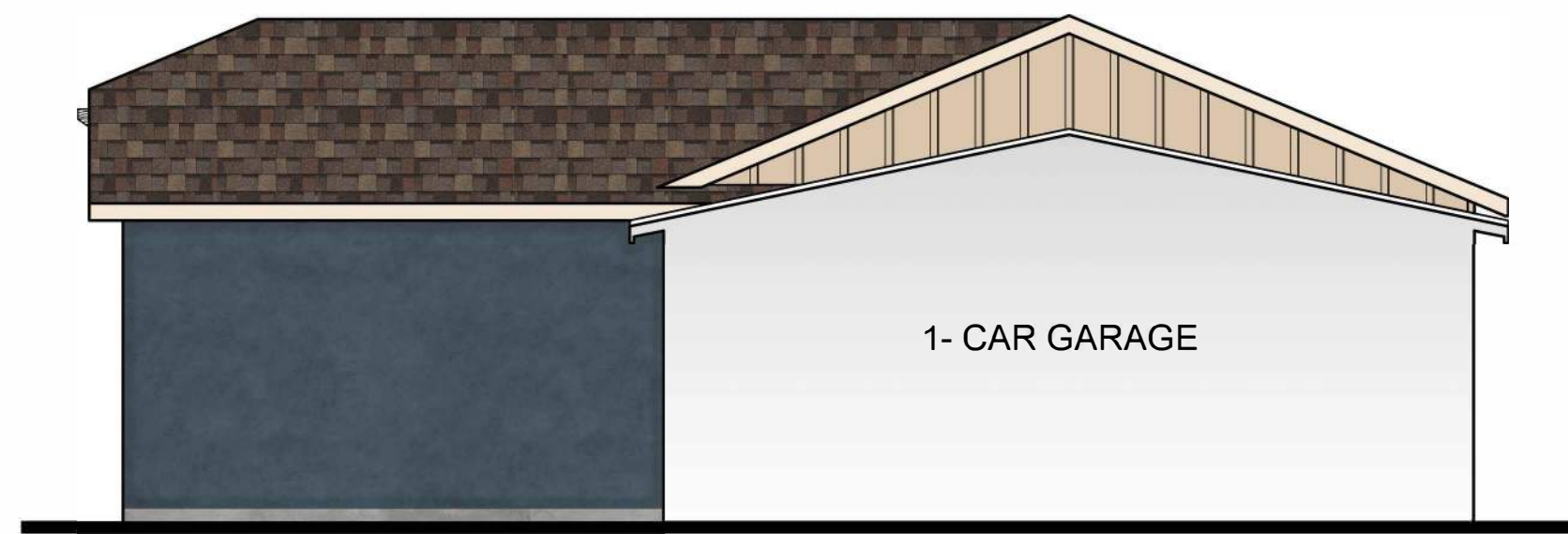
UNIT 1 - RANCH
COLOR SCHEME 3

UNIT 2 - PRAIRIE
COLOR SCHEME 9

REAR ELEVATION
3/16" = 1'-0"

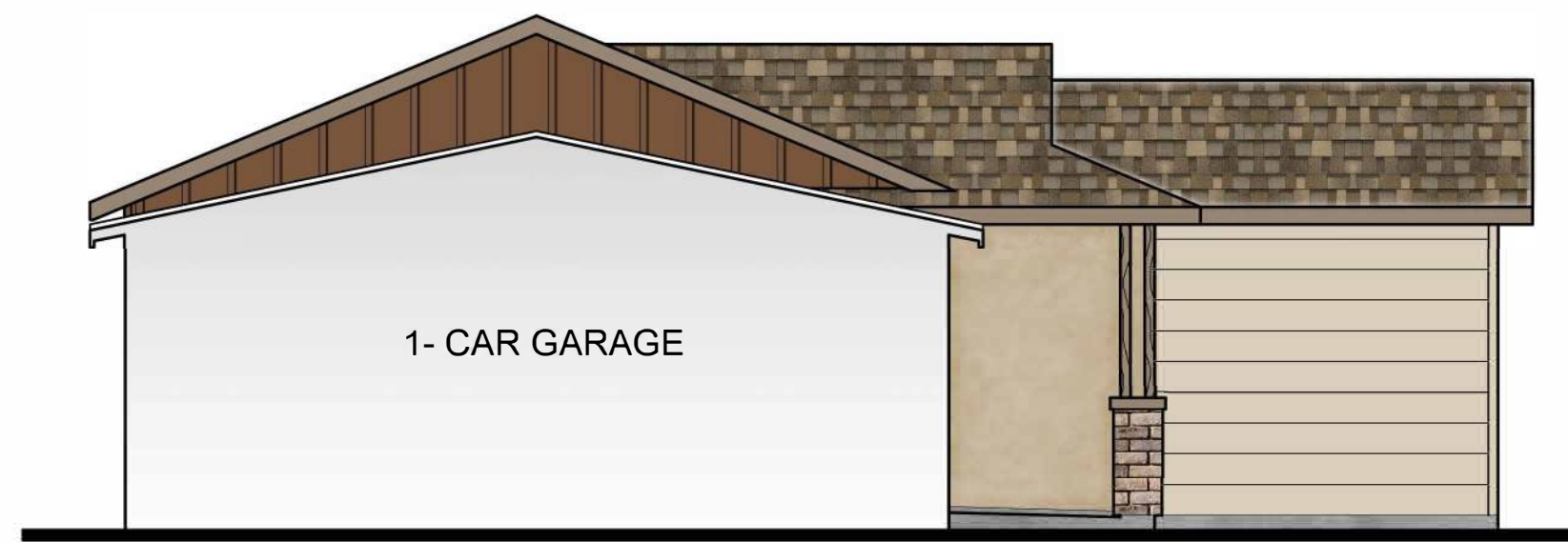
BUILDING 1 - PRF | INNOVATION VILLAS ON GRANBURY FORT WORTH, TEXAS

10-10-2022



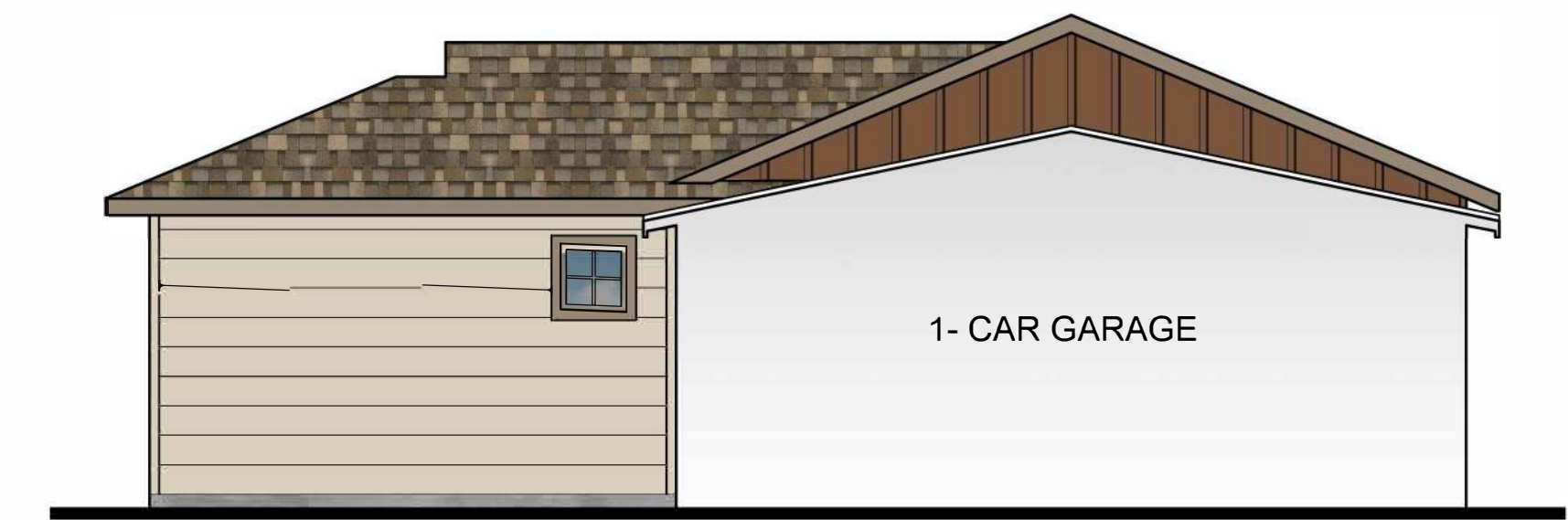
UNIT 2 - CRAFTSMAN

RIGHT PARTIAL
3/16" = 1'-0"



UNIT 1 - RANCH

LEFT PARTIAL
3/16" = 1'-0"



UNIT 1 - RANCH

RIGHT PARTIAL
3/16" = 1'-0"



UNIT 1 - FARMHOUSE

LEFT PARTIAL
3/16" = 1'-0"



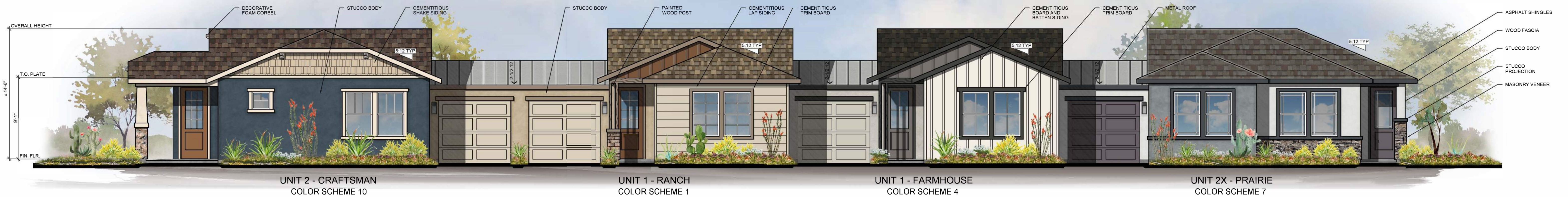
UNIT 1 - FARMHOUSE

RIGHT PARTIAL
3/16" = 1'-0"



UNIT 2X - PRAIRIE

LEFT PARTIAL
3/16" = 1'-0"



FRONT ELEVATION
3/16" = 1'-0"

BUILDING 2 - CRFP | INNOVATION VILLAS ON GRANBURY FORT WORTH, TEXAS

10-18-2022



UNIT 2X - PRAIRIE

RIGHT ELEVATION

3/16" = 1'-0"



UNIT 2 - CRAFTSMAN

LEFT ELEVATION

3/16" = 1'-0"



UNIT 2X - PRAIRIE
COLOR SCHEME 7

UNIT 1 - FARMHOUSE
COLOR SCHEME 4

UNIT 1 - RANCH
COLOR SCHEME 1

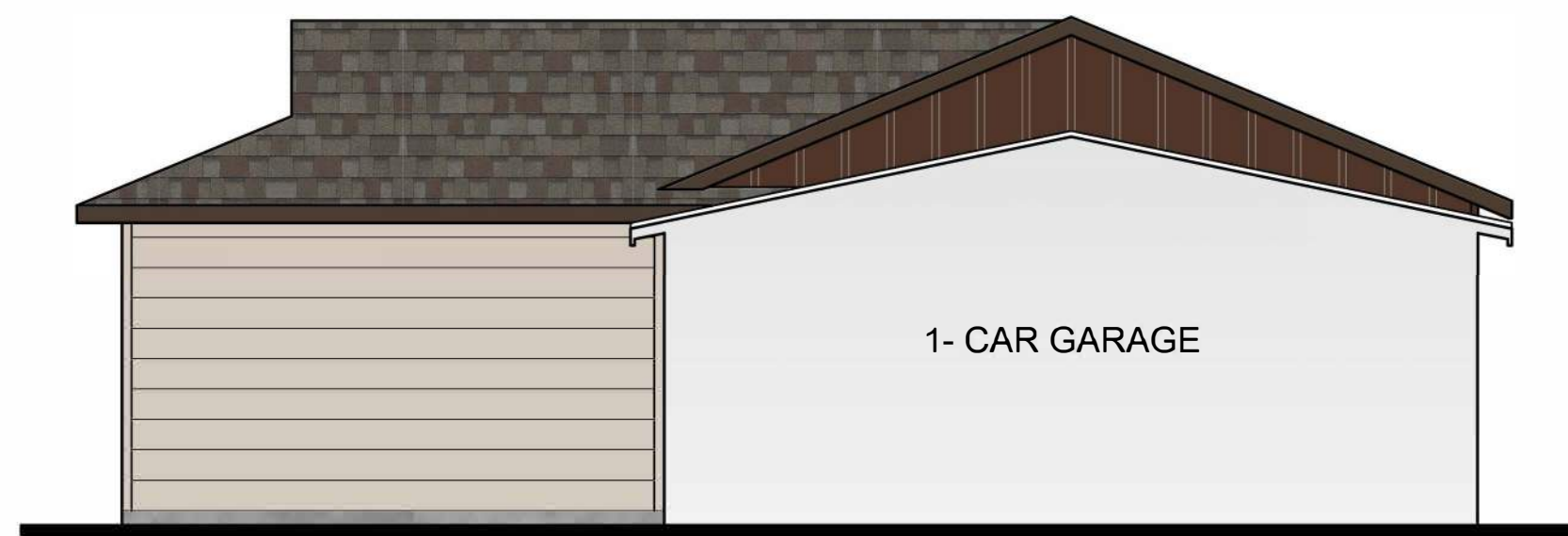
UNIT 2 - CRAFTSMAN
COLOR SCHEME 10

REAR ELEVATION

3/16" = 1'-0"

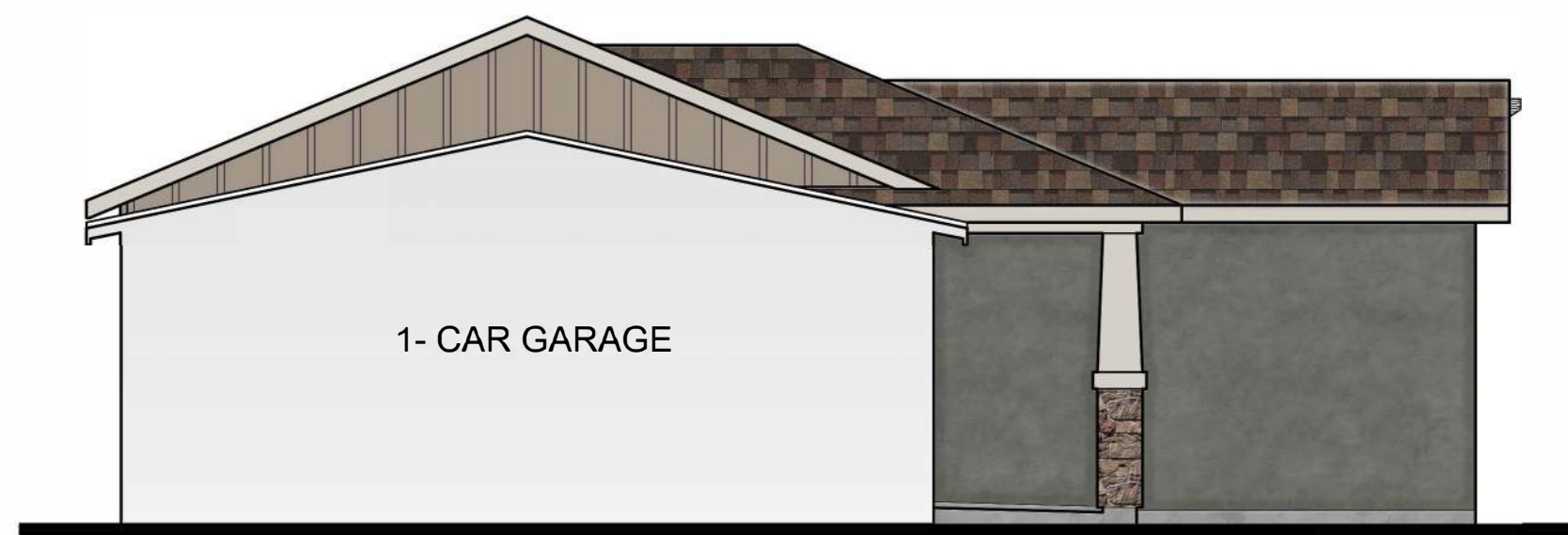
BUILDING 2 - CRFP | INNOVATION VILLAS ON GRANBURY FORT WORTH, TEXAS

10-18-2022



UNIT 2 - RANCH

RIGHT PARTIAL
3/16" = 1'-0"



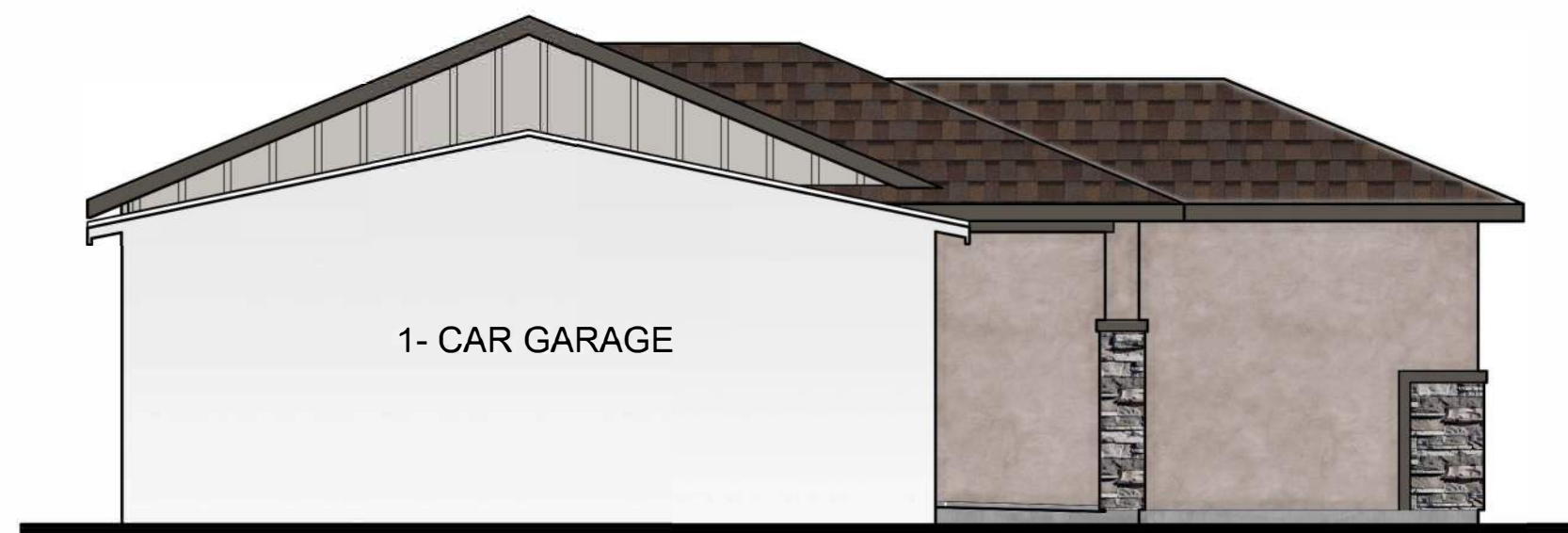
UNIT 1 - CRAFTSMAN

LEFT PARTIAL
3/16" = 1'-0"



UNIT 1 - CRAFTSMAN

RIGHT PARTIAL
3/16" = 1'-0"



UNIT 1 - PRAIRIE

LEFT PARTIAL
3/16" = 1'-0"



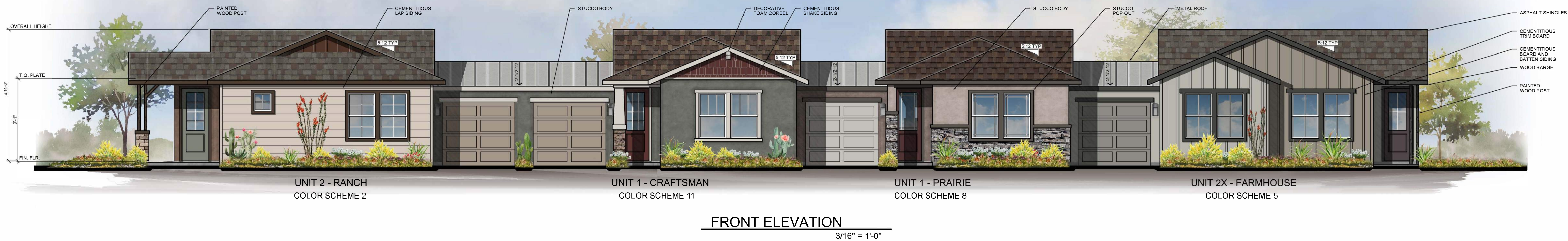
UNIT 1 - PRAIRIE

RIGHT PARTIAL
3/16" = 1'-0"



UNIT 2X - FARMHOUSE

LEFT PARTIAL
3/16" = 1'-0"



FRONT ELEVATION
3/16" = 1'-0"

BUILDING 2 - RCPF | INNOVATION VILLAS ON GRANBURY FORT WORTH, TEXAS

10-18-2022



UNIT 2X - FARMHOUSE

RIGHT ELEVATION

3/16" = 1'-0"



UNIT 2 - RANCH

LEFT ELEVATION

3/16" = 1'-0"



UNIT 2X - FARMHOUSE
COLOR SCHEME 5

UNIT 1 - PRAIRIE
COLOR SCHEME 8

UNIT 1 - CRAFTSMAN
COLOR SCHEME 11

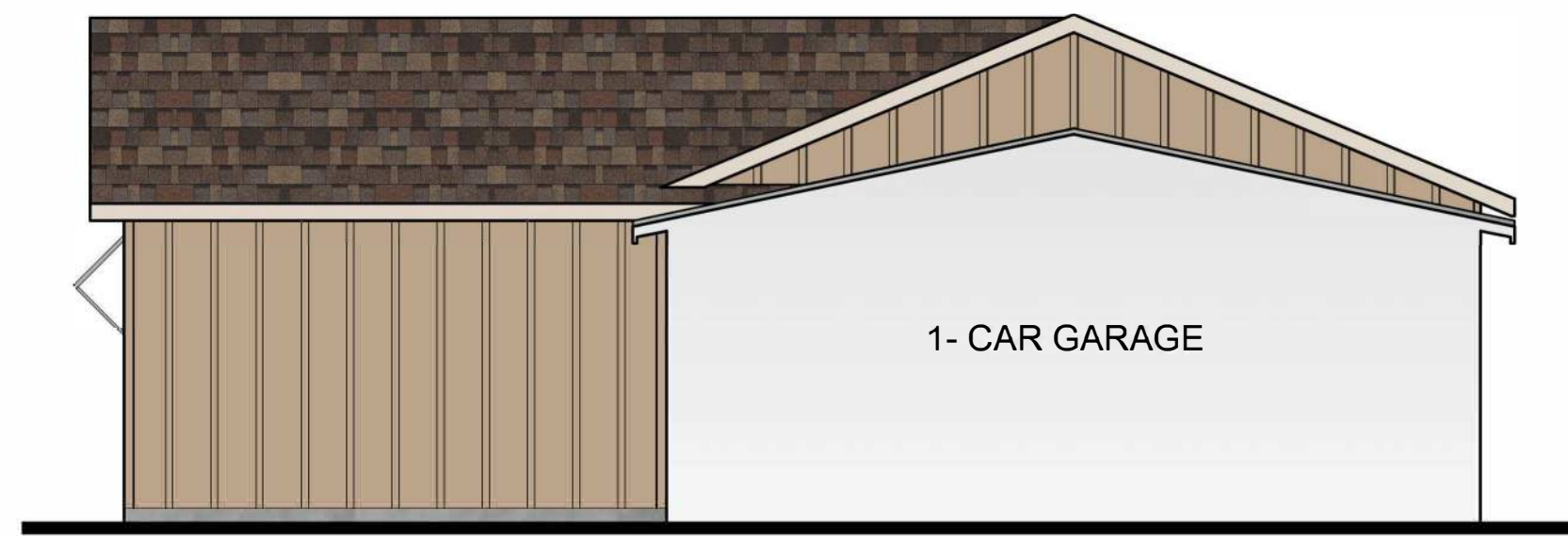
UNIT 2 - RANCH
COLOR SCHEME 2

REAR ELEVATION

3/16" = 1'-0"

BUILDING 2 - RCPF | INNOVATION VILLAS ON GRANBURY FORT WORTH, TEXAS

10-18-2022



UNIT 2 - FARMHOUSE

RIGHT PARTIAL
3/16" = 1'-0"



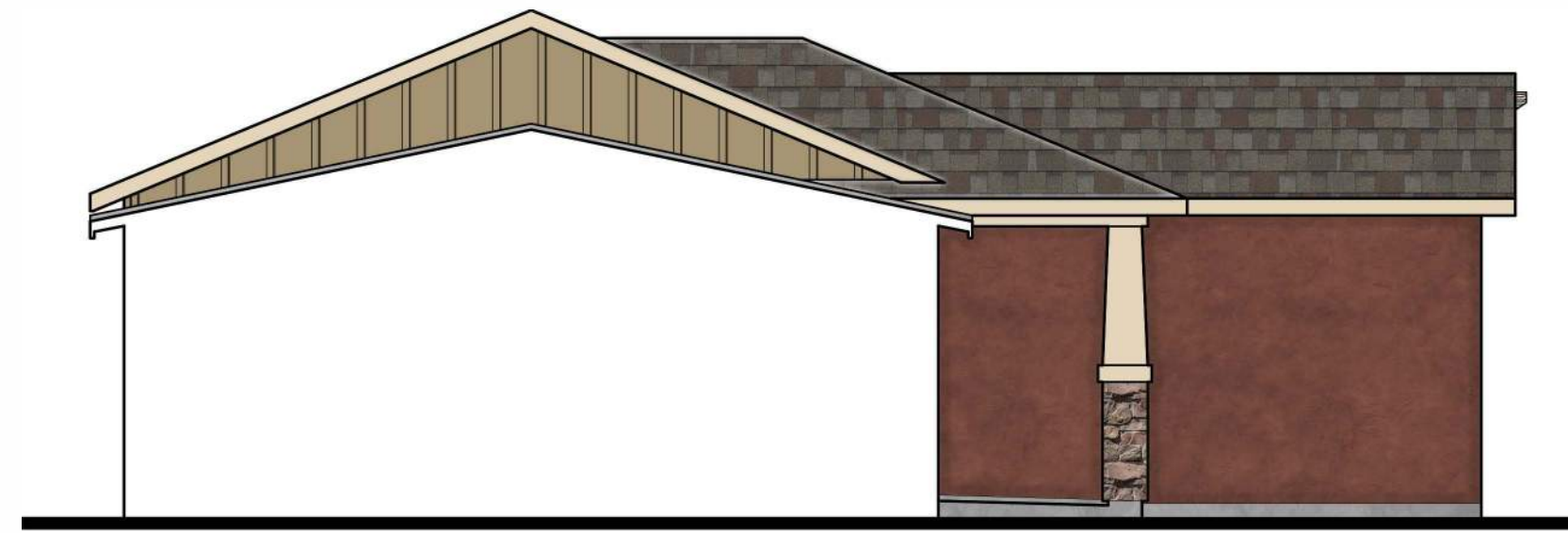
UNIT 1 - PRAIRIE

LEFT PARTIAL
3/16" = 1'-0"



UNIT 1 - PRAIRIE

RIGHT PARTIAL
3/16" = 1'-0"



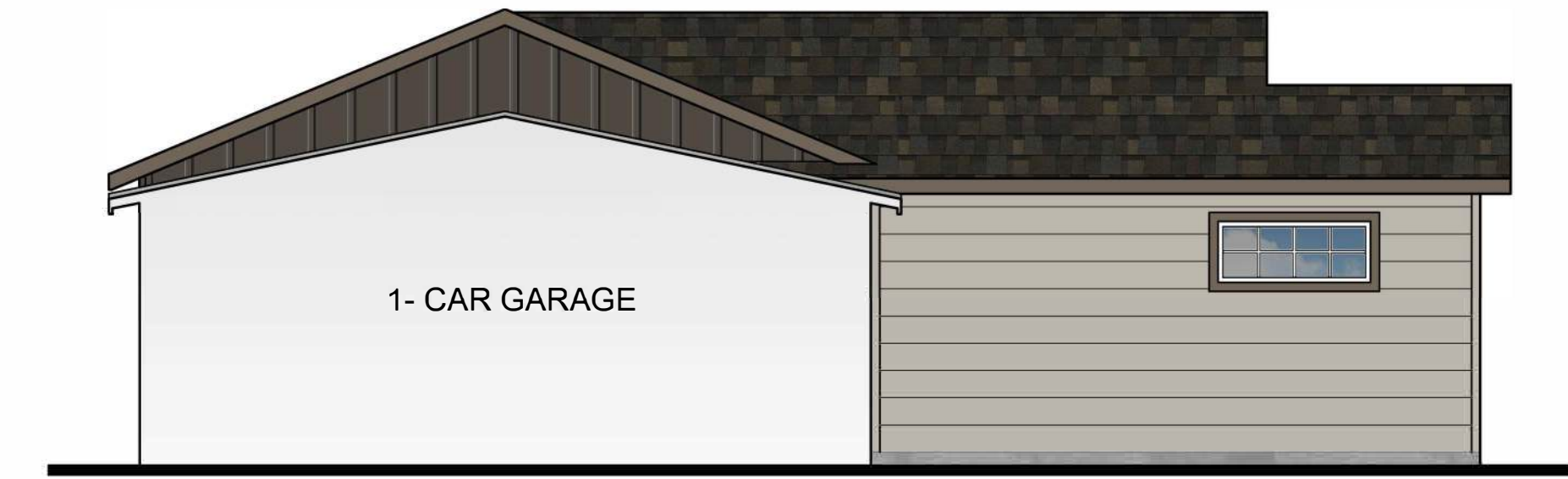
UNIT 1 - CRAFTSMAN

LEFT PARTIAL
3/16" = 1'-0"



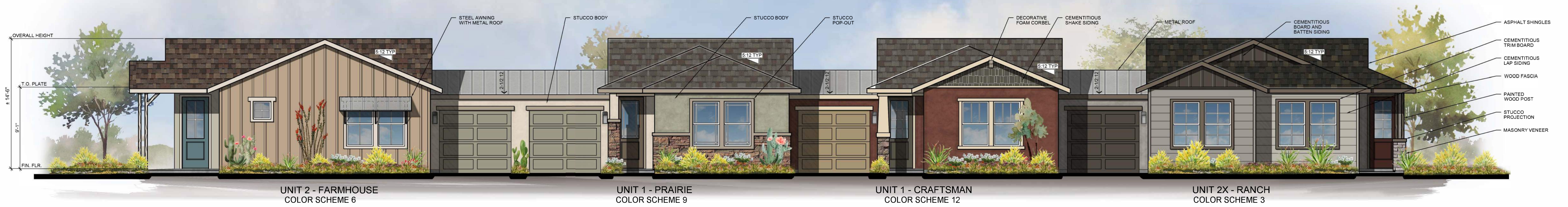
UNIT 1 - CRAFTSMAN

RIGHT PARTIAL
3/16" = 1'-0"



UNIT 2X - RANCH

LEFT PARTIAL
3/16" = 1'-0"



UNIT 2 - FARMHOUSE
COLOR SCHEME 6

UNIT 1 - PRAIRIE
COLOR SCHEME 9

UNIT 1 - CRAFTSMAN
COLOR SCHEME 12

UNIT 2X - RANCH
COLOR SCHEME 3

FRONT ELEVATION
3/16" = 1'-0"

BUILDING 2 - FPCR | INNOVATION VILLAS ON GRANBURY FORT WORTH, TEXAS

10-18-2022



UNIT 2X - RANCH

RIGHT ELEVATION

3/16" = 1'-0"



UNIT 2 - FARMHOUSE

LEFT ELEVATION

3/16" = 1'-0"



UNIT 2X - RANCH
COLOR SCHEME 3

UNIT 1 - CRAFTSMAN
COLOR SCHEME 12

UNIT 1 - PRAIRIE
COLOR SCHEME 9

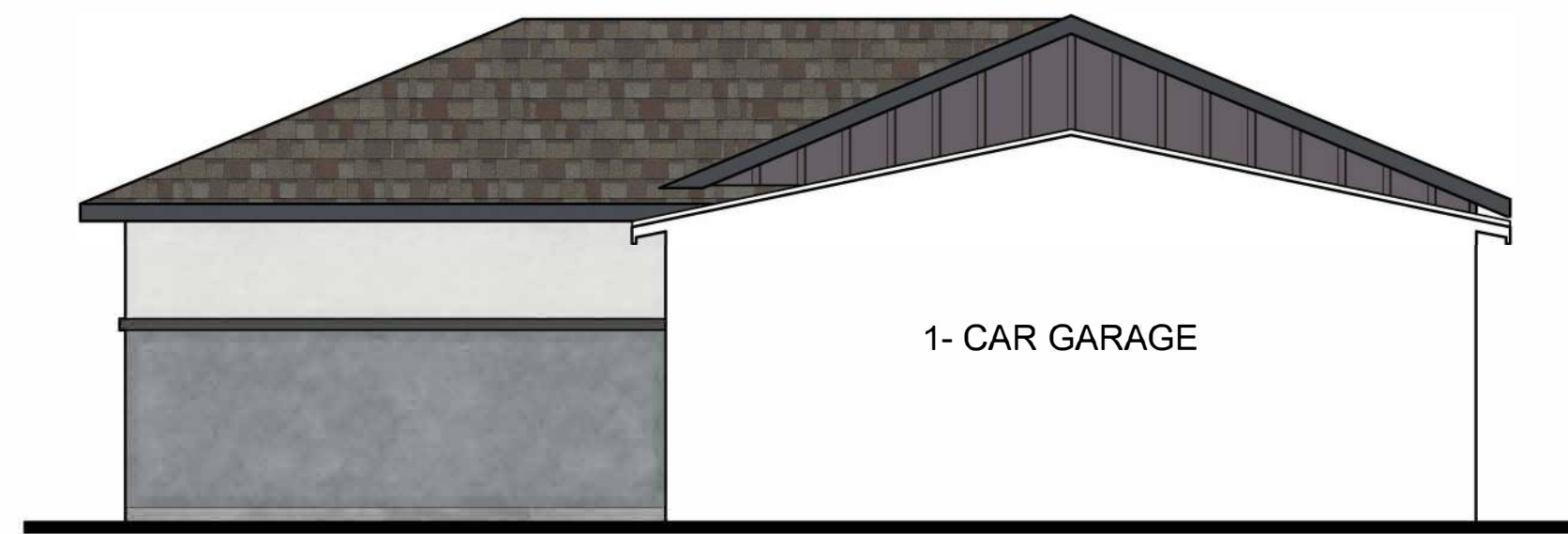
UNIT 2 - FARMHOUSE
COLOR SCHEME 6

REAR ELEVATION

3/16" = 1'-0"

BUILDING 2 - FPCR | INNOVATION VILLAS ON GRANBURY FORT WORTH, TEXAS

10-18-2022



UNIT 2 - PRAIRIE

RIGHT PARTIAL

3/16" = 1'-0"



UNIT 1 - FARMHOUSE

LEFT PARTIAL

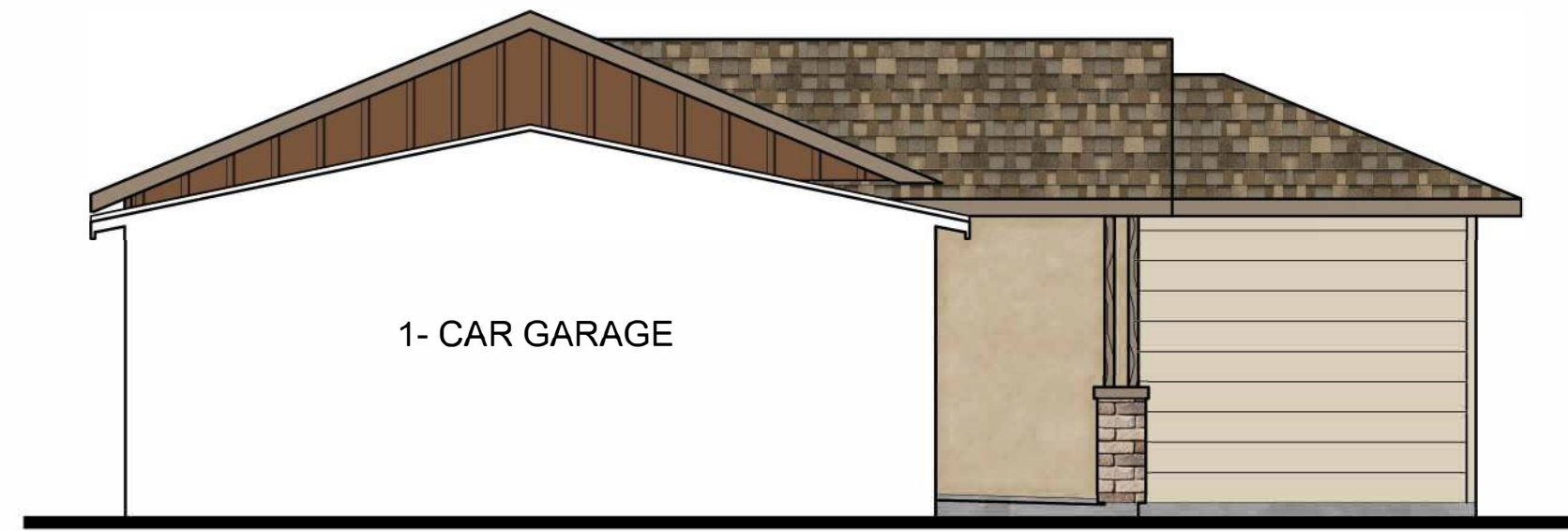
3/16" = 1'-0"



UNIT 1 - FARMHOUSE

RIGHT PARTIAL

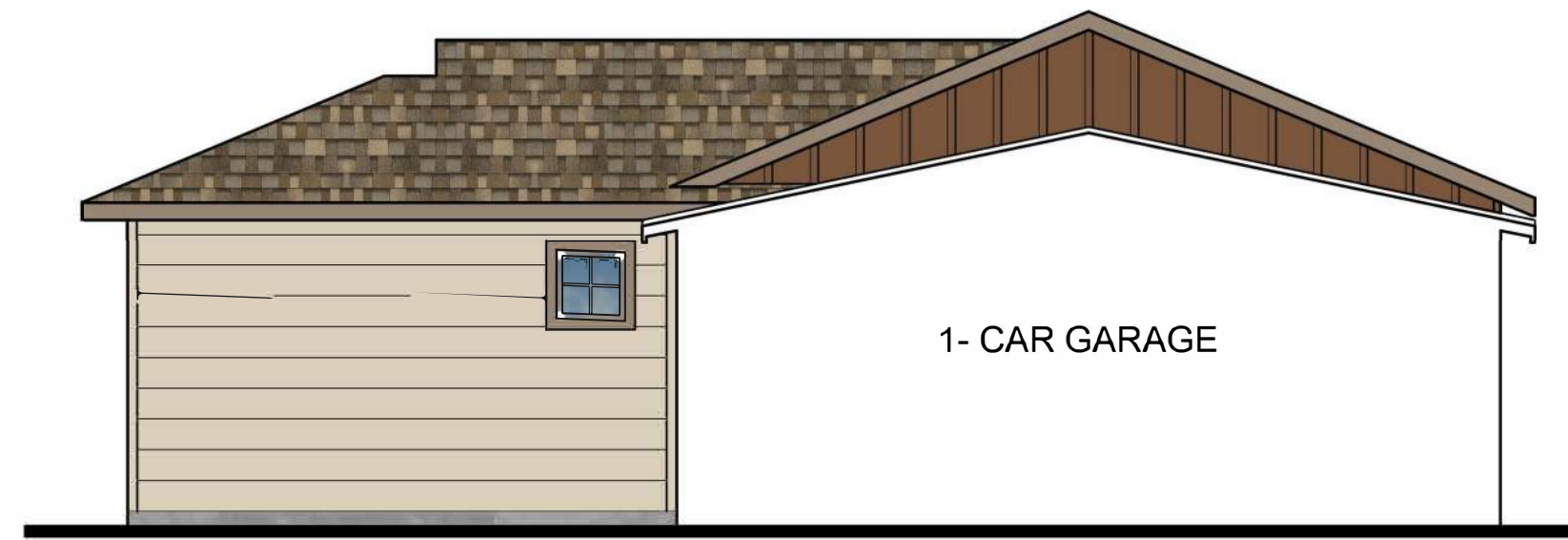
3/16" = 1'-0"



UNIT 1 - RANCH

LEFT PARTIAL

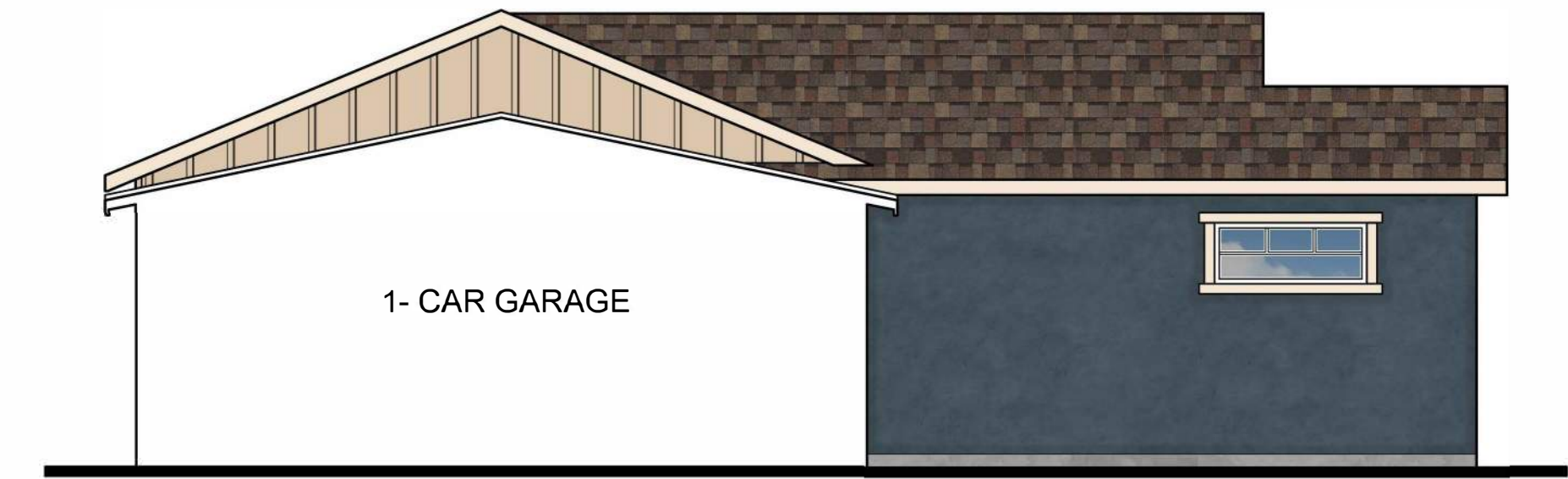
3/16" = 1'-0"



UNIT 1 - RANCH

RIGHT PARTIAL

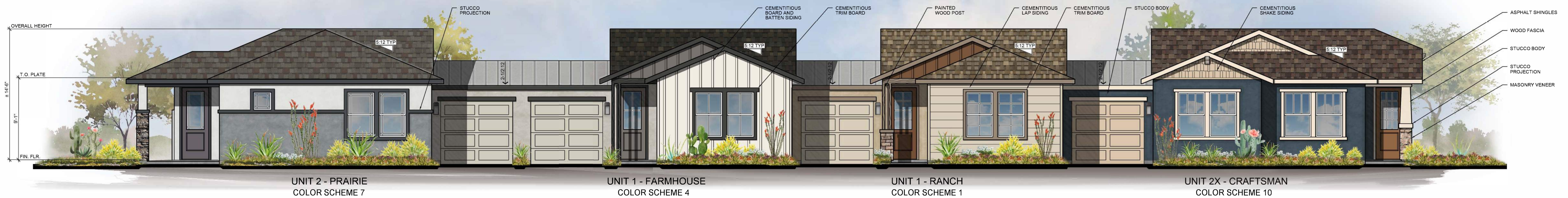
3/16" = 1'-0"



UNIT 2X - CRAFTSMAN

LEFT PARTIAL

3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"

BUILDING 2 - PFRC | INNOVATION VILLAS ON GRANBURY FORT WORTH, TEXAS

10-18-2022



UNIT 2X - CRAFTSMAN

RIGHT ELEVATION

3/16" = 1'-0"



UNIT 2 - PRAIRIE

LEFT ELEVATION

3/16" = 1'-0"



UNIT 2X - CRAFTSMAN
COLOR SCHEME 10

UNIT 1 - RANCH
COLOR SCHEME 1

UNIT 1 - FARMHOUSE
COLOR SCHEME 4

UNIT 2 - PRAIRIE
COLOR SCHEME 7

REAR ELEVATION

3/16" = 1'-0"

BUILDING 2 - PFRC | INNOVATION VILLAS ON GRANBURY FORT WORTH, TEXAS

10-18-2022



CLUSTER TYPE A

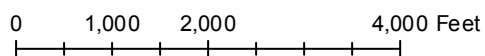
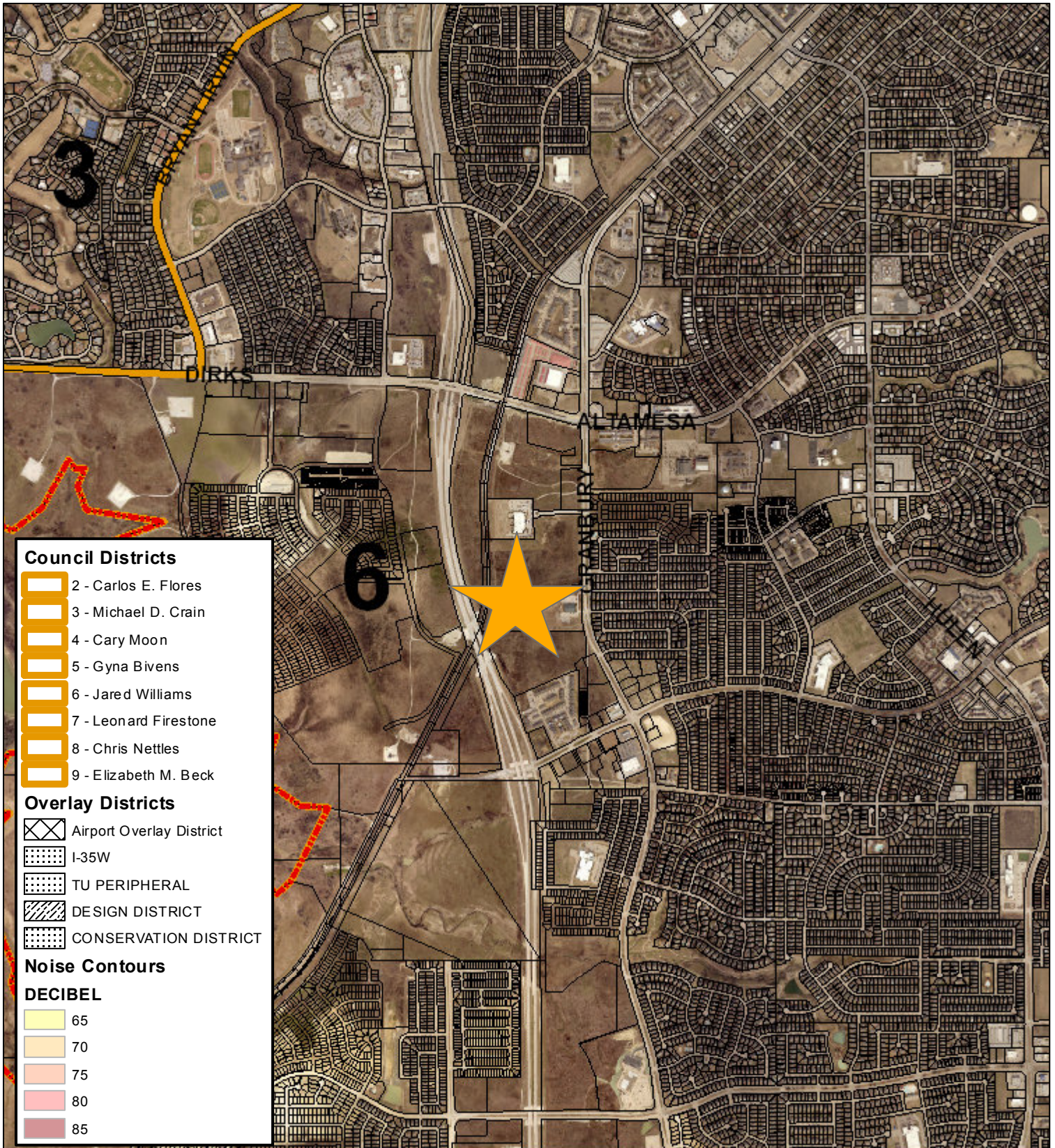


CLUSTER TYPE B

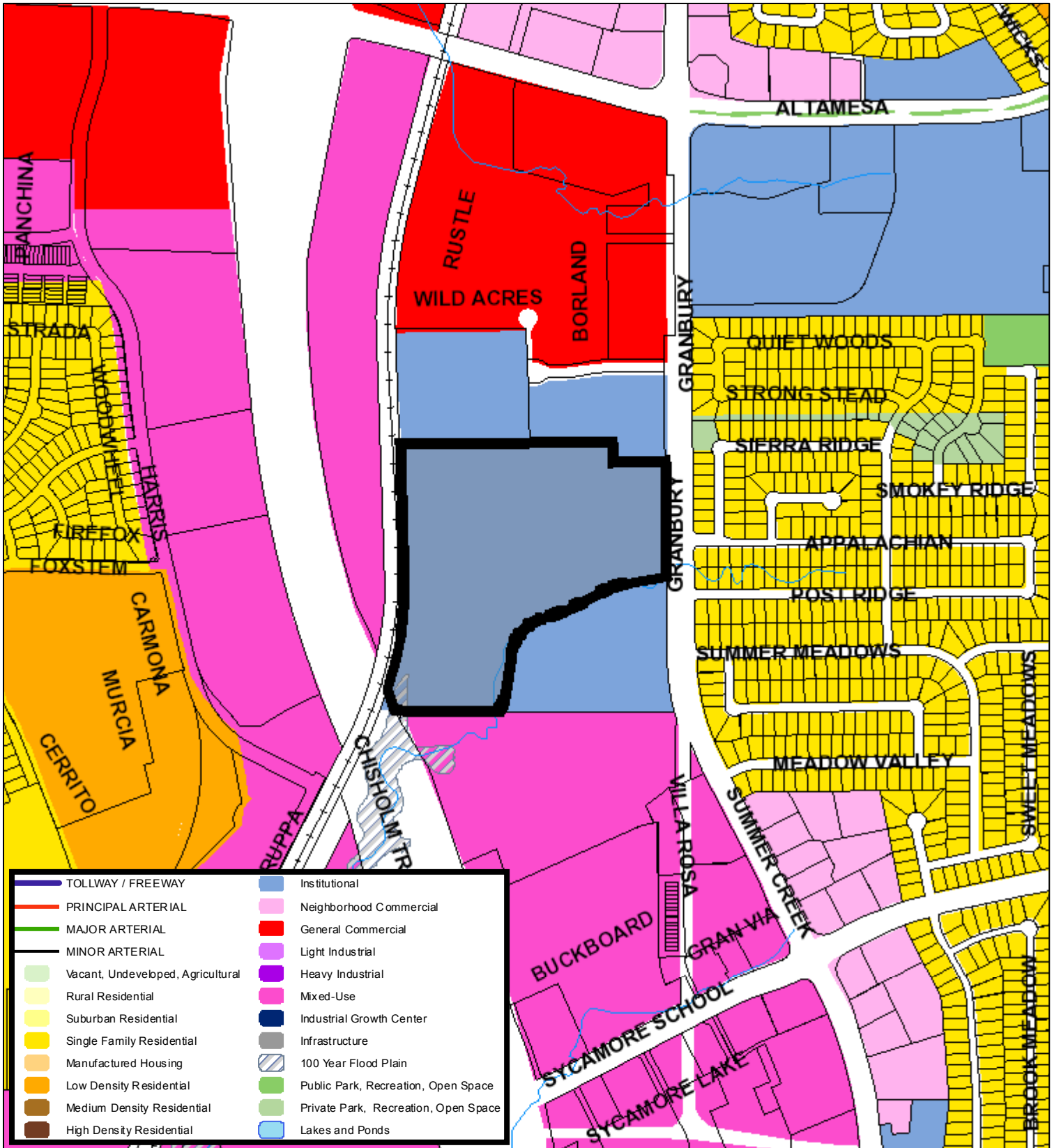
INNOVATION VILLAS ON GRANBURY FORT WORTH, TEXAS



Area Map



Future Land Use

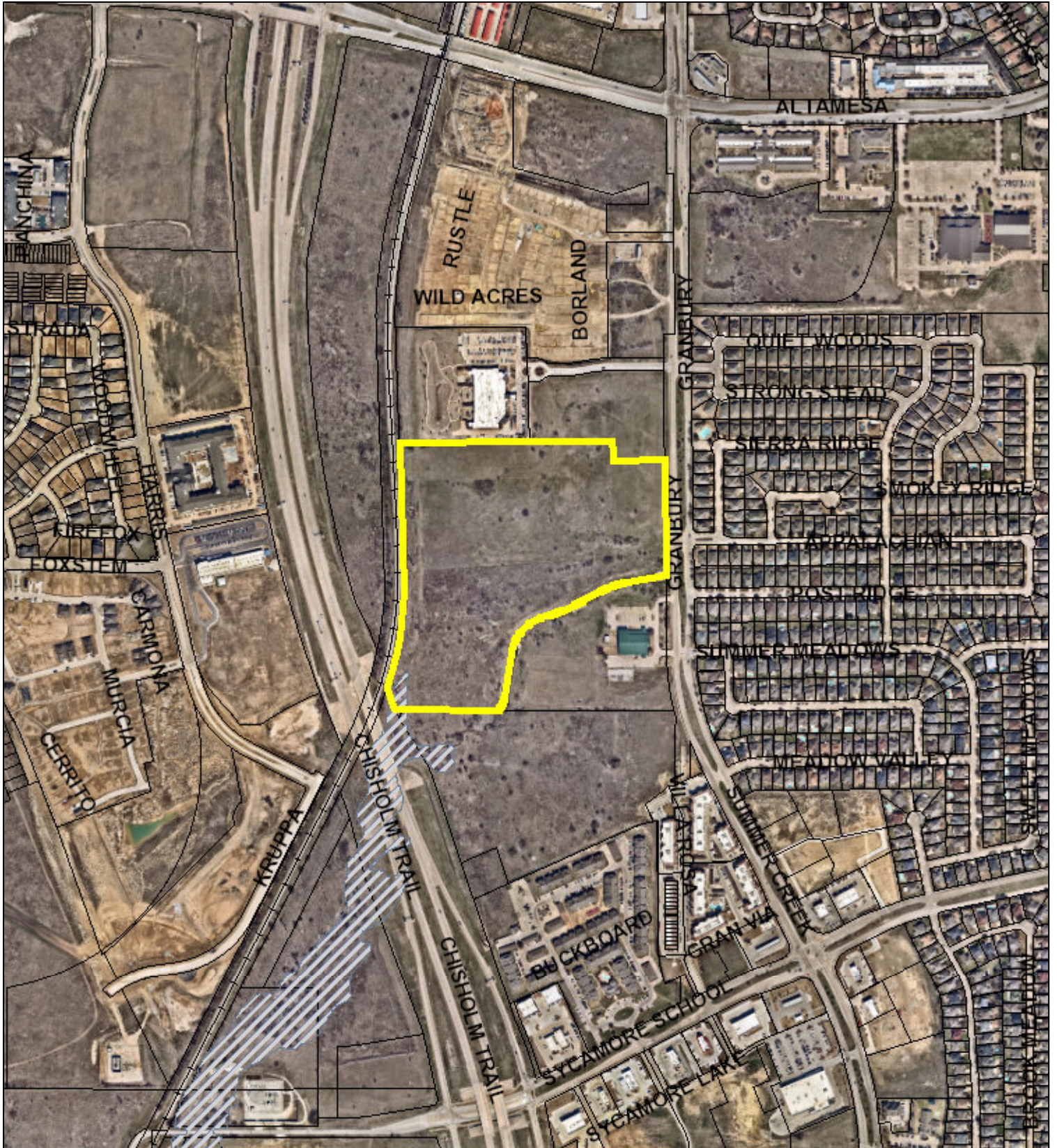


690 345 0 690 Feet

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



0 435 870 1,740 Feet





Zoning Staff Report

Date: January 11, 2023

Case Number: ZC-22-198

District (old/new): 5 / 5

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Jake Cook & Michael Cook, property owners / Neil Nicholson, Greystar Development Central & Nikki Moore, A.N. Moore Consulting, representatives

Site Location: 2500 Dottie Lynn Parkway

Acreage: 41.89 acres

Request

Proposed Use: Multifamily (Apartment & Duplex cottages)

Request: From: “E” Neighborhood Commercial & “AG” Agricultural

To: “PD/CR” Planned Development with a base of "CR" Low Density Multifamily, with development standards for supplemental building setback and screening fence, parking location, and building orientation; Site Plan included

Recommendation

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

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

Staff Recommendation: **Denial**

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

Project Description and Background

This is a proposed multifamily development on an undeveloped site near Dottie Lynn Parkway and Cooks Lane in Council District 5. The total land area within the development is 41.89 acres. A total of 458 units are proposed, in two distinct formats. 420 units will be standard three story garden style apartments, and the remaining 38 units will be duplex style cottage dwellings. For additional details, see narrative provided by developer in the application below:

The Birchway Dottie Lynn planned development district is uniquely positioned on the far eastern boundary of Fort Worth on Dottie Lynn Parkway. The site plan capitalizes on the natural topography and proposed to maintain a minimum 60% of the acreage for open space and tree preservation for the purpose of screening and resident enjoyment. A collection of 420 traditional garden style multifamily homes and 38 cottage style homes meander throughout the site plan taking care to minimally impact the existing floodplain and wetland areas on the site.

The planned development is seeking variances from the base zoning district "CR" low density multifamily for site specific objectives. The developer is requesting variances to allow parking and covered parking between the building and the property line and that one or more building's shorter side may face Dottie Lynn Parkway. A significant portion of trees in the floodplain will be preserved along Dottie Lynn Parkway to provide a natural screening buffer between the parkway and residential buildings. The parking and short side of buildings should not be visible to the public realm, but keeps residential green space internal to the buildings and parking along the perimeter. In addition, a reduced building set back of 75 feet minimum for Buildings #1 and #2 is requested along the western boundary line that abuts the single family HOA lot and commercial zoning. The existing neighborhood sits on a bluff at least thirty feet above the proposed development. A screen fence waiver is requested for this reason. Not one multifamily building or one-story cottage will exceed the elevation change protecting the privacy of the existing resident backyards.

Residents will enjoy first class property management and programmed amenities such as a clubhouse, pool, fitness center, and dog parks. Sidewalk connectivity through green gathering spaces invites community within the development. The planned development will be providing enhanced landscaping in the form of street trees, pedestrian scaled lighting, pool, dog parks, and proximity to a public park. Overall, Birchway Dottie Lynn aims to provide a new, quality, and diverse housing option to East Fort Worth.

Surrounding Zoning and Land Uses

North "G" Intensive Commercial / undeveloped
East n/a – City of Arlington
South "E" Neighborhood Commercial / undeveloped
West "A-5" One Family Residential / residential

Recent Zoning History

- None

Public Notification

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

Organizations Notified	
The Bluffs NA*	Neighborhoods of East Fort Worth
Hollow Hills NA	Handley NA
Far East Fort Worth HOA	East Fort Worth Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
Arlington ISD	Fort Worth ISD
East Fort Worth Business Association	Historic Handley Development Corp.

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The land is currently undeveloped and is partially cleared and partially forested. There is a residential neighborhood to the west with direct adjacency to a portion of the subject site. The topography of the area proposed to be rezoned is unique in that it is set well below the elevation of the adjacent neighborhood, which sits on a bluff (The HOA covering this neighborhood is called “The Bluffs”). The steep slopes and elevation change help to naturally mitigate any impact that might occur from development of the subject site as proposed.

Ingress and egress to the property is from Dottie Lynn Parkway, a 6 lane thoroughfare that links to Green Oaks Boulevard to the south and Eastchase Parkway to the north, providing access to I-30, Highway 180 (Lancaster Avenue/Division Street), Highway 303 (Pioneer Parkway) and I-20. The development standards for the Planned Development are listed below:

1. *UNLESS OTHERWISE NOTED, ALL "CR" LOW DENSITY MULTI-FAMILY ZONING ORDINANCE SECTIONS APPLY.*
 - A. *A BUFFER YARD OF 75 FEET MINIMUM FOR BUILDINGS #1 AND #2 SHALL BE PROVIDED ALONG THE WESTERN PROPERTY LINE THAT ABUTS THE SINGLE-FAMILY NEIGHBORHOOD. A 5' LANDSCAPE BUFFER WILL BE PROVIDED.*
 - B. *A 6' SCREEN FENCE SHALL NOT BE REQUIRED ALONG THE WESTERN PROPERTY LINE AS THE DEVELOPMENT IS +/- 30 FEET BELOW THE EXISTING SINGLE FAMILY NEIGHBORHOOD.*
 - C. *PARKING AND CARPORTS SHALL BE ALLOWED BETWEEN THE BUILDINGS AND THE PROPERTY LINE.*
 - D. *THE SHORTER SIDE OF A BUILDING MAY FRONT ON DOTTIE LYNN PARKWAY.*

The proposed rezoning to “PD-CR” is **compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan designates a small portion at the southern end of the rezoning area as future neighborhood commercial, analogous to the portion currently zoned “E” Neighborhood Commercial. The remainder of the site is zoned “AG” Agricultural, and has held this zoning designation since being annexed into the City in 2008. The “AG” zoned portion composes a majority of the 41.89 acre site, and is designated as future single family residential in the Comprehensive Plan.

Applications to rezone for multifamily development (including Planned Developments based on multifamily standards) are analyzed based on the land use table contained within the Comprehensive Plan, attached below for reference:

FUTURE LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1

In this instance, the zoning does not allow multifamily by right, and the Comprehensive Plan suggests that the area be zoned and developed for neighborhood commercial and single family uses. No additional factors of greater public purpose are found, and thus the current proposal to rezone to “PD-CR” is **not consistent** with the adopted Comprehensive Plan.

In addition, the proposed rezoning is at odds with a specific land use policy for the Eastside sector, number 4, shown below. The site is not located within a growth center, urban village, or transit-oriented development area.

EASTSIDE SECTOR FUTURE LAND USE

Sector Land Use Policies

4. Reduce the amount of undeveloped multifamily zoning outside of mixed-use growth centers, urban villages, and transit-oriented development (TOD) areas. Use urban residential and mixed-use zoning to accommodate walkable multifamily development in these areas.

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. There are no economic development strategies that directly support or contradict this rezoning request.

Site Plan Comments

Zoning and Land Use

(All comments addressed as of 12/27)

- Application (Page 3 of 7) please add waiver for perimeter fencing (if needed)
- Add fencing waiver to list on Site Plan (if needed)
- Areas directly abutting single family zoning along the west require a supplemental setback of 3:1 based on height [minimum 30 feet], plus 1:1 for garages carports, as well as a 5 foot landscaped buffer and 6 foot high solid screening fence. Update waiver request accordingly (not providing landscaped bufferyard, screening fence, and requesting reduction of supplemental setback to 30'). This will need to be updated on the waiver list on the Site Plan as well as on Page 3 of 7 on the application.
- Add case reference ZC-22-198

- Discrepancies on acreage and unit count. Update Site Data Table on Site Plan to reflect 40.58 acres instead of 41.89 and 458 units instead of 462.
- Add Site Address or legal description in bottom right under “Elan Dottie Lynn”
- Refine Site Data Table to include 3 columns – one with Site Data, second with “CR” base requirements, and third with proposed “PD-CR” requirements. Any areas that do not meet the minimum will need to be marked with “Waiver Requested”
- Current waiver list would include – development standards for supplemental screening, landscaped buffer, and screening requirement, parking location, building orientation, and perimeter fencing* (*only if you decide to include it)
- Confirm you can meet the [Urban Forestry](#) requirements before going through Zoning Commission & City Council. If you can't meet their requirements then a waiver for Urban Forestry would need to be added to the PD submittal on the front end.
- Initiate discussions with Lori Gordon, Park and Recreation Department to determine whether the Tree Preservation Area will remain as part of your lot or will be split off and dedicated as public park land. This determination should be made on the front end, otherwise if the land is split off later, you may need to go back through Zoning Commission & City Council since it will affect your site parameters (density, open space, setbacks, etc.).
- Some parking near the north end of the site is shaded green indicating open space, please revise
- Label second dumpster enclosure on the northern portion of the site
- Label plugged gas wells
- Remove two 10' setback (garages) labels [redundant due to 30' setback]
- Strike General note 2 (references commercial standards)
- General note 3 should refer to Section 4.7.11.d.6.a
- Will require sidewalks along Dottie Lynn frontages within the City limits, please add to Site Plan
- Add height and screening material for two dumpster enclosures shown on plans
- Staff directive to recommend denial for any multifamily proposals in areas designated on the Comprehensive Plan/Future Land Use designation as commercial. This directive would not apply if your rezoning request avoided the “E” zoned / commercial future land use areas on the south and just covered the “AG” zoned / single family residential future land use areas.
- Focus on obtaining support letters from closest registered neighborhood organizations (Hollow Hills, The Bluffs, & Neighborhoods of East Fort Worth Alliance) and property owners directly adjacent to the site or within 300 feet (see attachment)
- Keep Councilmember Bivens office updated on any changes to your development plans
- On Planned Development Standards for Elan Dottie Lynn page, make the following modifications:
 - Add address or legal description next to or below Elan Dottie Lynn and Fort Worth, TX
 - Add case reference ZC-22-198
 - Add any waivers needed (modify a-5 adjacency waiver, potentially add perimeter fencing waiver)
- Application (Page 3 of 7) please modify Proposed Zoning District(s): “PD-CR”. Not corrected on Application.
- Discrepancies on acreage and unit count. Update Site Data Table on Site Plan to reflect 40.58 acres instead of 41.89 and 458 units instead of 462. Application still lists 40.58 acres / 458 units, Site Plan still shows 41.89 acres / 462 units, please revise.
- Add Site Address or legal description in bottom right under “Elan Dottie Lynn”. Be sure the acreage matches the Application AND Site Plan acreage – currently two are listed within the submittal package (40.58 and 41.89).
- Current waiver list would include – development standards for supplemental screening, landscaped buffer, and screening requirement, parking location, building orientation) Waiver description covers supplemental setback and screening fence, but does not address provision (or non-provision) of required 5' landscape buffer. Would need to be reflected on application as well as Planned Development Standards listing.
- Some parking near the north end of the site is shaded green indicating open space, please revise. Still not corrected, please revise.
- Three buildings missing entrance/exit markings:
- “D” height can be 3 stories or 36' max (not 35'), should not necessitate waiver, please revise both:
- General note 3 should refer to Section 4.7.10.d.6.a instead of 4.7.11.d.6.a (Low Density MF vs Medium Density MF). This note should not list Section 6.301 at all, strike reference.
- Please add Supplemental setback, landscape buffer, and screening requirements to Site Data Table on Site Plan, with the following standards under the “CR” column (from table in Section 4.710 of the Zoning Ordinance).
- On Planned Development Standards for Elan Dottie Lynn page, make the following modifications: No updated version of the Planned Development Standards was submitted.

Fire Department

FYI COMMENTS

Two approved points of access must be provided and streets/EAE must be constructed to city street standards above the 100 yr flood plain.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.4 Obstruction of Fire Apparatus Roads

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.6 Secondary Access One and Two Family Residential

Developments

Fire lanes will likely need to be named for final platting.

Enclosed garages could pose obstructions in fire lane/building hose lay. Hose lays are measured along a 5' unobstructed path.
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.1 Buildings and Facilities

Hydrant requirements:

Less than or equal 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line.

Less than or equal 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 Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants

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.

Water

Comprehensive water study with models and sewer loading required. Submit to WPD@fortworthtexas.gov.

Each lot must have access to public water and public sewer lines

Stormwater

Contact: sds@fortworthtexas.gov

FYI: Site will require an accepted Drainage Study prior to Platting, IPRC Review, Grading Permit Issuance, and Building Permit Issuance.

Site has a significant area covered by the FEMA SFHA; Flood Study acceptance is required prior to Floodplain Development Permit Issuance for Commercial Grading and IPRC Construction Activities.

A LOMR study must be accepted by the City and under review at FEMA prior to individual FDP issuance to support building permits.

Transportation/Public Works

Workflow in Accela cleared by Armond Bryant, but no comments provided

Platting

No response provided

Park & Recreation

No response provided

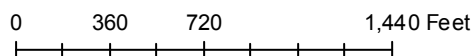
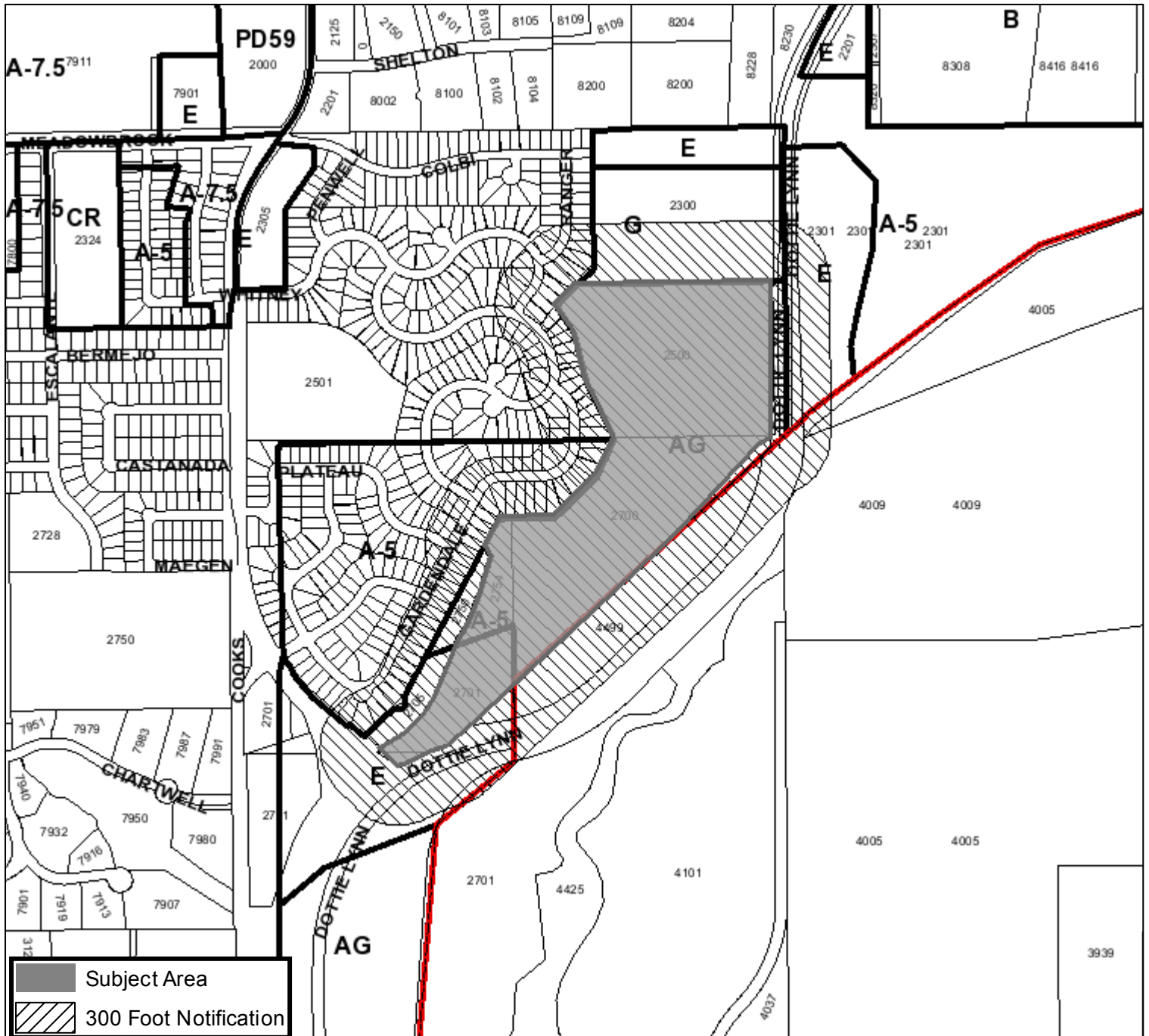
Building Plan Review

No response 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: Michael Cook/Niel Nicholson
 Address: 2500 Dottie Lynn Parkway
 Zoning From: AG, E
 Zoning To: PD for CR Low Density Multifamily uses
 Acres: 39.80767215
 Mapsco: 81E
 Sector/District: Eastside
 Commission Date: 1/11/2023
 Contact: 817-392-8043



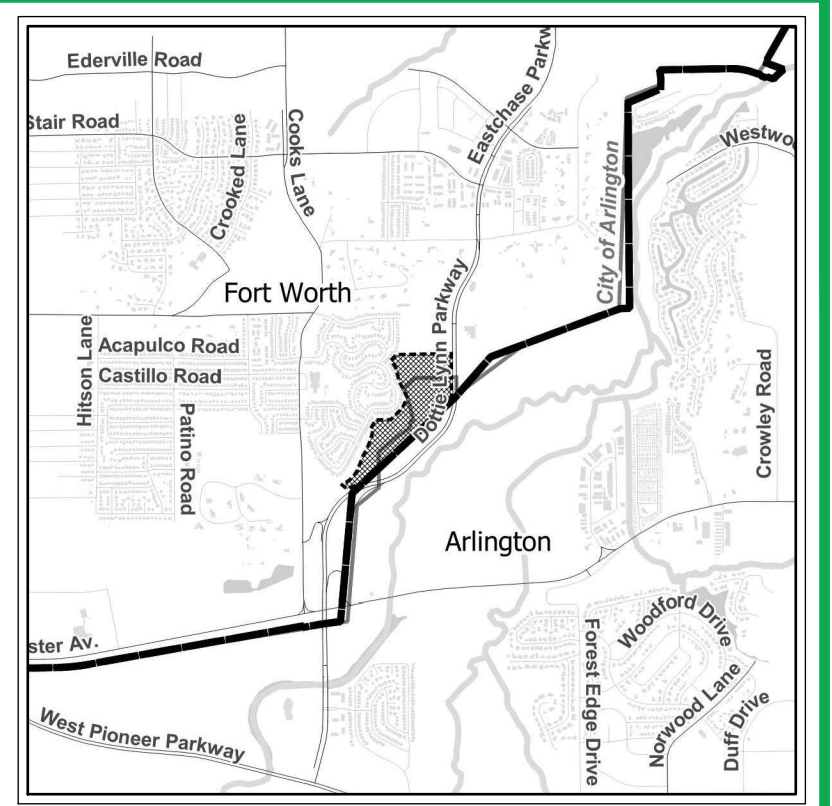
SITE DATA TABLE		
SITE DATA		
BASE ZONING	CR	PD-CR
SITE AREA	-	41.89 AC
UNITS	-	458
BUILDING COVERAGE	-	232,306 SF (12.7%)
DENSITY	MAX. 16 DU/AC	10.93 DU/AC
LAND DATA		
OPEN SPACE (MIN. 25' WIDE)	1,060,591 SF (60%)	1,119,880 SF 61.37% +
BUILDING DATA		
NUMBER OF STORES	3 STORES; 36' MAX.	3 STORES; 36' MAX.
AREA (GROSS)	-	513,656 SF
BUILDING SETBACKS		
FRONT YARD	20' MIN.	20' MIN. +
REAR YARD	5' MIN.	5' MIN. +
SIDE YARD (INTERIOR)	5' MIN.	5' MIN. +
SIDE YARD (CORNER)	20' MIN. TO SIDE STREET	20' MIN. TO SIDE STREET +
SUPPLEMENTAL BUILDING SETBACKS	THREE FEET FOR EVERY ONE FOOT (3:1) AS MEASURED FROM SLAB TO TOP OF SILL PLATE, OR TWO FEET FOR EVERY ONE FOOT (2:1) IN OVERALL HEIGHT WHEN MEASURED FROM LOWEST FINISHED GRADE TO THE PEAK OF THE ROOF, WHICHEVER IS GREATER; 30 FEET MINIMUM.	30' MIN. +
	ONE FOOT FOR EVERY ONE FOOT (1:1) SETBACK WITH A MINIMUM 10 FOOT SETBACK FOR ONE STORY GARAGES AND CARPORTS.	10' MIN.
	20 FOOT MINIMUM SETBACK FOR DUMPSTER ENCLOSURES AND ONE-STORY ACCESSORY STRUCTURES.	20' MIN.
LANDSCAPE BUFFER YARD	5' MIN.	5' MIN.
UNIT TYPE	NUMBER	SIZE (SF)
1 BEDROOM	240	788 SF
2 BEDROOM	180	1,064 SF
3 BEDROOM	38	1,690 SF
REQUIRED PARKING		
MULTI-FAMILY RESIDENTIAL		
1 PARKING SPACES PER BEDROOM	714 SPACES	-
1 PARKING SPACES PER 250 SF OF COMMON AREA, OFFICES	24 SPACES	-
TOTAL PARKING	738 SPACES	-
PROVIDED PARKING		
SURFACE PARKING	-	473 SPACES
COVERED PARKING	-	144 SPACES
GARAGES	-	178 SPACES
TOTAL PARKING	-	795 SPACES +
+ EXCEEDS STANDARDS OF BASE ZONING		
* WAIVER REQUESTED		

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	121.70'	N 50°18'28" W
L2	153.13'	N 61°09'19" E
L3	145.78'	N 42°43'19" E
L4	75.99'	N 33°33'36" E
L5	97.71'	N 31°03'14" E
L6	110.75'	N 22°39'22" E
L7	103.30'	N 20°20'37" E
L8	158.96'	N 15°23'09" E
L9	33.78'	N 21°18'00" W
L10	30.51'	N 40°43'37" W
L11	130.00'	N 29°08'32" W
L12	151.63'	N 34°51'57" W
L13	144.77'	N 42°41'41" E
L14	125.41'	S 49°47'40" W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	59.96'	940.00'	3° 39' 16"	S 01°28'15" W	59.95'
C2	4.03'	945.00'	0° 14' 40"	S 87°50'09" W	4.03'

- UNLESS OTHERWISE NOTED, ALL "OR" LOW DENSITY MULTI-FAMILY ZONING ORDINANCE SECTIONS APPLY.
 - A BUFFER YARD OF 75 FEET MINIMUM FOR BUILDINGS #1 AND #2 SHALL BE PROVIDED ALONG THE WESTERN PROPERTY LINE THAT ABUTS THE SINGLE-FAMILY NEIGHBORHOOD. A 5' LANDSCAPE BUFFER WILL BE PROVIDED.
 - A 6' SCREEN FENCE SHALL NOT BE REQUIRED ALONG THE WESTERN PROPERTY LINE AS THE DEVELOPMENT IS +/- 30 FEET BELOW THE EXISTING SINGLE FAMILY NEIGHBORHOOD.
 - PARKING AND CARPORTS SHALL BE ALLOWED BETWEEN THE BUILDINGS AND THE PROPERTY LINE.
 - THE SHORTER SIDE OF A BUILDING MAY FRONT ON DOTTIE LYNN PARKWAY.

- NOTES:
- UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH THE MULTIFAMILY DEVELOPMENT STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.
 - UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH SECTION 4.7.10.d.e.g. ENHANCED LANDSCAPING.
 - UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH SECTION 6.302. URBAN FORESTRY.
 - UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH ARTICLE 4, SIGNS.
 - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.



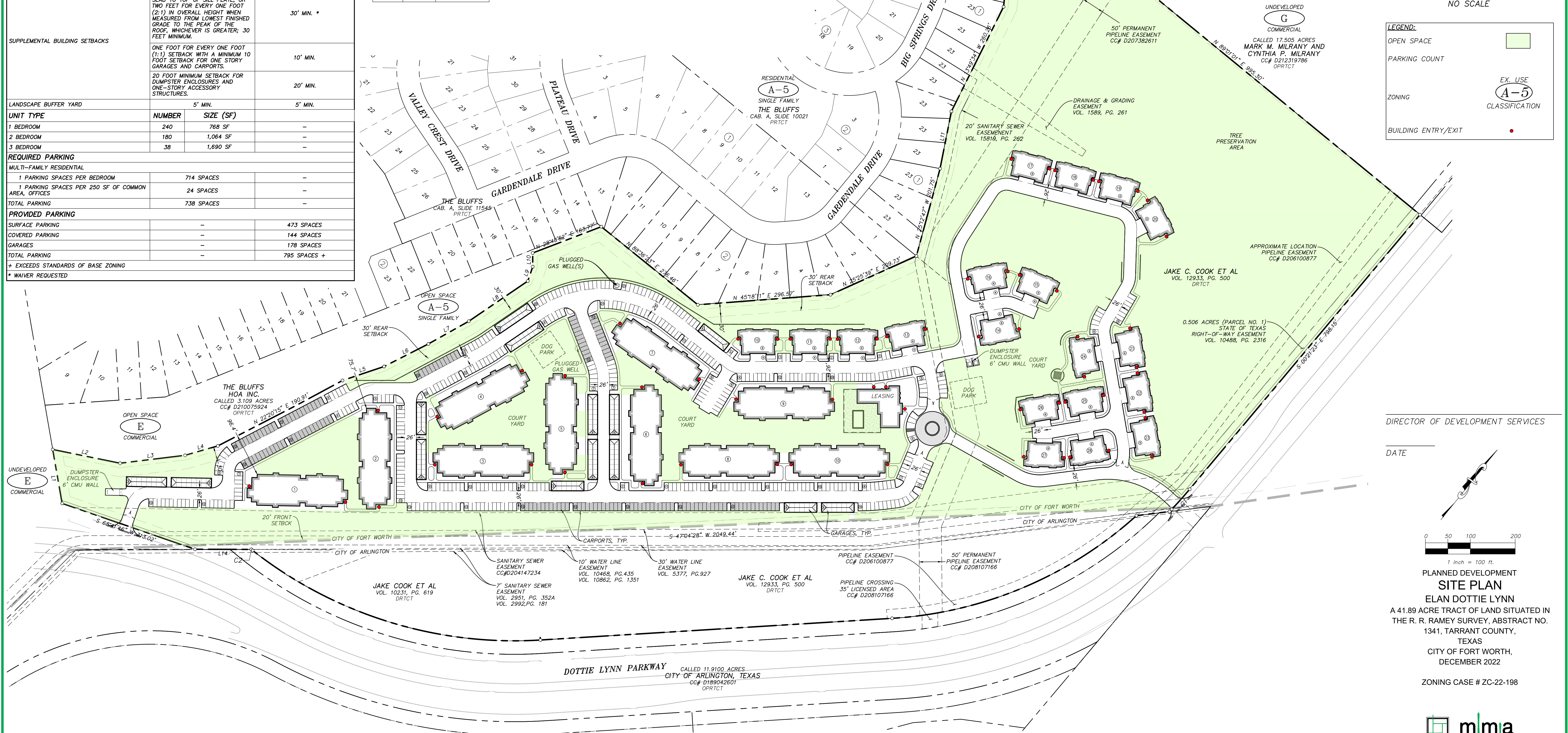
VICINITY MAP
NO SCALE

LEGEND:

- OPEN SPACE
- PARKING COUNT
- ZONING
- BUILDING ENTRY/EXIT

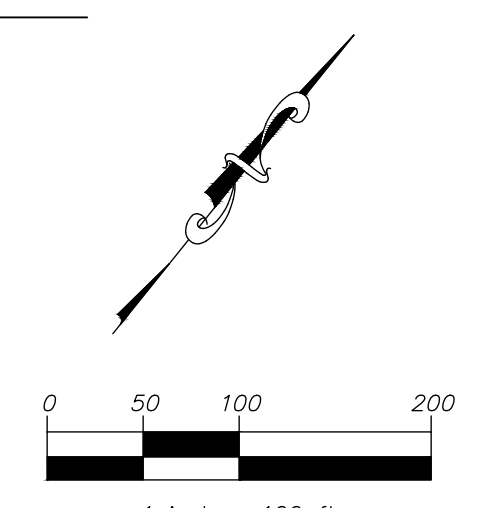
UNDEVELOPED
G
COMMERCIAL
CALLED 17.505 ACRES
MARK M. MILRANY AND
CYNTHIA P. MILRANY
CC# D212319786
OFRCT

EX. USE
A-5
CLASSIFICATION



DIRECTOR OF DEVELOPMENT SERVICES

DATE



PLANNED DEVELOPMENT
SITE PLAN
ELAN DOTTIE LYNN
A 41.89 ACRE TRACT OF LAND SITUATED IN
THE R. R. RAMEY SURVEY, ABSTRACT NO.
1341, TARRANT COUNTY,
TEXAS
CITY OF FORT WORTH,
DECEMBER 2022
ZONING CASE # ZC-22-198

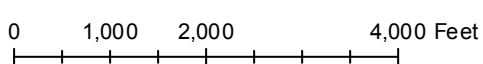
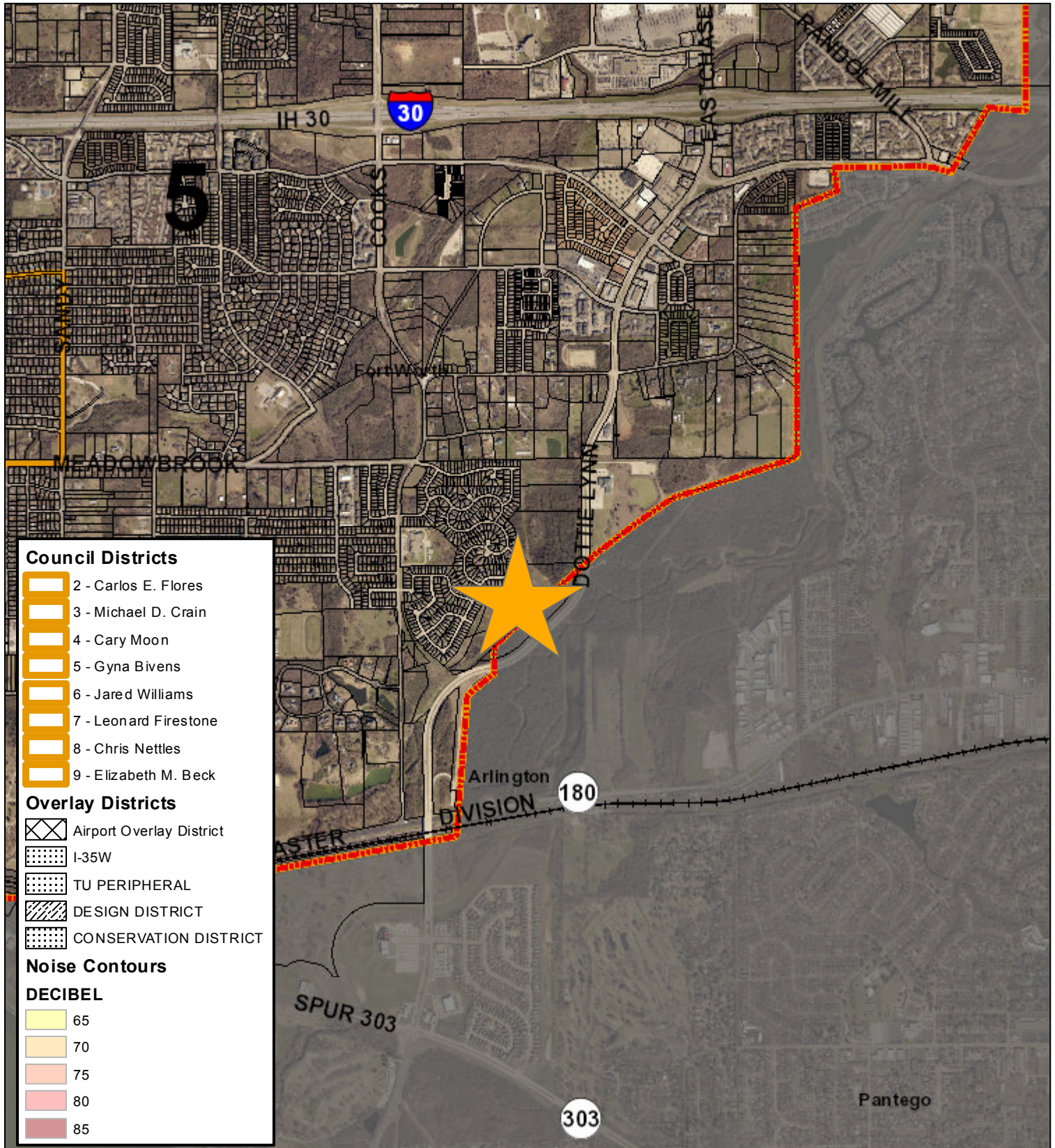
DEVELOPER:
GREYSTAR DEVELOPMENT
CENTRAL, LLC
600 E. LAS COLINAS BLVD., SUITE 2100
IRVING, TEXAS 75039
CONTACT: NEIL NICHOLSON
PHONE: (972) 556-8972

OWNER:
JAKE COOK ET AL
MICHAEL DAVID COOK
6741 E. PARK DRIVE
FORT WORTH, TX 76132

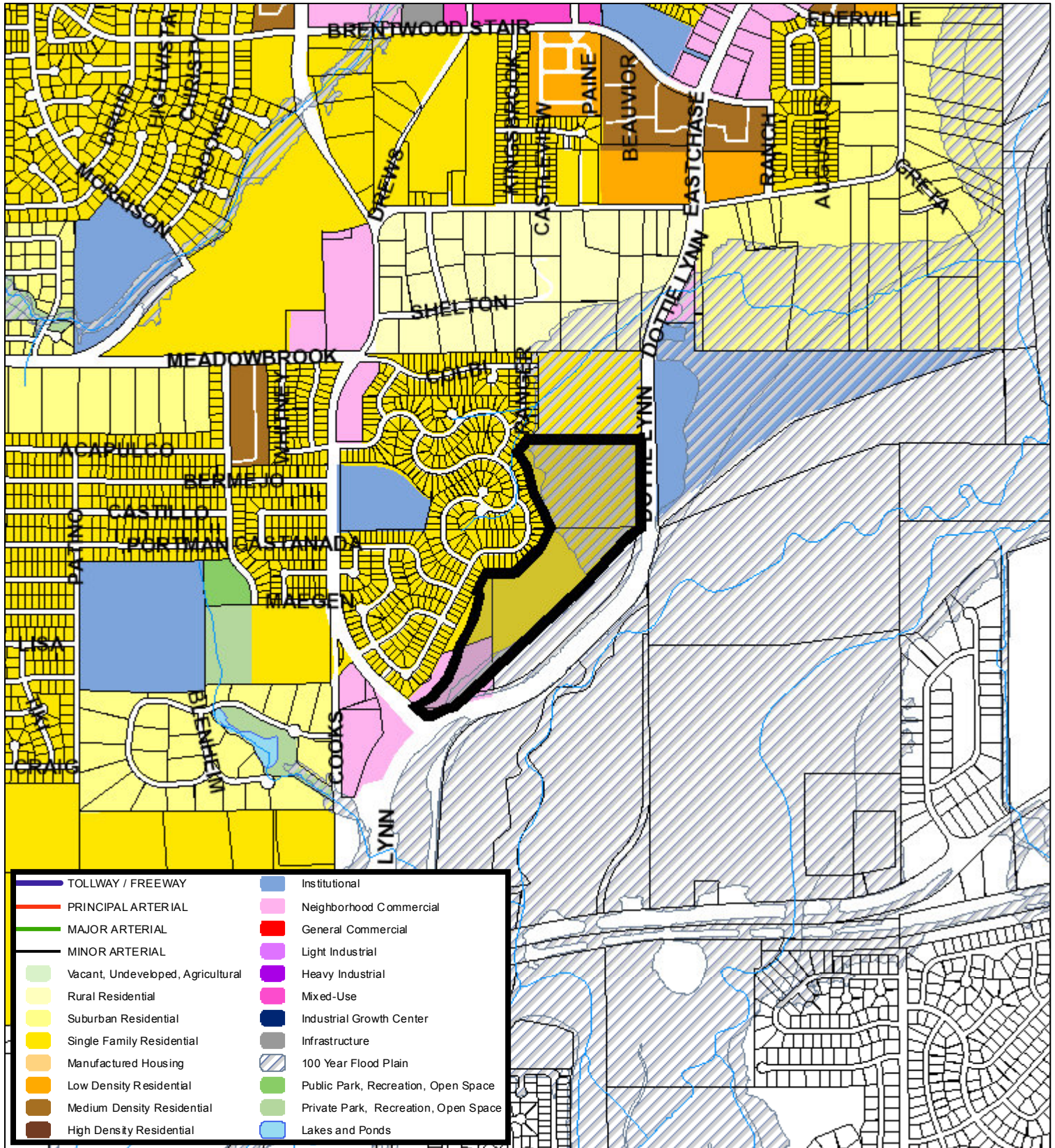
mima
civil engineering surveying landscape architecture planning
texas registration number: 1 - 2759
texas registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mimatexas.com
12/22/2022 SHEET 1 OF 1

PLOTTED BY: JACOB BAUMPTER DATE: 12/22/2022 1:28 PM PATH: P:\0665-00-002028-Planning & Design\01 Zoning Representation\mima\PHU-Shimada\DWG SITE PLAN.dwg

Area Map



Future Land Use

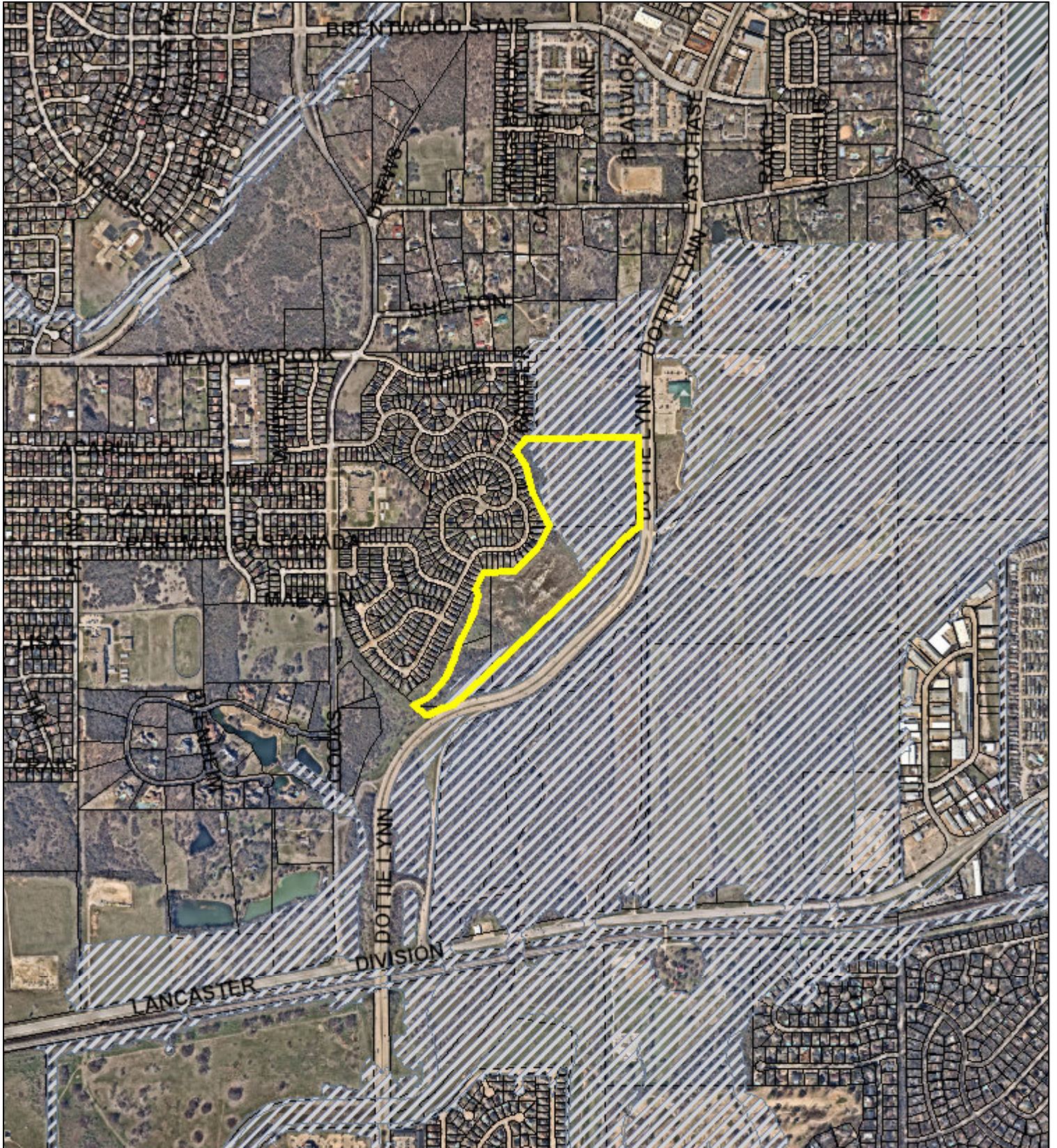


1,100 550 0 1,100 Feet

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.



Aerial Photo Map



0 700 1,400 2,800 Feet





Zoning Staff Report

Date: January 11, 2023

Case Number: SP-22-023

District (old/new) 5/ 5

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Ashen Investments, Inc.

Site Location: 501 E. Loop 820

Acreage: 4.3

Request

Proposed Use: Miniwarehouse

Companion Case: ZC-16-067/PD 1083

Request: To: Amend site plan for PD 1083 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini warehouses to combine multiple buildings to one building; site plan included

Recommendation

Staff Recommendation: **Approval**

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10. Aerial Photograph

Project Description and Background

The subject property is located on East Loop 820 and Sandybrook Drive in southeast Fort Worth. The current zoning for the property is PD 1083 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini warehouses; site plan included. The applicant is requesting to amend the approved site plan by 1) removing individual warehouse units and creating one overall unit and (2) reducing the size of the overall site square footage. Staff recommends approval for this proposal.

Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / church

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

South "PD/E" Planned Development for all uses in E plus flex office and warehouse / vacant

West "C" Medium Density multifamily / E Loop 820

Recent Zoning History

- ZC-16-067: PD 1083 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini warehouses; site plan included. (subject property)

Public Notification

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

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

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Sunset Oaks HOA, Inc.
John T. White NA	Neighborhoods of East Fort Worth
Woodhaven NA*	East Fort Worth Inc.
Streams and Valley's Inc	Trinity Habitat for Humanity
Woodhaven Community Development Inc.	East Fort Worth Business Association
Birdville ISD	FWISD

* Closest registered Neighborhood Association (located across E Loop 820)

Development Impact Analysis

Site Plan Comments

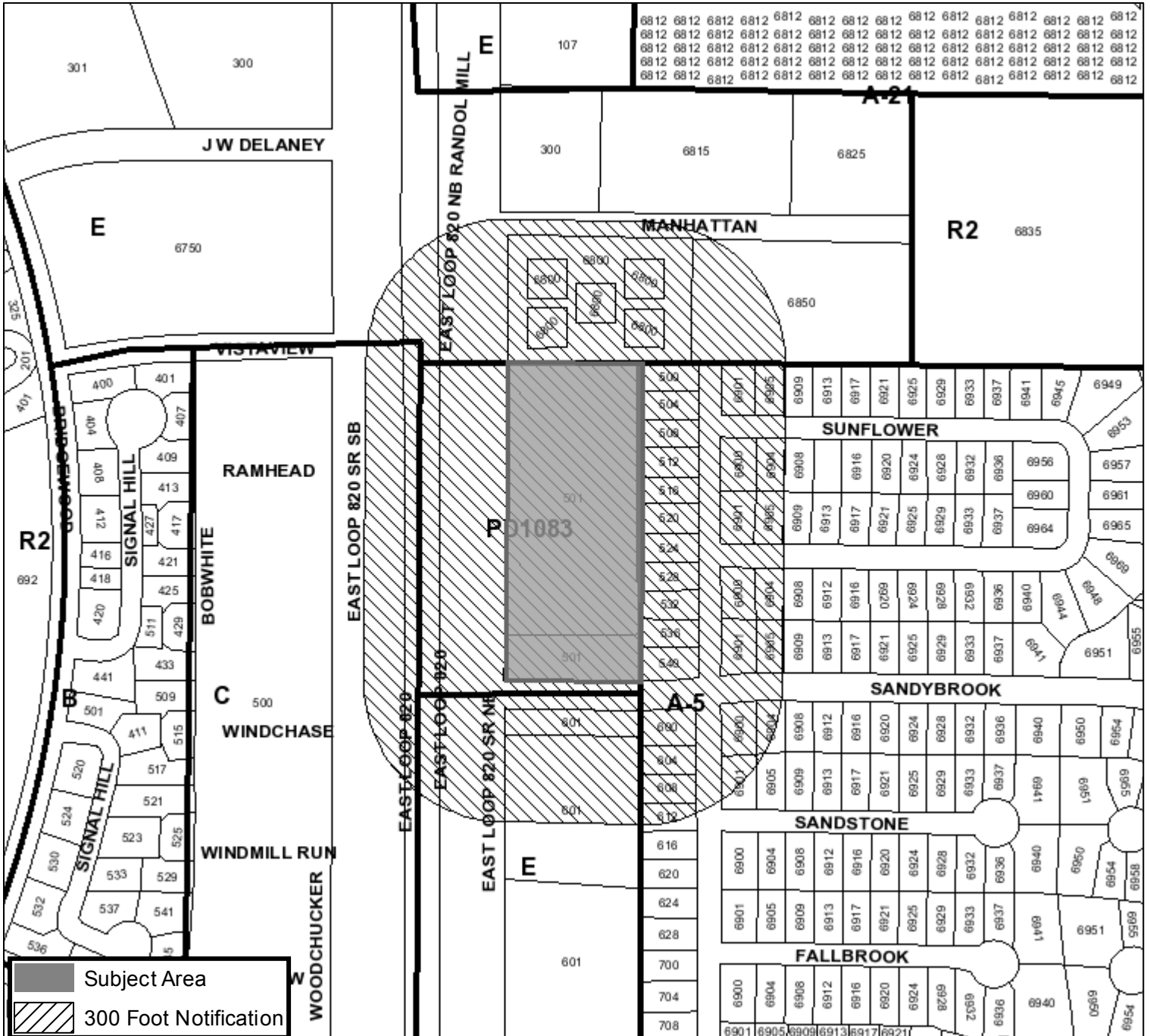
The site plan as submitted is consistent with Zoning requirements.



(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.)

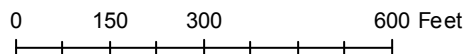


Area Zoning Map

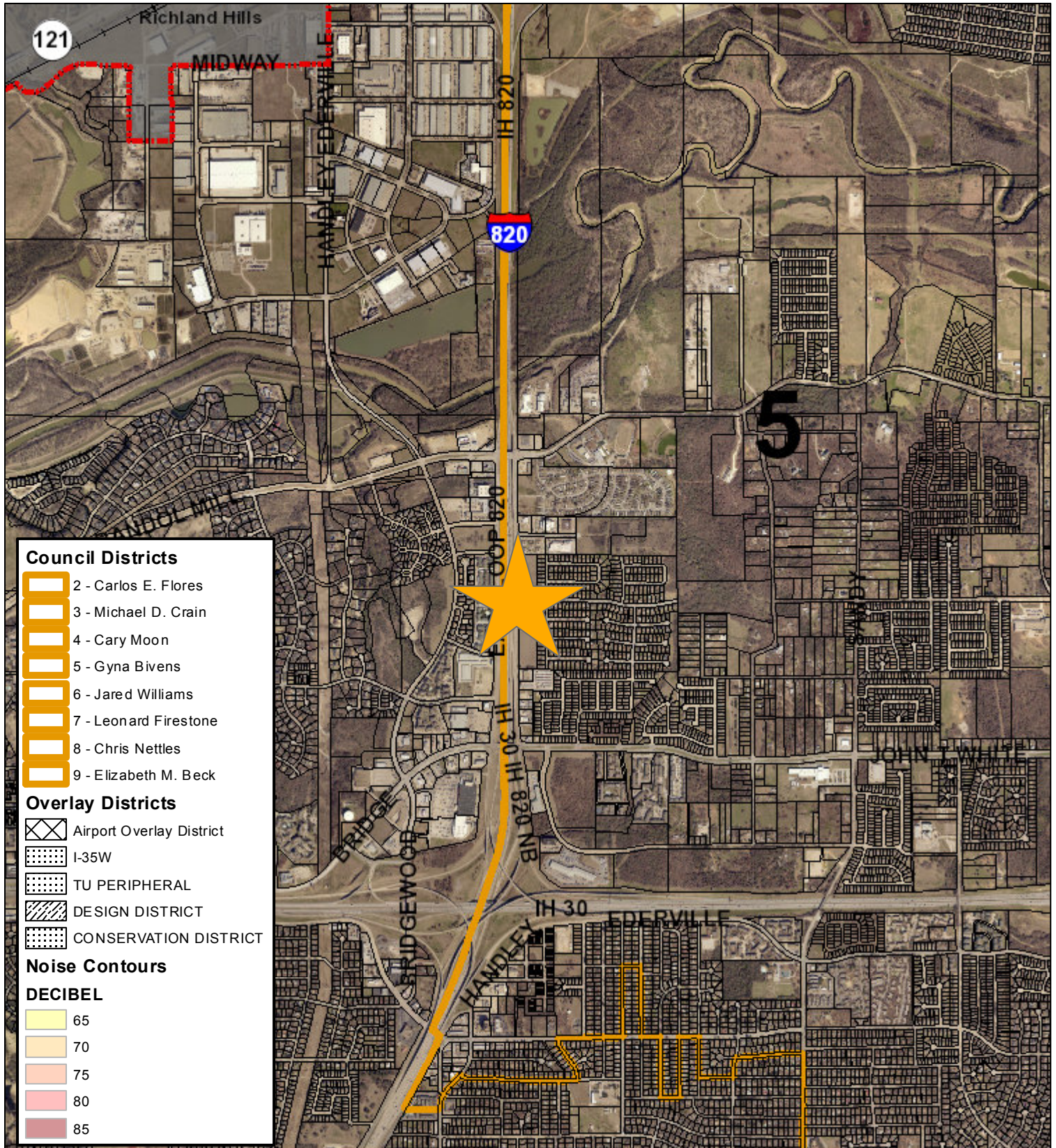
Applicant: Ashen Investments, Inc.
 Address: 501 E. Loop 820
 Zoning From: PD1083
 Zoning To: Amend Site Plan
 Acres: 4.39421773
 Mapsco: 66P
 Sector/District: Eastside
 Commission Date: 1/11/2023
 Contact: null



 Subject Area
 300 Foot Notification








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

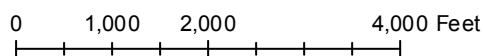
Overlay Districts

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

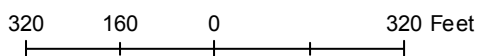
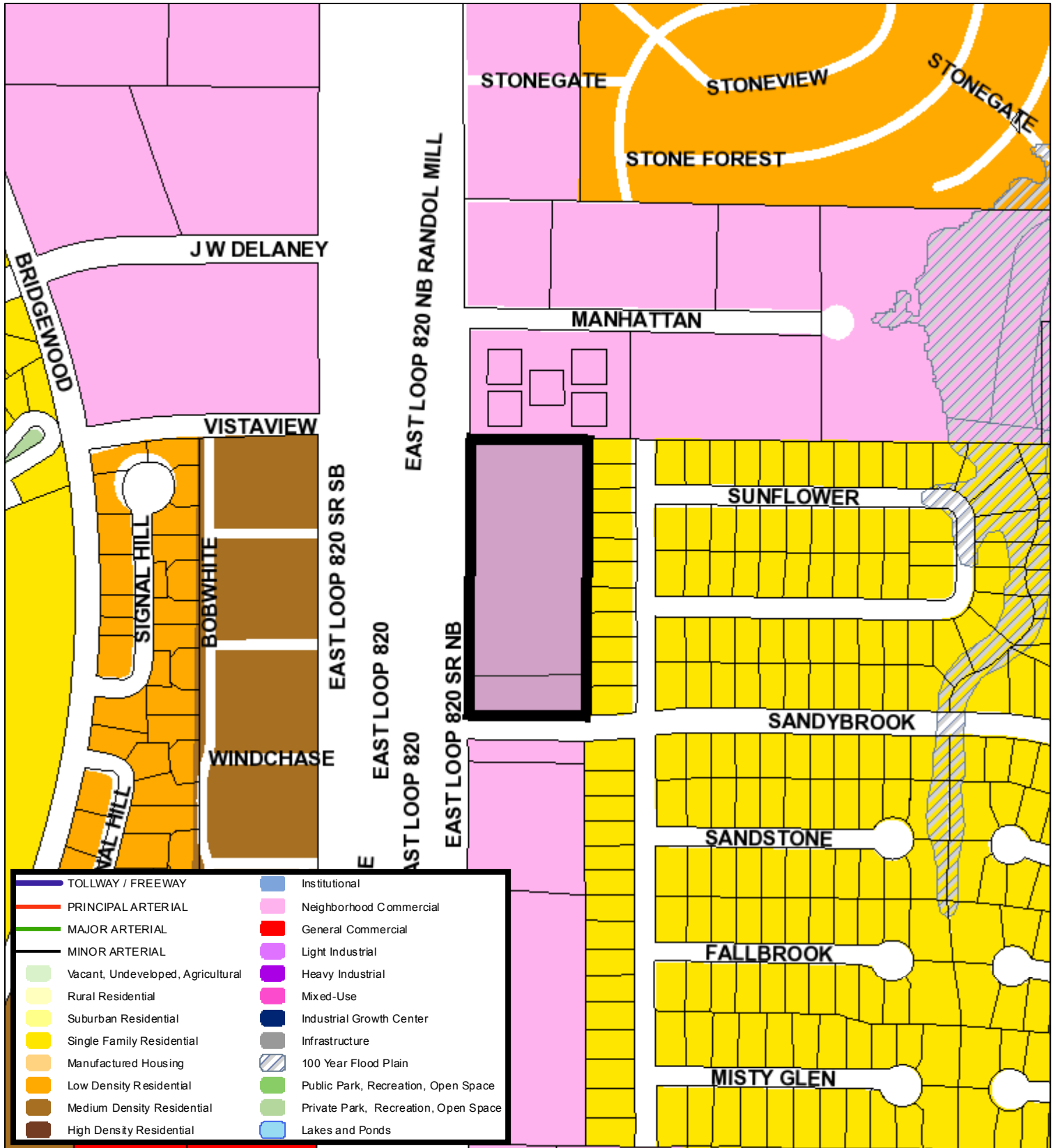
Noise Contours

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



0 205 410 820 Feet





Zoning Staff Report

Date: January 11, 2023

Case Number: SP-22-024

District (old/new): 6 / 6

Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: United Global Development Group / Logan McWhorter, representative

Site Location: SE of Sycamore School Rd. & Summer Creek Dr. **Acreage:** 1.925 acres

Request

Proposed Use: Add required Site Plan for PD 246 for childcare facility

Request: To: Add site plan to PD 246 “PD/E” Planned Development all uses in “E” Neighborhood Commercial excluding tattoo parlor and massage parlor.

Recommendation

Staff Recommendation: **Approval**

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

Project Description and Background

The site is located southeast of the intersection of Sycamore School Road and Summer Creek Drive. The site lies within Council District 6, and encompasses approximately 1.9 acres. See excerpt from applicant’s submittal packet: *This is a required Site Plan for an existing PD (PD-246). The proposed use is daycare. No changes to the PD are proposed.*

PD 246 allows development under the “E” standards. The Site Plan submitted appears to meet these standards.

Surrounding Zoning and Land Uses

North “PD 246” Planned Development-Neighborhood Commercial / undeveloped
East “A-5” One-Family Residential / residential
South “PD 246” Planned Development-Neighborhood Commercial / car wash
West “PD 246” Planned Development-Neighborhood Commercial / service station & undeveloped

Recent Zoning History

- None

Public Notification

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

The following organizations were emailed on December 30, 2022:

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Site Plan Comments

Zoning & Land Use (grayed out since they have been addressed)

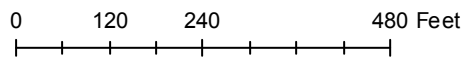
- Add case reference SP-22-024.
- Note 2 Urban Forestry should reference Section 6.302 not 6.320.
- Provide additional space for Director’s signature & date.
- Remove “Preliminary” from title on right and just call out as “Site Plan”.

Area Zoning Map

Applicant: Sycamore School Summercreek LP
 Address: Sage Vista Drive
 Zoning From: PD246
 Zoning To: Add Site Plan for Daycare
 Acres: 1.92243946
 Mapsco: 102M
 Sector/District: Wedgewood
 Commission Date: 1/11/2023
 Contact: null



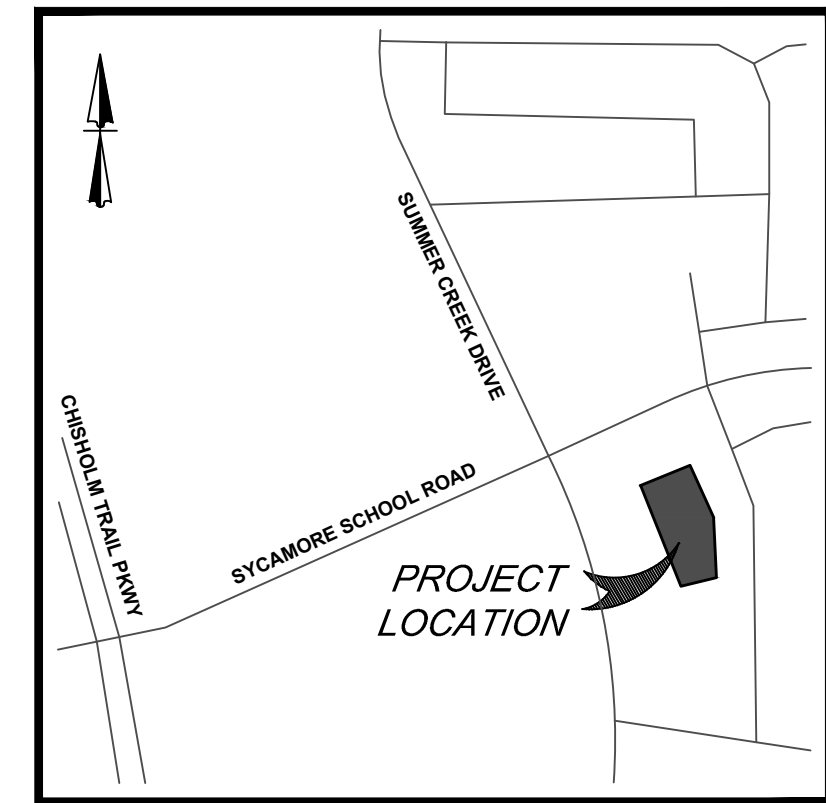
- Subject Area
- 300 Foot Notification



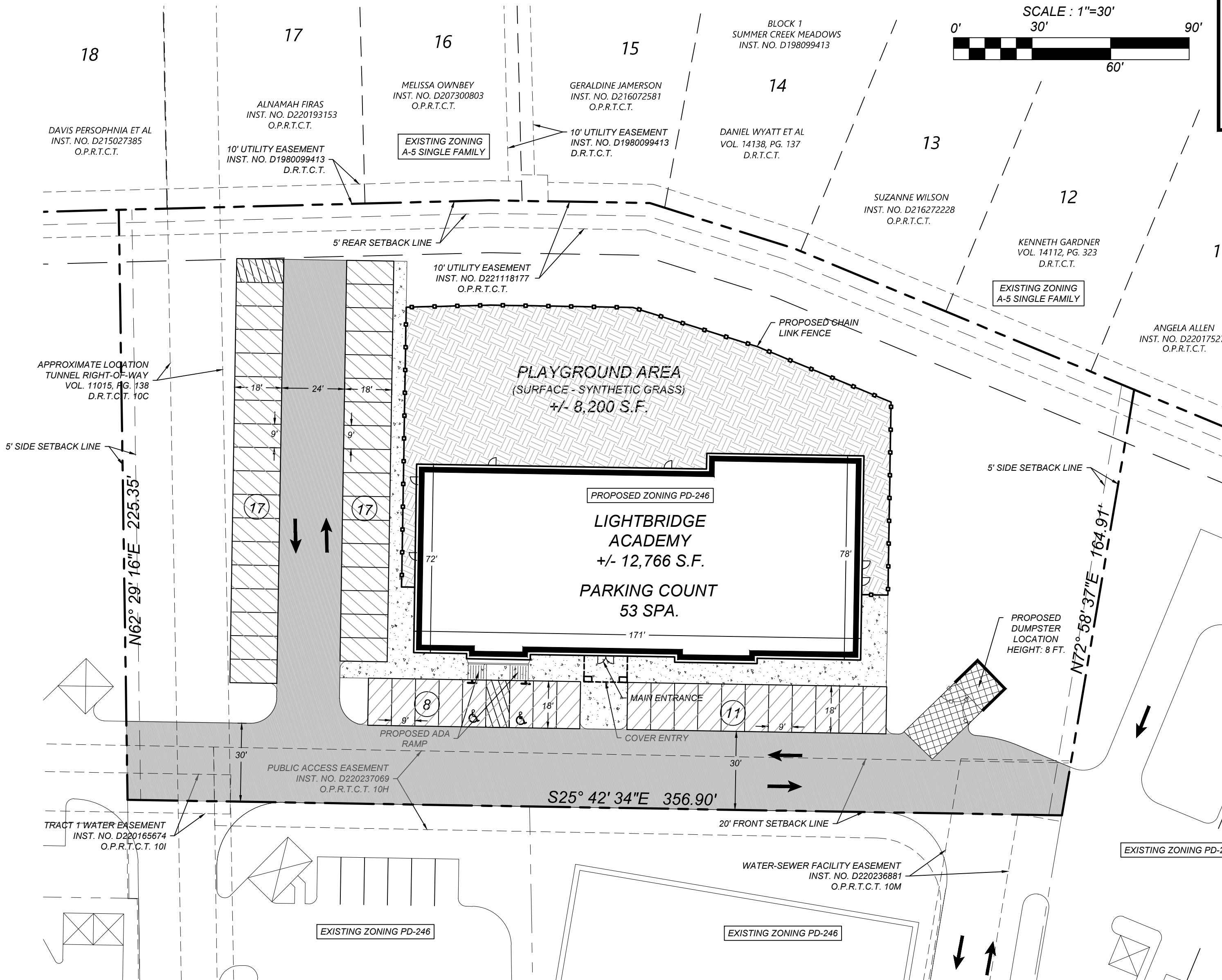
GENERAL NOTES:

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

SITE DATA TABLE						
ZONING	LOT SIZE (ACRES)	LOT SIZE (SQ.FT.)	BUILDING AREA (SQ.FT.)	BLDG. HGT. (FT.)	NUMBER OF STORIES	PARKING PROVIDED
246	1.925	83,872	12,766	28'-10"	1	53 SPACES (2 ADA)



LOCATION MAP
N. T. S.



LEGEND

- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- DUMPSTER PAD PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PLAYGROUND AREA
- PARKING COUNT (3)

DIRECTOR OF DEVELOPMENT SERVICES

DATE _____

**LIGHTBRIDGE ACADEMY
FORT WORTH, TX
SP-22-024**

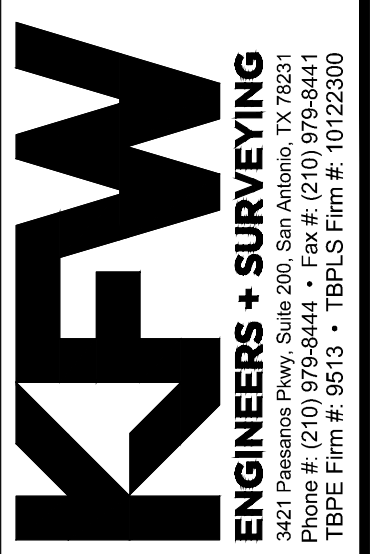
APPLICANT
UNITED GLOBAL DEVELOPMENT GROUP
ATTN: JOHN MARSHALL
275 MADISON AVENUE, 13TH FLOOR
NEW YORK, NY. 10016

OWNER
SYCAMORE SCHOOL SUMMERCREEK LAND, LP
ATTN: COLTON WRIGHT
2227 VANTAGE STREET
DALLAS, TX. 75207
(214) 234-2555

ENGINEER
KFW ENGINEERS & SURVEYING
550 RESERVE STREET, SUITE 190
SOUTHLAKE, TEXAS 76092
CONTACT: LOGAN McWHORTER

CURRENT ZONING:
PD-246

LEGAL DESCRIPTION
BEING LOT 4, IN BLOCK 1 OF VISTA SUMMER CREEK, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

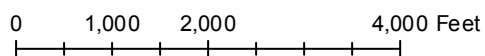
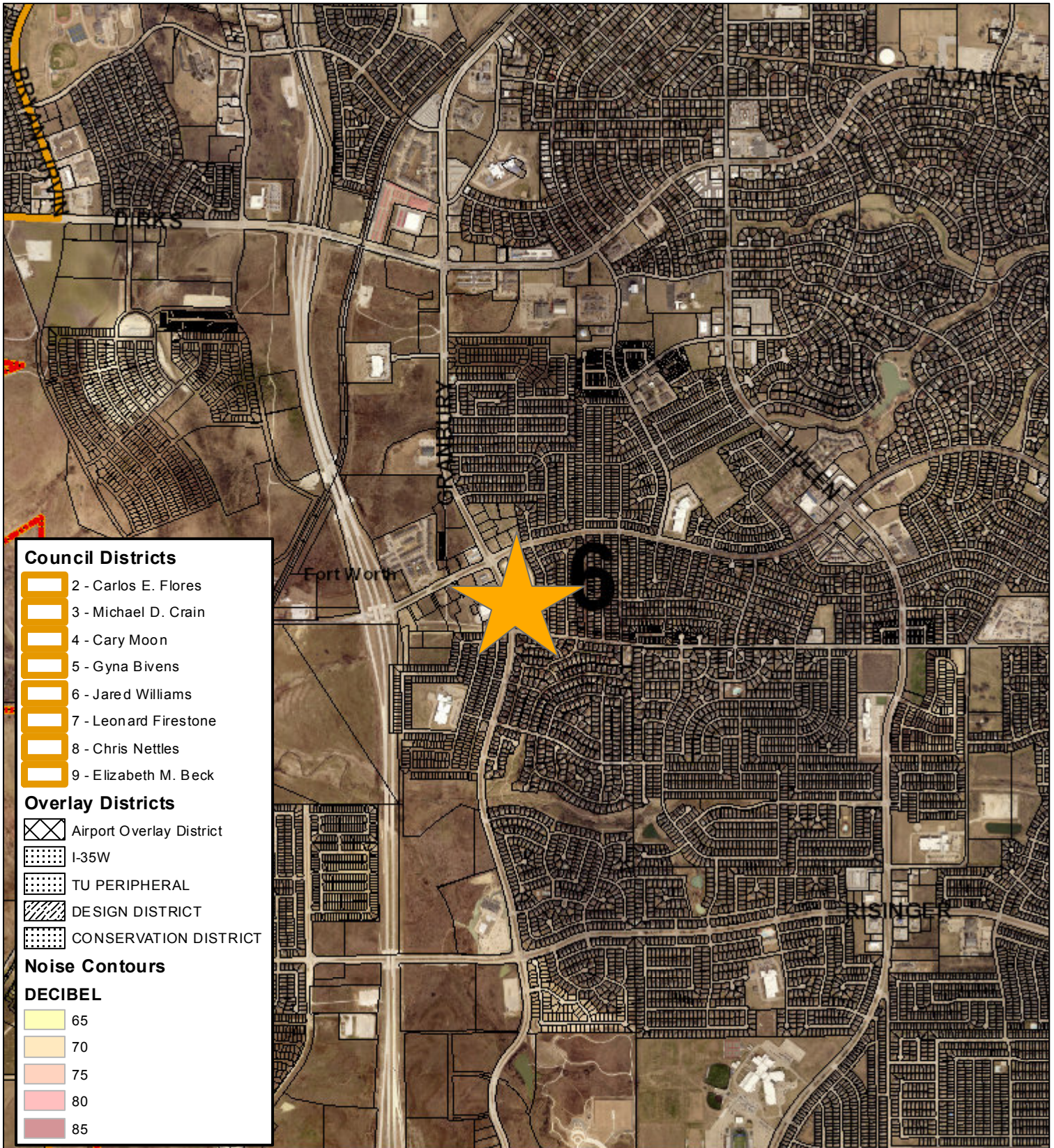


SITE PLAN
FORT WORTH, TEXAS
LIGHTBRIDGE ACADEMY

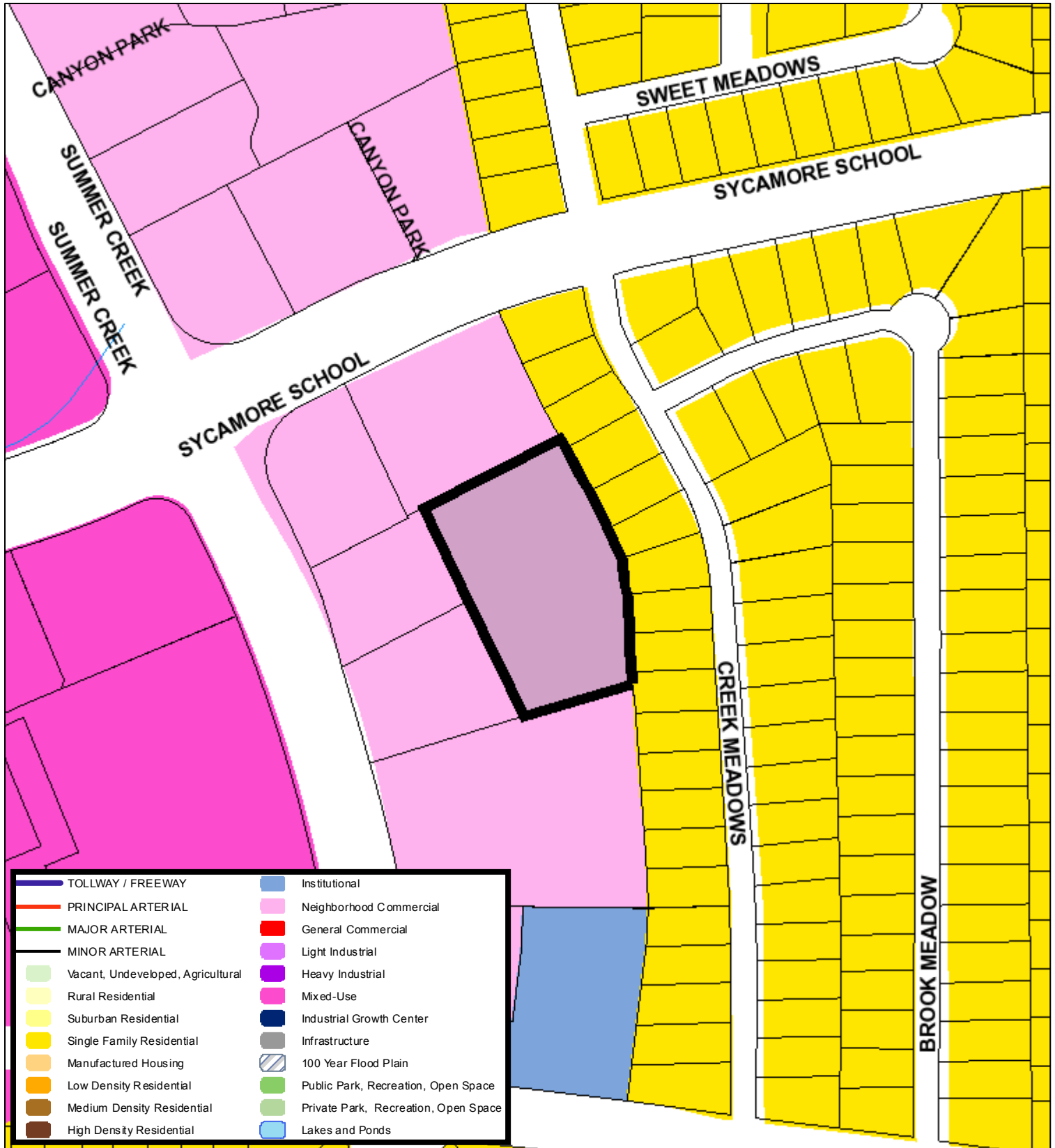
PLAT NO. _____
JOB NO. _____
DATE: DECEMBER 29, 2022
DRAWN: AB CHECKED: CA
SHEET NUMBER:

EX-1

Area Map



Future Land Use



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

200 100 0 200 Feet

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



Aerial Photo Map



0 130 260 520 Feet





Zoning Staff Report

Date: January 11, 2023

Case Number: ZC-22-087

District (old/new): 3/3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Baron Purselley

Site Location: 9904 Camp Bowie W. Blvd.

Acreage: 3.9 acres

Request

Proposed Use: Office and Warehouse Space for pool company

Request: From: PD 591 "PD-SU" for all uses in "E" plus mini warehouse, site plan waived

To: Amend PD 591 PD/SU" for all uses in "E" plus mini warehouse to add showroom, warehouse, and fleet parking for pool company; site plan waiver requested

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

This project is located on Camp Bowie West Blvd, just west of Longvue Avenue. The site is currently undeveloped. The applicant is requesting to rezone from PD 591 "PD-SU" for all uses in "E" plus mini warehouse, site plan waived to Amend PD 591 PD/SU" for all uses in "E" plus mini warehouse to add showroom, warehouse, and fleet parking for pool company; site plan waiver requested.

In "E" Neighborhood Commercial, buildings are allowed to have warehouse space, as long as it is the minority (49% or less) of the building's square footage, with 51% or more of the square footage used for the use allowed in "E". However, this Planned Development seeks to allow the proposed uses to have a larger percentage of the building used for warehouse space in addition to parking for their business. The proposed site is located on a principal arterial, which is appropriate for more intense/hybrid uses. In addition, the overall site has large amounts of floodplain, which reduce the area for development.

Surrounding Zoning and Land Uses

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

East "I" Light Industrial / restaurant, retail

South "E" Neighborhood Commercial; "F" General Commercial; "I" Light Industrial / commercial, vacant, restaurant

West "C" Medium Density; "E" Neighborhood Commercial / single-family, storage

Recent Zoning History

- None

Public Notification

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

The following organizations were emailed on December 30, 2022:

Organizations Notified	
Westland NA*	FWISD
Trinity Habitat for Humanity	Streams and Valleys Inc

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Surrounding land uses vary with single-family and vacant land, restaurant and retail to the east, commercial, vacant and restaurant just south, and single-family and storage to the west. The applicant is proposing a hybrid of showroom, warehouse and fleet parking for a pool business. The proposed site is located on a principal arterial, which is appropriate. In addition, the overall site has large amounts of floodplain, which reduce the area for development and impact to nearby residential development.

As a result, the proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan currently designates the subject property as Neighborhood 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

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

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

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

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.

Zoning

- Refer to redlined site plan. The site plan needs to have the following revisions made:
 - Revise square footage of Building B to be correct and consistent throughout plans; different square footage values are listed in different places on the plans and tables.
 - This can impact parking calculations.
 - Correct parking calculations
 - Must have a warehouse component. Currently table lists 50% office/professional building and 50% retail; if up to 80% of the square footage can be used as warehouse space, then the parking calculations need to include warehouse values.
 - Some values were incorrect; please revise per redlines on the site plan.
 - Parking values may be impacted by changing the square footage of Building B.
 - Remove “general retail sales” as an additional use; it is allowed by right in “E” zoning
 - Add the following note to the “Site Plan Notes” table.
 - Project will comply with Section 6.300, Bufferyards.
 - Add the case number to the title block.


FYI Comments

- Tree placement can change from what is shown on the site plan, so long as it complies with the Ordinances.
- All parking spaces in excess of the maximum calculated parking required will need to mitigate for the additional parking spaces by installing additional trees, to comply with the Ordinance.

Fire Department

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
- 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)
- One point of access per lot is required. Shared access must be platted as mutual access.
- IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.7 Access
- 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.

Development Services-Water Section

- Water and Sewer extensions required to serve each proposed lot
- 

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

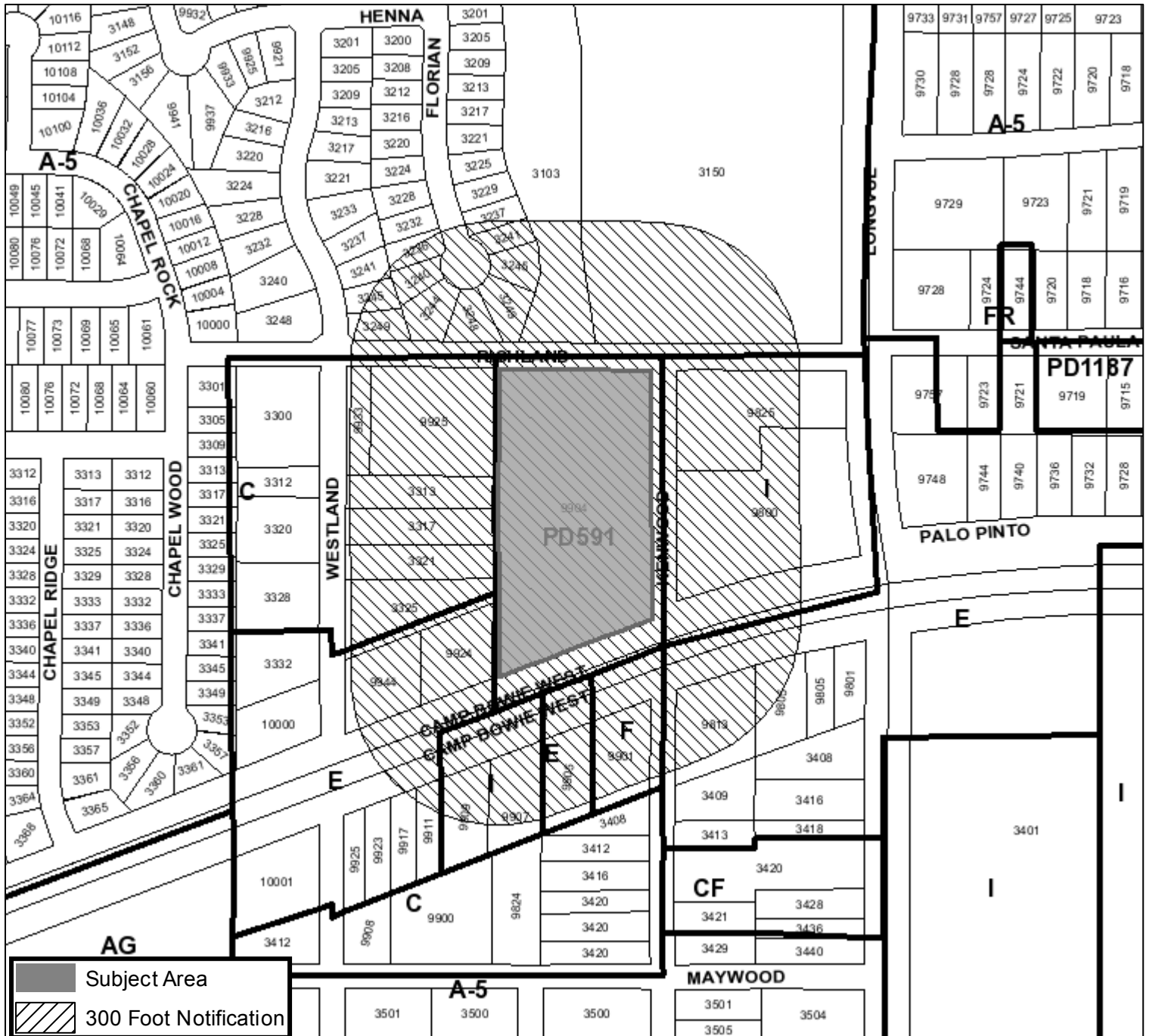






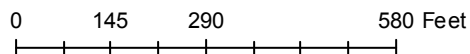
ZC-22-087

Area Zoning Map

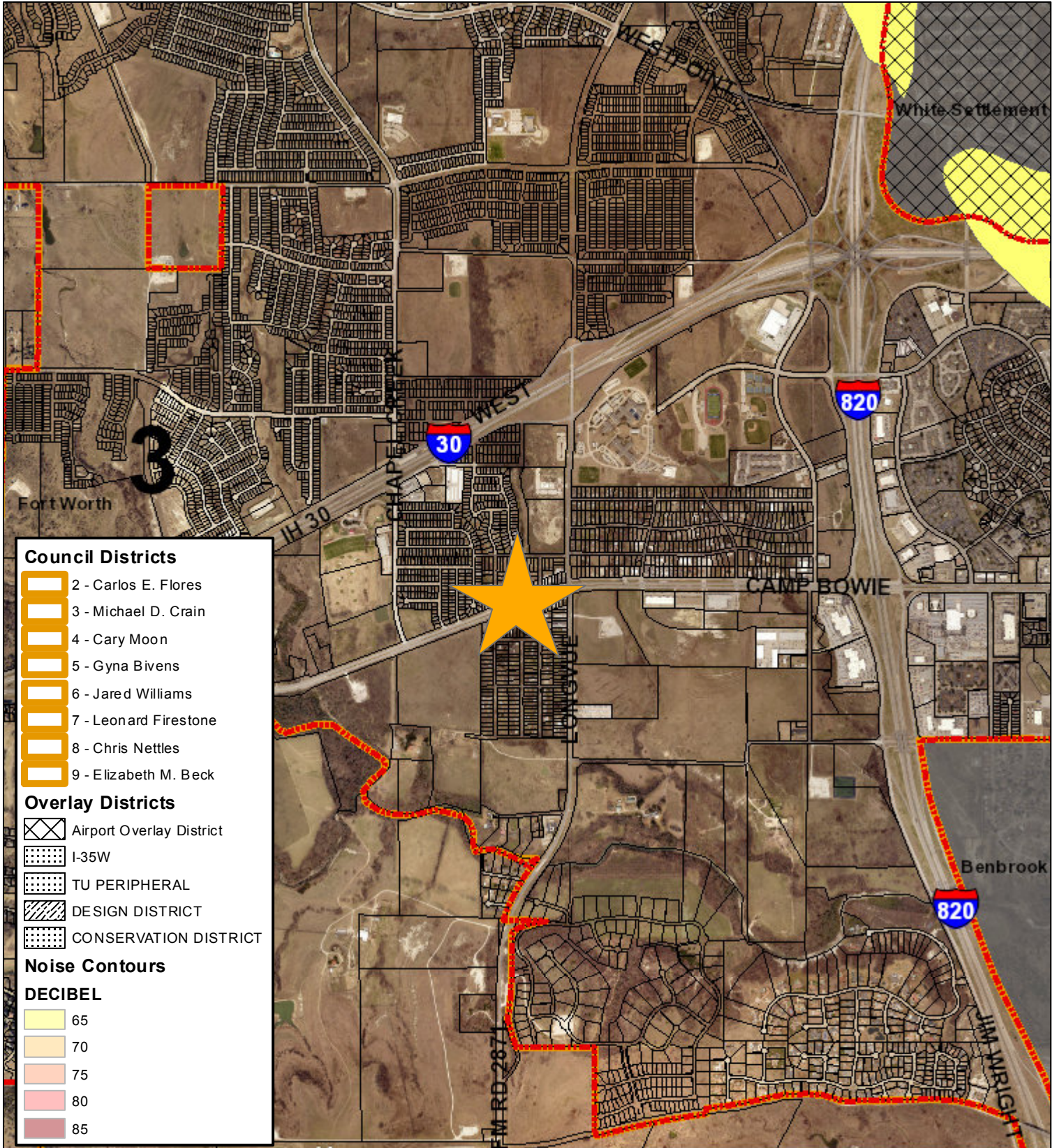
Applicant: Baron Purselley
 Address: 9904 Camp Bowie W. Blvd.
 Zoning From: PD591
 Zoning To: I
 Acres: 3.97209535
 Mapsco: 072P
 Sector/District: Far West
 Commission Date: 1/11/2023
 Contact: null











 Subject Area
 300 Foot Notification








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

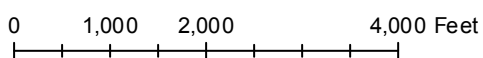
Overlay Districts

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

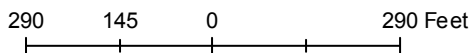
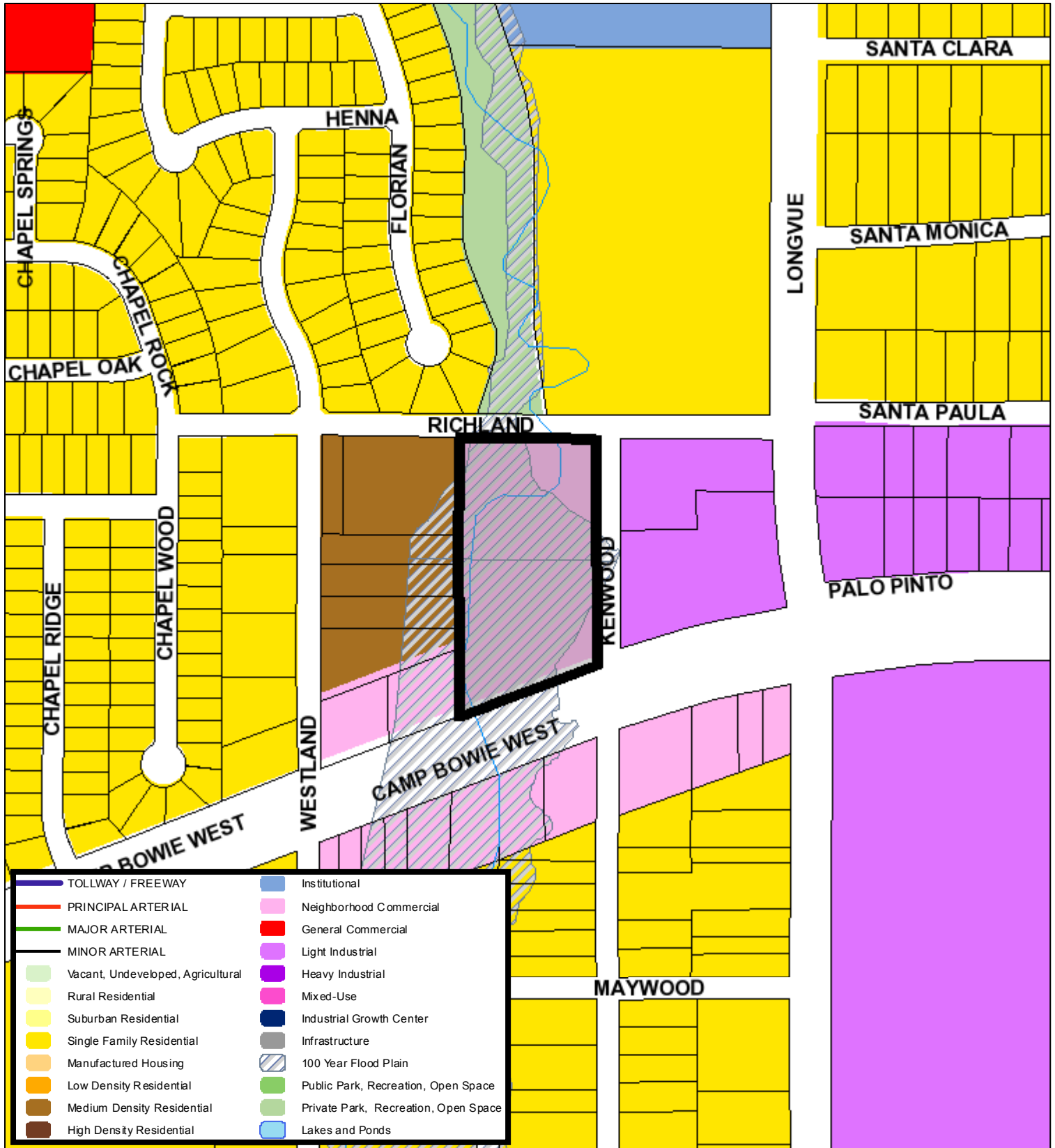
Noise Contours

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



0 187.5 375 750 Feet





Zoning Staff Report

Date: January 11, 2023

Case Number: ZC-22-170

District (old/new): 5/11

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Idris Adeniseun

Site Location: 5213 Mansfield Highway

Acreage: 1.7 acres

Request

Proposed Use: Vehicle Junkyard

Request: To: Add Conditional Use Permit to allow vehicle junkyard in “K” Heavy Industrial for a maximum of 5 years; site plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The proposed site is located on Mansfield Hwy near the intersection of E. Loop 820 South. The applicant is requesting to add a Conditional Use Permit to allow a vehicle junkyard in “K” Heavy Industrial for a maximum of 5 years; site plan included.

The proposed use was allowed previously through Special Exception. However, the five-year term has expired hence the zoning request. The applicant intends to maintain the existing operation with several office buildings in the front of the site, screening fence surrounding the property, and cars for salvage. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. The zoning ordinance was changed to allow vehicle junkyard under CUP.

While a vehicle junkyard is not permitted in the “K” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions.

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.

Surrounding Zoning and Land Uses

North “C” Medium Density Multifamily / multifamily, vacant
East “K” Heavy Industrial; “I” Light Industrial; ETJ
South City of Forest Hill / hotel, commercial
West City of Forest Hill / automotive, commercial

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 29, 2022.
The following organizations were notified: (emailed December 30, 2022)

Organizations Notified	
Southeast Fort Worth Inc.	Trinity Habitat for Humanity
Streams and Valleys Inc	Fort Worth ISD

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to add a CUP to allow a vehicle junkyard in the “K” zoning district for a maximum of 5 years. Surrounding land uses vary with vacant land and multifamily to the north, gas station and auto repair to the east, hotel, automotive and commercial within the City of Forest Hill both south and west. No development waivers are being requested. The proposed use is small scale, has been in continuous operation for several years, and is in close proximity to the freeway and other large industrial uses.

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

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. Based on the lack conformance with the future land use map, the proposed zoning is **not consistent** with the Comprehensive Plan.

However, the proposed zoning is consistent with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

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

Zoning and Land Use

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

- Provide fence type/screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.

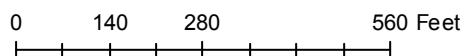
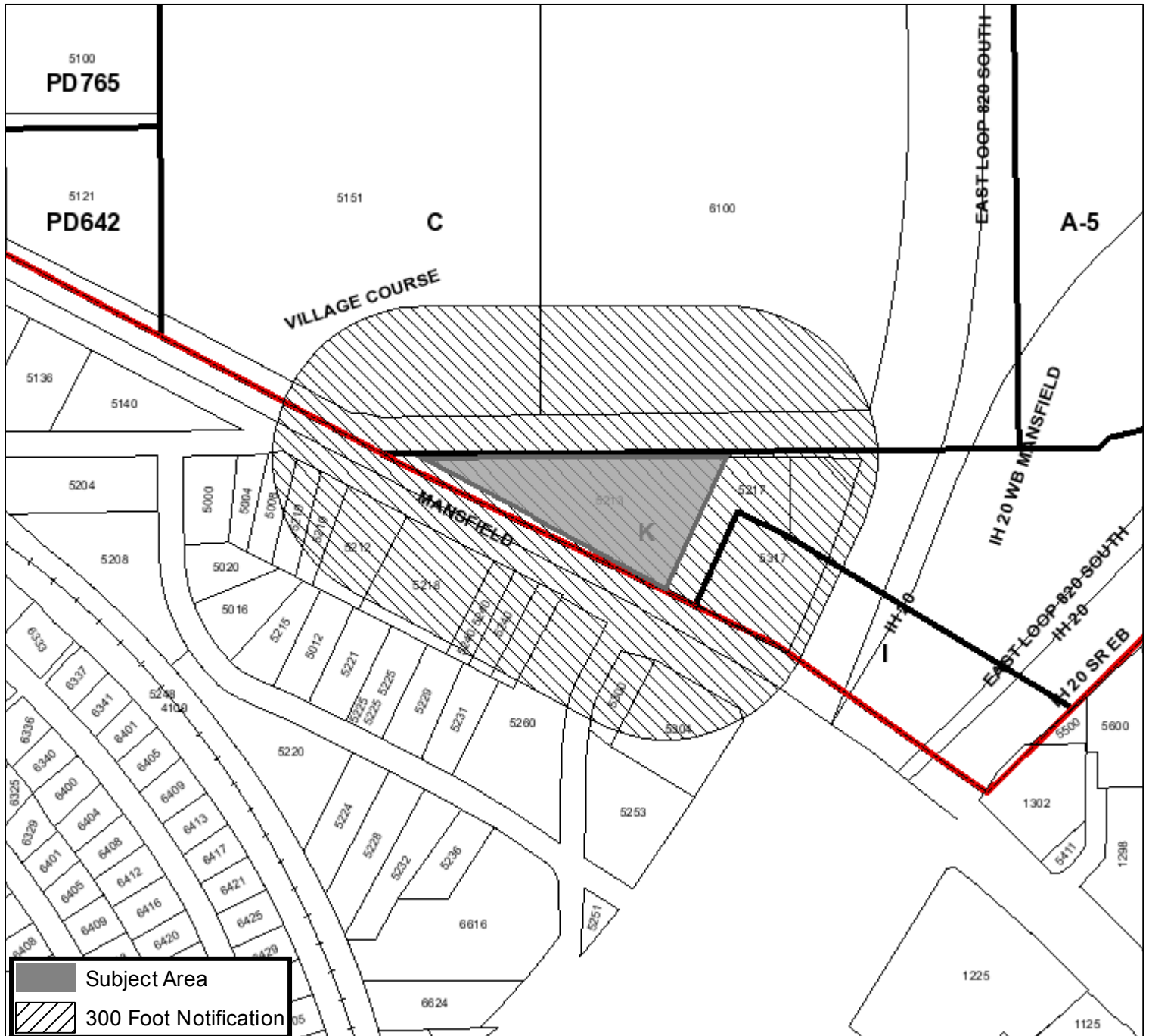




ZC-22-170

Area Zoning Map

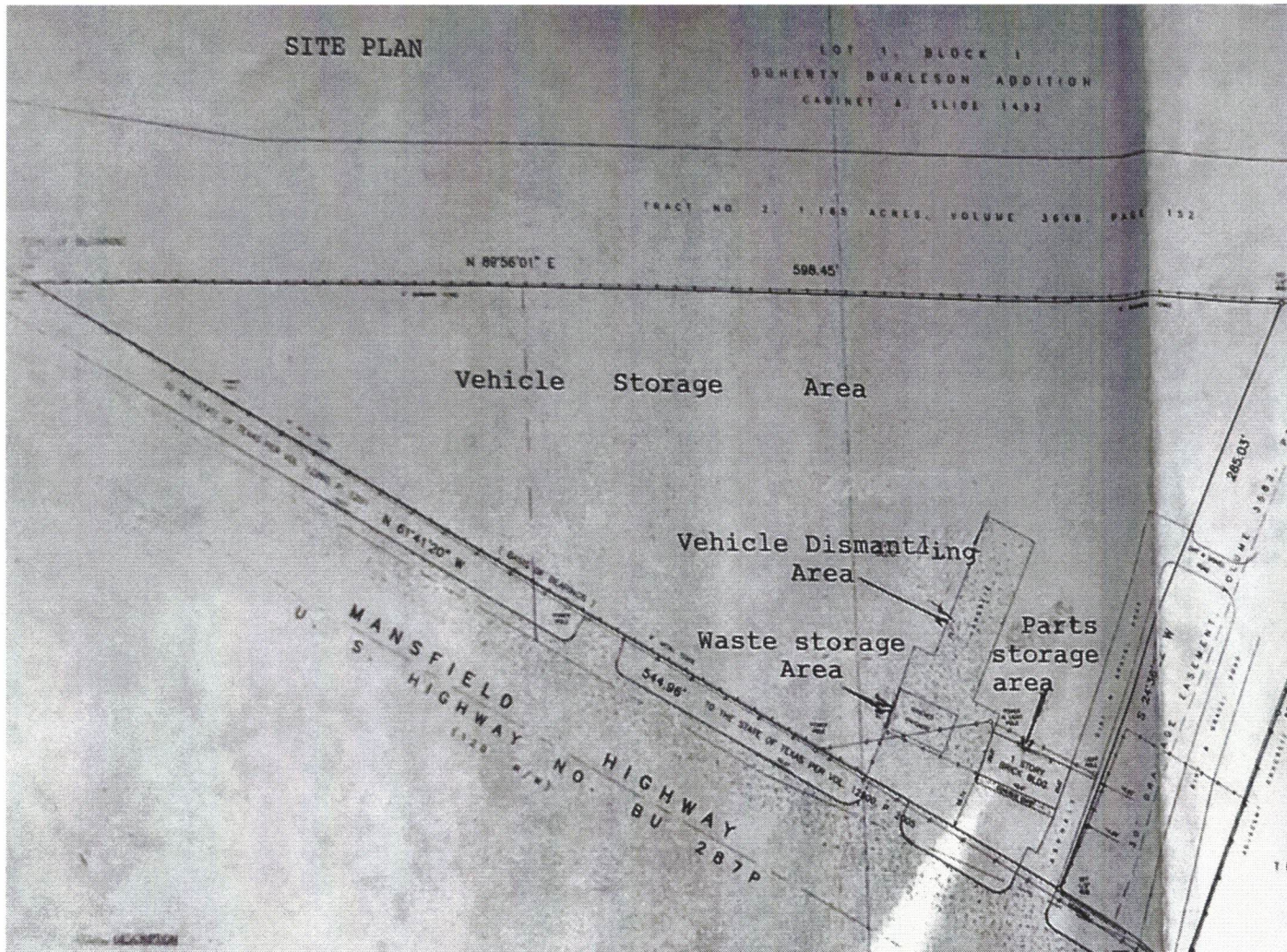
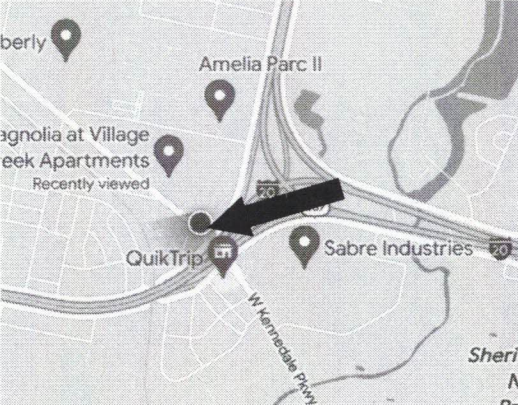
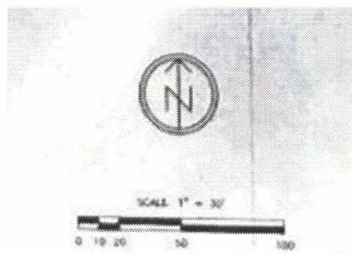
Applicant: Idris Adeniseun
 Address: 5213 Mansfield Highway
 Zoning From: F
 Zoning To: Add Conditional Use permit for Salvage Yard
 Acres: 1.77923911
 Mapsco: 093T
 Sector/District: Southeast
 Commission Date: 1/11/2023
 Contact: 817-392-6226



- NOTES:**
1. THIS PROJECT SHALL COMPLY WITH ALL LANDSCAPING REQUIREMENTS IN ACCORDANCE WITH SECTION 6.301 LANDSCAPING
 2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
 3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
 4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTNING CODE
 5. THIS PROJECT SHALL BE SCREENED WITH A SOLID WOOD FENCE AT LEAST 6- FEET IN HEIGHT.
 6. THIS PROJECT IS INTENDED FOR OUTDOOR STORAGE OF EQUIPMENT AND MATERIALS. NO PARKING IS PERMITTED.

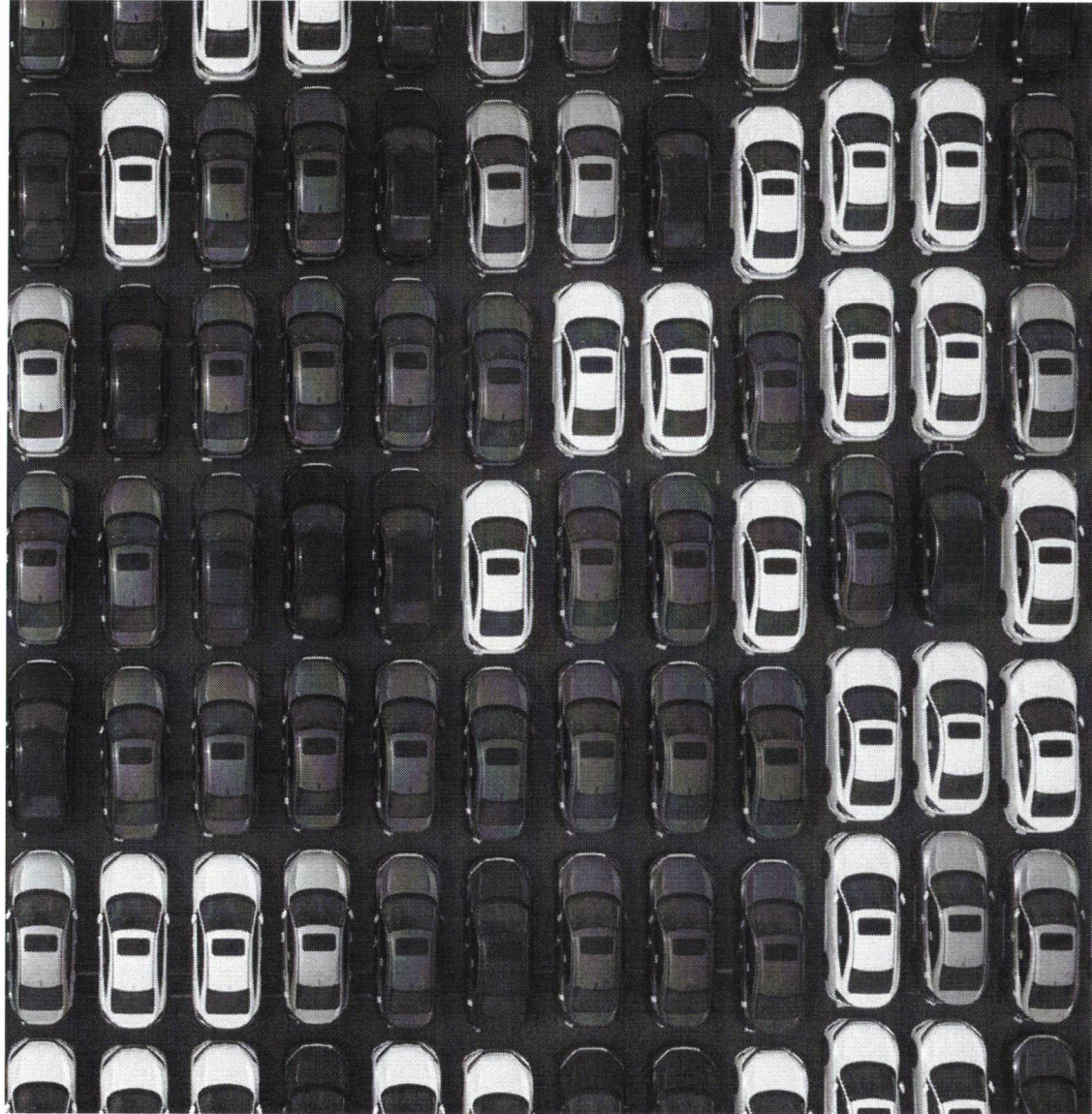
Director of Planning & Development

Date _____



A & I AUTO INC

Our History



From the biggening

- Our association with this business begin in 2000 at the time we were known as American and Import Auto Parts after some years we change our format.
- 2006 A & I Auto Inc. was created.
- We have been doing business since then Servicing our customers on all their automotive needs.
- We are a Full-service yard.
- Including recycle parts (engines, transmission, alternators, starters, fenders, hoods, all parts)
- As well as new parts
- Services from State Inspection to installing parts and servicing vehicles.

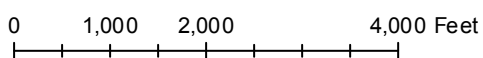
Our Commitment

- Knowing and Understanding that we are on Grand Father land has over the years inspire us to do better for our community by making sure to maintain our property on the best shape possible and make sure we have all our license and permit in order.
- Maintaining a clean yard and a good environment for our costumers and our neighbors
- We been able to maintain a very good amount of repeating customers which allow us to continue working through all this years.
- Our commitment to our community over all is to continue maintaining the same quality of service and parts as we been doing

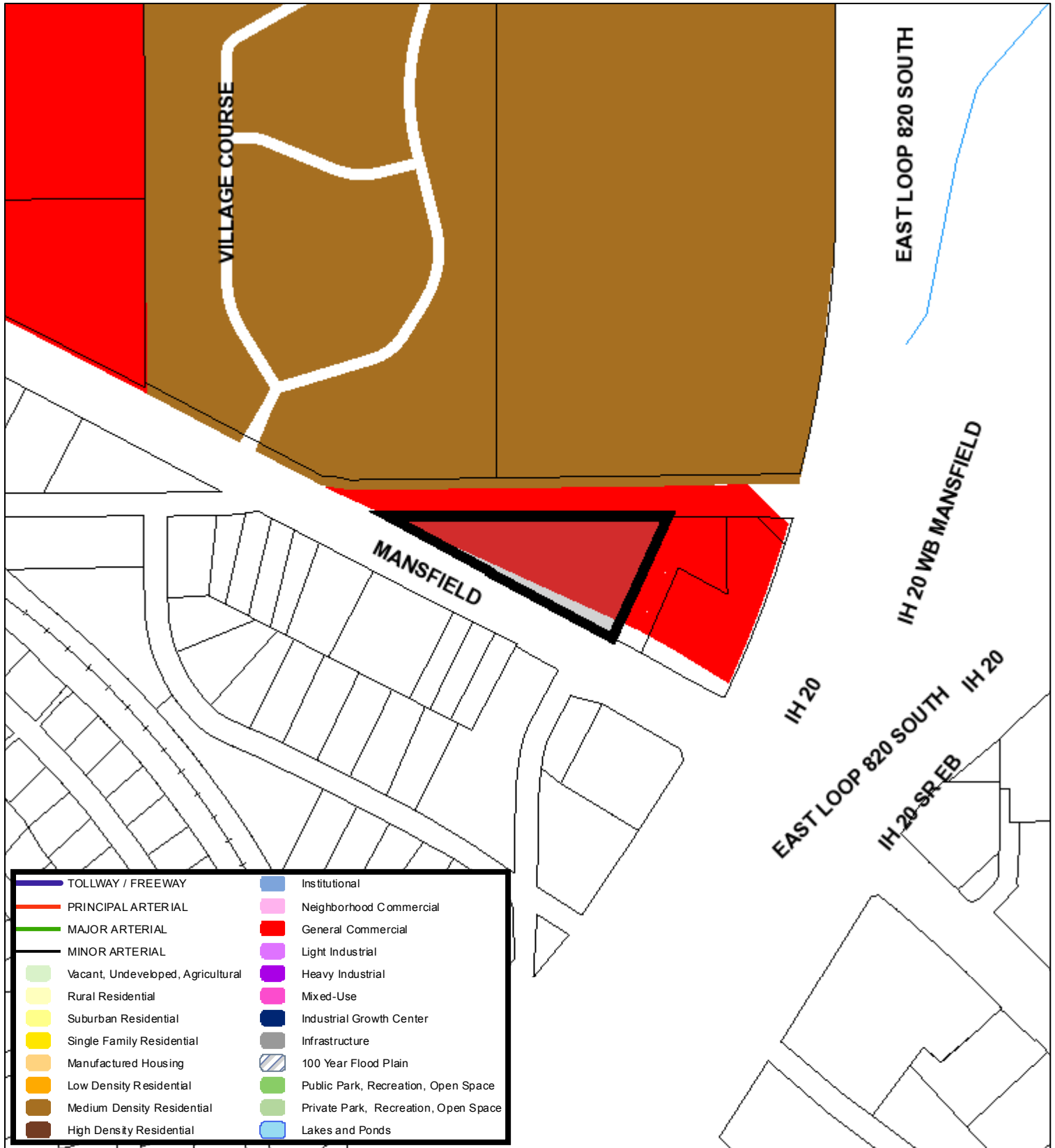
Today

- We are here looking to renew the zoning on our property so we can continue servicing our community as we been for the last 22 years
- **Blair Walker**6 months ago
 - After a quick search they had what we needed for an all wheel drive Honda. They took our CC info, pulled the parts, called us the next day to say ready for pickup. No problems at all. Infact, there was a line of people but I was still greeted and when they knew I was there for pickup they got extra help to get checked out and loaded up. Thanks for the fair prices and terrific service on hard to find AWD Honda parts!
- **Sarah Alexander**2 years ago
 - We go to them for all our car needs. If you treat them respectfully, you will get the best service. Very thankful for them!
- Allow us to continue offering good service and great prices for many more years to come.
- Storm water permit is current.

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



0 180 360 720 Feet





Zoning Staff Report

Date: January 11, 2023 Case Number: ZC-22-182 Council District: (old/new): 5 / 5

Zoning Map Amendment

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

Owner / Applicant: T Square Investments LLC/Darshwish Otrok

Site Location: Southwest Corner of E Square & T Square St. Acreage: 3.72 Acres

Request

Proposed Use: Residential

Request: From: "G" Intensive Commercial

To: "A-5" One-Family

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

Project Description and Background

The applicant requests a zoning change from “G” Intensive Commercial to “A-5” One-Family. The property is located on E Square road and T Square Road. The applicant intends to construct approximately 21 single-family residences adjacent to an existing commercial development. The site is situated in the Eastchase Mixed-Use Growth Center; an area targeted to promote commercial and mixed-use development. The current zoning of the site encourages the type of development supported and planned for in the area. The development does not preserve the commercial edge that extends from Eastchase Pkwy.

The site is located in East Fort Worth, traditionally known for the remaining portions of the Eastern Cross Timbers. This site appears to have been cleared before 2001, so very few trees would be over 20 years old. This development has little impact on the established urban tree canopy in the area.

In 2017, the applicant applied to rezone from “G” Intensive Commercial to “R2” One-Family Attached Townhouse. However, this application was denied in the end because there was some pushback from neighborhood groups. The applicant believes that A-5, which would allow for a lower dense development compared to the “R-2” product they initially requested, would be more appealing, also considering that City Council recently approved the same request for the property directly south of the subject site and to the east.

Here is an excerpt of the application for more background information:

The proposed rezoning request is located just south of Ederville Road and north of Brentwood Stair Road along T Square Street. The subdivision was originally platted for industrial or commercial development. We are requesting zoning change to A-5 Single Family development. A Pre-Development meeting was held on September 8, 2022 at 11:30 AM. A single Family rezone was recently approved to the south of property. Attached, Please find Survey, Copies of Previous Change request in 2017 To R2 which was denied. Now applying for A-5 as seem to be more appealing to different departments as indicated in our Research. This request is for portion of Original request since part of land was sold (marked in yellow on page 4).

Surrounding Zoning and Land Uses

North “G” Intensive Commercial/ Wood shop
East “A-5” One-Family / vacant/single family residences
South “A-5” One-Family / vacant
West “G” Intensive Commercial/ Vacant

Recent Zoning History

- ZC-15-118: site area to the east rezoned from “G” Intensive Commercial to “A-5” One Family
- ZC-17-088: Request to rezone from “G” intensive commercial to “R2” townhomes
- ZC-20-154: Request to rezone from “E” General Commercial and G “Intensive Commercial
- ZC-21-217: Request to rezone from “G” Intensive Commercial to “A-5” One-Family

Public Notification

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

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

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth
Hollow Hills NA	John T White NA
Far East Fort Worth HOA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
East Fort Worth Business Association	Fort Worth ISD

Development Impact Analysis

Land Use Compatibility

The applicant proposes to rezone the site to A-5 One Family for single-family development. The surrounding land uses are primarily vacant but also zoned for commercial. There is single-family development to the east, and that is relatively new. Any adjacently zoned commercial sites adjacent to this would utilize appropriate buffers and setbacks to counter any perceived negative impacts of development adjacency.

As such, the proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2022 The 2020 Comprehensive Plan designates the subject property as Mixed Use Growth Center. The request to rezone to A-5 One Family is a significant deviation from the Future Land Use Policy. Specifically, the Comprehensive Plan provides policies to:

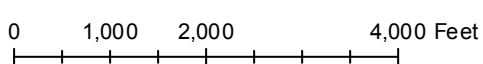
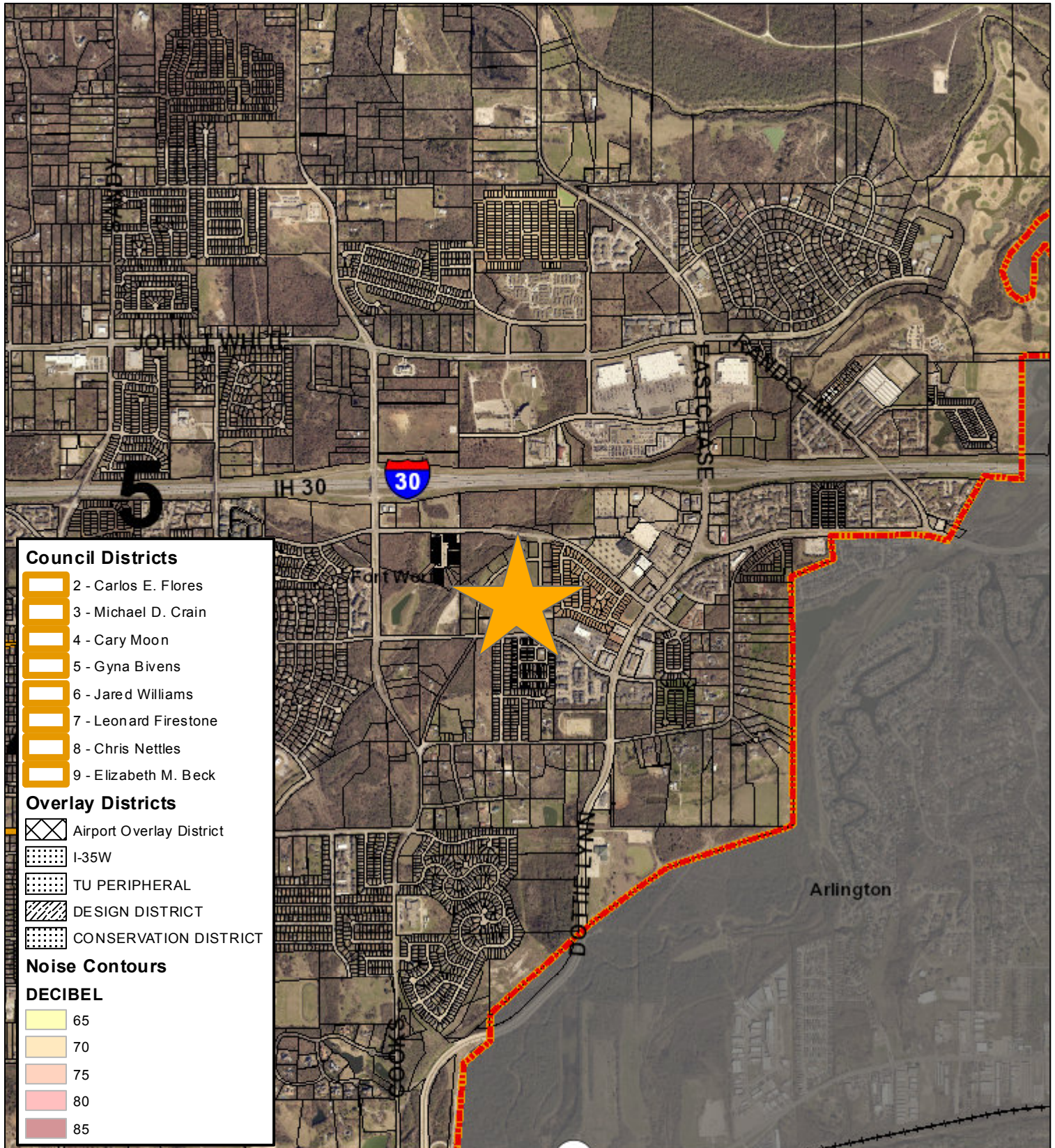
- Promote commercial, mixed-use, and urban residential development within the Centreport and Eastchase Mixed-Use Growth Centers

Therefore, the proposed zoning **not consistent (Significant Deviation)** with the Future Land Use map and the Comprehensive Plan policy.

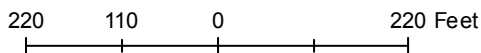
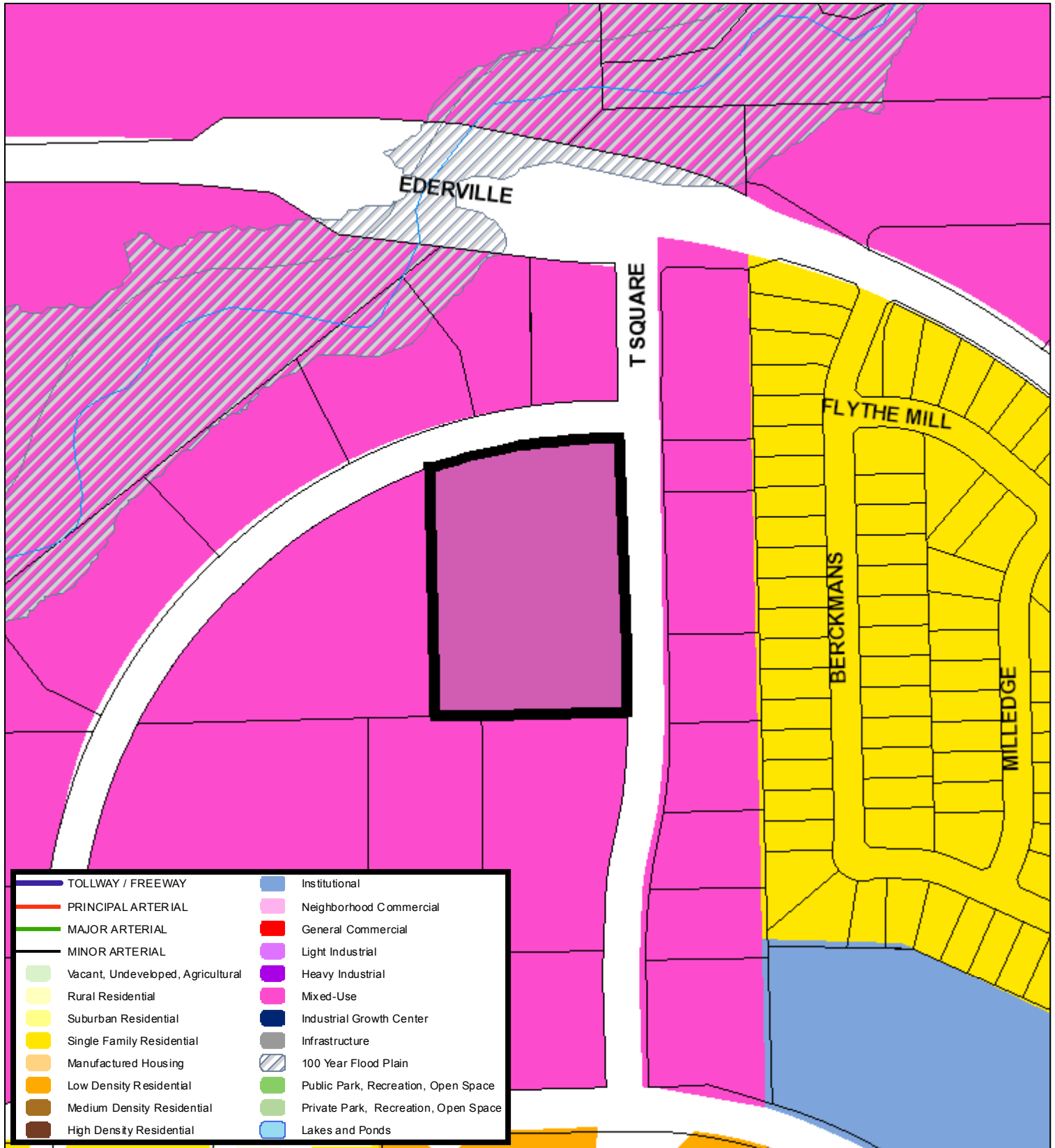
Economic Development Plan

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 Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

Area Map



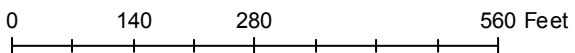
Future Land Use



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





Zoning Staff Report

Date: January 11, 2023

Case Number: ZC-22-201

District (old/new): 8 / 11

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Armando Hernandez/Stacy Collins

Site Location: 3600 E. Rosedale Street

Acreage: 0.13 acre

Request

Proposed Use: Auto Sales

Request: From: "E" General Commercial

To: "FR" General Commercial Restricted

Recommendation

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

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

Staff Recommendation: **Denial**

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10. Existing Improvements

Project Description and Background

The proposed site is located on the corner of East Rosedale Street and Campbell Street. The applicant is proposing to zone the subject site “FR” General Commercial Restricted. The applicant intends use the lot for automotive sales. In 2010, nearby properties were included in a Council Initiated rezoning to reduce the intensity of zoning in the area. In addition, the Polytechnic/Wesleyan Urban Village is located approximately two blocks from the site. The current “E” Neighborhood Commercial zoning is an appropriate district buffering Urban Villages.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / convenience store
East “E” Neighborhood Commercial /commercial building
South “ER” Neighborhood Commercial Restricted / salon, single-family
West “CF” Community Facilities / church

Recent Zoning History

- ZC-10-118-Council Initiated Rezoning impacting several nearby properties for lower zoning designations.

Public Notification

300-foot Legal Notifications were mailed on December 29, 2022.
The following organizations were emailed on December 30, 2022:

Organizations Notified	
Neighborhoods of East Fort Worth	Polytechnic Heights NA*
West Meadowbrook NA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	FWISD
East Fort Worth Business Association	

**Located just south of this Neighborhood Organization.*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting a zoning change to “FR” General Commercial Restricted. Surrounding uses vary with a convenience store to the north, commercial building east, church to the west, and salon to the south. The overall area was rezoned via Council Initiated Rezoning to reduce the intensity of zoning. As such, the proposed zoning **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Polytechnic Heights

The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial, “FR” zoning is not consistent zoning classification according to the following table.

FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1

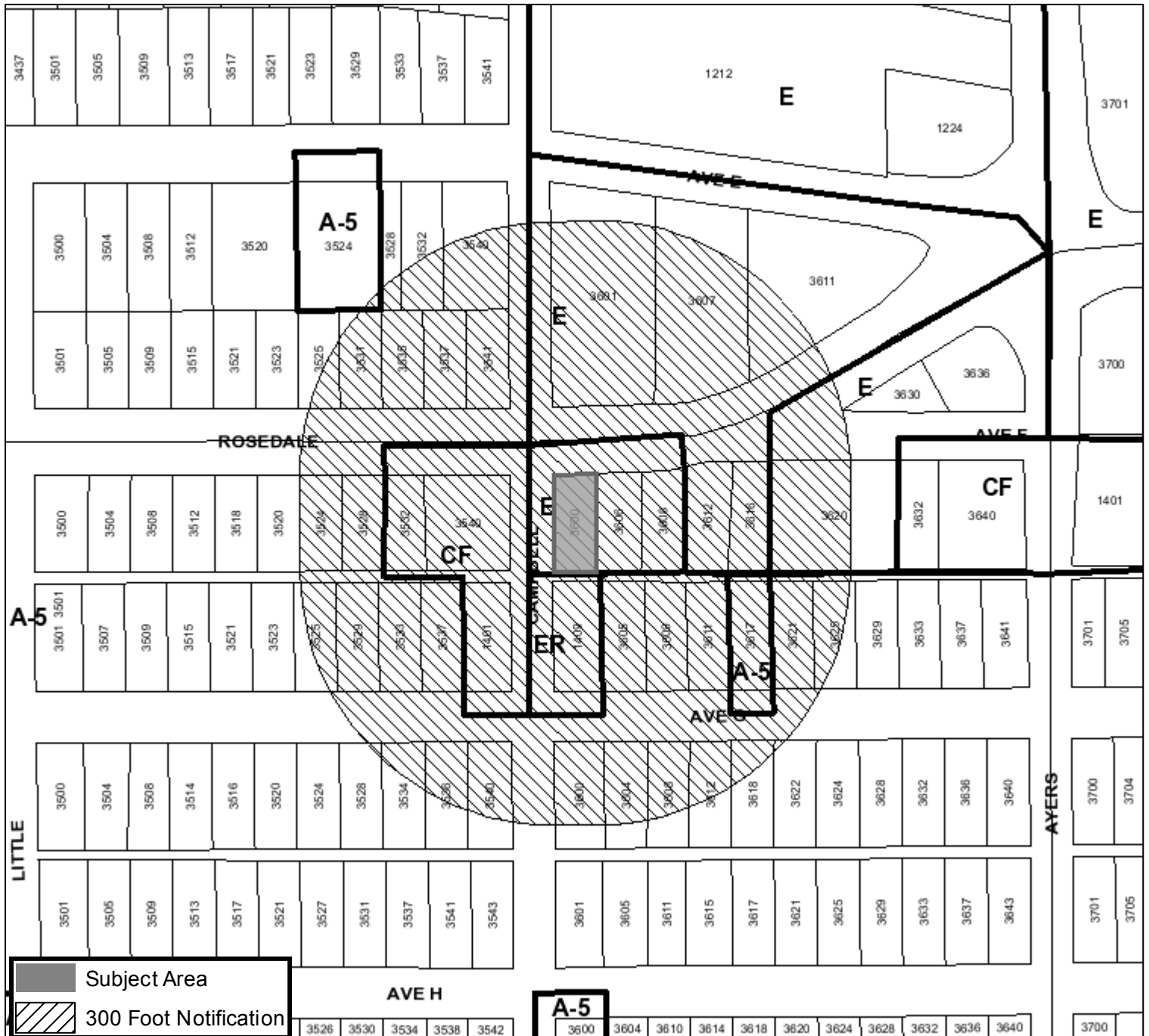
The proposed zoning **is not consistent** with the Comprehensive Plan.



Economic Development Plan

The site is not directly addressed in the 2017 Economic Development Strategic Plan; however, one of the desired outcomes of the plan is a more sustainable tax base driven less by residential property valuation and more by commercial and industrial investment. Additionally, the City has adopted the goal of supporting the growth of independent, locally-owned small businesses, including minority-owned firms. Rezoning to allow more intense commercial development would not make a significant difference since this property is already commercial.

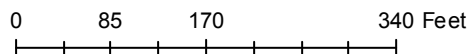
Area Zoning Map

Applicant: Armando Hernandez/Stacy Collins
 Address: 3600 Rosedale Street
 Zoning From: null
 Zoning To: null
 Acres: 0.13349382
 Mapsco: 078L
 Sector/District: Polytechnic Heights
 Commission Date: 1/11/2023
 Contact: null

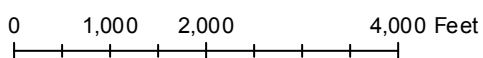
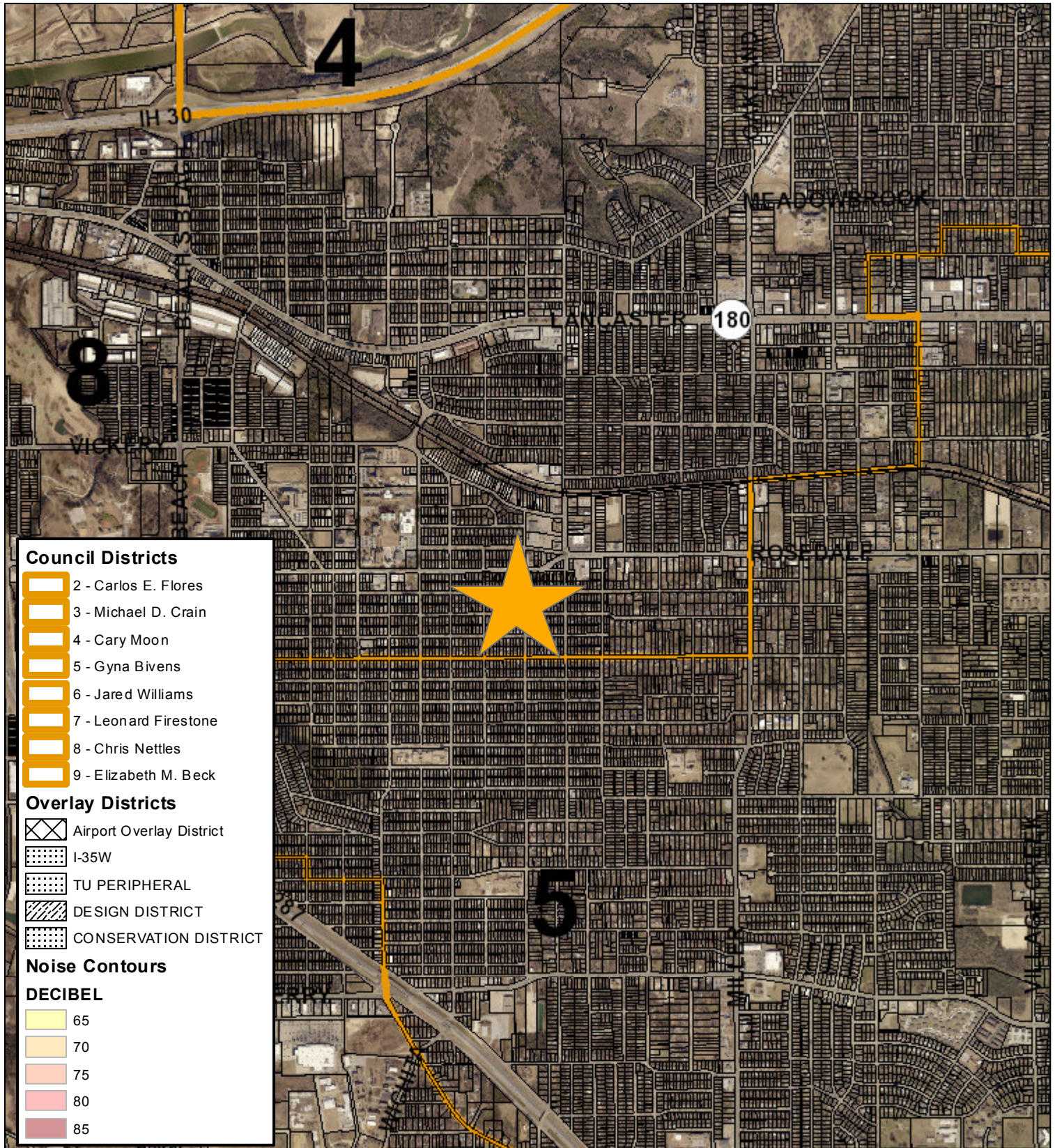


	Subject Area
	300 Foot Notification

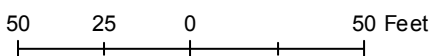
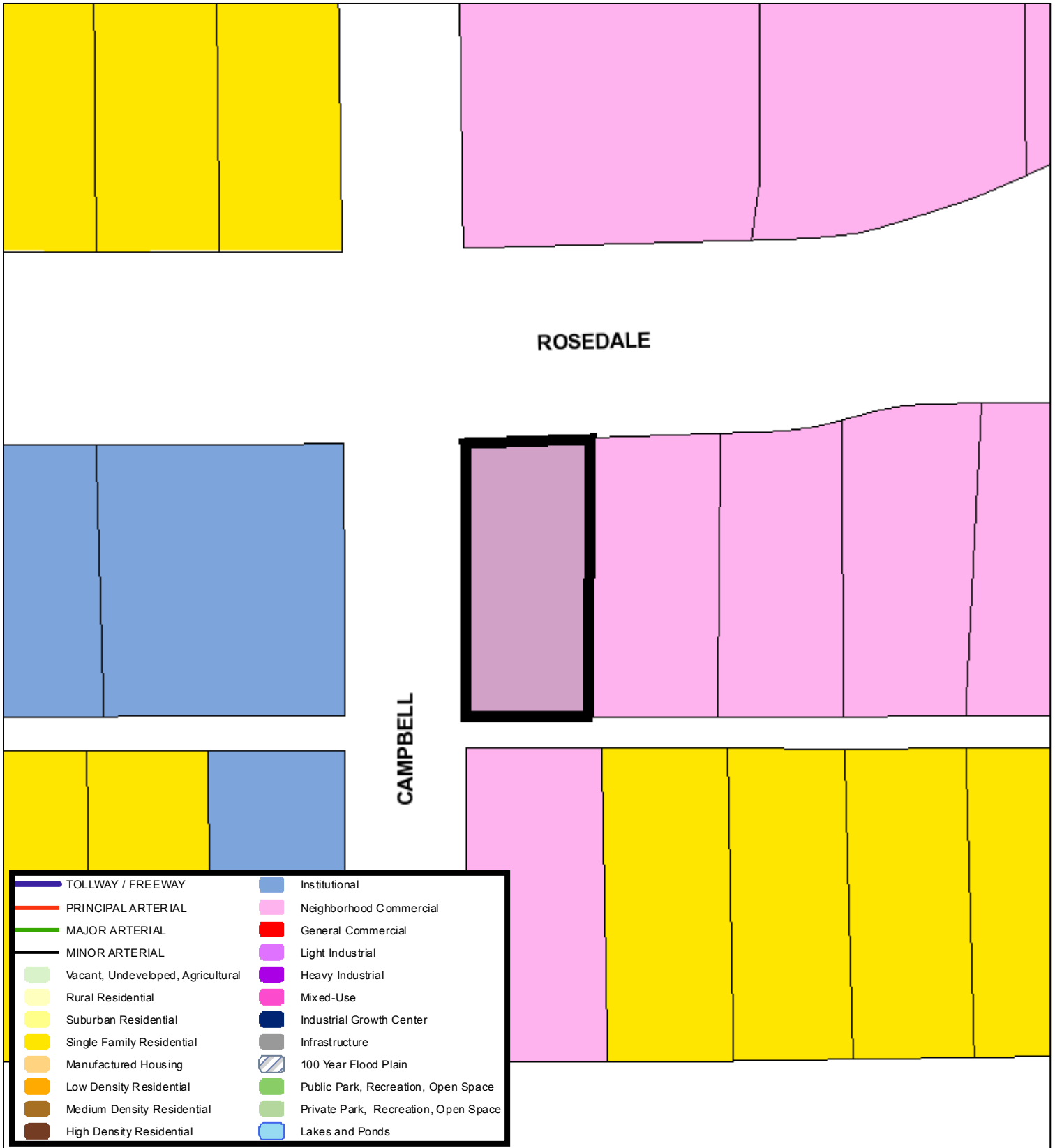
AVE H
 A-5
 3526 3530 3534 3538 3542 3600 3604 3610 3614 3618 3620 3624 3628 3632 3636 3640 3700



Area Map



Future Land Use



Aerial Photo Map



0 35 70 140 Feet





Zoning Staff Report

Date: January 11, 2023

Case Number: ZC-22-207

District (old/new): 9 / 9

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Stephanie & Trinidad Cruz Jr.

Site Location: 4101 Merida Avenue

Acreage: 0.2455 acres

Request

Proposed Use: Single Family Residential

Request: From: "FR" General Commercial Restricted

To: "A-7.5" One-Family Residential

Recommendation

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

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

Staff Recommendation: **Approval**

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7. Area Map
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9. Aerial Photograph

Project Description and Background

The subject site is located in the Newton Carb Addition of Fort Worth in Council District 9. The proposal to rezone this lot would change the current “FR” General Commercial Restricted zoning to “A-7.5” One Family Residential zoning. “FR” zoning has been in place since at least 2004. The property is currently developed as a single family residence. No changes in land use are proposed. Rezoning this site to “A-7.5” would simply align the zoning with the existing use of the property.

The subject property is a corner lot, situated at the intersection of two residential/neighborhood streets (Merida Avenue and West Bolt Street). The lot is a block and a half from the nearest corridor (McCart Avenue), so commercial zoning is not the most sensible classification for this lot. The commercial/“FR” zoning is potentially a conversion error when the old hatch maps were converted to GIS, as the 1954 zoning maps show “B” zoning for this area. This rezoning request will downzone the property from a more intensive zoning category to a less intensive zoning category.

Surrounding Zoning and Land Uses

North “FR” General Commercial Restricted / student housing, Southwestern Baptist Theological Seminary
East “FR” General Commercial Restricted / residential
South “FR” General Commercial Restricted / residential
West “FR” General Commercial Restricted / residential

Recent Zoning History

- None

Public Notification

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

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

A residential use (such as a single family house) is considered among the least intensive land uses, in comparison to commercial or industrial type applications. With the lot directly adjacent to existing single family homes to the south, west, and east, the proposed rezoning to single family residential would fit in to the fabric of the neighborhood. Merida Avenue is a residential street, rather than a commercial collector or arterial, and residential use would be more appropriate here than commercial uses that would be allowed under the existing “FR” zoning. The proposed rezoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject property as future single family residential. The zoning types that would compatible with this future land use designation are One Family Residential “A-10”, “A-7.5”, “A-5” or “AR”. With lot dimensions of 72.5’ by 147.5’, and total area of 10,694 square feet, the subject site meets the minimum standards for “A-7.5” zoning found in Section 4.704 of the Zoning Ordinance.

FUTURE LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

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

Economic Development Plan

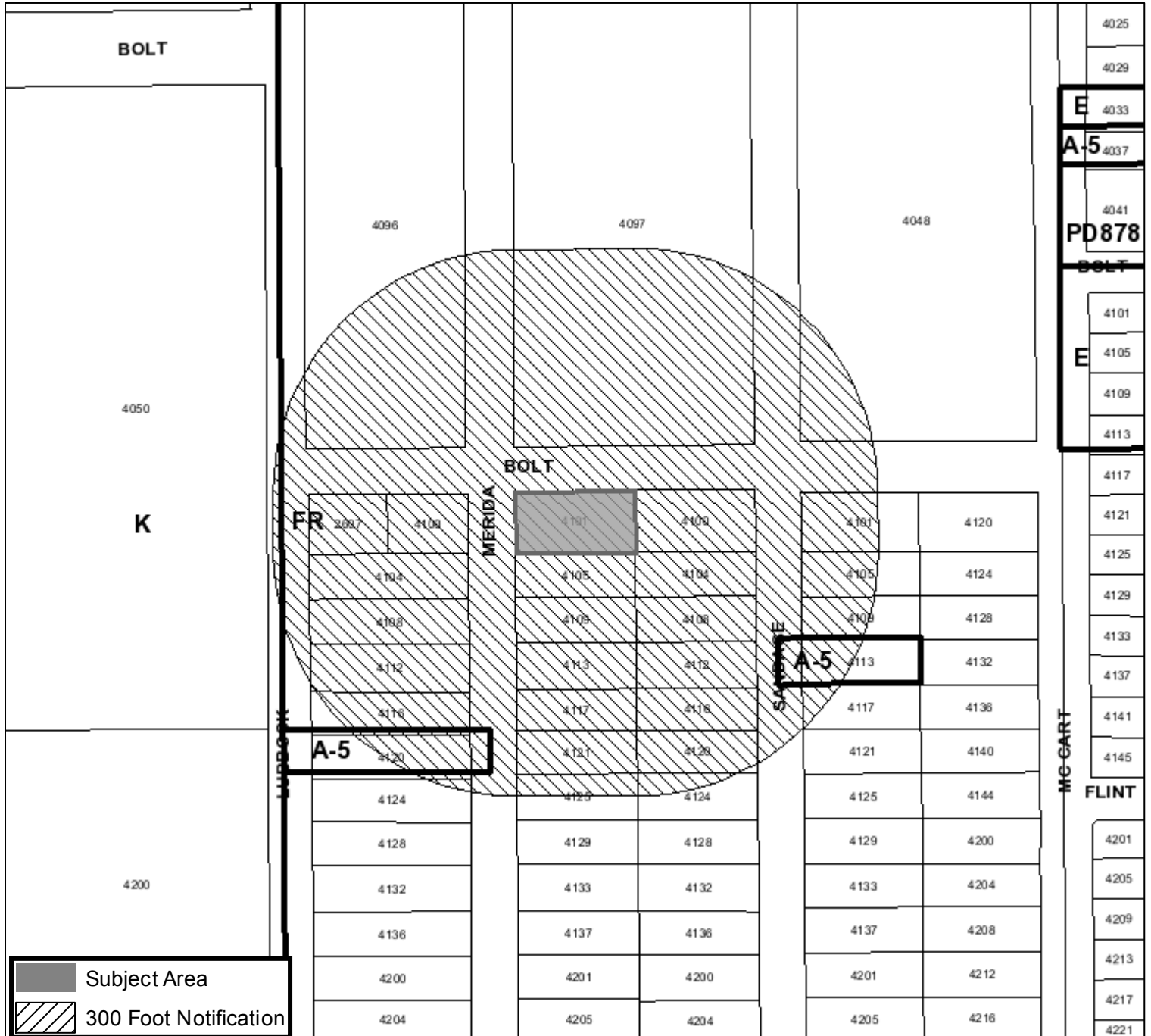
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not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



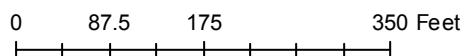


Area Zoning Map

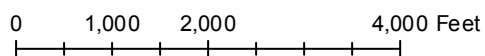
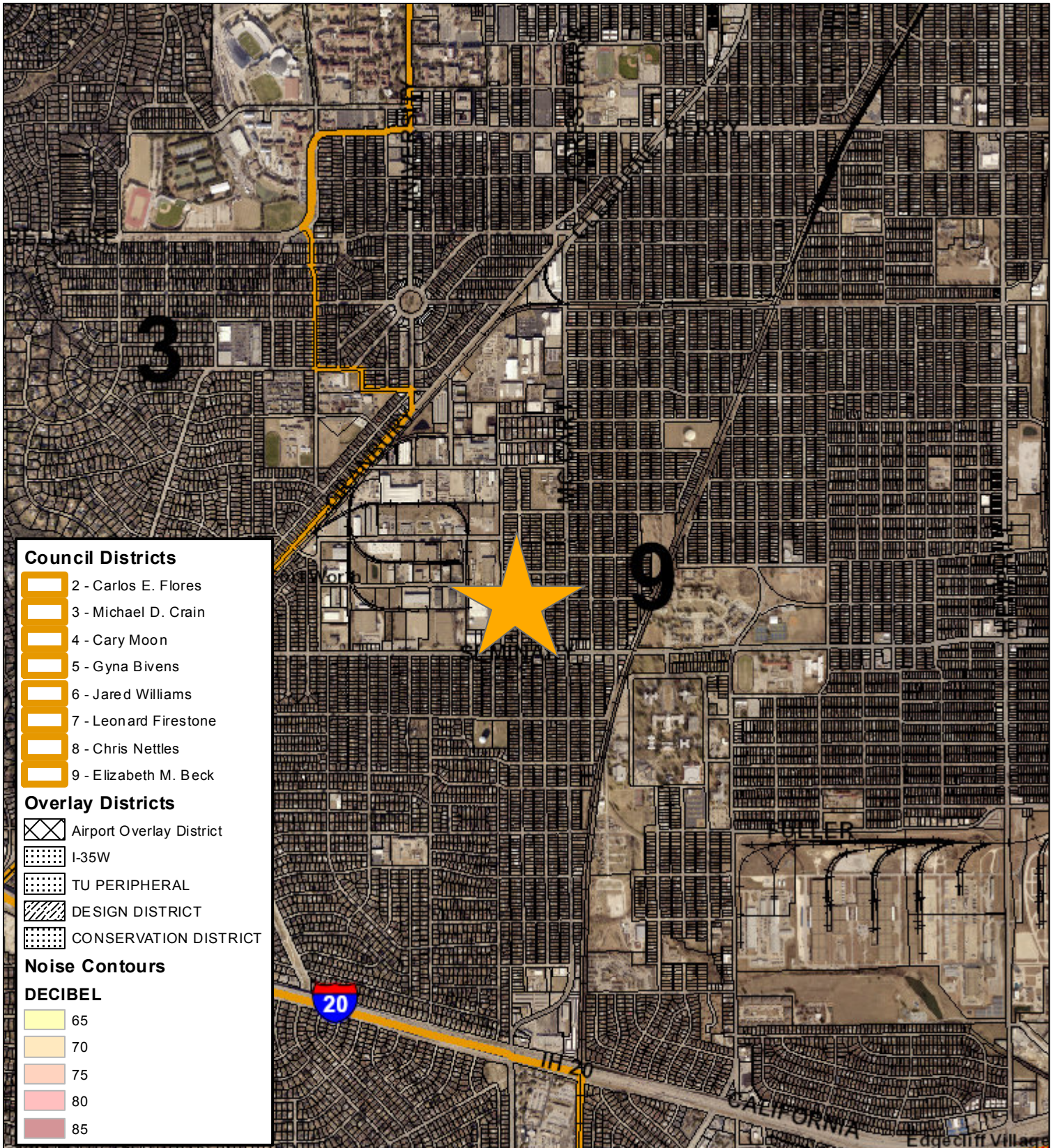
Applicant: Trinidad & Stephanie Cruz
 Address: 4101 Merida Ave.
 Zoning From: FR
 Zoning To: A-7.5
 Acres: 0.25748808
 Mapsco: 090F
 Sector/District: Southside
 Commission Date: 1/11/2023
 Contact: null



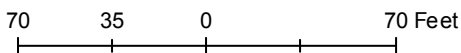
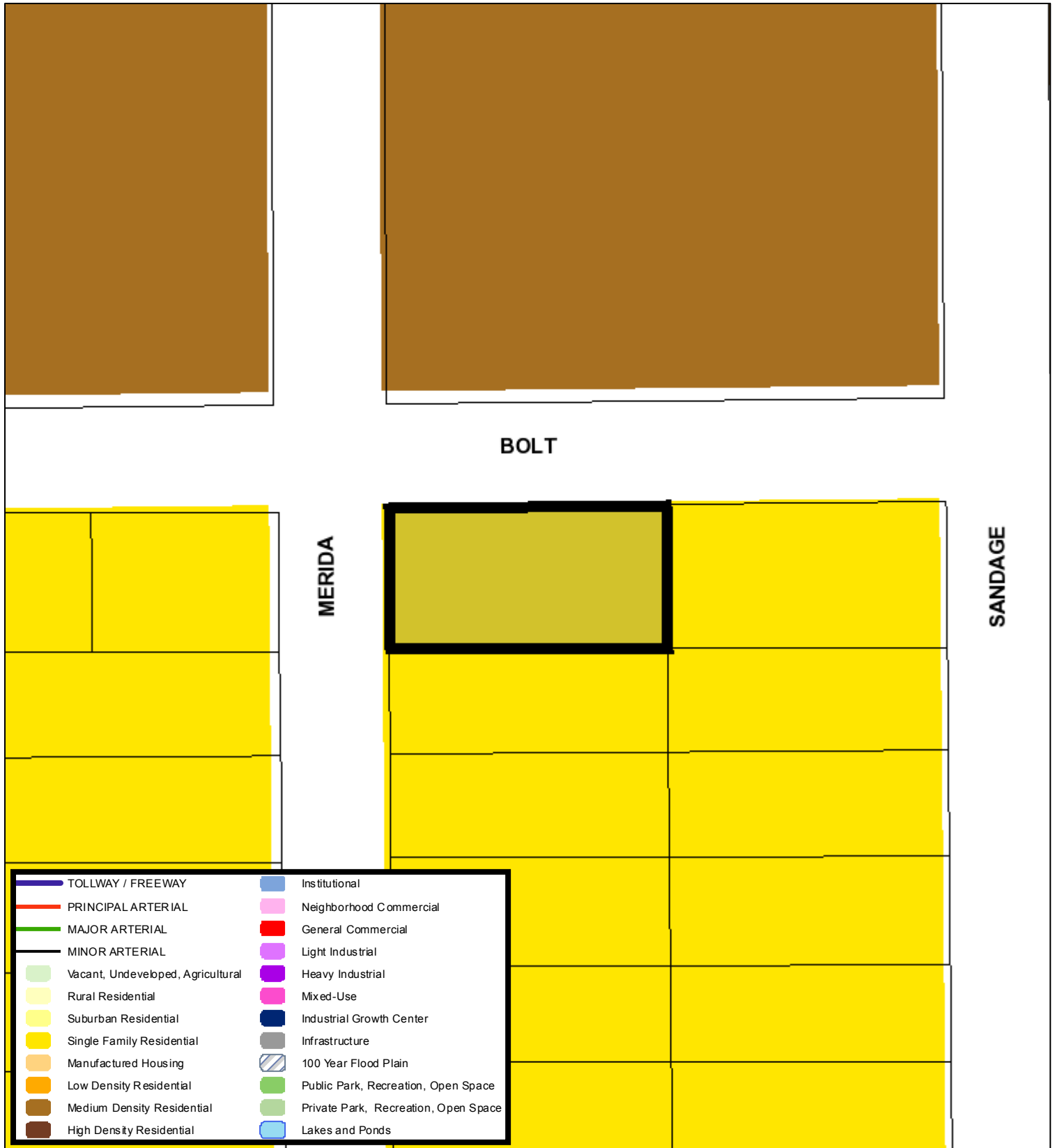
Subject Area
 300 Foot Notification



Area Map



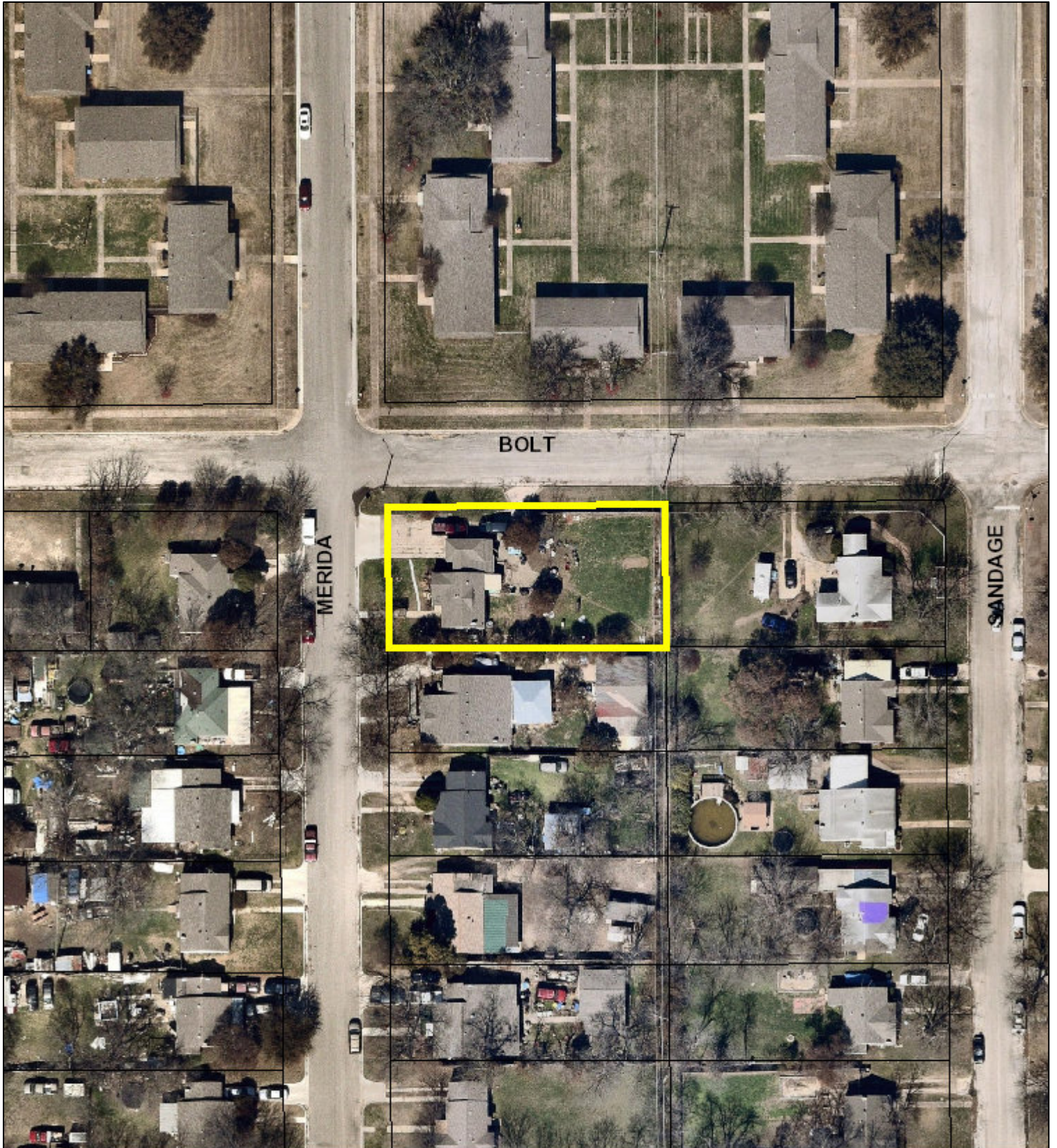
Future Land Use



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



Aerial Photo Map



0 45 90 180 Feet





Zoning Staff Report

Date: January 11, 2023 Case Number: ZC-22-210 Council District: (old/new): 5 / 5

Zoning Map Amendment

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

Owner / Applicant: Sterling O'Day

Site Location: 1200 E. Maddox Avenue

Acreage: 0.53 acres

Request

Proposed Use: Single-family residence

Request: From: "CF" Community Facilities

To: "A-5" One-family residential

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 subject property is located northeast of Maddox Ave. and Mississippi Avenue, within Neighborhood Empowerment Zone Area Six. The structure on the site functioned as a Community Center until approximately three years ago, but staff could not determine when the community center ceased operations.

The building was constructed in the '20s and operated as St. Teresa's Orphanage (see figure 1). In 1973 orphanage was turned over to the state. Catholic Charities occupied the building after that.

Staff could establish the year when the building turned into a community center.

After discussions with the City's Historic Preservation Officer, he informed us that this property could qualify for a Historic and Cultural Landmark designation which could provide the applicant with tax incentives should the rezoning be approved. Designation of the property would also protect the building from being demolished and preserve its architecture.

The applicant indicated that he intends to rehabilitate the building on-site and use it as his home per the application.

Mr. ODay wishes to rezone the property to A5 for use as his residence. I have spoken with Councilmember Nettles' office and he supports this application.

My client has cleaned and improved the property.

I spoke with neighbor James Smith and he does not oppose the zoning change. I have also communicated with United Communities Association of South Fort Worth, Historic Southside, Belmont, and Manningside.



Identifier: 20051454

Title: Saint Teresa's Orphanage

Description: The Catholic Charities of Fort Worth, Incorporated, centers its program around the care of children at Saint Teresa's Orphanage. A typical bath-time scene is shown at the orphanage. The attendants, left to right, are Mrs. Cecilia Metcalf and Mrs. Kathleen Keating. They are with three of the children from the home's nursery. Mrs. Metcalf is wearing a dress and is holding one of the children. Mrs. Keating, supervisor of the Orphanage, is wearing a hat and a button-up dress and is bathing an infant. A third child is standing on a bench beside Mrs. Metcalf. Catholic Charities of Fort Worth is a member agency of the Fort Worth Community Chest.

Date Created: 1941-10-25

Coverage: 1940s

Category: Daily Life, Institutions and Organizations, Texas, State and Local

Subject: Metcalf, Cecilia (Mrs.) Keating, Kathleen (Mrs.) Saint Teresa's Orphanage Catholic Charities of Fort Worth Inc. Orphanage

Orphanages Dresses Cribs (Children's beds) Infants

Geographic Coordinates: Latitude: 32.726677000000 Longitude: -97.312156000000

Collection: Fort Worth Star-Telegram Collection

Special Collections Identifier: AR406-6-1433

Rights and License: View Rights and License

Figure 1 - Fort Worth Star-Telegram Collection, University of Texas at Arlington Libraries. Saint Teresa's Orphanage. (1941). Retrieved from <https://library.uta.edu/digitalgallery/img/20051454>



Identifier: 20051465

Title: Frances Oppé

Description: Frances Oppé is a three-year-old orphan at Saint Teresa's Orphanage. She is shown sitting on the stairs in front of the orphanage, clutching her teddy bear. Saint Teresa's is maintained by Catholic Charities of Fort Worth, Incorporated. The children at Saint Teresa's wear name tags and practice weekly blackout drills as a precautionary measure against a bomb disaster. Frances is wearing a polka-dot dress.

Date Created: 1942-06-17

Coverage: 1940s

Category: Daily Life, Institutions and Organizations

Subject: Oppé, Frances Saint Teresa's Orphanage Orphans Orphanages Catholic Charities of Fort Worth Inc. Teddy Bears

name tags Dresses Stairs

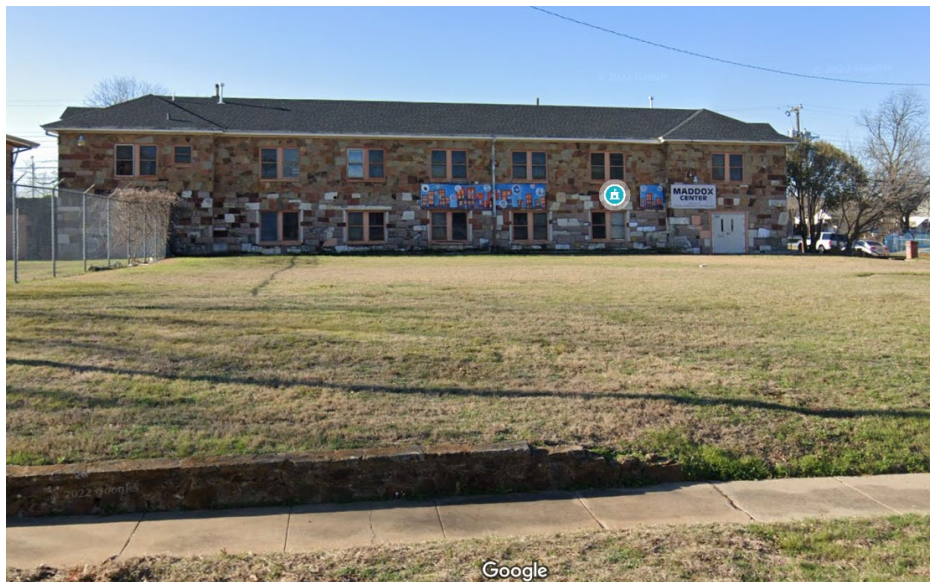
Geographic Coordinates: Latitude: 32.726677000000 Longitude: -97.312156000000

Collection: Fort Worth Star-Telegram Collection

Special Collections Identifier: AR406-6-1433

Rights and License: View Rights and License

Figure 2- Fort Worth Star-Telegram Collection, University of Texas at Arlington Libraries. Frances Oppé. (1942). Retrieved from <https://library.uta.edu/digitalgallery/img/20051465>



Google

Surrounding Zoning and Land Uses

North “A-5” One-Family/ Hillside Public Park
East “A-5” One-Family/single-family residential
South “CF” Community Facilities / Mosque (closed)
West “A-5” One-Family / single-family residential

Recent Zoning History

- ZC-08-151 Generally bounded by E. Rosedale St, S. Riverside Dr, E. Ramsey Ave, and I-35W/Evans Ave. from A-5/B/B-HC/B-HSE/C/CF/ER/E/F/I/J/PD to A-5, A-5/HC, A-5/HSE, CF, E.

Public Notification

300-foot Legal Notifications were mailed on. December 29, 2022
The following organizations were notified: December 30, 2022 (via e-mail)

Organizations Notified	
United Communities Association of South Fort Worth	Historic Southside NA
Near Southside, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

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

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “CF” Community Facilities to “A-5” One-family district. All properties to the east and west are developed with single-family homes. To the north is the Hillside Park the property to the south is also zoned CF although there is a structure on site, the Mosque that previously operated there has been permanently closed.

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

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject property as “Institutional” on the Future Land Use Map. The “A-5” One-family District is not designated as an appropriate zoning district within this classification.

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

The proposed zoning is **not consistent** (technical inconsistency) with the Comprehensive Plan. However, it lines up with the following Southside Sector use policy.

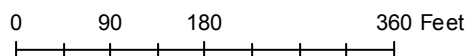
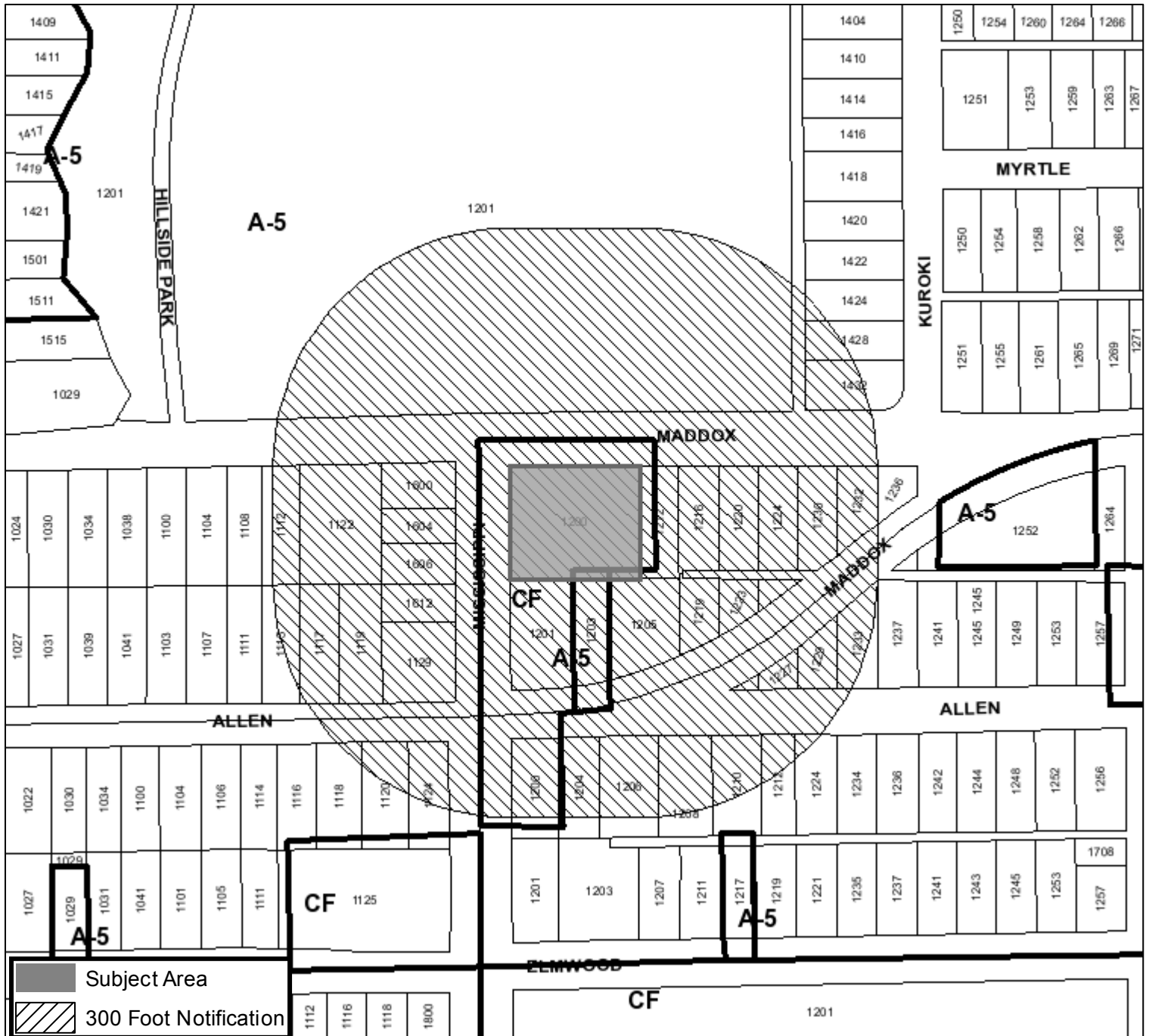
- Promote adaptive re-use of older buildings

If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.



Area Zoning Map

Applicant: Sterling O'Day
 Address: 1200 E. Maddox Avenue
 Zoning From: null
 Zoning To: null
 Acres: 0.53232278
 Mapsco: 077Q
 Sector/District: Southside
 Commission Date: 1/11/2023
 Contact: null








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

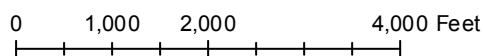
Overlay Districts

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

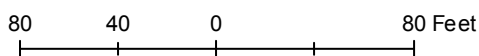
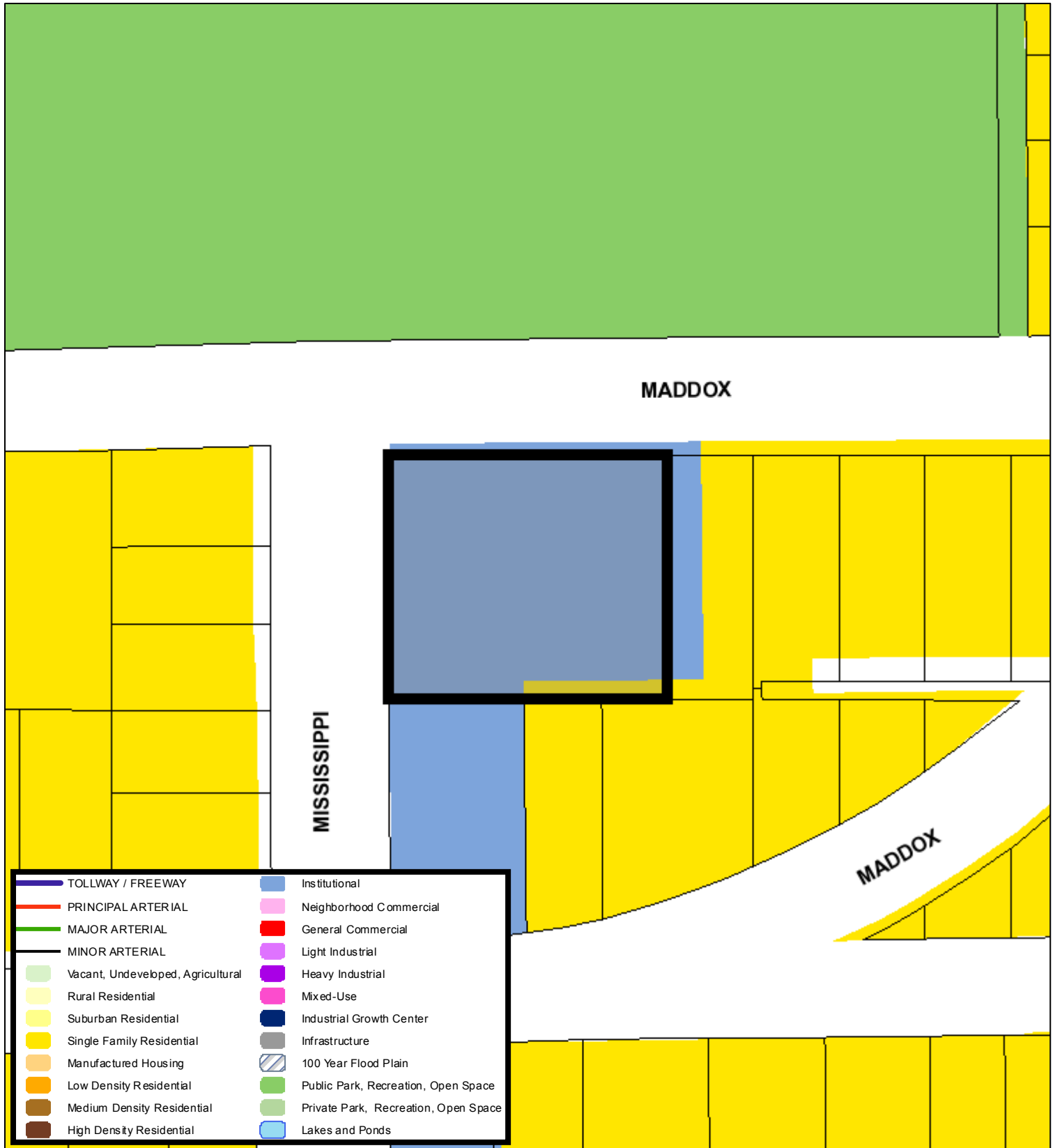
Noise Contours

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 45 90 180 Feet





Zoning Staff Report

Date: January 11, 2023 Case Number: ZC-22-211 District (old/new): 5 / 11

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Humberto Becerra

Site Location: 4309 Village Creek Road **Acreage:** 2.3 acres

Request

Proposed Use: Outdoor Storage

Request: From: "A-21" One-Family

To: "I" Light Industrial

Recommendation

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

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

Staff Recommendation: **Denial**

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

Project Description and Background

The subject site is located on Village Creek Road near the corner of Garden Lane. The property being used for outdoor storage of vehicles and such. The applicant would like to bring the property into conformance with the Zoning Ordinance. The applicant is requesting a zoning change from "A-21" One-Family to "I" Light Industrial. The end goal for this site is to receive a CUP, however, they are required to have a base industrial based zoning district as a first step in the process. The proposed rezoning was initiated due to a Code Compliance case.

This property was part of Council-initiated rezoning in 2008; it was rezoned from "B" Two-Family to "A-21" One-Family.

Surrounding Zoning and Land Uses

North "A-21" One-Family / single-family
East "A-5" One-Family / single-family
South "A-21" One-Family / single-family
West "A-21" One-Family / light industrial business and home

Recent Zoning History

ZC-08-150 Council Initiated Rezoning from "B" Two-Family to "A-21" One-Family (subject property).

Public Notification

300-foot Legal Notifications were mailed on, December 29, 2022.
The following organizations were emailed on, December 30, 2022:

Organizations Notified	
Village Creek NA*	East Fort Worth, Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The surrounding properties are predominantly single-family with a business/home to the west. The existing business and proposed rezoning is **not compatible** with existing surrounding land uses.

Comprehensive Plan Consistency – Southeast


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

The proposed rezoning is **not consistent (significant deviation)** with the adopted Comprehensive Plan designation.

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. This property is not located within one of the six target areas identified in the plan.

One of the desired outcomes of the Economic Development Plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

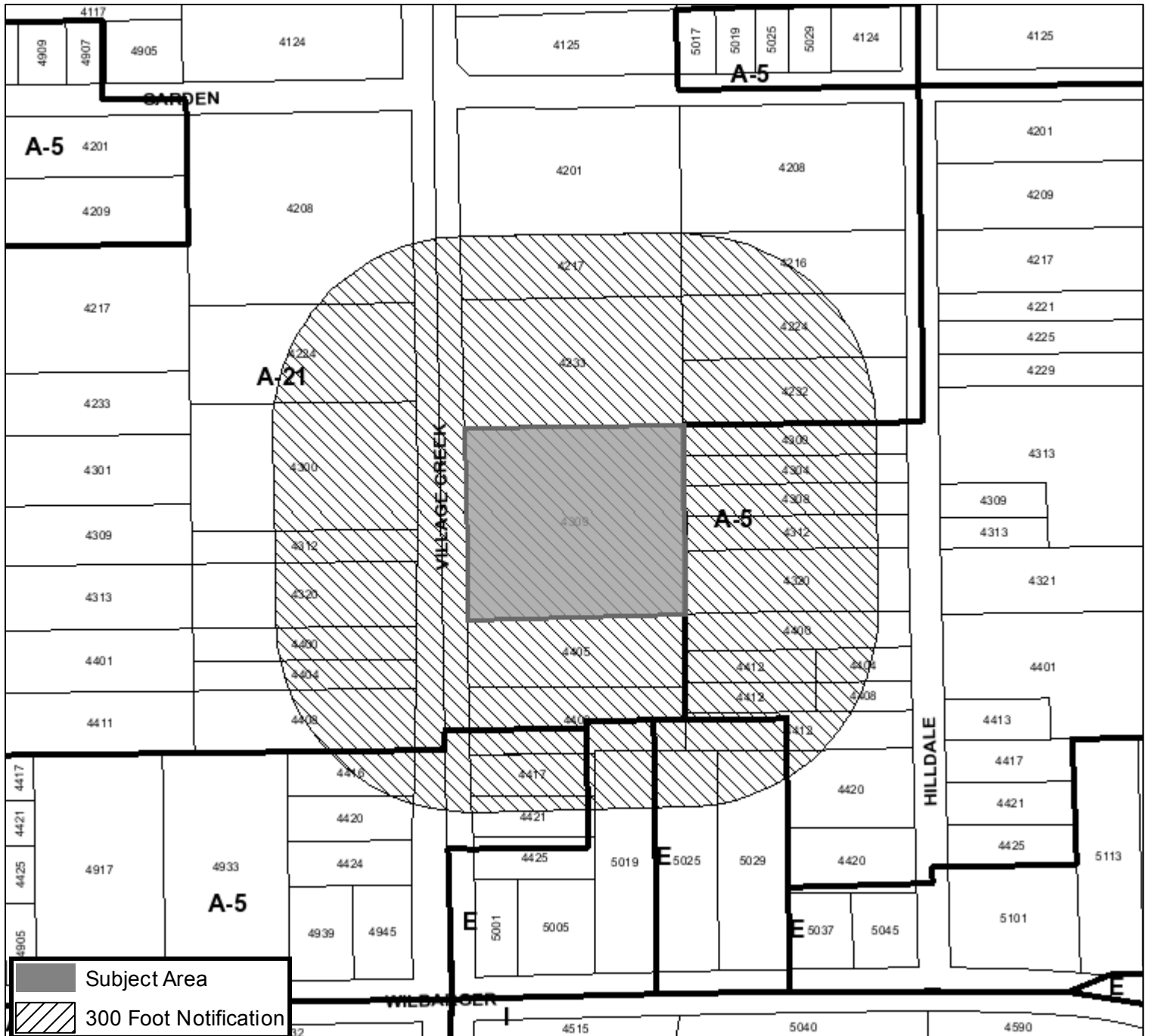




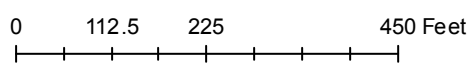
ZC-22-211

Area Zoning Map

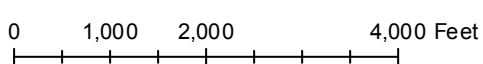
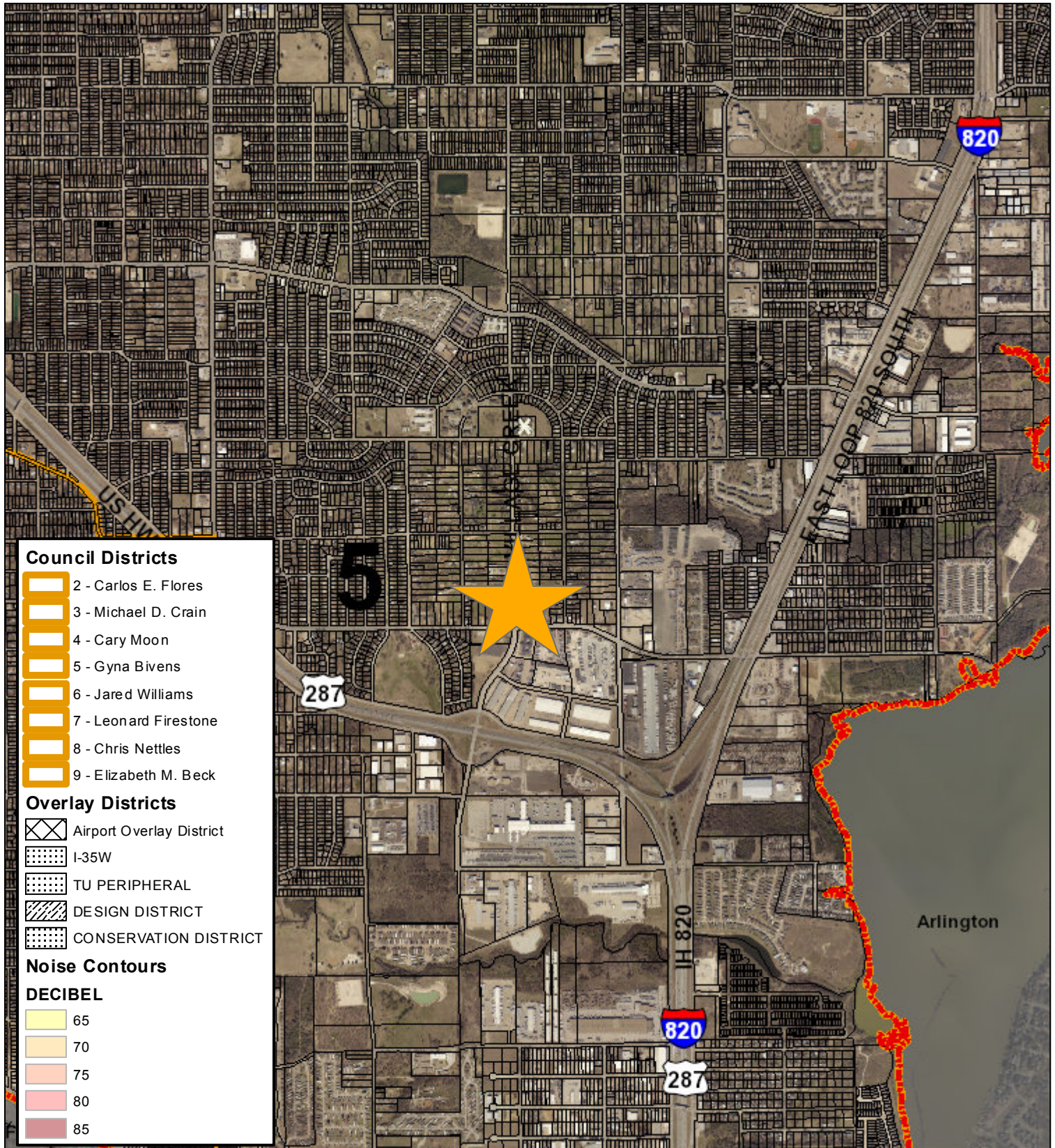
Applicant: Humberto Becerra
 Address: 4309 Village Creek Road
 Zoning From: A-21
 Zoning To: I
 Acres: 2.31965446
 Mapsco: 093B
 Sector/District: Southeast
 Commission Date: 1/11/2023
 Contact: null



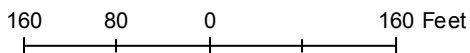
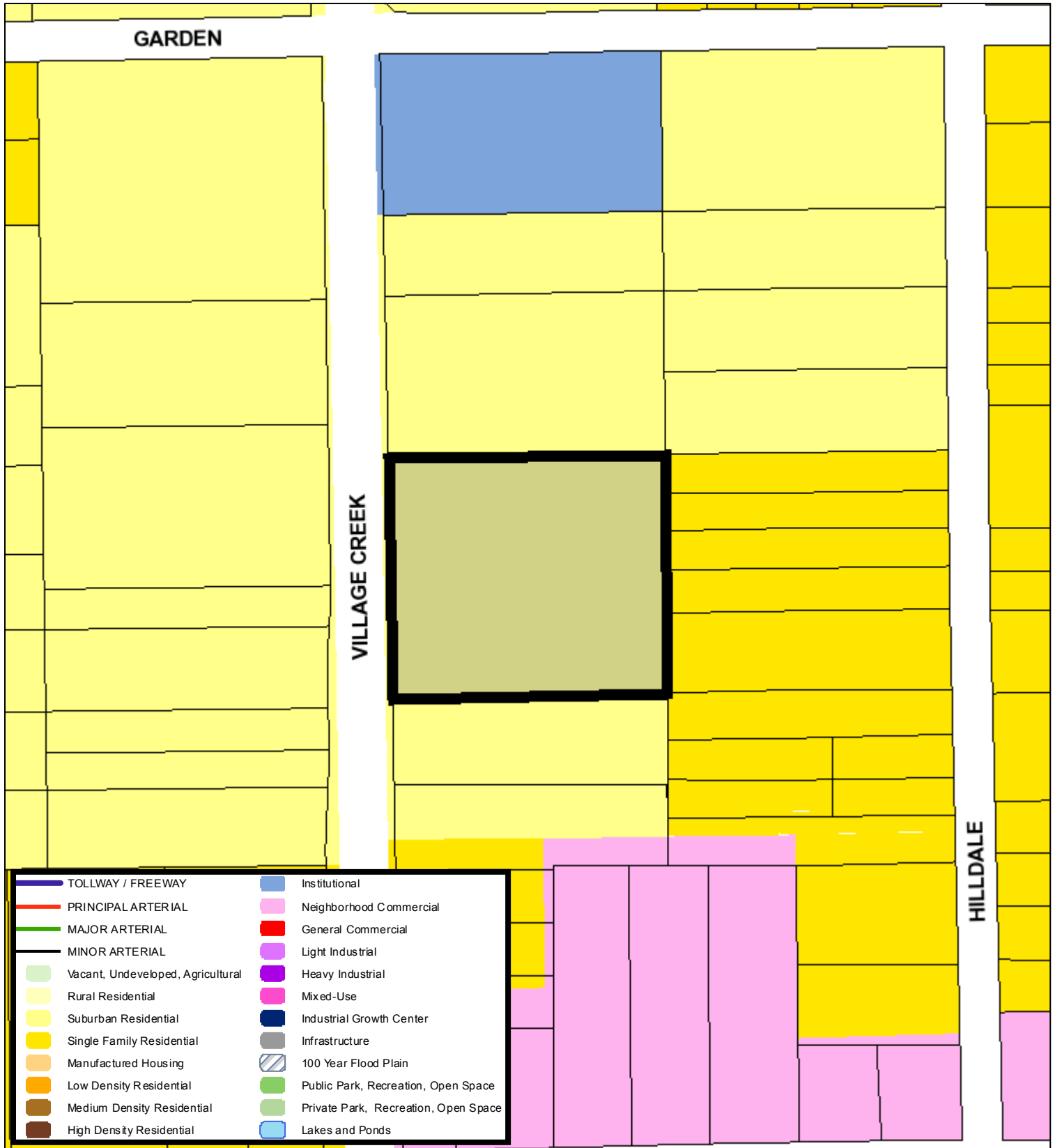
Subject Area
 300 Foot Notification



Area Map



Future Land Use



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



Aerial Photo Map



0 105 210 420 Feet





Zoning Staff Report

Date: January 11, 2022

Case Number: ZC-22-212

District (old/new): 9 / 11

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: F & P Properties / Enduro Coffee Roasters

Site Location: 2400 block (odds) Gillis Street

Acreage: 0.42 acres

Request

Proposed Use: Café

Request: From: “I” Light Industrial, “B” Two-Family, and “A-5” One-Family

To: “MU-2” High Intensity Mixed-Use

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

This site is located at the northeast corner of Oakhurst Scenic Drive and Gillis Street. Oakhurst Scenic Drive runs along the eastern bank of the West Fork Trinity River. The site is in the northwest quadrant of Belknap Street and Sylvania Avenue. It is located within the Six Points Urban Village, as well as Neighborhood Empowerment Zone (NEZ) Area Four. The westernmost lot, 400 Oakhurst Scenic Drive, has an existing building; the applicant is proposing to use the existing building as a café; the business must have a parking lot, which will spill over onto the residentially zoned lots. The applicant has elected to request a rezoning to accommodate the proposed business endeavor.

The application provided the following narrative:

We are in the process of opening a café in the building at 400 Oakhurst Scenic Dr. The 4 lots behind the property are still zoned for residential use. All of the surrounding lots are now commercial use. We propose to rezone the 4 lots to MU-2 mixed use so that it will allow us to open the café with a small parking lot adjacent to these 4 lots. Being zoned for residential use does not allow us to build parking space. The area we are in used to be a neighborhood but has since been developed into commercial use. Rezoning these lots will both allow us to open and bring the surrounding lots up to date with the current development.

The western-most lot, 400 Oakhurst Scenic Drive, applied for a Change of Use permit on April 8, 2022. The permit's description of work states the site is changing from office to bulk storage and retail. The permit is currently on hold; the holds include multiple zoning items regarding parking.

If the site is rezoned to "MU-2" High Intensity Mixed-Use, the new development will need to be designed to meet the "MU-2" Ordinance. All design items must be met. Any portions of the Ordinance that will not be met must receive a waiver from the Urban Design Commission (UDC). Certain items, such as height, setback, or number of parking spaces, also require a Variance from the Board of Adjustment (BOA).

The "MU-2" High Intensity Mixed Use Ordinance can be viewed here: [mu-2-ordinance-2021-final.pdf \(fortworthtexas.gov\)](https://www.fortworthtexas.gov/mu-2-ordinance-2021-final.pdf). The parking section begins on page 14. A few notable requirements are that parking lots cannot extend beyond the building façade and cannot be located between the building and the street. There are maximum frontage percentages for surface parking lots. Landscaping and screening are required in parking lots within the "MU-2" High Intensity Mixed-Use district.

Rezoning these lots to "MU-2" High Intensity Mixed-Use would allow for development of any allowed use in the district; it would not be restricted to only the proposed café use and associated parking lot.

Surrounding Zoning and Land Uses

North "MU-2" High Intensity Mixed-Use / Multifamily Apartments
East "A-5" One-family / undeveloped
South "MU-2" High Intensity Mixed-Use / Multifamily Apartments
West "O-1" Floodplain / Riverside Park then the Trinity River

Recent Zoning History

- ZC-17-133 from “B” to “MU-2” effective 9-12-17; northeast of subject site

Public Notification

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

The following organizations were emailed on December 30, 2022:

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Riverside Alliance
Greenway NA	Vintage Riverside NA*
United Riverside NA	Tarrant Regional Water District
Friends of Riverside Park	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Riverside Business Alliance	Oakhurst Scenic Drive Inc.
Oakhurst Alliance of Neighbors	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 subject lots are bound on the west by Oakhurst Scenic Drive, Riverside Park, and the Trinity River. There are two undeveloped “A-5” One-Family lots adjacent to the east of the subject lots. Otherwise, the site is completely enveloped by newly built multifamily apartment buildings. Further east are several commercial uses and some one- and two-family residential homes.

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.

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

- Encourage the revitalization of commercial districts with neighborhood-oriented retail, services, and office space.

- Encourage compatible redevelopment along the Trinity River, particularly within the Rock Island Bottoms and Butler Place sites.
- Stimulate the redevelopment of the East Belknap Street, Sylvania Avenue, and NE 28th Street commercial districts.

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

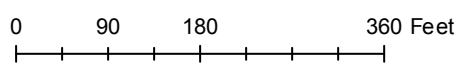
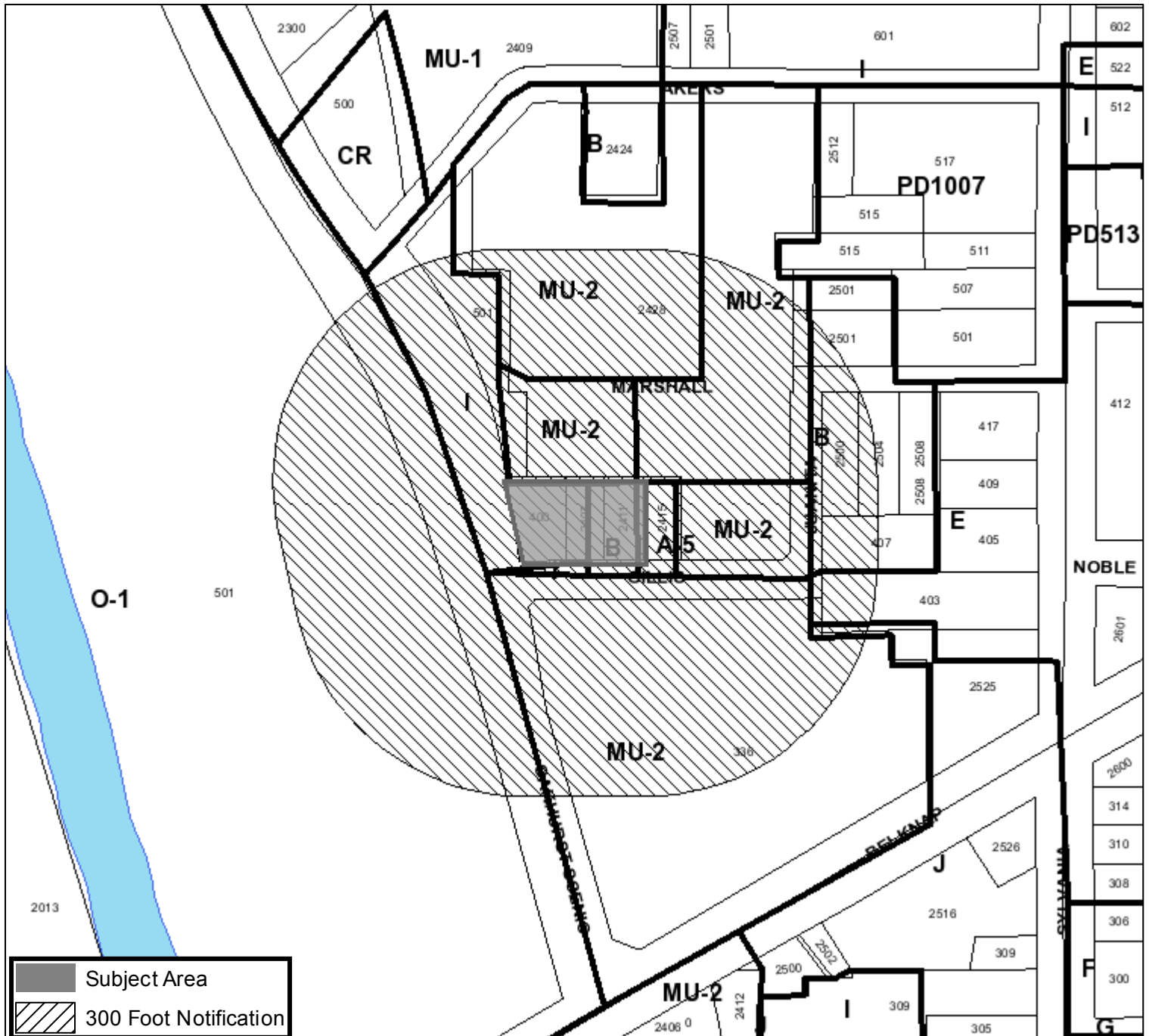
Economic Development Plan

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

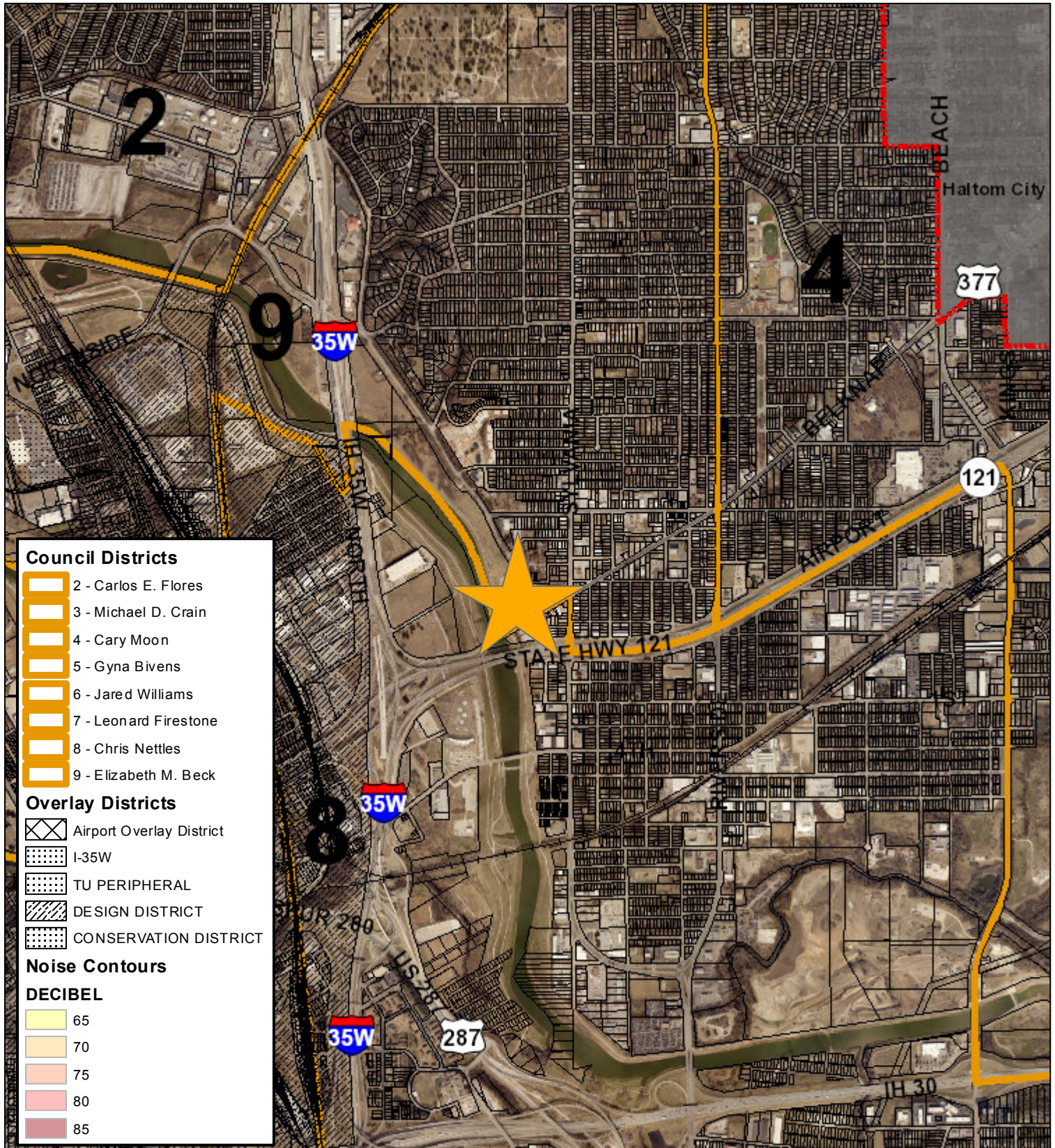
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4.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

Area Zoning Map

Applicant: F&P Properties
 Address: 400 Oakhurst Scenic Drive
 Zoning From: I,B, A-5
 Zoning To: MU-2
 Acres: 0.42451605
 Mapsco: 63U
 Sector/District: Northeast
 Commission Date: 1/11/2023
 Contact: null








Area Map








Council Districts

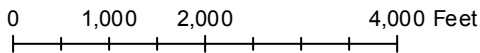
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

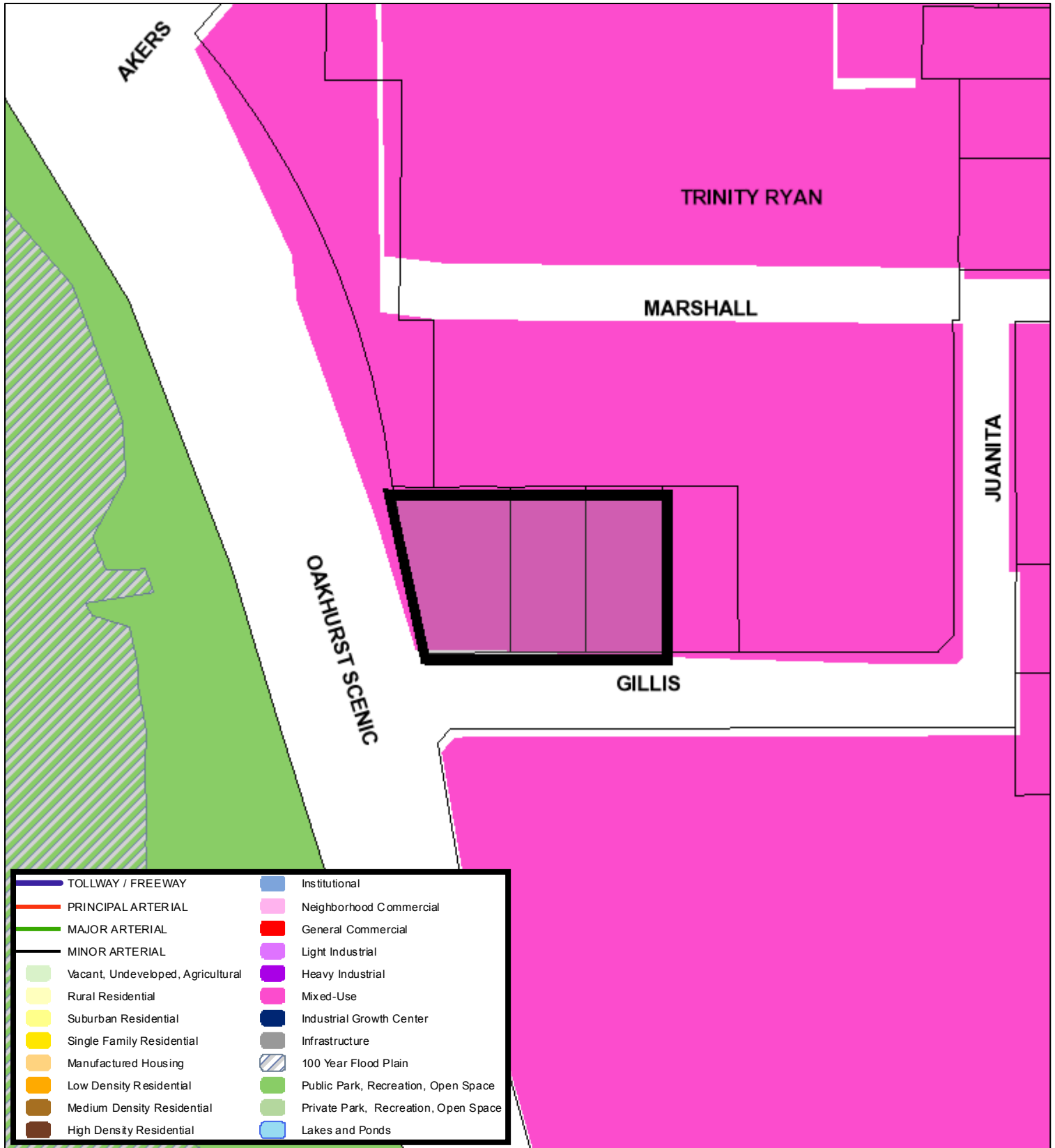
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

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



Future Land Use



90 45 0 90 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 55 110 220 Feet





Zoning Staff Report

Date: January 11, 2023

Case Number: ZC-22-213

District (old/new): 5 / 5

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Professional Living Centers LLC, Imad Edward / Barton Chapa Surveying, Greg Chapa

Site Location: 3221 Vine Street

Acreage: 1 acre

Request

Proposed Use: Single Family Residential

Request: From: "AG" Agricultural

To: "A-5" One-Family Residential

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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9. Aerial Photograph

Project Description and Background

The subject site is located in the Mosier Valley area of Fort Worth in Council District 5. The proposal to rezone this lot would change the current “AG” Agricultural zoning to “A-5” One Family Residential zoning to accommodate a proposed four lot subdivision with four single family residences. “AG” zoning has been in place since at least 2004. The property is currently undeveloped. A narrative from the application, provided by the applicant, is included below:

We kindly ask the City of Fort Worth to consider following zoning district change as summarized below:

The subject property is known as “3221 Vine Street, Fort Worth, TX 76040”. The property is approximately 0.998 acres out of the W.R. Loving Survey, Abstract Number 944 and is currently designated as “AG” (Agricultural) Zoning according to the City of Fort Worth Zoning Map and One Address index. The property is currently vacant and has recently undergone demolition of improvements in preparation for future development.

Professional Living Centers, LLC, the existing owner of the property, wishes to re-zone the property from existing AG zoning to A-5 One Family zoning in order to subdivide the property into a four-lot plat for future development of four single-family residences.

Please consider that the majority of the surrounding properties fronting on Vine Street are zoned either existing A-5 or A-10 and have single family homes constructed on them. The change of the subject property zoning from existing AG to proposed A-5 would be compatible with the surrounding adjacent property zoning and would not interfere with or disturb the parkland use of the adjacent property to the north and west of the subject property. The zoning change of the subject property from existing AG to proposed A-5 would also generate additional tax dollar revenue for the City of Fort Worth and bring value to the area.

We ask the City of Fort Worth to graciously consider the above summary in addition to the Zoning Application and other supporting documents submitted with this request to change the zoning of the property at said 3221 Vine Street from existing AG to proposed A-5.

Surrounding Zoning and Land Uses

North “AG” Agricultural / Mosier Valley Park
East “A-5” One Family Residential / residential
South “A-10” One Family Residential / residential
West “AG” Agricultural / Mosier Valley Park

Recent Zoning History

- None

Public Notification

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

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

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

A residential use (such as a single family house) is considered among the least intensive land uses, in comparison to commercial or industrial type applications. With the lot directly adjacent to existing single family homes zoned “A-5” and “A-10” to the south and east, the proposed rezoning to “A-5” One family residential would fit in to the fabric of the neighborhood. Vine Street is a residential street, rather than a commercial collector or arterial, and residential construction would be appropriate here. The proposed rezoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan currently designates the subject property as future rural residential. The zoning types that would compatible with this future land use designation are “A-2.5A” or “A-43”, which are larger lots of 1 to 2.5 acres each. “A-5” zoning as requested, would require that the future land use designation be single-family residential. The difference between rural residential and single-family residential are purely based on lot size, though both categories are residential in nature. Thus, the case is assessed as a technical inconsistency.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

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

Economic Development Plan

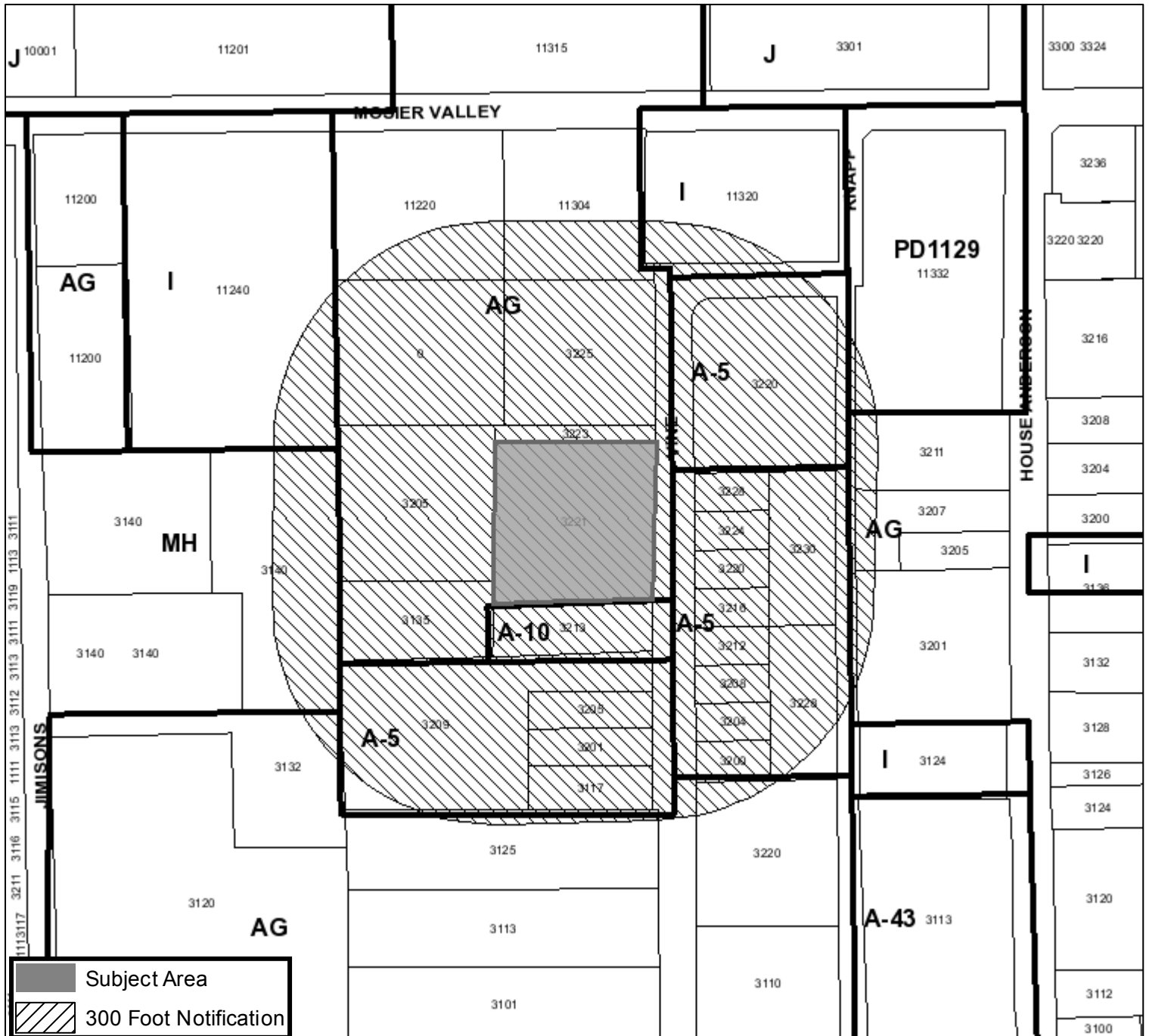
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not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





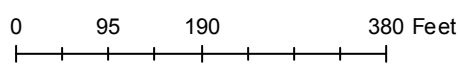
ZC-22-213

Area Zoning Map

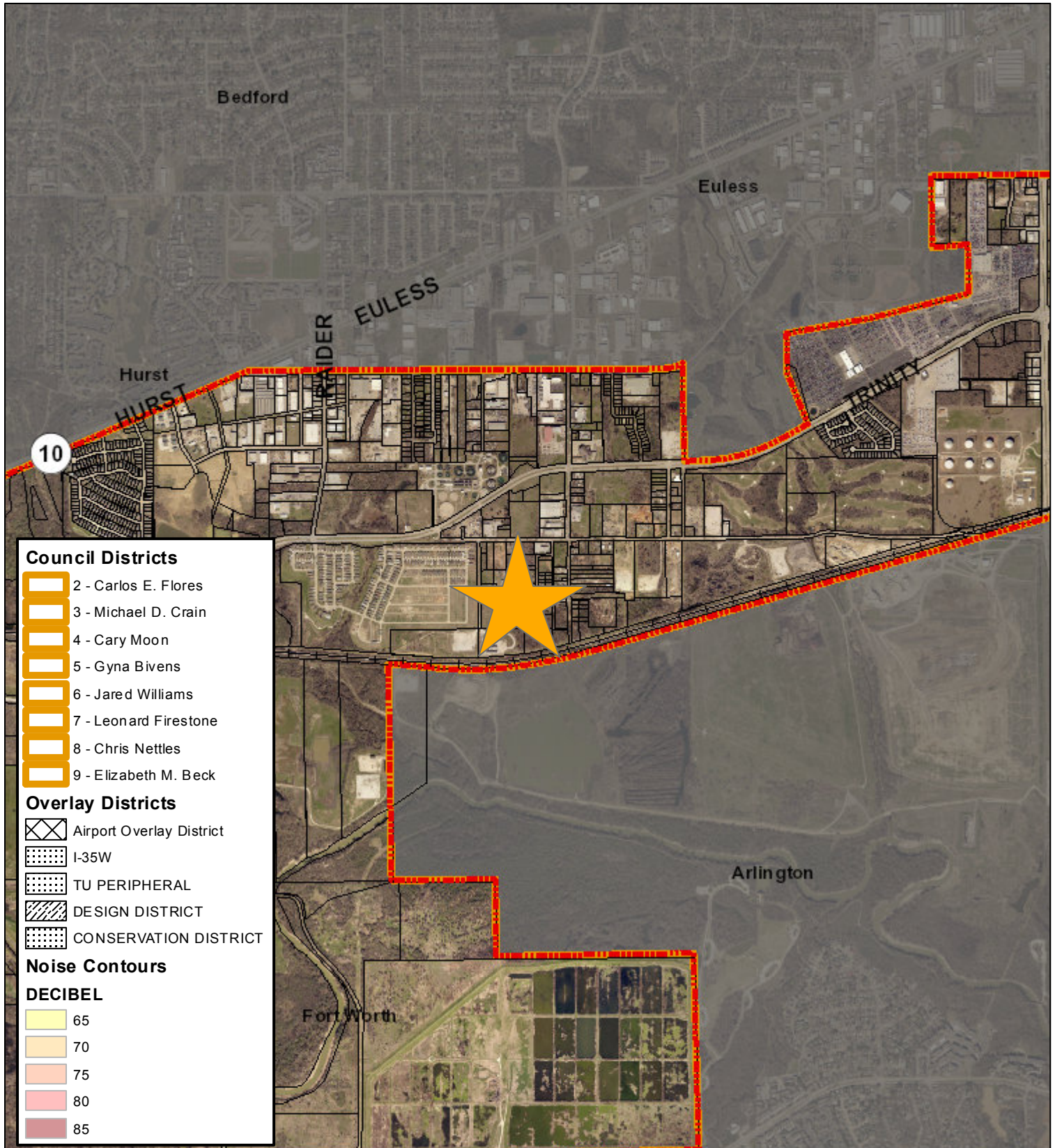
Applicant: Professional Living Centers LLC
 Address: 3221 Vine
 Zoning From: AG
 Zoning To: A-5
 Acres: 1.07307327
 Mapsco: 054Y
 Sector/District: Eastside
 Commission Date: 1/11/2023
 Contact: null




 Subject Area
 300 Foot Notification








Area Map








Council Districts

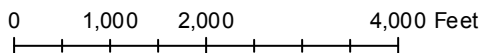
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

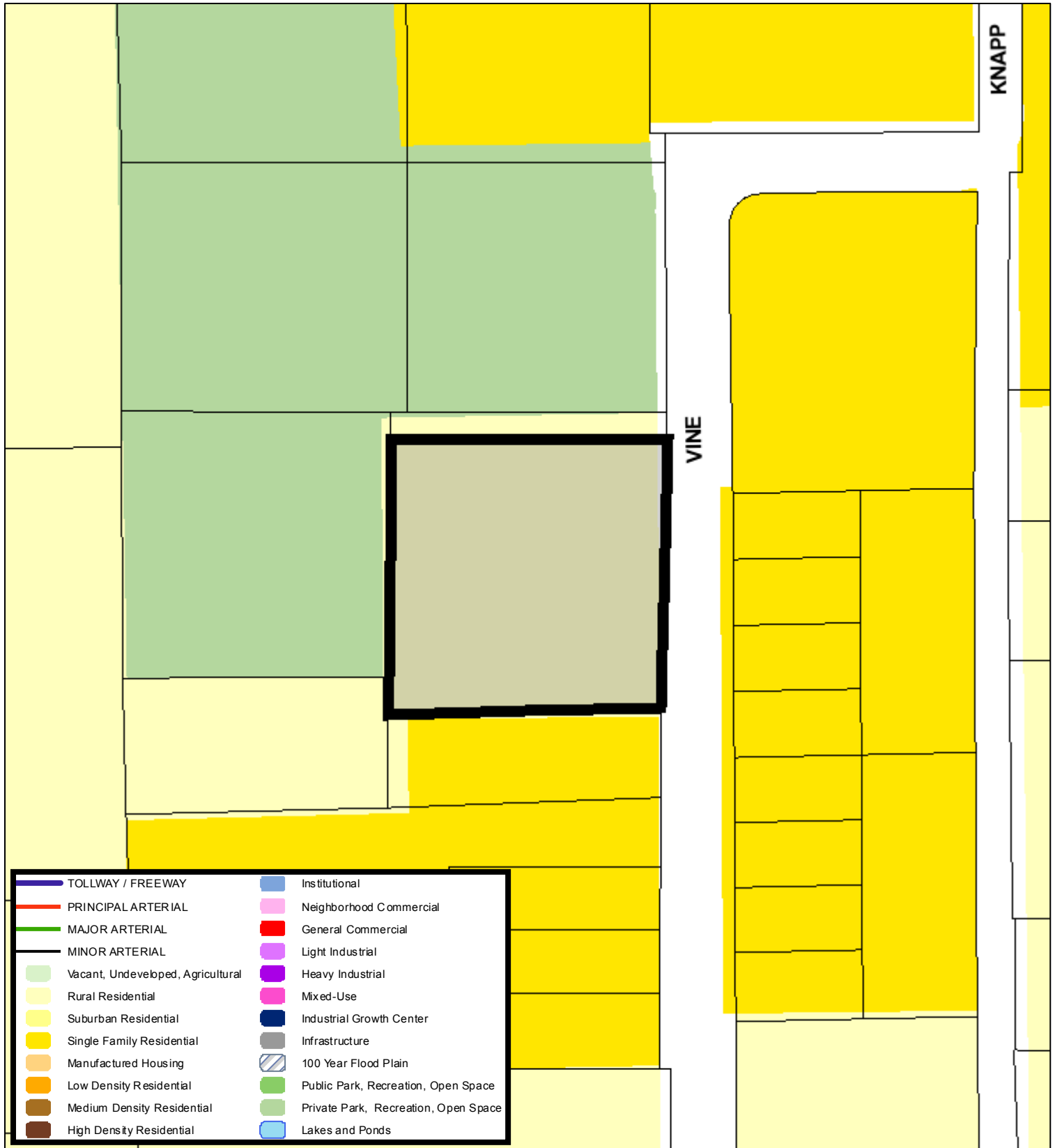
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

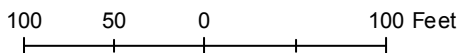
- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85



Future Land Use



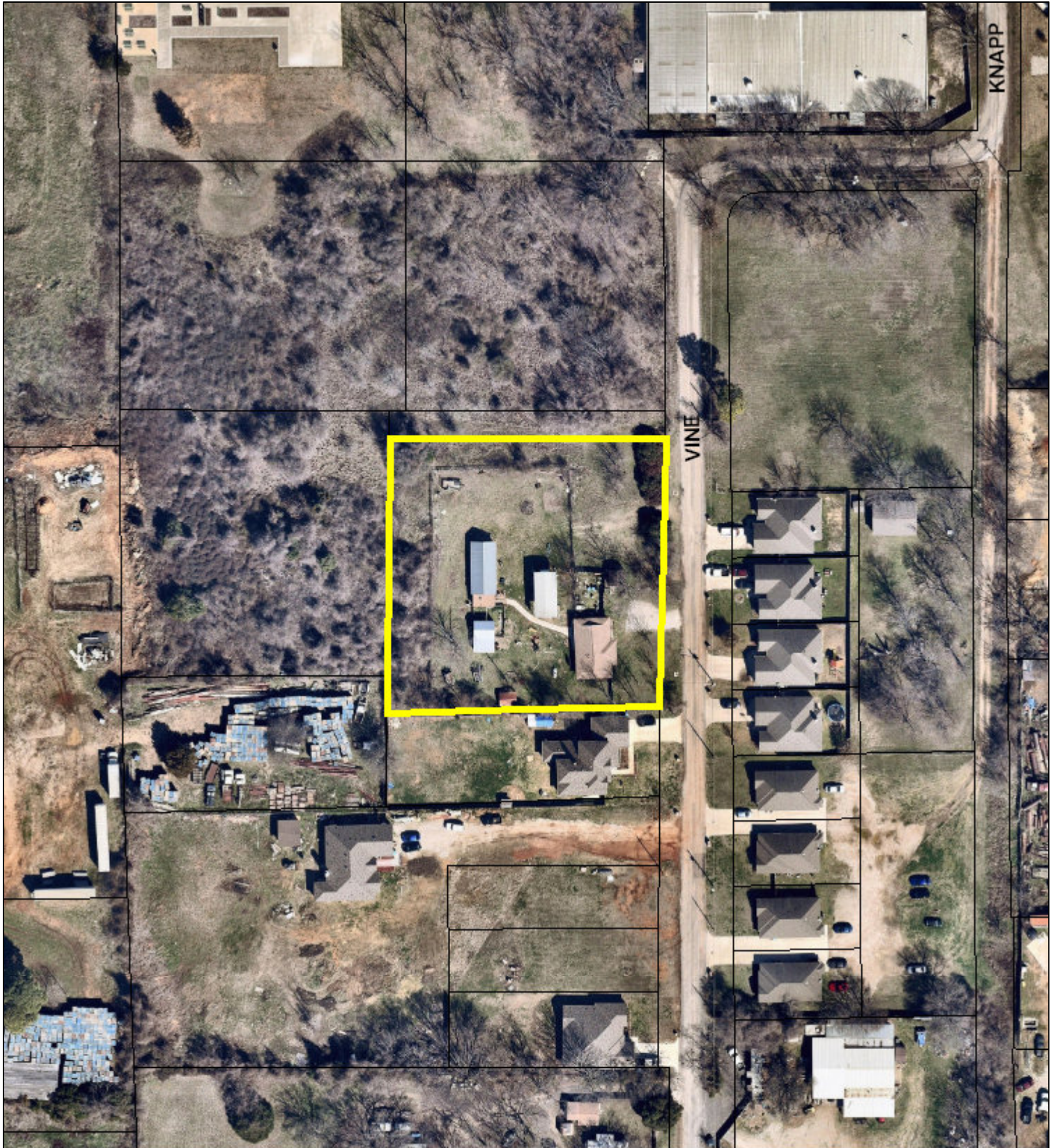
100 50 0 100 Feet



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



Aerial Photo Map



0 65 130 260 Feet





Zoning Staff Report

Date: January 11, 2023 Case Number: ZC-22-214 Council District (old/new): 5 / 5

Zoning Map Amendment

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

Owner / Applicant: HStrand, LLC / Jason Eggenburger

Site Location: 8950 Creek Run Road

Acreage: 2.2 acres

Request

Proposed Use: Warehouse

Request: From: “AR” One-Family Restricted/ PD 623 “PD/SU” Planned Development/Specific Use for all uses in “E” Neighborhood Commercial; excluding the following uses: Massage Parlor, Tattoo Parlor, Pawn Shop, Liquor or Package Store, and Convenience Store, site plan waived

To: “I” Light Industrial

Recommendation

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

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

Staff Recommendation: **Denial**

Table of Contents

- [1. Project Description and Background](#)
- [2. Surrounding Zoning and Land Uses](#)
- [3. Recent Zoning History](#)
- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
 - [a. Land Use Compatibility](#)
 - [b. Comprehensive Plan Consistency](#)
 - [c. Economic Development Plan](#)
6. 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 north of Cottonwood Village and south of Creek Run Road. The applicant is requesting a zoning change from "AR One-Family Restricted" and "PD 623" Planned Development to "I" Light Industrial to expand existing warehouse development in this location.

Rezoning of a lot for warehouse expansion

- Existing warehouse is located at LOT 2 BLOCK 1, THE ACADEMY AT WATERCHASE ADDITION and is zoned 'PD 623'. This address is 8950 Creek Run Road, Fort Worth, TX 76120
- Undeveloped land is located at LOT 2R2-1 BLOCK 2, COTTONWOODVILLAGES ADDITION and is zoned 'AR'. This address is 8951 Cottonwood Village, Fort Worth, TX 76120.
- Proposed zoning change request to change from 'PD 623' and partial 'AR' to 'I'

The property immediately west of the site is zoned "AR" residential restricted and is also owned by the applicant. It is used as a gas well site, comprised of eleven active wells, two lift compressors, ten tank batteries, several separators, and other equipment. Gas well sites are allowed in all zoning districts; producing gas wells have a 300' setback from the wellhead that applies to public buildings and protected use. A residence is a protected use. Therefore the "AR" residential restricted zoning on this site might render it unusable (see figure 1).

The applicant is looking to expand the existing warehouse to the east, within the PD 623 zoning, which has an existing 6,000 SF warehouse, by adding a new 15,300 SF building and 50 additional parking spaces. Warehouses are habitable structures, and the setback from the surface wells to a habitable structure is 200' ft. (see figure 2).

The proposed location of this warehouse is outside the 200' required buffer. There are no setbacks to parking lots.

Staff reached out to the applicant to discuss other zoning options that are less intense than "I" industrial, such as amending the existing PD to include the new warehouse. Still, the applicant

explained that this was not an option for them. By the time staff is writing this staff report, the applicant has yet to reach out to CM Gina Bivens or any of the nearby community groups.

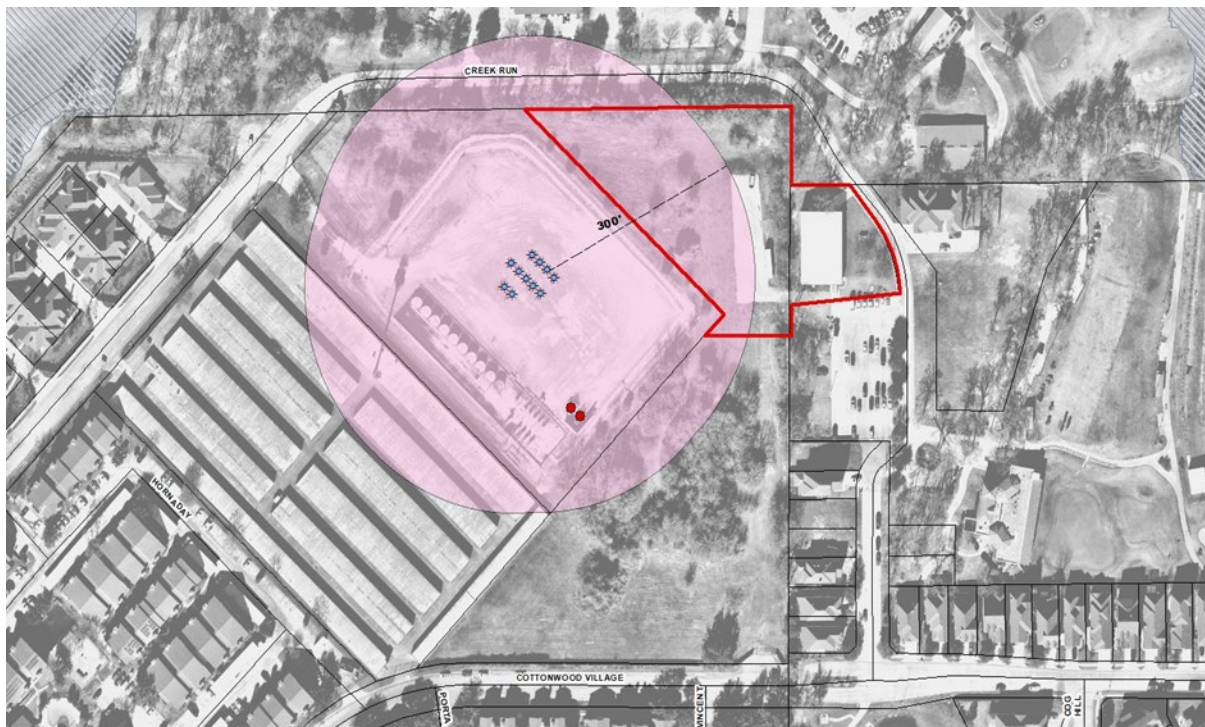


Figure 1- 300' Setback for Protected Uses



Figure 2- 200' Habitable Structure Setback



Although a site plan is not required when requesting "I" light industrial zoning, the applicant has provided one (see figure 3) to help staff and City officials understand his plans if the rezoning is approved. However, because they are not applying for a PD "Planned Development," they are not tied to this site plan and could build anything allowed in an "I" light industrial district.

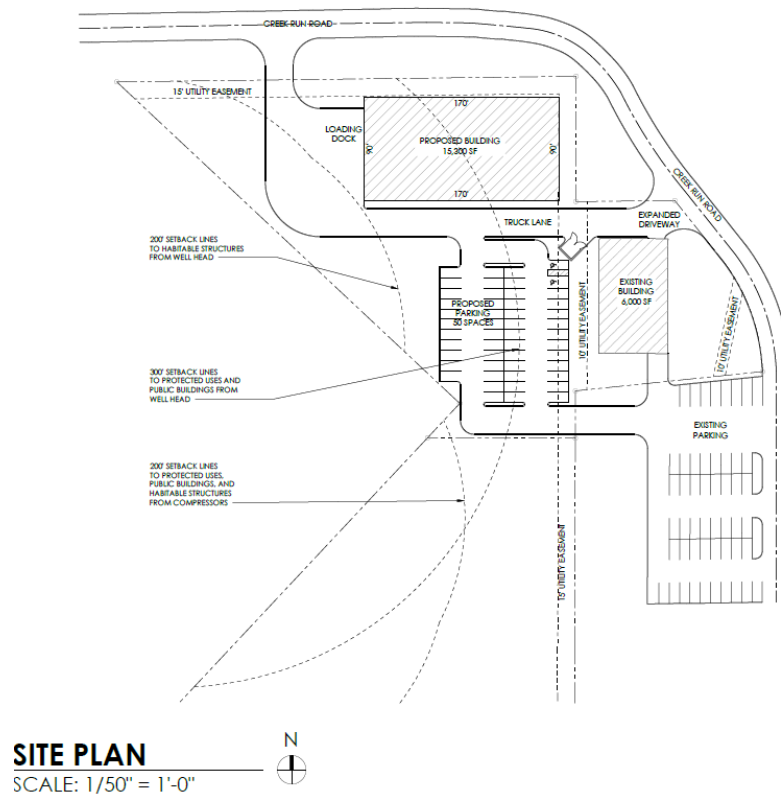


Figure 3- Site Plan

Surrounding Zoning and Land Uses

- North "PD 353" Planned Development /Privately operated golf club
- East "PD 623" Planned Development/ Jim Mclean Golf Academy
- South "AR" Residential Restricted / Vacant
- West "AR" Residential Restricted/ Gas well site

Recent Zoning History

- PD 623 Planned Development for “E” uses with exclusions, PD 353 Planned Development for “CF” for a privately-owned golf course with club house
- PD 334 Planned Development for “E” uses excluding certain uses

Public Notification

300-foot Legal Notifications were mailed on December, 29 2022.
 The following organizations were notified: (December, 30 2022)

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Arlington ISD
Fort Worth ISD	Hurst Euless Bedford ISD

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

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone this property from “AR” Residential Restricted to “I” Light Industrial. All properties immediately adjacent to this site are zoned “AR” Residential Restricted or PD-E. The parcel to the west is developed with a gas well site. The property to the east, zoned PD-E is occupied with commercial office, and event center and a warehouse. Property to the north is zoned “PD 353” is developed with a golf. Other nearby uses are mostly residential.

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

Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan currently earmarks the subject property “Open Space” on the Future Land Use Map. The proposed “I” Light Industrial zoning is not designated as an appropriate zoning district within either of these categories, as shown below.



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

The Future Land Use was administratively reviewed and updated in 2013 after the gas well site was established. It changed from single-family to open space.

The proposed zoning is **inconsistent (significant deviation)** with the Comprehensive Plan.

Economic Development Plan

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

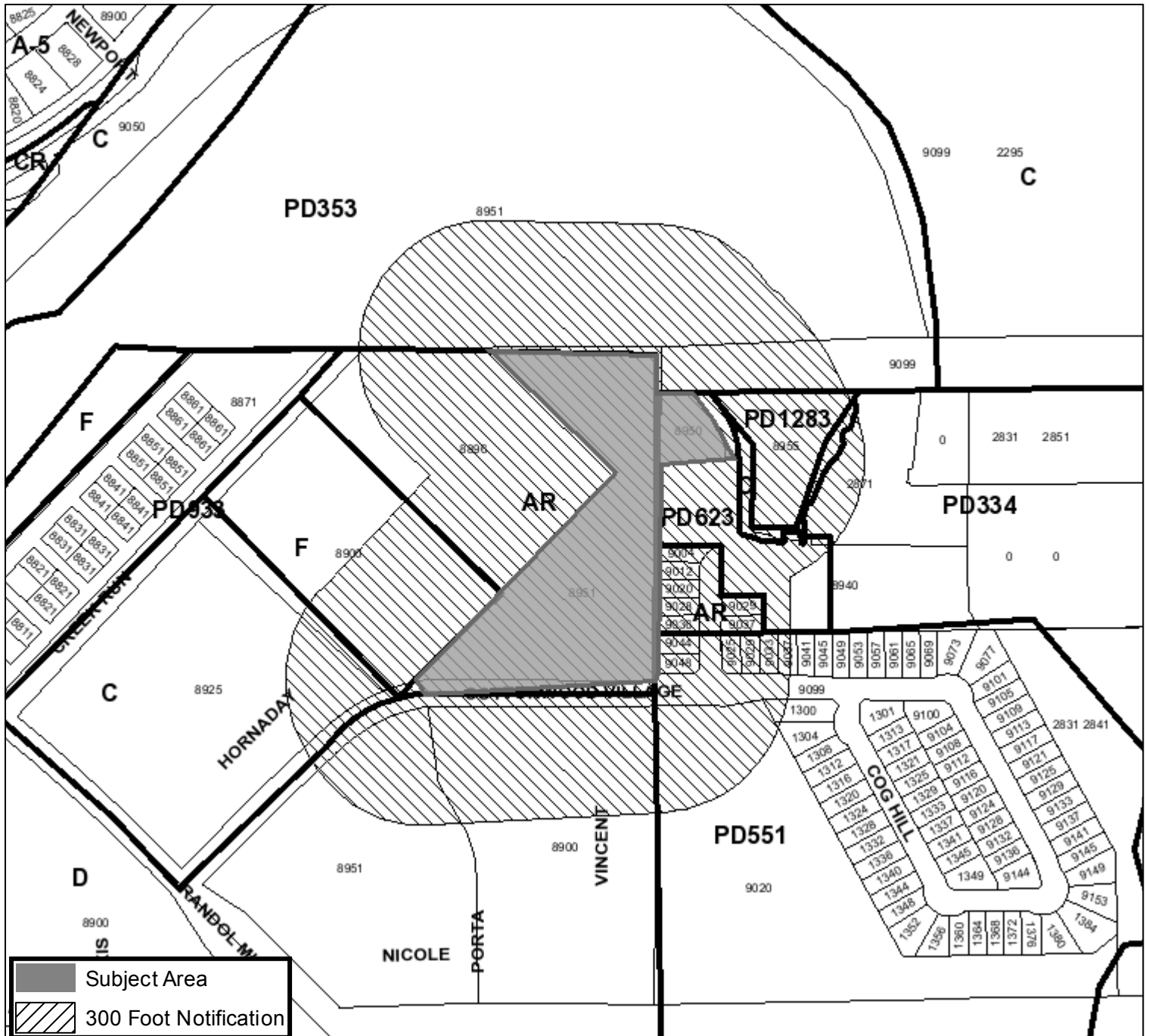
PERFORMANCE METRICS



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

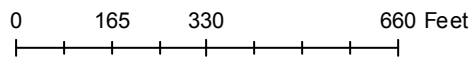


Area Zoning Map

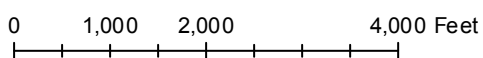
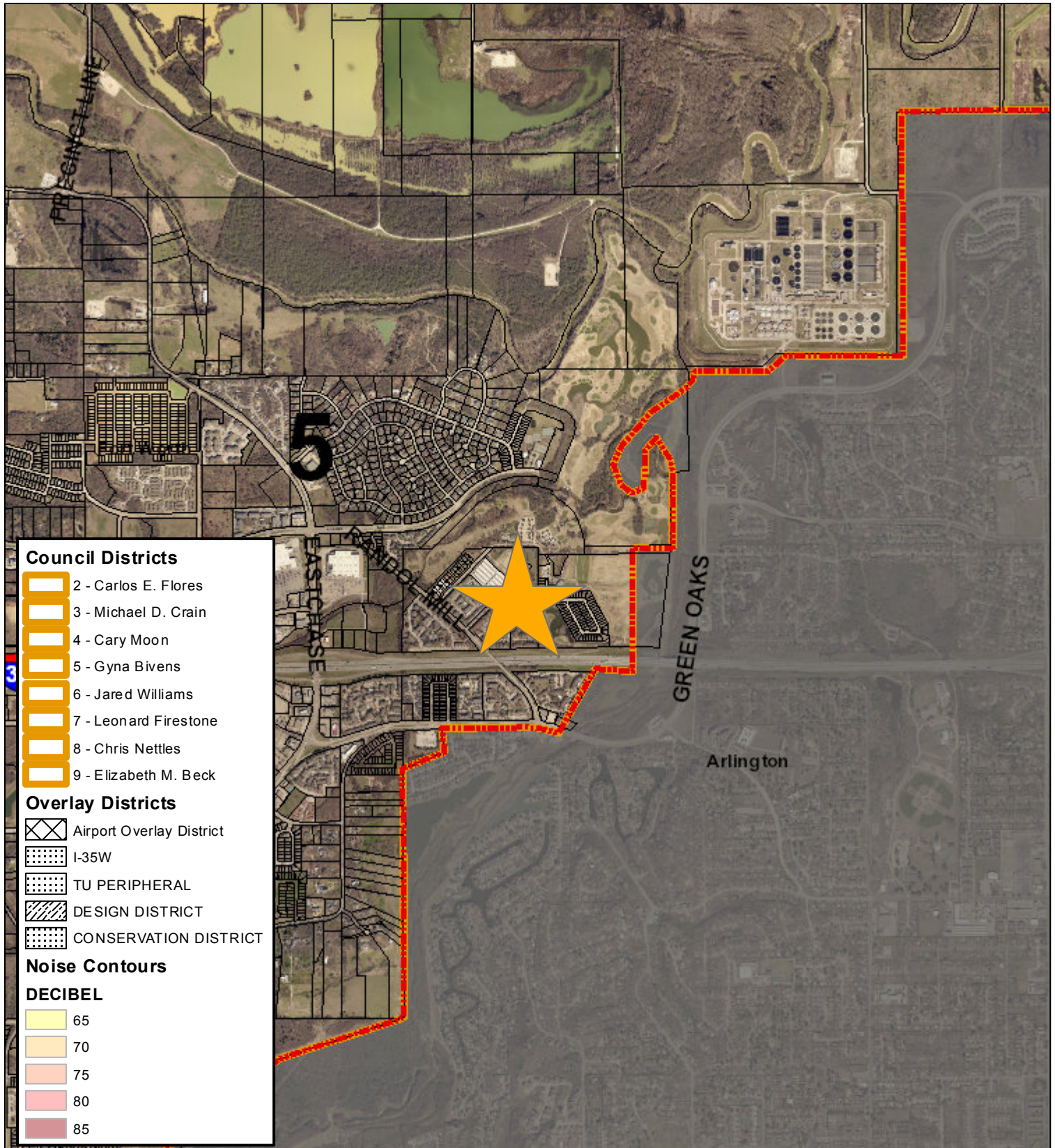
Applicant: HStrand, LLC
 Address: 8950 Creek Run Road
 Zoning From: AR/PD 623
 Zoning To: I
 Acres: 5.74926253
 Mapsco: 72Z
 Sector/District: Eastside
 Commission Date: 1/11/2023
 Contact: null



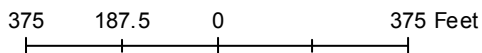
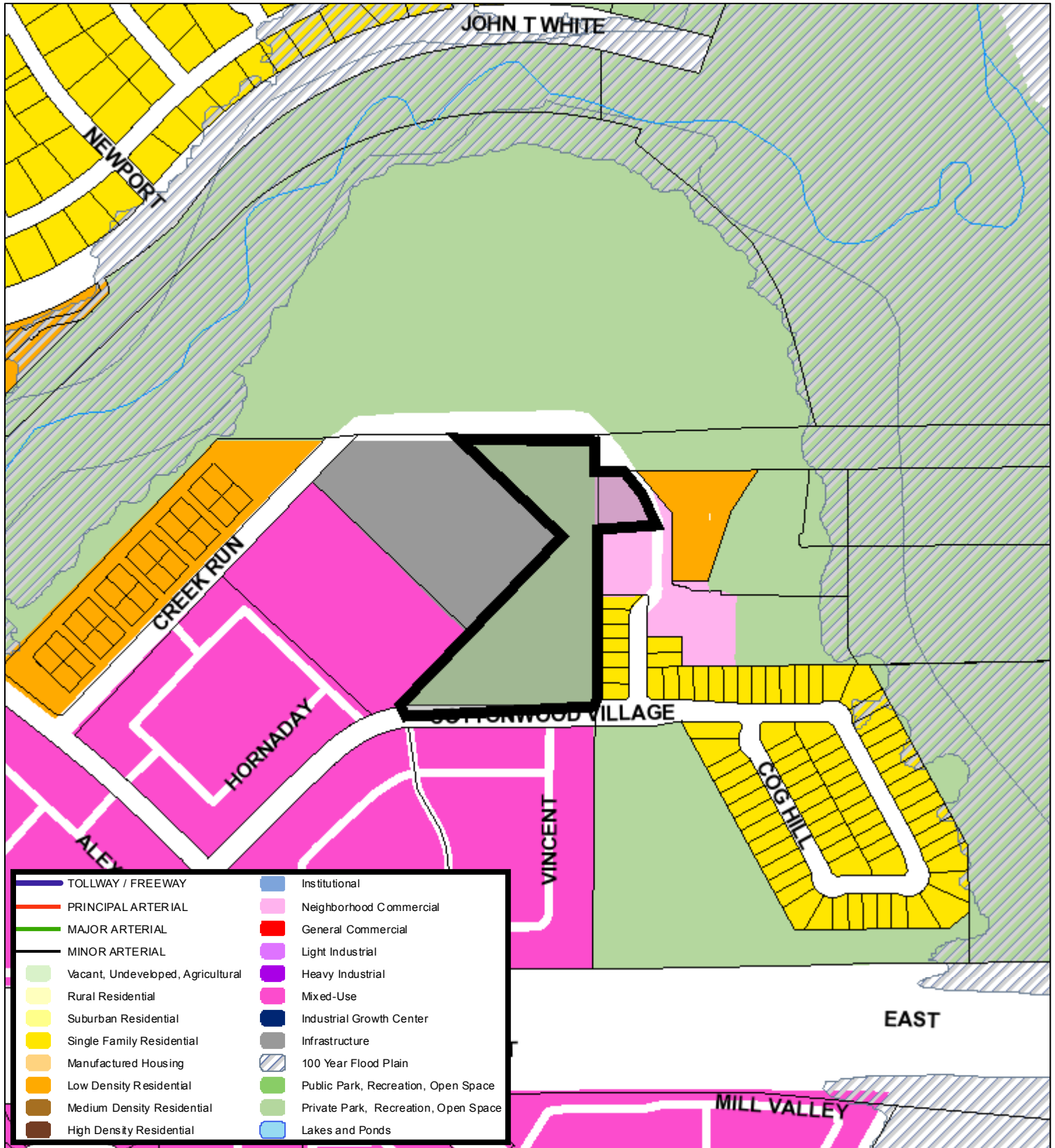
	Subject Area
	300 Foot Notification



Area Map



Future Land Use



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



Aerial Photo Map



0 237.5 475 950 Feet





Zoning Staff Report

Date: January 11, 2023 Case Number: ZC-22-215 Council District: (old/new): 3 / 7

Zoning Map Amendment & Site Plan

Case Manager: [Alondra Salas Beltré](#)

Owner / Applicant: Westland Texas Investments / Ottis Lee, PE III - Baird, Hampton & Brown

Site Location: 10211 Old Weatherford Rd. Acreage: 11.560 acres

Request

Proposed Use: Church, Commercial, Seminary/School

Request: From: "A-5" One Family Residential & "E" Neighborhood Commercial
To: "E" Neighborhood Commercial; "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus College/University removing liquor or package store; site plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

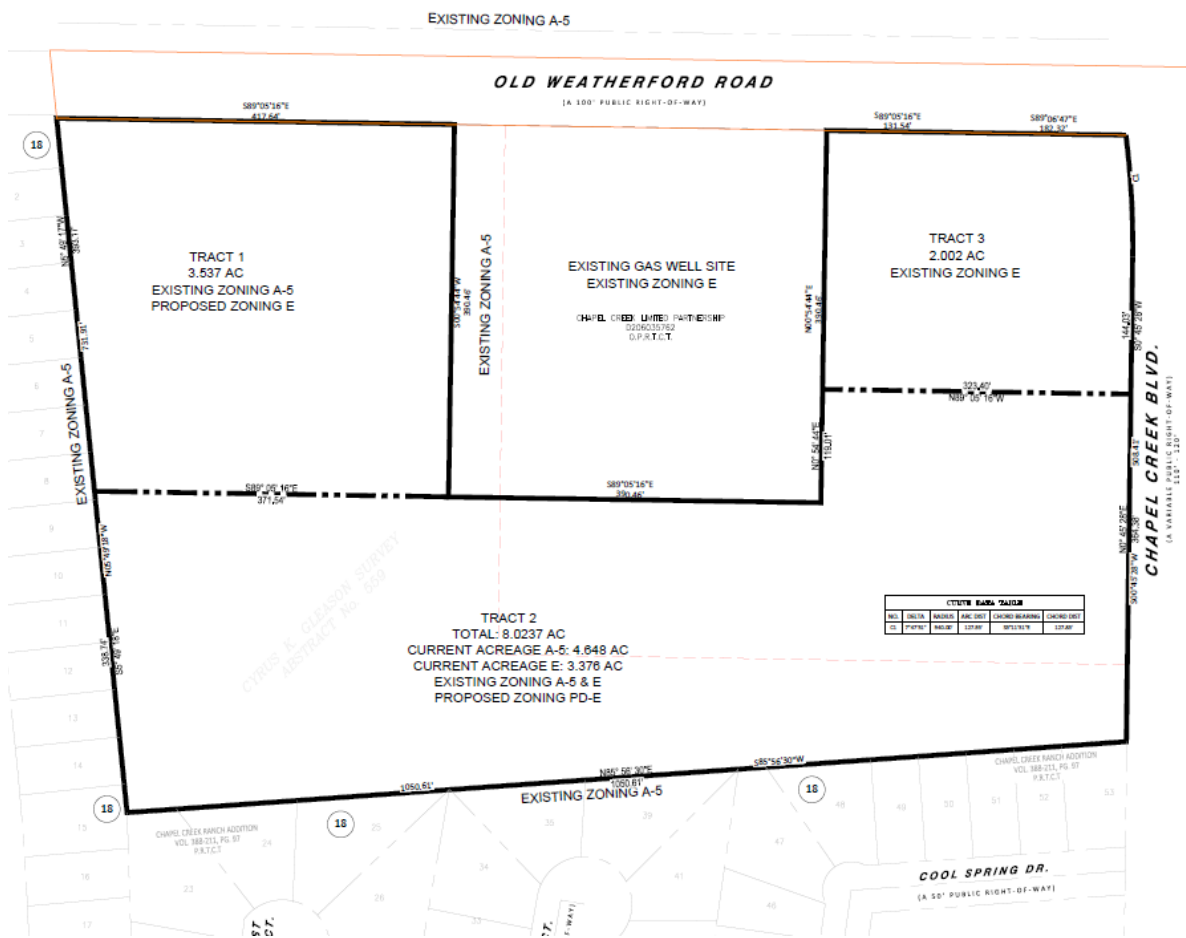
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5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
 - d. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
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9.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

Project Description and Background

The subject property is located at the northwest corner of Old Weatherford and Chapel Creek. The approximately 13-acre site, which is currently undeveloped, is proposed to be rezoned as follows.

- Tract 1 which is abutting the front of the property is A-5 and to be rezoned to the E designation to accommodate a church, although no site/concept plan was provided for this portion of the property.
- Tract 2, which is at the south of the property, is a combination of A-5 and E and to be rezoned to the PD-E designation Planned Development with a base of Neighborhood Commercial to accommodate development of a Seminary/School.
- Tract 3 is existing E zoning and will not change.



Detailed description from the application is provided below:

The current proposed use for the property is broken up in two different zoning districts. There is a boundary through the property that separates the A-5 and E designation from each other. The project will be broken up into three (3) different tracts, with tracts 1 and 2 rezoned while tract 3 will have no zoning change.

Tract 1 which is abutting the front of the property is A-5 and will be rezoned to the E designation. Tract 2, which is at the south of the property, is a combination of A-5 and E and will be rezoned to the PD-E designation. Tract 3 is existing E zoning and will not change. The property has a total area of 13.5665 Ac, but only 11.560 Ac are being requested to have a zoning change.

These zoning changes will allow for the property to conform to the future land use plan of E zoning. The PD-E zoning for Tract 2 will include a seminary/collegiate institution to be placed on the property along with the commercial zoning. the Zoning Exhibit and accompanying Site Plan is also used on this project for further clarification.

There is also a gas well site within the parcel with two active wells two battery tanks and other equipment related to production. There is a 300' setback to any new protected uses or public buildings measured from the surface wells and 200' tank batteries, lift compressors, etc.

Surrounding Zoning and Land Uses

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

Recent Zoning History

- ZC-21-099 northeast of the site, from E to C, approved
- ZC-16-178 east of the site, from C, E, F, G to A-5, approved.
- ZC-20-173 from C to PD/C with development standards, approved

Public Notification

300-foot Legal Notifications were mailed on December 29, 2022.
 The following organizations were emailed on December 30, 2022:

Organizations Notified	
FW Vista West HOA	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
White Settlement ISD	Chapel Creek NA*

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

All the immediate land uses are residential except for the gas well site. Access to the proposed institution is off of Chapel Creek Road, an arterial road.

The proposed tract one fronts Old Weatherford Road, a residential street. While the access to the site using residential streets is not ideal, Old Weatherford Road was approved as a truck route to serve the gas well site by the Gas Drilling Review Committee (GDRC) in 2012

Uses allowed in “E” neighborhood Commercial districts are intended to serve single-family residences nearby.

The general layout of this site **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far West

The adopted 2022 Comprehensive Plan designates the subject property as future General Commercial. The proposed zoning to “PD-E” for a Planned Development and “E” Neighborhood Commercial **is consistent** with the Comprehensive Plan.

COMMERCIAL

Neighborhood Commercial*

Retail, services, offices and mixed uses serving daily needs for a local market area

ER, E, MU-1

Economic Development Plan

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

The following Economic Development policies support the rezoning as presented:

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

Site Plan Comments

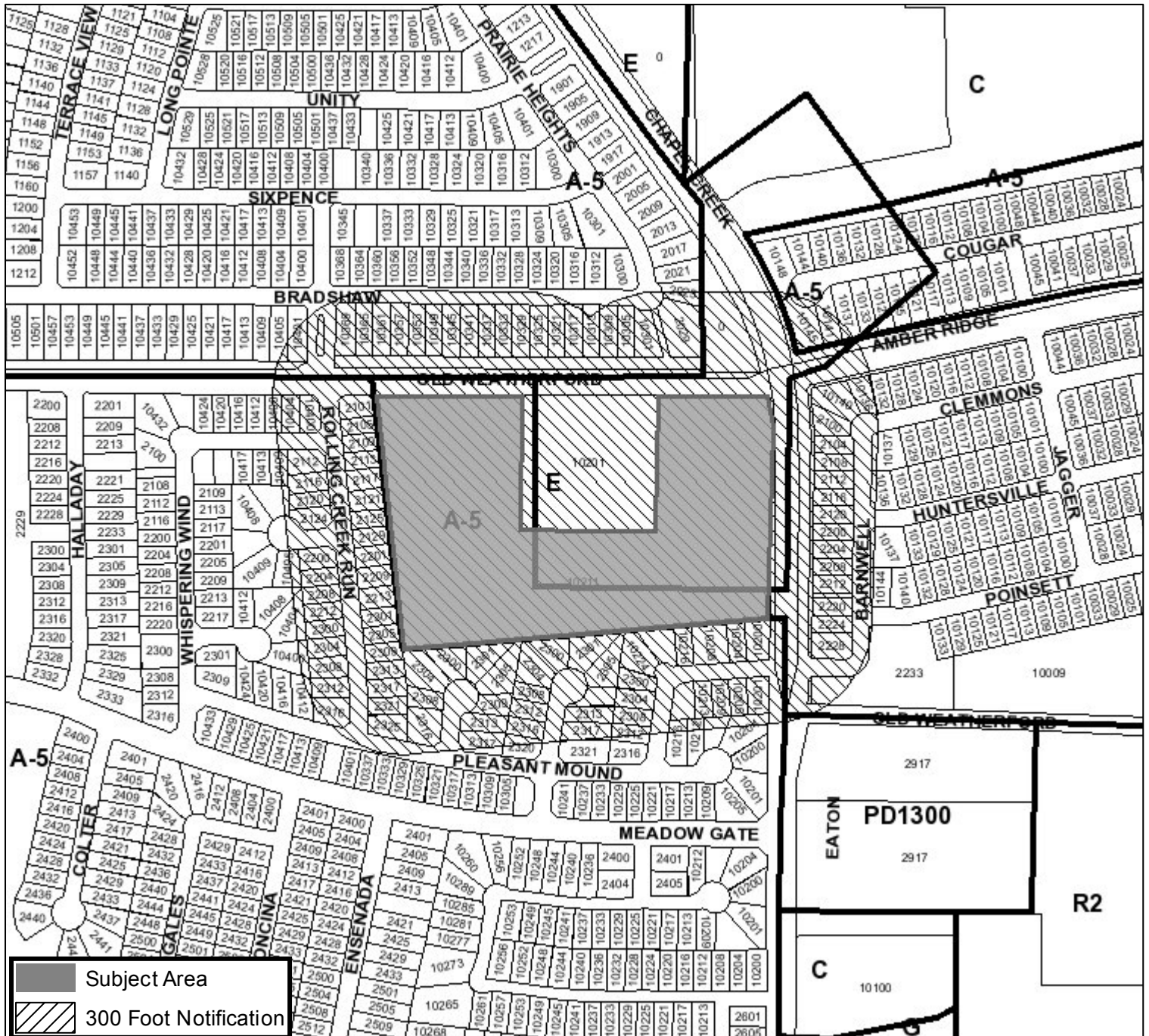
The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

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

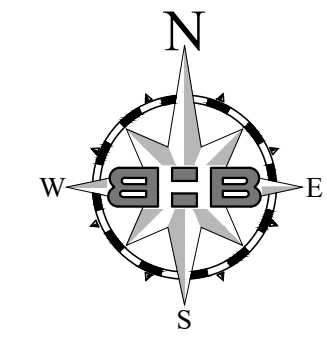


Area Zoning Map

Applicant: Ottis Lee, PE III - Baird, Hampton & Brown
 Address: 10211 Old Weatherford Road
 Zoning From: A-5/E
 Zoning To: PD/E & E
 Acres: 13.70933442
 Mapsco: 72F
 Sector/District: Far West
 Commission Date: 1/11/2023
 Contact: null



0 205 410 820 Feet



0 50 100 150
 GRAPHIC SCALE: 1" = 50'-0" (22"x34")
 1" = 100'-0" (11"x17")

EXISTING ZONING A-5

OLD WEATHERFORD ROAD

(A 100' PUBLIC RIGHT-OF-WAY)

TRACT 1
 3.537 AC
 EXISTING ZONING A-5
 PROPOSED ZONING E

EXISTING GAS WELL SITE
 EXISTING ZONING E

CHAPEL CREEK LIMITED PARTNERSHIP
 D206035762
 O.P.R.T.C.T.

TRACT 3
 2.002 AC
 EXISTING ZONING E

TRACT 2
 TOTAL: 8.0237 AC
 CURRENT ACREAGE A-5: 4.648 AC
 CURRENT ACREAGE E: 3.376 AC
 EXISTING ZONING A-5 & E
 PROPOSED ZONING PD-E

CURVE DATA TABLE					
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	7°47'51"	940.00'	127.93'	S3°11'31"E	127.83'

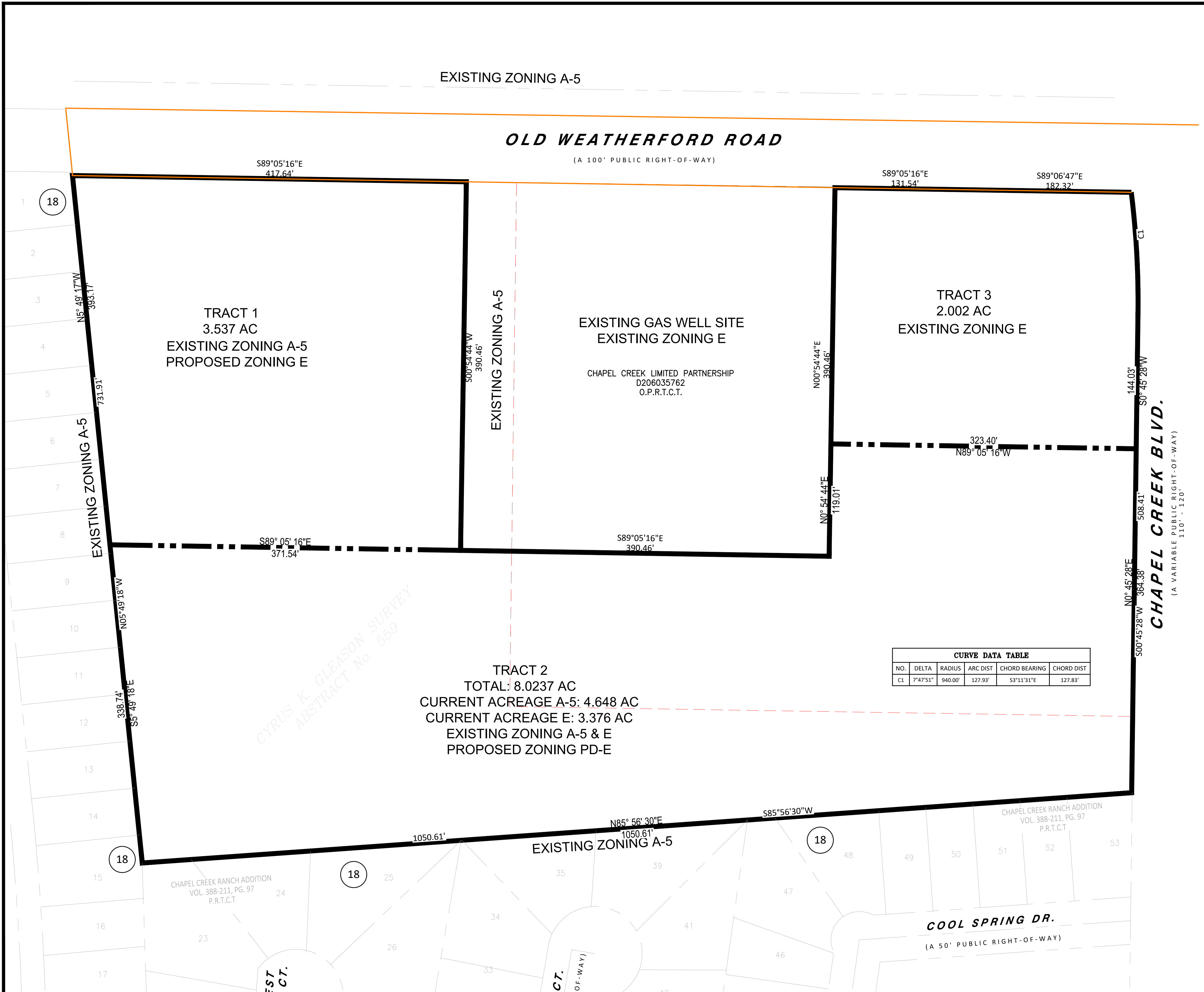
- LEGEND:**
- - - - - EXISTING ZONING LINE
 - PROPOSED ZONING LINE
 - PROPERTY LINE
 - EXISTING ROW

ZC-22-215
**OLD WEATHERFORD RD.
 COMMERCIAL SITE
 REZONING EXHBIT**
 TOTAL PROPERTY: 13.5665 Acres
 REZONED AREA: 11.560
 10211 Old Weatherford Road
 FORT WORTH, TARRANT COUNTY, TEXAS

DATE OF PREPARATION:
 2022-01-04

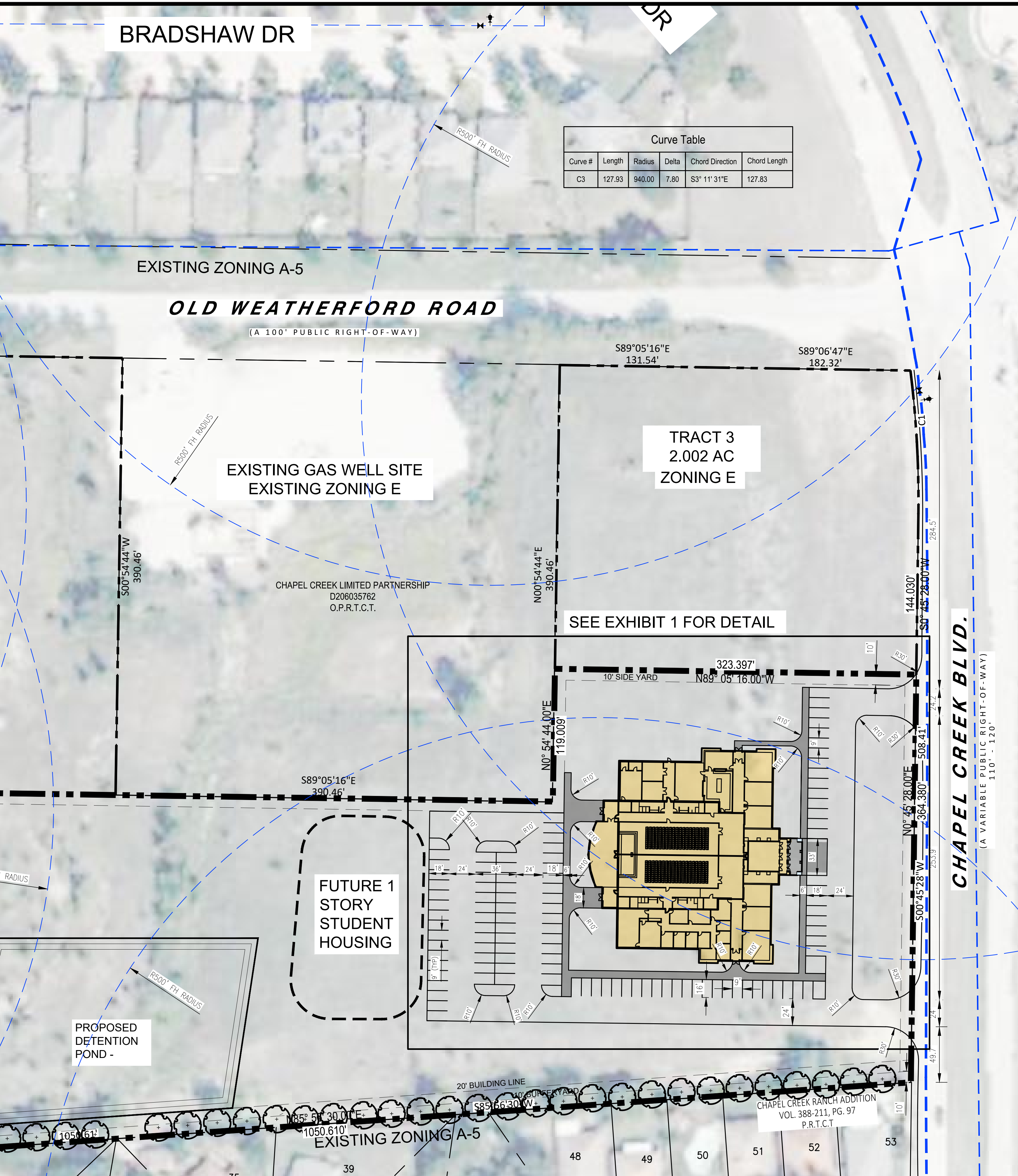
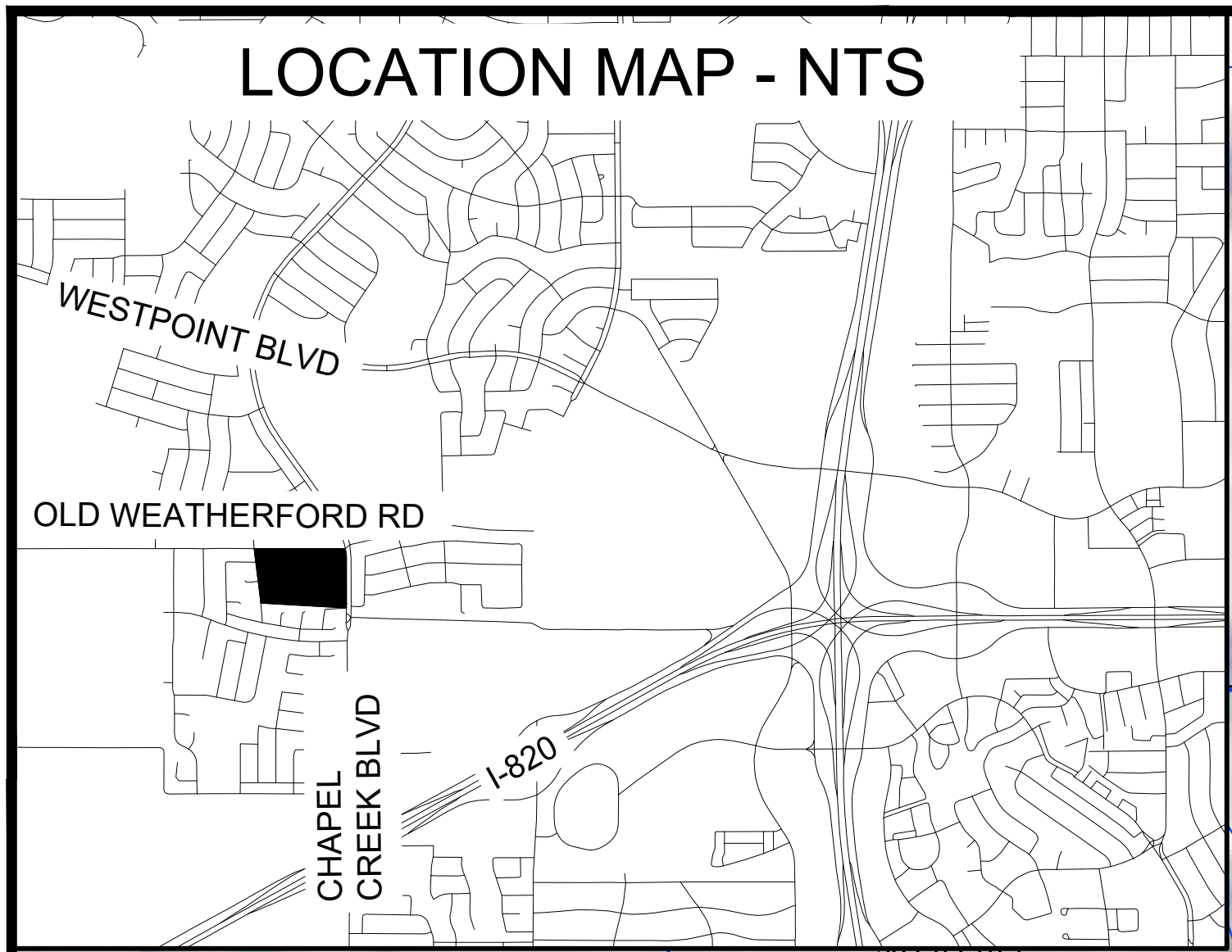
PREPARED BY:

B B
BAIRD, HAMPTON & BROWN
 engineering and surveying
 949 Hilltop Drive, Weatherford, TX 76086
 mail@bhinc.com • 817.596.7575 • bhinc.com
 TBPELS Firm #44, #10194146

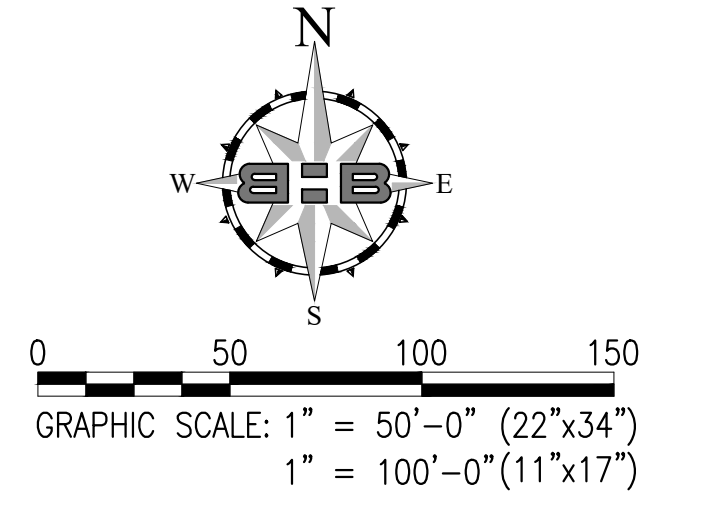


CYRUS K. GLEASON SURVEY
 ABSTRACT No. 559

CHAPEL CREEK RANCH ADDITION
 VOL. 388-211, PG. 97
 P.R.T.C.T.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	127.93	940.00	7.80	S3° 11' 31"E	127.83



- TRACT 2 TO BE REZONED AS PD-E:**
- GENERAL NOTES:**
- THIS PROJECT WILL COMPLY WITH SECTION 6.301, 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 ALL APPLICABLE SCREENING REQUIREMENTS
- BUILDING SPECIFICATIONS:**
- GROSS FLOOR AREA: 28,000 SQ FT.
 - NUMBER OF STORIES: 1 STORY
 - BUILDING HEIGHT: 40' HEIGHT
 - EXTERIOR CONSTRUCTION MATERIAL: BRICK AND STUCCO
- STREETS, PARKING AND DRIVES:**
- PROPOSED SURFACE MATERIAL (PERIMETER): CONCRETE
 - PROPOSED SURFACE MATERIAL (LANDSCAPING): TURFED BUFFERYARD WITH TREES AT 25 O.C.
 - OFF STREET PARKING: 102 SPACES
 - ADA SPACES: 5 SPACES
- BUFFERYARD: (ADJACENT TO RESIDENTIAL):**
- 10' TURFED BUFFERYARD (5'+5')
 - 8' WOOD FENCE
 - TREES @ 25' ON CENTER (O.C.)
- ADDITIONAL NON-RESIDENTIAL USES:**
- COLLEGE OR UNIVERSITY
- REMOVAL NON-RESIDENTIAL USES:**
- LIQUOR OR PACKAGE STORE

OWNER:
 Bourke Harvey
 Westland Texas Investments, LLC
 3905 Alamo Ave.
 Fort Worth, Texas 76107
 817-946-3044
 bourke@delipartners.com

ARCHITECT:
 Scott Martsolf
 Martsolf Architecture
 815 West Daggett Ave.
 Fort Worth, Texas 76104
 scott@martsolfarch.com

ENGINEER / SURVEYOR:
 Baird Hampton & Brown
 949 Hilltop Drive, Weatherford, TX 76086
 mail@bhinc.com • 817.596.7575 • bhinc.com
 TBPELS Firm #44, #10194146

DIRECTOR OF DEVELOPMENT SERVICES

 DATE _____

ZC-22-215
**OLD WEATHERFORD RD.
 COMMERCIAL SITE
 REZONING EXHIBIT - SITE PLAN**
 13.5665 Acres
 10211 Old Weatherford Road
 GLEASONS, CYRUS SURVEY Abstract 559 Tract 3G
 FORT WORTH, TARRANT COUNTY, TEXAS

DATE OF PREPARATION:
 2023-1-4

PREPARED BY:

BIB
BAIRD, HAMPTON & BROWN
 engineering and surveying
 949 Hilltop Drive, Weatherford, TX 76086
 mail@bhinc.com • 817.596.7575 • bhinc.com
 TBPELS Firm #44, #10194146

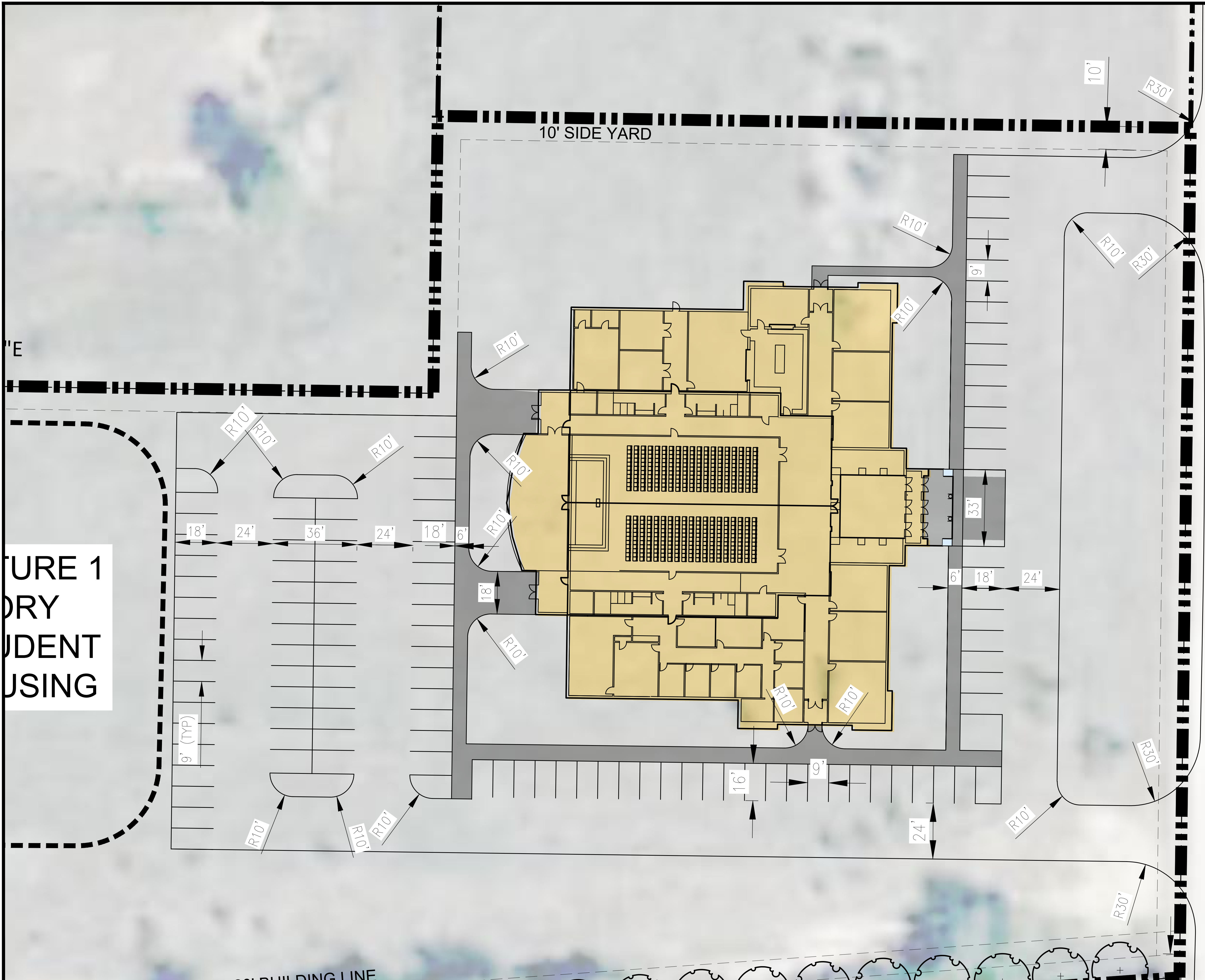
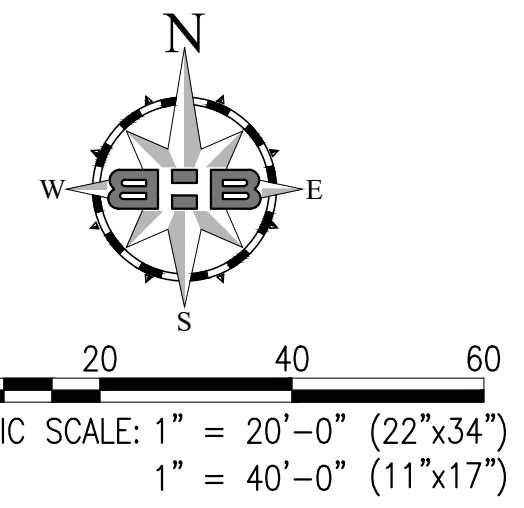


FIGURE 1
 DRY
 IDENT
 USING



TRACT 2 TO BE REZONED AS PD-E:

- GENERAL NOTES:**
- THIS PROJECT WILL COMPLY WITH SECTION 6.301, 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 ALL APPLICABLE SCREENING REQUIREMENTS

- BUILDING SPECIFICATIONS:**
- GROSS FLOOR AREA: 28,000 SQ FT.
 - NUMBER OF STORIES: 1 STORY
 - BUILDING HEIGHT: 40' HEIGHT
 - EXTERIOR CONSTRUCTION MATERIAL: BRICK AND STUCCO

- STREETS, PARKING AND DRIVES:**
- PROPOSED SURFACE MATERIAL (PERIMETER): CONCRETE
 - PROPOSED SURFACE MATERIAL (LANDSCAPING): TURFED BUFFERYARD WITH TREES AT 25' O.C.
 - OFF STREET PARKING: 102 SPACES
 - ADA SPACES: 5 SPACES

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- 10' TURFED BUFFERYARD (5'x5')
 - 8' WOOD FENCE
 - TREES @ 25' ON CENTER (O.C.)

- ADDITIONAL NON-RESIDENTIAL USES:**
- COLLEGE OR UNIVERSITY

- REMOVAL NON-RESIDENTIAL USES:**
- LIQUOR OR PACKAGE STORE

OWNER:
 Bourke Harvey
 Westland Texas Investments, LLC
 3905 Alamo Ave.
 Fort Worth, Texas 76107
 817-946-3044
 bourke@delipartners.com

ARCHITECT:
 Scott Martsolf
 Martsolf Architecture
 815 West Daggett Ave.
 Fort Worth, Texas 76104
 scott@martsolfarch.com

ENGINEER / SURVEYOR:
 Baird Hampton & Brown
 949 Hilltop Drive, Weatherford, TX 76086
 mail@bhinc.com • 817.596.7575 • bhinc.com
 TBPELS Firm #44, #10194146

DIRECTOR OF DEVELOPMENT SERVICES

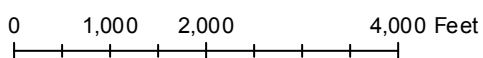
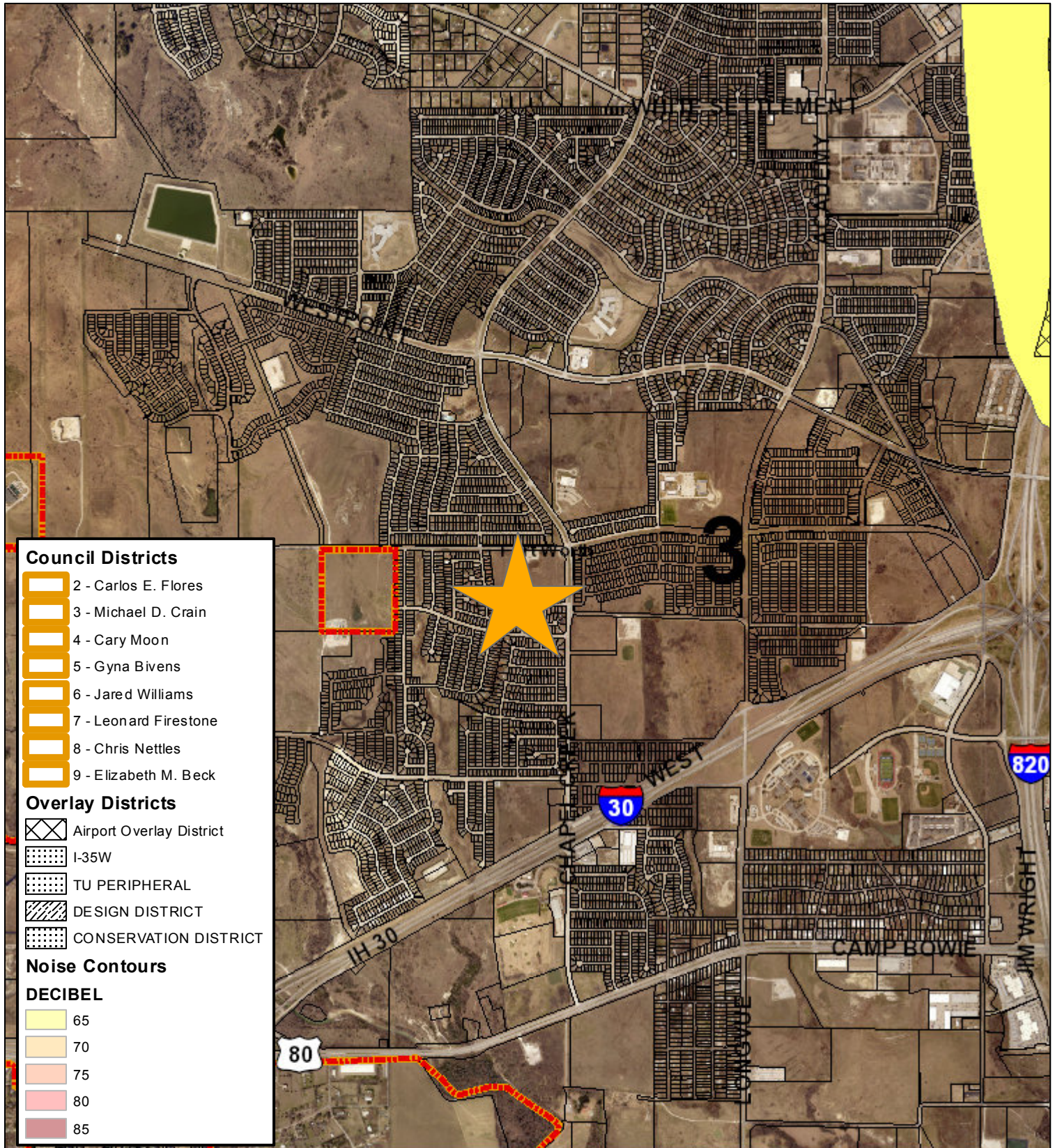
 DATE _____

ZC-22-215
**OLD WEATHERFORD RD.
 COMMERCIAL SITE
 REZONING EXHIBIT 1 - SITE
 DETAIL**
 13.5665 Acres
 10211 Old Weatherford Road
 GLEASONS, CYRUS SURVEY Abstract 559 Tract 3G
 FORT WORTH, TARRANT COUNTY, TEXAS

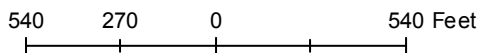
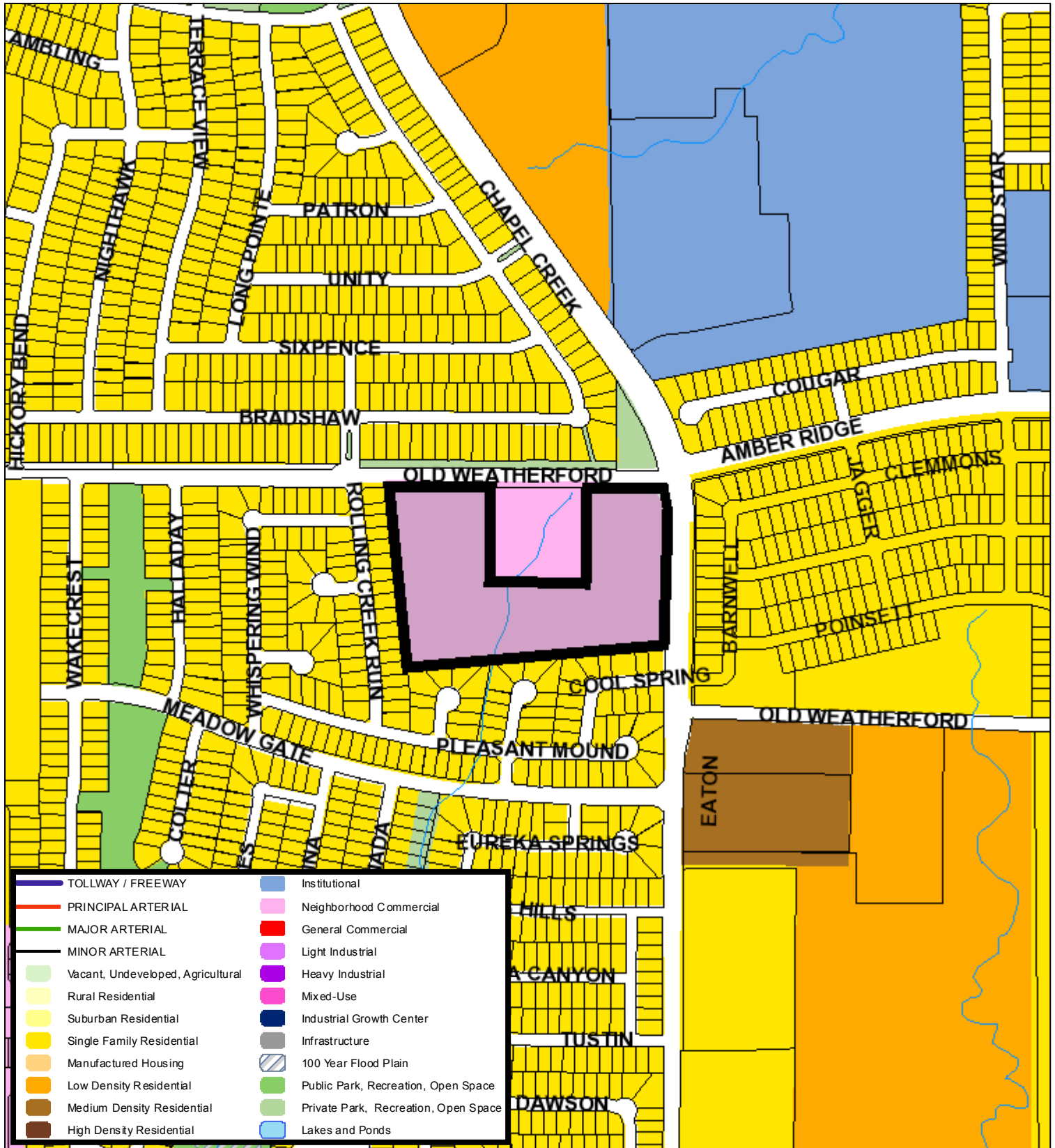
DATE OF PREPARATION:
 2023-1-4
 PREPARED BY:

B B
BAIRD, HAMPTON & BROWN
 engineering and surveying
 949 Hilltop Drive, Weatherford, TX 76086
 mail@bhinc.com • 817.596.7575 • bhinc.com
 TBPELS Firm #44, #10194146

Area Map



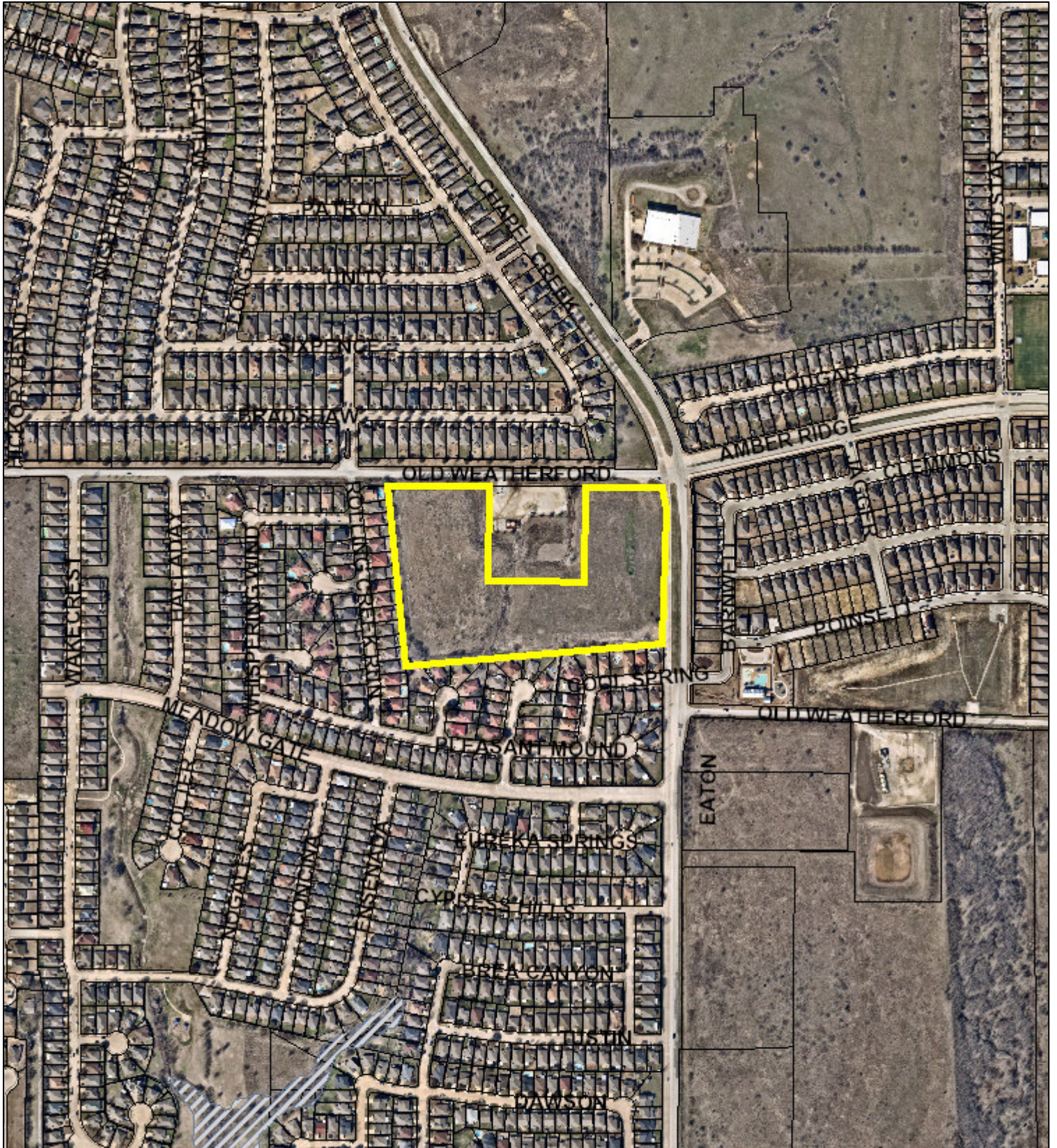
Future Land Use



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



0 337.5 675 1,350 Feet





Zoning Staff Report

Date: January 11, 2023

Case Number: ZC-22-216

District (old/new): 5 / 5

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Palisade Custom Homes LP, Crystal Arnold

Site Location: 3700, 3704, 3708 Peach Street

Acreage: 0.4879 acres

Request

Proposed Use: Single Family Residential

Request: From: "AG" Agricultural

To: "A-5" One-Family Residential

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The subject site is located in the Tarrant Addition of Fort Worth in Council District 5. The property contains three vacant lots on a street with single family homes. These are the last vacant lots on Peach Street. The proposal to rezone the site would change the current “AG” Agricultural zoning to “A-5” One Family Residential zoning. The property is currently undeveloped. The applicant has indicated that they would like to build three single family residences, one on each lot. The proposed future single family homes will comply with all "A-5" requirements.

Surrounding Zoning and Land Uses

North “AG” Agricultural / residential
East “A-5” One Family Residential / residential
South “AG” Agricultural / residential
West “AG” Agricultural / residential

Recent Zoning History

- None

Public Notification

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

Organizations Notified	
Stone Creek Addition HOA*	East Fort Worth Inc.
Streams & Valleys Inc	Trinity Habitat for Humanity
DFW International Airport	Hurst Euless Bedford ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

A residential use (such as a single family house) is considered among the least intensive land uses, in comparison to commercial or industrial type applications. With the site directly adjacent to existing single family homes on all sides, the proposed rezoning to “A-5” One Family Residential would fit in to the fabric of the neighborhood. Peach Street is a residential street, rather than a commercial collector or arterial, and residential construction would be appropriate here. The proposed rezoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan currently designates the subject property as future single family residential. “A-5” One-Family Residential zoning is considered an acceptable zoning category for areas designated as future single family residential. The proposed zoning **is consistent** with the Comprehensive Plan.

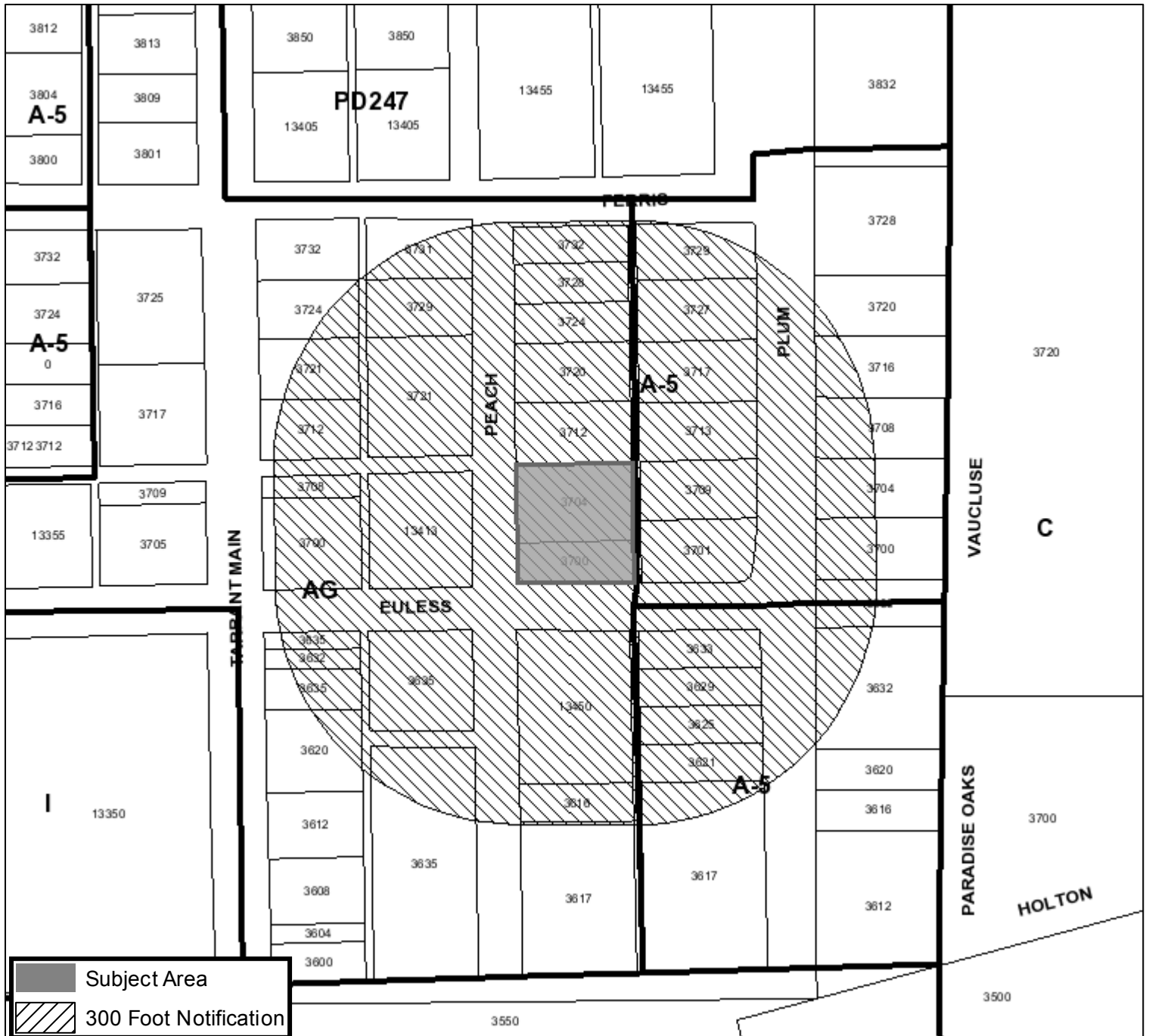
Economic Development Plan



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. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

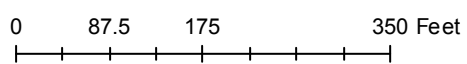


Area Zoning Map

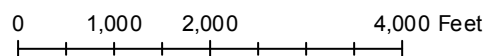
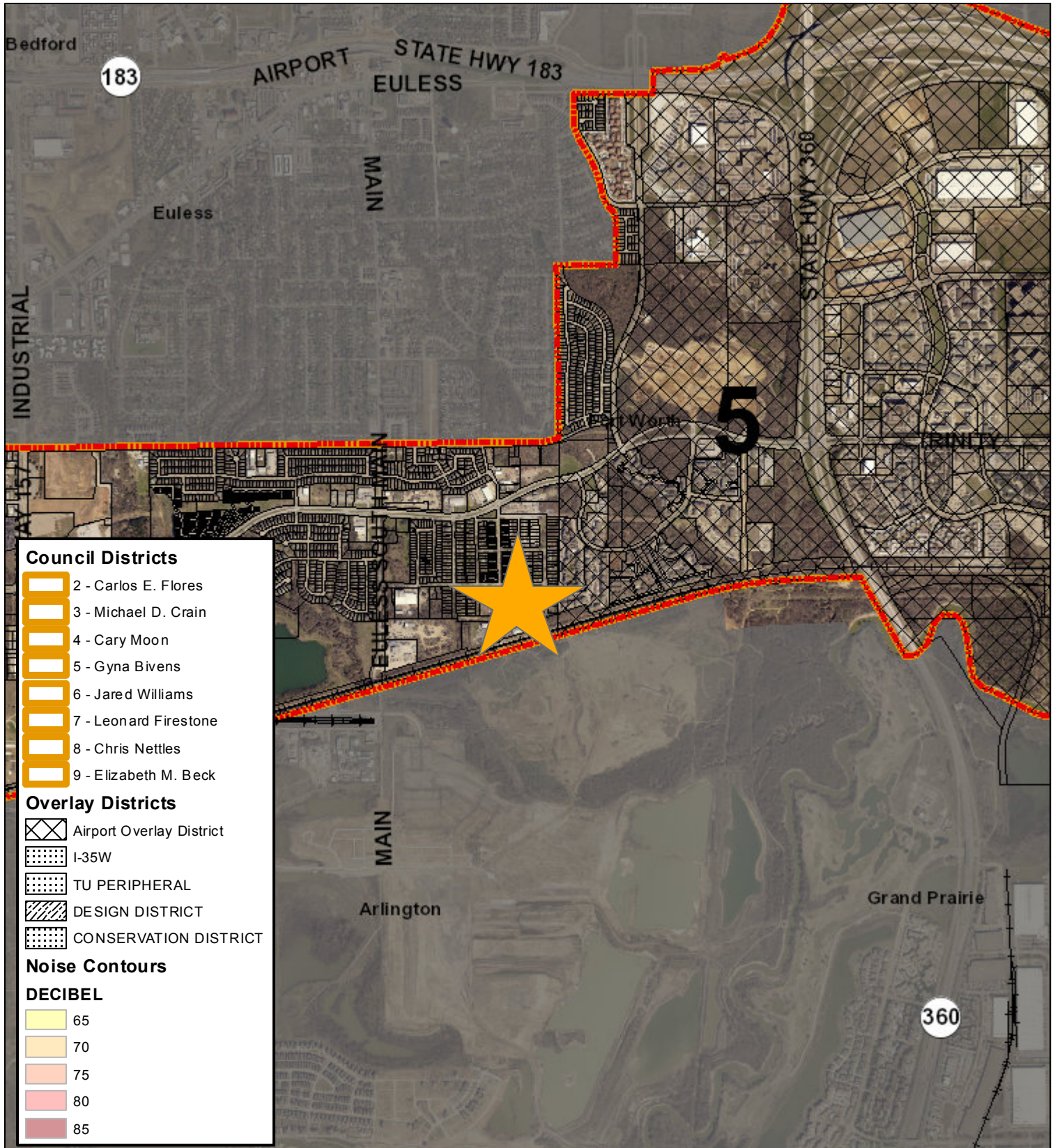
Applicant: Crystal Arnold/Palaside Custom Homes
 Address: 3700 & 3704 Peach Street
 Zoning From: AG
 Zoning To: A-5
 Acres: 0.48772848
 Mapsco: 55V
 Sector/District: Eastside
 Commission Date: 1/11/2023
 Contact: null



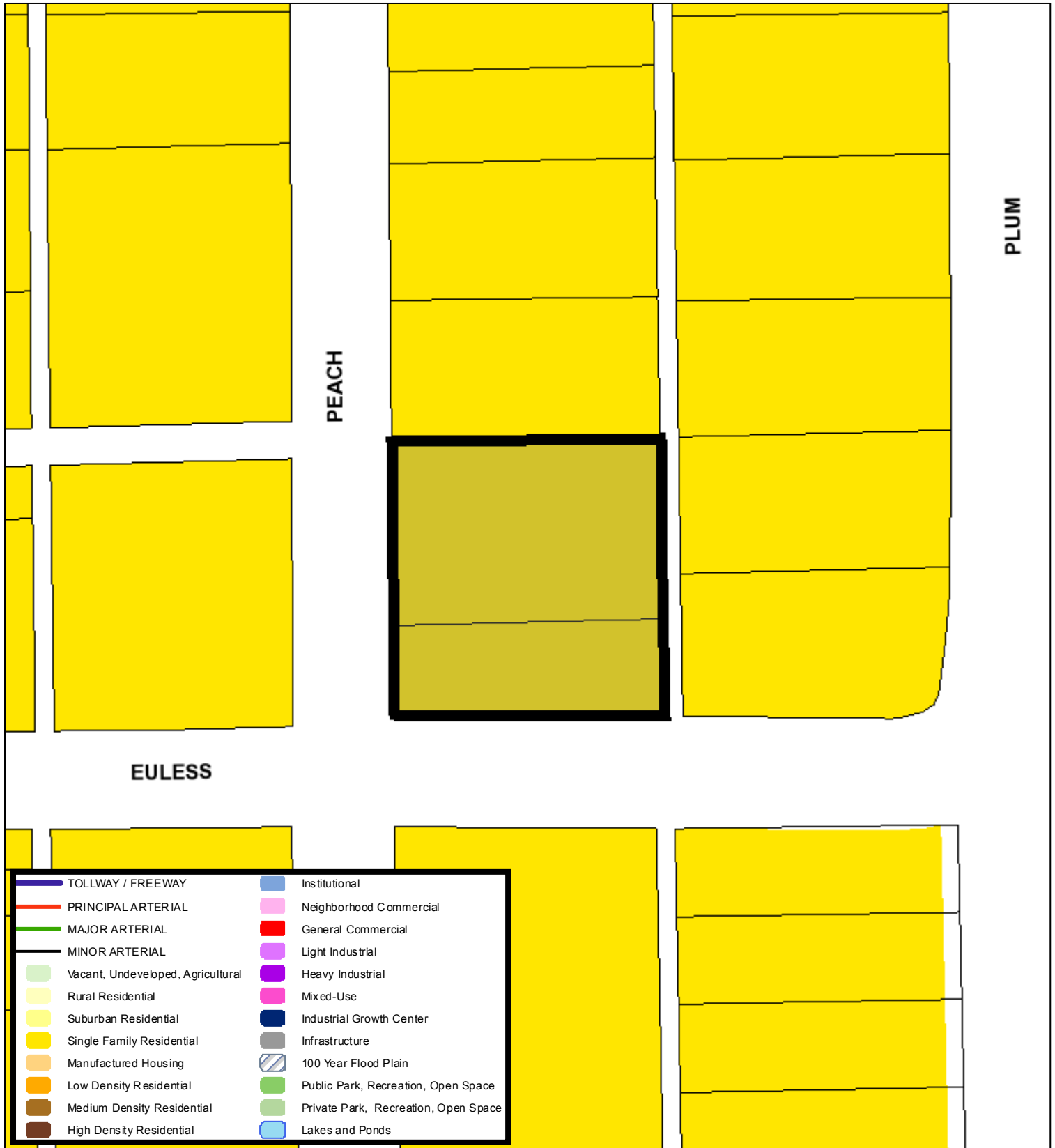
 Subject Area
 300 Foot Notification



























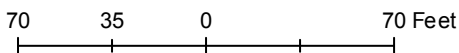
Area Map



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 45 90 180 Feet





Zoning Staff Report

Date: January 11, 2023

Case Number: ZC-22-217

District (old/new): 9 / 6

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Edge Park Methodist Church/William Todd Kinney

Site Location: 5616 Crowley Road

Acreage: 3.3 acres

Request

Proposed Use: Church (request for new sign)

Request: From: “A-5” One-Family

To: “CF” Community Facilities

Recommendation

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

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

Staff Recommendation: **Approval**

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Project Description and Background

The subject property is located at the southwest corner of Crowley Rd and Southwest Loop 820. The existing church use is allowed in all standard zoning districts, and the subject property is currently zoned “A-5” One-Family. However, the applicant is requesting a zoning change to “CF” Community Facilities in order to allow for a larger sign to be installed on the property.

The applicant may also request an electronic changeable copy sign, if the zoning is approved. It is permitted by special exception in commercial, industrial, mixed-use, and community facility zoning districts (subject to the provisions of Section 6.411 of the Zoning Ordinance).

Surrounding Zoning and Land Uses

North “A-5” One-Family / Southwest Loop 820

East “E” Neighborhood Commercial; “FR” General Commercial / retail, gas

South “A-5” One-Family / single-family

West “A-5” One-Family / single-family

Recent Zoning History

- None

Public Notification

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

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

Organizations Notified	
South Hills South NA*	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

* *Closest registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “A-5” One-Family District to “CF” Community Facilities, which is an appropriate zoning designation for the current use of the site as a church. The surrounding properties are developed for single-family and commercial. The applicant intends to install a larger sign on the property, hence the proposed request.

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

Comprehensive Plan Consistency – Sycamore

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

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

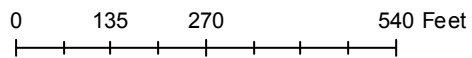
The proposed zoning is **consistent** with the Comprehensive Plan.

Area Zoning Map

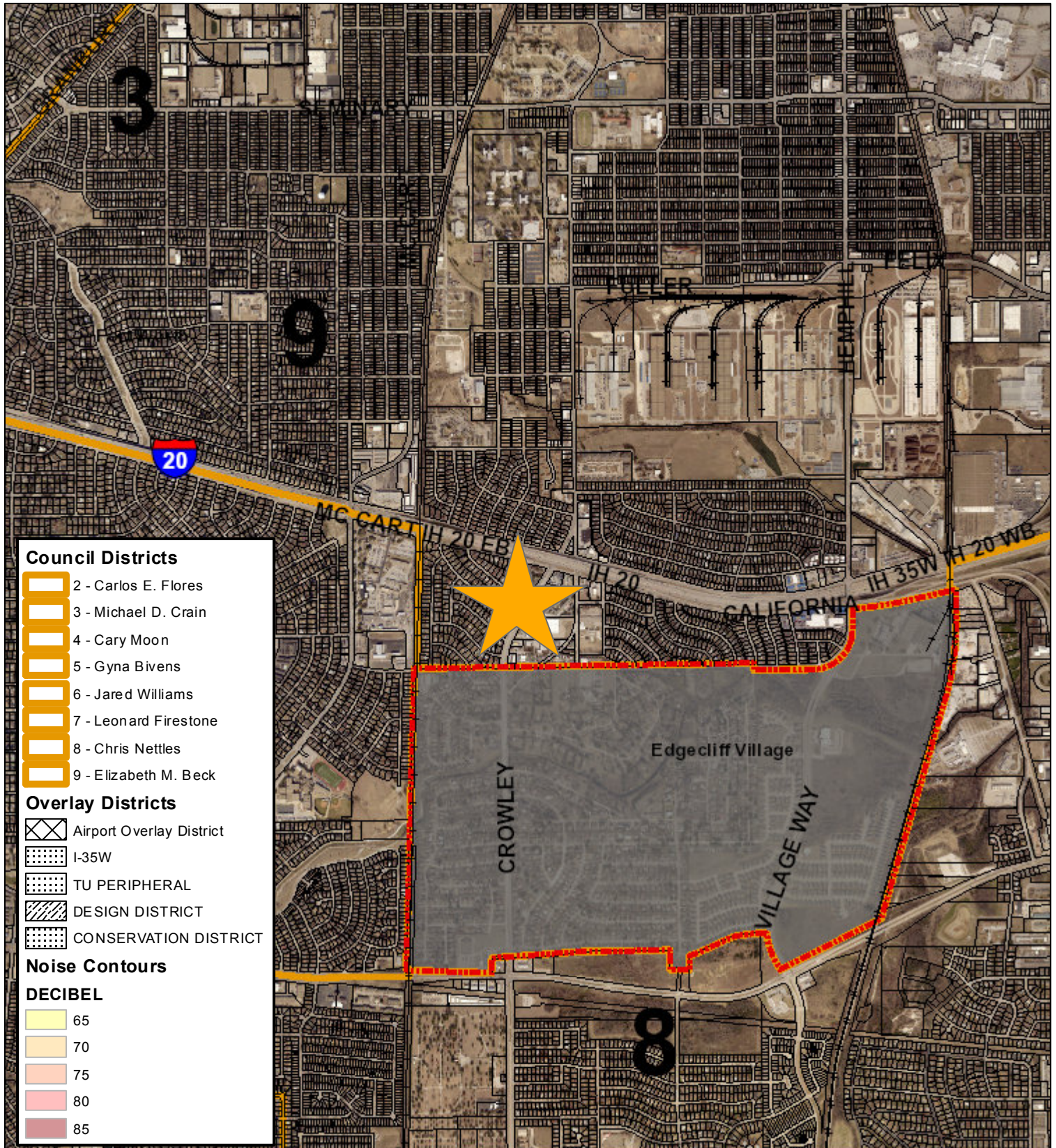
Applicant: Edge Park Methodist Church/William Todd Kinney
 Address: 5616 Crowley Road
 Zoning From: A-5
 Zoning To: CF
 Acres: 3.3925364
 Mapsco: 090U
 Sector/District: Sycamore
 Commission Date: 1/11/2023
 Contact: null











Subject Area
 300 Foot Notification








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

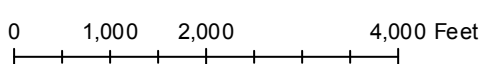
Overlay Districts

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

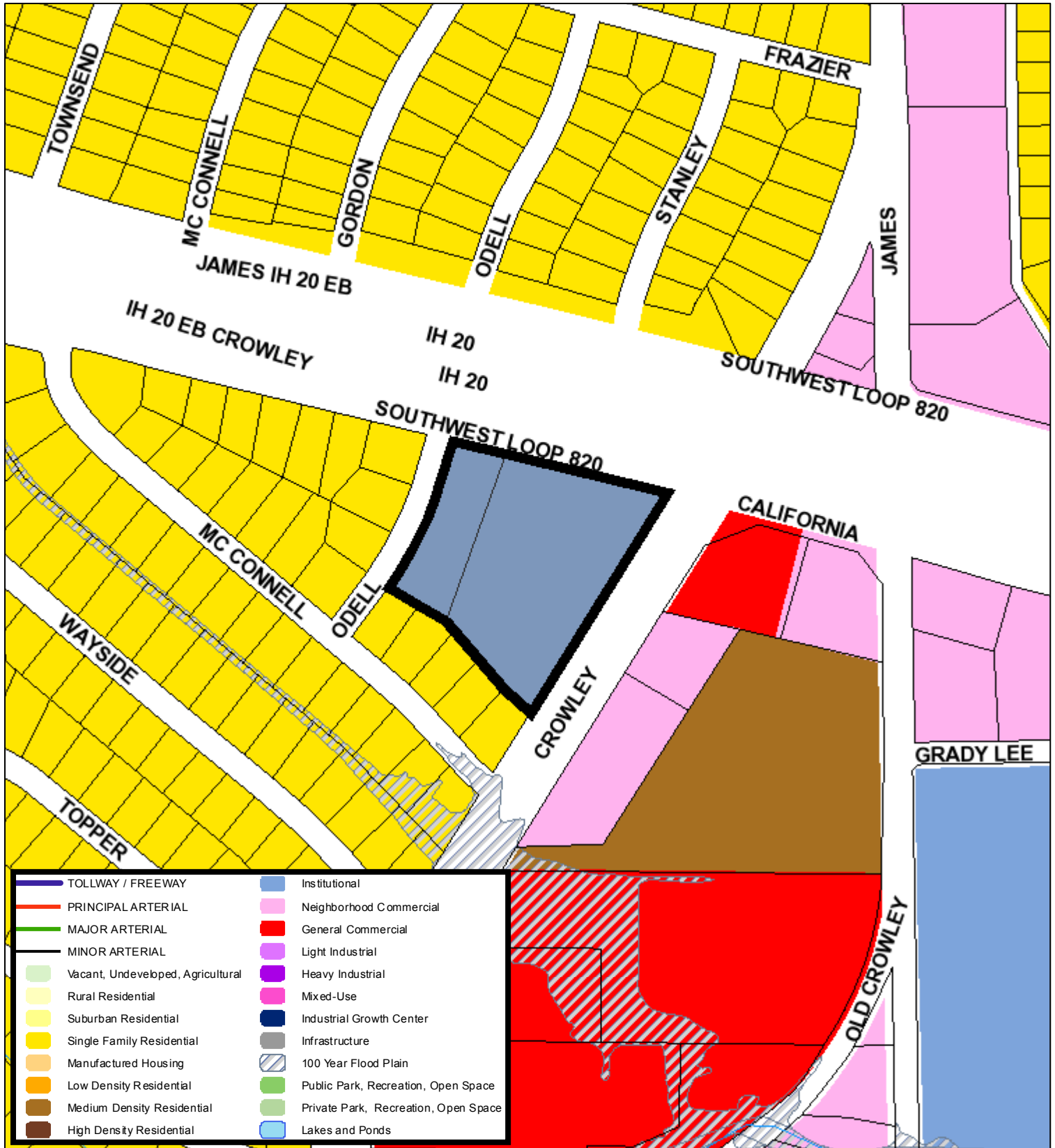
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



250 125 0 250 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



0 162.5 325 650 Feet





Zoning Staff Report

Date: January 11, 2022

Case Number: ZC-22-218

District (old/new): 9 / 11

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: G & S Auto of Fort Worth, LLC / Mary Nell Poole, Townsite

Site Location: 2517-2531 (odds) Hemphill Street

Acreage: 0.89 acres

Request

Proposed Use: Townhomes

Request: From: “E” Neighborhood Commercial

To: “UR” Urban Residential

Recommendation

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

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

Staff Recommendation: **Approval**

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Project Description and Background

This property is situated along the Hemphill corridor south of Downtown in Council District 9. The site is located at the northeast corner of Hemphill Street and W. Morningside Drive. The site has recently been operating as an “On Demand Covid Testing” site and previously was a used car sales lot. It is within Neighborhood Empowerment Zone (NEZ) Area Six. The applicant is requesting to rezone from “E” Neighborhood Commercial to “UR” Urban Residential zoning with the intent to build townhomes.

The application provided the following narrative:

The plan is to develop 24, 2-story, attached townhomes comprised within 4 buildings. The townhomes will be for rent and will offer another residential option at a lower price point than the larger rental projects in the area. The Future Land Use Plan calls for mixed-use and the current plan meets the vision for the redevelopment of Hemphill.

Staff has not seen a conceptual site plan for the project. If the site is rezoned to “UR” Urban Residential, the project must be designed to meet all requirements of the “UR” Urban Residential Ordinance. A PDF of the “UR” Urban Residential Ordinance can be found by clicking [here](#). Any items that are not in compliance must seek a waiver from the Urban Design Commission (UDC). Certain items, such as height, setback, bulk, or number of parking spaces provided, must also obtain a variance from the Board of Adjustment (BOA). If the site is rezoned to “UR” Urban Residential, the applicant is encouraged to work with staff if there are any difficulties in designing the project.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / Convenience Store
East “B” Two-Family / Residential
South “E” Neighborhood Commercial / Gas station
West “E” Neighborhood Commercial / Retail and Restaurant

Recent Zoning History

- ZC-22-038 no action taken, replaced with ZC-22-143 (below); southwest of subject site
- ZC-22-143 from E to PD/C with development standards for church and supportive housing use; southwest of subject site; approved by City Council 10-11-22
- ZC-20-148 1700-4700 blocks of Hemphill; nearly 280 acres of Council-Initiated Rezoning, which included the subject site, to rezone the area to various types of Near Southside form-based zoning; case Withdrawn
- ZC-18-076 from E to MU-1; southwest of subject site; effective 7-19-18

Public Notification

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

Organizations Notified	
South Hemphill Heights NA	Ryan Place Improvement Assn*
Fairmount NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Hemphill Corridor Task Force
Berry Street Initiative	Fort Worth ISD

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

Development Impact Analysis

Land Use Compatibility

The site is surrounded by a mixture of commercial and residential uses. The commercial uses are uses such as retail, fast food, and convenience stores with gas services. Industrial uses are located a few blocks to the east.

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

The proposed “UR” Urban Residential district can serve as a residential buffer between the existing detached residential homes and the more intense Hemphill Corridor.

Comprehensive Plan Consistency – Southside

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

Below is a portion of a table from the Comprehensive Plan in “Ch. 4 Land Use” categorizing land use and zoning conformance. The proposed “UR” Urban Residential zoning district is listed as a compatible district within the Mixed Use Future Land Use 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

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

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Encourage locating multiple-unit residential structures on corner lots.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.
- Encourage infill of compatible housing.
- Encourage office and high density residential uses which will support area commercial uses.
- Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.

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



Economic Development Plan

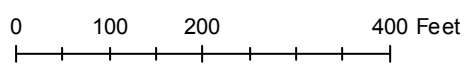
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties. There are no economic development strategies that directly support or contradict this rezoning request.

Area Zoning Map

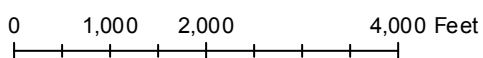
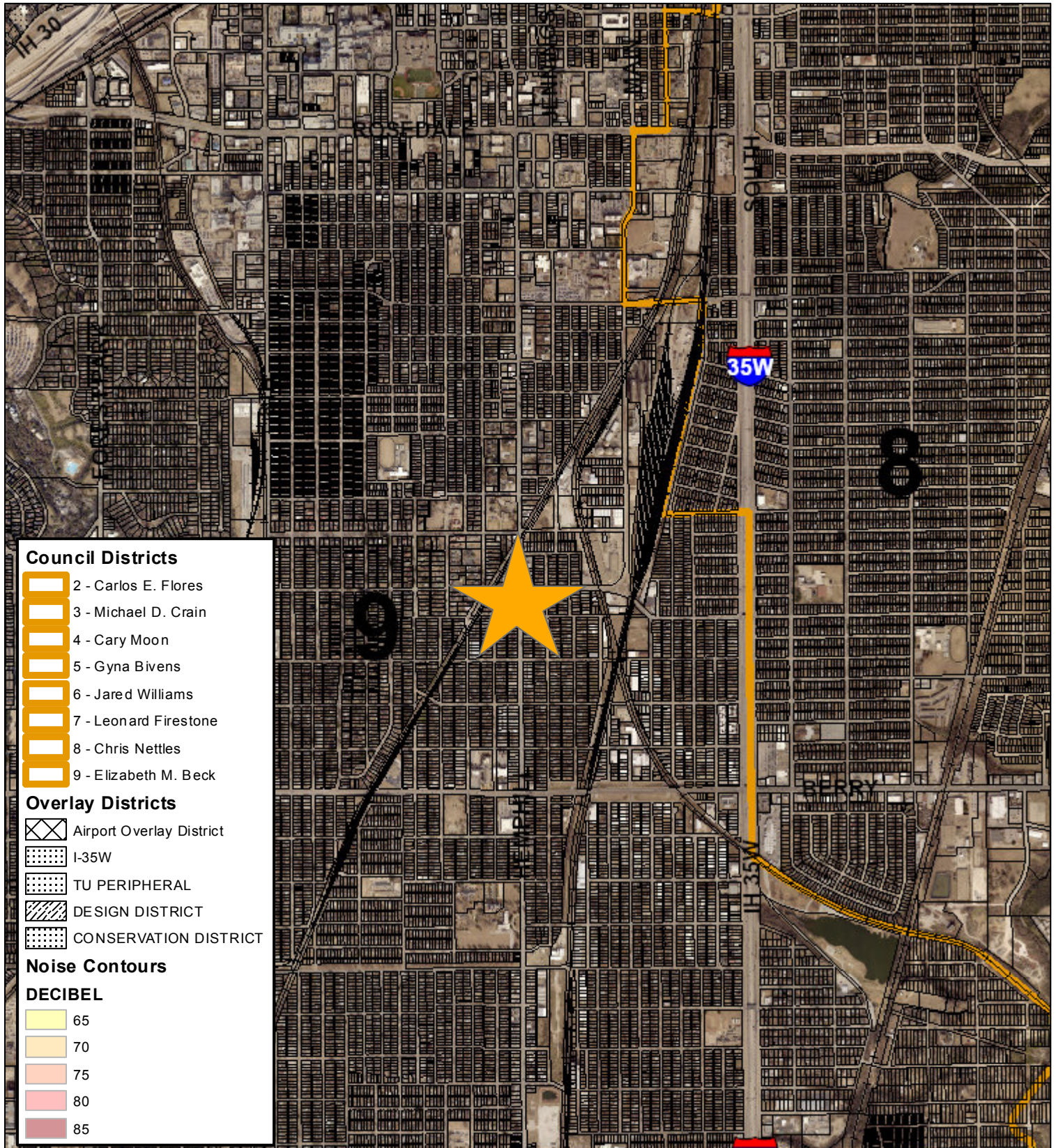
Applicant: G & S Auto of Fort Worth, LLC
 Address: 2517-2531 Hemphill Street
 Zoning From: E
 Zoning To: UR
 Acres: 0.89102233
 Mapsco: 077S
 Sector/District: Southside
 Commission Date: 1/11/2023
 Contact: null



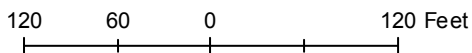
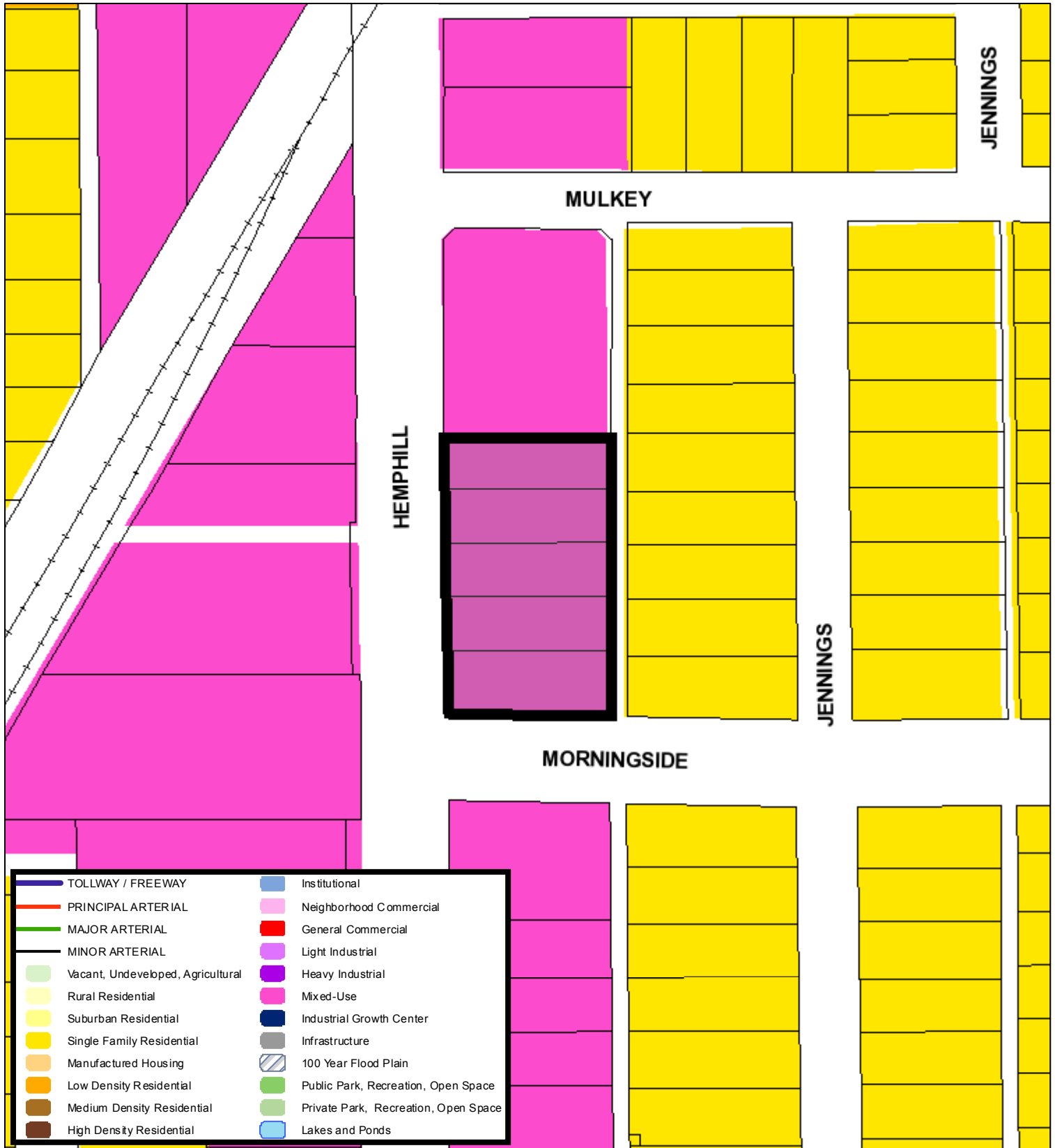
Subject Area
 300 Foot Notification



Area Map



Future Land Use



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



Aerial Photo Map



0 75 150 300 Feet





Zoning Staff Report

Date: January 11, 2023

Case Number: ZC-22-220

District (old/new): 5 / 5

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Constellation Energy / Randle Howard

Site Location: 6201 Lake Arlington Drive (based on application)

Acreage: 6.22 acres

Request

Proposed Use: Concrete Recycling

Request: From: "O-1" Floodplain

To: "K" Heavy Industrial

Recommendation

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

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

Staff Recommendation: **Denial**

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Project Description and Background

See excerpt from application, written by applicant:

R D Howard, LLC, and/or assigns, holds a lease on +/-59 acres of the eastern-most portion of the 265.84 acres that makes up the entire Handley Power Plant site (now Constellation Energy). Although part of Tract 1, as shown on Page 2 of 3 of the attached As-Built Survey, the +/-59 acres are a completely separate and, for the most part, unused portion of the Handley Plant and described as CREARY, J A SURVEY Abstract 269 Tract 3B 4A1 & 4B CITY BOUNDARY SPLIT.

This zoning request is for +/- 6.2 acres within, and completely surrounded by, the +/- 59 acre tract.

Major nearby freeway reconstruction work for a five-year project is already underway or will start soon in the south and east portions of Fort Worth surrounding the plant. Part of the process of rebuilding the freeways involves ripping up the existing paving, taking it to a nearby recycling facility, recycling or crushing it into road base, and then re-using that material as road base and fill materials under the new freeway pavement.

If rezoning is approved, the subject property may be used by competent, certified freeway construction contractors as a laydown yard or construction project storage site that will include recycling of the existing pavement, storage of clean dirt excavated from one part of the project for later re-use on another part of the project, parking trucks and equipment, storage of signs and barricades, and other related operations.

The subject +/- 59 acre site is surrounded: on the south and east by Lake Arlington which is un-zoned and owned by the City of Arlington and the Handley Power Plant on the north and west by a natural gas compressor station that is zoned I – Light Industrial and vacant land also zoned I - Light Industrial

Pending approval of a modification to the current lease to R D Howard, LLC by Constellation Energy, batching of ready-mix concrete at the site may also be beneficial for the freeway reconstruction. Therefore, this zoning change request includes a small portion of the site being used for that purpose.

All operations conducted at the site for this once in a lifetime freeway redesign opportunity will be done in strict accordance with all federal, state and local laws. The location of this site with its proximity and direct access to the work area will greatly benefit the Texas Department of Transportation, taxpayers and, most importantly, the citizens of southeast and east Fort Worth, by uniquely providing significantly lower costs for concrete recycling, less traffic disruption for motorists throughout the project time period, and reduced pollution from truck traffic for the duration of the project.

If this zoning change request is granted and the site is contracted to be used for the TxDOT freeway project for concrete crushing, the majority of the profits earned by R D Howard, LLC will be invested to generate a sustained revenue stream to be donated to various non-profit organizations in south and east Fort Worth that directly support the needs and rebuilding of underserved, lower economic minority communities and small disadvantaged business enterprises (DBE). Additionally, innovative youth/educational efforts, like taking groups of 9th – 11th grade students from schools in southeast Fort Worth to Ghana in west Africa for immersive cultural experiences, will be funded 100% by R D Howard, LLC.

The investment dollars will be pledged to an effort to get approval, design, and construct a large (about half the size of a billboard) monument type digital electric “Welcome to Fort Worth” sign for placement as you enter Fort Worth from Irving along Airport Freeway, just south of DFW Airport. The digital electric sign, with rotating messages, has the potential of earning non-profits in southeast Fort Worth annual contributions through subscriptions offered to businesses and organizations. It is projected that the sign structure will provide annual benefits to the community for its 30-year life.

If the digital sign is not approved, a portion of the monthly profits from the contract for concrete crushing over the five (5) year project will be donated directly to non-profits that serve southeast and east Fort Worth residents.

Surrounding Zoning and Land Uses

North “O-1” Floodplain / undeveloped
East unzoned / Lake Arlington
South “O-1” Floodplain / gas wells + pad sites
West unzoned / Lake Arlington

Recent Zoning History

- ZC-17-097, approved by City Council on October 10, 2017 by a vote of 8-0. This Council-initiated rezoning action streamlined the zoning classifications in this two square mile area with the intent to be redeveloped away from under-utilized parcels and low density industrial developments to higher density residential and development that protect Lake Arlington as a recreation and water source.

Public Notification

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

The following organizations were emailed on December 30, 2022:

Organizations Notified	
Handley NA*	East Fort Worth, Inc
Neighborhoods of East Fort Worth Alliance	Fort Worth ISD
Streams and Valleys Inc.	Trinity Habitat for Humanity

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

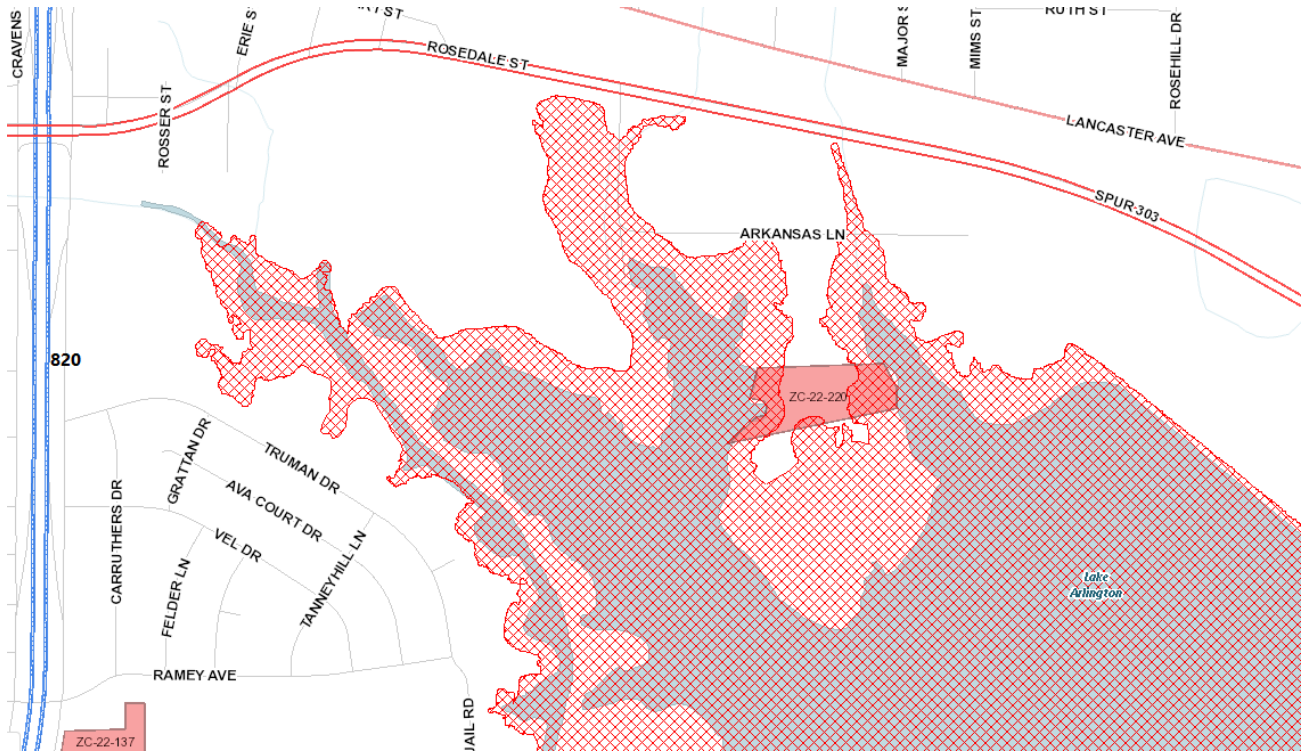
While the area is somewhat inaccessible based on its location on a peninsula on Lake Arlington, there are residential areas within a ½ mile radius of the proposed rezoning area. The Handley community is situated just to the north of the site across East Lancaster Avenue and the Union Pacific railroad corridor. In addition, the closest homes in the Carver Heights East subdivision are less than 2,000 feet away from the westernmost boundary of the 6.22 acre subject site. This relative proximity raises concern with the potential for nuisances to arise based on the adjacency to homes. “K” zoning would grant a by right allowance for all uses permitted in Heavy Industrial, including but not limited to: metal fabrication, asphalt mixing plants, machine shops, manufacturing, permanent batch plants, welding shops, etc.

The subject site is also close to two historic cemeteries located just to the east within 500 feet: Handley Hill Cemetery and Ebenezer Cemetery.

The current zoning on the site is “O-1” Floodplain. An excerpt from Section 4.203 of the Zoning Ordinance is attached showing the purpose and intent of “O-1” zoning. By and large, “O-1” areas are not intended for development, other than agricultural uses, parks, or flood control measures. With approximately half of the 6.22 acre site (see red hatching on map below) being included in FEMA designated floodplains, it does not seem prudent to permit development of areas subject to inundation by allowing a rezoning to occur.

(a) Purpose. It is the intent of this section that district “O-1” shall include, and shall be limited to lands subject to the 50-year flood. The boundaries or limits or lands subject to the 50-year flood shall be determined by the City of Fort Worth public works department and shall be shown on the official map of

the City of Fort Worth. The zoning commission shall recommend to the city council whether or not all or any part of the lands subject to the 50-year flood shall be classified district “O-1.”



The City is in the process of incorporating two new flood risk designations, in addition to the existing FEMA designation. The two new categories are City Flood Risk Area (CFRA) and Potential High Water Area (PHWA). While FEMA maps flood risk along major streams and creeks, most reported flooding in Fort Worth actually occurs outside of the FEMA Floodplain, in what the City refers to as “Non-FEMA Flood Risk Areas”. Areas where the City has evaluated the non-FEMA flood risk in detail are the “City Flood Risk Areas”, and these will be used to regulate development in the future. In contrast, the non-FEMA areas where the City has less detailed mapping are the “Potential High-Water Areas”, and are used to warn about potential flood risks.

The proposed “K” Heavy industrial zoning **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as future infrastructure and park land. All zoning classifications (including “K” zoning) are listed as acceptable zoning districts within future infrastructure and park areas.

FUTURE LAND USE	DEFINITION	ZONING
SPECIAL		
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL

Looking at the policies specific to the Southeast sector of Fort Worth, this proposal would be harmful to the City Council's vision for the Lake Arlington area and shoreline, specifically policies 3, 4, and 7. With the unique position on the western shoreline of Lake Arlington, this site would be ideal to preserve as a floodplain, in line with the Lake Arlington Master Plan that was adopted by the City Council in 2011

SOUTHEAST SECTOR FUTURE LAND USE

Sector Land Use Policies

3. In accordance with the Lake Arlington Master Plan, establish a publicly-accessible shoreline on the Fort Worth side of Lake Arlington by acquiring a public access easement for a lakeshore trail.
4. In accordance with the Lake Arlington Master Plan, encourage quality, low-impact residential development near, but not directly on the west shoreline of Lake Arlington, while maximizing public access to the lakeshore.
7. Protect the environmental quality of Lake Arlington and the surrounding area.

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 most recent update to this plan was approved by the City Council in January 2022. A Performance Metric regarding the City's tax base is included below for reference:

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

Approving the zoning change to "K" would open the possibility for industrial development, which will be of added taxable value compared to the current situation.

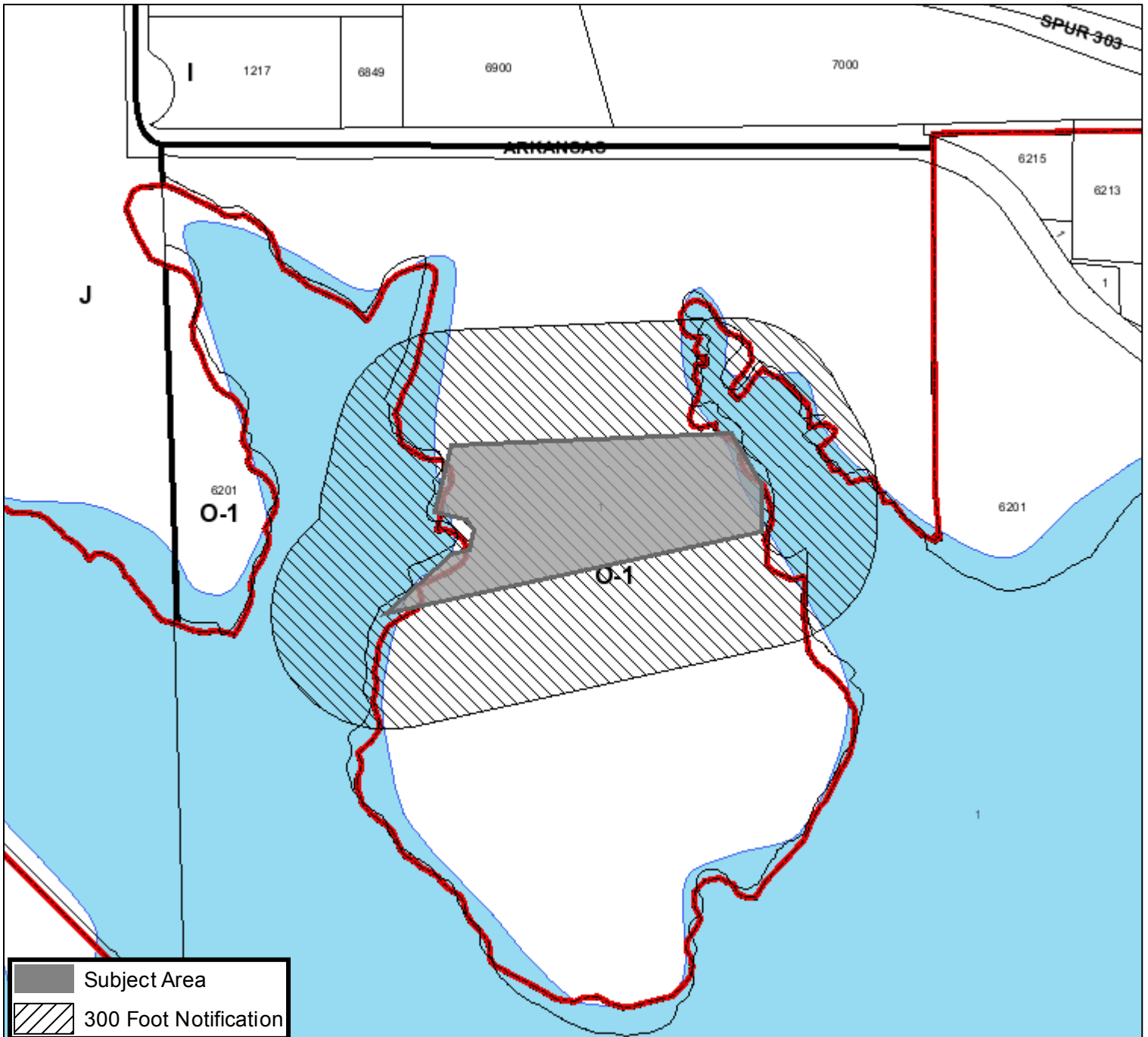




ZC-22-220

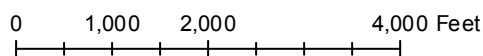
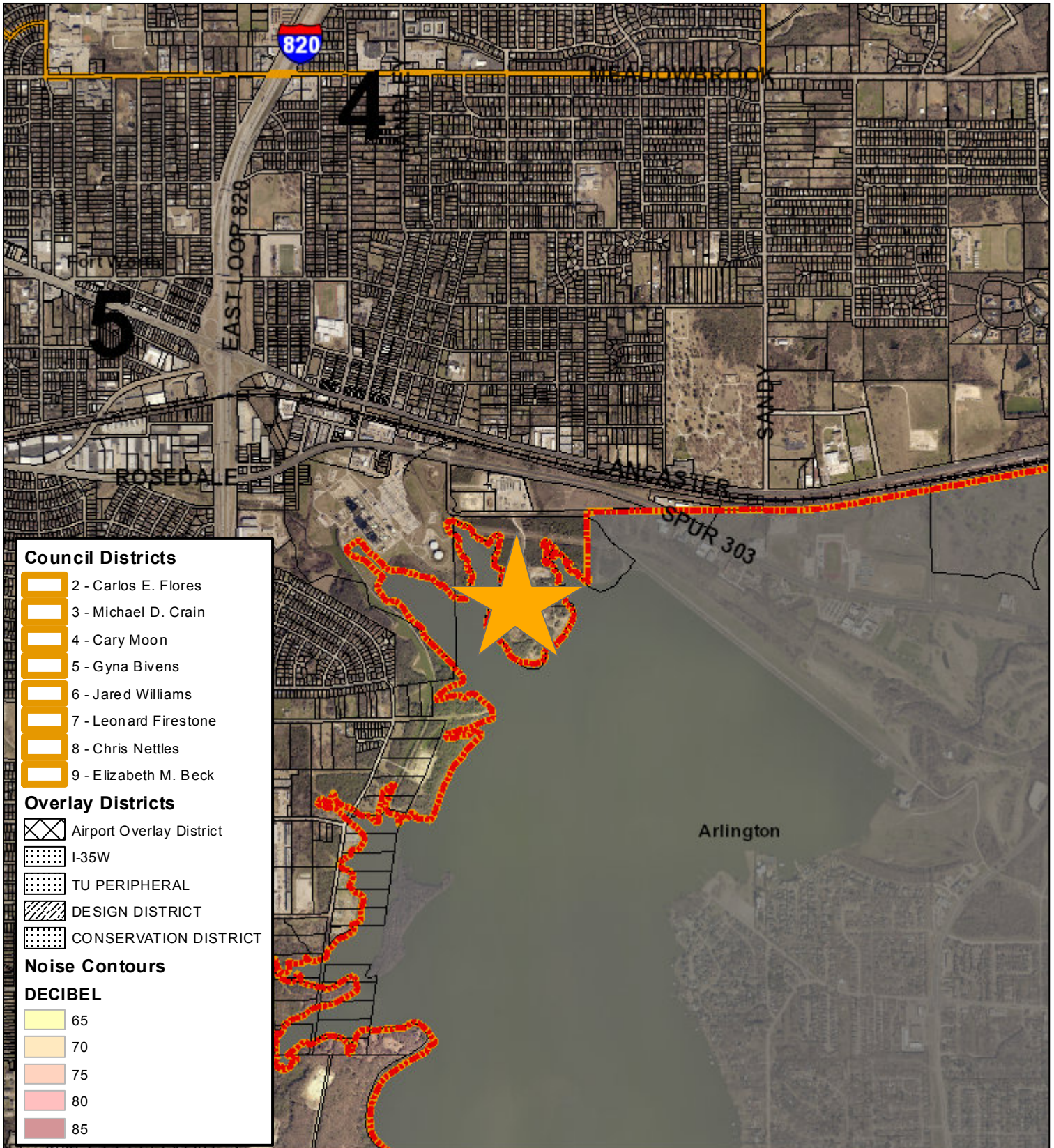
Area Zoning Map

Applicant: Constellation Energy/R.D. Howard LLC
Address: 6201 Lake Arlington Drive
Zoning From: O-1
Zoning To: K
Acres: 6.21608124
Mapsc0: null
Sector/District: Southeast
Commission Date: 1/11/2023
Contact: null

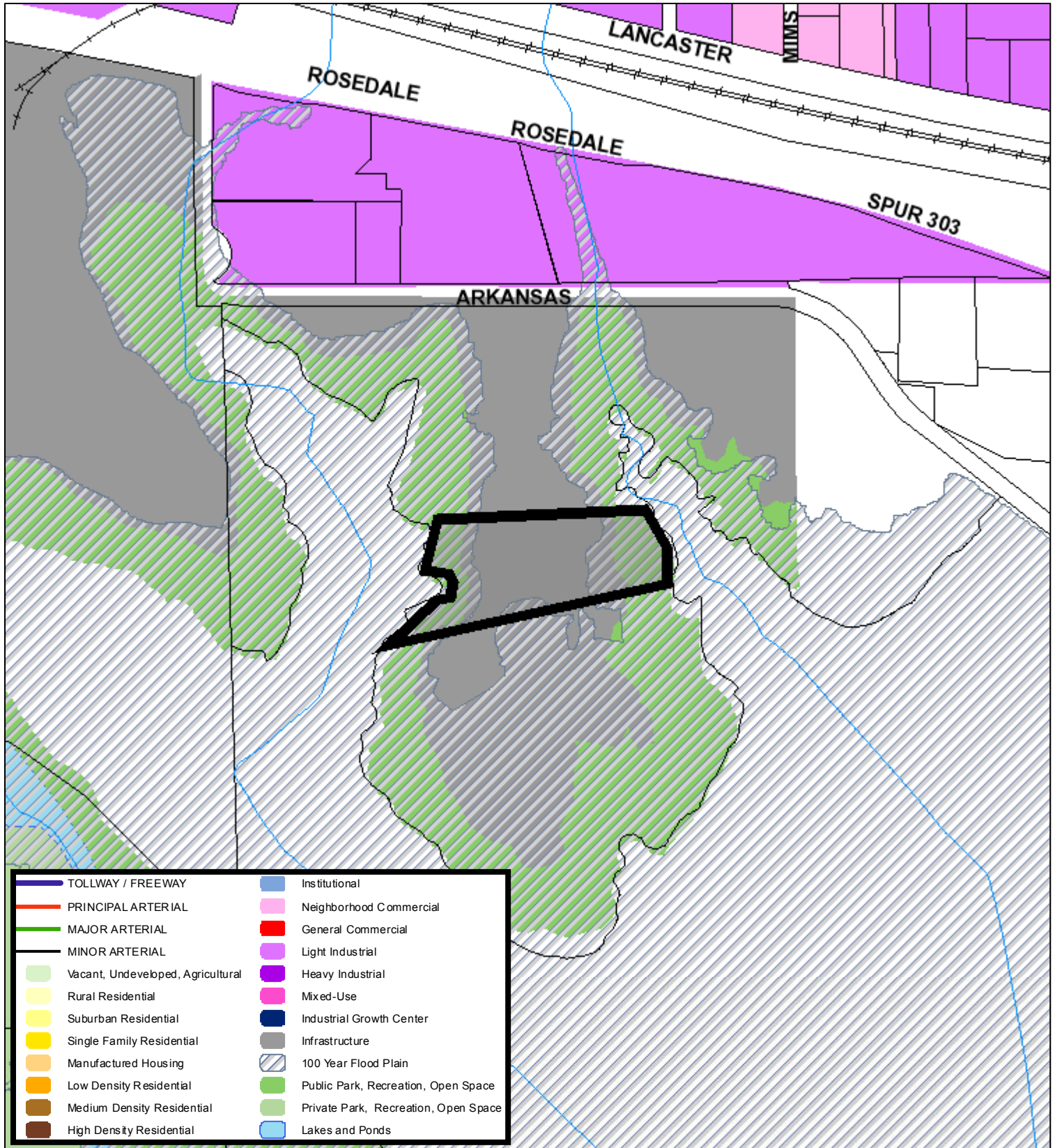


0 187.5 375 750 Feet

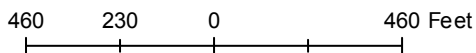
Area Map



Future Land Use



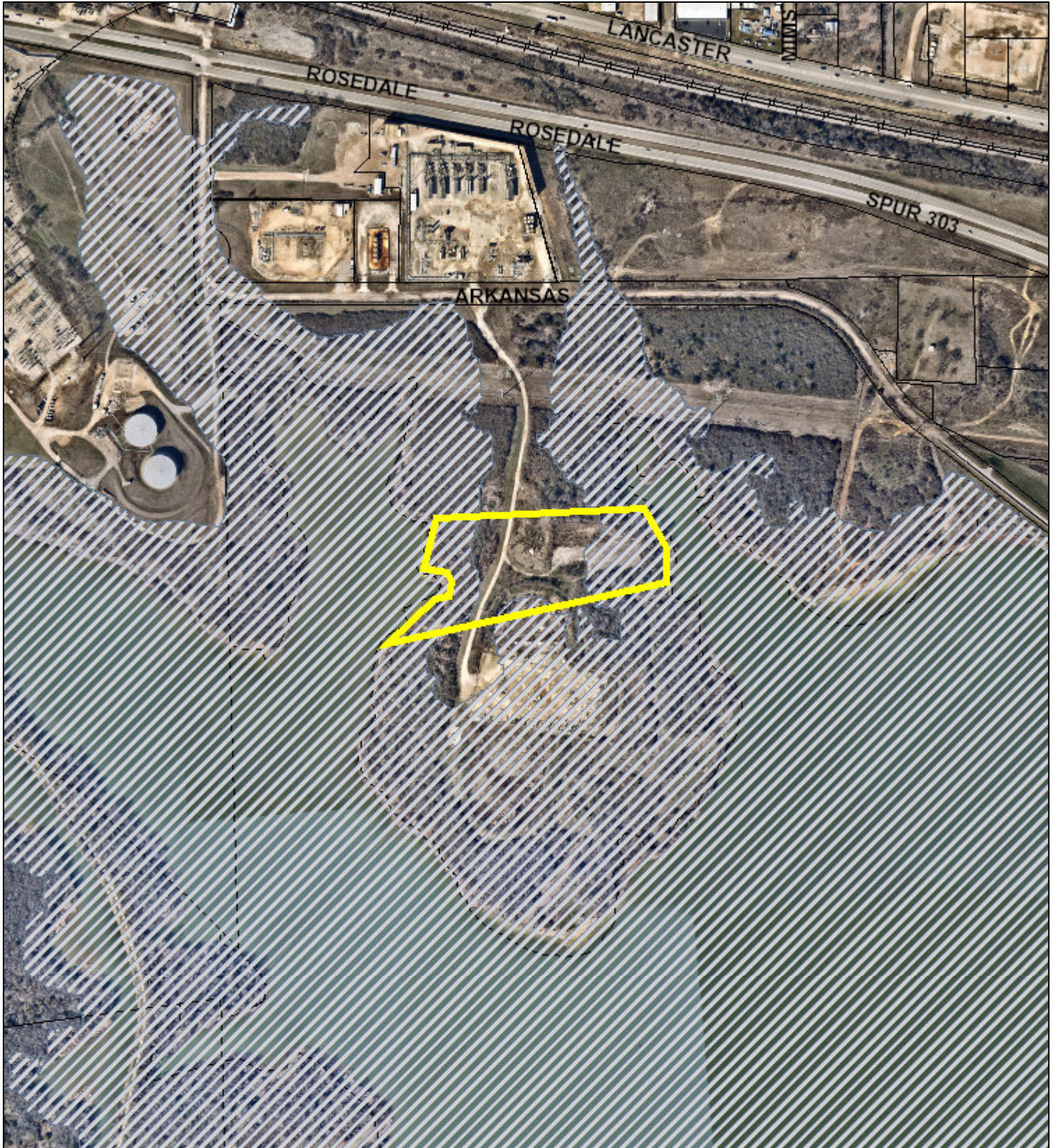
460 230 0 460 Feet



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



0 290 580 1,160 Feet





Zoning Staff Report

Date: January 11, 2023 **Case Number:** ZC-22-221 **Council District:** 2 (future 2)

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Fort Worth Texas BP2, LLC / Homeyer Engineering, Inc.

Site Location: 3701 N. Sylvania Ave., 2567 & 2575 E. Long Ave.

Acreage: 5.21 acres

Request

Proposed Use: Petroleum Storage Facility

Request: From: “K” Heavy Industrial

To: Add Conditional Use Permit (CUP) to allow petroleum storage facility in “K” Heavy Industrial; site plan included

Recommendation

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

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

Staff Recommendation: **Approval for petroleum storage facility**

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

Project Description and Background

The subject property is located at the northwest corner of N. Sylvania Avenue and E. Long Avenue, approximately ¼ mile east of the North Freeway (I-35W). The site has been used for petroleum storage since at least 1990, according to historical aerials. This land use appears to be a legal non-conforming use, and the applicants are requesting to expand the outdoor petroleum tank batteries. In order to allow the expansion, the applicant is requesting a Condition Use Permit added to their “K” Heavy Industrial District. The site plan shows a development waiver for parking requirements on the 5.21 acre lot, but this parking requirement is not applicable as the site is more than 250 feet from a residential district.

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 petroleum storage is not permitted on a lot in the “K” zoning district by right, allowing one by CUP with a site plan may help mitigate any locational concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is already being used for a petroleum storage and distribution facility. Industrial uses surround the site with vacant land to the southeast. The Trinity River or floodplains are not noted in the vicinity, which helps alleviate downstream water issues in the event of a petroleum fluid leak or spill. Both N. Sylvania and E. Long Avenues are designated as commercial connectors, with a divided roadway and minimum of 2 lanes on each side, which is suitable for semi-truck traffic.

The site plan shows a new storage and distribution building west of the building remaining at the southeast corner of the site, as well as another new building and expanded tank batteries to the north. The generally triangular-shaped lot has a few trees along the southern property line and informal tree plantings along the northern and southern fence lines. While the application form notes a development waiver for the number of parking spaces, this site does not have a minimum number of required parking spaces since the site is more than 250 feet away from a residential district. The Conditional Use Permit proposal does not include any other development waivers. The site will be required to adhere to stormwater, fire, and environmental requirements that are typically reviewed during the permitting process.

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.

Surrounding Zoning and Land Uses

North “K” Heavy Industrial / Industrial product sales with outdoor storage

East “K” Heavy Industrial / Office/warehouse

South “K” Heavy Industrial / Office/warehouse

West “K” Heavy Industrial / vacant land and outdoor storage

Recent Zoning History

None.

Public Notification

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

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

Organizations Notified	
Diamond Hill Jarvis NAC *	Riverside Alliance
Inter-District 2 Alliance	Oakhurst Alliance of Neighbors
Streams and Valleys Inc	Fort Worth ISD
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 “K” Heavy Industrial to add a Conditional Use Permit for petroleum fuel distribution and storage, site plan included with no development waivers. The requirement for “Conditional Use Permit” zoning allows an option for revocation for code violations. The site is mainly surrounded by industrial uses, as well as vacant land to the southeast. The requested land uses for two

new buildings and expanded tank battery is comparable to the surrounding sites. The land uses proposed are industrial uses accessed from streets that support semi-truck traffic. No floodplains or waterways are in the vicinity that would be impacted by petroleum product spills or leaks. All environmental and fire code regulations will be reviewed with the building permits.

The proposed zoning request with its emphasis on semi truck-oriented traffic **is compatible** with surrounding industrial land uses with access to a roadway capable of handling the heavy truck traffic.

Comprehensive Plan Consistency – Northeast Sector

The 2022 Comprehensive Plan currently designates the subject property as “Industrial Growth Center” 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		
Industrial Growth Center	Industrial and commercial uses serving a large region	All Commercial & Industrial

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

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Locate 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.
- Promote industrial development in the Meacham Industrial Growth Center.

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

Economic Development Plan

The 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 may not assist in high-wage job growth and may not be a targeted high-growth industry, but the industrial expansion does contribute to a more sustainable tax base. The adherence to the landscaping standards for new construction will help 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 add the legal descriptions and the remaining building's address of 3701 N. Sylvania Avenue.
2. Please move the existing zoning and specific land use being requested by the CUP off Proposed Building #1 so that the specific building use and number of stories can be added.
3. Add the specific building use to each building, as well as the number of stories.
4. Add the zoning case number of ZC-22-221.
5. Include a symbology table for the different surfaces.
6. Please revise the existing gravel surfaces to a lighter color or different pattern that does not obscure text and drawing details.
7. Please revise the new concrete surfaces to a lighter color or different pattern that is not the predominant feature of the site plan.
8. Please revise the landscaped surfaces to a different pattern than the buildings.
9. Please add curbing/wheel stops to the parking spaces, as vehicles are consistently parked under the trees and/or on the grass.
10. The minimum number of required parking spaces is only applicable for sites within 250 feet of residential districts. No parking waiver is required.
11. Please add the widths to the parking spaces.
12. Is the proposed containment area a structure above or below ground?
13. Add the dimensions of the existing building and proposed building #2.
14. Please label the height of the existing and proposed fencing.
15. Please label the height of the proposed screening wall attached to Proposed Building #1.
16. Fencing and gates within the northern and southern utility easements will required Easement Encroachment Agreements. Please refer to <https://www.fortworthtexas.gov/departments/development-services/permits/encroachment> for more details.
17. Underground utilities are not required to be shown on this site plan. Please either remove them entirely or move them to a separate sheet to avoid cluttering the site plan.
18. Note the land uses of the adjacent lots to the north and west. Please note the land uses and zoning classifications of the sites to the east and south, even if the ROW is not to scale.
19. Signs are not allowed on the fencing. Please remove the signs and convert them to the appropriate wall or monument signs.

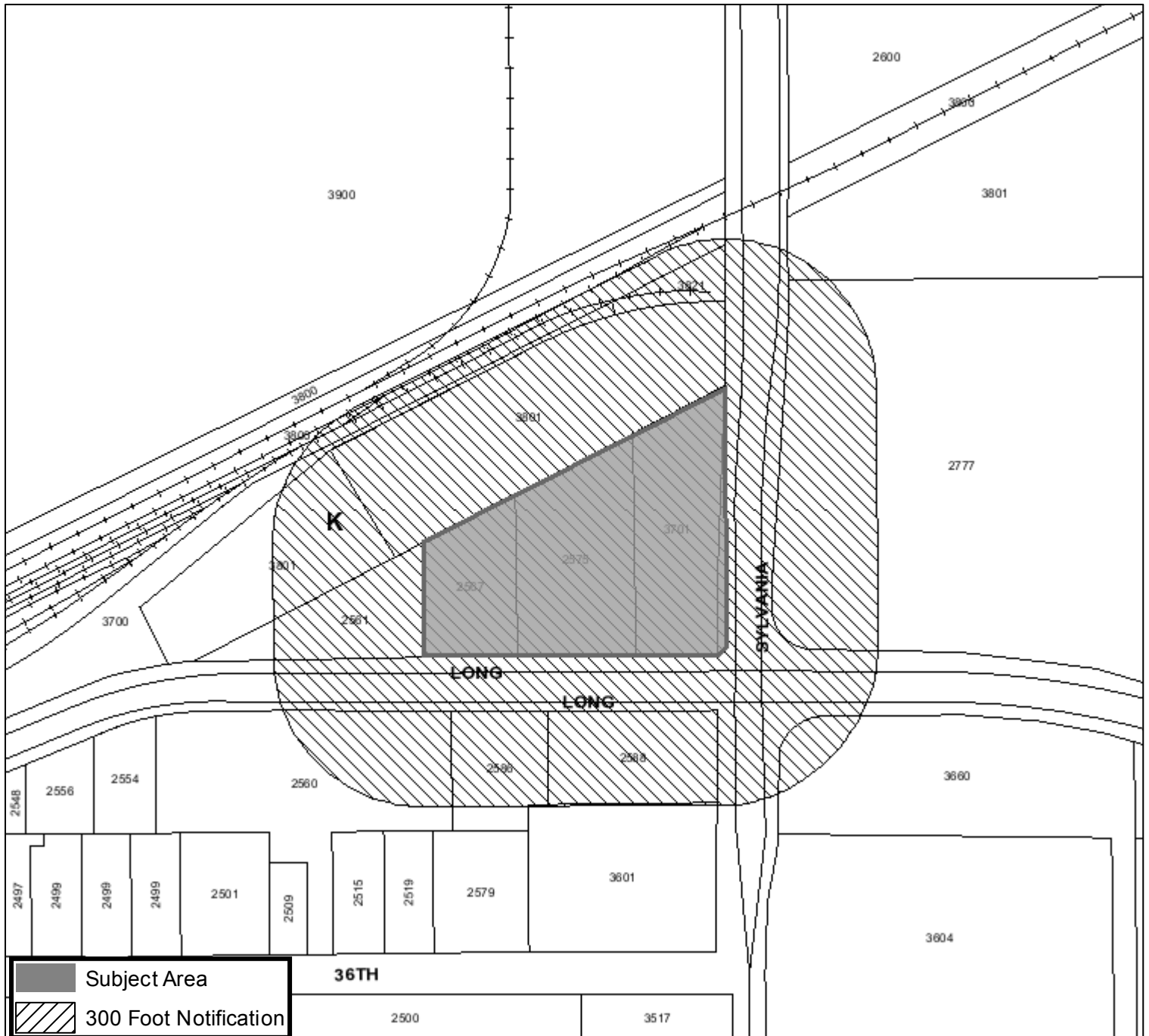
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)





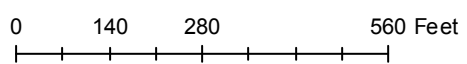
ZC-22-221

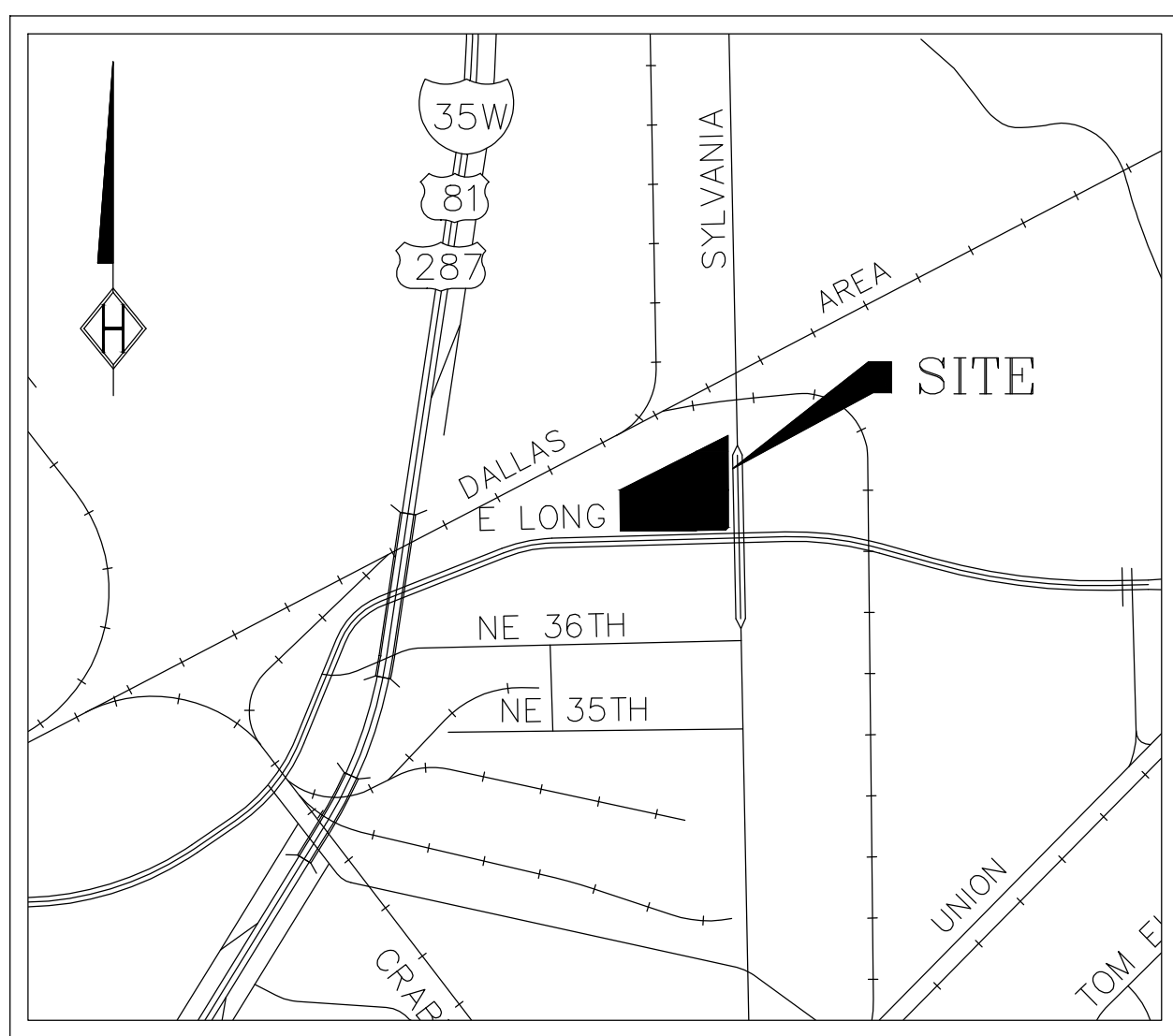
Area Zoning Map

Applicant: Fort Worth Texas BP2, LLC
 Address: 3701 N. Sylvania Ave., 2567 & 2575 E. Long Ave.
 Zoning From: K
 Zoning To: Add Conditional Use Permit for Petroleum Storage Facility
 Acres: 5.20552664
 Mapsco: 49Y
 Sector/District: Northeast
 Commission Date: 1/11/2023
 Contact: 817-392-8190



 Subject Area
 300 Foot Notification





VICINITY MAP
SCALE 1"=1000'

- NOTES:
1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
 5. THIS SITE PLAN IS FOR CONSIDERATION AND APPROVAL OF THE CONDITIONAL USE PERMIT (CUP) REQUEST ONLY AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.
 6. A DETAILED DRAINAGE STUDY WILL BE PROVIDED AFTER THE CUP REQUEST IS APPROVED IN ORDER TO REDEVELOP THE PROPERTY WITHOUT DETENTION BASED ON EXISTING DEVELOPED CONDITIONS.

PROPOSED CONTAINMENT AREA
 - UL142 TANK FOR DIESEL
 - UL2085 TANK FOR GASOLINE
 - 15' FROM PROPERTY LINE
 - 25' FROM BUILDING
 - ALL FUEL TANKS PERMITTED THRU FIRE DEPARTMENT

LOT 4R, BLOCK 2
 LOT 4R & LOT 5, BLOCK 2
 LONG INDUSTRIAL ADDITION
 VOLUME 388-199 PAGE 37
 P.R.T.C.T.

EXISTING ZONING:
K-HEAVY INDUSTRIAL

LOT 5, BLOCK 2
 LOT 4R & LOT 5, BLOCK 2
 LONG INDUSTRIAL ADDITION
 VOLUME 388-199 PAGE 37
 P.R.T.C.T.

PORTION OF LOT 3, BLOCK 2
 LONG INDUSTRIAL ADDITION
 VOLUME 388-108, PAGE 31
 P.R.T.C.T.

EXISTING ZONING:
K-HEAVY INDUSTRIAL

A CALLED 1.173 ACRE TRACT
 2561 E. LONG AVE LLC
 DOC. NO. D213242592
 O.P.R.T.C.T.

10' UTILITY EASEMENT
 VOL 388-108, PG 31
 P.R.T.C.T.

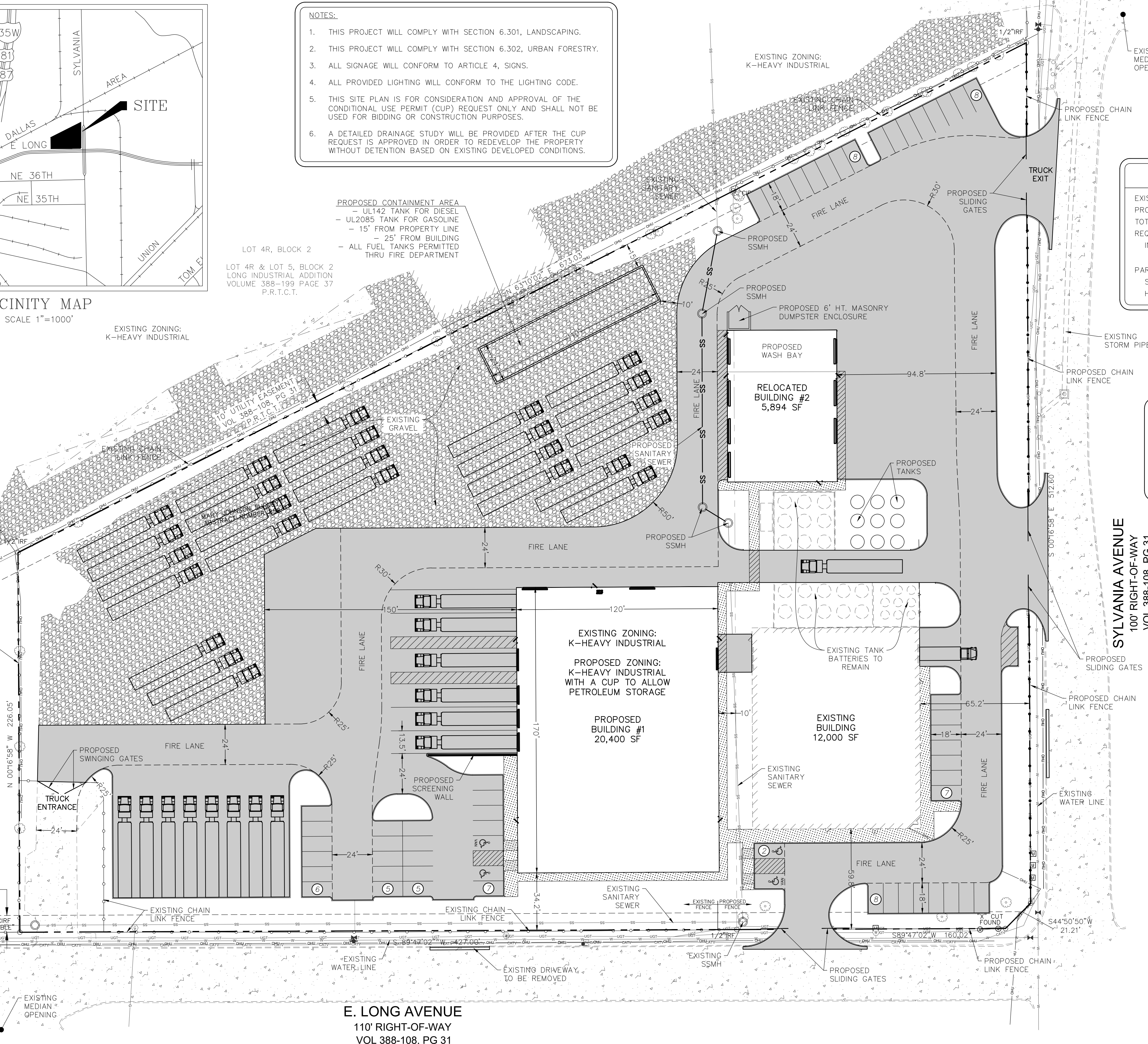
7'02" W 389.63'

1/2" CIRF
 1/2" CIRF

EXISTING CHAIN LINK FENCE

EXISTING MEDIAN OPENING

EXISTING WATER LINE



SITE INFORMATION

EXISTING BUILDING AREA: 12,000 SF
 PROPOSED BUILDING AREA: 26,294 SF
 TOTAL BUILDING AREA: 38,294 SF
 REQUIRED PARKING:
 INDUSTRIAL:
 38,294 SF @ 2 SPACES/1,000 SF = 77 SPACES
 PARKING PROVIDED: 56 SPACES
 STANDARD PARKING PROVIDED: 52 SPACES
 HANDICAP PARKING PROVIDED: 4 SPACES

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 12/05/2022

PROPERTY OWNER
 FORT WORTH TEXAS BP 2, LLC
 PO BOX 50620
 IDAHO FALLS, IDAHO 83405
 CONTACT: JIM AMES
 PHONE: 208-535-5927

ENGINEER
 HOMEYER ENGINEERING, INC
 PO BOX 294527
 LEWISVILLE, TEXAS 75029
 CONTACT: STEVEN R. HOMEYER, PE
 PHONE: 972-906-9985

SURVEYOR
 EAGLE SURVEYING, LLC
 222 SOUTH ELM STREET, SUITE 200
 DENTON, TEXAS 76201
 CONTACT: MASON DECKER
 PHONE: 940-222-3009

APPROVED:

 DIRECTOR OF DEVELOPMENT SERVICES

 DATE

SENERGY PETROLEUM
 PREPARED: 12/05/22
 2575 E. LONG STREET
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS
 CASE #: _____

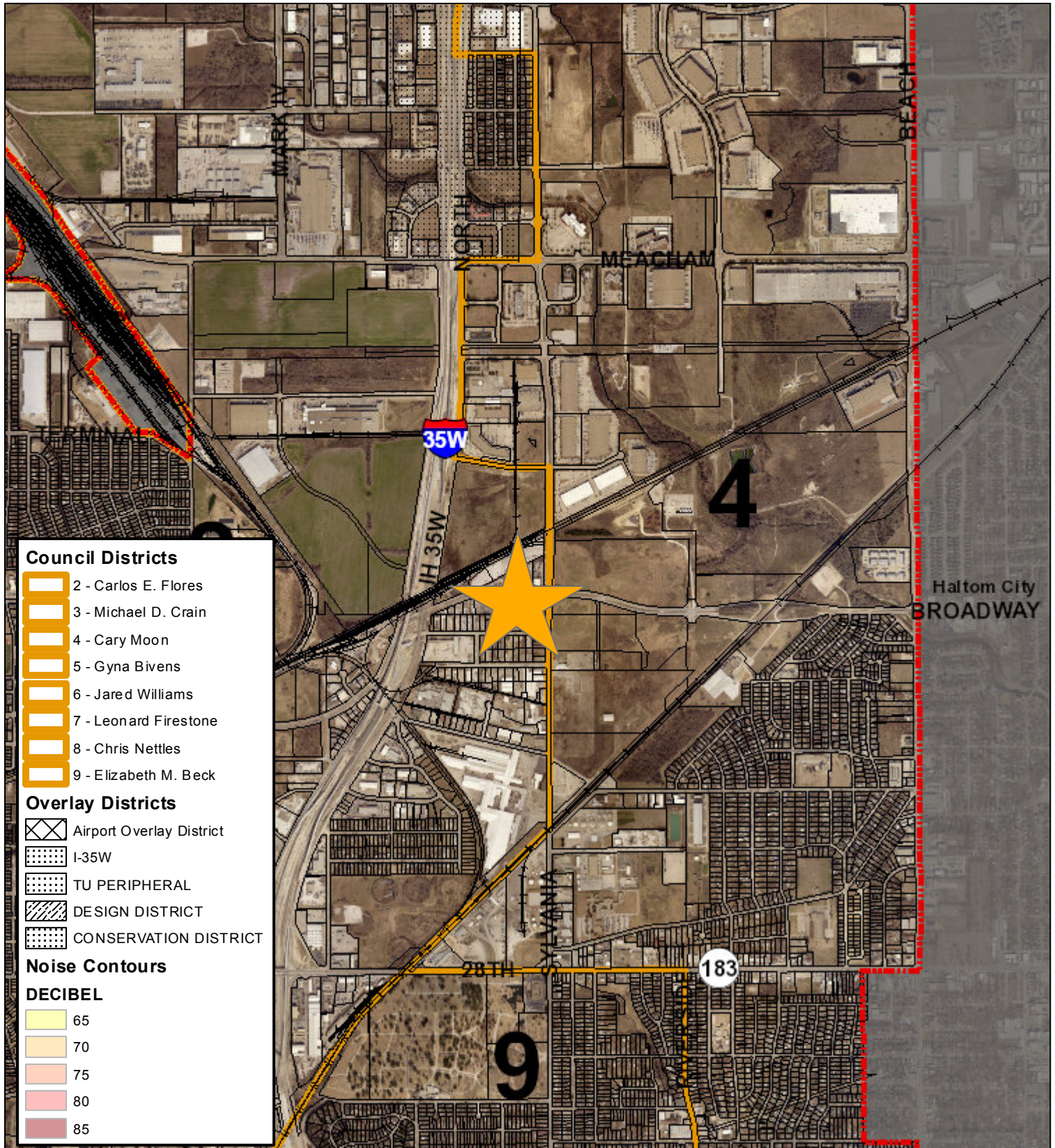
HOMEYER ENGINEERING, INC.
 ENGINEERING, INC.
 TBP# FIRM REGISTRATION NO. F-8440
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
 972-906-9985 PHONE • 972-906-9987 FAX
 WWW.HEI.US.COM

SENERGY PETROLEUM
 2575 E. LONG STREET
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS









SITE PLAN

DRAWN: SRH
 DATE: 05/31/22
 HEI #: 22-0404
 SHEET NO:
 C1






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

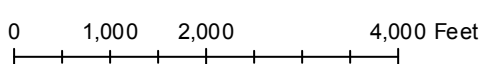
Overlay Districts

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

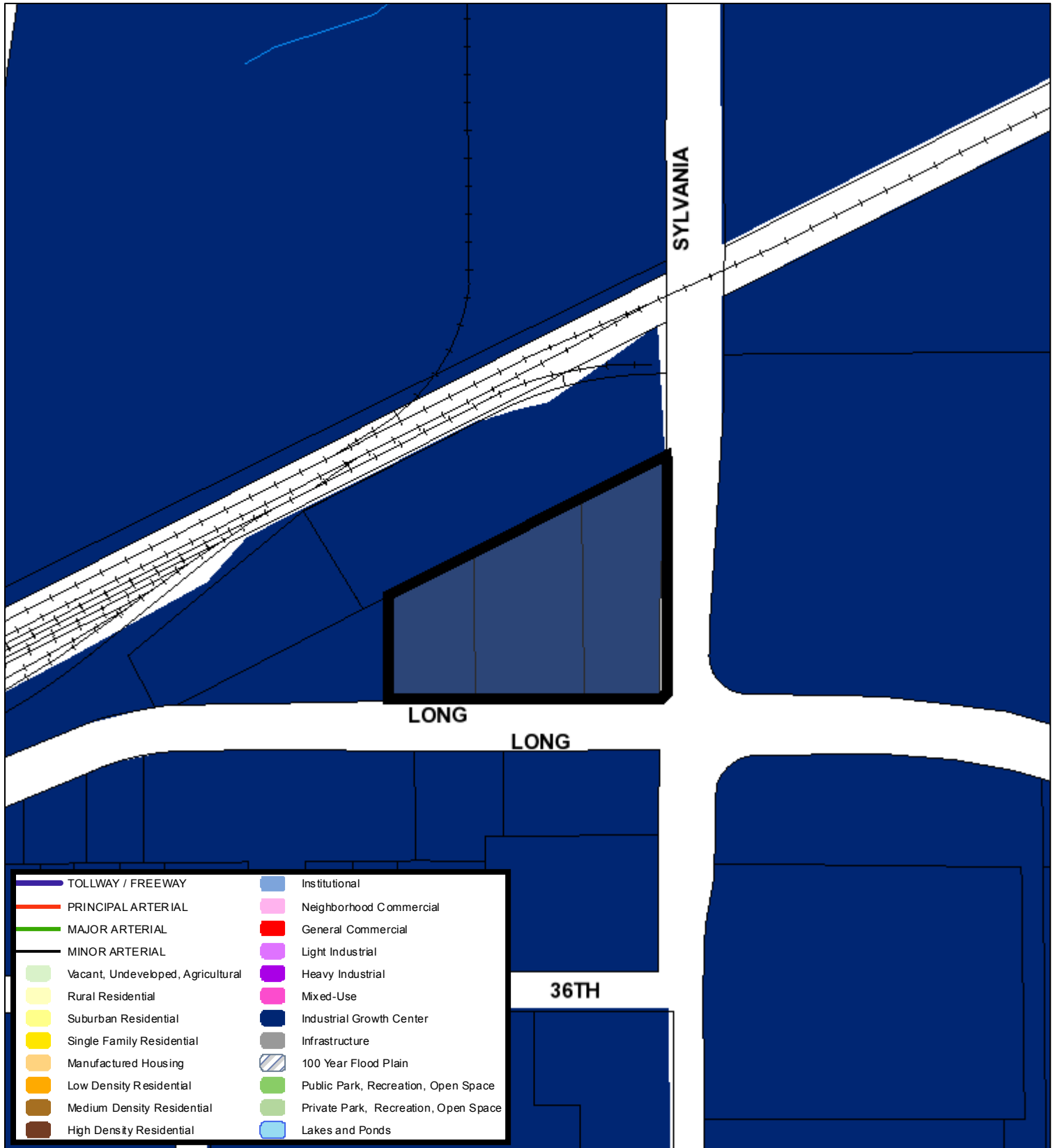
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



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



0 180 360 720 Feet





Zoning Staff Report

Date: January 11, 2023 Case Number: ZC-22-223 Council District: (old/new): 7 / 7

Zoning Map Amendment

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

Owner / Applicant: Hawkins Custom Homes, Peloton Land Solutions

Site Location: 8400 Wagley Robertson Road **Acreage:** 7.4 acres

Request

Proposed Use: Townhomes

Request: From: “PD 514” Planned Development for all uses in “F” General Commercial with additional uses listed, site plan waived

To: “R2” Townhouse/Cluster

Recommendation

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

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

Staff Recommendation: **Denial**

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

The property is located at 8400 Wagley Robertson, off Bailey Boswell. It comprises 7.4 acres out of a 22 Acre-parcel, more or less. The remaining land is in the City of Saginaw. The portion of the land in Saginaw is currently zoned agricultural, and their master plan has it earmarked for commercial. The applicant seeks to rezone to an “R2” Townhouse/Cluster to accommodate a row townhouse development.

The applicant did not provide a site or concept plan with this application. Please note that “R2” zoning does not require a Site Plan to accompany the application; however, providing a site plan on the front end can give staff and officials a better understanding of the intended layout, scope, and function of the proposed development.

This zoning change to R-2 is being requested to allow for this site to be developed in conjunction with an overall parcel. The overall parcel is partially located in Fort Worth and partially in Saginaw. The overall development will be commercial along Bailey Boswell and townhome on the remaining acreage to the north. The uses will be divided by a natural drainage swale. The northern line is common to the south line of the school.

The Comprehensive Plan calls for this area to be Neighborhood Commercial. The opportunity to construct townhomes in this area will function as a natural transition from the school to the commercial on the Bailey Boswell frontage.

The Comprehensive Plan has single family residential on the west and the east. The school to the north has a future land use of Institutional.

This is a straight zoning request from PD-514 to R2.

The proposed “R-2” Townhouse/Cluster zoning would accommodate townhouse or rowhouse development. “R-2” zoning allows up to 24 dwelling units per acre. Other “R2” development standards are shown below:

Townhouse/Cluster ("R2") District	
Open space	15% minimum
Units per acre	Maximum number of 24 units per acre on average, unless located in a "C" or "D" district where authorized density shall apply.
Maximum façade length	Maximum building façade length of 250 feet
Front yard*	None required
Side yard*	
Interior lot	5 feet minimum adjacent to street
Corner lot**	10 feet minimum adjacent to both streets
Height	35 feet maximum (refer to Development Standards, § 6.100, Height)
Bldg. separation	10 feet minimum
Notes:	
* May be subject to projected front yard (see Chapter 6, Development Standards, § 6.101(f), Yards).	
** May be subject to other front, side and rear yard setback requirements (see Chapter 6, Development Standards, § 6.101(d), Yards).	

(2) *Parking.* Two spaces per dwelling unit, located behind the front building line, except for limited local streets or private access easements, where four spaces shall be required, located behind the front building line or may be provided within the development. For nonresidential uses, see Chapter 6 Development Standards, Article 2 Off Street Parking and Loading, § 6.200.

(3) *Residential design standards.* A site plan for residential development is required.

a. *General.* Under this provision, townhouses, rowhouses or the clustering of residential units may be permitted where such units cluster around a common access road or feed from a loop or cul-de-sac and provided that such development shall conform to the following regulations regarding buildings and structures.

b. *Plat required.* Such properties shall be platted showing the following, if applicable:

c. *Open space.*

d. *One building per lot.* Each residential building shall be located on a separately platted lot.

Surrounding Zoning and Land Uses

North "PD-514" / Public School

East "A-5" One Family Residential / single family residence

South City of Saginaw / vacant & undeveloped

West "A-5" One Family Residential / single family residence

Recent Zoning History

- None

Public Notification

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

The following organizations were emailed on December 30, 2022:

Organizations Notified	
Creekwood HOA	Streams And Valleys Inc
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD

These Neighborhood Associations are located closest to the subject property

Development Impact Analysis

Land Use Compatibility

The applicant proposes changing the zoning to an “R2” Townhouse/Cluster. Aside from the school north of the site, surrounding uses are primarily single-family residential or undeveloped properties. There are not any commercial uses nearby serving the surrounding neighborhoods.

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

Comprehensive Plan Consistency – Far Northwest

The 2022 Comprehensive Plan designates the eastern “E” zoned portion of the property as future Neighborhood Commercial. Compatible zoning would be: small scale retail/office, mixed uses.

COMMERCIAL

Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
--------------------------	--	-------------

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

Economic Development Plan

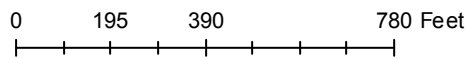
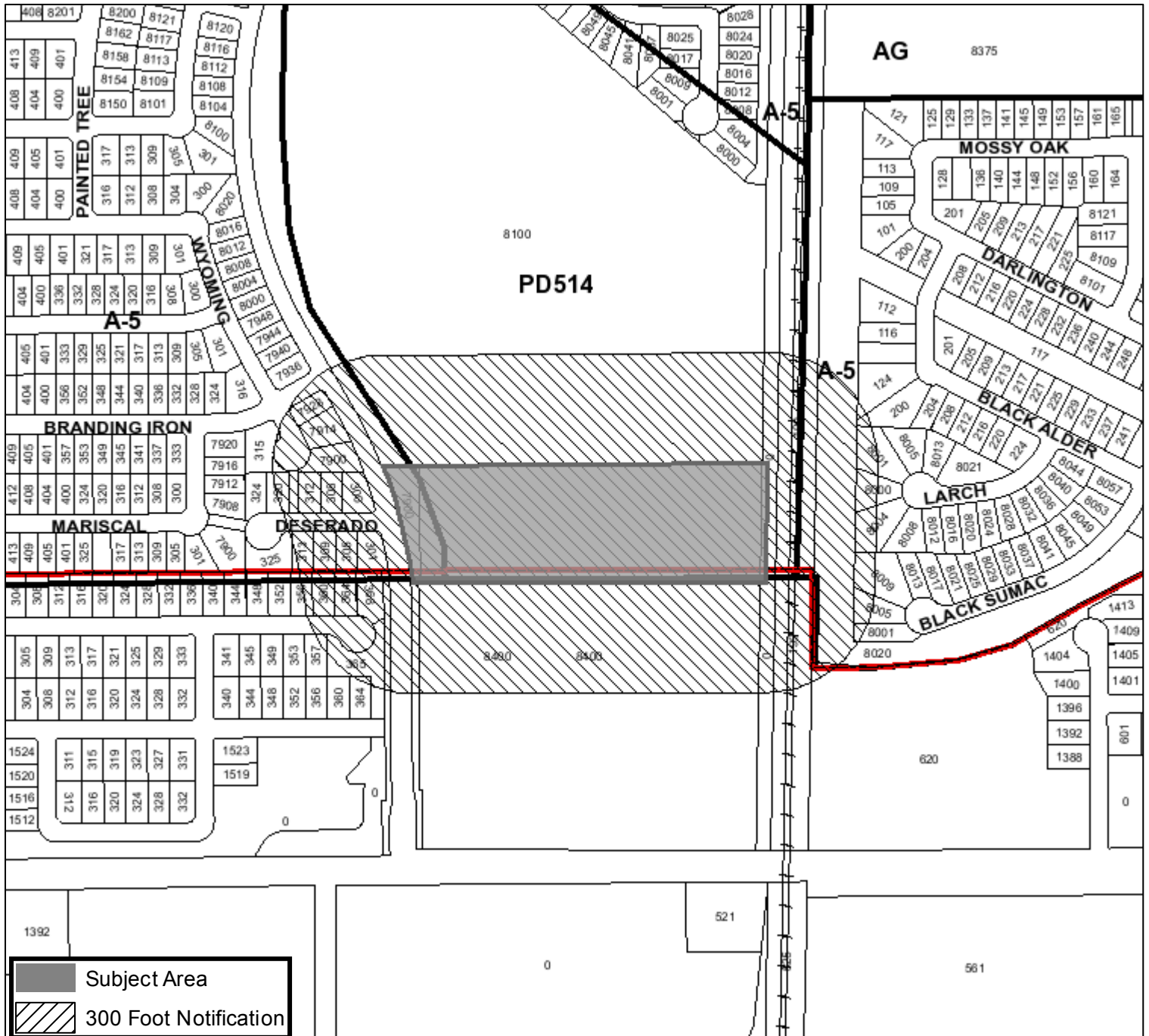
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

PERFORMANCE METRICS

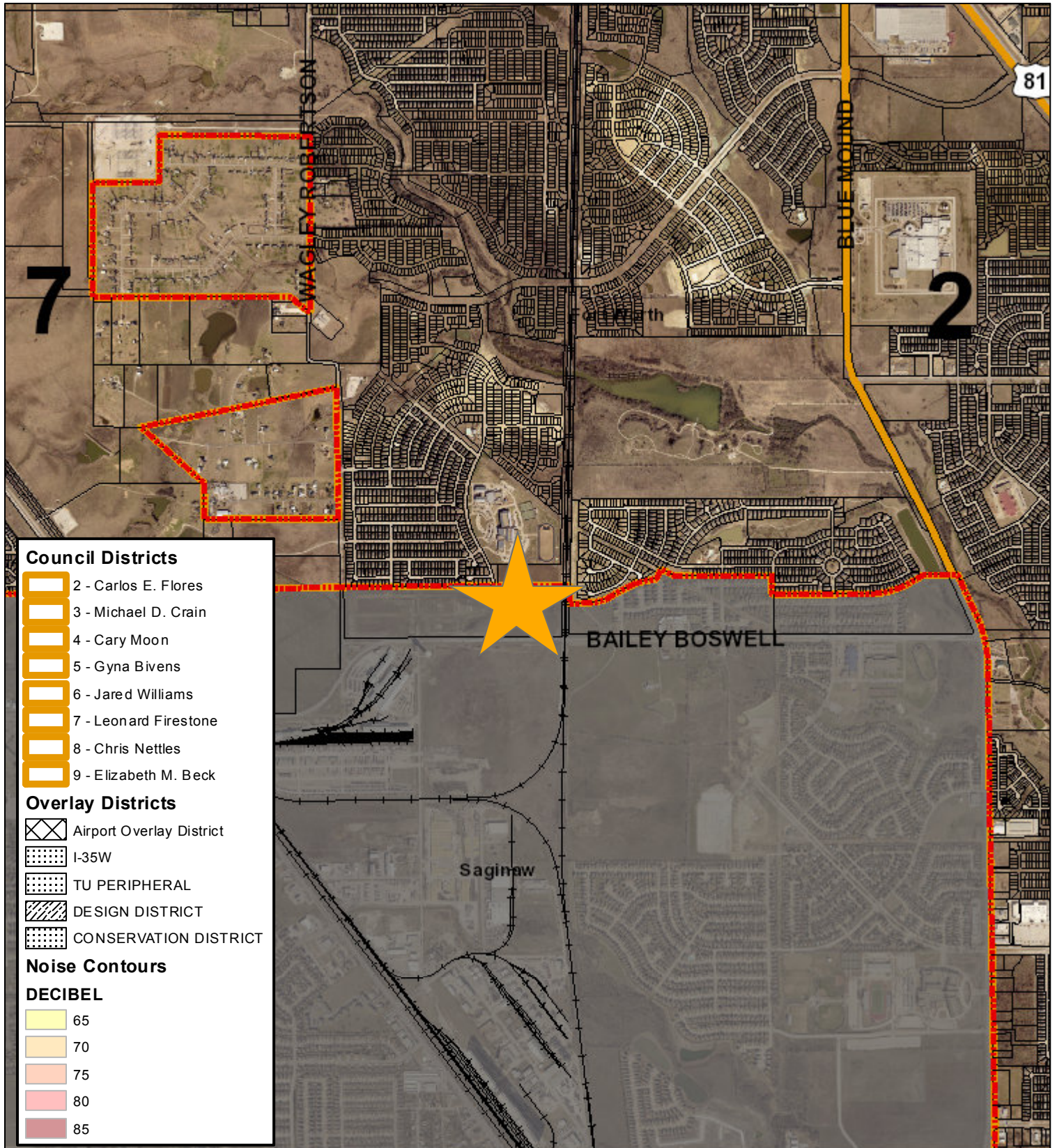
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

Area Zoning Map


Applicant: Hawkins Custom Homes
 Address: 8400 Wagley Robertson Road
 Zoning From: PD514
 Zoning To: R2
 Acres: 7.4405353
 Mapsco: 34J
 Sector/District: Far Northwest
 Commission Date: 1/11/2023
 Contact: null








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

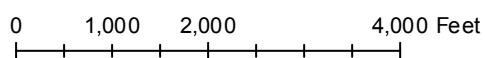
Overlay Districts

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

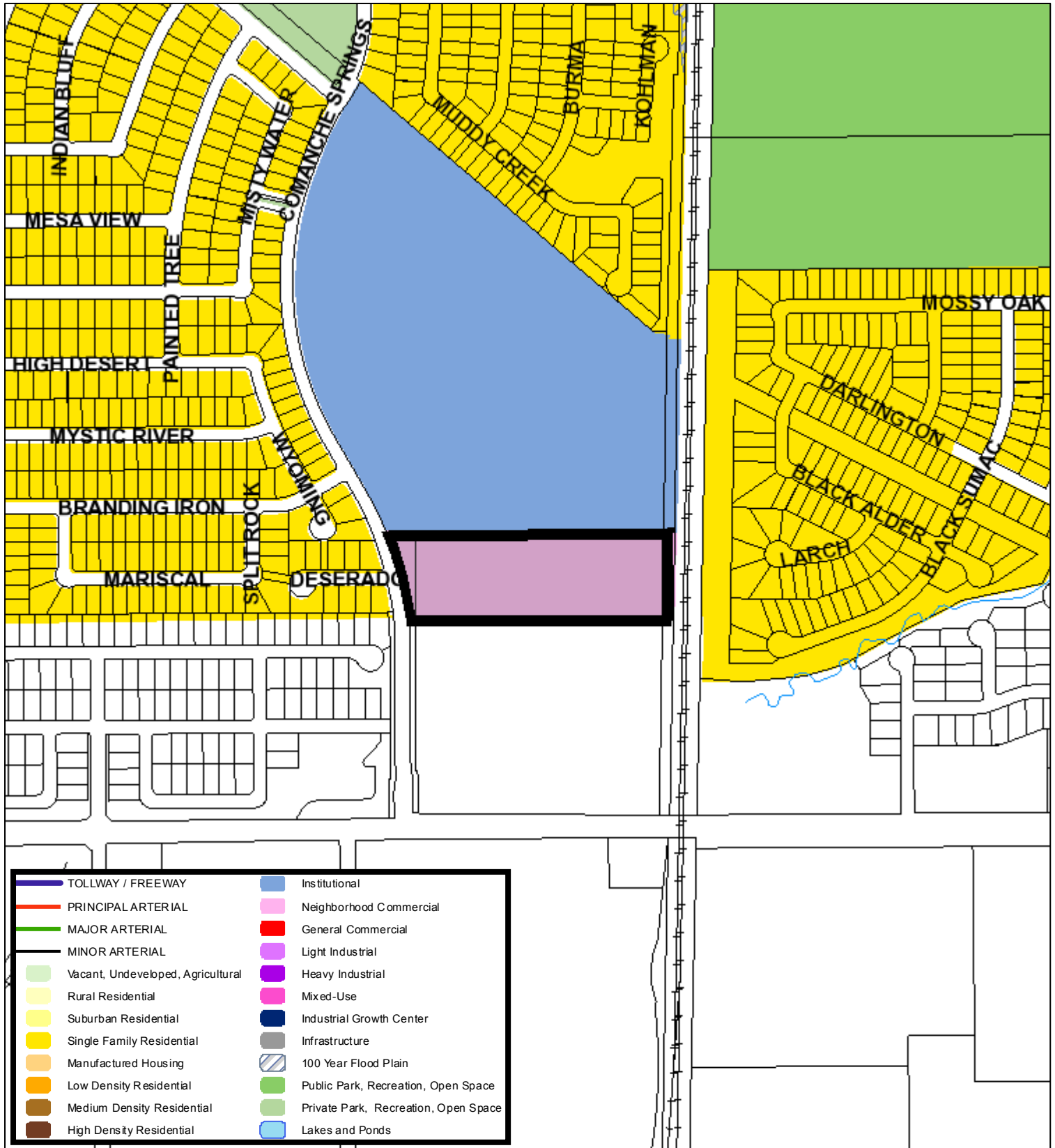
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use

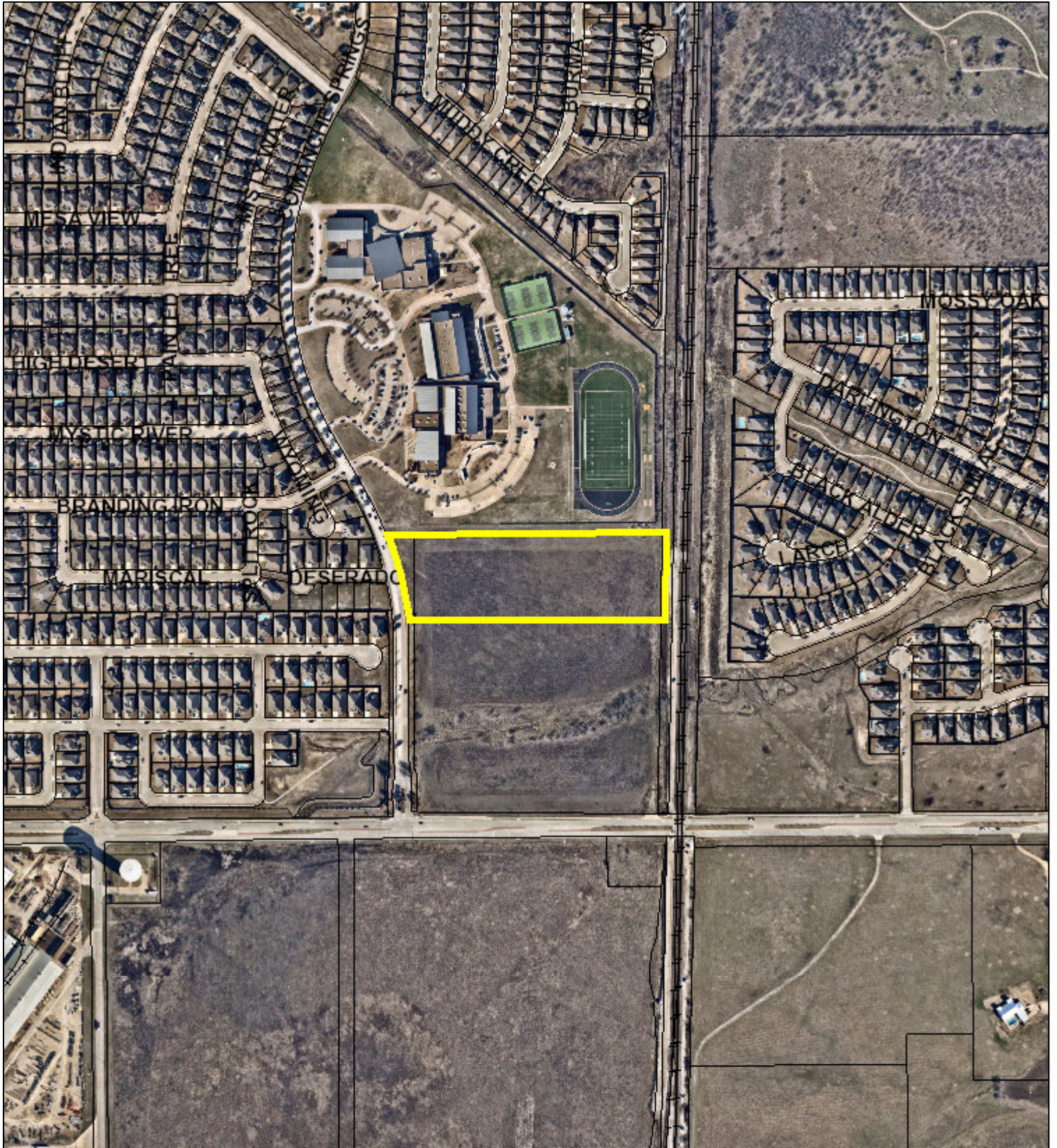


500 250 0 500 Feet

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



Aerial Photo Map



0 312.5 625 1,250 Feet





Zoning Staff Report

Date: January 11, 2023 Case Number: ZC-22-224

Council District: 5 (future 5)

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Phillip W. Galyen

Site Location: 1425 Nottingham Boulevard

Acreage: 0.23 acres

Request

Proposed Use: Residential Development

Request: From: "PD 942" Planned Development for "E" Neighborhood Commercial uses plus outdoor display and sales of playsets

To: "A-5" One-Family

Recommendation

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

Comprehensive Plan Consistency: Requested change is **consistent (Technical Inconsistency)**

Staff Recommendation: **Approval**

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Project Description and Background

The property is currently a residential lot within “PD 942” Planned Development for “E” Neighborhood Commercial uses plus outdoor display and sales of playsets (playground equipment). The site was rezoned from A-5 One-Family to be part of PD 942 in 2012 due to its location at the southeast corner of East Loop 820 and the East Freeway (I-30). However, the building retained its residential form and was not replatted to be part of the commercial uses. The outdoor playground equipment display ceased in 2017 and has not been resumed.

While the current PD for Neighborhood Commercial zoning does match the neighborhood commercial future land use designation, the residential building matches the residential neighborhood’s intensity to the south and east. Given the residential zoning in the area and the lack of direct access to Handley Road or the East Freeway (I-30) service road to the north, single family zoning to match the surrounding land uses is appropriate for the residential structure. The proposal to rezone this lot would change the “PD 942” Planned Development for “E” Neighborhood Commercial uses plus outdoor display and sales of playsets zoning to “A-5” One-Family zoning, allowing the continued use of the single family residential use by right.

Surrounding Zoning and Land Uses

North “PD 942” Planned Development for “E” Neighborhood Commercial uses plus outdoor display and sales of playsets / vacant commercial land and East Freeway (I-30)
East “PD 942” Planned Development for “E” Neighborhood Commercial uses plus outdoor display and sales of playsets / informal outdoor storage and vacant land
South “A-5” One-Family / City Park
West “A-5” One-Family / church and East Loop 820

Recent Zoning History

- ZC-12-066, subject site and adjacent lots to north and east, from A-5 and PD 575 to PD for E uses plus outdoor display and sales of playsets, approved August 9, 2012.
- ZC-14-015, southwest of subject site, from FR to PD for FR uses plus outdoor kennels, approved April 3, 2014.

Public Notification

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

The following organizations were notified: (emailed December 28, 2022)

Organizations Notified	
Ryanwood NA *	Streams and Valleys Inc
Historic Randol's Mill Valley Alliance, Inc.	Woodhaven NA
East Fort Worth, Inc.	Trinity Habitat for Humanity
East Fort Worth Business Association	Southeast Fort Worth Inc
Neighborhoods of East Fort Worth	Fort Worth ISD
Woodhaven Community Development Inc	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The surrounding neighborhood that is past the Handley Drive split to access the East Freeway (I-30) is developed as single family uses with scattered institutional uses between the Brentwood Stair Road and the East Freeway (I-30) to the north. With the exception of an existing commercial site to the northeast, the rezoning site is surrounded by residentially zoned vacant land or institutional uses. The parcel was rezoned as a small retail business but did not formally or functionally become part of the commercial use. This portion of the Ryanwood neighborhood has bus service only along Brentwood Stair Road, which is approximately five blocks to the south and a transportation corridor for the area.

The proposed zoning of “A-5” One-Family would allow the site to retain its single family residential uses by right. The lack of direct bus service and homogenous single family development lends this site as a continued single family use. As such, the proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as Neighborhood Commercial, but surrounded by Single Family designations. A minor boundary adjustment to Single Family allows the proposed zoning of “A-5” One-Family to be compatible with the future land use designation of the adopted Comprehensive Plan.

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

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

9. Encourage the reuse of vacant buildings.

Although not in conformance with the future land use map but conforming with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan (Technically Inconsistent).

Economic Development Plan

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

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

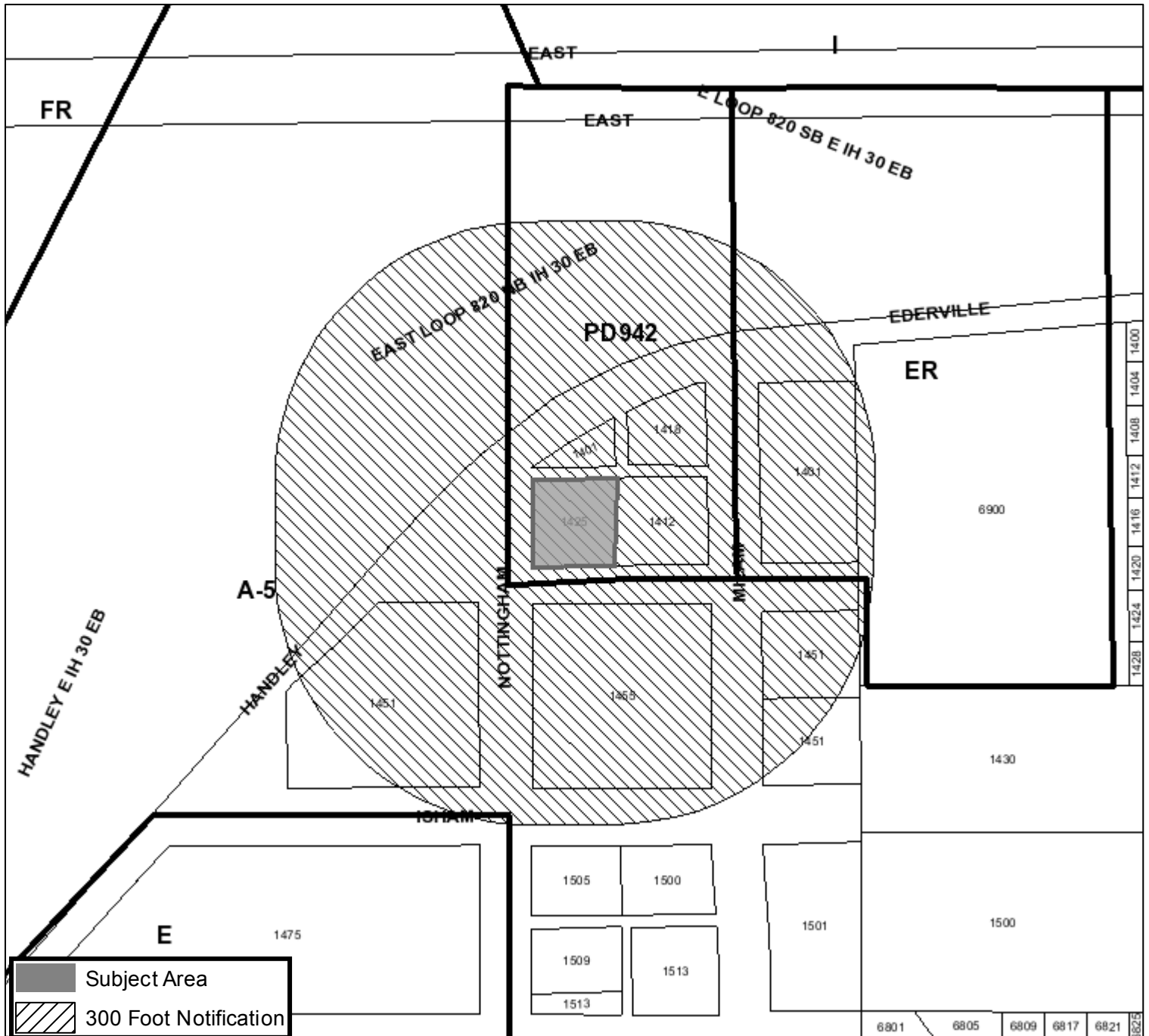
This zoning request does not assist in high-wage job growth nor a more sustainable tax base, is not a targeted high-growth industry, but would contribute to the quality of place.





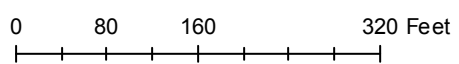


Area Zoning Map

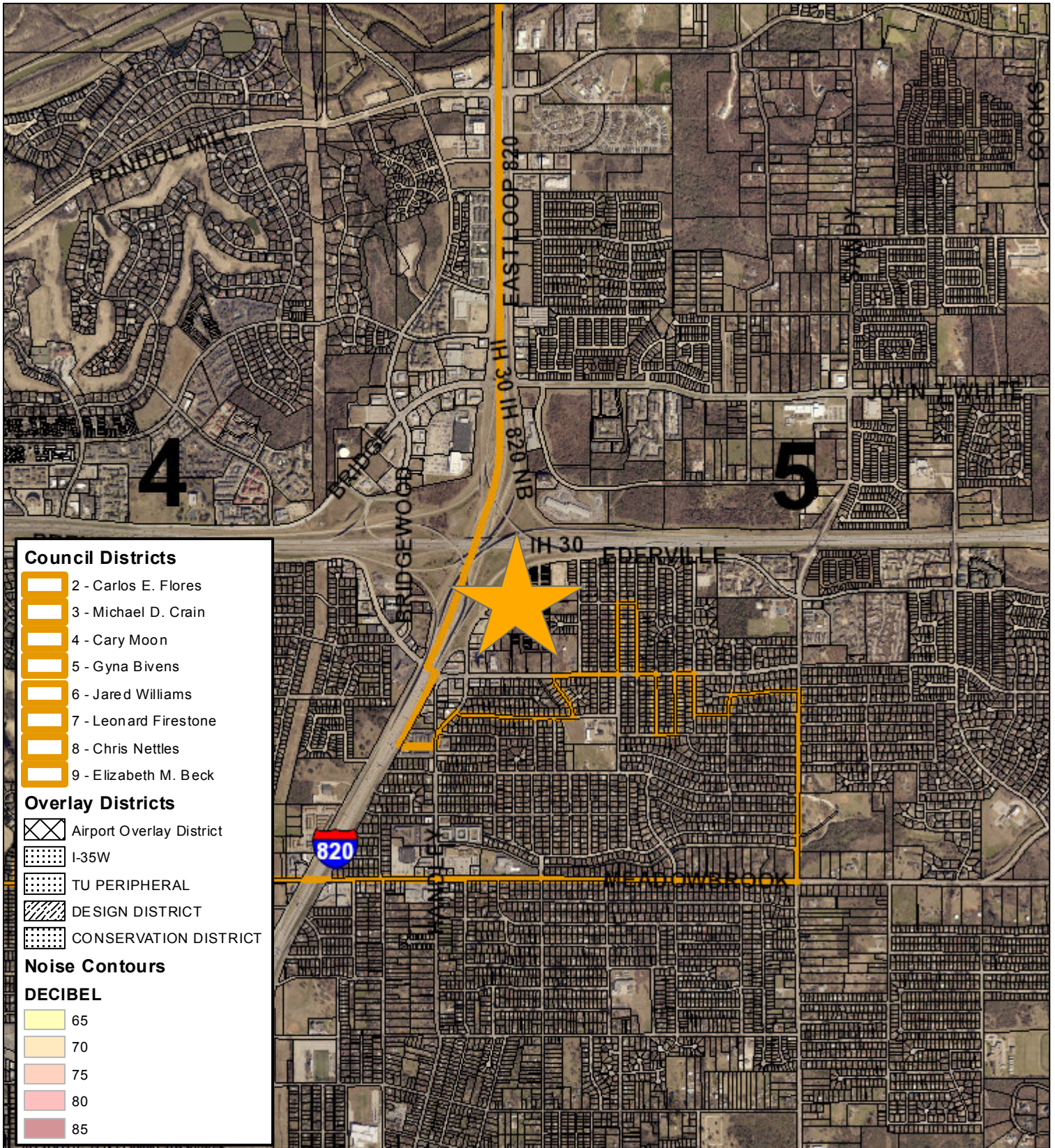
Applicant: Phillip W. Galyen
 Address: 1425 Nottingham Boulevard
 Zoning From: PD942
 Zoning To: A-5
 Acres: 0.22604974
 Mapsco: 066X
 Sector/District: Eastside
 Commission Date: 1/11/2023
 Contact: null



 Subject Area
 300 Foot Notification

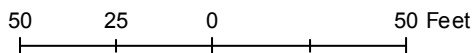
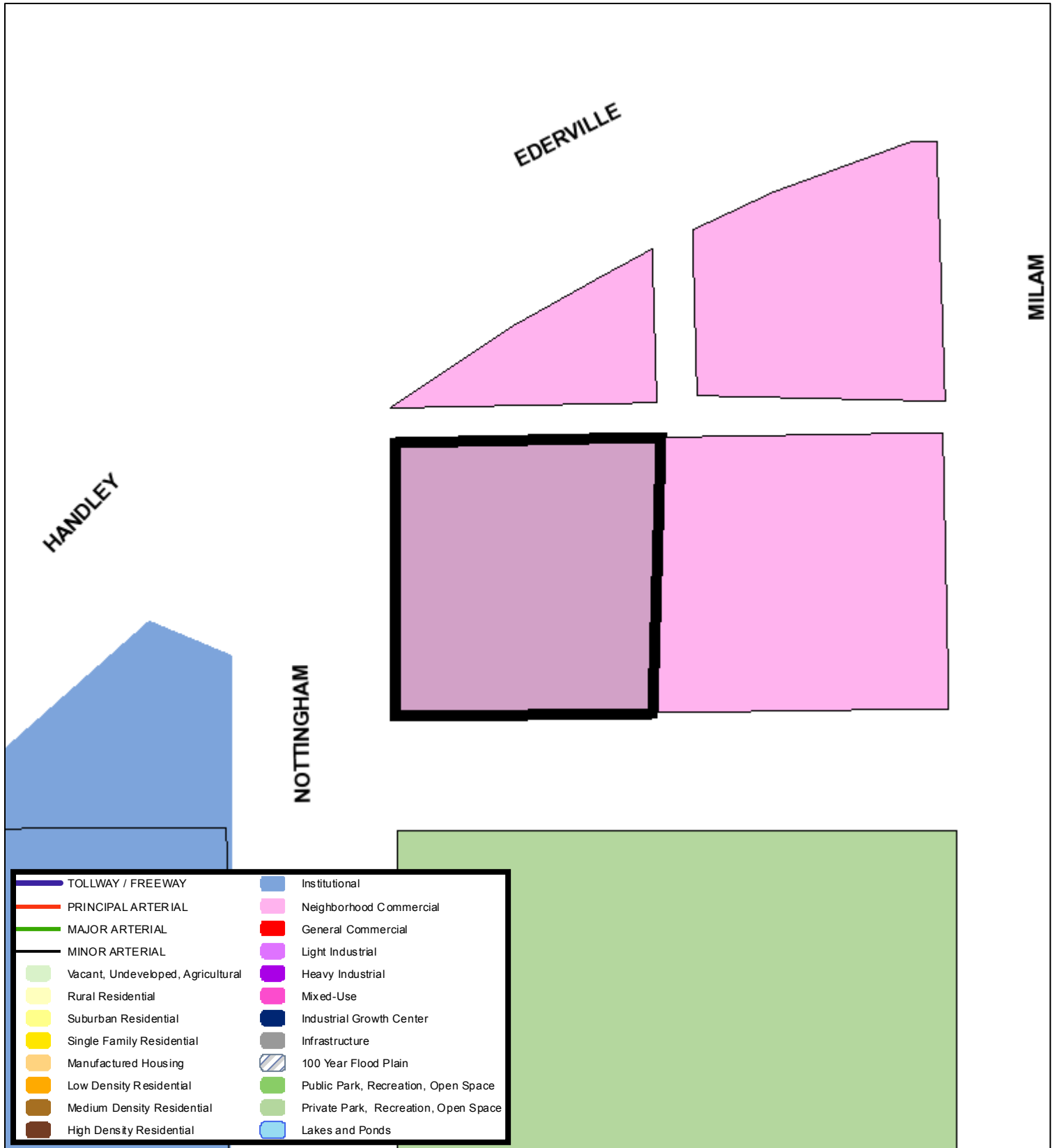


Area Map



0 1,000 2,000 4,000 Feet

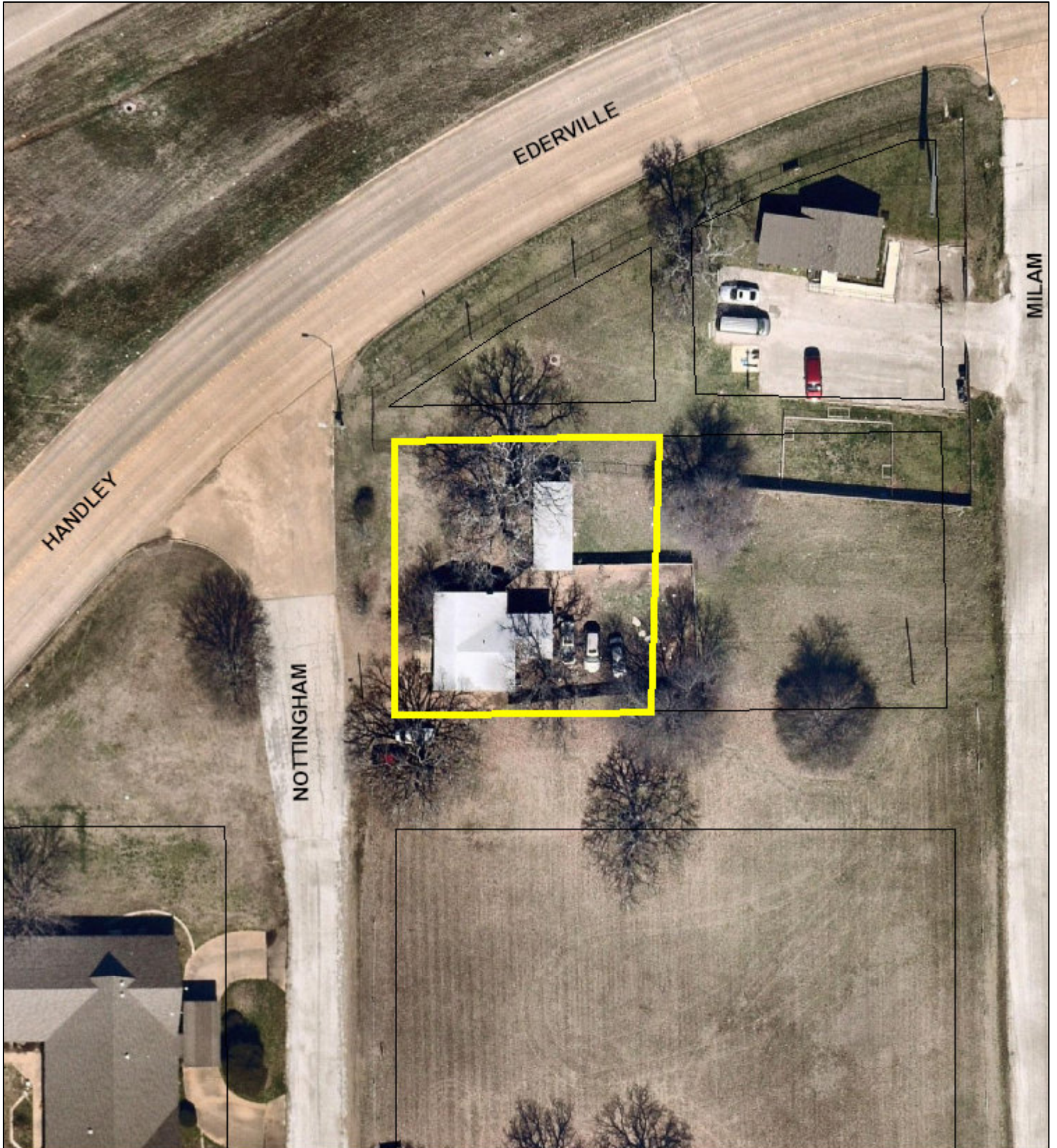
Future Land Use



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



Aerial Photo Map



0 30 60 120 Feet





Zoning Staff Report

Date: January 11, 2023 Case Number: ZC-23-002

Council District: 8 (future 11)

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: City of Fort Worth / Development Services

Site Location: 3629 Meadowbrook Drive

Acreage: 0.40 acres

Request

Proposed Use: Residential Development

Request: From: "ER" Neighborhood Commercial Restricted

To: "A-5" One-Family

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 property is currently a vacant commercial site within the West Meadowbrook Neighborhood Association and the Oakland NEZ Plan. The present owner has been contacted by the Council Member's office regarding rezoning, but did not respond to the mailed letters. While the current "ER" Neighborhood Commercial Restricted zoning does match the neighborhood commercial future land use designation, the building has been vacant for a number of years, and the useful lifespan is in question. The neighborhood association and the Council Member's office have been in discussion regarding the most appropriate land use going forward. Given the large amount of residential zoning in the area and the broader commercial area on E. Lancaster Street three blocks to the south, single family zoning to match the surrounding land uses is preferred. The proposal to rezone this lot would change the "ER" Neighborhood Commercial Restricted zoning to "A-5" One-Family zoning, allowing construction of single family residential uses by right.

Surrounding Zoning and Land Uses

North "A-7.5" One-Family / single family

East "A-7.5" One-Family / single family and duplexes

South "A-7.5" One-Family, "ER" Neighborhood Commercial Restricted / single family and vacant commercial building

West "A-7.5" One-Family / single family

Recent Zoning History

- ZC-09-115, subject site and surrounding area, Council-initiated zoning, approved November 3, 2009.
- ZC-22-149, south of site, City-initiated for surplus property, approved, October 11, 2022.

Public Notification

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

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

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

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The surrounding neighborhood is developed as single family uses with public parks between the neighborhood and the East Freeway (I-30) to the north. With the exception of a vacant commercial site to the south, the rezoning site is surrounded by single family uses and a few duplexes. The parcel was developed as a small commercial building but has been vacant of commercial uses for over 20 years. This portion of the Meadowbrook neighborhoods has bus service only along E. Lancaster Avenue, which is approximately three blocks to the south and a main retail corridor for the area.

The site falls within the boundaries of the 2009 Oakland Corners Empowerment Zone Plan that is designed to rebuild neighborhoods with compatible quality infill housing and appropriate mixed-use development in commercial areas. The proposed zoning of “A-5” One-Family would allow redevelopment of the site into single family residential uses by right, which aligns with the NEZ Plan as adopted. The lack of direct bus service and homogenous single family development lends this site to redevelopment as infill single family uses. As such, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as Neighborhood Commercial, but surrounded by Single Family designations. A minor boundary adjustment to Single Family allows the proposed zoning of “A-5” One-Family to be compatible with the future land use designation of the adopted Comprehensive Plan.

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

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

2. Promote a desirable combination of compatible residential, office, retail, and commercial uses in the mixed-use zoning districts of the Oakland Corners Urban Village, Historic Handley Urban Village, and the Trinity Lakes form-based code district.
3. Encourage redevelopment of the Oakland Corners Urban Village consistent with its urban village and neighborhood empowerment zone plans.

10. Encourage demolition of buildings that cannot be economically rehabilitated.

The proposed zoning **is consistent** with a minor boundary adjustment to the Comprehensive Plan future land use designation.

Economic Development Plan

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

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



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

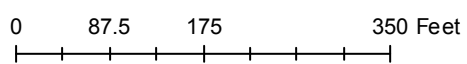


Area Zoning Map

Applicant: City of Fort Worth - Development Services
 Address: 3629 Meadowbrook Drive
 Zoning From: ER
 Zoning To: A-5
 Acres: 0.39776567
 Mapsco: 78G
 Sector/District: Eastside
 Commission Date: 1/11/2023
 Contact: 817-392-8190











 Subject Area
 300 Foot Notification








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
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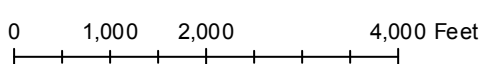
Overlay Districts

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

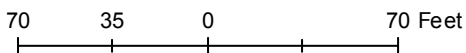
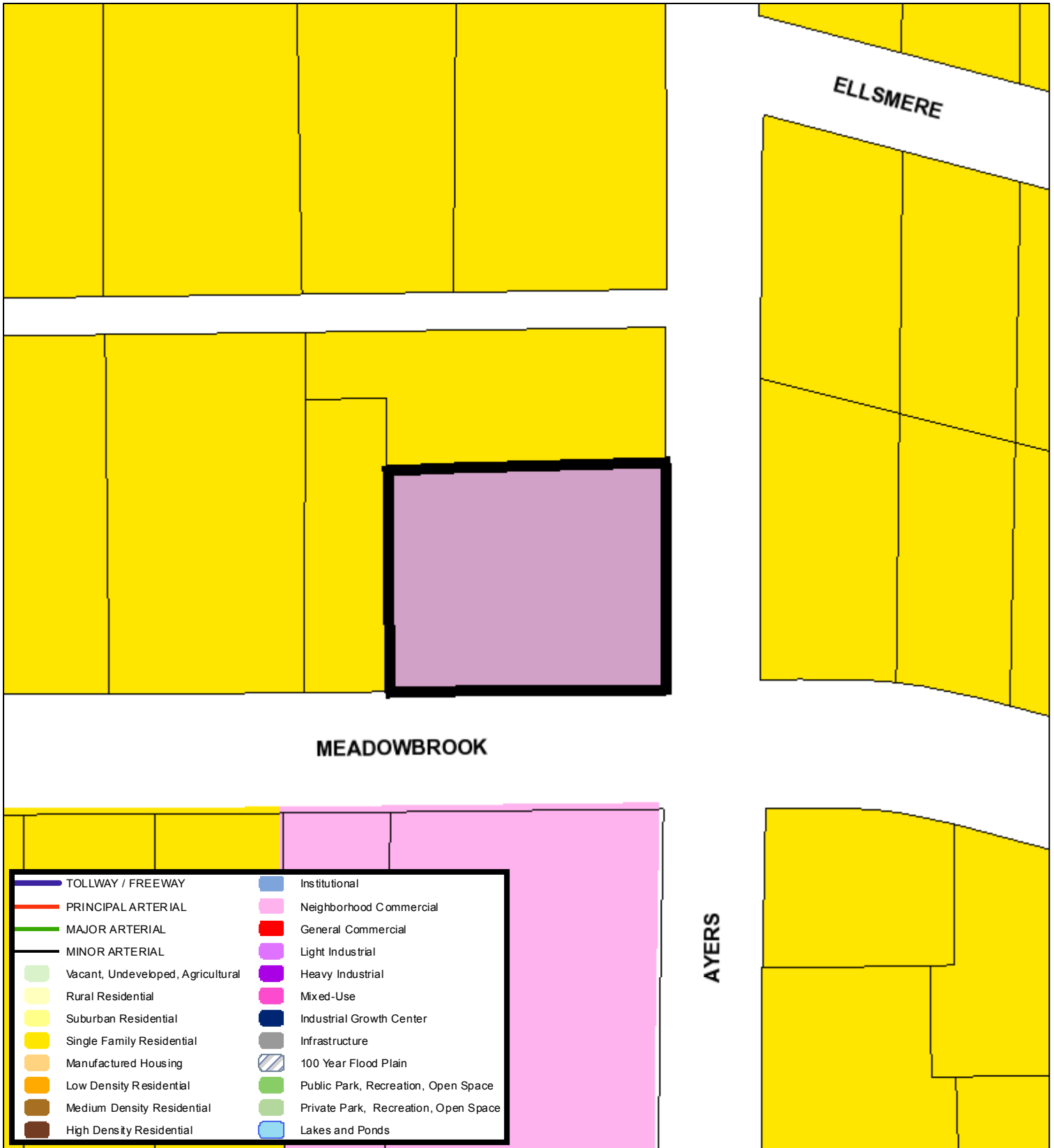
Noise Contours

DECIBEL

-  65
-  70
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-  80
-  85



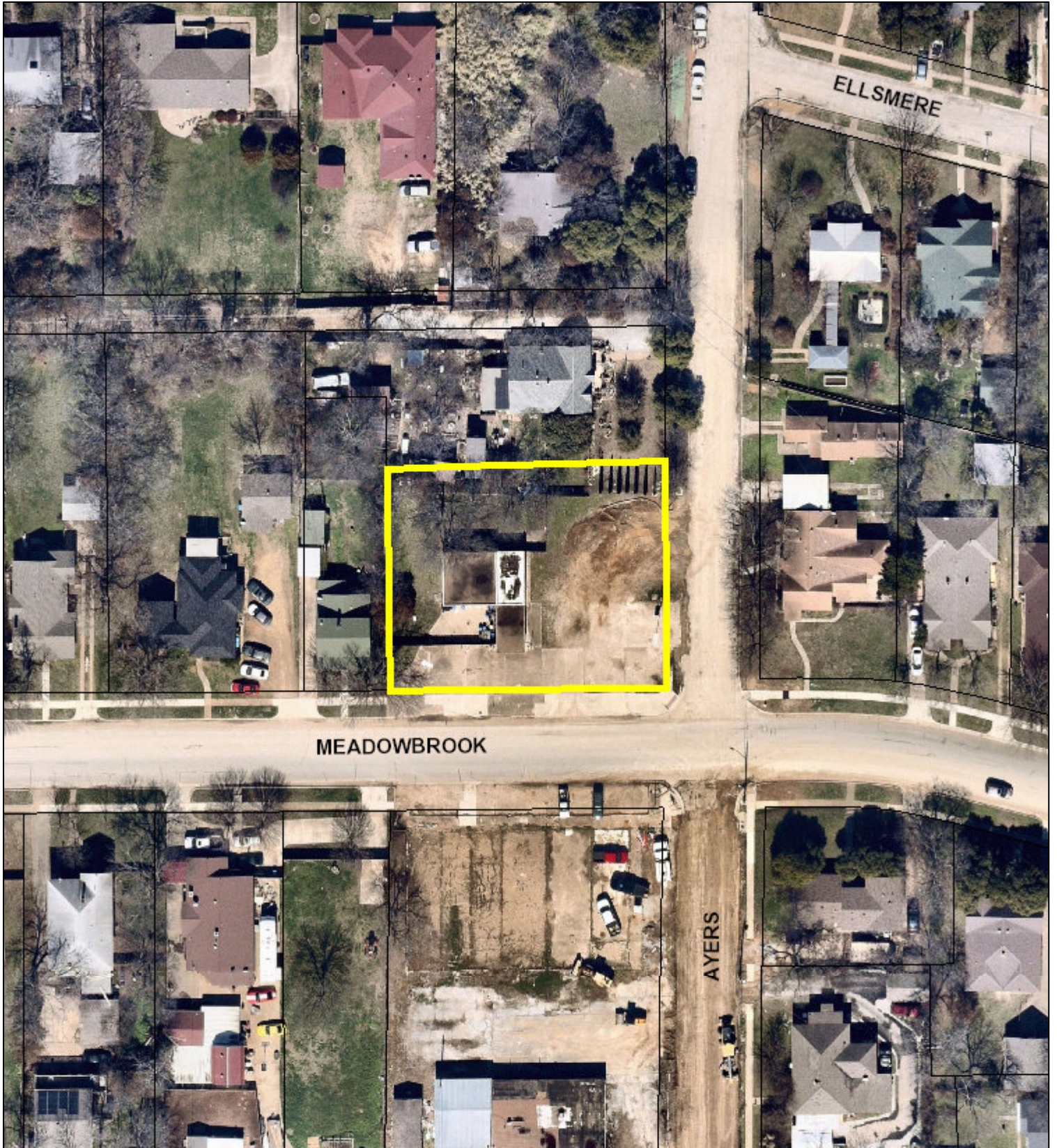
Future Land Use



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 40 80 160 Feet

