



**ZONING COMMISSION  
AGENDA**

Wednesday, November 09th, 2022

Work Session 12:00 PM

Public Hearing 1:00 PM

**Work Session**

In-Person:

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

**Public Hearing**

In-Person:

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

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ebf92ac61063116ec68fd53d527c579e>

Meeting/ Access Code: 2551 740 7986

Registration Required

**Teleconference**

(817) 392-1111 or 1-650-479-3208  
Meeting/ Access Code: 2551 740 7986

**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, Vice Chair, CD 8	_____
Jesse Gober, CD 4	_____	Kimberly Miller, CD 9	_____
Rafael McDonnell, CD 5	_____		

**I. WORK SESSION/Lunch 12:00 pm City Council Conference Room 2020**

- A. Election of Chair and Vice Chair** **Staff**
- B. 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, DECEMBER 13, 2022 AT 6:00 P.M. UNLESS OTHERWISE STATED.

**A. CALL TO ORDER**

- B. APPROVAL OF MEETING MINUTES of October 12, 2022** \_\_\_\_\_ **Chair**

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

**C. CONTINUED CASES**

- 1. ZC-22-061** **CD 2**

- a. Site Location: Generally bounded by NE/NW 22nd St, Clinton Ave, NE 29th St, and SLSW Railroad
- b. Acreage: 130.01
- c. Applicant/Agent: City of Fort Worth
- d. Request To: To amend the land use table in the Fort Worth Stockyards Form-Based Code and Design Guidelines to remove multifamily from certain Stockyard districts. Multifamily will no longer be an allowed use in the following districts: Edge Commercial Corridor District “SY-ECC-68”; Transition Northern Edge District “SY-TNE-105”; Transition Neighborhood Mixed-Use District “SY-TNX-55”; Transition Neighborhood Mixed-Use District “SY-TNX-80”; Transition Swift/Armour District “SY-TSA-80”; Transition

Swift/Armour District "SY-TSA-105"(north); Transition  
Swift/Armour District "SY-TSA-105"(south); Transition  
Swift/Armour District "SY-TSA-55"(north)

**2. ZC-22-151**

**CD 8**

- a. Site Location: 305 S. Chandler Dr. / 3100 E. 4th St.
- b. Acreage: 0.17
- c. Applicant/Agent: Jaime Saucedo
- d. Request: From: "A-5" One-Family  
To: "PD/E" Planned Development for a professional office, barbershop and duplex, site plan waiver requested

**3. ZC-22-157**

**CD 2**

- a. Site Location: 4800 & 4900 Old Decatur Road
- b. Acreage: 83.074
- c. Applicant/Agent: Fort Worth Quarry Company LLC / JR Thulin, Greystar Development Central & Nikki Moore, A.N. Moore Consulting
- d. Request: From: "E" Neighborhood Commercial, "F" General Commercial & PD-1184, Planned Development Low-Intensity Mixed Use & PD-1185, Planned Development High Density Multifamily  
To: "PD/C" Planned Development with a base of "C" Medium Density Multifamily, with development standards for open space, supplemental screening & buffer yard, signage, and building orientation; site plan included; and "E" Neighborhood Commercial

**4. ZC-22-161**

**CD 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: "E" Neighborhood Commercial

**5. ZC-22-162**

**CD 3**

- a. Site Location: 3632 Longvue Avenue
- b. Acreage: 0.72
- c. Applicant/Agent: Amy Seeling
- d. Request: From: "PD 1132" PD/CF Planned Development for all uses in "CF" Community Facilities plus event center; site plan waived  
To: Amend "PD 1132" PD/CF Planned Development for all uses in "CF" Community Facilities to add the martial arts studio and remove the events center, including a 6 ft screening fence adjacent residential, site plan waiver requested.

**D. NEW CASES**

**6. SP-22-019**

**CD 2**

- a. Site Location: 4500 Old Decatur Road
- b. Acreage: 28.37
- c. Applicant/Agent: Don Schwab / Damon Stone
- d. Request: To: Amend site plan for PD 917 Planned Development for all uses in "K" Heavy Industrial plus rolling mills, rock and cement crusher with development standards to include warehouse storage building, site plan included.

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

**7. ZC-22-116**

**CD 9**

- a. Site Location: 1908 May Street
- b. Acreage: 0.11
- c. Applicant/Agent: Mari Real Estate Holdings LLC
- d. Request: To: Add Conditional Use Permit for auxiliary parking lot in "B" Two-family Residential, site plan included.

**8. ZC-22-097**

**CD 8**

- a. Site Location: 3506 E Lancaster Ave
- b. Acreage: 0.65
- c. Applicant/Agent: Jose Rojero
- d. Request: From: "E" Neighborhood Commercial  
To: "FR" General Commercial Restricted

**9. ZC-22-117**

**CD 7**

- a. Site Location: 9433 Heron Dr
- b. Acreage: 0.38
- c. Applicant/Agent: Luis Pardo / Xiomara Roa
- d. Request: From: "A-10" One-Family  
To: "A-5" One-Family

**10. ZC-22-132**

**CD 5**

- a. Site Location: 6705 Meadowbrook Drive
- b. Acreage: 0.48
- c. Applicant/Agent: Vo Dan / Roberto Nuñez
- d. Request: To: Remove alcohol restriction for PD 612 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus automotive repair and sales, no outside storage of vehicles for repair after business hours, site plan included.

**11. ZC-22-147**

**CD 7**

- a. Site Location: 12650 Willow Springs Road
- b. Acreage: 79.38
- c. Applicant/Agent: Haslet Investment Group LLC
- d. Request: From: "I" Light Industrial  
To: "A-43" One-Family

**12. ZC-22-156**

**CD 3**

- a. Site Location: 9400 block Chapin Road
- b. Acreage: 57.53
- c. Applicant/Agent: Rowan Altgelt Laughlin Group, LTD
- d. Request: From: "AG" Agricultural  
To: "PD/CR" Planned Development for all uses in "CR" Low Density Multifamily, plus cottage community, with development standards for open space, building setbacks, parking, building orientation, fencing, perimeter fencing, and waiver to MFD submittal; site plan included

**13. ZC-22-167**

**CD 7**

- a. Site Location: 9765 Tehama Ridge Parkway
- b. Acreage: 0.74
- c. Applicant/Agent: 9773 Heritage, LLC
- d. Request: From: "E" Neighborhood Commercial  
To: "C" Medium Density Multifamily

**14. ZC-22-171**

**CD 6**

- a. Site Location: 312 Old Highway 1187
- b. Acreage: 5.37
- c. Applicant/Agent: JMP Diversified Enterprises LLC/Oakcrest Management
- d. Request: From: "E" Neighborhood Commercial  
To: "I" Light Industrial

**15. ZC-22-173**

**CD 4**

- a. Site Location: 5251 N. Beach Street
- b. Acreage: 0.577
- c. Applicant/Agent: Vijani Inc.
- d. Request: From: "G" Intensive Commercial  
To: "I" Light Industrial

**16. ZC-22-175**

**CD 9**

- a. Site Location: 2824 W. 7<sup>th</sup> Street
- b. Acreage: 0.29
- c. Applicant/Agent: 2824 7<sup>th</sup> St LP/Alan R. Magee
- d. Request: From: "MU-2" High Intensity Mixed Use and "C" Medium Density Multifamily  
To: "MU-2" High Intensity Mixed Use

**17. ZC-22-176**

**CD 4**

- a. Site Location: 5315 Bridge Street
- b. Acreage: 4.32
- c. Applicant/Agent: Jamarly Properties LLC
- d. Request: From: "E" Neighborhood Commercial  
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouses, site plan included.

**18. ZC-22-177** **CD 6**

- a. Site Location: 200 Old Highway 1187
- b. Acreage: 9.44
- c. Applicant/Agent: J. Thompson, Jimmy Thompson Billy Joe Russell Trust
- d. Request: From: "E" Neighborhood Commercial  
To: "MU-2" High Intensity Mixed Use

**19. ZC-22-179** **CD 9**

- a. Site Location: 2340 N. Chandler Drive E.
- b. Acreage: 0.13
- c. Applicant/Agent: Silvia Silva
- d. Request: From: "E" Neighborhood Commercial  
To: "A-5" One-Family

**20. ZC-22-180** **CD 3**

- a. Site Location: 11707 Highway 377 / 11707 Benbrook Highway
- b. Acreage: 166
- c. Applicant/Agent: SJ Bryant Irvin Commercial Development
- d. Request: From: "C" Medium Density Multifamily, "CR" Low Density Multifamily,  
"G" Intensive Commercial  
To: "A-5" One-Family

**21. ZC-22-181** **CD 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

**22. ZC-22-183** **CD 2**

- a. Site Location: 2601 and 2603 Prairie Ave
- b. Acreage: 0.36
- c. Applicant/Agent: Avocet Ventures LP
- d. Request: From: "CF" Community Facilities  
To: "A-5" One-Family

**23. ZC-22-184** **CD 8**

- a. Site Location: 7550 Crowley Road
- b. Acreage: 8.8
- c. Applicant/Agent: Journey Home Housing
- d. Request: From: "FR" General Commercial Restricted  
To: "PD/CR" Planned Development for all uses in "CR" Low Density  
Multifamily, with specific development standards for open space,  
setbacks adjacent to one-family residential, fencing location,  
building orientation, and a waiver to the MFD submittal; site plan  
included.

**24. ZC-22-185**

**CD 5**

- a. Site Location: 10879 and 10899 Mosier Valley Road
- b. Acreage: 2.81
- c. Applicant/Agent: Jamye Rue
- d. Request: From: "AG" Agricultural  
To: "FR" General Commercial

**25. ZC-22-187**

**CD 8**

- a. Site Location: 6288 Salt Road
- b. Acreage: 294.89
- c. Applicant/Agent: City of Fort Worth
- d. Request: To: Amend PD 768 Planned Development/Specific Use for municipal solid waste landfill to add ancillary uses related to the landfill and concrete recycling facility; site plan included.

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

**ASSISTANCE AT THE PUBLIC MEETINGS:**

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

**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](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

**Executive Session.**

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



# Zoning Staff Report

**Date:** November 9, 2022

**Case Number:** ZC-22-061

**Council District:** 2

## Zoning Text Amendment

**Case Manager:** [Jamie DeAngelo](#)

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

**Site Location:** Generally bounded by NE/NW 22nd Street, Clinton Avenue, NE 29<sup>th</sup> Street, and SLSW Railroad. **Acreage:** 130.01 acres

### Request

**Proposed Use:** Mixed Use

**Request:** From: N/A

To: Amend the land use table in the Fort Worth Stockyards Form-Based Code and Design Guidelines to remove multifamily from certain Stockyard districts. Multifamily will no longer be an allowed use in the following districts:

- Edge Commercial Corridor District “SY-ECC-68”
- Transition Northern Edge District “SY-TNE-105”
- Transition Neighborhood Mixed-Use District “SY-TNX-55”
- Transition Neighborhood Mixed-Use District “SY-TNX-80”
- Transition Swift/Armour District “SY-TSA-80”
- Transition Swift/Armour District “SY-TSA-105”(north)
- Transition Swift/Armour District “SY-TSA-105”(south)
- Transition Swift/Armour District “SY-TSA-55” (north)

### Recommendation

Amend the land use table in the Fort Worth Stockyards Form-Based Code and Design Guidelines to remove multifamily from certain Stockyard districts.

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

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

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





# Zoning Staff Report

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  - c. [Economic Development Plan](#)
6. Stockyards Form-Based Code
7. Additional Exhibits
8. Zoning Map with 300 ft. Notification Area
9. Area Map
10. Future Land Use Map
11. Aerial Photograph

## Project Description and Background

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

The city is proposing to amend the Zoning Ordinance to remove where multifamily allowed by right in the Stockyards District and the use table in Chapter 4, Article 12. The intent of this change is to encourage commercial uses along North Main Street, Exchange Avenue, Stockyards Boulevard, and 28th Street, where commercial uses traditionally existed. This text amendment supports the continued role of these streets as commercial corridors and by extension the tourism industry in the Historic Stockyards.

The City is requesting approval of the proposed Text Amendment.

## Surrounding Zoning and Land Uses

North “FR” General Commercial Restricted, “F” General Commercial, “J” Medium Industrial, “K” Heavy Industrial / vacant.

East “K” Heavy Industrial, / vacant.

South “A-5” One-Family, “MU-1” Low-Intensity Mixed-Use, “K” Heavy Industrial, “SY-TSA-55” Stockyards Transition Swift/Armour-55 (mixed-use), “SY-TMC-68” Stockyards Transition Marine Creek-68, “SY-ENX-40” Stockyards Edge Neighborhood Mixed Use-40/ vacant.

West “A-5” One-Family, “UR” Urban Residential, “ER” Neighborhood Commercial restricted, “SY-ENX-55”, Stockyards Edge Neighborhood Mixed Use-55, “SY-ENX-40” Stockyards Edge Neighborhood Mixed Use-40.

## Recent Zoning History

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

Transition Swift/Armour (SY- TSA); 8. Edge Neighborhood Mixed Use (SY-ENX); and 9. Edge Commercial Corridor (SY-ECC).

## Public Notification

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

## Development Impact Analysis

### Land Use Compatibility

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

### Comprehensive Plan Consistency – Northside

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

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

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

### Economic Development Plan

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

Applicable Stockyards Form-Based Code:

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

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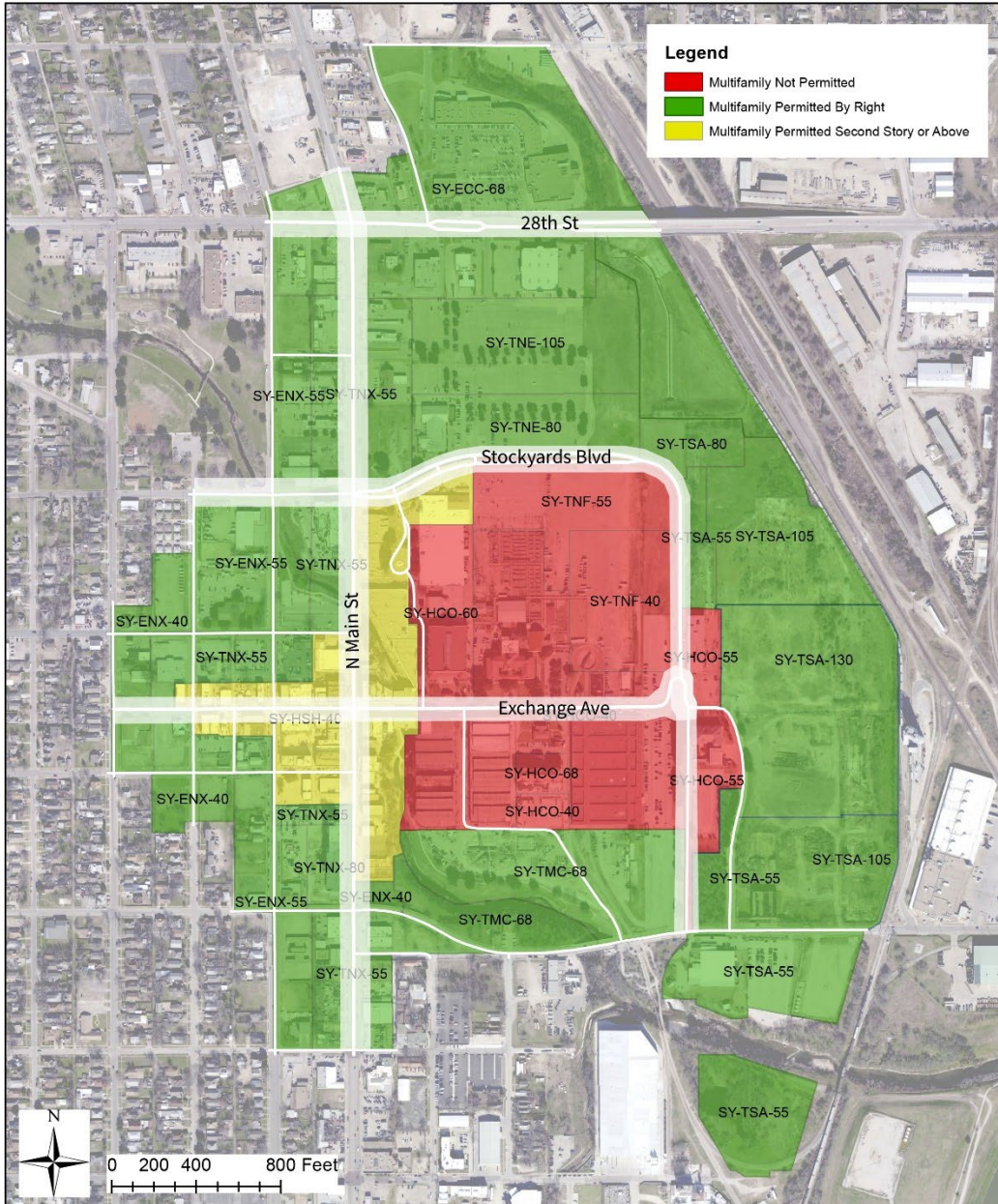
The Transition Districts are intended to provide a transition in scale and character to non-historic areas of the Stockyards. The objective is to promote development that is compatible with the Historic District along its edge, while permitting a transition to buildings of larger scale farther away from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

#### **Edge Districts – Stockyards Form-Based Code Intent (Sec. 4.1)**

The Edge District is the area most removed from the Historic District. As such, greater flexibility in design is available here, in terms of form, character and materials. While this area was historically associated with the Stockyards, little evidence of this remains today and new development is anticipated here that will be less influenced by historic precedents. Therefore, greater variety in building form and materials is appropriate in the Edge District. An objective is to provide services that support the overall Stockyards area and adjacent neighborhoods.

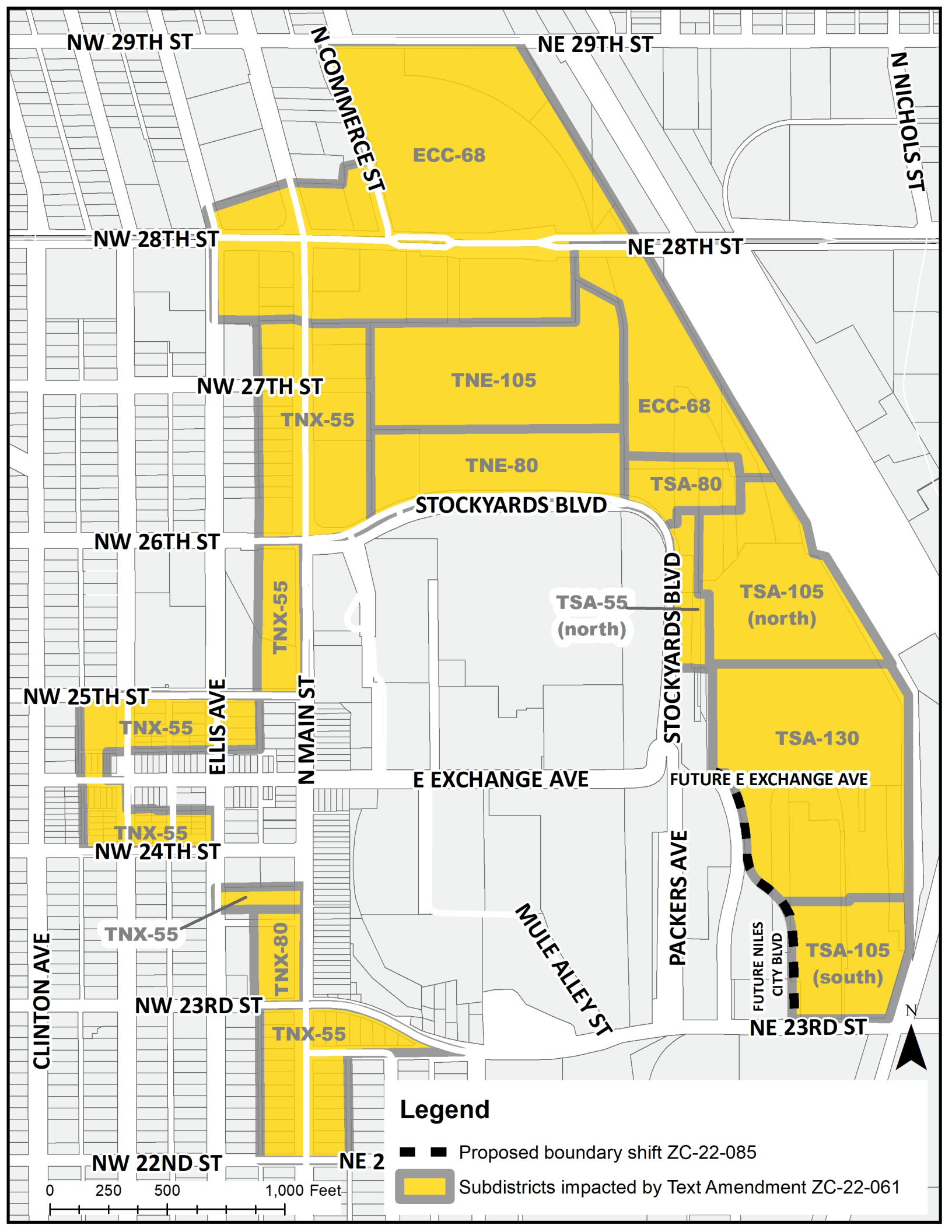


## Stockyards - Existing Status of Multifamily





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This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes.  
It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.  
The City of Fort Worth assumes no responsibility for the accuracy of said data.





### Legend

-  Proposed boundary shift ZC-22-085
-  Subdistricts impacted by Text Amendment ZC-22-061



# Zoning Staff Report

**Date:** November 9, 2022

**Case Number:** ZC-22-151

**Council District:** 8

## Zoning Map Amendment

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

**Owner / Applicant:** Jaime Saucedo

**Site Location:** 305 S. Chandler Dr. / 3100 E. 4<sup>th</sup> St.      **Acreage:** .17 acres

### Request

**Proposed Use:** Professional office, barbershop, duplex

**Request:** From: “A-5” One-family residential

To: “PD/E” Planned Development for a professional office, barbershop and duplex, site plan waiver requested.

### Recommendation

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

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

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

**Future Land Use Designation:** **Commercial**

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



## Project Description and Background

The site is at 305 S. Chandler Dr./3100 E. 4th St. there is an existing commercial office and duplex in this lot. The office building faces 4th St., While the duplex is on Chandler St.

As a part of a City initiated rezoning in 2019, this property which was zoned E, was rezoned to A-5 One-family residential. The property owner could prove legal non-conforming for the commercial office but not for the duplex since a two-family residence would not have been allowed use even when the property was zoned commercial. The applicant requests a zoning change from “A-5” one-family residential to “PD/E” for a professional office, barbershop, and duplex to bring the existing uses into compliance.

This case was continued last month to allow the applicant to have conversations with the United Riverside Neighborhood Association to answer the community's questions since they needed to understand the reason for the rezoning.



Figure 1- Aerial View



*Figure 2- View to the South*



Duplex



Office

## Surrounding Zoning and Land Uses

North “ER” / Neighborhood Commercial Restricted/ Hair salon  
East “A-5” One-family/ Residence  
South “FR” General Commercial Restricted / manufacturing  
West “CF” Community Facilities / The Grand High Court Heroines of Jericho of Texas

## Recent Zoning History

- ZC-19-102 City Initiated rezoning from A-5, B, D, ER, E, E/HC, FR, F, G, I, J, K, and PD 335 to: O-1, A-5, A-5/HC, CF, ER, ER/HC, MU-1, E, FR, I, J, and PD/I with exclusions.
- ZC-15-062 City Initiated for surplus property zoning from “C” Multifamily to “A-5” One-family

## Public Notification

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

Organizations Notified			
Riverside Alliance	Vintage Riverside NA	Carter 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	Oakhurst Alliance of Neighbors	United Riverside Rebuilding Corp Inc	East Fort Worth Business Association

*\* Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The surrounding land uses are varied. To the north, there is a hair salon, a single-family residence to the east, a manufacturing facility to the south, and Masonic Lodge to the west. The existing uses in the property are **compatible** with its surroundings.

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

### Comprehensive Plan Consistency – Northeast

The 2022 Comprehensive Plan designates the subject property as Neighborhood Commercial.

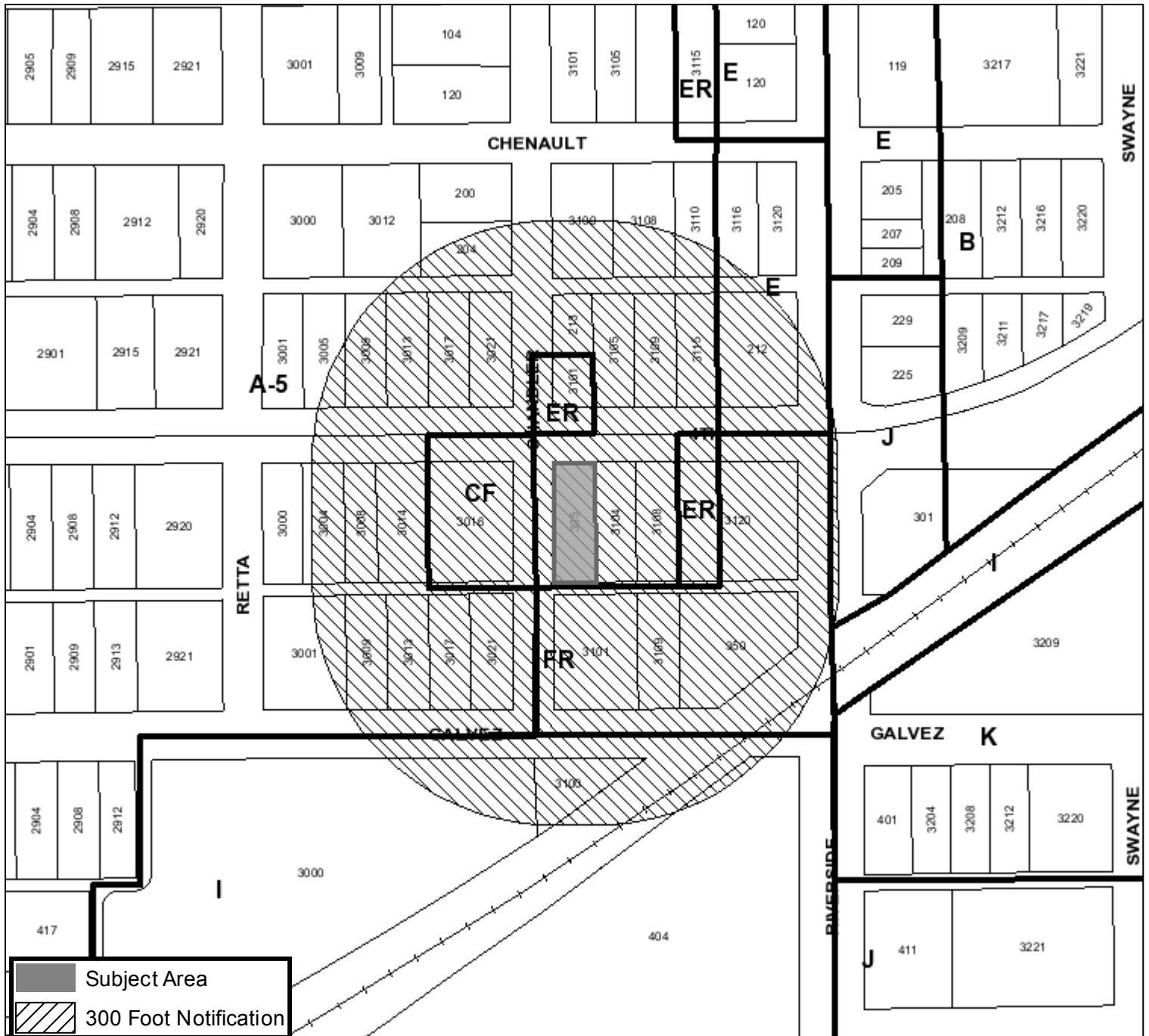
The proposed zoning change request **not consistent** (technical inconsistency) with the Comprehensive Plan.





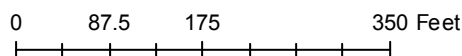


# Area Zoning Map

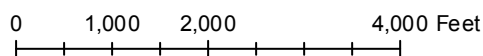
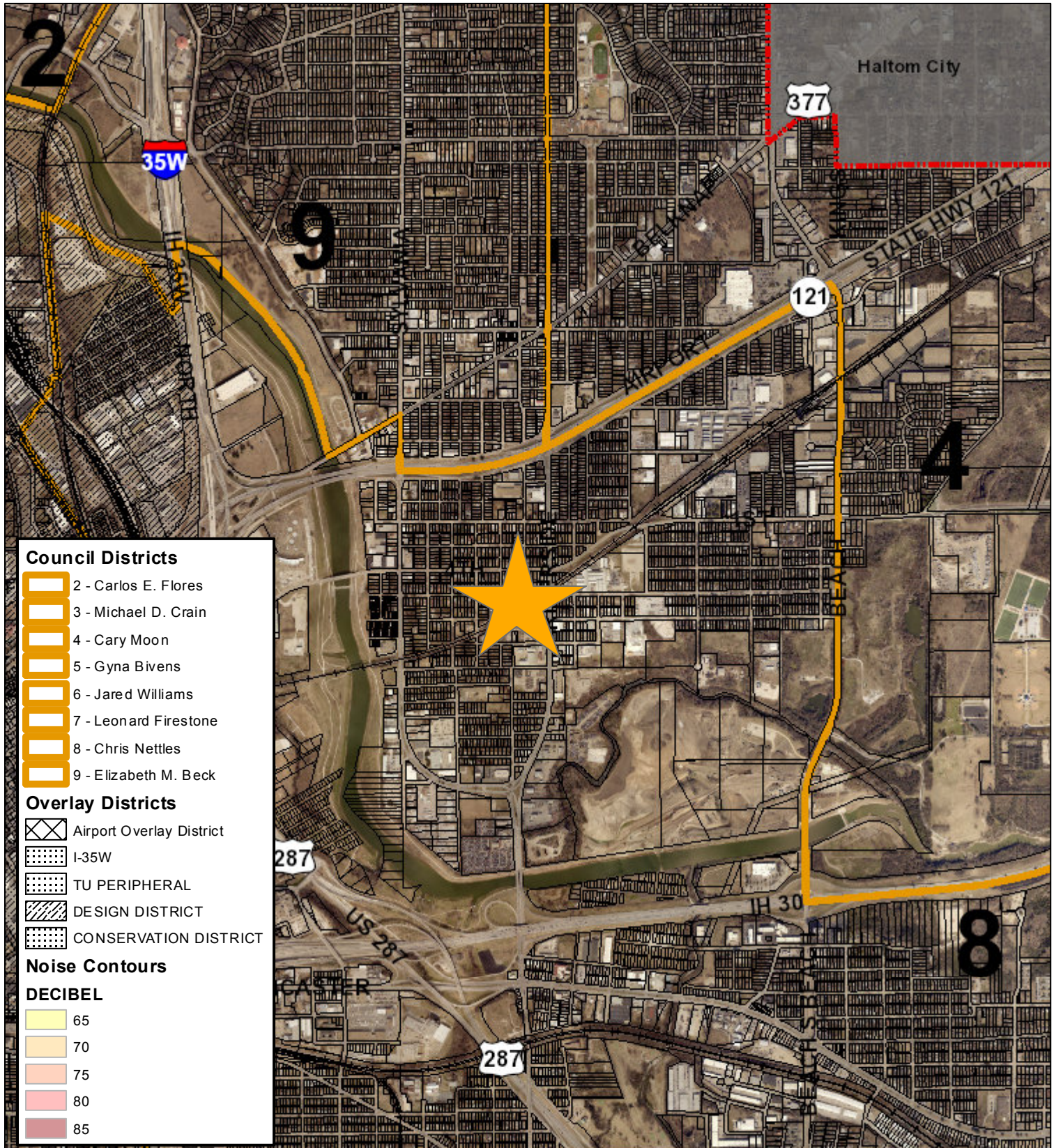
Applicant: Jaime Saucedo  
 Address: 305 S. Chandler Drive  
 Zoning From: A-5  
 Zoning To: PD/E for professional office, barbershop and duplex  
 Acres: 0.17599068  
 Mapsco: 63V  
 Sector/District: Northeast  
 Commission Date: 10/12/2022  
 Contact: 817-392-2495



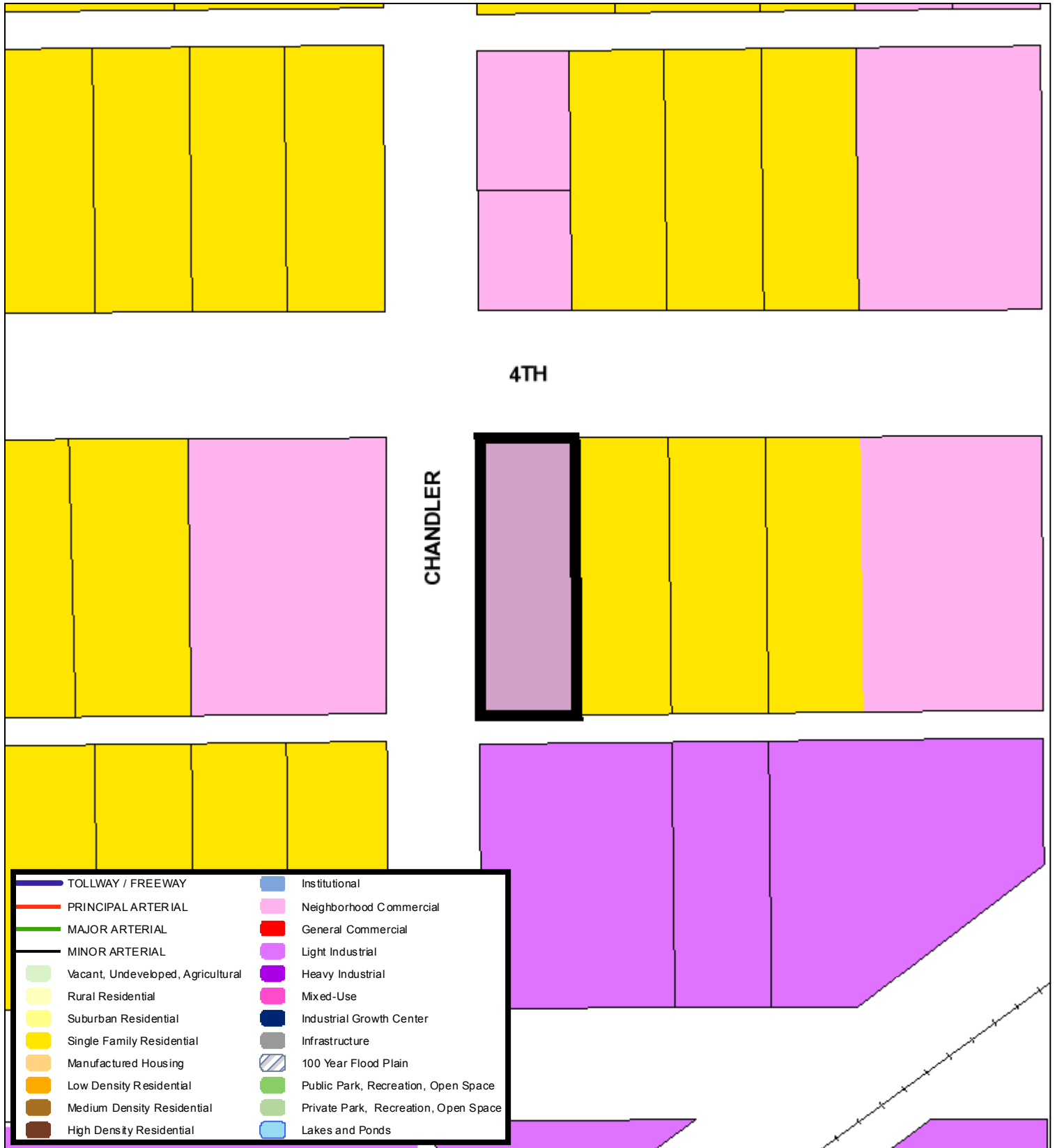
 Subject Area  
 300 Foot Notification



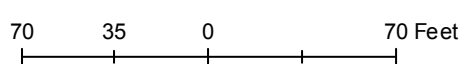
### Area Map



### 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: November 9, 2022

Case Number: ZC-22-157

Council District: 2

## Zoning Map Amendment & Site Plan

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

**Owner / Applicant:** Fort Worth Quarry Company LLC, property owner / JR Thulin, Greystar Development Central & Nikki Moore, A.N. Moore Consulting, representatives

**Site Location:** 4800 & 4900 Old Decatur Road      **Acreage:** 83.074 acres

### Request

**Proposed Use:** Multifamily (two phases) & Commercial

**Request:** From: “E” Neighborhood Commercial, “F” General Commercial & PD-1184, Planned Development Low-Intensity Mixed Use & PD-1185, Planned Development for High Density Multifamily

To: “PD/C” Planned Development with a base of “C” Medium Density Multifamily, with development standards for supplemental screening & buffer yard, signage, and building orientation; site plan included; and “E” Neighborhood Commercial

### Recommendation

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

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

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

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
  - c. [Economic Development Plan](#)
  - 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 and commercial development on an undeveloped site at Old Decatur Road and Loop 820 in Council District 2. A portion of the site was formerly a quarry, which is where the name for the proposed development “Quarry Falls” originates. Total acreage is 83.074 acres, with 48 acres intended to be dedicated to the City of Fort Worth for use as a public park. The remaining land will be divided into two distinct sections, a multifamily residential community in two phases comprising approximately 34.5 acres, and a commercial node of just over 4 acres to accommodate two pad sites on the corner of Old Decatur Road and Loop 820. For additional details, see narrative provided by developer in the application below:

### DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, and how this use is compatible with surrounding land uses and the City’s Comprehensive Plan

The Quarry Falls development capitalizes on the natural topography and existing elements to create a community forward space that has long been undeveloped. The Quarry Falls planned development district is situated along the Interstate Highway Loop 820 frontage that facilitates the desired location for commercial pad sites to serve the developed community and commuting traveler. The commercial development plans to bring a convenience store, car wash and fuel station along with a multiple tenant restaurant and retail site along the northwest hard corner of Highway Loop 820 and Old Decatur Road.

In addition to adding to the commercial corridor, the development proposes two phases of multifamily development with two distinct products. The first phase will consist of one and two-bedroom apartment homes with a more transitional architecture style. As the development transitions toward the single family neighborhood, the second phase will provide larger one, two, and three-bedroom apartment homes in a more traditional architecture style. In each phase, residents will enjoy a separate clubhouse and pool recreation areas.

The whole community has the ability to enjoy unforgettable views of the quarry landscape as well as views of Downtown Fort Worth. The development will add value to the residents of Fort Worth from the dedication of over 48 acres of parkland. The dedicated parkland lends itself to the creation of trails and access to outdoor recreation supporting the Fort Worth comprehensive plan goals.

This request was given a 30-day continuance at the **October 12<sup>th</sup>** Zoning Commission hearing, in order to give the developer additional time to continue meetings with neighbors and community organizations.

## Surrounding Zoning and Land Uses

North “A-5” One Family Residential / residential  
East “I” Light Industrial / railroad  
South “PD 917” Planned Development – Mixed Use / Loop 820  
West “J” Medium Industrial / undeveloped

## Recent Zoning History

- PD 1184 & 1185 were approved by City Council on March 6, 2018 by a vote of 9-0. PD 1184 is a Planned Development for a mixed use commercial development including a hotel, entertainment complex, and convention center. PD 1185 is a Planned Development for four story apartments built around the rim of the former quarry/lake.

## Public Notification

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

Organizations Notified	
Trailwood Estates HOA*	Northwest Fort Worth Neighborhood Alliance
Remington Point HOA	Far Greater Northside Historical NA
Inter-District 2 Alliance	Terrace Landing OA
Streams and Valleys Inc	Trinity Habitat for Humanity
Lake Worth ISD	Eagle Mountain-Saginaw ISD

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

While this is an undeveloped site, the nature of the former use of the property as a quarry brings unique challenges to development of the property. Since a good portion of the site is the former quarry pit (now filled in with water) the developable footprint is considerably smaller than the total acreage suggests.

To the east the property is hemmed in by an active railroad line that limits access. The site is well served by roads, fronting on Loop 820 to the south and Old Decatur Road to the west, however the Loop does not have frontage roads in this section, limiting the site's commercial appeal. The main ingress/egress will be from Old Decatur Road, which has an interchange with Loop 820 offering access east-west access and providing an area for commercial services. Across Old Decatur Road is currently undeveloped and zoned for industrial, but it is reasonable to expect that any future growth will be commercial, in alignment with the adopted Comprehensive Plan. There is a residential neighborhood to the north with direct adjacency to the subject site. The development standards for the multifamily area/Planned Development, are listed below:

#### "C" MEDIUM DENSITY MULTI-FAMILY – DEVELOPMENT STANDARDS:

- a. A BUFFER YARD OF THIRTY FEET (30) MINIMUM SHALL BE REQUIRED ALONG THE NORTHERN PROPERTY LINE ONLY, REGARDLESS OF CLASSIFICATION OF ABUTTING ZONING DISTRICT.
  - i. THE BUFFER YARD NEED NOT EXTEND INTO OR BEYOND ANY EASEMENT THAT IS REQUIRED TO PROVIDE ACCESS TO PROPERTIES DIRECTLY TO THE NORTH.
  - ii. EXISTING WOOD RESIDENTIAL FENCING IS ALLOWABLE AND SHALL REMAIN.
  - iii. BUILDING BALCONIES MAY ENCROACH UP TO A MAXIMUM OF FIVE FEET INTO THE BUFFER YARD.
- b. SIGNS SHALL COMPLY WITH THE C MULTIFAMILY AND CITY SIGNAGE ORDINANCE WITH THE FOLLOWING EXCEPTIONS:
  - i. A SIGN OR COMBINATION OF MONUMENT SIGNS SHALL HAVE A MAXIMUM ALLOWABLE AREA OF EXPOSURE ON THE DEDICATED STREET FRONTAGE OF NOT MORE THAN TWO (2) SQUARE FEET FOR EACH TEN (10) LINEAR FEET OF FRONTAGE ALONG SAID STREET.
  - ii. TWO MONUMENT SIGNS SHALL BE ALLOWED ON OLD DECATUR ROAD.
    1. AN ILLUMINATED MULTI-TENANT MONUMENT SIGN SHALL SERVE THE COMMERCIAL AND PHASE I MULTIFAMILY DEVELOPMENT WITH A MAXIMUM SQUARE FOOTAGE OF 100 SQUARE FEET.
    2. PHASE II MULTIFAMILY DEVELOPMENT MONUMENT SIGN SHALL BE SITUATED ON SOUTH EDGE OF DRIVEWAY #2, NOT TO INTERFERE WITH TRAFFIC SIGHTLINES.
- c. THE SHORTER SIDE OF BUILDINGS MAY FRONT OLD DECATUR ROAD.

The portion proposed for rezoning to “PD-C” **is compatible** with the current surrounding land uses. Staff does not take issue with any of the three development standards listed, but the Zoning Commission or City Council can look at each individually and propose changes if necessary.

The portion proposed for rezoning to “E” **is compatible** with the current surrounding land uses.

## Comprehensive Plan Consistency – Far North

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The 2022 Comprehensive Plan is fully aligned with the current zoning on the site. The general layout of future land use designations includes a strip of neighborhood commercial along the property’s frontage on Old Decatur Road, followed by a Mixed-Use area that is conterminous with the current PD-1184 for mixed use commercial development. The back portion around the quarry is designated as future high density multifamily to match the approved Planned Development for apartments, PD-1185.

This rezoning proposal will largely follow the layout of the designations described above, with the most intensive uses concentrated near the front on Old Decatur Road with the commercial lots, followed by a multifamily development in the middle, and a less intense zone in the back around the quarry (proposed to be public park land).

The proposal to rezone to “PD-C” and “E” **is consistent** with the adopted Comprehensive Plan.

## Economic Development Plan

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

The inclusion of the commercial areas on the corner would benefit the City’s tax base which will allow more services to be funded. For the remainder of the site, which will be residential in nature, the Economic Development Plan does not address housing specifically. By providing more types of housing choice to its citizens, the City becomes more attractive from a business standpoint.

## Site Plan Comments

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### **Zoning and Land Use**

(All comments addressed as of 10/3)

- Add case reference ZC-22-157 to both Sheets.
- Both sheets say “Sheet 1 of 2”.
- Missing Site Address (if no address – just use corner of intersection) label on both sheets.
- General note 3 on both sheets should reference Section 4.711.d.6.a in addition to Section 6.301.
- Building setbacks on the Site Data Table for Commercial Requirements should read: Front – 0’ (adjacent to arterial), Rear Yard – 15’ (adjacent to residential district), Side yard (interior) – 0’, Side yard (corner) – 0’.

- Add list of variances to Site Plan page showing close up of developed site, titled as “Development Standards”.
- 2 spaces project in front of building (northwest corner of multifamily site) need to be removed or relocated.
- Strike building height variance from listing (the development is the same as the “C” standard of 36’).

## **Fire Department**

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

FYI: Emergency Access Easements and Public Access Easements providing access to the multi-family development will be named for addressing. All street names in the City of Fort Worth must be approved by the Fire Department and included within final plats.

FYI: 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)

FYI: Hose lay must be provided to all exterior portions of each building within 150', measured in a 5' wide unobstructed path around the building. 300' MAY be allowed for buildings having fire sprinkler systems.

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

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**

Case review Performed On: 9/28/2022. You may address hold comments by emailing: DSWS@fortworthtexas.gov

Water and sewer along full frontage required.

Refer to PDC comments provided on 5/24/2022.

Ensure Installation Policy and Design Criteria is met:

<https://www.fortworthtexas.gov/files/assets/public/government/documents/fw-water-installation-policy-design-criteria.pdf>

## **Transportation/Public Works**

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

## **Stormwater**

Workflow in Accela cleared by Robin Stevens, 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.)***

**EXHIBIT A**  
**ZC-22-157, 4800 and 4900 Old Decatur Road**

**Planned Development for all uses in “C”, Medium Density Multifamily, with development standards (waivers) for supplemental screening & bufferyard, signage, and building orientation; Site Plan included.**

<b>Requirement</b>	<b>“C” Standards</b>	<b>Proposed “PD-C”</b>
Density	Maximum 24 units per acre	21.9 units per acre - Complies
Height	Maximum height 36’ slab to top plate	36 feet maximum - Complies
Fencing	Fences shall not be located in the area between building facades and the property line. Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades. Perimeter security fencing is prohibited, however security fencing is permitted on interior property lines.	Complies
Parking	1 space per bedroom PLUS 1 space per 250 square feet of office/amenity area  (1,131 spaces required)  No parking or driveways shall be provided between a building and a public or private street.	1,164 spaces provided - Complies
Open Space	45% minimum	45% - Complies
Landscaping	Must meet 20 points of enhanced landscaping	Will meet 20 points of enhanced landscaping cited in Section 4.712.d.6.a Zoning Ordinance - Complies
Urban Forestry	Must comply with Urban Forestry Ordinance requirements	Will meet Urban Forestry requirements in Section 6.302 Zoning Ordinance - Complies
Bufferyard/Screening	Where adjacent to one- or two-family districts, a 5’ bufferyard and minimum 6’ screen fence shall be placed on the property line and should be landscaped per point system PLUS 3:1 setback based on height, minimum 30’	A buffer yard of thirty feet (30) minimum shall be required along the northern property line only, regardless of classification of abutting zoning district. <b>(Waiver Requested)</b> <ul style="list-style-type: none"> <li>• The buffer yard need not extend into or beyond any easement that is required to provide access to properties directly to the.</li> </ul>

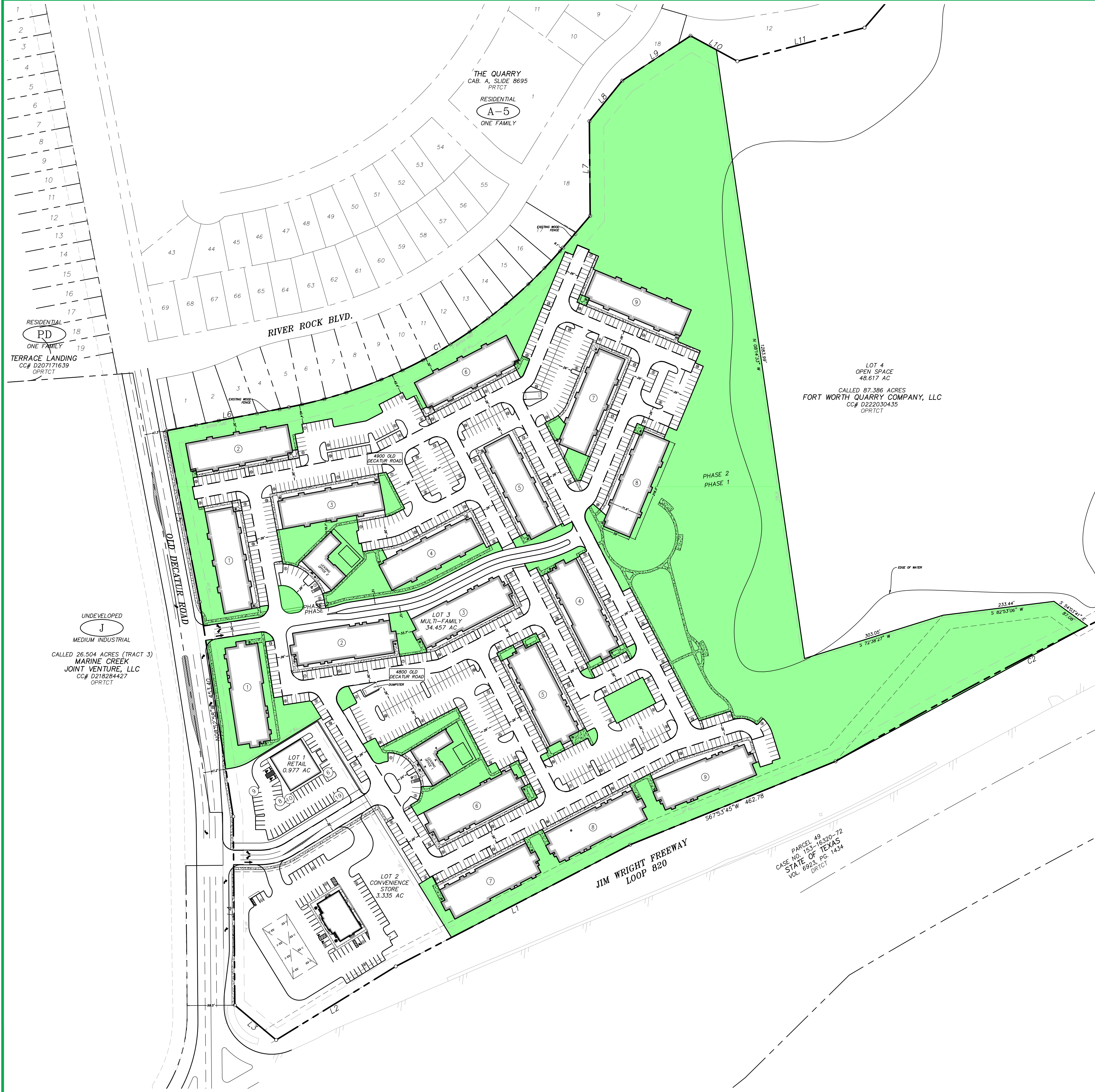
**EXHIBIT A**  
**ZC-22-157, 4800 and 4900 Old Decatur Road**

**Planned Development for all uses in “C”, Medium Density Multifamily, with development standards (waivers) for supplemental screening & bufferyard, signage, and building orientation; Site Plan included.**

		<ul style="list-style-type: none"> <li>• Existing wood residential fencing is allowable and shall remain.</li> <li>• Building balconies may encroach up to a maximum of five feet into the buffer yard.</li> </ul>
Building Setbacks	Front yard: 20’ minimum Rear yard: 5’ minimum Interior Side yard: 5’ minimum Corner Side yard: 20’ minimum adjacent to side street	Front yard: 20’ provided Rear yard: 5’ provided Interior Side yard: 5’ provided Corner Side yard: 20’ provided Complies
Building Orientation	Buildings located on public streets Shall have the longest side of the building placed parallel/adjacent to the street	The shorter side of one or more buildings may front Old Decatur Road. <b>(Waiver Requested)</b>
Signage	Shall comply with Zoning Ordinance, Chapter 6, Article 4, Signs	<ul style="list-style-type: none"> <li>• A sign or combination of monument signs shall have a maximum allowable area of exposure on the dedicated street frontage of not more than two (2) square feet for each ten (10) linear feet of frontage along said street.</li> <li>• Two monument signs shall be allowed on Old Decatur Road.</li> <li>• An illuminated multi-tenant monument sign shall serve the commercial and phase I multifamily development with a maximum square footage of 100 square feet.</li> <li>• Phase 2 multifamily development monument sign shall be situated on the south edge of driveway #2, not to interfere with sightlines.</li> </ul>







THE QUARRY  
CAB. A, SLIDE 8695  
PRCT

RESIDENTIAL  
**A-5**  
ONE FAMILY

LOT 4  
OPEN SPACE  
48,617 AC

CALLED 87.386 ACRES  
FORT WORTH QUARRY COMPANY, LLC  
CC# D222030435  
OPRTCT

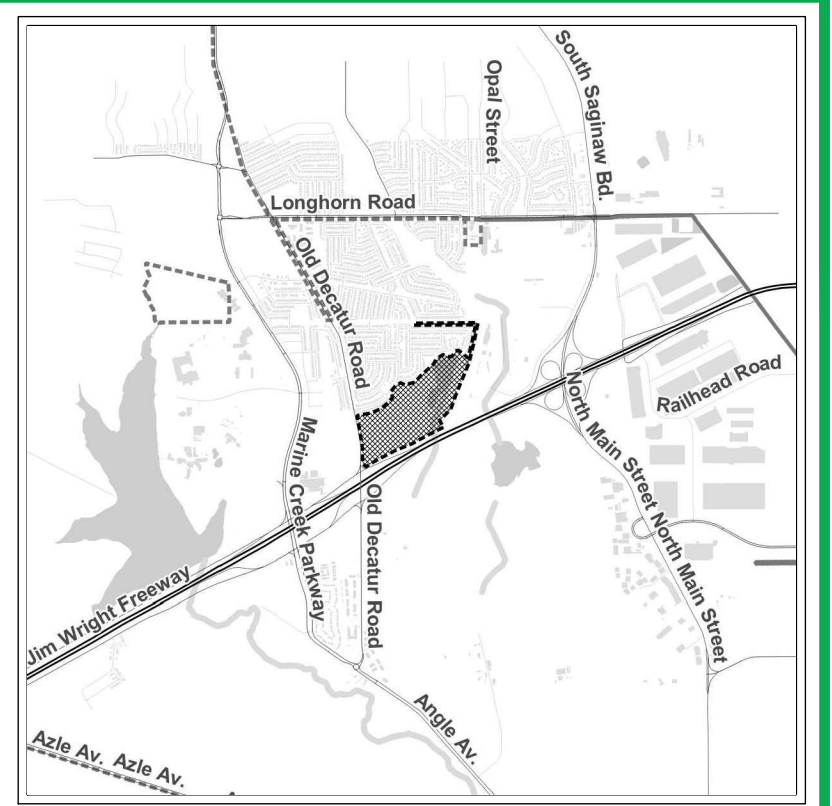
UNDEVELOPED  
**J**  
MEDIUM INDUSTRIAL

CALLED 26.504 ACRES (TRACT 3)  
MARINE CREEK  
JOINT VENTURE, LLC  
CC# D218284427  
OPRTCT

PARCEL 49  
CASE NO. 193-16300-72  
STATE OF TEXAS  
VOL. 6923, PG. 1434  
DRYCT

SITE DATA TABLE		
MULTI-FAMILY REQUIREMENTS		
<b>SITE DATA</b>		
BASE ZONING	C	
SITE AREA	34.5 AC	
UNITS	728	
BUILDING COVERAGE	135,072 SF (9%)	
DENSITY	21.1 DU/AC	
<b>LAND DATA</b>		
OPEN SPACE (MIN. 25' WIDE)	<b>REQUIRED</b> 675,426 S.F. (45%)	<b>PROVIDED</b> 674,832 S.F. (45%)
<b>BUILDING DATA</b>		
NUMBER OF STORES	3 STORES; 36' MAX.	
AREA (GROSS)	659,286 SF.	
<b>BUILDING SETBACKS</b>		
FRONT YARD	20' MIN.	
REAR YARD	5' MIN.	
SIDE YARD (INTERIOR)	5' MIN.	
SIDE YARD (CORNER)	20' MIN. TO SIDE STREET	
ADJACENT TO ONE OR TWO FAMILY RESIDENTIAL	30 MIN.	
<b>UNIT TYPE</b>		
	<b>NUMBER</b>	<b>SIZE (SF)</b>
1 BEDROOM	416	667 SF
2 BEDROOM	262	986 SF
3 BEDROOM	50	1,305 SF
<b>REQUIRED PARKING</b>		
MULTI-FAMILY RESIDENTIAL		
1 PARKING SPACES PER BEDROOM	1,090 SPACES	
1 PARKING SPACES PER 250 SF OF COMMON AREA, OFFICES	41 SPACES	
TOTAL PARKING	1,131 SPACES	
<b>PROVIDED PARKING</b>		
SURFACE PARKING (INCLUDING CARPORTS)	1,164 SPACES	
TOTAL PARKING	1,164 SPACES	

SITE DATA TABLE		
COMMERCIAL REQUIREMENTS		
<b>SITE DATA</b>		
ZONING	E	
SITE AREA	4.3 AC	
LOTS	2	
BUILDING COVERAGE	NA	
<b>LAND DATA</b>		
OPEN SPACE(10% REQUIRED)	<b>REQUIRED</b> 10% MIN.	<b>PROVIDED</b> 10% MIN.
<b>BUILDING DATA</b>		
NUMBER OF STORES	3 STORES OR 45' MAX.	
<b>BUILDING SETBACKS</b>		
FRONT YARD (ADJACENT TO ARTERIAL)	0' MIN.	
REAR YARD (ADJACENT TO RESIDENTIAL)	15' MIN.	
SIDE YARD (INTERIOR)	0' MIN.	
SIDE YARD (CORNER)	0' MIN.	



**VICINITY MAP**  
NO SCALE

**LEGEND:**

OPEN SPACE

PARKING COUNT

ZONING

BUILDING ENTRY/EXIT

EX. USE CLASSIFICATION

- NOTES:**
- UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH THE MULTIFAMILY DEVELOPMENT STANDARDS (MFD) AND MFD SITE PLAN SHALL BE SUBMITTED.
  - UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH THE COMMERCIAL DEVELOPMENT STANDARDS.
  - UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING AND SECTION 4.7.11.D.6A, 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.

DIRECTOR OF DEVELOPMENT SERVICES

DATE \_\_\_\_\_

1 inch = 100 ft.

PLANNED DEVELOPMENT  
**SITE PLAN**  
QUARRY FALLS  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS  
AUGUST 2022

ZONING CASE # ZC-22-157

- "C" MEDIUM DENSITY MULTI-FAMILY - DEVELOPMENT STANDARDS:**
- A BUFFER YARD OF THIRTY FEET (30) MINIMUM SHALL BE REQUIRED ALONG THE NORTHERN PROPERTY LINE ONLY, REGARDLESS OF CLASSIFICATION OF ADJUTING ZONING DISTRICT.
    - THE BUFFER YARD NEED NOT EXTEND INTO OR BEYOND ANY EASEMENT THAT IS REQUIRED TO PROVIDE ACCESS TO PROPERTIES DIRECTLY TO THE NORTH.
    - EXISTING WOOD RESIDENTIAL FENCING IS ALLOWABLE AND SHALL REMAIN.
    - BUILDING BALCONIES MAY ENCROACH UP TO A MAXIMUM OF FIVE FEET INTO THE BUFFER YARD.
  - SIGNS SHALL COMPLY WITH THE C MULTIFAMILY AND CITY SIGNAGE ORDINANCE WITH THE FOLLOWING EXCEPTIONS:
    - A SIGN OR COMBINATION OF MONUMENT SIGNS SHALL HAVE A MAXIMUM ALLOWABLE AREA OF EXPOSURE ON THE DEDICATED STREET FRONTAGE OF NOT MORE THAN TWO (2) SQUARE FEET FOR EACH TEN (10) LINEAR FEET OF FRONTAGE ALONG SAID STREET.
    - TWO MONUMENT SIGNS SHALL BE ALLOWED ON OLD DECATUR ROAD.
      - AN ILLUMINATED MULTI-TENANT MONUMENT SIGN SHALL SERVE THE COMMERCIAL AND PHASE I MULTIFAMILY DEVELOPMENT WITH A MAXIMUM SQUARE FOOTAGE OF 100 SQUARE FEET.
      - PHASE II MULTIFAMILY DEVELOPMENT MONUMENT SIGN SHALL BE SITUATED ON SOUTH EDGE OF DRIVEWAY #2, NOT TO INTERFERE WITH TRAFFIC SIGHTLINES.
  - THE SHORTER SIDE OF BUILDINGS MAY FRONT OLD DECATUR ROAD.

**DEVELOPER:**  
GREYSTAR DEVELOPMENT  
CENTRAL, LLC  
600 E. LAS COLINAS BLVD., SUITE 2100  
IRVING, TEXAS 75039  
CONTACT: JR THULIN  
PHONE: (214) 451-5698

**OWNER:**  
FORT WORTH QUARRY COMPANY LLC  
1600 DALLAS PARKWAY, SUITE 100  
DALLAS, TEXAS 75248  
CONTACT:  
PHONE:

**mima**  
civil engineering surveying landscape architecture planning

ltpels registration number: 1 - 2759  
ltpels registration/issuance number: 10088000  
519 e. 4th border  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com

09/30/2022 SHEET 2 OF 2

## PLANNED DEVELOPMENT STANDARDS FOR QUARRY FALLS

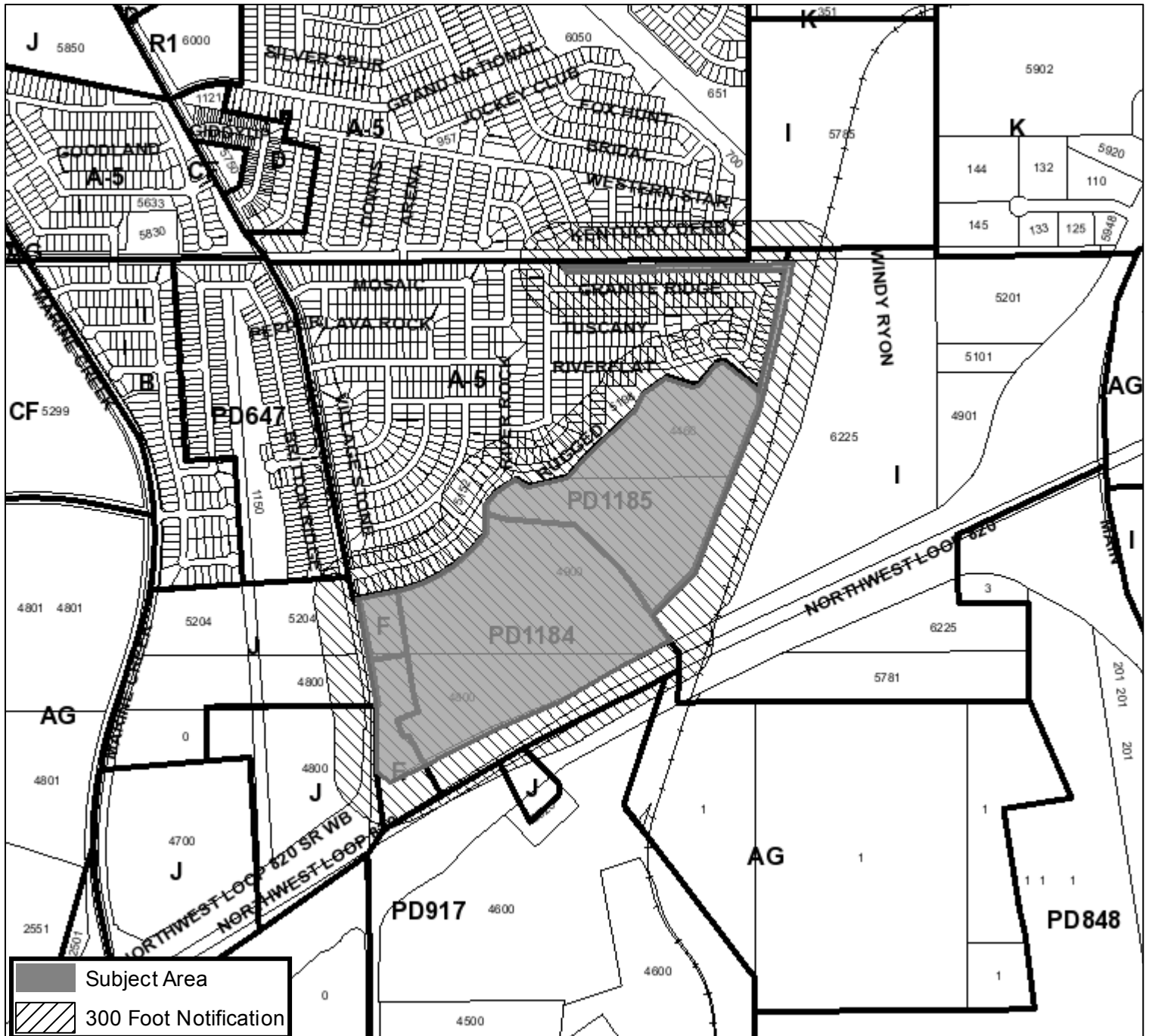
Quarry Falls  
Fort Worth, TX  
Zoning Request PD-C Multifamily and E Neighborhood Commercial  
ZC-22-157



### Development Standards:

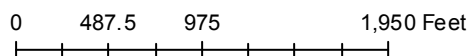
1. **Unless otherwise noted, all “C” Medium Density Multifamily zoning ordinance sections apply.**
  - a. A buffer yard of thirty feet (30) minimum shall be required along the northern property line only, regardless of classification of abutting zoning district.
    - i. The buffer yard need not extend into or beyond any easement that is required to provide access to properties directly to the north.
    - ii. Existing wood residential fencing is allowable and shall remain.
    - iii. Building balconies may encroach up to a maximum of five feet into the buffer yard.
    - iv. Building #2 and #6 will be limited to two-stories or 25 feet maximum in height measured to top plate.
  - b. Signs shall comply with the C Multifamily and City signage ordinance with the following exceptions:
    - i. A sign or combination of monument signs shall have a maximum allowable area of exposure on the dedicated street frontage of not more than two (2) square feet for each ten (10) linear feet of frontage along said street.
    - ii. Two monument signs shall be allowed on Old Decatur Road.
      1. An illuminated multi-tenant monument sign shall serve the commercial and Phase I multifamily development with a maximum square footage of 100 square feet.
      2. Phase II multifamily development monument sign shall be situated on south edge of Driveway #2, not to interfere with traffic sightlines.
  - c. The shorter side of buildings may front Old Decatur Road.
2. **The following Enhanced Landscaping shall be required (20 points Minimum).**
  - a. Street trees (10 points)
  - b. Pedestrian-Scaled Lighting (10 points)
  - c. Pool in both Phase I and Phase II (10 points)
  - d. Dog Park (5 points)
  - e. Proximity to Public Park (5 points)
  - f. Dedicating 48.617 acres of parkland in lieu of park, impact, and traffic fees associated with the project.
3. **Additional Elements Owner agrees to provide:**
  - a. Activated park area behind Building 9 in open space and connectivity to proposed parkland being dedicated.

### Area Zoning Map

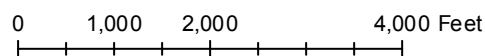
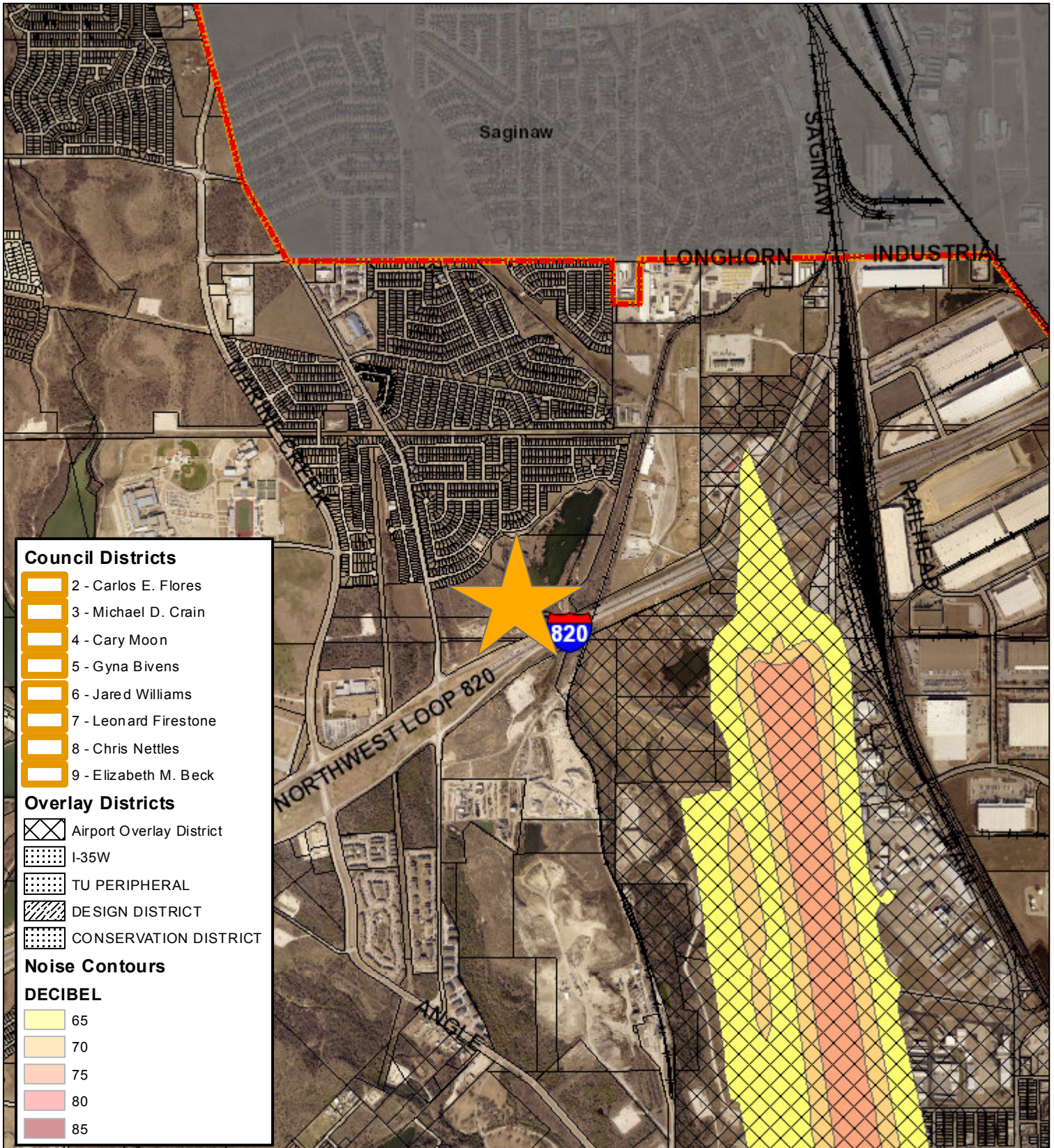
Applicant: Quarry Falls Dev./ Greystar Development Central  
 Address: 4800 and 4900 Old Decatur Rd.  
 Zoning From: E, F, PD1184/5  
 Zoning To: PD/C, PD/F plus commercial and multifamily uses  
 Acres: 88.59722879  
 Mapsco: 47M  
 Sector/District: Far Northwest  
 Commission Date: 10/12/2022  
 Contact: null



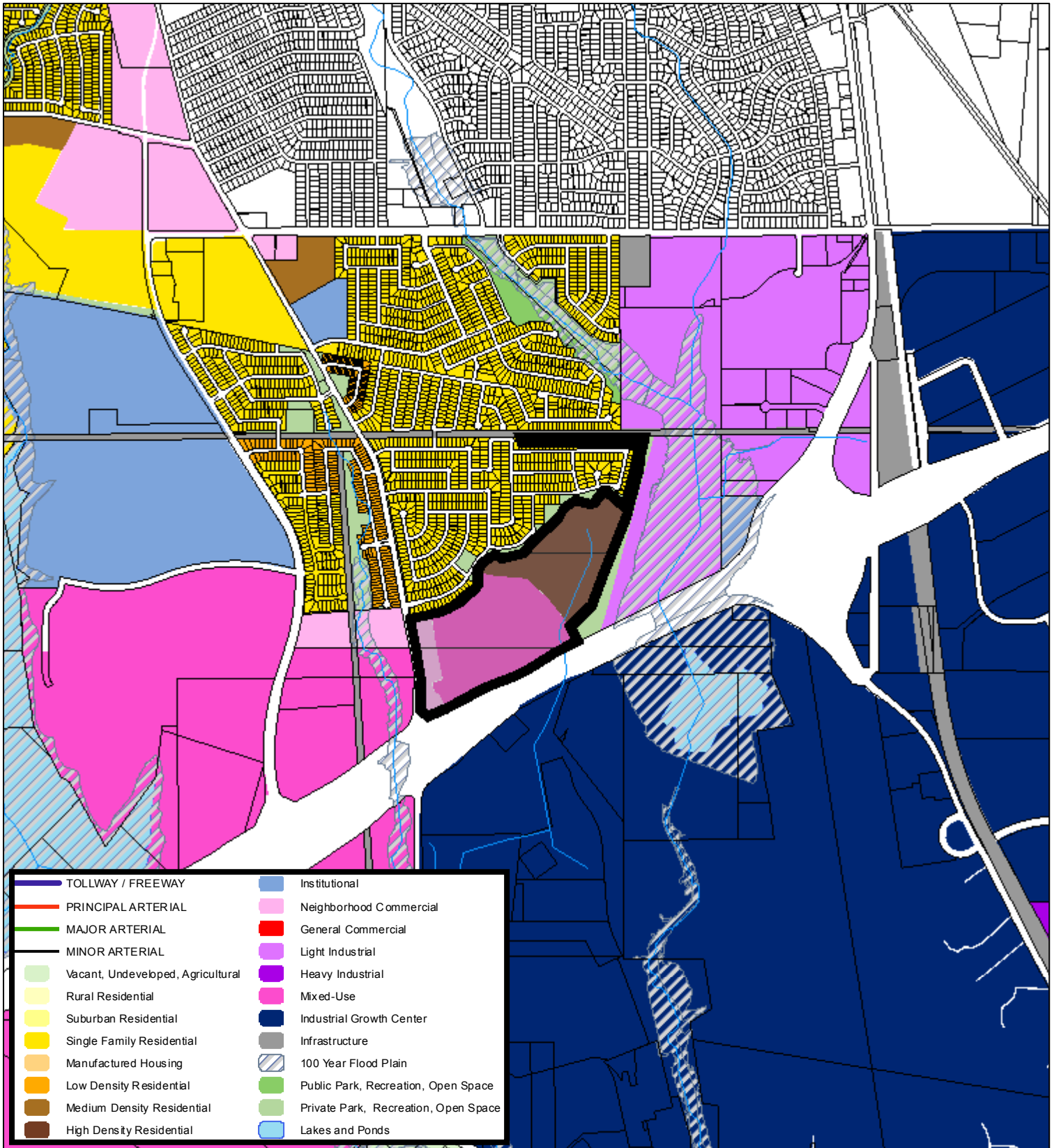
	Subject Area
	300 Foot Notification



### Area Map



### Future Land Use



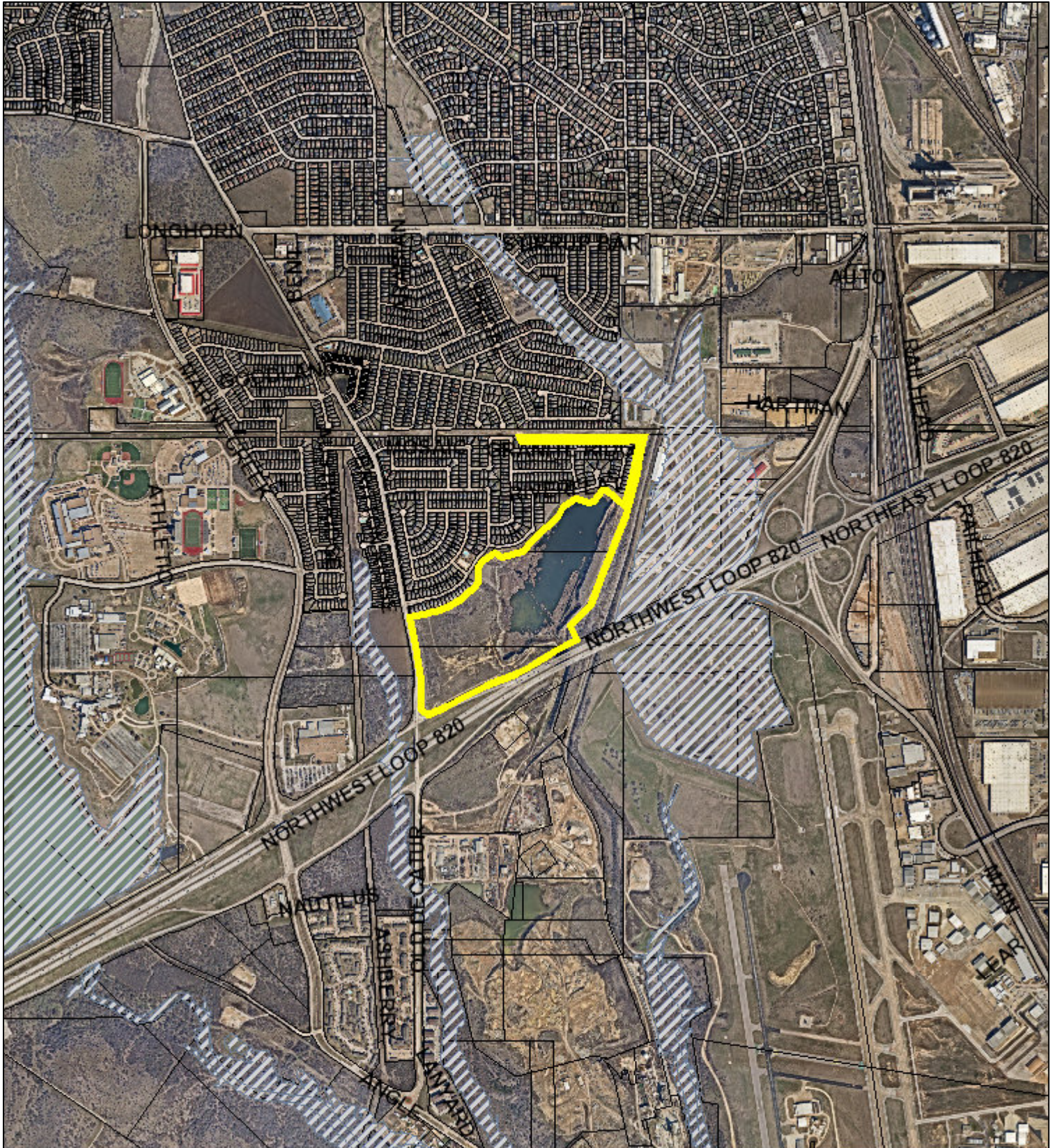
TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
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

1,600 800 0 1,600 Feet

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



## Aerial Photo Map



0 1,050 2,100 4,200 Feet





# Zoning Staff Report

**Date:** November 9, 2022

**Case Number:** ZC-22-161

**Council District:** 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: “E” Neighborhood Commercial

### Recommendation

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

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

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

### Table of Contents

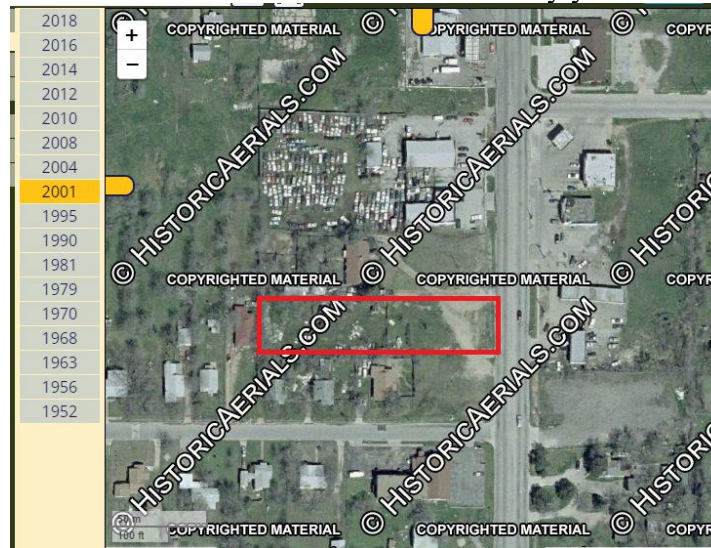
1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
  - c. [Economic Development Plan](#)
6. Zoning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



## Project Description and Background

The subject 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.



I contacted the agent listed on the application to gather more background information and details about the intended land use, but I could not get a definite answer. The applicant also indicated that they are doing community outreach to gather support for this request. I asked them to let me know if they received support from the neighborhood associations. By the time I completed this staff report, I had not received any updates from the applicant or agent.

- Update - Spoke to the applicant on October 31<sup>st</sup>. and he explained that he had attended some of the community meetings and had talked and answer some of the stakeholder questions.

The following is an excerpt of the project description provided in the application:

Site consists of a 0.8725 acre tract of undeveloped land and is currently zoned "A-7.5" Single Family Residential.

Zoning change is from existing "A-7.5" to "E" Neighborhood Commercial

## 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.

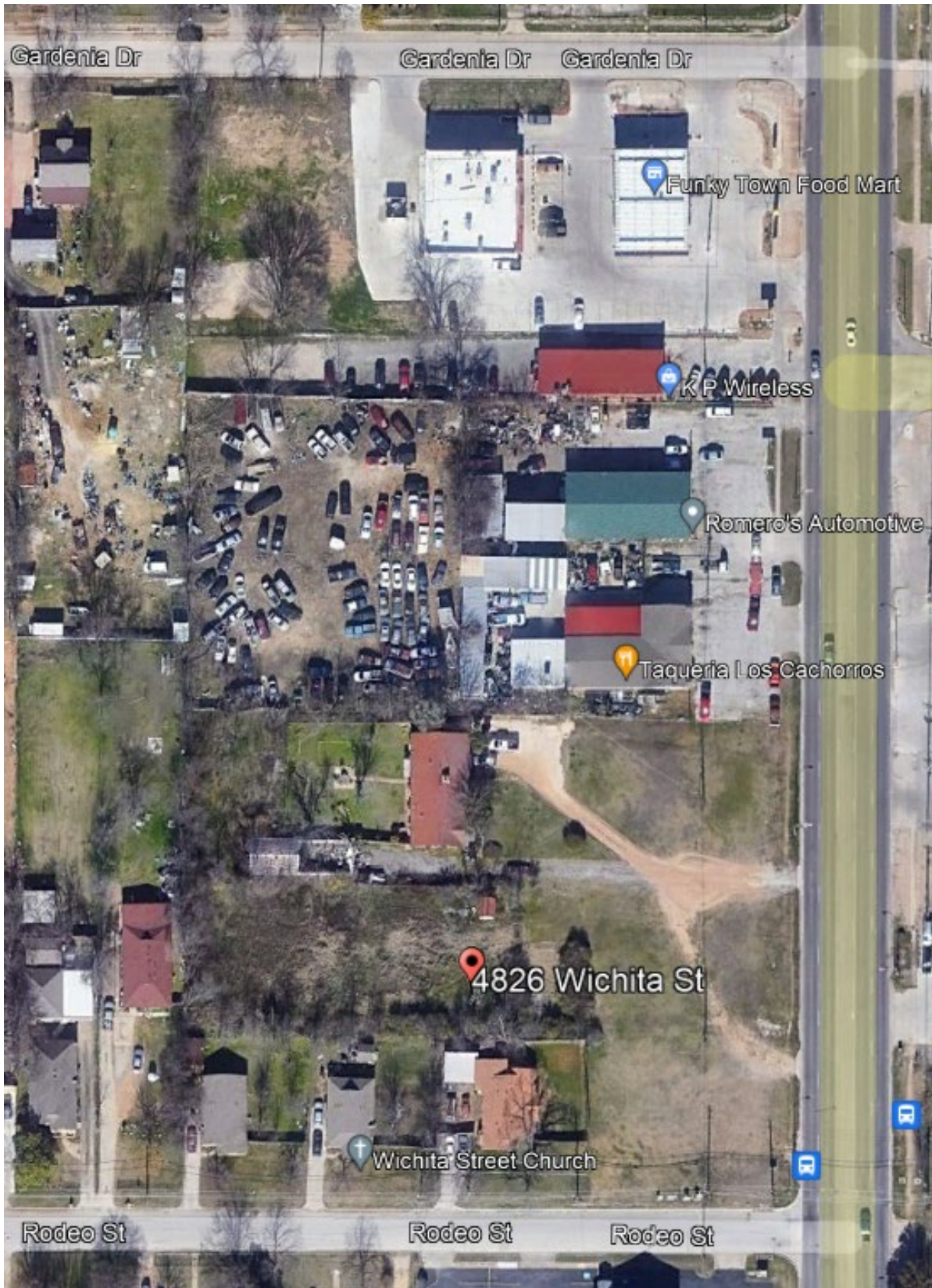


Figure 1- Aerial View



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 two 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 “E” **is not consistent** with the Comprehensive Plan.

## Economic Development Plan

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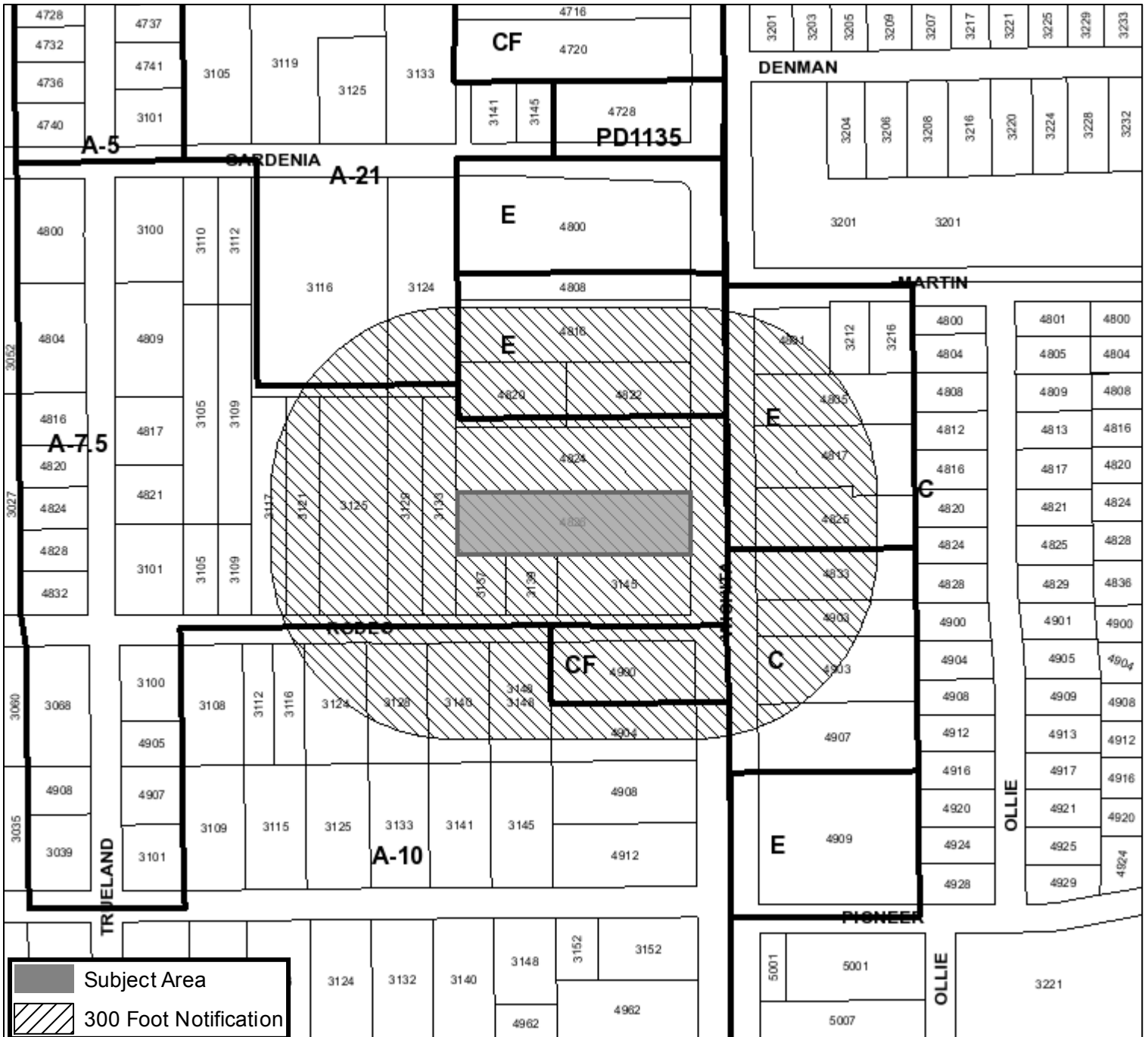
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.



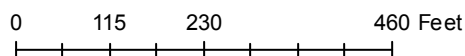


# Area Zoning Map

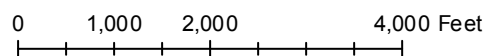
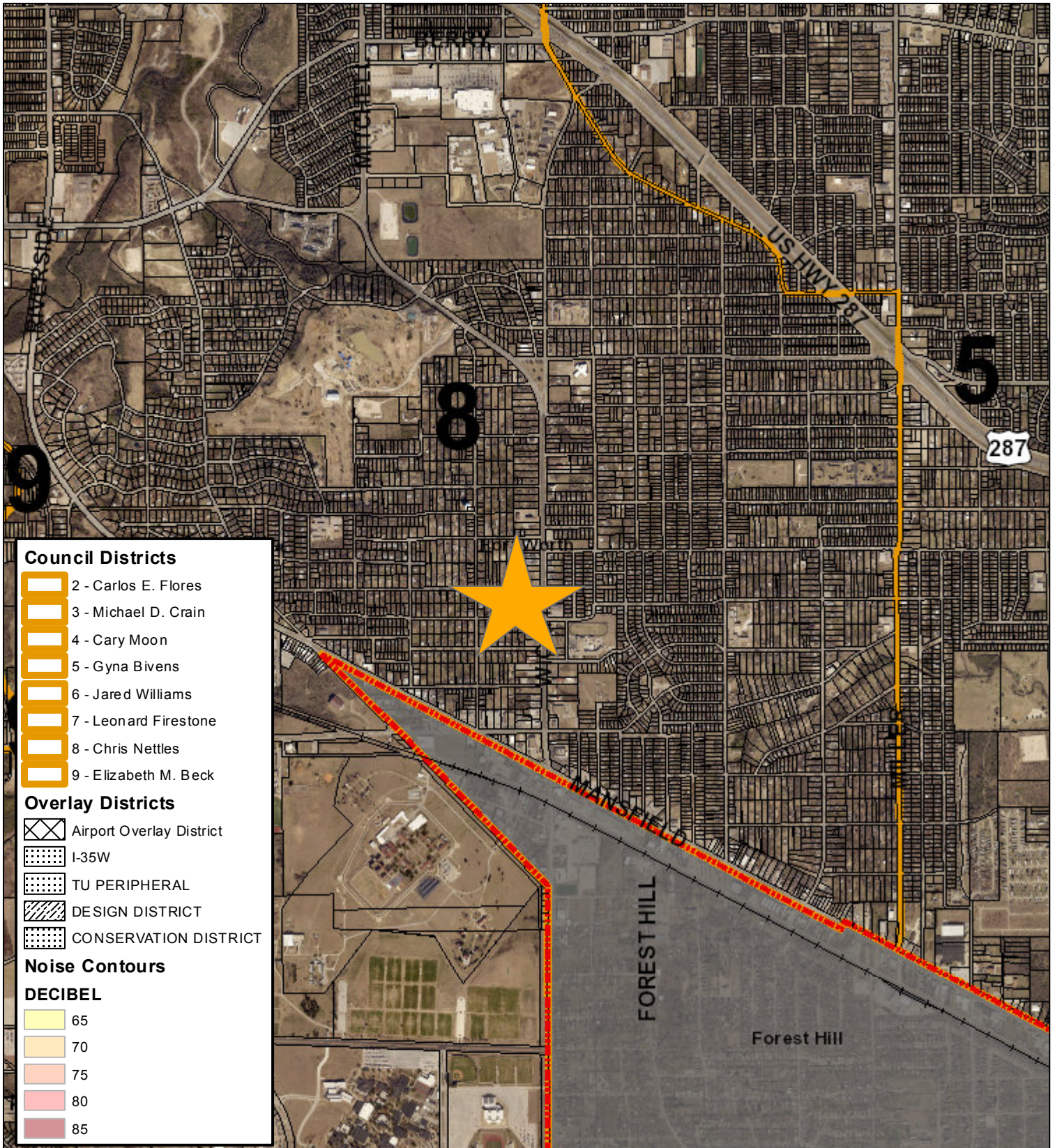
Applicant: Vernon L. McCoy  
 Address: 4826 Wichita Street  
 Zoning From: A-7.5  
 Zoning To: E  
 Acres: 0.8719546  
 Mapsco: 92F  
 Sector/District: Southeast  
 Commission Date: 10/12/2022  
 Contact: null



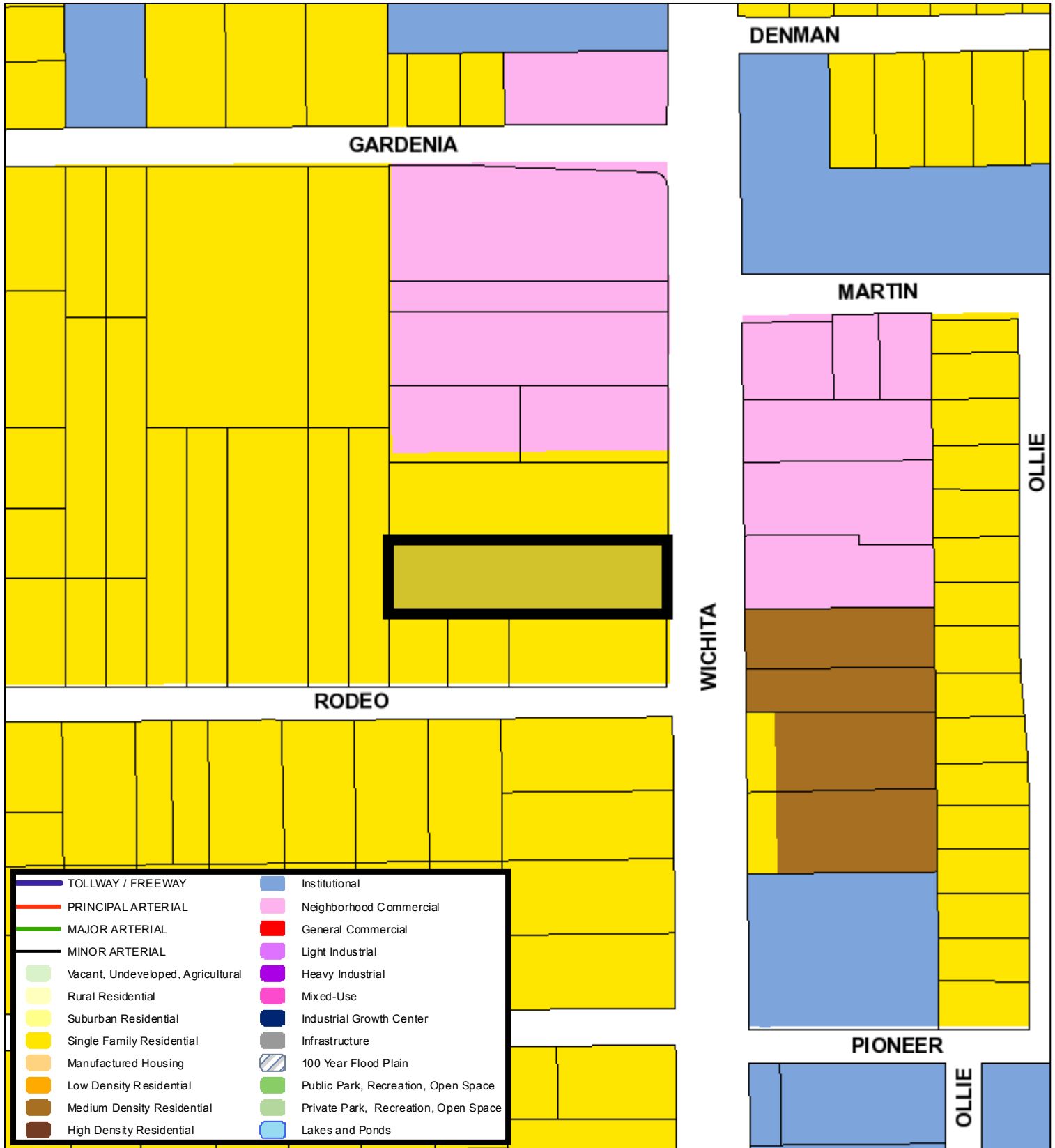
Subject Area  
 300 Foot Notification



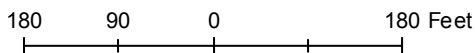
### Area Map



### 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

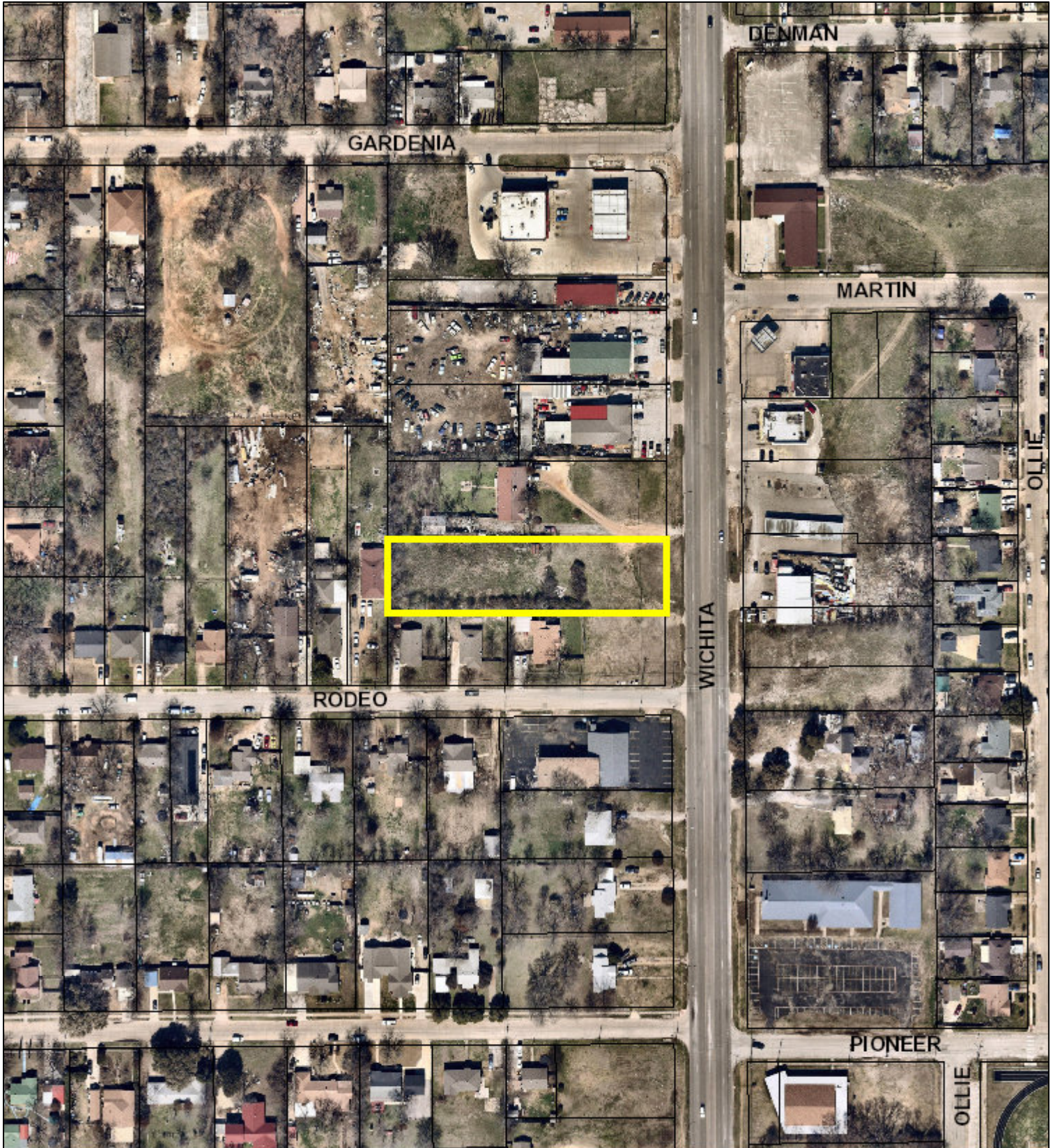


A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





## Aerial Photo Map



0 115 230 460 Feet





# Zoning Staff Report

**Date:** November 9, 2022

**Case Number:** ZC-22-162

**Council District:** 3

## Zoning Map Amendment

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

**Owner / Applicant:** Amy Seeling

**Site Location:** 3632 Longvue Avenue

**Acres:** 0.72 acres

### Request

**Proposed Use:** Martial Arts Studio

**Request:** From: "PD 1132" PD/CF Planned Development for all uses in "CF" Community Facilities plus event center; site plan waived

To: Amend "PD 1132" PD/CF Planned Development for all uses in "CF" Community Facilities to add the martial arts studio and remove the events center, including a 6 ft screening fence adjacent residential, site plan waiver requested.

### Recommendation

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

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

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

### Table of Contents

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

## Project Description and Background

The proposed site is located on the west side of Longvue Road south of Camp Bowe West Blvd. The applicant is requesting a zoning change from PD/CF Planned Development for all uses in "CF" Community Facilities plus event center; site plan waived to Amend "PD 1132" PD/CF Planned Development for all uses in "CF" Community Facilities to add the martial arts studio and remove the events center, including a 6 ft screening fence adjacent residential, site plan waiver requested. These studios are considered a gym; however, the applicant only intends to conduct martial arts classes. Below is an excerpt from their narrative:

*"North Texas Karate Academy, is a well-known martial arts school. We have been teaching classes in Fort Worth/Benbrook for 20+ years, with no complaints, and zero serious injuries. We help parents instill discipline in their children and we help adults lead more healthy lives.*

*We are not a gym or a fitness center, 100% of our classes are instructor led.*

*We currently have around 90 students split into three classes a day. The average number of students per class is around 20, plus 5 instructors. The ample parking is sufficient for our carpool/capacity needs and will not block any traffic. Our hours of operation are:*

*Monday – Thursday 5:00 pm – 8:00 pm*

*Saturday 9:00 am – 11:00 pm*

*The mission of our classes is "to build a strong and happy community" and in fact, every single student repeats that creed at promotion time. We will enhance the surrounding area both socially and economically as we have done for 20+ years. We will be using this new location to facilitate health and wellness through martial arts education. Our community classes have taught hundreds of students that would be willing to attest that this is what we do!"*

Surrounding land uses are single-family to the north, south, and west. Staff supports this request because the site is located along a major arterial and the neighborhood commercial will provide a buffer to the more intense uses across the street.

This case was continued last month for the neighborhood and applicant to work on a proposed solution to add the proposed use without "E" Neighborhood Commercial. The neighborhood appears to be satisfied with the amended request.

## Surrounding Zoning and Land Uses

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

East "C" Medium Density Multifamily; "CF" Community Facilities / bus barn, vacant

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

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

## Recent Zoning History

- ZC-17-035 from "CF" Community Facilities to PD/CF Planned Development for all uses in "CF" Community Facilities plus event center; site plan waived (subject property)

## Public Notification

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

Organizations Notified	
Westland NA*	FWISD
Streams and Valleys Inc	Trinity Habitat for Humanity
Chapin Rd & Alameda St NA	

\* Located within this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

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The applicant is proposing to change the zoning of this site to “PD/CF” Planned Development for all uses in “CF” Community Facilities to add the martial arts center and remove the events center use including a 6 ft screening fence adjacent residential, site plan waived. Surrounding uses are primarily single-family to the north, south, and west. A bus facility and vacant land is located across Longvue to the east.

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

### Comprehensive Plan Consistency– Far West

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The 2022 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The proposed zoning is **consistent** with the Comprehensive Plan.

The site is located along a major arterial and commercial uses are appropriate along these thoroughfares. The proposed zoning is also consistent with the following policy 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.

### Economic Development Plan

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

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

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

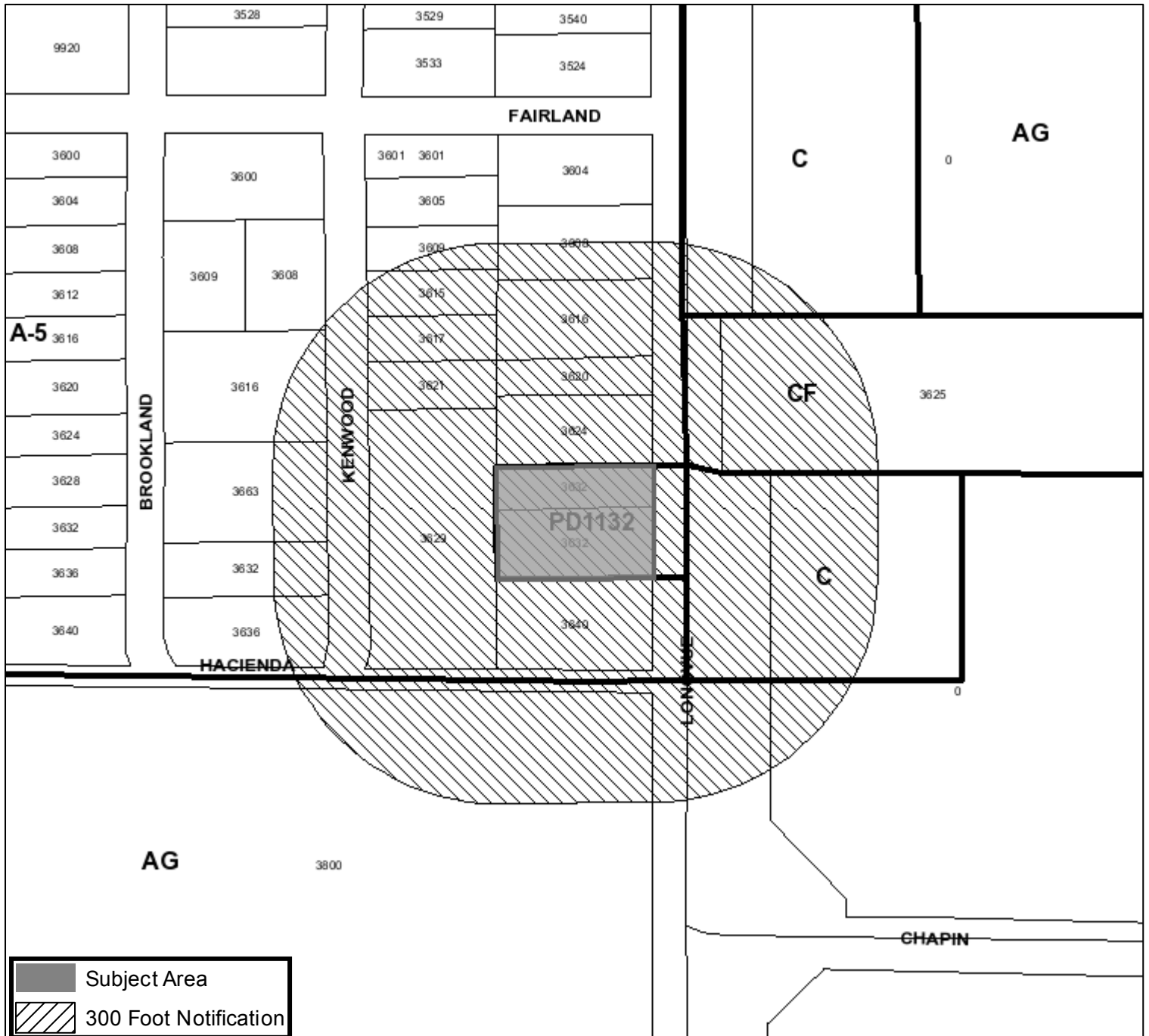
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, but the new development will contribute to the needs of the community.





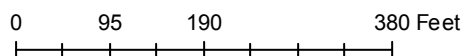


# Area Zoning Map

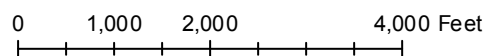
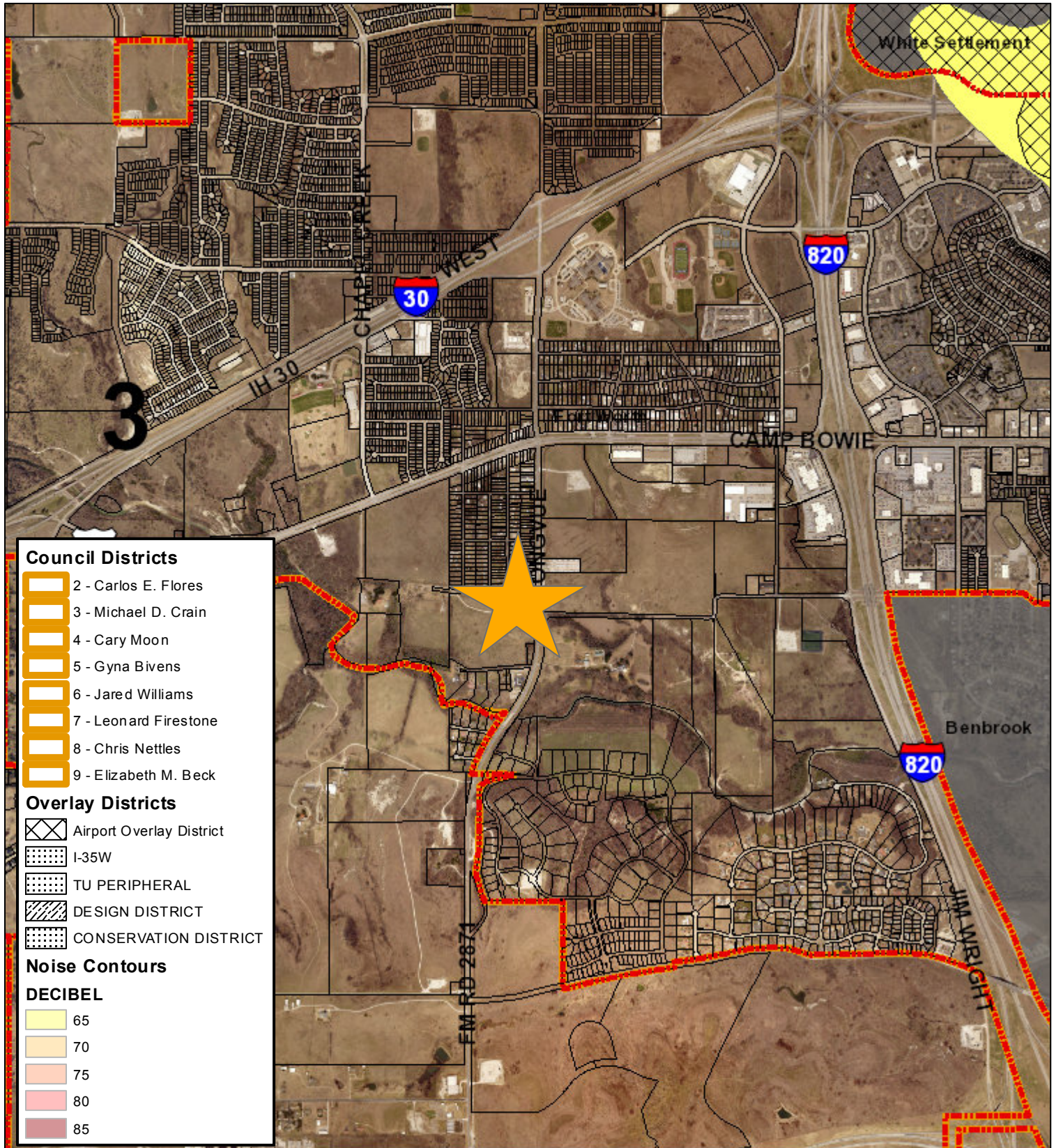
Applicant: Amy Seeling  
 Address: 3632 Longvue Avenue  
 Zoning From: PD/CF  
 Zoning To: E  
 Acres: 0.72366266  
 Mapsco: 72QU  
 Sector/District: Far West  
 Commission Date: 10/12/2022  
 Contact: null



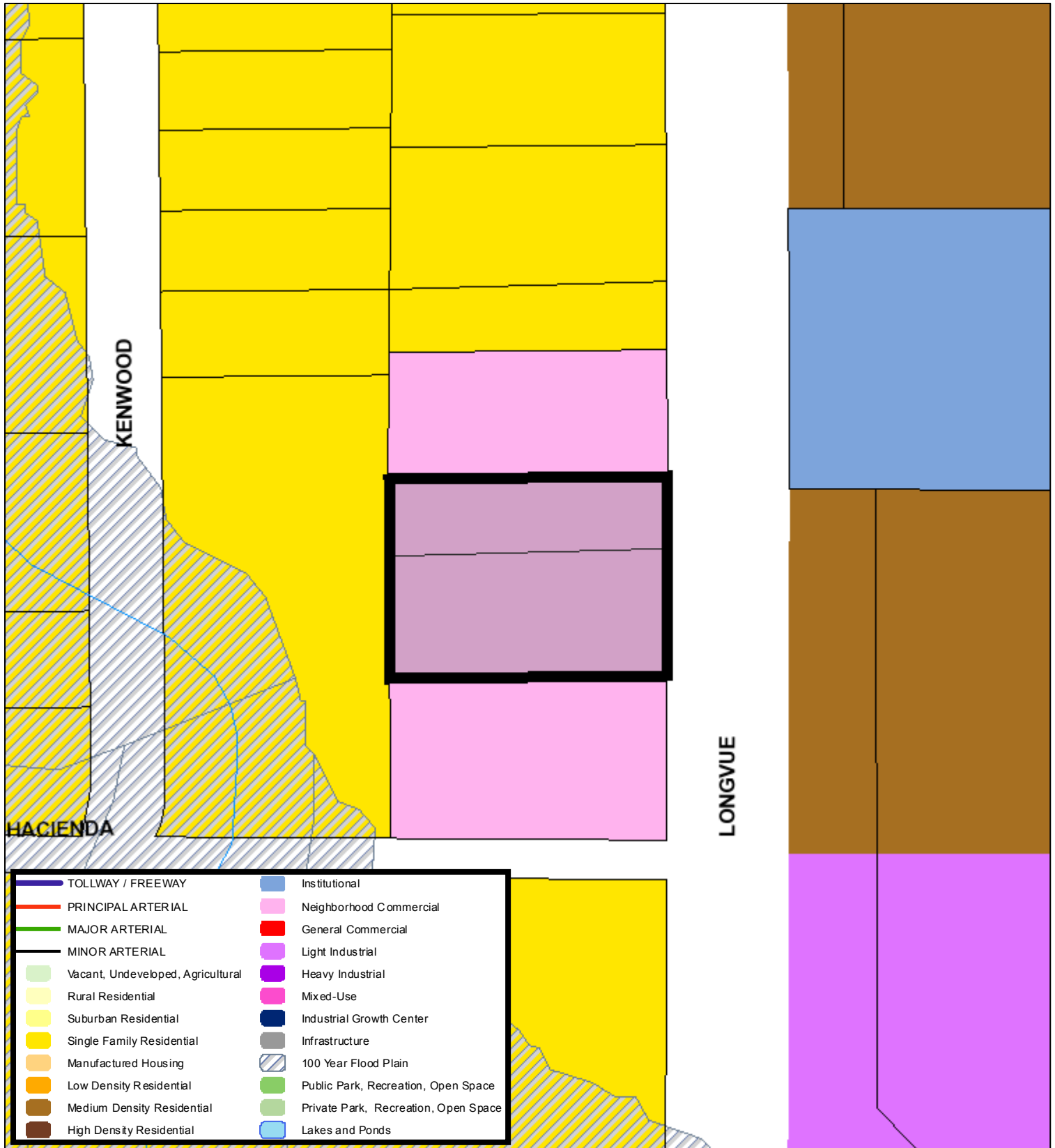
 Subject Area  
 300 Foot Notification



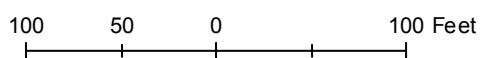
### Area Map



### 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 62.5 125 250 Feet





# Zoning Staff Report

Date: September 14, 2022

Case Number: ZC-22-116

Council District: 9

## Conditional Use Permit

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

**Owner / Applicant:** Mari Real Estate Holdings LLC. / Zagros Bigvand

**Site Location:** 1908 May Street

**Acreage:** 0.11 acres

### Request

**Proposed Use:** Parking Lot

**Request:** To: Add Conditional Use Permit for auxiliary parking lot in “B” Two-family Residential, 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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1. [Project Description and Background](#)
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4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
  - c. [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 w/ fence detail

## Project Description and Background

The nature of this request is to add a CUP [Conditional Use Permit] Overlay to allow the auxiliary parking use on the subject property. Located at 1908 May St. currently an empty lot that sits between two residential structures. The applicant has expressed that they would like to use the parking lot for the building located at 1900 May Street. Such building is located in an “E” neighborhood commercial district, it was last used as a church but it is currently abandoned. The applicant is not sure how they will use the building in the future.

Surrounding zoning is predominately “B”, 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.



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.

- On 8/29/2022, the applicant requested a continuance.
- The applicant received a letter of support from the Hemphill Heights Community Association and has collected many signatures from the surrounding neighbors and he is scheduled to meet with Councilwoman Beck on Monday, November the 7<sup>th</sup>.

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / Single Family Residential

East “B” Two-Family Residential / Single Family Residential

South “B” Two-Family Residential / Duplex

West “B” Two-Family Residential / Single Family Residential

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on.  
The following organizations were emailed on:

Organizations Notified	
South Hemphill Heights NA	Ryan Place Improvement Assn
Fairmount NA	Near Southside, Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
Hemphill Corridor Task Force	Fort Worth ISD

## Development Impact Analysis

## Land Use Compatibility

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The primary use of the site will be an auxiliary parking lot for commercial building located at the south west corner of Richmond and May St. All the immediate surrounding uses are however residential. The Auxiliary parking is intended to be used for a commercial property located north of the subject site.

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

## Comprehensive Plan Consistency – Northeast

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The 2021 Comprehensive Plan currently designates the subject property as “Single-Family Residential” on the Future Land Use Map.

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

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

## Site Plan Comments

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### Zoning and Land Use

- Add zoning and land use classification to the site area and zoning classification to the adjacent lots
- The lot, if adjacent to a residential district, must be chained and locked at night.

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

FYI: Fire Code does not apply to passenger vehicle parking unless a structure requiring a Certificate of Occupancy is present on the lot.

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

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

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

### Stormwater

**No comments provided**

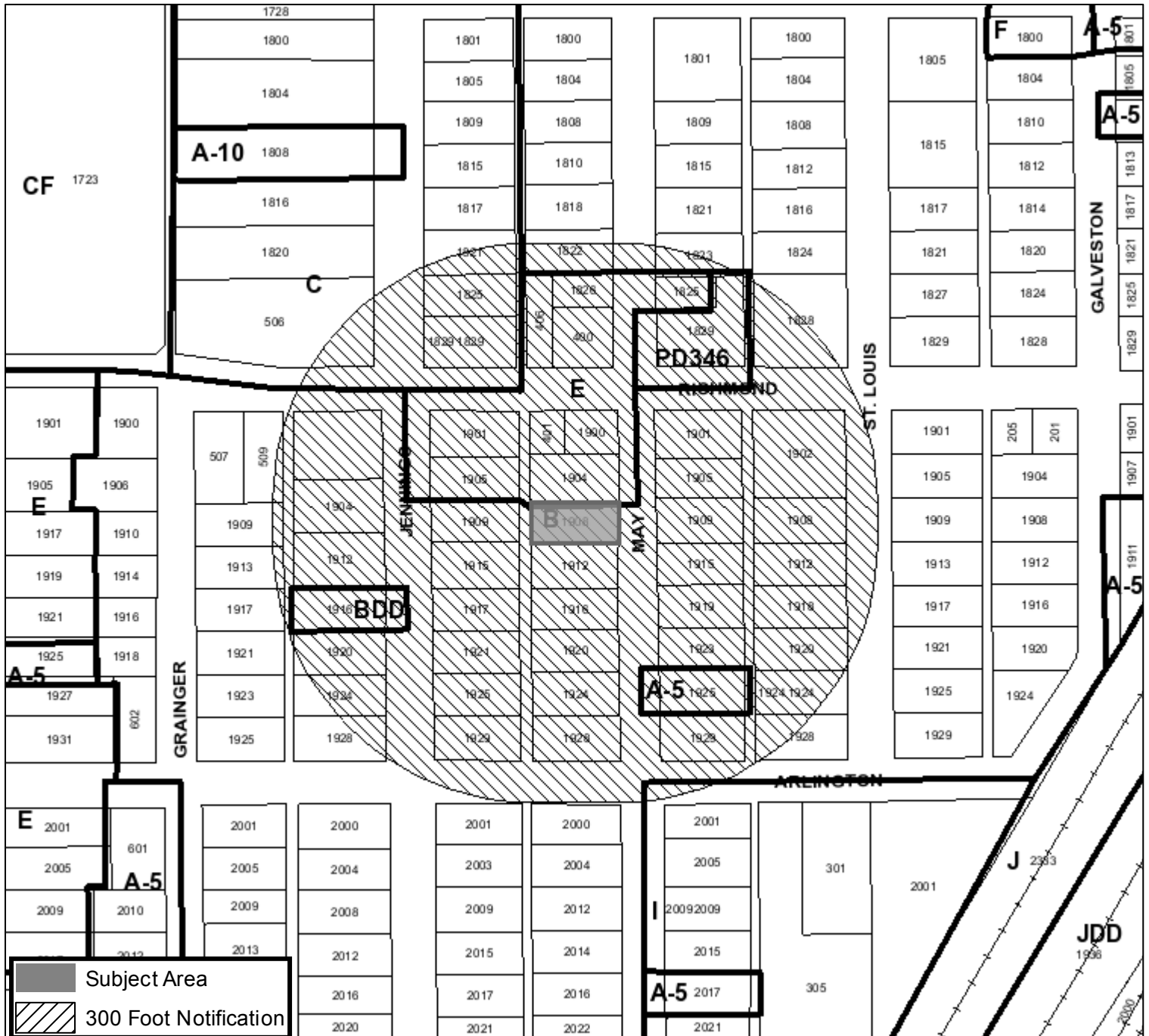
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*



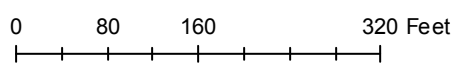


# Area Zoning Map

Applicant: Mari Real Estate Holdings LLC  
 Address: 1908 May Street  
 Zoning From: B  
 Zoning To: Add Conditional Use Permit for auxillary parking lot with development waivers  
 Acres: 0.11332563  
 Mapsco: 77N  
 Sector/District: Southside  
 Commission Date: 11/9/2022  
 Contact: 817-392-2495

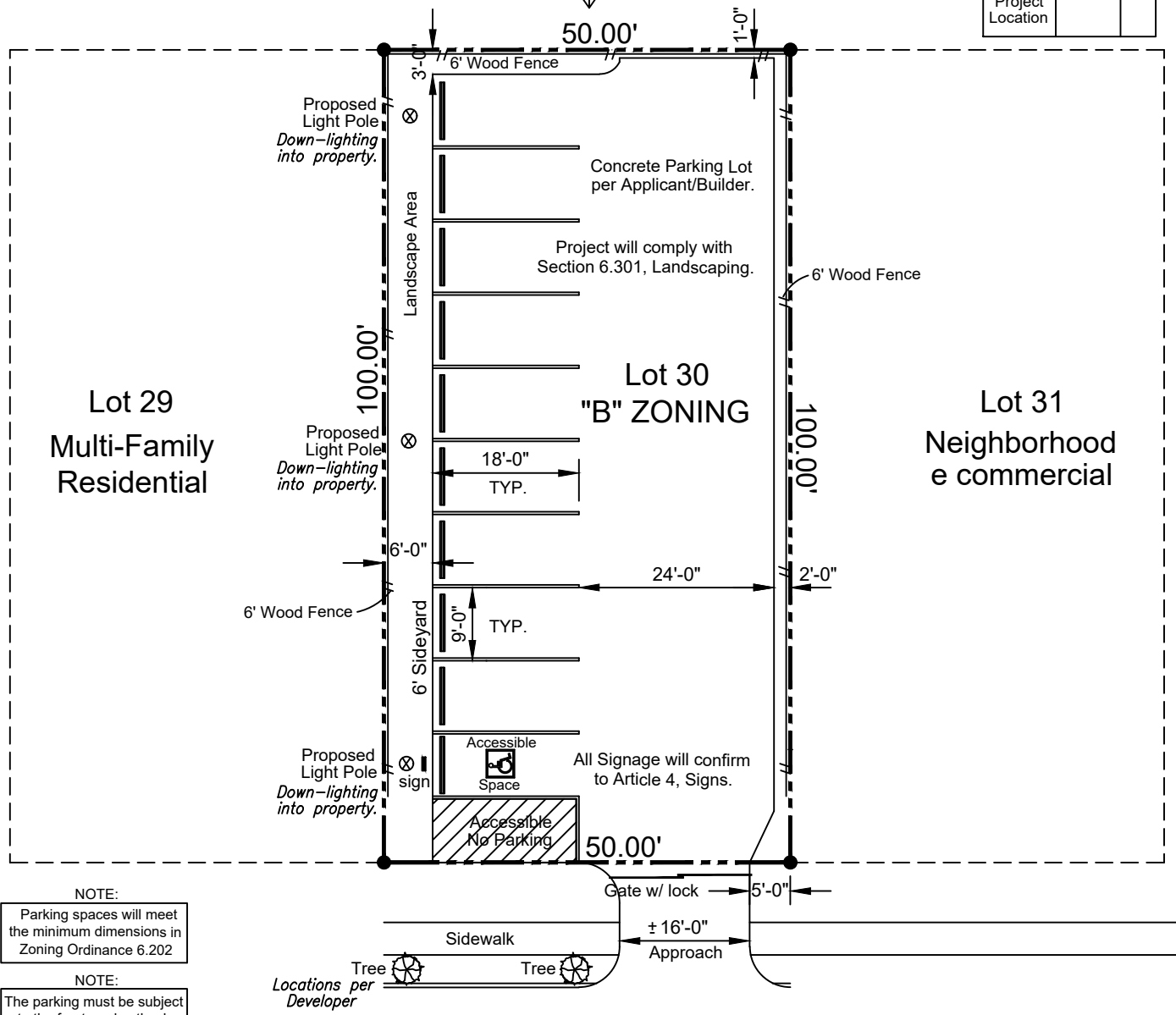
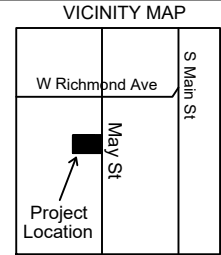


Subject Area  
 300 Foot Notification



SCALE: 1"=20'

Lot 30 Block 14  
 "B" ZONING  
 PROPOSED "SPECIAL USE"



- NOTE:**  
 Parking spaces will meet the minimum dimensions in Zoning Ordinance 6.202
- NOTE:**  
 The parking must be subject to the front yard setback requirements of the district in which it is located.
- NOTE:**  
 A 6' screen fence and bufferyard must be provided on all sides adjacent to a residential district in accordance with 6.300.

LDT AREA = 5000 SF

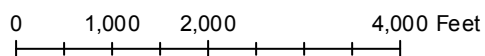
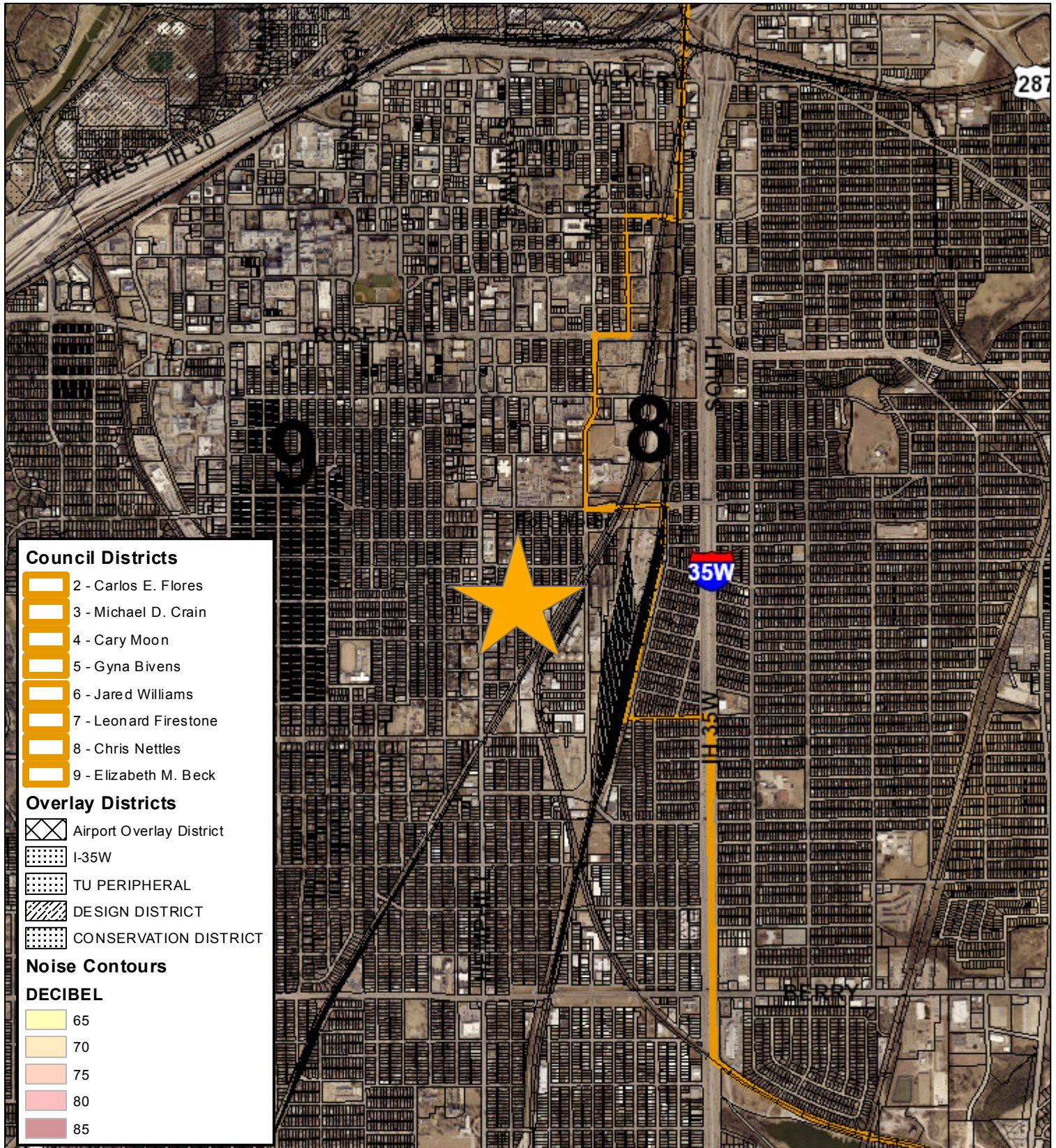
1908 May Street  
 Parking Lot Layout

Case Reference #: ZC-22-116  
 Director of Development Services:  
 Date:

<b>MARI REAL ESTATE HOLDINGS LLC</b>  1908 May Street Fort Worth, Tx 76110  Contact: Zagros Bigvand 972.740.2378 Phone	subdiv.	Pattillos Addition to Ft.Worth Emory College Subdivision		lot	30	blk	14
	address	1908 May Street					
	date	10-31-22	plan	Parking Lot Layout			
	rev.	BEFORE CONSTRUCTION OF ANY KIND, BUILDER OR CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, SIDEYARDS, SETBACKS & ESMTS. IN ORDER TO COMPLY WITH ALL FEDERAL, STATE & LOCAL CODES, ORDINANCES & RESTRICTIONS					
			<b>SITE PLANNING SOLUTIONS</b> 1374 W.Reindeer Rd. • Lancaster, Tx • 75146 972-989-0327 Phone				



























### Area Map

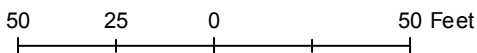


### Future Land Use

RICHMOND

MAY

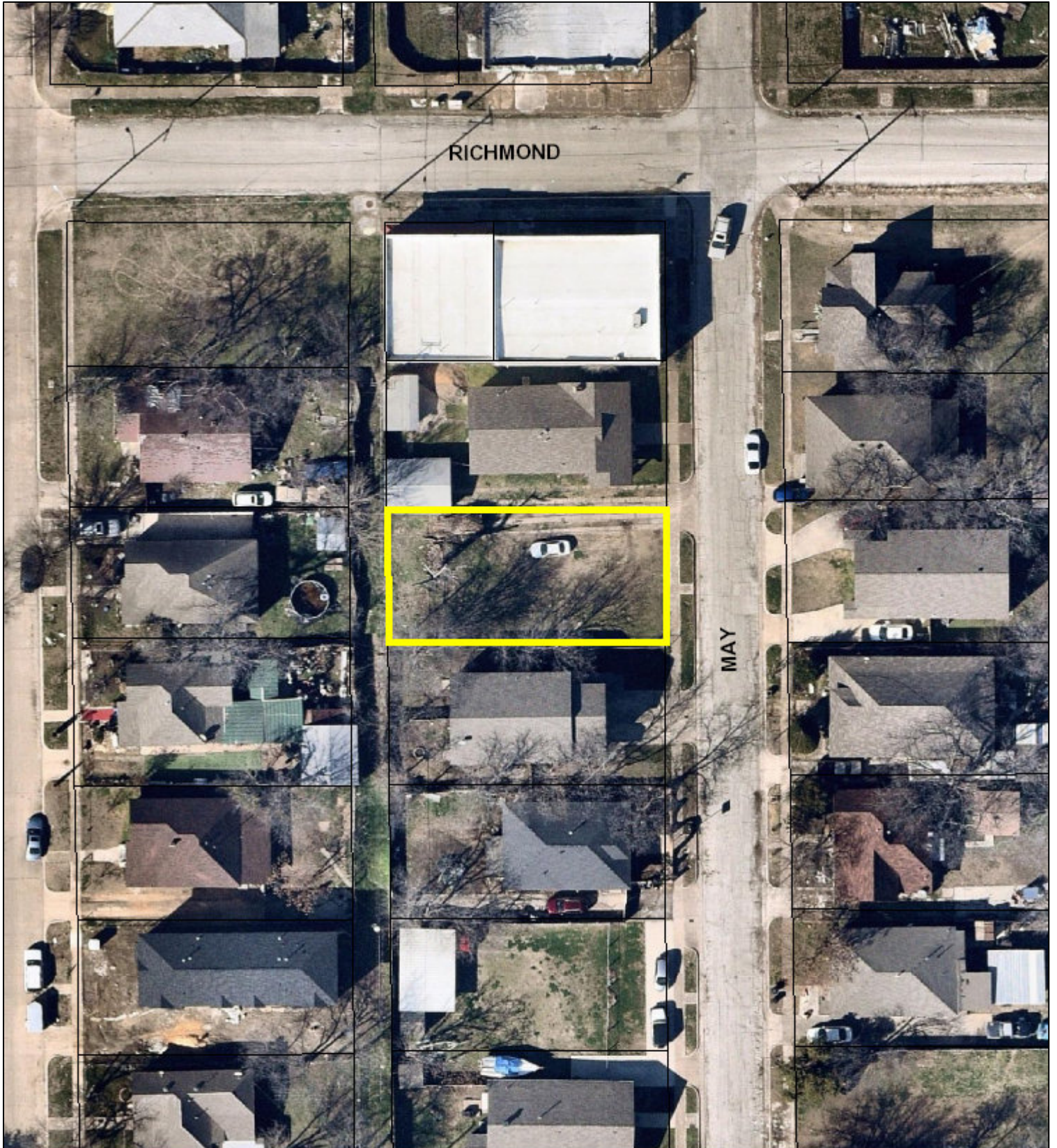
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		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



RICHMOND

MAY

0 30 60 120 Feet





# Zoning Staff Report

**Date:** November 9, 2022

**Case Number:** ZC-22-097

**Council District:** 8

## Zoning Map Amendment

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

**Owner / Applicant:** Jose Rojero

**Site Location:** 3506 E. Lancaster Ave.

**Acreage:** 0.65 acre

### Request

**Proposed Use:** Car lot

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

To: “FR” General Commercial Restricted

### Recommendation

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

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

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

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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](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Existing Improvements

## Project Description and Background

The applicant proposes to zone the subject site “FR” General Commercial Restricted. This site was previously used as a car lot, and before February 2010, it was zoned “F” General Commercial. The zone was changed to “E” Neighborhood Commercial as part of a City initiated rezoning effort. We show records that, as of December 2019, the property was a legal non-conforming car lot. By the time the applicant purchased the property in 2021, intending to use it as a car lot, it had lost its legal non-conforming status. According to the applicant, the previous owner refuses to cooperate with them to obtain proof.

The applicant intends to start a new development; they would like to continue to use the space as a car lot; since they purchased the property with that intention, the applicant also owns the vacant lot to the west of the site.

The following is an excerpt of an email communication from the applicant offering more context for the zoning change request.

~~Attachments unless you recognize the sender and know the content is safe.~~

We bought this building back in 2021 there’s two retail suites and a car lot. When we originally bought the building we got a grandfather letter stating the suites and car lot where grandfather to the zoning for a car lot. We later found out after purchasing that the property didn’t have utilities for more then 2 years so the zoning was change. Unfortunately when I tried to get with the previous owner to see if he had any bills to his name or the business he didn’t want to provide me with any information and told me I had to buy out (his current car lot buisness) I’m guessing he has his car lot license attached to that address and he just selling cars online. Building 3506 is design for a car lot it has everything for a car lot and there’s more car lots around it as well I’ve had a lot of offers to rent out the building as a car lot unfortunately I’m not able to do so and I’m currently paying maintenance on all the building it’s been over a year and I would really like to change the zoning and have it as a car lot like I originally had bought it.

## Surrounding Zoning and Land Uses

North “E” Across Lancaster Ave. / tire place  
East “E” Neighborhood Commercial /commercial building  
South “A-5” One Family Residential / residential  
West “E” Neighborhood Commercial / vacant

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on October 27, 2022.  
 The following organizations were emailed on October 27, 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	East Fort Worth Business Association
East Fort Worth Business Association	

## Development Impact Analysis

### Land Use Compatibility

The properties north, east, and west of the subject site are zoned neighborhood commercial. Many surrounding properties, especially those across Lancaster, include tire places, car lots, and more intense uses than those permitted in neighborhood commercial zones and seem to be non-conforming properties existing before the City initiated the rezoning of the area. As such, the proposed zoning **is compatible** with surrounding land uses. However, reversing the site's current zoning would go against the vision for the Lancaster area established during the City initiated rezoning.

### Comprehensive Plan Consistency – Eastside

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

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

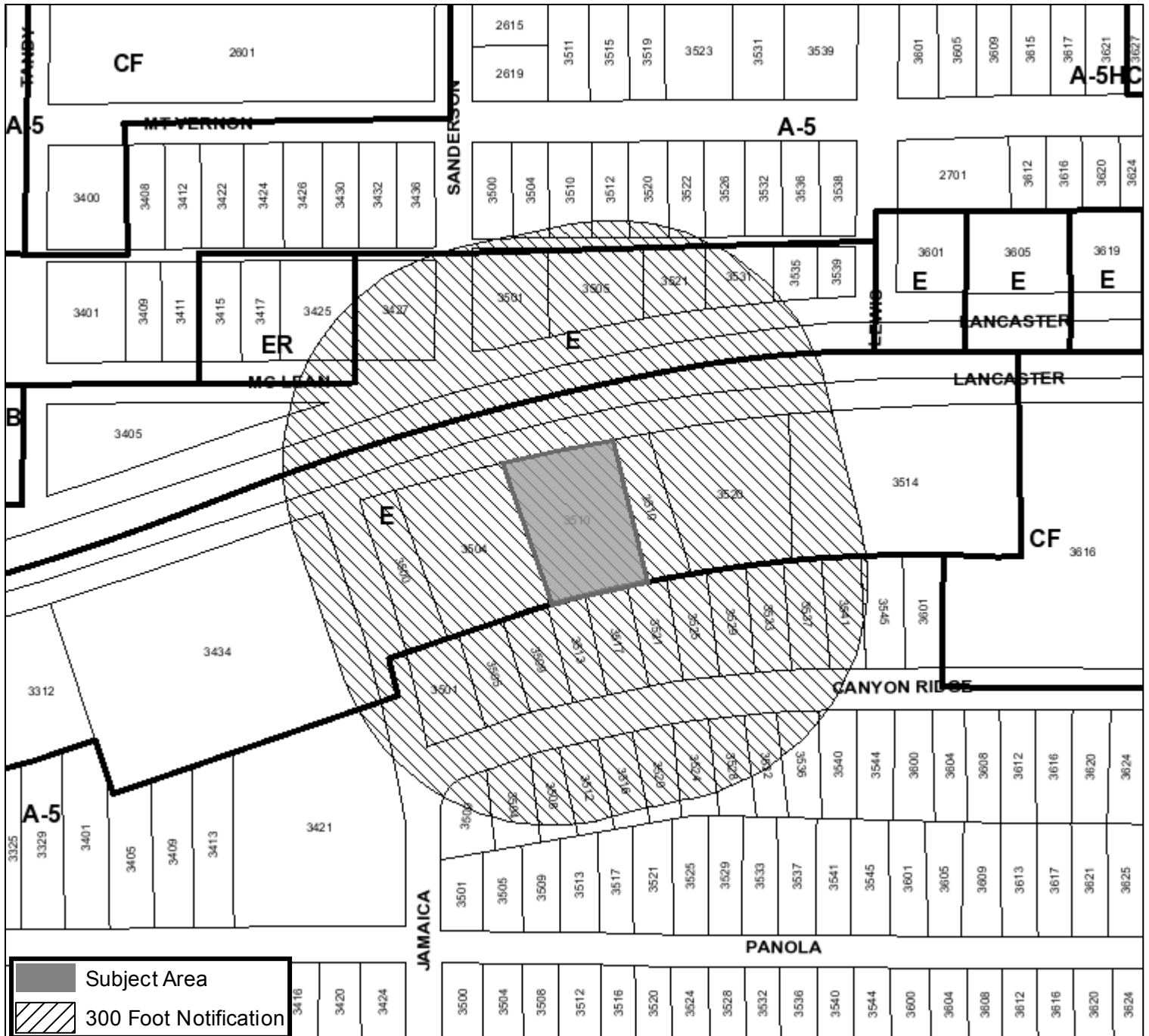
The proposed zoning **is not consistent** with the Comprehensive Plan.



### Economic Development Plan

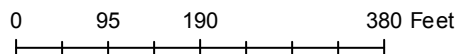
The site is not directly addressed in the 2017 Economic Development Strategic Plan; however, one of the desired outcomes of the plan is a more sustainable tax base driven less by residential property valuation and more by commercial and industrial investment. Additionally, the City has adopted the goal 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: Jose Rojero  
 Address: 3506 E. Lancaster  
 Zoning From: E  
 Zoning To: FR  
 Acres: 0.65955796  
 Mapsco: 078G  
 Sector/District: Eastside  
 Commission Date: 11/9/2022  
 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

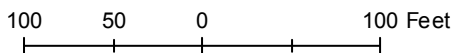
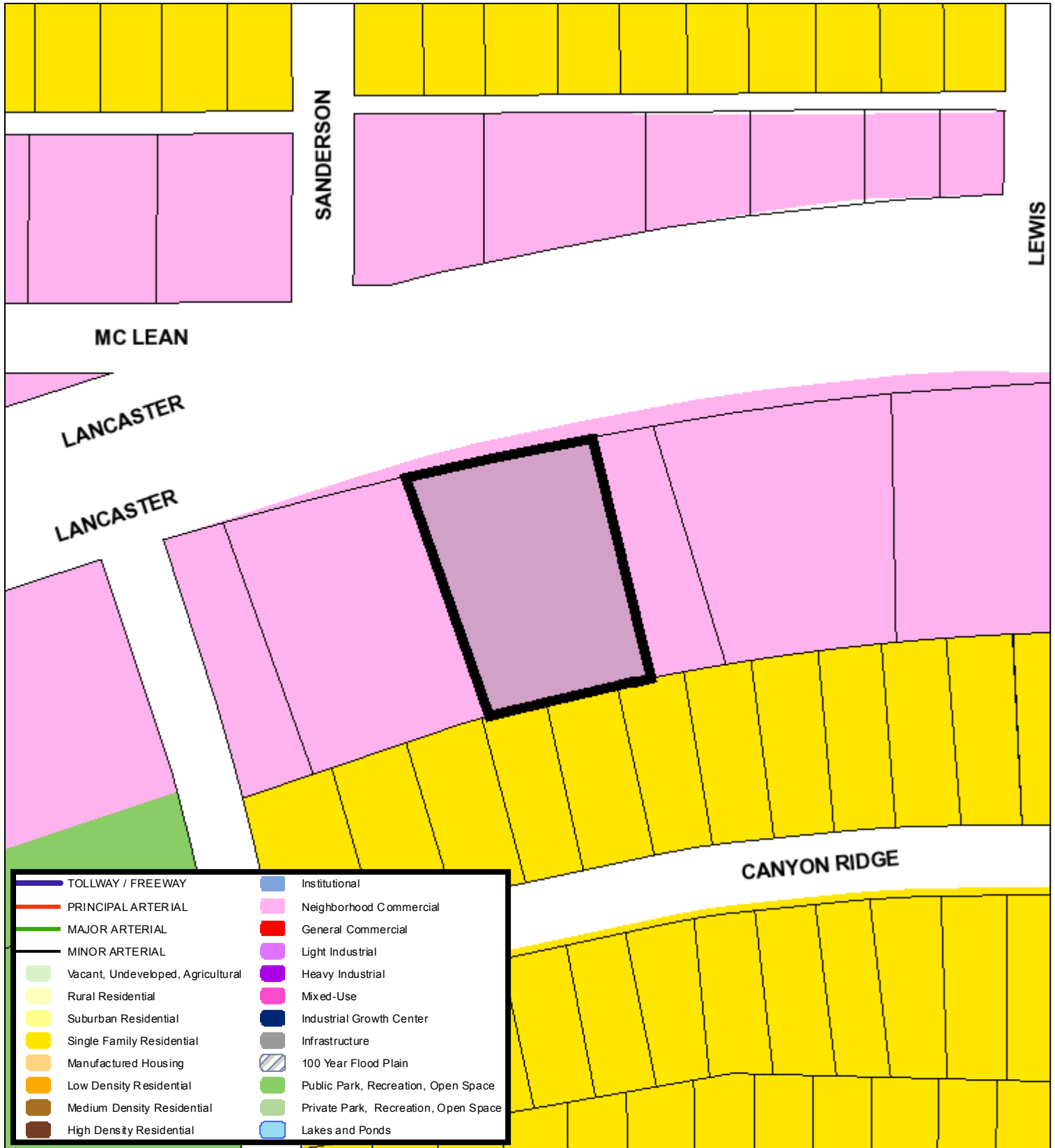
-  65
-  70
-  75
-  80
-  85



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 65 130 260 Feet





# Zoning Staff Report

**Date:** November 9, 2022

**Case Number:** ZC-22-117

**Council District:** 7

## Zoning Map Amendment

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

**Owner / Applicant:** Luis Pardo / Xiomara Roa

**Site Location:** 9433 Heron Dr

**Acreage:** 0.38 acres

### Request

**Proposed Use:** Single-family

**Request:** From: "A-10" One-Family

To: "A-5" One-Family

### Recommendation

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

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

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

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1. [Project Description and Background](#)
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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](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The property is located on Heron Drive near Lake Worth. The applicant is proposing a zoning change from “A-10” One-Family to “A-5” One-Family in order to subdivide and replat the overall lot into two separate single-family lots. Surrounding uses are primarily single-family and undeveloped with A-5 zoning within the blockface. Staff supports this rezoning because lots near the site are platted for smaller single-family and the future land use is consistent with the proposed use.

## Surrounding Zoning and Land Uses

North “A-5” One-Family / single family residential  
East “A-5” One-Family / undeveloped  
South “A-10” One-Family / undeveloped  
West “A-5” One-Family; “A-10” One-Family / single family residential, undeveloped

## 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	
NA on South Lake Worth	White Settlement ISD
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
Fort Worth ISD	Streams and Valleys Inc

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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The applicant is requesting a zoning change from “A-10” One-Family to “A-5” One-Family in order to subdivide the lot for two single-family homes. Surrounding uses are primarily undeveloped and single-family.

The proposed zoning **is compatible** at this location.

## Comprehensive Plan Consistency – Far West

---

The 2022 Comprehensive Plan currently designates the subject property as Single-Family Residential. This is analogous to “A-5”, “A-7.5”, “A-10”, and “AR” zones.

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

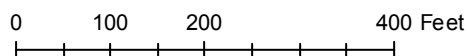
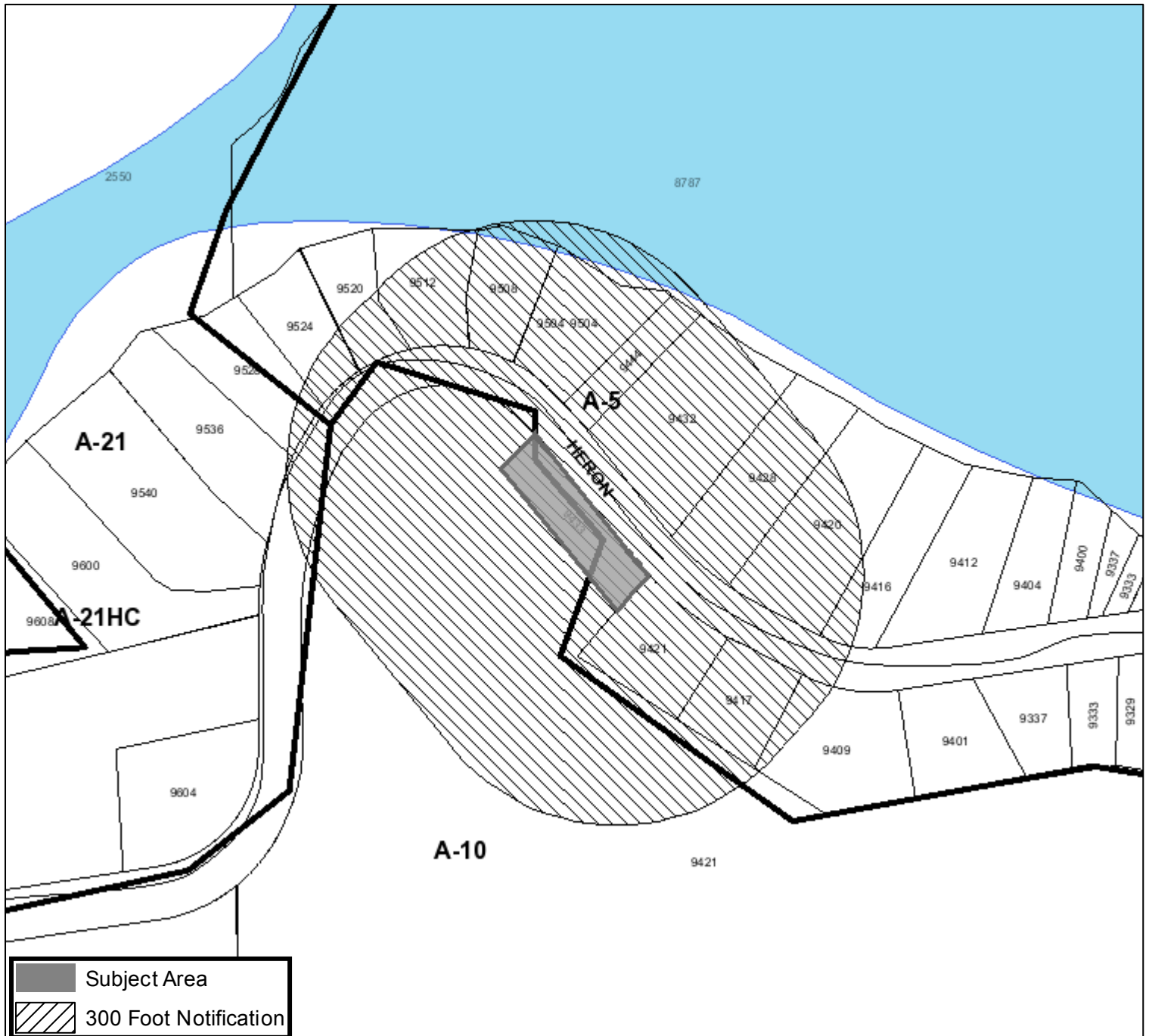
## Economic Development Plan

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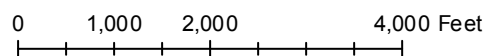
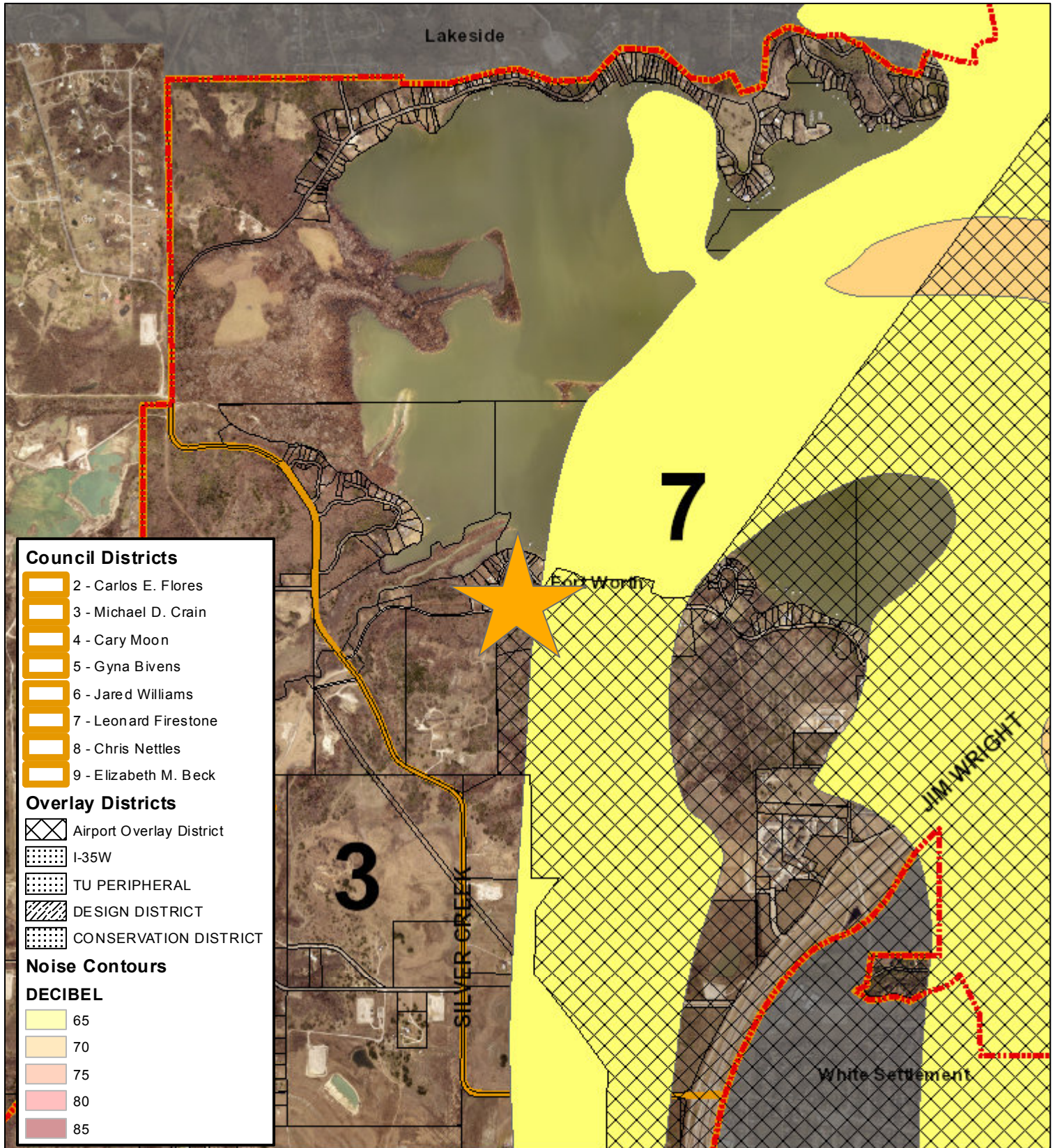
The Far West sector of the City is not directly addressed in the adopted Economic Development Strategic Plan, which focuses on development strategies for established interior neighborhoods rather than the periphery of the City; however, the plan does call for providing a variety of housing choice throughout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

## Area Zoning Map

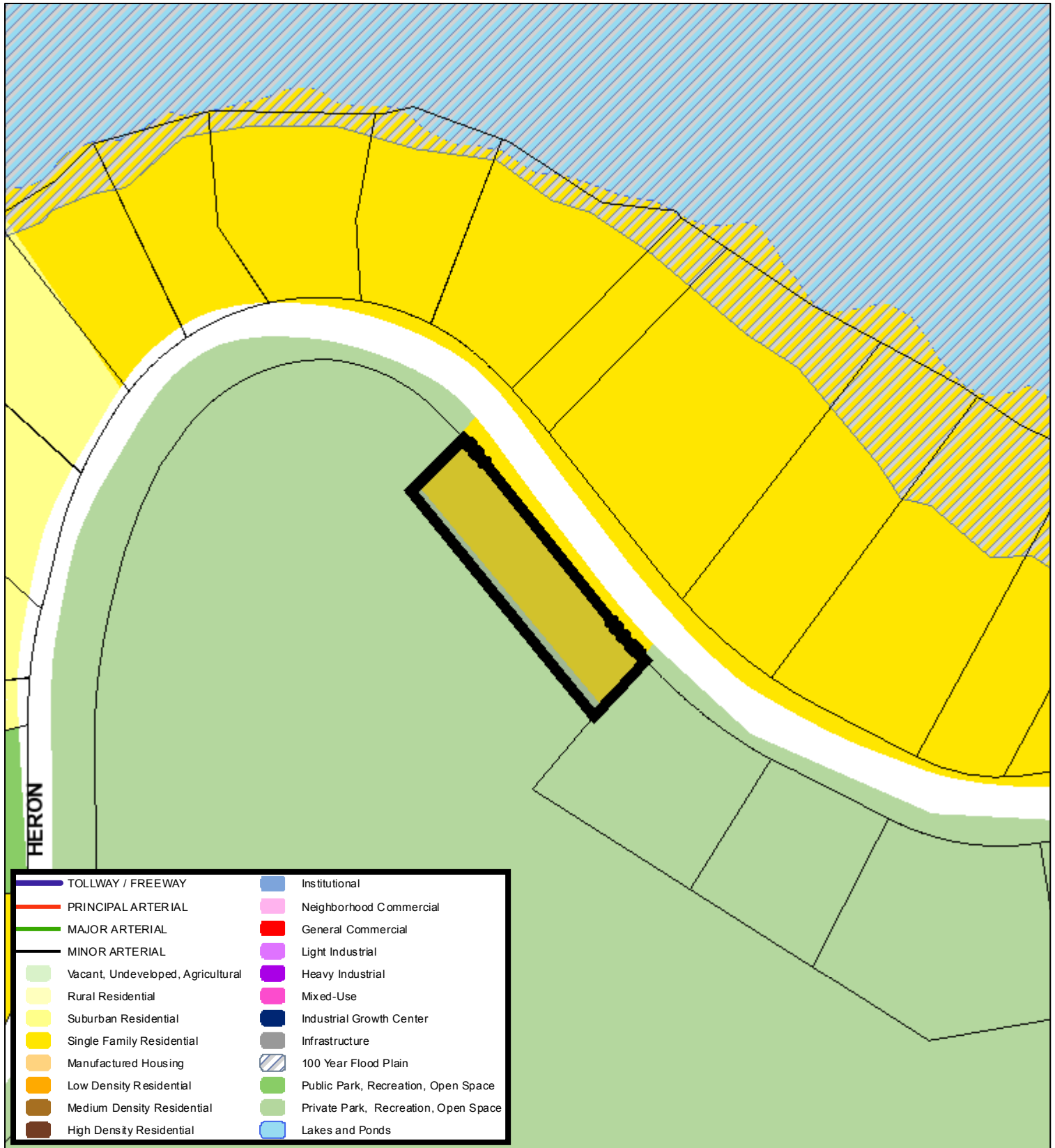
Applicant: Luis Pardo/Xiomara Roa  
Address: 9433 Herron Drive  
Zoning From: A-10  
Zoning To: A-5  
Acres: 0.38614171  
Mapsc0: 058D  
Sector/District: Far West  
Commission Date: 11/9/2022  
Contact: null



## Area Map



### Future Land Use



110 55 0 110 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 75 150 300 Feet





# Zoning Staff Report

Date: November 9, 2022

Case Number: ZC-22-132

Council District: 5

## Zoning Map Amendment

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

**Owner / Applicant:** Vo Dan/Roberto Nuñez

**Site Location:** 6705 Meadowbrook Drive

**Acreage:** 0.48 acres

### Request

**Proposed Use:** Convenience store with alcohol sales

**Request:** To: Remove alcohol restriction for PD 612 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus automotive repair and sales, no outside storage of vehicles for repair after business hours, 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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  - c. [Economic Development Plan](#)
6. Zoning Map with 300 ft. Notification Area
7. Staff correspondence w/ Applicant–No response
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

## Project Description and Background

The subject site is located on the corner of Meadowbrook Drive just east of Handley and South Ayers Avenue in Council District 5. The applicant is proposing to Remove alcohol restriction for PD 612 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus automotive repair and sales, no outside storage of vehicles for repair after business hours, site plan included. The applicant intends to change the automotive use for a convenience store. However, they would like to maintain the opportunity to keep the automotive repair and sales component if something were to happen to the proposed new use.

The existing PD prohibits alcohol sales. The applicant would like to add this back into the PD so they can add a convenience store, fuel sales and a liquor store. Convenience stores are allowed by right in E, however, the alcohol component was expressly left out in the previous rezoning. The site is within close proximity to a church and would have to ensure they meet the distance requirements if the rezoning is approved. Nearby neighborhood groups are opposed to allowing alcohol sales to this site.

## Surrounding Zoning and Land Uses

North “PD 262” "PD-SU" for all uses in "E" plus one auto parts store selling new parts / retail

East “CF” Community Facilities / church

South “A-5” One-Family Residential; “E” Neighborhood Commercial / residential, commercial

West “PD 262” "PD-SU" for all uses in "E" plus one auto parts store selling new parts / retail

## 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	
Neighborhoods of East Fort Worth	Handley NA
Ryanwood NA	Brentwood Oak Hills NA
East Fort Worth Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

## Land Use Compatibility

---

The current zoning of “PD/E” without alcohol sales is ideal for neighborhood supporting small commercial type enterprises. The more intensive uses, such automotive repair and the addition of alcohol sales is not appropriate for such a small property that is close to residential areas (and residential zoning).

Another consideration to account for when evaluating this rezoning request would be what the community desires. This site was rezoned in the past to remove the potential for alcohol sales. Amending the PD to add this use is the opposite of what was approved many years ago.

The proposed zoning **is not compatible** at this site.

## Comprehensive Plan Consistency – Eastside

---

The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial. The proposed zoning for a convenience store is appropriate; however, the applicant wants to maintain the automotive use if the proposed use doesn’t work out. Automotive use is **not consistent** with the Comprehensive Plan.

## Economic Development Plan

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The site is not directly addressed in the 2017 Economic Development Strategic Plan, and none of the stated economic development strategies support rezoning of this property to add alcohol sales. The current zoning designations are commercial.







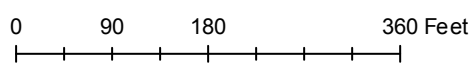


# Area Zoning Map

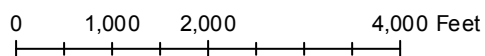
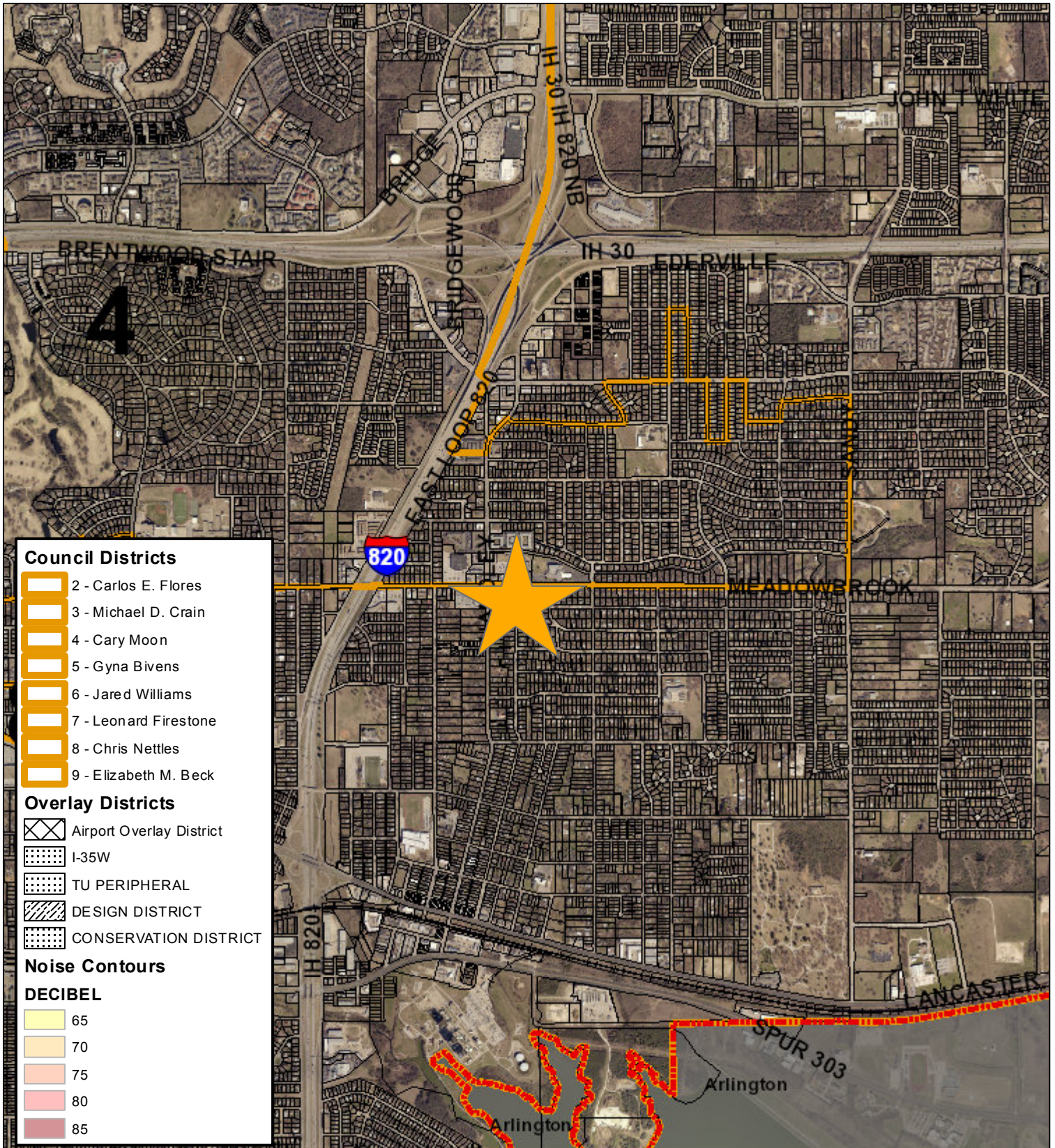
Applicant: Vo Dan/Roberto Nuñez  
 Address: 6705 Meadowbrook Drive  
 Zoning From: "PD-SU" for all uses in "E" plus automotive repair; no alcohol sales, no outside storage of vehicles  
 Zoning To: Amend PD to add convenience store with fuel sales and liquor store  
 Acres: 0.48197522  
 Mapsco: 80A  
 Sector/District: Eastside  
 Commission Date: 11/9/2022  
 Contact: null



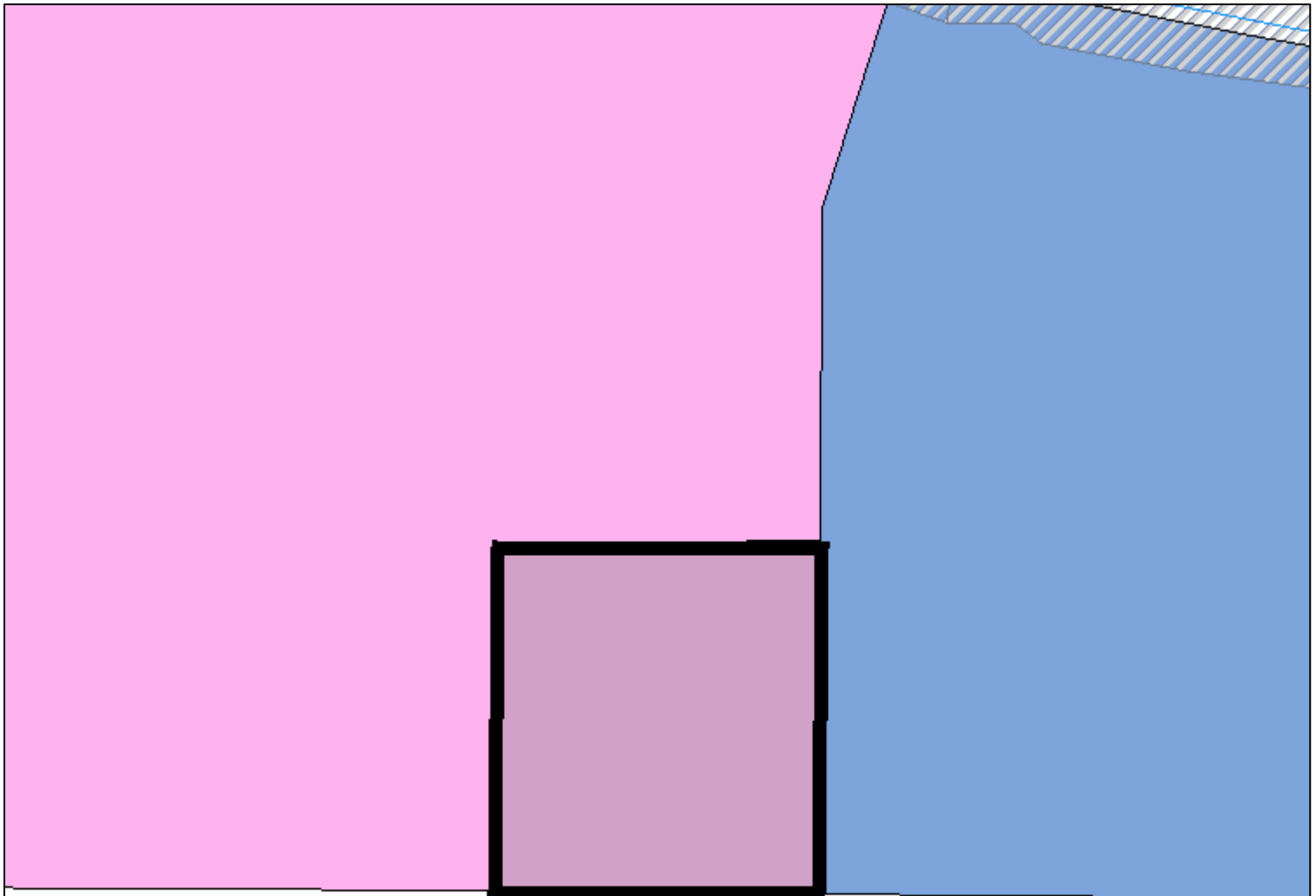
 Subject Area  
 300 Foot Notification















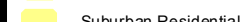


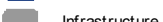







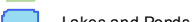
### Area Map

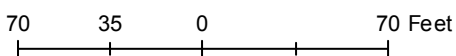
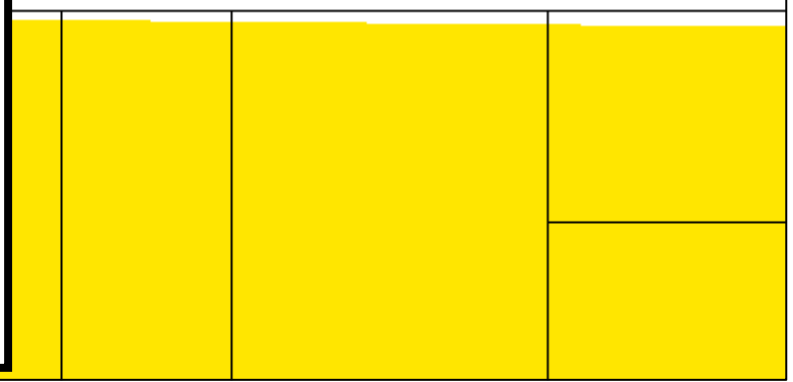


### Future Land Use



**MEADOWBROOK**

 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:** November 9, 2022

**Case Number:** ZC-22-147

**Council District:** 7

## Zoning Map Amendment

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

**Owners / Applicant:** Haslet Investment Group LLC / Rick Farnoush

**Site Location:** 12650 Willow Springs Road

**Acreage:** 77.42 acres

### Request

**Proposed Use:** Single Family Residential

**Request:** From: "I" Light Industrial

To: "A-43" One Family Residential

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is consistent** for future Suburban Residential portion  
Requested change **is not consistent** for future Light Industrial portion

**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
10. Concept Layout

## Project Description and Background

The subject site, located in Council District 7, is approximately 78 acres in total. The request would rezone the site from the current “I” Light Industrial zoning designation to “A-43” One-Family Residential, for the construction of 17 individual large lot home sites. Each lot would be 1 acre or greater, meeting the size requirements for “A-43” zoning.

The applicant has been notified to get in touch with Councilmember Firestone’s office as well as registered neighborhood groups in order to share development plans, answer questions, and solicit support for the rezoning to “A-43” One-Family Residential.

## Surrounding Zoning and Land Uses

North “A-7.5” One-Family Residential / residential

East “A-5” One Family Residential / undeveloped & gas wells

South “I” Light Industrial & “K” Heavy Industrial / industrial park, undeveloped & floodplain

West “I” Light Industrial / undeveloped

## Recent Zoning History

- ZC-18-170, Request from “A-7.5” to “I”, approved by City Council on Dec. 4, 2018.

## Public Notification

300 foot Legal Notifications were mailed on October 25, 2022.

The following organizations were emailed on October 25, 2022:

Organizations Notified	
Spring Ranch HOA*	Northwest ISD
Streams and Valleys Inc.	Trinity Habitat for Humanity

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing to rezone the site to “A-43” One-Family. The surrounding uses vary with predominately single-family to the north, industrial areas to the south, and undeveloped land to the east and west.

The two distinct portions proposed to be built avoid the floodplain areas towards the center of the tract, as well as the gas well pads and gas well buffers. Additionally, these two sections avoid any potential adjacency issues with the industrial park to the south.

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

### Comprehensive Plan Consistency – Far North

---

The 2022 Comprehensive Plan currently designates the western portion of the site as future suburban residential. The eastern portion is designated as future light industrial, in line with the current zoning.

The proposed zoning **is consistent** for the portion of the property designated as future suburban residential on the Comprehensive Plan. The proposed zoning **is not consistent** for the portion of the property designated as future light industrial on the Comprehensive Plan. While approximately half of the overall site is not in alignment with the future land use designation, the suitability of the land for light industrial is low, based on a lack of accessibility. The only ways in and out of the site with the current roadway configuration are through established residential neighborhoods, whose comparatively narrow widths do not lend themselves to heavy truck traffic and industrial oriented traffic. Additionally, there is an abundance of light industrial land in this area around Willow Springs and Highway 287. Converting the subject site from industrial to residential would not be as detrimental since other areas are available for industrial development nearby. This change would also be beneficial for the established neighborhoods to the north of the subject site by ensuring that no disruptive industrial type uses could be built along their southern boundary.

If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect the change.

### Economic Development Plan

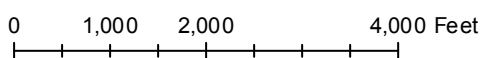
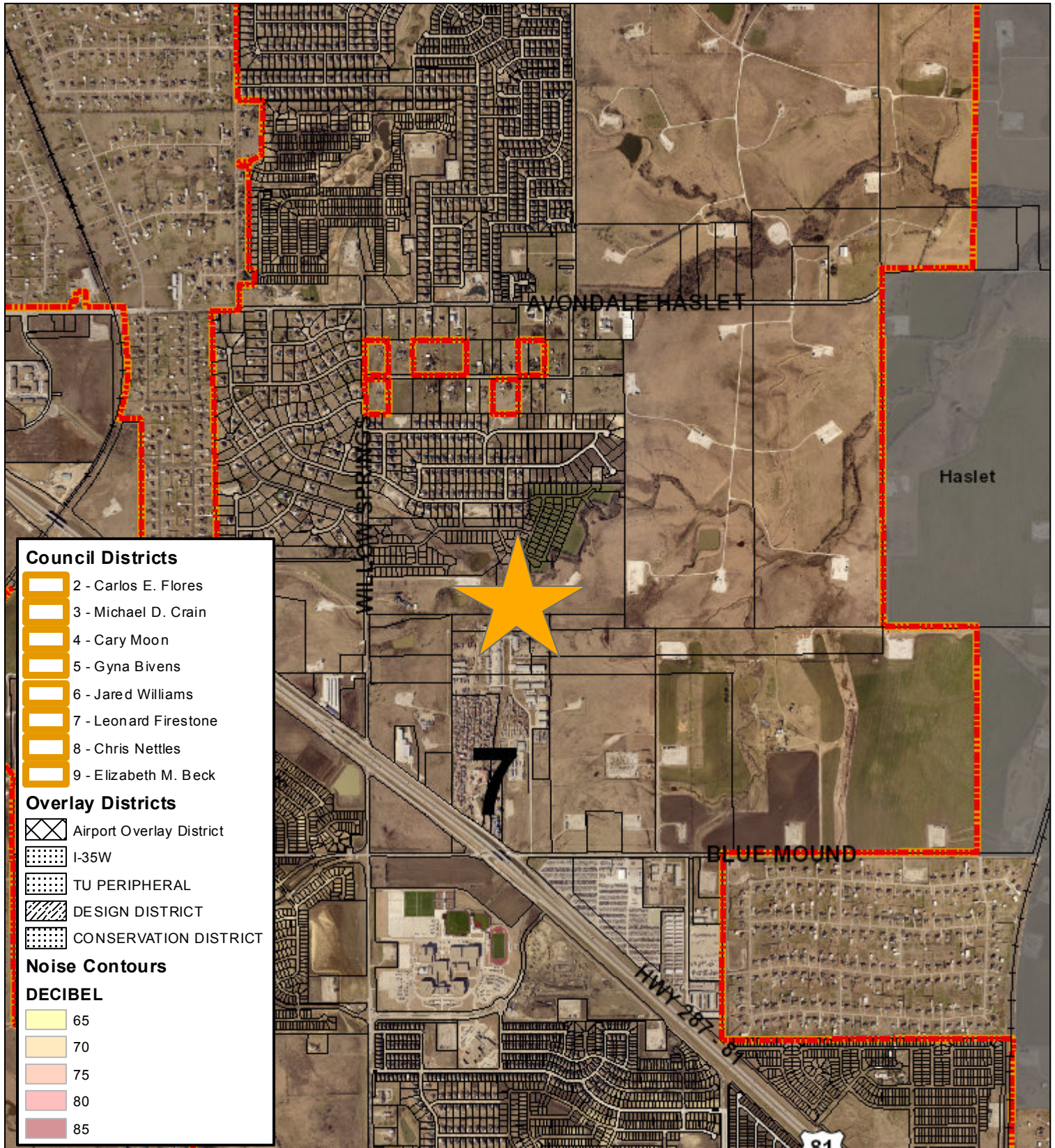
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The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment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

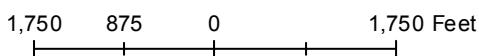
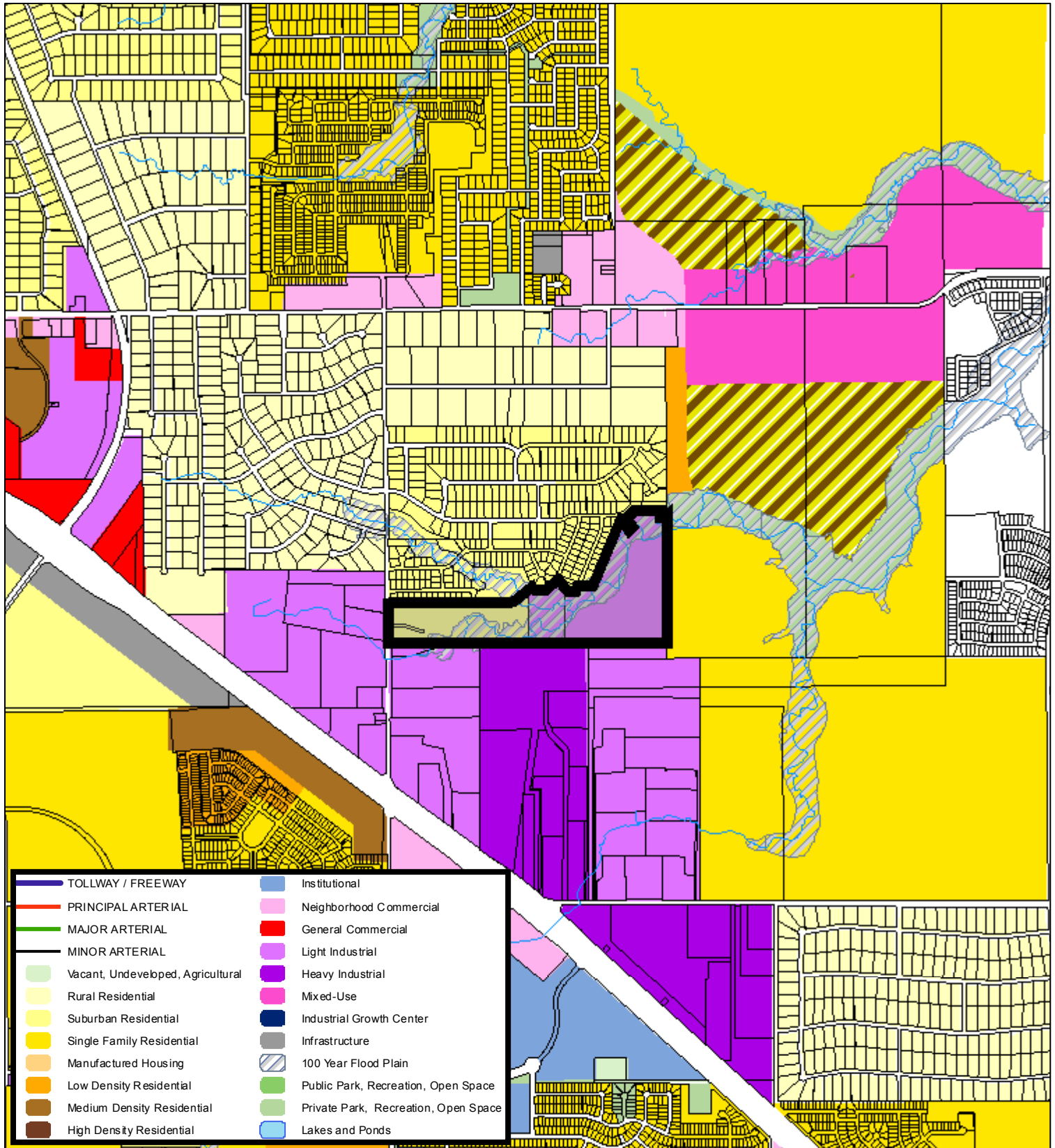




### Area Map



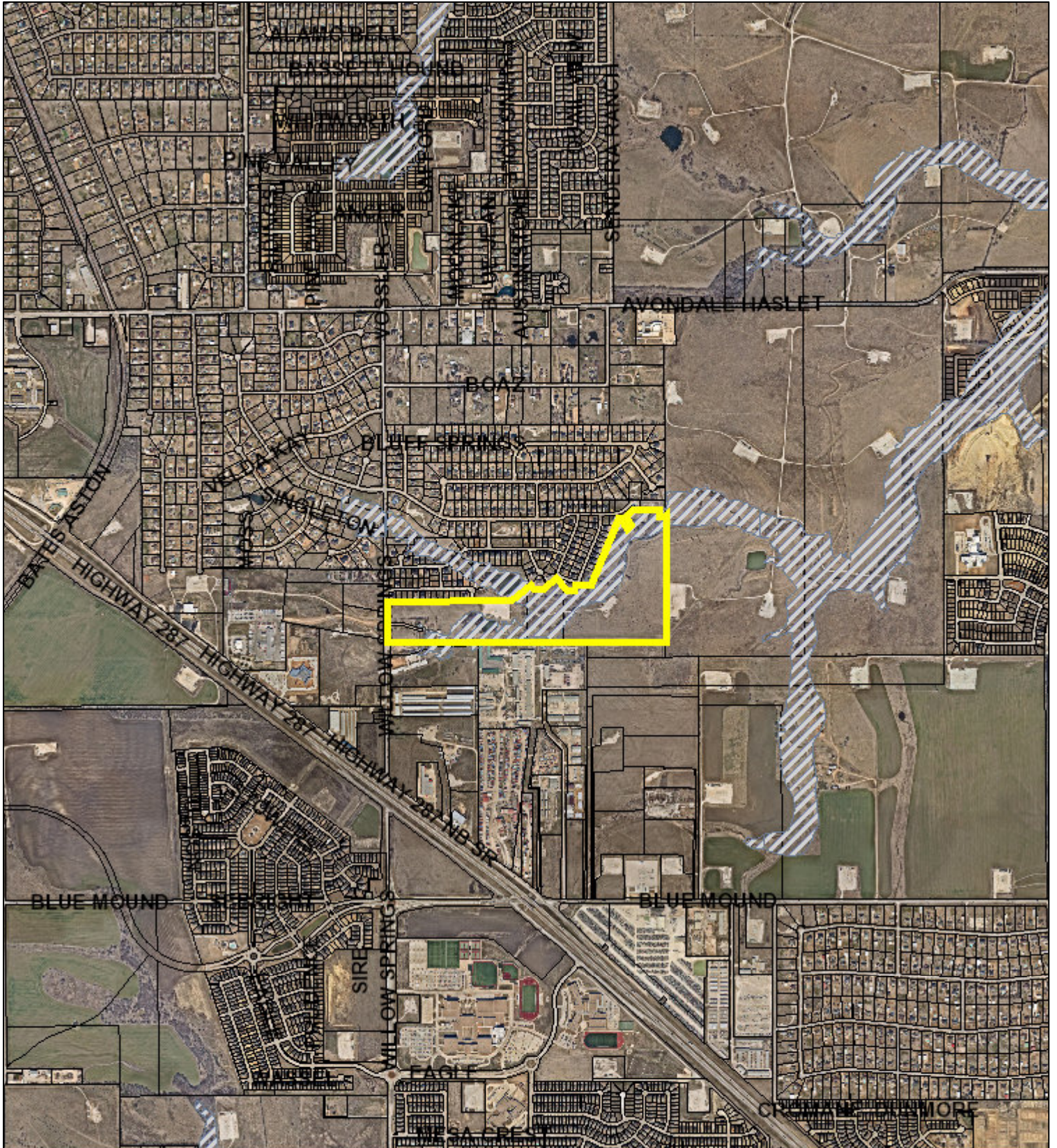
### Future Land Use



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



0 1,150 2,300 4,600 Feet







# Zoning Staff Report

**Date:** November 9, 2022

**Case Number:** ZC-22-156

**Council District:** 3

## Zoning Map Amendment & Site Plan

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

**Owner / Applicant:** Rowan Altgelt Laughlin Group, LTD / Zac Thompson, ONM Living

**Site Location:** 9400 block Chapin Road

**Acreage:** 57.54 acres

### Request

**Proposed Use:** Detached Multifamily (cottage community)

**Request:** From: “AG” Agricultural

To: “PD-CR” Planned Development-Low Density Multifamily, plus cottage community, with development standards for open space, building setbacks, parking, building orientation, fencing, 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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7. Area Map
8. Future Land Use Map
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## Project Description and Background

The subject property is located along the west side of Loop 820, south of Chapin Road. The 57-acre site is currently vacant except for a gas well and the applicant is requesting to rezone this property from “AG” Agricultural to “PD-CR” Planned Development – Low Density Multifamily to allow for development of a cottage community. An excerpt from Page 4 of the application is included below for reference:

Page 4 of 7

### DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City’s Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

We are proposing to rezone the property from agriculture to a PD with a base zoning of CR to allow for the development of a residential cottage community in accordance with the attached PD standards and site plan. We are proposing a PD with a CR base zoning because the City of Fort Worth currently does not have a zoning classification for the cottage type residential development. Using the PD zoning will allow us to modify the closest MF zoning to fit our specific product/use and project site.

The Cottages at Marys Creek subject property consists of 57.01-acres of land generally located south of Chapin Rd, west of Interstate Loop 820 and north of Marys Creek, within the Corporate limits of Fort Worth, Tarrant County, Texas. The proposed development shall be uniquely designed so that units will have the appearance of single family detached or duplex homes and will consist of approximately 374 single-story and two-story structures consisting of two units per structure. The proposed development shall also include one single-story structure for a leasing area, one single-story structure for an amenity area, multiple garages and carports, and common open space.

The applicant has stated that they have reached out to the groups listed in the neighborhood notice and are working to address their questions. They have also indicated that they have spoken with Councilman Crain regarding their rezoning and development proposal.

Staff is not supportive of the request in its current form, based on the design and preponderance of waivers. A more single-family oriented cottage community design would be more compatible in this location, but the current request is more multifamily- or apartment-oriented, with fire lane driveways, head in parking along the driveways, lack of sidewalk connectivity, prominent dumpster placements, small unit size, and double stacked units which do not have direct access to driveways/parking. The lack of commercial space to match the Comprehensive Plan is also of concern. Additionally, no community support has been provided for this rezoning request, and no letters of support are on file with the Development Services Department as of the writing of this report on Oct. 28, 2022.

## Surrounding Zoning and Land Uses

North “G” Intensive Commercial / vacant, vehicle sales dealerships located further north

East West Loop 820 Freeway

South “AG” Agricultural / vacant, floodplain; further south: “A-21” One-Family / single family dwellings

West “AG” Agricultural / single-family home and landscape business

## Recent Zoning History

- ZC-22-050, Request to rezone from “AG” Agricultural to “I” Light Industrial withdrawn by applicant.

## Public Notification

300-foot Legal Notifications were mailed on October 25, 2022.

The following organizations were emailed on October 25, 2022:

Organizations Notified	
Montserrat HA*	Chapin Rd & Alameda St NA
Trinity Habitat for Humanity	Fort Worth ISD
Streams & Valleys Inc	

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The applicant is requesting to rezone this property from “AG” Agricultural to “PD-CR” Planned Development – Low Density Multifamily. All property immediately adjacent to this site is zoned “AG” Agricultural District. The site is bounded to the east by the West Loop 820 Freeway, and the parcel to the west appears to be developed with a single-family home and a commercial landscaping business. Property to the north is zoned “G” Intensive Commercial district and is developed with two car dealerships along the highway frontage. The majority of land on the west side of Alameda Street, northwest of the subject property, is zoned “I” Light Industrial including approximately 70 acres of land that were rezoned for industrial use in April 2021. The character of the closest existing residential developments to this site are rural residential, large lot residential, and standard residential single family. Multifamily developments of this nature are by and large not in character with the existing residential developments in the vicinity.

The gas well pad on the site and the proximity to Loop 820 freeway should be taken into consideration when evaluating the site. Both of these features have the potential to generate nuisance complaints from future residents based on noise, odor, and pollution.

Marys Creek is located to the south of this site, including a large area of FEMA 100-year floodplain that extends onto the subject property. The Montserrat Subdivision, zoned a combination of “A-21” and “A-43” One-Family,

is located to the south of Marys Creek and is developed with single-family homes on large lots. However, the floodplain area that separates this neighborhood and the subject property measures approximately 1,200 feet wide and is heavily wooded, providing a buffer between the two uses. In addition, no direct connection between the residential area and subject property is proposed.

Overall, the proposed zoning **is not compatible** with surrounding land uses. A zoning request that retains a portion of the site for future commercial development would be more appropriate. Once a property is developed, it has a lifespan of several decades, meaning the opportunity for the land to be utilized for any other purpose is greatly diminished.

### Comprehensive Plan Consistency – Far West

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The 2022 Comprehensive Plan currently designates a 500 foot strip along the northern portion of the subject property, closest to Chapin Road, as “General Commercial” on the Future Land Use Map. The remainder of the property is designated as “Rural Residential.” The proposed “PD-CR” zoning is not designated as an appropriate zoning district within either of these categories, as shown below.

FUTURE LAND USE	DEFINITION	ZONING
<b>RESIDENTIAL</b>		
Rural Residential	1+ acre single-family	A-2.5A, A-43
<b>COMMERCIAL</b>		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1

Although this site does have direct access to the Loop 820 Freeway and Chapin Road (an arterial roadway), Chapin currently serves as a dividing line between industrial uses to the north and agricultural and residential uses to the south. The Future Land Use does anticipate lower-intensity commercial development at the north end of the subject property, which would provide a transition from the industrial uses to the north of Chapin Road and residential uses to the south.

The proposed zoning of “PD-CR” **is not consistent** with the Comprehensive Plan. Additionally, the proposal does not meet any of the land use policies promoted in the Comprehensive Plan for the Far West sector.

### Economic Development Plan

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

With a portion of the site reserved for future commercial zoning, it would be wise to retain a portion of this site for future commercial use, rather than allowing a purely residential development. The Economic Development Plan does promote the City pursuing a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.



## Site Plan Comments

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### Zoning and Land Use

(Round 2 comments – addressed)

Waiver Exhibit:

- Missing case number and address
- Should be called “development standards”, not “deviations”
- “Proposed PD-CR” rather than “Proposed PD”
- Missing listing of development standards (waivers) at the top
- Missing density (units per acre), bufferyard & screening, landscaping, and urban forestry
- Provide parking counts for required and provided in table

Open Space diagram:

- Eliminate distinctions on Open Space types (easement, floodplain, amenity)
- Add gas well acreage
- Table should show total site acreage, less gas well acreage and row dedication
- Include open space expressed as acreage as well as percent of site (less gas & row or ~48 ac)

(Round 1 comments - addressed)

- Revise Summary table:
  - Remove developable acreage
  - Revise density to 6.7 DU/acre (based on 374 units on 55.7 acres)
  - Density is calculated as total acreage minus any right of way dedications, or 57.0 less 1.3 = 55.7
- Remove Open Space Summary Table from Site Plan
- Provide Separate Open Space Diagram exhibit with areas shaded that meet definition of Open Space in Section 9 of the City of Fort Worth Zoning Ordinance.
  - **OPEN SPACE** - The net land area minus all building footprints, parking areas, access drives and fenced patios. Must be open to the sky and cannot be paved, except for necessary sidewalks, active recreation areas and patios that are adjacent to dwelling units and not enclosed by a fence
- Provide additional space for Director signature and date lines
- Add Case # reference ZC-22-156
- Rename "PD Development Plan" to "Site Plan"
- If parking is calculated per the Zoning Ordinance requirements (1 per bedroom plus 1 per 250 square feet of common area) that waiver/development standard could be eliminated. The less development standards the better.

### Fire Department

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

FYI: Plat subject to gas well setbacks for a Permitted Padsite and Lift Compressor.

All gas well setback types must be shown on the plat regardless of the building type.

225' Building Setback measured from the edge of the pad site for Protected Use & Public Building structures.

125' Building Setback from the edge of the Multi Well Permitted gas well site for Habitable Structures.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 5706.3.1.3.3 Existing Gas Wells

Lift Compressor on the gas well pad site:

200' Building Setback radii from the Lift Compressor for Protected Use, Public Building, or Habitable Structures

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 5706.3.1.3.4.2 Existing Lift Compressor

FYI: Emergency Access Easements will be named. All street names in the City of Fort Worth must be approved by the Fire Department. Email [FWFDStreets@fortworthtexas.gov](mailto:FWFDStreets@fortworthtexas.gov) to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat number in the subject line.

FYI: Additional fire hydrants will be required.

Additional hydrants will be required to accommodate the following:

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

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

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

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

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

General information:

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

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

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

## **Transportation/Public Works**

### **Comments**

TDR (Armond Bryant, 817-392-8702, [Armond.Bryant@fortworthtexas.gov](mailto:Armond.Bryant@fortworthtexas.gov))

The tract is subject to a review of the Rough Proportionality and potential construction for roadway improvements to Chapin Road based on the site's impact on the roadway system.

## **Water**

Case review Performed On: 9/28/2022

You may address hold comments by emailing: [DSWS@fortworthtexas.gov](mailto:DSWS@fortworthtexas.gov)

Ensure Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water requirements are met:

<https://www.fortworthtexas.gov/files/assets/public/government/documents/fw-water-installation-policy-design-criteria.pdf>

Also reference §5.18.5

## **Stormwater**

Workflow in Accela cleared by Robin Stevens, but no comments provided

## **Platting**

No response provided

## **Park & Recreation**

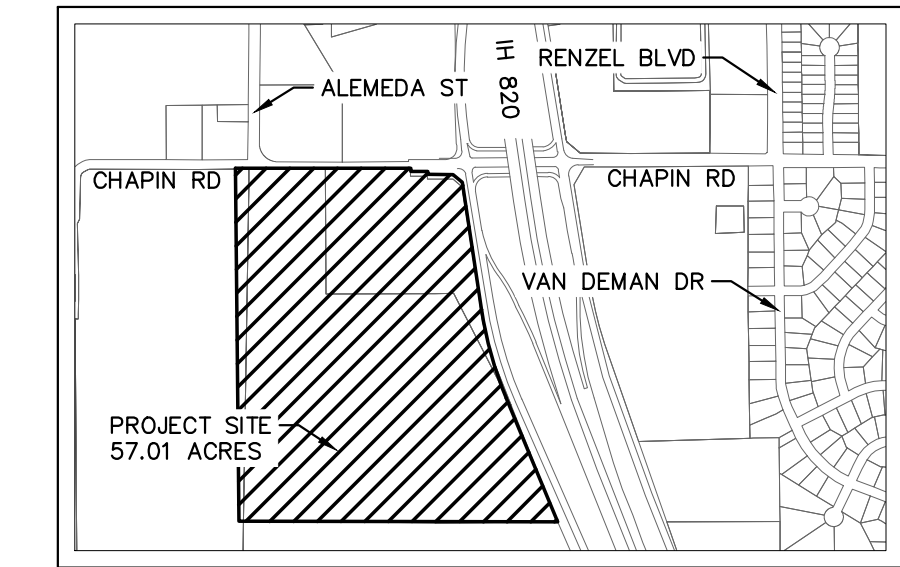
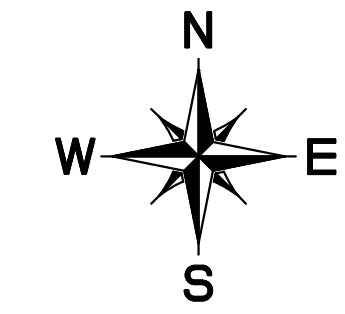
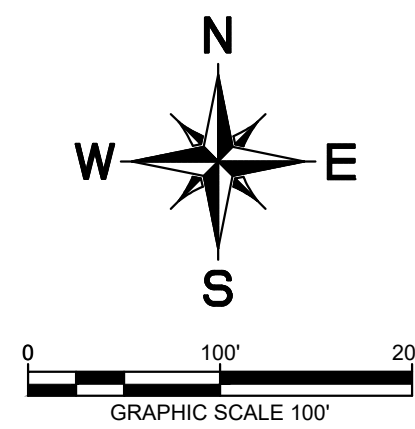
No response provided

## **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.)*





**VICINITY MAP**  
SCALE: 1" = 1,000'

**UNIT COUNT AND MIX**

Unit Type	Bedrooms in a Unit	Units	Actual %
Type 1	1	108	29%
Type 2	2	68	18%
Type 3	1	14	4%
Type 4**	1,2	130	35%
Type 5**	3	54	14%
<b>Total</b>		<b>374</b>	<b>100%</b>

\*\* Two Story Units

**PARKING SUMMARY**

**PARKING REQUIRED**

# Bdrm	# Units	Pkg/Unit	Req. Pkg
1 bdrm	187	1.50	280.5
2 bdrm	133	2.00	266.0
3 bdrm	54	2.25	121.5
<b>Total</b>			<b>668.0</b>

**PARKING PROVIDED**

PARKING TYPE	# Spaces	Mix
Surface	204	30.5%
Covered	388	58.1%
Garage	76	11.4%
Accessible*	15	2.2%
<b>Total</b>	<b>668</b>	

\*Included in Surface Parking Total

**DENSITY CALCULATION TABLE**

Total Site Acreage	57.0	Acre
Gas Pad/Pond	7.7	Acre
ROW Dedication	1.3	Acre
Density*	7.8	DU/Acre

\*Excludes acreage reserved for ROW Dedication and Gas Pad/Gas Pad Access.

**LEGEND**

	-UNIT TYPE 1 1-STORY 2 BEDROOM
	-UNIT TYPE 2 1-STORY 4 BEDROOM
	-UNIT TYPE 3 1-STORY 2 BEDROOM
	-UNIT TYPE 4 2-STORY 3 BEDROOM
	-UNIT TYPE 5 2-STORY 6 BEDROOM
	ENCLOSED PARKING (GARAGE) WITH NUMBER OF SPACES
	COVERED PARKING (CARPORT) WITH NUMBER OF SPACES
	DUMPSTER ENCLOSURE (TO BE SCREENED IN ACCORDANCE WITH THE CITY STANDARDS AND THE APPROVED PD ORDINANCE FOR THE PROJECT)
	PROPOSED PERIMETER FENCE
	PROPOSED FIRE LANE
	OPEN SPACE (AREA COUNTED TOWARDS OPEN SPACE CALCULATION)
	FLOODPLAIN (AREA COUNTED TOWARDS OPEN SPACE CALCULATION)
	PRIVATE BACKYARD (AREA NOT COUNTED TOWARDS OPEN SPACE CALCULATION)

**CASE NUMBER: ZC-22-156**

**EXHIBIT "C"  
SITE PLAN**

FOR  
**COTTAGES AT MARYS CREEK**

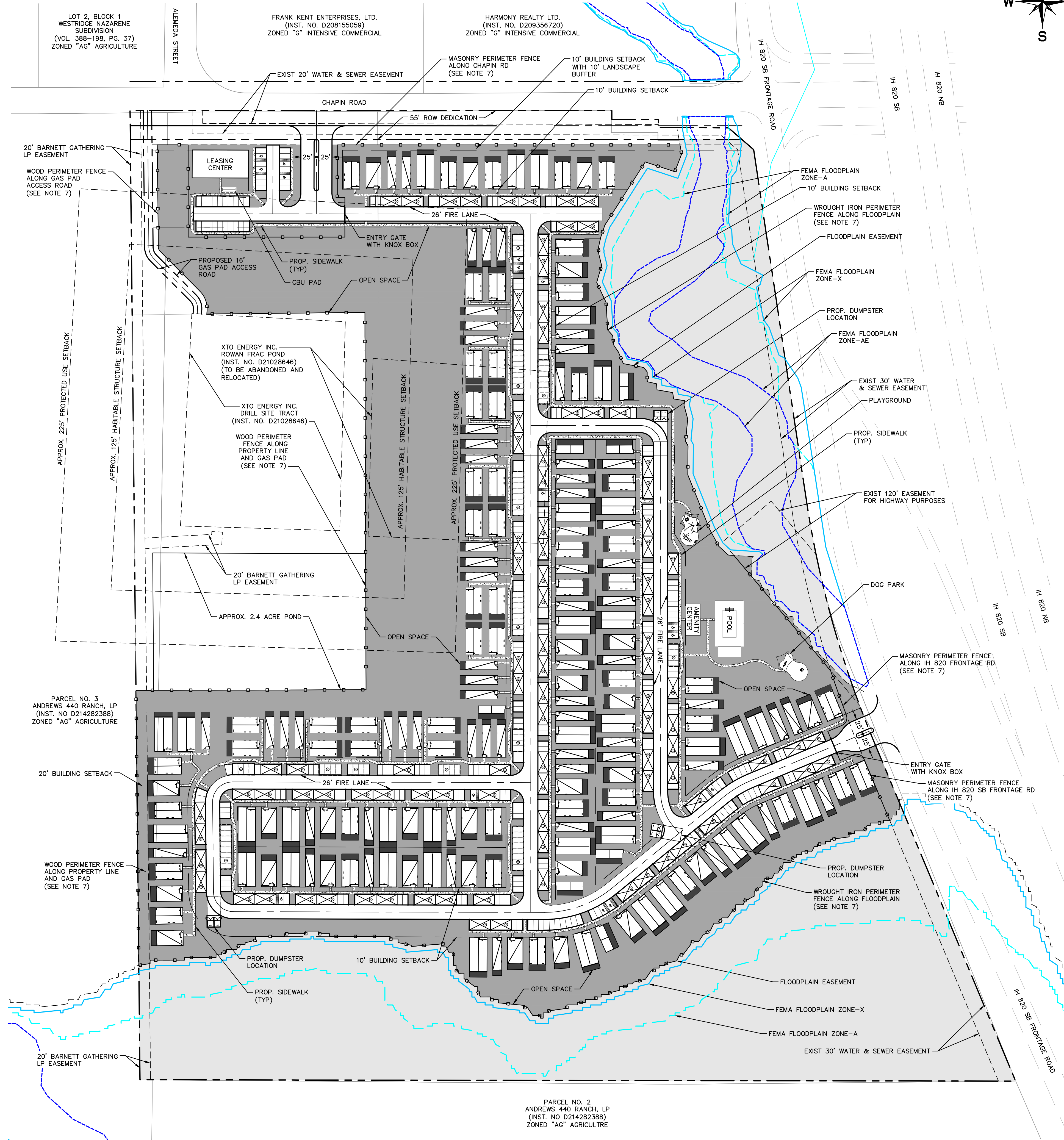
BEING 57.0142 ACRES  
OUT OF THE  
CRESWELL, LB SURVEY, ABSTRACT NO. 367  
IN THE  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

<b>OWNER:</b> ROWAN ALTGELT LAUGHLIN GRP LTD 215 BURR RD SAN ANTONIO, TX 78209 Tel: (817-301-5111) Contact: (IN THE C/O) AUSTIN REILY, LAND ADVISORS	<b>DEVELOPER:</b> ONM LIVING 1038 TEXAN TRAIL FORT WORTH, TX 76051 Tel: (817) 614-9049 Contact: ZAC THOMPSON	<b>ENGINEER/SURVEYOR:</b> <b>Kimley»Horn</b> 400 N. Oklahoma Dr. Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: LORI LUSK, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
KHA	KHA	KHA	AS SHOWN	OCTOBER 2022	

**NOTES:**

- SITE AMENITIES INCLUDE: DOG PARK, COURTYARD AREAS, AMENITY CENTER, AND SIDEWALKS THROUGHOUT THE DEVELOPMENT.
- ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
- ALL SIGNS SHALL CONFORM TO ARTICLE 4--SIGNS UNLESS SPECIFIED ON THE SITE PLAN.
- THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR "CR" DISTRICTS.
- THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- TRASH RECEPTACLES WILL BE SCREENED IN WITH A MASONRY WALL ON ALL THREE SIDES AND CONTAIN A GATE.
- THE SQUARES ON THE PROPOSED PERIMETER FENCING SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE NOT INDICATIVE OF COLUMN SPACING. PROPOSED COLUMN SPACING WILL BE DETERMINED DURING THE DETAILED LANDSCAPE DESIGN PROCESS. ALL SCREENING WALLS TO BE 6- FEET IN HEIGHT.
- SIDEWALKS BEHIND FREESTANDING GARAGES SHALL BE OFFSET 3- FEET TO ALLOW FOR A ROW OF SHRUBS OR PLANT MATERIAL.
- GARAGES AND CARPORTS SHALL BE CONSTRUCTED WITH COMPATIBLE ARCHITECTURAL TREATMENTS THAT MATCH THE MAIN BUILDINGS (EG ROOF PITCH, GABLE TYPE AND ORIENTATION, ROOF MATERIALS).
- ALL LANDSCAPE BUFFERS ARE INCLUSIVE OF EXISTING/PROPOSED EASEMENTS.
- ALL FIRELANES AND PARKING AREAS TO BE CONCRETE PAVING.
- ALL PARKING STALLS (INCLUDING ADA SPACES) TO MEASURE 10- FT BY 20- FT AND INCLUDE WHEEL STOPS. ADA SPACES WILL ALSO INCLUDE A 5- FT BY 20- FT LANDING ZONE AND INCLUDE HANDICAP SIGNAGE.
- THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE "CR" DISTRICT STANDARDS, WITH THE FOLLOWING EXCEPTIONS:
  - OPEN SPACE, MINIMUM 40% (19.72 ACRES) (INCLUSIVE OF LEASING OFFICE AND AMENITY AREA). EXISTING AND PROPOSED EASEMENTS, 100-YEAR FLOODPLAIN, COURTYARDS, WELL SETBACKS, AND GREEN/LANDSCAPED AREAS BETWEEN BUILDINGS SHALL BE COUNTED PER OPEN SPACE REQUIREMENTS.
  - RESIDENTIAL UNITS MINIMUM TEN FOOT (10') SEPARATION WALL TO WALL.
  - ENCLOSED GARAGE UNITS MINIMUM TEN FOOT (10') SEPARATION FROM RESIDENTIAL UNITS, WALL TO WALL.
  - MAXIMUM HEIGHT OF THE DUPLEX UNIT SHALL BE 36' (2 STORY)
  - MINIMUM SQUARE FOOTAGE FOR A ONE BEDROOM UNIT IS 350 SF.
  - PARKING BASED ON:
    - 1 BEDROOM UNIT: 1.50 SPACES/UNIT
    - 2 BEDROOM UNITS: 2.00 SPACES/UNIT
    - 3 BEDROOM UNITS: 2.25 SPACES/UNIT
  - MINIMUM 20% OPEN SURFACE PARKING ALLOWED.
  - MINIMUM 30% COVERED PARKING ALLOWED.
  - MINIMUM 10% ENCLOSED GARAGE PARKING ALLOWED.
  - MAXIMUM DENSITY PER ACRE SHALL BE 16 UNITS PER ACRE.
  - CEMENTITIOUS FIBERBOARD (CFB) SIDING, ALSO KNOWN AS COMPOSITE LAP SIDING, SHALL BE A PERMITTED MASONRY MATERIAL FOR THE PLANNED DEVELOPMENT, WITH SOME UNITS HAVING A MAXIMUM OF 90 PERCENT COVERAGE OF CFB ON CERTAIN SIDES; COVERAGE MAY HAVE A MINIMUM OF 80 PERCENT COVERAGE OF CFB ON CERTAIN SIDES.
  - A MINIMUM OF 20% MASONRY SHALL BE ALLOWED ON THE EXTERIOR OF THE BUILDINGS.
  - BUILDINGS SHALL INCORPORATE SOME COMBINATION OF THE FOLLOWING FACADE VARIATION ELEMENTS: EXPRESSION OF BUILDING STRUCTURAL ELEMENTS (IE COLUMNS, WATER TABLE), VARIATION IN WALL PLANES (INCLUDING PORCHES BOTH RECESSED OR PROTRUDING, WINDOWS, LOUVERED RECESSED VENTS, CORBELS, CEDAR BRACKETS, ETC) AND CHANGES IN MATERIAL, MATERIAL PATTERN AND COLOR.
  - ACCESSORY BUILDINGS SHALL INCLUDE: LEASING CENTER, AMENITY CENTER, PARKING GARAGES, MAINTENANCE AND STORAGE BUILDINGS.
  - ACCESSORY BUILDINGS SHALL CONFORM TO REQUIREMENTS STATED ON THIS SITE PLAN. NO FURTHER SITE PLANS OR SPECIFIC USE PERMITS SHALL BE REQUIRED FOR THE ACCESSORY BUILDINGS.
  - FRONT YARD SETBACKS TO BE MINIMUM OF 10' FROM BACK OF CURB
  - SIDE YARD SETBACKS TO BE 10' MINIMUM (AC UNITS SHALL BE ALLOWED WITHIN THE SETBACKS.
  - REAR YARD SETBACKS TO BE 10' MINIMUM (AC UNITS SHALL BE ALLOWED WITHIN THE SETBACKS
  - BALCONIES AND PORCHES SHALL BE ALLOWED TO ENCROACH INTO SETBACKS.



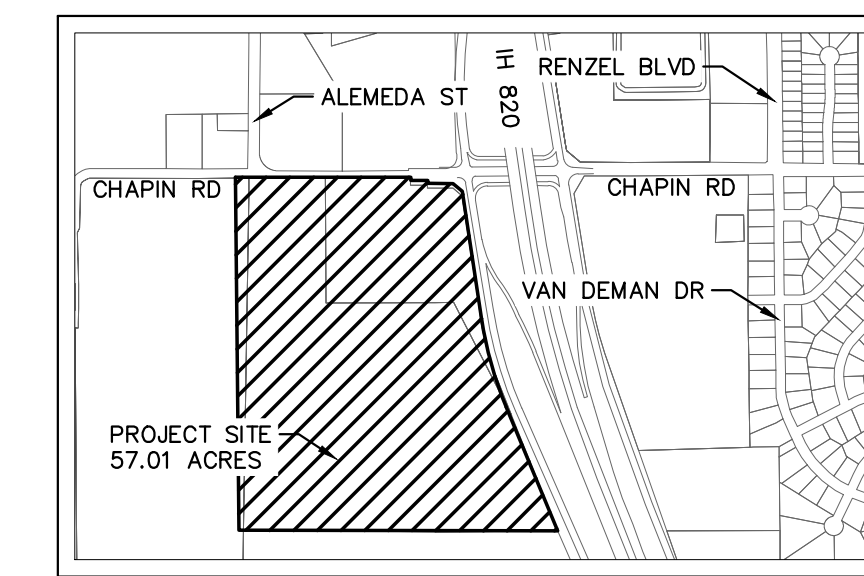
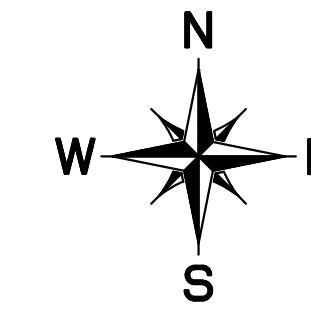
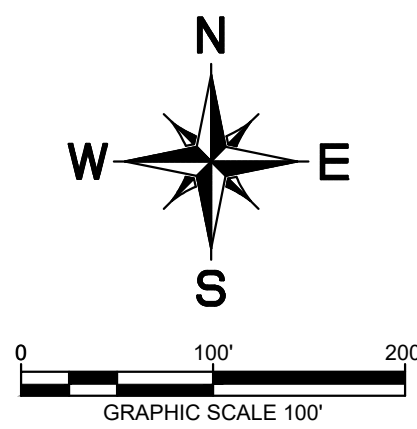
DIRECTOR OF DEVELOPMENT SERVICES

DATE

PARCEL NO. 2  
ANDREWS 440 RANCH, LP  
(INST. NO. D214282388)  
ZONED "AG" AGRICULTURE

AUTHORITY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) CIVIL ENGINEERING AND SURVEYING, 2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831-2832-2833-2834-2835-2836-2837-2838-2839-2840-2841-2842-2843-2844-2845-2846-2847-2848-2849-2850-2851-2852-2853-2854-2855-2856-2857-2858-2859-2860-2861-2862-2863-2864-2865-2866-2867-2868-2869-2870-2871-2872-2873-2874-2875-2876-2877-2878-2879-2880-2881-2882-2883-2884-2885-2886-2887-2888-2889-2890-2891-2892-2893-2894-2895-2896-2897-2898-2899-2900-2901-2902-2903-2904-2905-2906-2907-2908-2909-2910-2911-2912-2913-2914-2915-2916-2917-2918-2919-2920-2921-2922-2923-2924-2925-2926-2927-2928-2929-2930-2931-2932-2933-2934-2935-2936-2937-2938-2939-2940-2941-2942-2943-2944-2945-2946-2947-2948-2949-2950-2951-2952-2953-2954-2955-2956-2957-2958-2959-2960-2961-2962-2963-2964-2965-2966-2967-2968-2969-2970-2971-2972-2973-2974-2975-2976-2977-2978-2979-2980-2981-2982-2983-2984-2985-2986-2987-2988-2989-2990-2991-2992-2993-2994-2995-2996-2997-2998-2999-3000-3001-3002-3003-3004-3005-3006-3007-3008-3009-3010-3011-3012-3013-3014-3015-3016-3017-3018-3019-3020-3021-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**VICINITY MAP**  
SCALE: 1" = 1,000'

OPEN SPACE SUMMARY TABLE	
Total Site Acreage*	48.0 Acre
Provided Open Space Acreage	29.97 Acre
Percentage of Open Space Required	40%
Percentage of Open Space Provided	62%

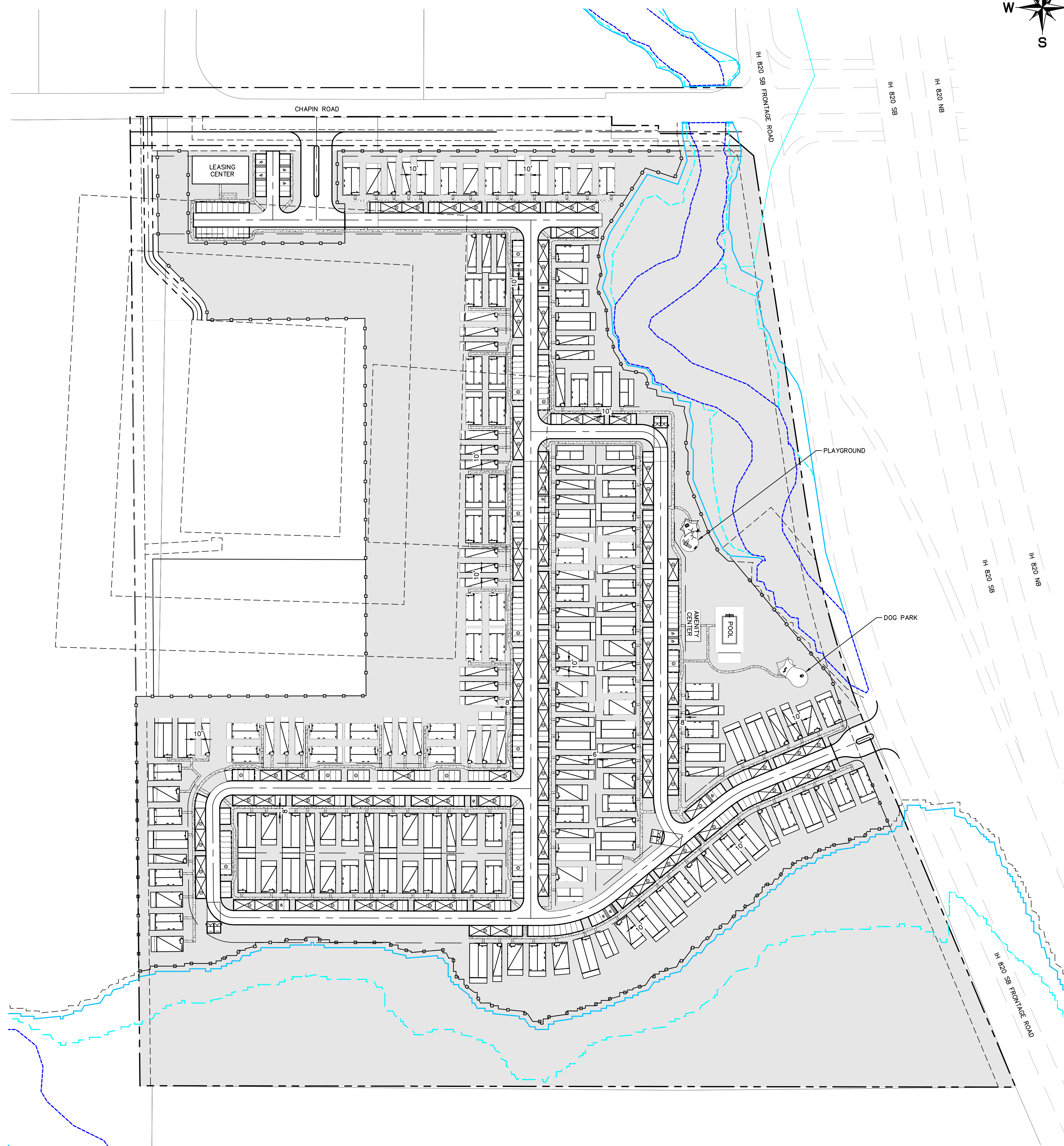
\*Excludes area reserved for ROW Dedication (1.3 acres) and Gas Pad/Gas Pad Access (7.7 acres)

**NOTES:**

- SITE AMENITIES INCLUDE: DOG PARK, COURTYARD AREAS, AMENITY CENTER, AND SIDEWALKS THROUGHOUT THE DEVELOPMENT.
- OPEN SPACE, MINIMUM 40% (19.72 ACRES) (INCLUDING OF LEASING OFFICE AND AMENITY AREA), EXISTING AND PROPOSED EASEMENTS, 100-YEAR FLOODPLAIN, COURTYARDS, WELL SETBACKS, AND GREEN/LANDSCAPED AREAS BETWEEN BUILDINGS SHALL BE COUNTED PER OPEN SPACE REQUIREMENTS.

**LEGEND**

	-UNIT TYPE 1 1-STORY 2 BEDROOM
	-UNIT TYPE 2 1-STORY 4 BEDROOM
	-UNIT TYPE 3 1-STORY 2 BEDROOM
	-UNIT TYPE 4 2-STORY 3 BEDROOM
	-UNIT TYPE 5 2-STORY 6 BEDROOM
	ENCLOSED PARKING (GARAGE) WITH NUMBER OF SPACES
	COVERED PARKING (CARPORT) WITH NUMBER OF SPACES
	DUMPSTER ENCLOSURE (TO BE SCREENED IN ACCORDANCE WITH THE CITY STANDARDS AND THE APPROVED PD ORDINANCE FOR THE PROJECT)
	PROPOSED PERIMETER FENCE
	PROPOSED FIRE LANE
	OPEN SPACE



**CASE NUMBER: ZC-22-156**

**EXHIBIT "D"**  
**OPEN SPACE PLAN**  
FOR  
**COTTAGES AT MARYS CREEK**  
BEING 57.0142 ACRES  
OUT OF THE  
CRESWELL, LB SURVEY, ABSTRACT NO. 367  
IN THE  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

<b>OWNER:</b> ROWAN ALTGELT LAUGHLIN GRP LTD 215 BURR RD SAN ANTONIO, TX 78209 Tel: (817-301-5111) Contact: (IN THE C/O) AUSTIN REILY, LAND ADVISORS	<b>DEVELOPER:</b> ONM LIVING 1038 TEXAN TRAIL FORT WORTH, TX 76051 Tel: (817) 614-9049 Contact: ZAC THOMPSON	<b>ENGINEER/SURVEYOR:</b> <b>Kimley»Horn</b> 400 N. Oklahoma Dr. Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: LORI LUSK, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
KHA	KHA	KHA	AS SHOWN	OCTOBER 2022	

DIRECTOR OF DEVELOPMENT SERVICES

DATE

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. PROJECT NO.: 2022-156-01  
 DATE: 10/10/2022  
 LAST REVISED: 10/10/2022  
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, and shall be without liability to Kimley-Horn and Associates, Inc.

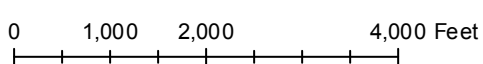
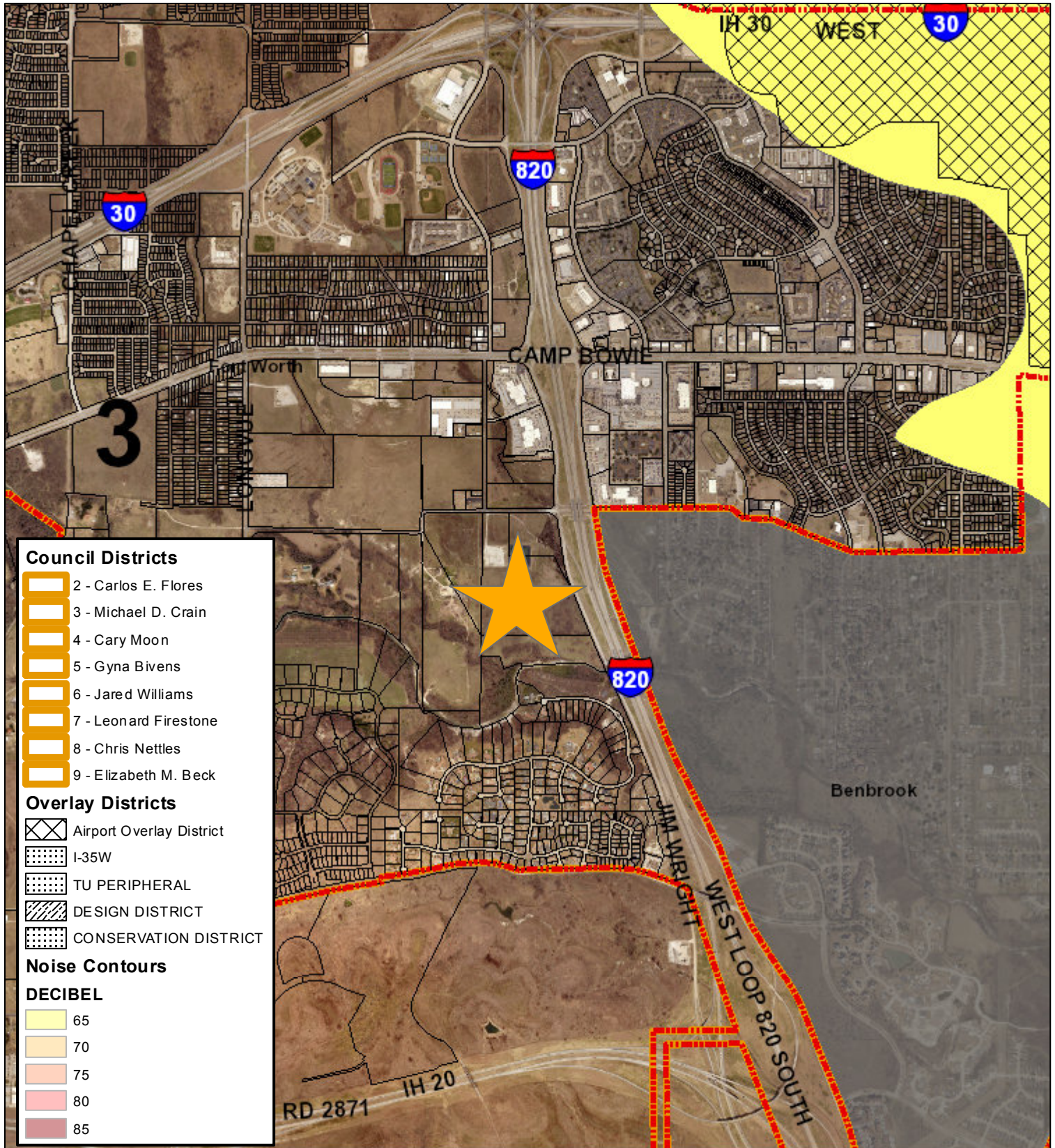
**COTTAGES AT MARYS CREEK - PROPOSED "PD-CR" DISTRICT DEVELOPMENT STANDARDS**  
**ZC-22-156, 9473 Chapin Road & 9151 Chapin Road**

Planned Development for all uses in "CR" Low Density Multifamily, with development standards (waivers) for Open Space, Building Setbacks, Parking , Building Orientation, Fencing, and Multifamily Design Standards; Site Plan included.

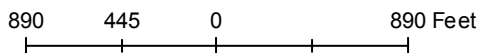
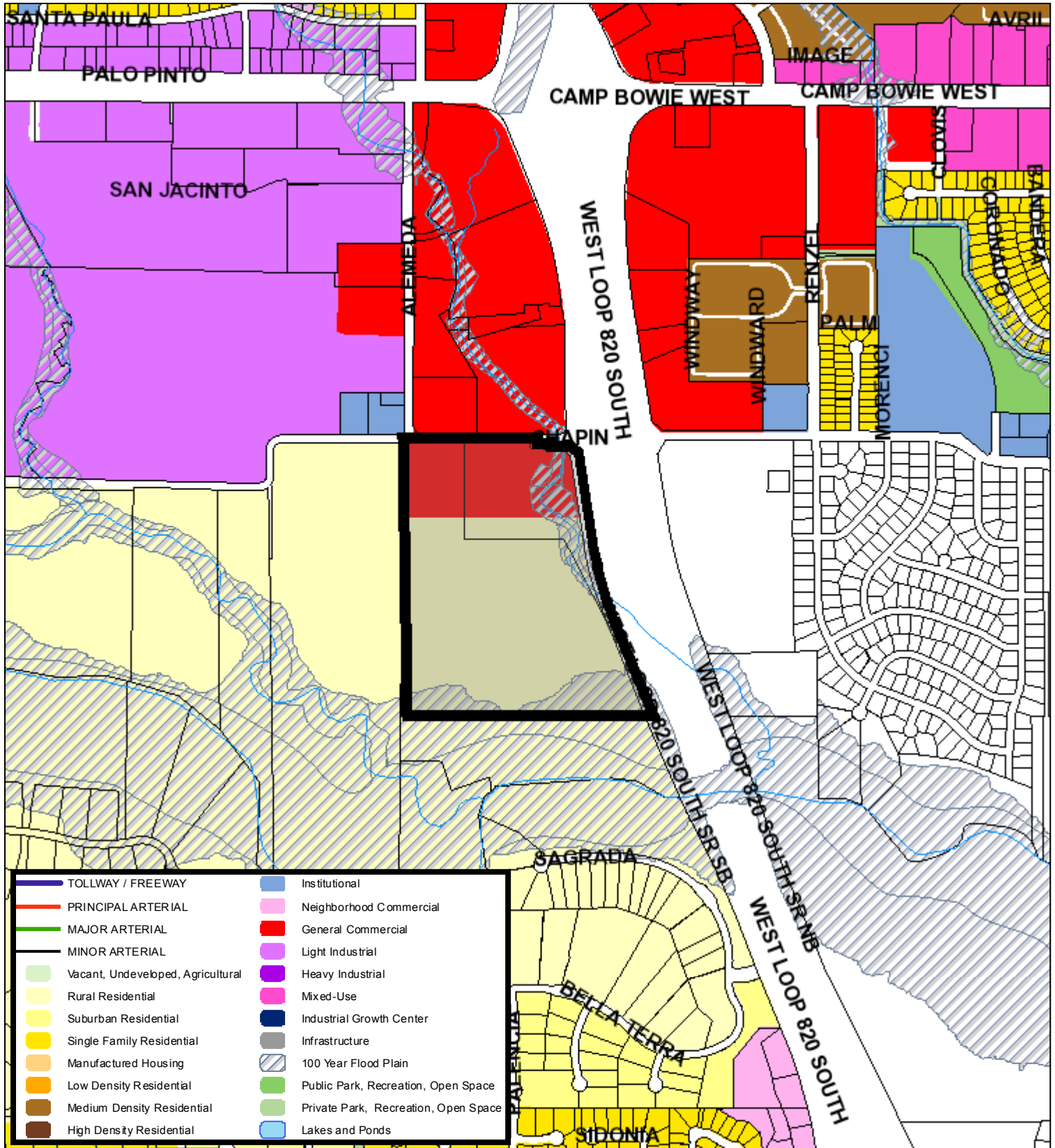
Requirement	"CR" Standards	Proposed "PD-CR"
Open Space	60% Minimum	40% Minimum <b>(Waiver Requested)</b>
Density	Maximum 16 dwelling units/acre	7.8 dwelling units/acre - Complies
Building Setbacks	Front Yard: 20' Minimum Rear Yard: 5' Minimum Interior Side Yard: 5' Minimum Corner Side Yard: 20' Minimum adjacent to side street	Front Yard: 10' minimum (from back of curb) Rear Yard: 10' (AC units, balconies, and porches shall be allowed within this setback) Side Yard Setback: 10' minimum between buildings (wall to wall) Side Yard Adjacent to a Street: 10 (AC units, balconies, and porches shall be allowed within this setback)  Minimum Building Setback to Chapin Road ROW: 10' (AC units, balconies, and porches shall be allowed within this setback) Minimum Building Setback to Loop 820 ROW: 30' (inclusive of existing water and sewer easements)  <b>(Waiver Requested)</b>
Bufferyard/Screening	Where adjacent to one or two-story family districts, a 5' bufferyard and minimum 6' screen fence shall be placed on the property line and should be landscaped per point system.  3:1 setback based on height, 30' minimum 1:1 setback with 10' minimum setback for one-story garages and carports 20' minimum setback for dumpster enclosures and one-story accessory structures.	n/a - not adjacent to one or two-story family zoning.
Height	36' Maximum, slab to top of plate	36' Maximum (2-Story Max), slab to top of plate
Parking	1 space per bedroom plus 1 space per 250 square feet of common area  (615 bedroom spaces required plus 110 common area spaces required - 725 spaces required)  Carports are not allowed between the front of the building face and the street.	1 Bedroom Units = 1.50 Spaces Per Unit 2 Bedroom Units = 2 Spaces Per Unit 3 Bedroom Units = 2.25 Spaces Per Unit  668 spaces provided  <b>(Waiver Requested)</b>  Carports shall be allowed between the face of the building and the street as depicted on the site plan.  <b>(Waiver Requested)</b>
Landscaping	Must meet 20 points of enhanced landscaping.	Will meet 20 points of enhanced landscaping cited in Section 4.710.d.6.a Zoning Ordinance - Complies
Urban Forestry	Must comply with Urban Forestry Ordinance requirements.	Will meet Urban Forestry requirements in Section 6.302 Zoning Ordinance - Complies
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street. Where site constraints require, the building end (shortest length of the building) may face a public street only when the same exterior quality to the building facade is provided including architecture, masonry and fenestration proportion on the side of other buildings facing the public street.	Short side of units shall be allowed to be orientated to property line and public street as depicted on the site plan.  <b>(Waiver Requested)</b>
Perimeter Fencing	Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.	Screening wall (masonry, wood or wrought iron shall be allowed) with gated entry shall be allowed.  <b>(Waiver Requested)</b>

Perimeter Fencing	Fences shall not be located in the area between building facades and the property line. Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades. Perimeter security fencing is prohibited, however security fencing is permitted on interior property lines.	Screening wall between building facades and public right-of-way is allowed and can be either masonry, wood or wrought iron.  <b>(Waiver Requested)</b>
Interior Fencing	For private residential patios and yards, a fence, railing, or low wall may extend beyond the building façade if the following requirements are met.  -Fences, railings, and walls shall not exceed 4' in total height as measured from the ground to the top of the fence, railing and/or wall; however -For elevated residential stoops the total fence railing and/or wall height shall not exceed 5' total.	Private yards (regardless of stoop height) shall be fenced with fencing between 4' and 6' tall and can be either wrought iron, wood fencing, or similar.  <b>(Waiver Requested)</b>
Multifamily Design Standards	Submit MFD plan to meet standards.	MFD application will be waived as site plan was submitted with zoning.  <b>(Waiver Requested)</b>

### 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



0 550 1,100 2,200 Feet





# Zoning Staff Report

**Date:** November 9, 2022

**Case Number:** ZC-22-167

**Council District:** 7

## Zoning Map Amendment

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

**Owner / Applicant:** 9773 Heritage, LLC / Sheldyn Buchman

**Site Location:** 9765 Tehama Ridge Parkway

**Acreage:** .71 acre

### Request

**Proposed Use:** Multi-family residential

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

To: “C” Medium Density Multifamily

### Recommendation

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

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

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

### Table of Contents

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

## Project Description and Background

The subject site is located on the east side of Tehama Ridge Parkway, off the Heritage Trace Parkway roundabout. The site is located in the Heritage Trace Commons facility next to a strip mall comprised of a dentist's office, a donut shop, a hair salon, and a child care center. The applicant wants to rezone the site to "C" Medium Density Multifamily to accommodate an apartment/townhome. Please note that a formal Site Plan is not required for rezoning to "C" staff asked the applicant for a site plan or a concept plan to give staff and City officials an idea of how the applicant envisions the layout and functionality of the site.

Any proposed development will need to meet all other "C" development standards, including a minimum 45% Open Space, 20-foot street side setbacks, 5-foot side and rear setbacks, 36' maximum height, one parking space per bedroom plus one space per 250 square foot of common area, and a minimum of 20 points from the enhanced landscape table. Buildings must be oriented with the long side facing the street, parking towards the site's interior, and no driveways, fences, or parking between the building façade and any street frontage.

Here is the description provided by the applicant

Intention to build Town homes / Multi-family. There is a shortage of smaller condo / town home options in this area, everything is single family homes. This is close to schools and would fit with the neighborhood and needs of the community, including that of single parent households and young starter families.

Furthermore, due to the location of the lot, it does not lend itself toward "E" - Neighborhood Commercial. The lot has no exposure at all to main roads with traffic, it is hidden behind a retail strip mall to the immediate east and the Kiddie Academy to the immediate west. To endeavor to build a commercial property at this site would likely render the property vacant.

## Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / Kiddie Academy of Alliance  
East "E" Neighborhood Commercial / 7-Eleven /Exxon  
South "E" Neighborhood Commercial / Hair salon, donut shop, dental office  
West "E" Neighborhood Commercial / International Leadership of Texas

## Recent Zoning History

- ZC-13-178 from "AG" Agricultural, "C" Medium-density multifamily & "OM" Office Midrise to "A-5" Single-family, "C" Medium-density multifamily & "E" Neighborhood commercial
- ZC-20-124 from "G" Intensive Commercial with I-35W central zone overlay to "UR" Urban Residential with I-35w Central zone overlay



## Public Notification

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

Organizations Notified	
North Fort Worth Alliance	PV HOA
Reata Meadow HOA	Reata Ranch HOA
Harmon Ranch HOA	Tehama Ridge HOA
Streams and Valleys Inc.	Trinity Habitat for Humanity
Keller ISD	Northwest ISD

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

---

Immediate surrounding land uses are commercial and educational. Outside the commercial district, all other developments are single-family residential neighborhoods.

A new apartment community at this site might be disruptive to existing uses, and traffic might be a concern. Additionally, based on the location of the proposed development, staff has questions about whether the product would be able to in compliance with the development standards for a "C" Medium-density multifamily, including a minimum 45% Open Space, 20-foot street side setbacks, 5-foot side and rear setbacks, 36' maximum height, one parking space per bedroom plus one space per 250 square foot of common area, and a minimum of 20 points from the enhanced landscape table. Buildings must be oriented with the long side facing the street, parking towards the site's interior, and no driveways, fences, or parking between the building façade and any street frontage.

The applicant responded to our request for more information and is currently working on a concept plan to give staff a general idea of how they will develop the site.

As it stands, the proposed use is zoning **is not compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Far North

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The 2022 Comprehensive Plan designates the subject property as Neighborhood Commercial on the Future Land Use Map. Multifamily Residential Zoning is not one of the recommended zoning designations.

Residential	pedestrian-oriented development in growth centers	Form-Based Codes
<b>COMMERCIAL</b>		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes
*Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.		

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



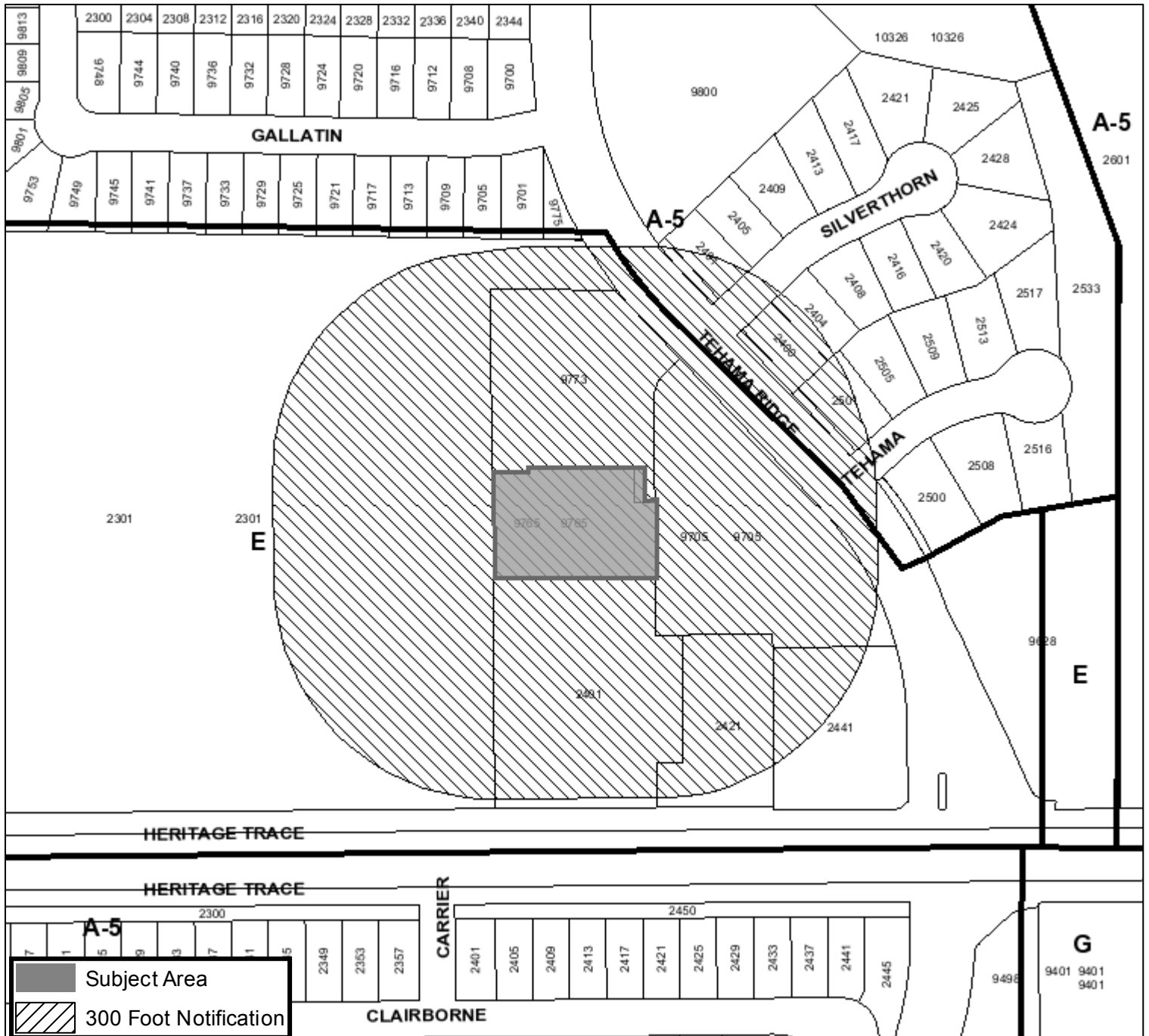






ZC-22-167

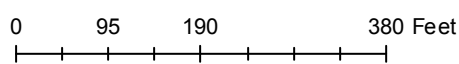
# Area Zoning Map

Applicant: 9773 Heritage, LLC  
 Address: 9765 Tehama Ridge Pkwy.  
 Zoning From: E  
 Zoning To: C  
 Acres: 0.7400052  
 Mapsco: 21T  
 Sector/District: Far North  
 Commission Date: 11/9/2022  
 Contact: 817-392-2495

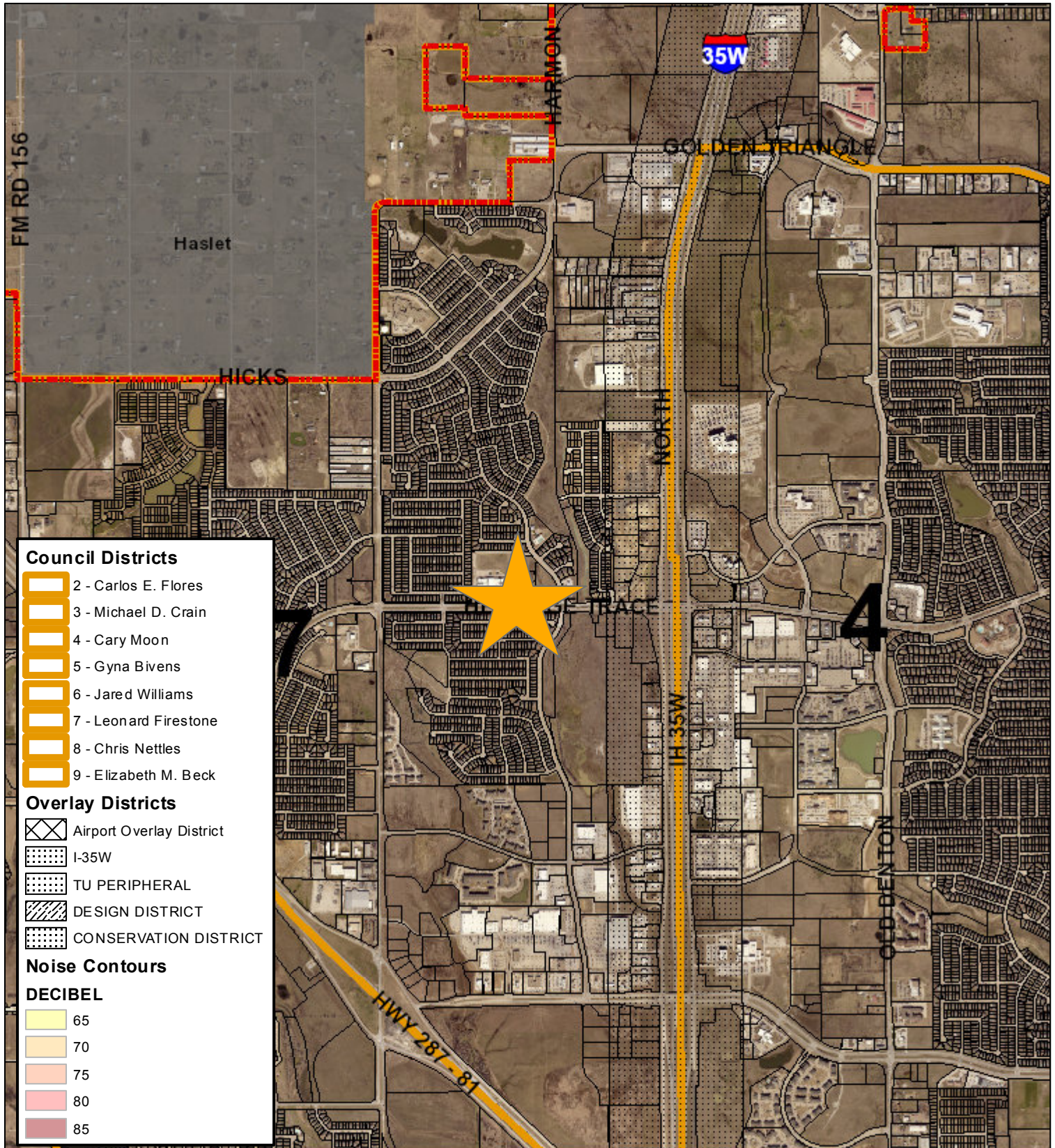


 Subject Area

 300 Foot Notification

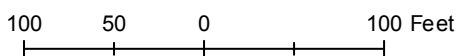
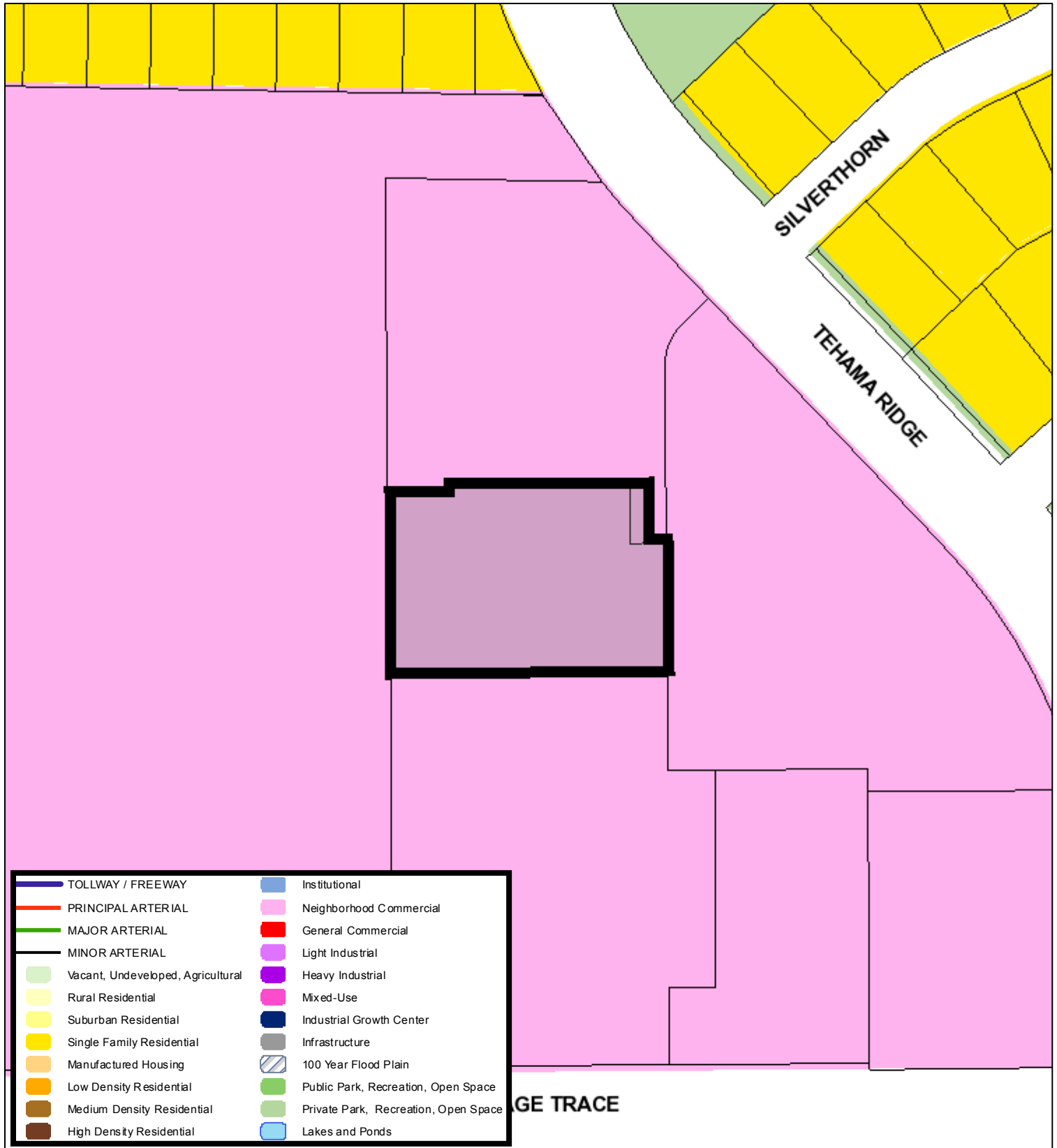


### Area Map



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 65 130 260 Feet





# Zoning Staff Report

**Date:** November 9, 2022

**Case Number:** ZC-22-171

**Council District:** 6

## Zoning Map Amendment

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

**Owner / Applicant:** Jason Moses, Oakcrest Management / John Drennan & Cynthia Stark, Barron Stark

**Site Location:** 312 Old Highway 1187

**Acreage:** 5.38 acres

### Request

**Proposed Use:** Warehouse with office/retail storefronts

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

To: “I” Light Industrial

### Recommendation

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

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

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

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
  - c. [Economic Development Plan](#)
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 in Council District 6, northeast of the Interstate 35W & F.M. 1187 interchange. The property is currently undeveloped. The property owner plans to construct two new buildings for “flex office and warehouse” space, with some small retail components. The proposed buildings would be 30 foot tall and approximately 37,500 square feet total. A concept layout was provided by the applicant along with sample building elevations to give an idea as to how the buildings will be laid out and how the site will function as a whole. There will be no direct access to F.M. 1187 based on proximity to the future intersection with Stone Road, and all traffic will ingress and egress on to Old Highway 1187. The site is planned to be gated, according to the concept layout. A description of the rezoning proposal from the applicant can be found below:

The proposed use is for flex warehouse with office-retail-showroom storefronts. The spaces can be used as business or personal flex storage and commerce. This use is compatible with 'I' Light Industrial zoning which provides for low-intensity industrial uses and is intended to serve the entire community. The existing 'E' Neighborhood commercial zoning is for neighborhood-serving commercial, institutional and office uses. The zoning change is compatible with surrounding land uses of General Commercial and Light Industrial.

No encroachments on the ONCOR or the Energy Transfer existing easements as shown on the site layout. TxDOT would not allow a connection to FM Highway 1187 due to the future Stone Road and re-design of FM 1187 in that area.

Detention, landscaping and parking to be in accordance with the proposed zoning and city regulations.

Please note that this request is for standard zoning, rather than a Planned Development. This means the applicant is not obligated to build according to the concept layout submitted. If this rezoning is approved, any uses indicated as permitted under “I” Light Industrial in the Non-Residential Land Use Table from Section 4.803 of the City of Fort Worth Zoning Ordinance would allowed by right as long as the development meets the development standards in Section 4.1000 of the Zoning Ordinance.

The property owner has been in contact with Councilman Williams’ office, and has not indicated any issues or opposition to the proposal. The owner has been very responsive with Zoning staff and has participated in the Pre-Development process along with providing regular updates when requested.

## Surrounding Zoning and Land Uses

North “AG” Agricultural / undeveloped

East “E” Neighborhood Commercial / undeveloped & future proposed Stone Road extension

South “J” Medium Industrial / Spinks Airport

West “E” Neighborhood Commercial / office & medical office

## Recent Zoning History

- None

## Public Notification

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

Organizations Notified	
District 6 Alliance	Crowley ISD
Trinity Habitat for Humanity	Burleson ISD
Streams & Valleys Inc	

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The 5-acre property is situated on a major east west road corridor (F.M. 1187) and is close to Interstate 35W, providing good north-south access to and from the site. Within the immediate vicinity, there are commercial enterprises to the west and a municipal airport to the south. The remainder of the land to the east and south is currently undeveloped. A future commercial connector called Stone Road is currently planned to be built just to the east of this site, creating a hard corner on F.M. 1187 once the roadway is built.

On July 7, 2022 the applicant participated in a Pre-Development Conference with all development-affiliated City departments. At that time, Zoning staff notified the applicant of the “I” Light Industrial development standards applicable to this particular site, including but not limited to:

- 55 foot maximum height.
- Minimum parking amounts would not apply since there are no residential zones within 250 feet.
- Base landscape requirements are 10% of the site dedicated to irrigated landscaped area, with plantings.
- Any Urban Forestry related tree preservation / mitigation requirements.

This type of development appears to be acceptable in this location, which is not impacted by any overlay districts, and is not close to any existing residential areas or zones. Of the industrial land uses, warehouse is amongst the least intensive, in comparison to manufacturing, auto-related uses, or those with outdoor activity. The proposed rezoning to “I” Light Industrial **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Far South

The 2022 Comprehensive Plan currently designates the subject property as future general commercial on the Future Land Use Map. Only commercial zoning or mixed-use zoning is consistent with the general commercial designation. While the proposed rezoning **is not consistent** with the adopted Comprehensive Plan designation,

the quasi-commercial nature of the proposed development fits the spirit and intent of the adopted Comprehensive Plan to provide non-residential uses in non-residential designated areas. It just happens to require industrial zoning since the warehouse component would take up more than 50% of the buildings. Additionally, the rezoning request does align with at least two of the Sector Land Use Policies that apply to the Far South sector of the City.

## **FAR SOUTH SECTOR FUTURE LAND USE**

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### ***Sector Land Use Policies***

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
4. Promote commercial, mixed-use, and urban residential development within the Spinks/Huguley Mixed-Use Growth Center.

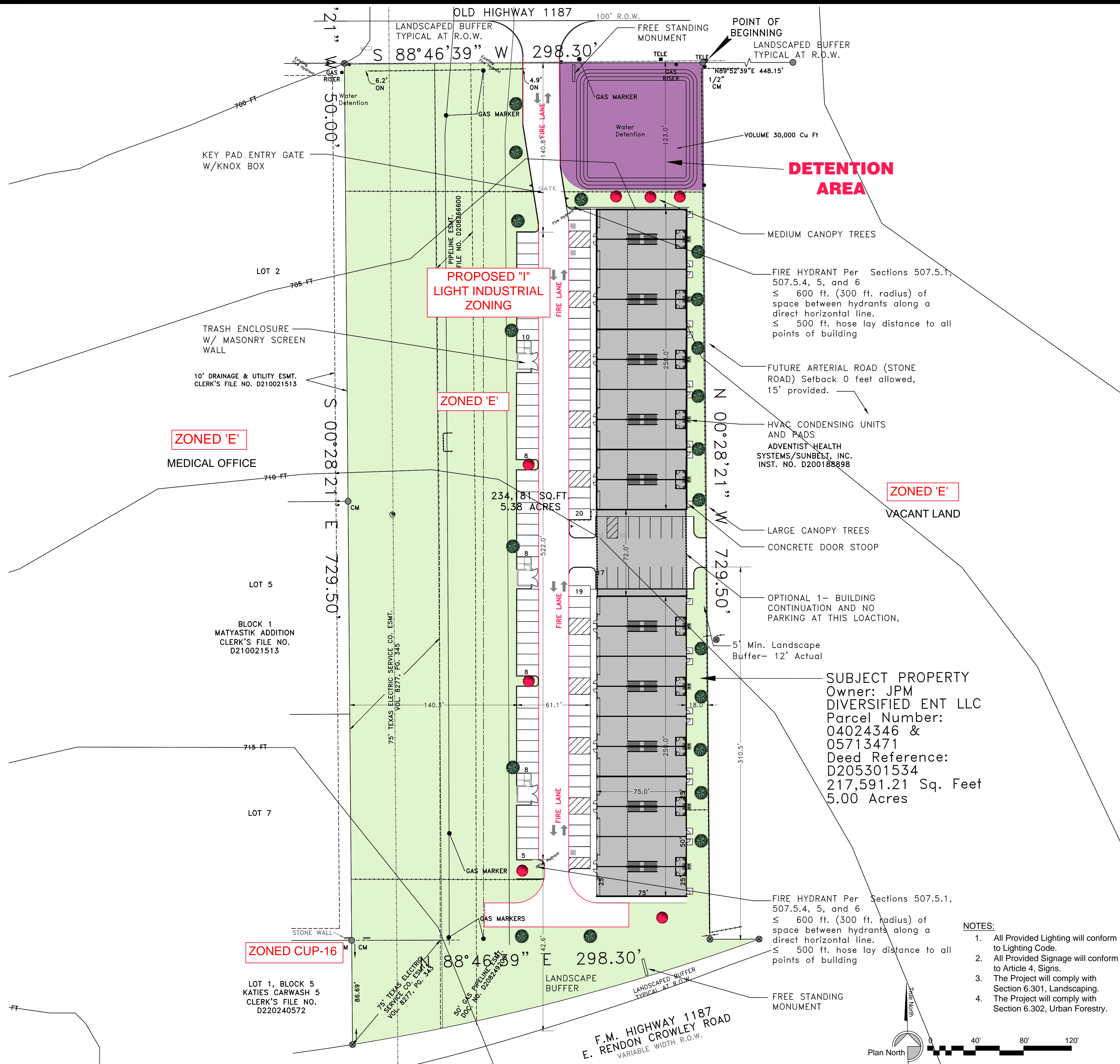
If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

## **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. 312 Old Highway 1187 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. The conversion of this property from an under developed site to an active enterprise allows for the continued diversification of the tax base and has the potential to spur additional growth and regeneration in the area.



## Project Summary

**DESCRIPTION:**  
 A Proposed Site change to a Zoned Industrial property. This proposal includes Minor Modifications in conformance with the Regulations as amended with provisions to the City Code of Ordinances. Lot configuration, Landscaping, and Building use are with-in the Development Pattern of the approved zoning change.

**PROPERTY ADDRESS:**  
 312 Old Highway 1187, Fort Worth, Texas.

**ZONING:**  
 Base Zone of Neighborhood Commercial "E" change to Light Industrial "I" as modified by the Zoning Regulations.

Lot Area =	234,181 sf <sup>2</sup> ≈ 5.38 ac ±
Building Area - Level 1 =	37,500 sf <sup>2</sup> gross

**Description**

- Retail/Storage Building:**  
 Occupancy = S-1 Moderate Hazard Storage,  
 Const. Type II SP, Area= 37,500 sf<sup>2</sup>

**Landscaping**

- Required =** 23,418 sf<sup>2</sup>
- Provided =** 140,770 sf<sup>2</sup>

**Parking**

- Required:**  
 1 space per 4 employees (Warehouse)  
 1 Occupant/ 500 sf<sup>2</sup> = 75 Occupant  
 75/4 = 19 spaces
- Provided:**  
 103 Spaces (5 HC)

**ADOPTED CODES (with City of Fort Worth Amendments)**

- 2015 International Building Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Fuel and Gas Code
- 2015 International Fire Code
- 2015 International Energy Conservation Code
- 2020 National Electric Code

**URBAN FORESTRY ("I" - Industrial)**

Lot Area =	234,181 sf <sup>2</sup>
Area in Easements =	106,820 sf <sup>2</sup>
Net Urban Forestry Area =	127,361 sf <sup>2</sup>
Required Tree Canopy Area =	25,472 sf <sup>2</sup> (20% of Net Forestry Area)
Large Canopy Trees (2,000 sf <sup>2</sup> ea) =	24,000 sf <sup>2</sup> (12 Trees)
Medium Canopy Trees (700 sf <sup>2</sup> ea) =	2,800 sf <sup>2</sup> (4 Trees)
	26,800 sf <sup>2</sup> Provided
Parking/Drive Area =	43,994 sf <sup>2</sup>
Required Canopy Coverage	
Parking Area =	17,598 sf <sup>2</sup> (40% of Parking Area)
Large Canopy Trees (2,000 sf <sup>2</sup> ea) =	16,000 sf <sup>2</sup> (8 Trees)
Medium Canopy Trees (700 sf <sup>2</sup> ea) =	2,100 sf <sup>2</sup> (3 Trees)
	18,100 sf <sup>2</sup> Provided

**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

**Director of Development Services** \_\_\_\_\_ **Date** \_\_\_\_\_

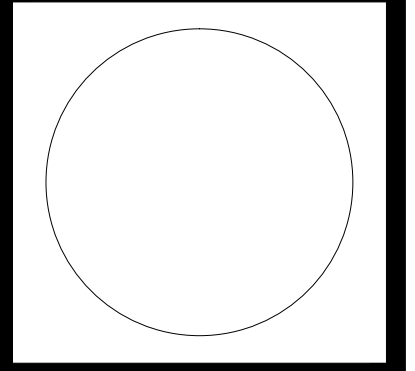
## FORT WORTH FLEX PARK I

ZONING CASE ZC-22-171

REVISIONS		
No	Date	Description

**Oakcrest Management**

785 Hidden Creek Pkwy., #2200 Burleson, TX 76028  
 Tel: (817) 426-5996



ZONING CASE  
 ZC-22-171

PLAN  
**FORT WORTH FLEX PARK I**  
 312 Old Highway 1187  
 Fort Worth, Texas

ISSUED FOR

ZONING EXHIBIT

DATE: 09.09.22

EX-1

Proposed Site Plan

REVISIONS		
No	Date	Description

**Oakcrest Management**  
 785 Hidden Creek Pkwy., #2200 Burleson, TX 76028  
 Tel: (817) 426-5996

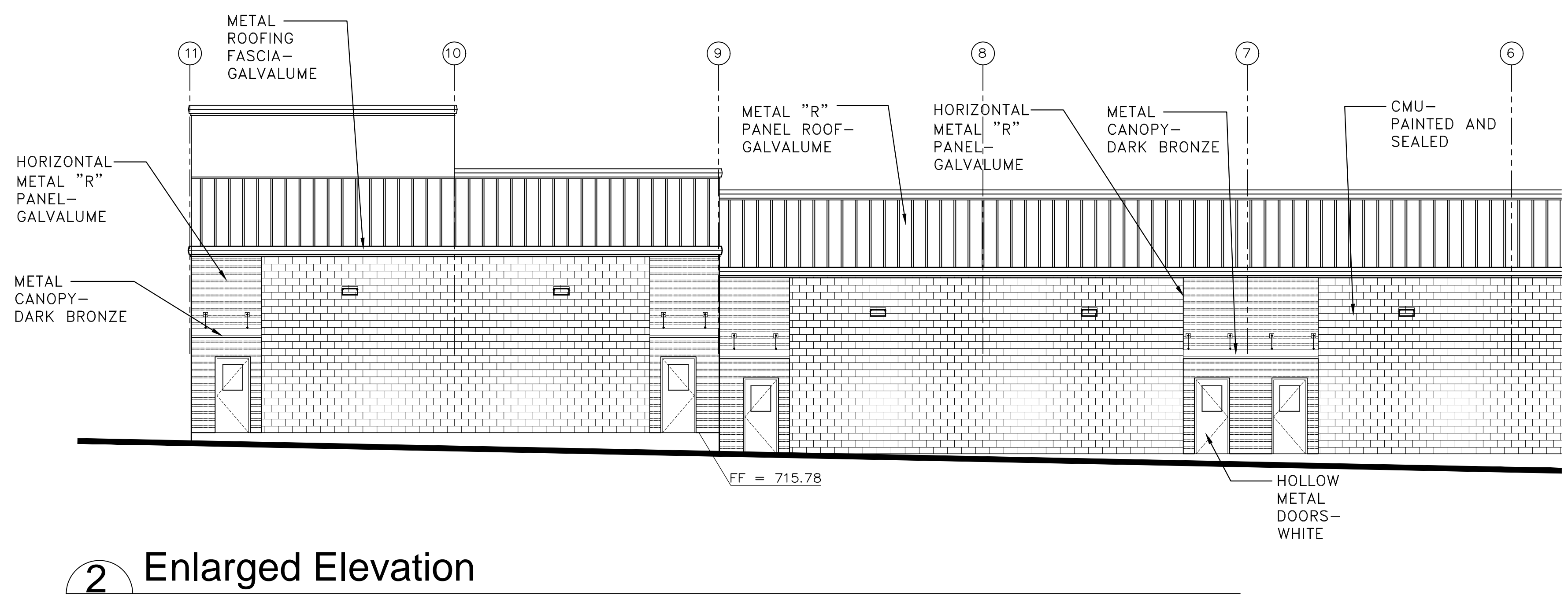
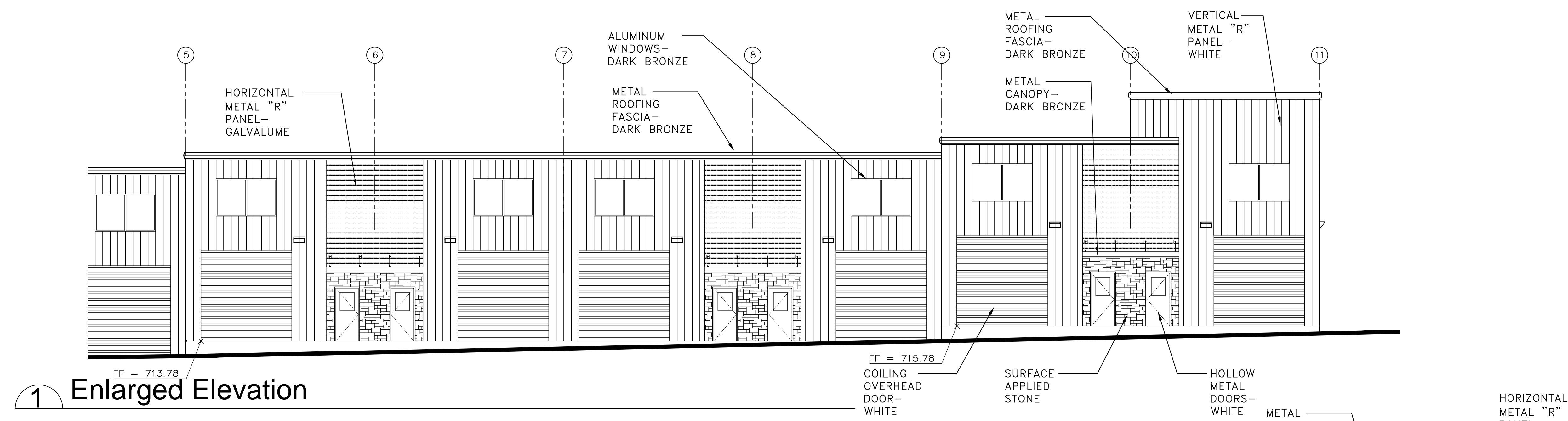
WILLIAM L TATLOCK - ARCHITECT  
 TX 16132  
 08/08/2022  
 NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

ELEVATIONS  
**FORT WORTH FLEX PARK I**  
 312 Old Highway 1187  
 Fort Worth, Texas

ISSUED FOR  
**INDUSTRIAL ZONING**

DATE: 08.08.22

**EX-3**









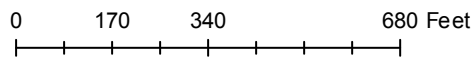
ZC-22-171

# Area Zoning Map

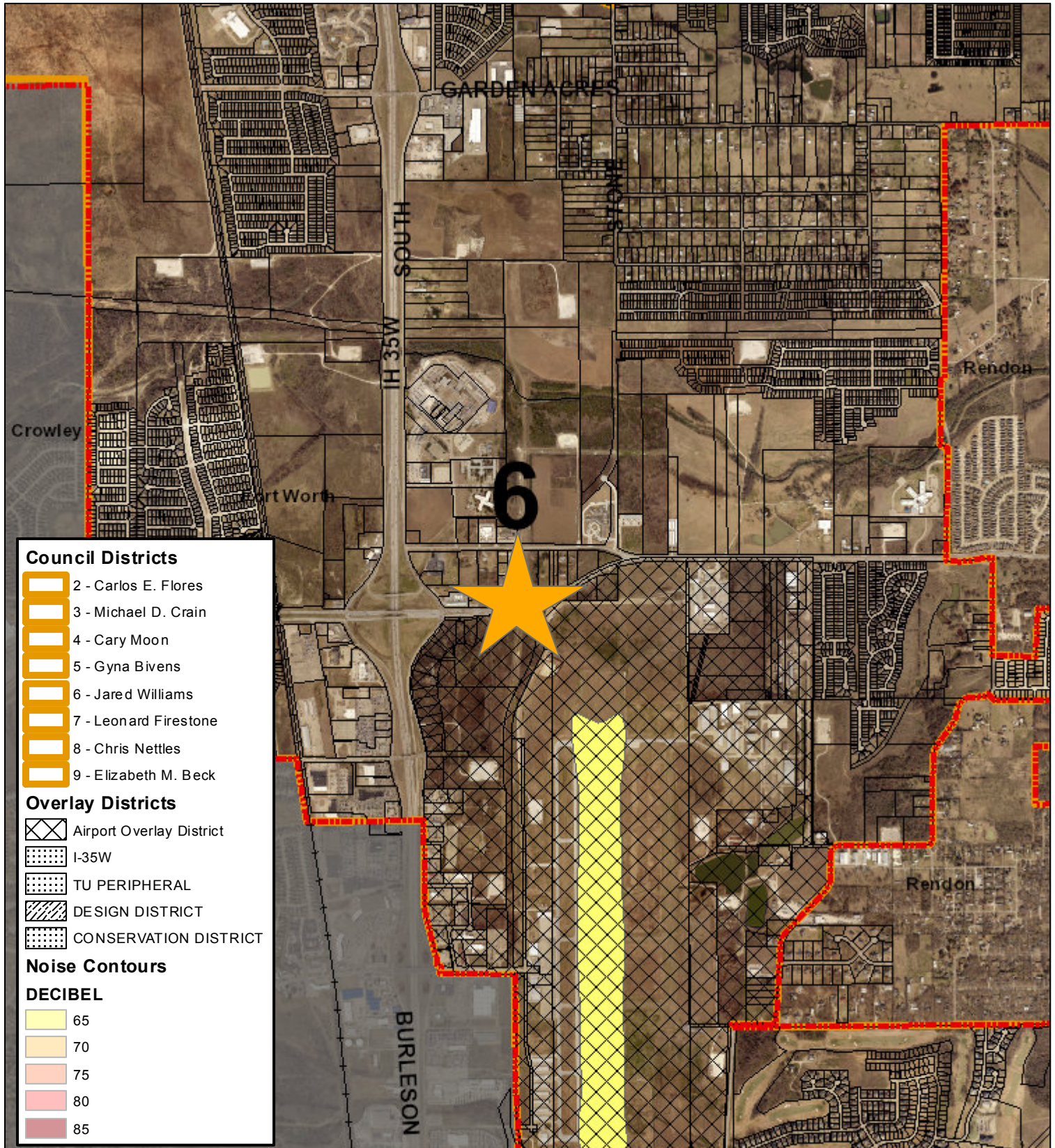
Applicant: JMP Diversified Enterprises LLC/Oakcrest Mngt  
 Address: 312 Old Highway 1187  
 Zoning From: E  
 Zoning To: I  
 Acres: 5.37609586  
 Mapsco: 119K  
 Sector/District: Far South  
 Commission Date: 11/9/2022  
 Contact: null



 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

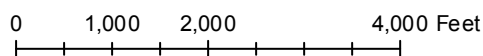
**Overlay Districts**

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

**Noise Contours**

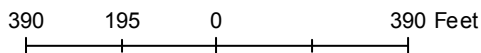
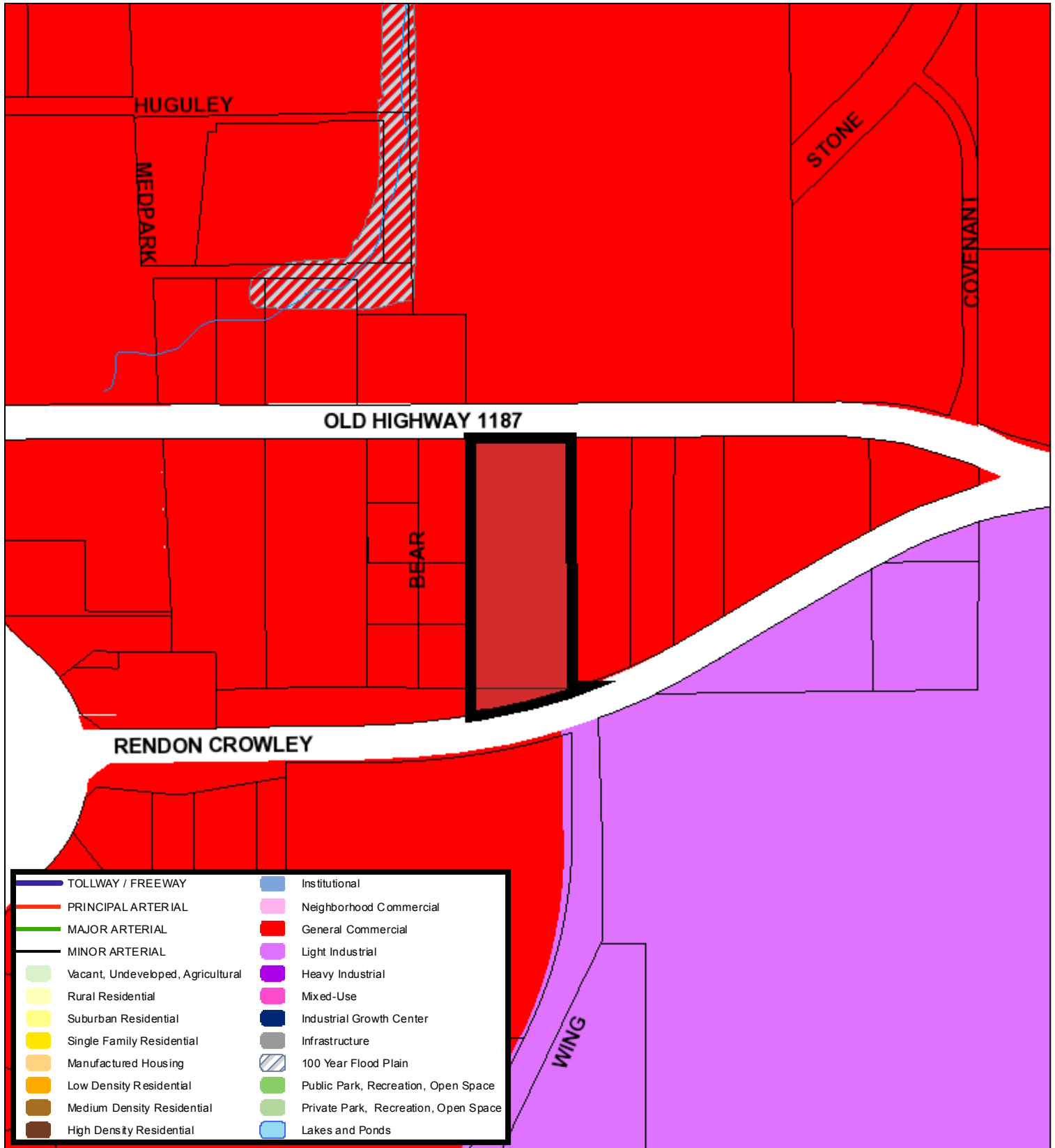
**DECIBEL**

-  65
-  70
-  75
-  80
-  85





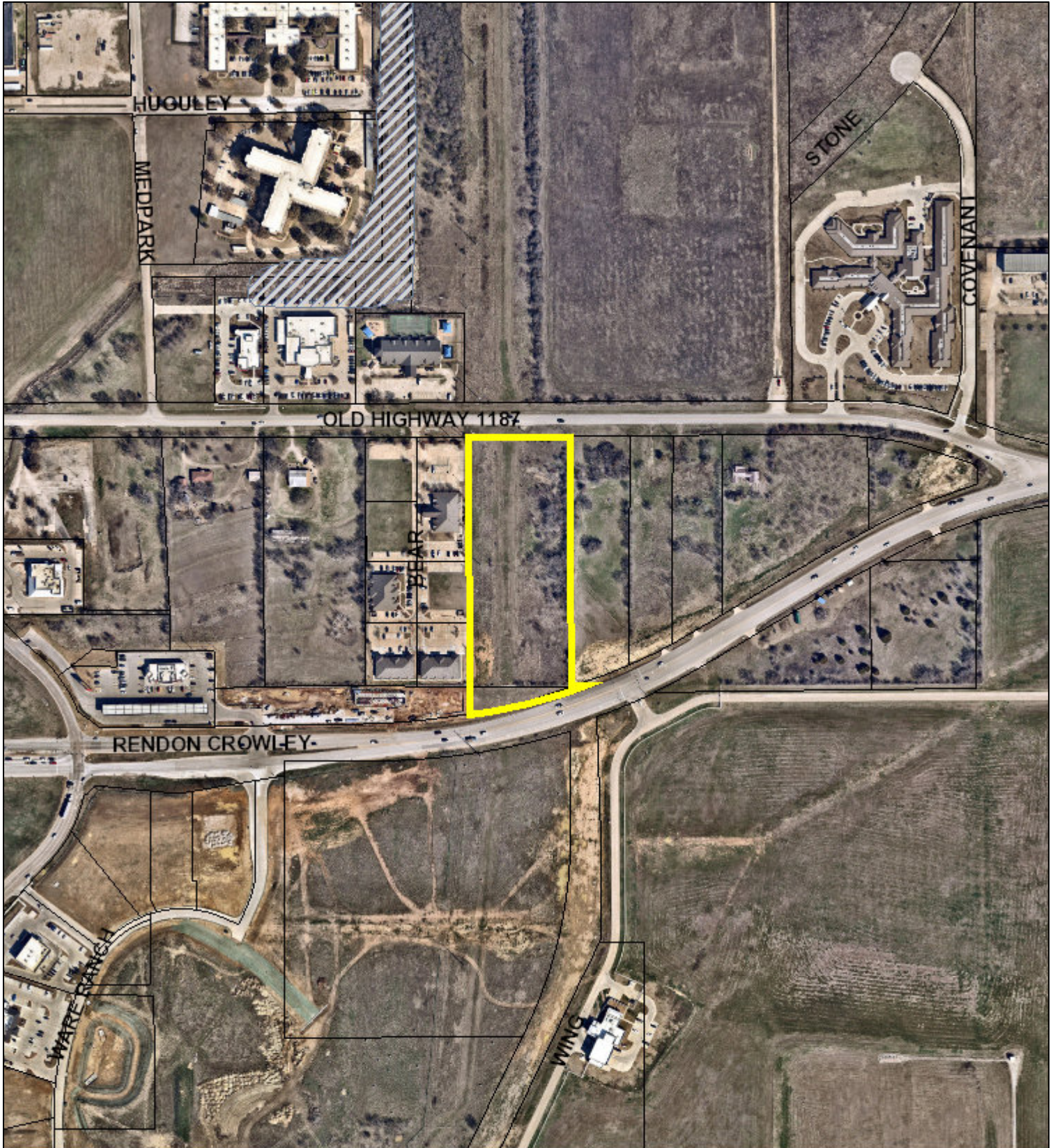
### Future Land Use



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



0 250 500 1,000 Feet





# Zoning Staff Report

Date: November 9, 2022

Case Number: ZC-22-173

Council District: 4

## Zoning Map Amendment

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

**Owner / Applicant:** Vijani Inc.

**Site Location:** 5251 N. Beach Street

**Acreage:** 0.57 acres

### Request

**Proposed Use:** Industrial / Truck Parking for Hotel Guests

**Request:** From: “G” Intensive Commercial

To: “I” Light Industrial

### Recommendation

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

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

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

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

## Project Description and Background

The subject property is located about 150 ft. south of the intersection of 820 & Beach St. This site is within the Meacham Industrial Growth Center. The property owner also owns the Super 8 Hotel to the south; he is requesting to rezone this portion to “I” Light Industrial to allow some hotel guests to truck-parking. He is aware that if the zoning change is granted, he would need an additional Conditional Use Permit allowing the site to be used for parking without having a primary use.

The zoning change request resulted from a Code Compliance violation warning. A citizen’s complaint initiated the Code case. I spoke to the code enforcement officers investigating the complaint, and they shared that the lot used for truck parking is poorly maintained. There is trash, and neighborhood groups have observed illegal activities on the premises and between the hotel and the convenience store.

## Surrounding Zoning and Land Uses

North “G” Intensive Commercial / Gas station with convenience store and game machines  
East Across Beach Street / Haltom City  
South “G” Intensive Commercial / Super 8 Hotel  
West “G” Intensive Commercial / I-Hop

## Recent Zoning History

- None

## Public Notification

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

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

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

## Development Impact Analysis

### Land Use Compatibility

---

The applicant requests to rezone this property from “G” Intensive Commercial to “I” Light Industrial. All properties surrounding the site are either zoned “G” Intensive Commercial or undeveloped outside the City limits. A truck stop is not compatible use with the surrounding areas. There are designated truck stops within a five-mile radius equipped to fulfill the demand for truck parking. Other hotels surround the site, and none have a truck stop to accommodate their guests.

If the zoning change is granted, the applicant would need an additional Conditional Use Permit allowing the site to be used for parking without having a primary use.

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

### Comprehensive Plan Consistency – Far North

---

The adopted Comprehensive Plan currently designates the subject property as an “Industrial Growth Center” on the Future Land Use Map. Although “I” Light Industrial is an appropriate zoning district within this designation, outside storage is not.

INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2 , I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage, recycling centers, concrete batch plants	All Commercial & Industrial
Industrial Growth Center	Industrial and commercial uses serving a large region	All Commercial & Industrial

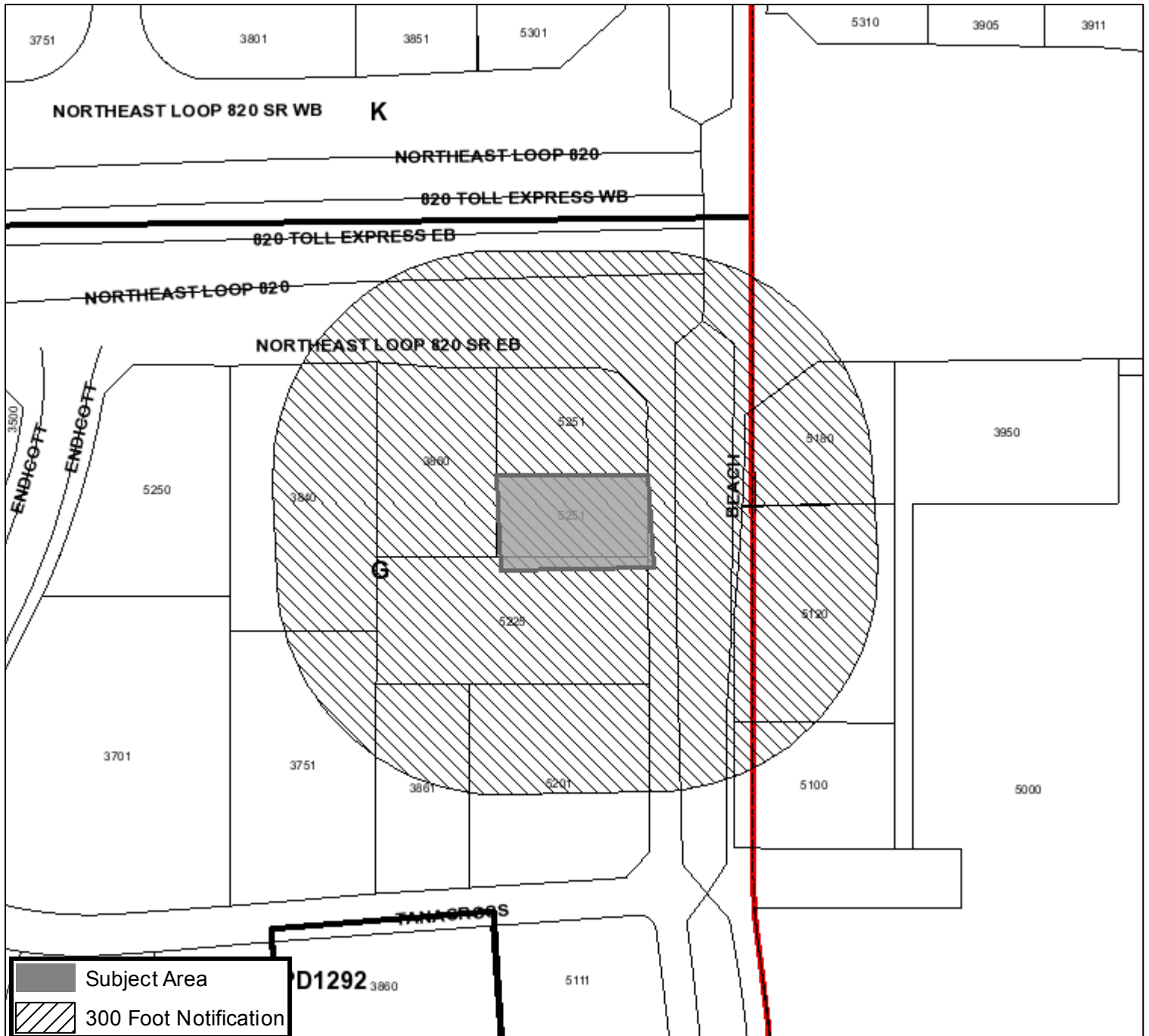
The proposed zoning is **consistent** with the Comprehensive Plan; however, the storage of vehicles is not appropriate at this location.



ZC-22-173

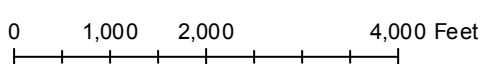
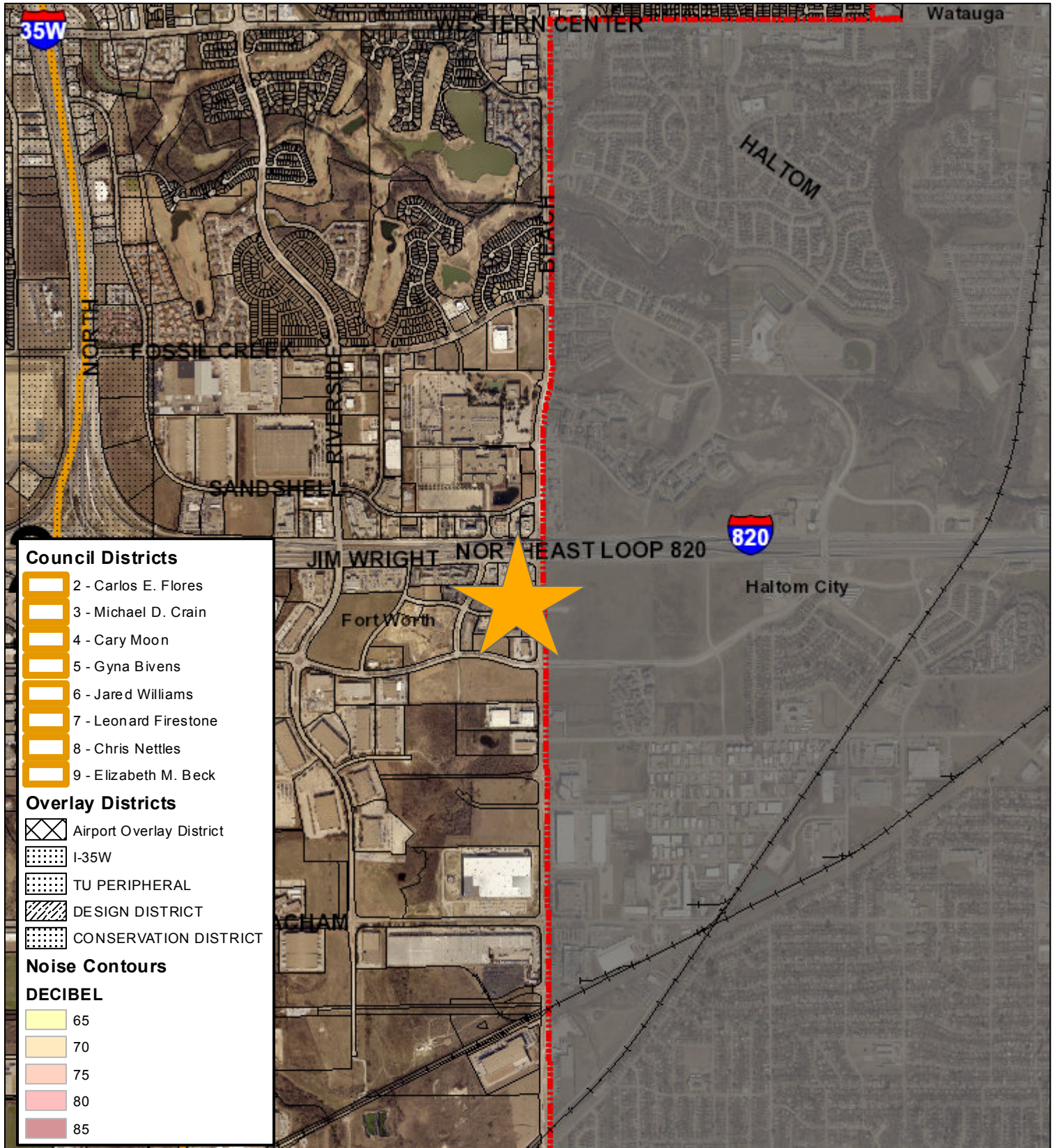
# Area Zoning Map

Applicant: Vijani Inc.  
 Address: 5251 N. Beach Street  
 Zoning From: G  
 Zoning To: I and to add a conditional use permit for truck parking  
 Acres: 0.57760459  
 Mapsco: 50J  
 Sector/District: Far North  
 Commission Date: 11/9/2022  
 Contact: null

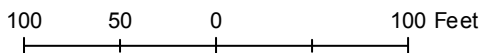
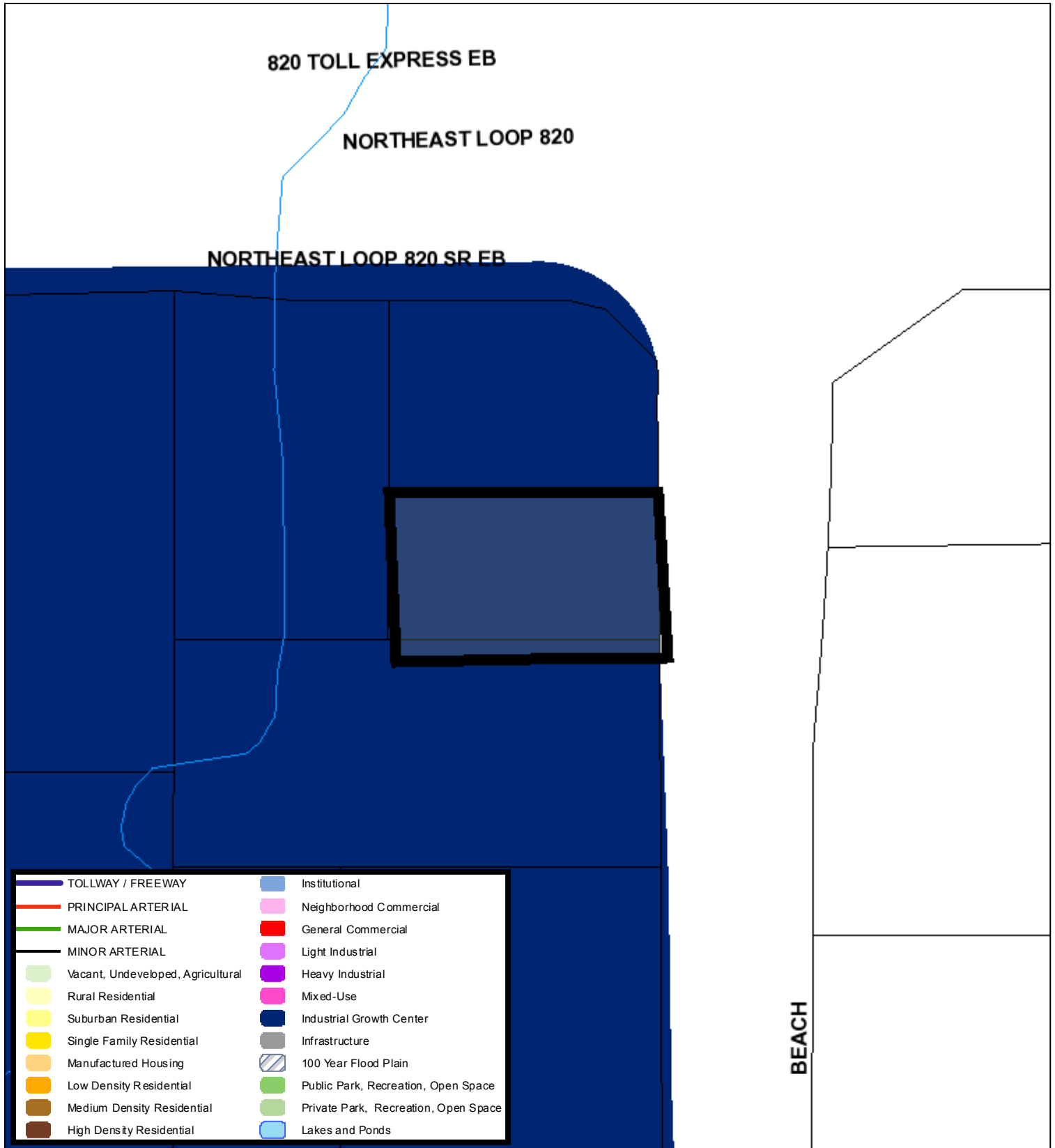


0 95 190 380 Feet

### Area Map



### Future Land Use



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





Aerial Photo Map



0 62.5 125 250 Feet





# Zoning Staff Report

**Date:** November 9, 2022

**Case Number:** ZC-22-175

**Council District:** 9

## Zoning Map Amendment

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

**Owner / Applicant:** 2824 7<sup>th</sup> Street LP / Alan R. Magee, Magee Architects

**Site Location:** 2824 W. 7<sup>th</sup> Street

**Acreage:** 0.30 acres

### Request

**Proposed Use:** Future Mixed-Use

**Request:** From: “MU-2” High Intensity Mixed-Use and “C” Medium Density Multifamily

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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## Project Description and Background

The subject site is comprised of two adjoining lots within the block bound by W. 7<sup>th</sup> Street to the south, Currie St. to the west, 6<sup>th</sup> Street to the north, and Foch St. to the east. The southern lot fronting W. 7<sup>th</sup> street is zoned “MU-2” High Intensity Mixed use and the northern lot fronting 6<sup>th</sup> Street is zoned “C” Medium Density Multifamily. The applicant is seeking to rezone the entire site to “MU-2” High Intensity Mixed-Use.

The southern lot, already zoned “MU-2” High Intensity Mixed-Use, is located within the W. Seventh Urban Village, which was designed in order to encourage higher quality and higher density development. The southern half of the block was rezoned to “MU-2” as part of the implementation of the Urban Village plan, as were the blocks to the east. The northern half of the block contains two lots of “E” Neighborhood Commercial and the subject lot zoned “C” Medium Density Multifamily seeking “MU-2”; all other lots have already been rezoned to “MU-2”. The “MU-2” district would provide consistency and design standards for these blocks. Staff anticipates that the other lots are likely to rezone to Mixed Use, which would be consistent with the Comprehensive Plan.

The applicant provided the following narrative on the rezoning application:

We are applying for a Zoning Change and we are Rezoning from one standard zoning district to another. We have no plans to alter our property, site or building at this time. The property currently lies within 2 zoning districts, C and MU-2, and we would like to make it all MU-2. We feel this would make it easier to redevelop or alter in the future to its highest and best use. It is currently surrounded by MU-2 zoning and we would like to make it compatible with surrounding properties.

## Surrounding Zoning and Land Uses

North “CF” Community Facility / church  
East “MU-2” High Intensity Mixed-Use / proposed Mixed-Use project  
South PD739 / Mixed-Use development  
West “MU-2” High Intensity Mixed-Use / commercial buildings and parking lots

## Recent Zoning History

- ZC-22-047: Rezoned “C” to “E”; one block north of subject site; approved by City Council June 14, 2022
- ZC-21-069: Rezoned from “F” to “MU-2”; west of subject site; effective November 1, 2021
- ZC-21-193: Rezoned from “C” to “MU-1”; one block north of subject site; effective May 3, 2022
- ZC-20-119: Rezoned “C” to “MU-2”; northwest of subject site; approved by Council November 10, 2020
- ZC-18-144: Rezoned from “C” to “MU-2”; adjacent to west of subject lot; effective November 11, 2018
- ZC-18-100: Rezoned from “I” to “UR”; north of subject lot; effective July 15, 2018

## Public Notification

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

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

\* Located within this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

Surrounding land uses are undeveloped, commercial, parking lot, church, and mixed-use. The proposed zoning is **compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Arlington Heights

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

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

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

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

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

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

- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- Adopt a sustainable development policy that promotes the following:
  1. Land use and transportation practices that promote economic development while using limited resources in an efficient manner;
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- Promote a desirable combination of compatible residential, office, retail, commercial, and selected light industrial uses in the mixed-use and urban residential zoning districts of the West Seventh Urban Village.
- Stimulate the redevelopment of the Camp Bowie Boulevard, West 7th Street, White Settlement Road, and Vickery Boulevard/Lovell Avenue commercial, mixed-use, and urban residential districts.

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

## Economic Development Plan

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

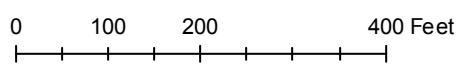
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4.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

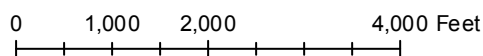
Applicant: 2824 7th St. LP/ Alan R. Magee  
 Address: 2824 W. 7th St.  
 Zoning From: MU-2 & C  
 Zoning To: MU-2  
 Acres: 0.2988253  
 Mapsco: 076B  
 Sector/District: Arlington Heights  
 Commission Date: 11/9/2022  
 Contact: null



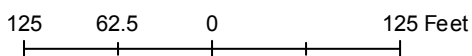
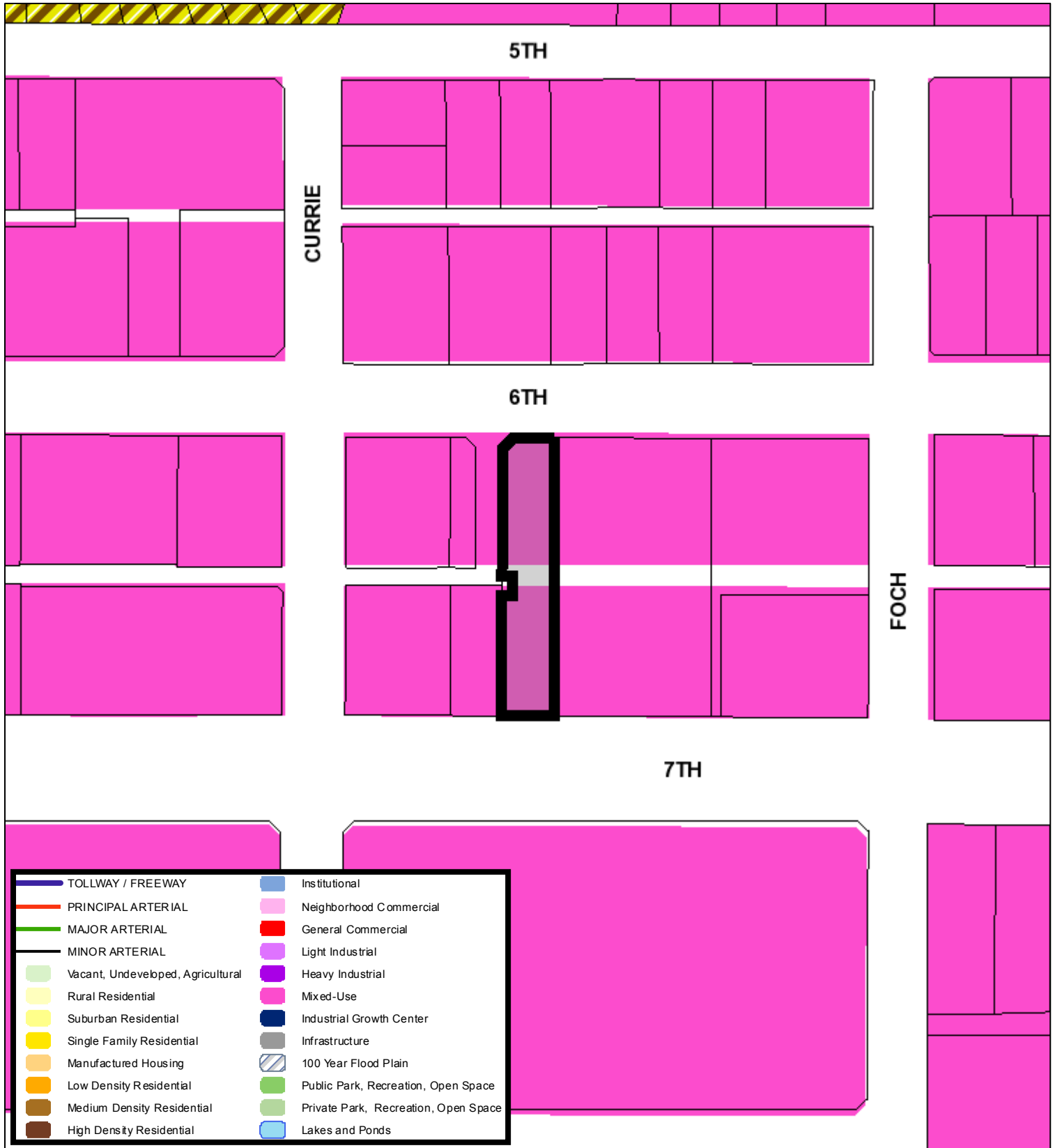
	Subject Area
	300 Foot Notification



### Area Map



### Future Land Use

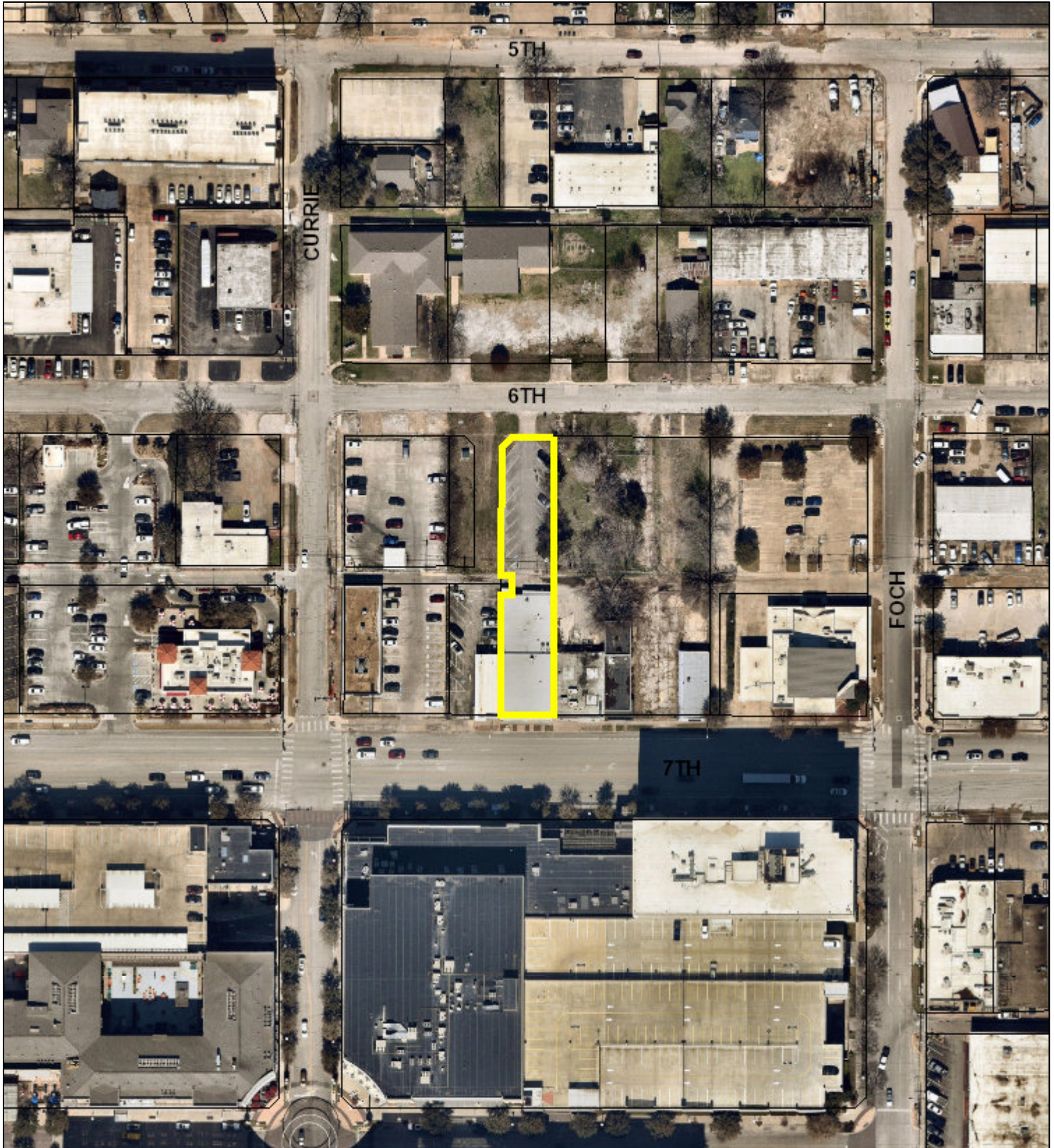


A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





## Aerial Photo Map



0 80 160 320 Feet





# Zoning Staff Report

**Date:** November 9, 2022

**Case Number:** ZC-22-176

**Council District:** 4

## Zoning Map Amendment

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

**Owner / Applicant:** Jamary Properties LLC

**Site Location:** 5315 Bridge Street

**Acreage:** 4.3 acres

### Request

**Proposed Use:** Mini-warehouse

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

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus mini-warehouse; 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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## Project Description and Background

The subject property is located on Bridge Street just east of the intersection of Woodhaven Blvd. The applicant is requesting to rezone the property from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus mini-warehouse, site plan included.

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

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / multifamily

East “E” Neighborhood Commercial; “G” Intensive Commercial / office, multifamily

South “E” Neighborhood Commercial / IH 30 ROW

West “E” Neighborhood Commercial; "PD/E" Planned Development for E uses plus pawnshop, site plan waiver recommended / gas station, retail

## Recent Zoning History

- None

## Public Notification

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

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

Organizations Notified	
Neighborhoods of East Fort Worth	Central Meadowbrook NA
Eastern Hills NA	Woodhaven NA*
White Lake Hills 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

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The applicant is proposing to change the zoning of this property from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus mini-warehouse. Surrounding land uses consist of multifamily to the north, office and multifamily to the east, IH-30 ROW to the south and commercial/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 neighborhood 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

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

### PERFORMANCE METRICS

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

## Site Plan Comments

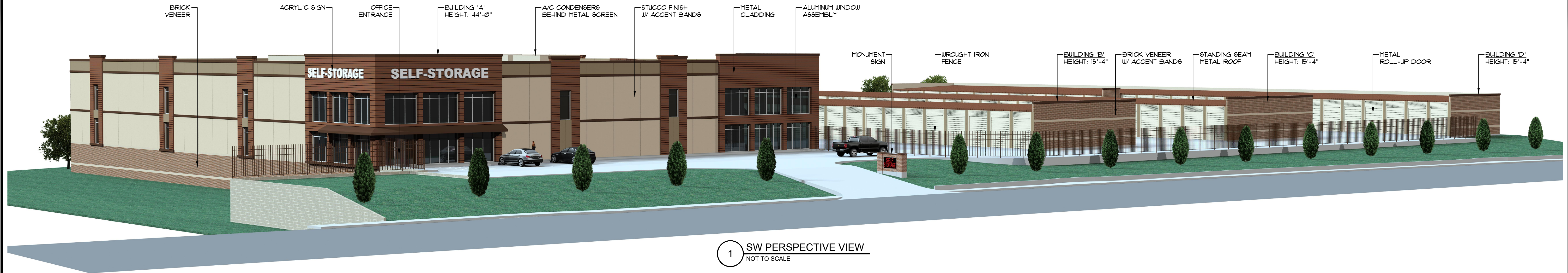
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### Zoning and Land Use

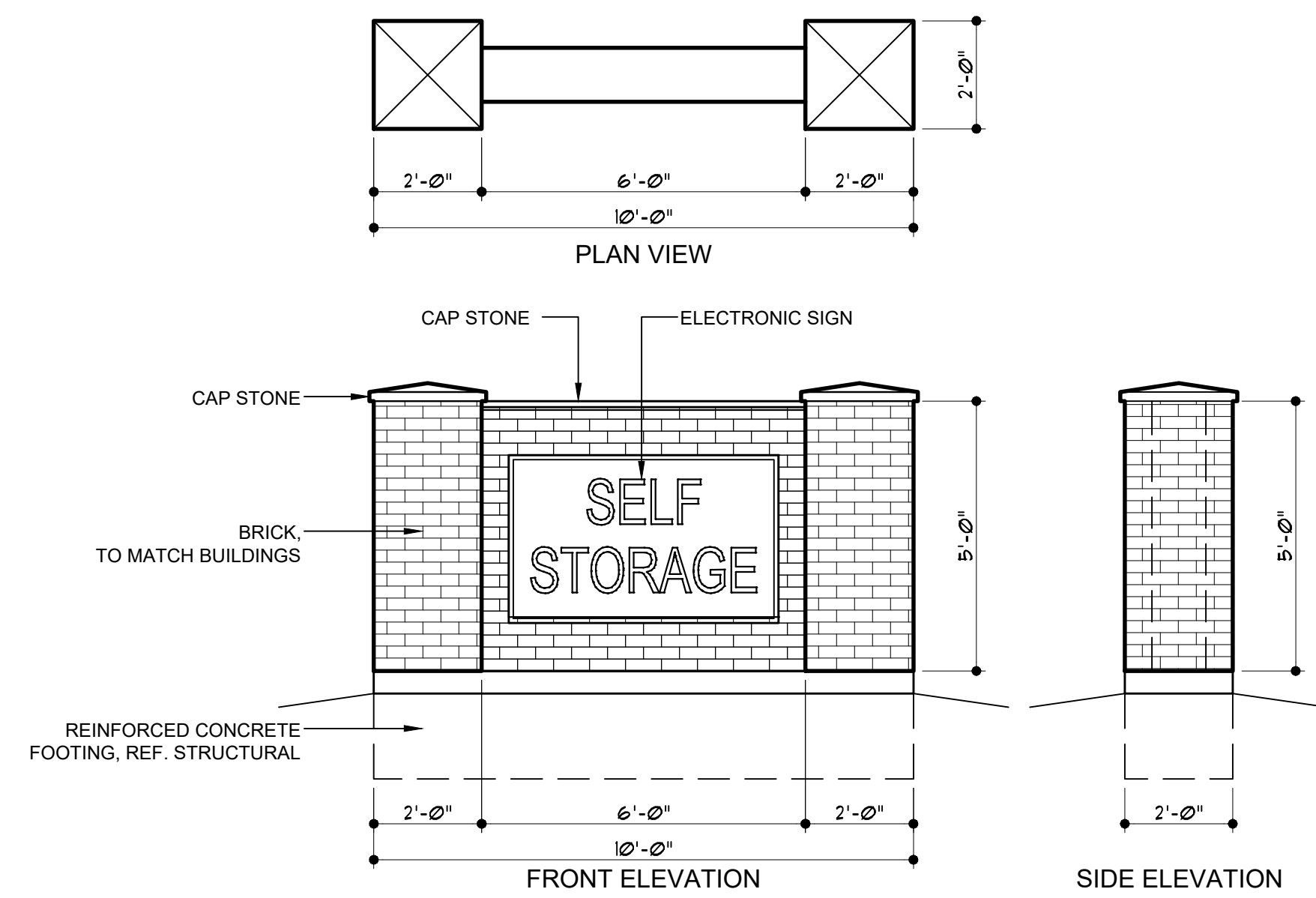
- The site plan is in general compliance with the Zoning Ordinance regulations.

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

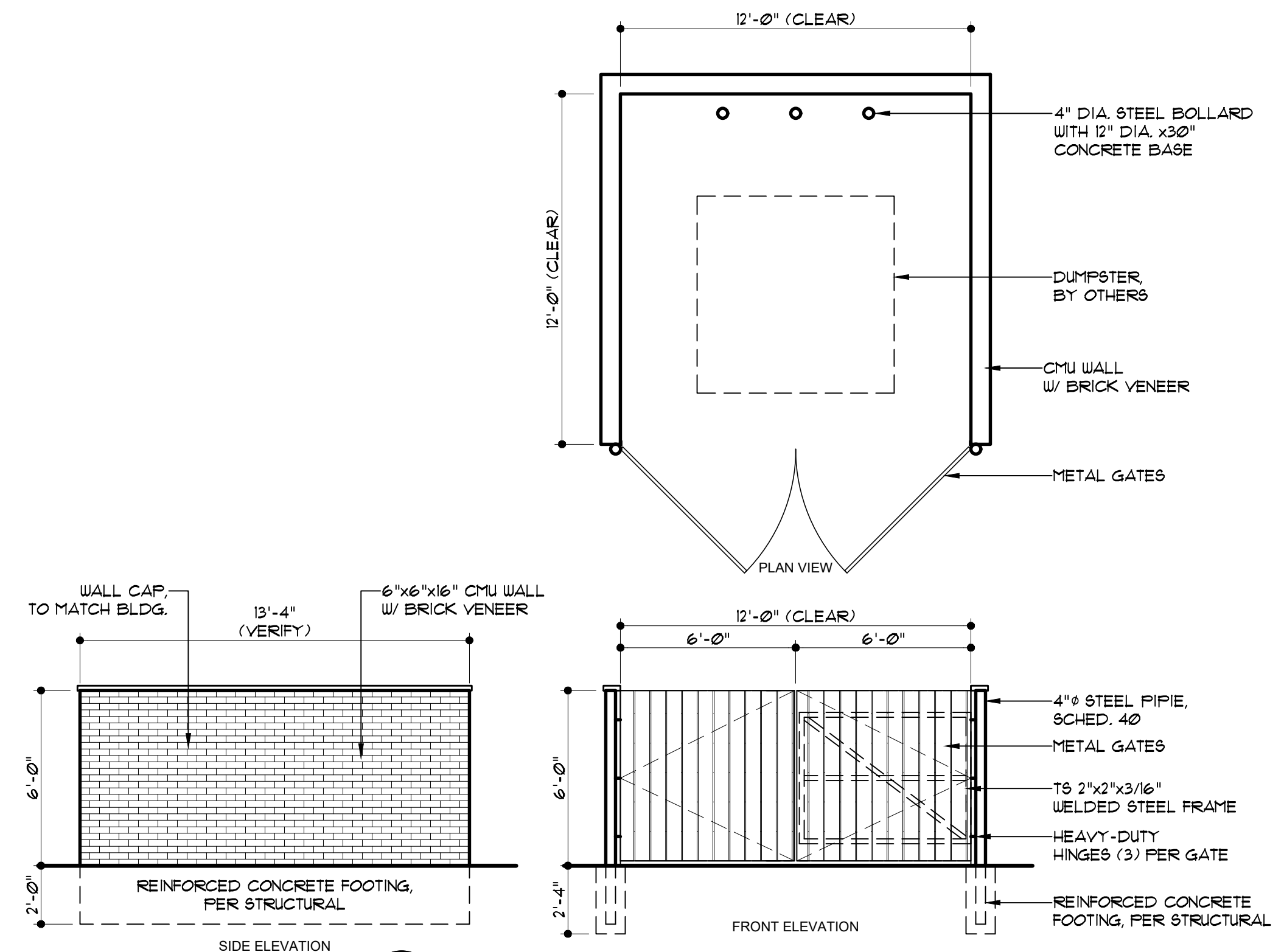




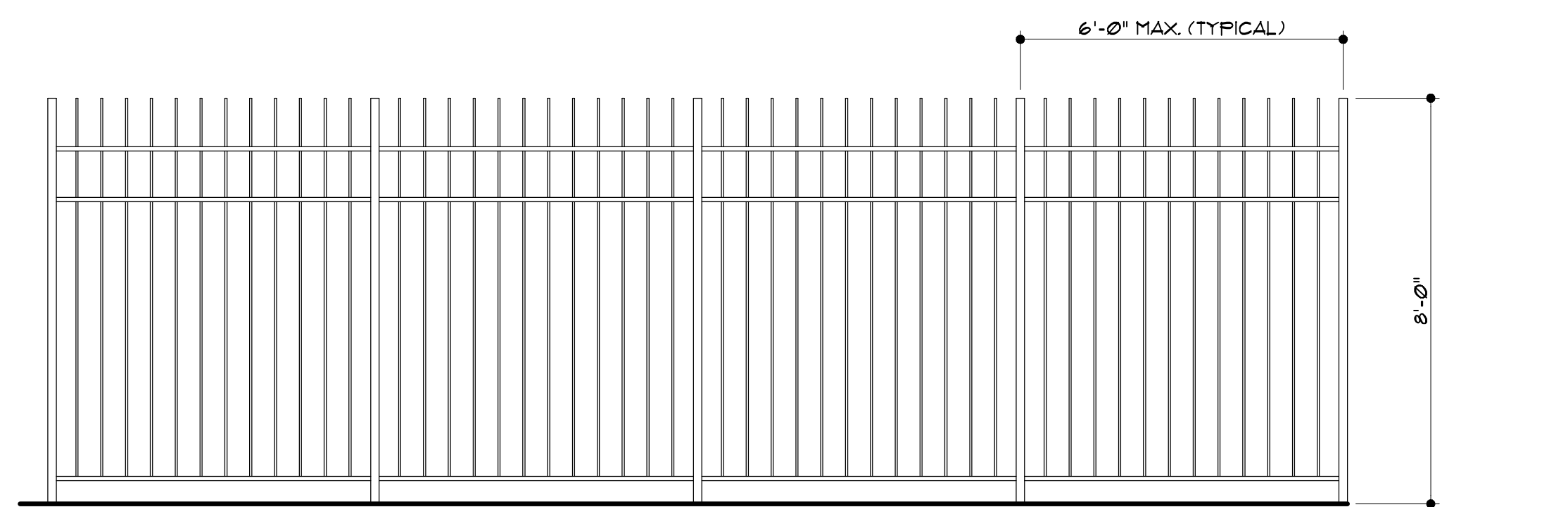
1 SW PERSPECTIVE VIEW  
NOT TO SCALE



2 MONUMENT SIGN  
3/8" = 1'-0"



4 DUMPSTER ENCLOSURE DETAIL  
1/4" = 1'-0"



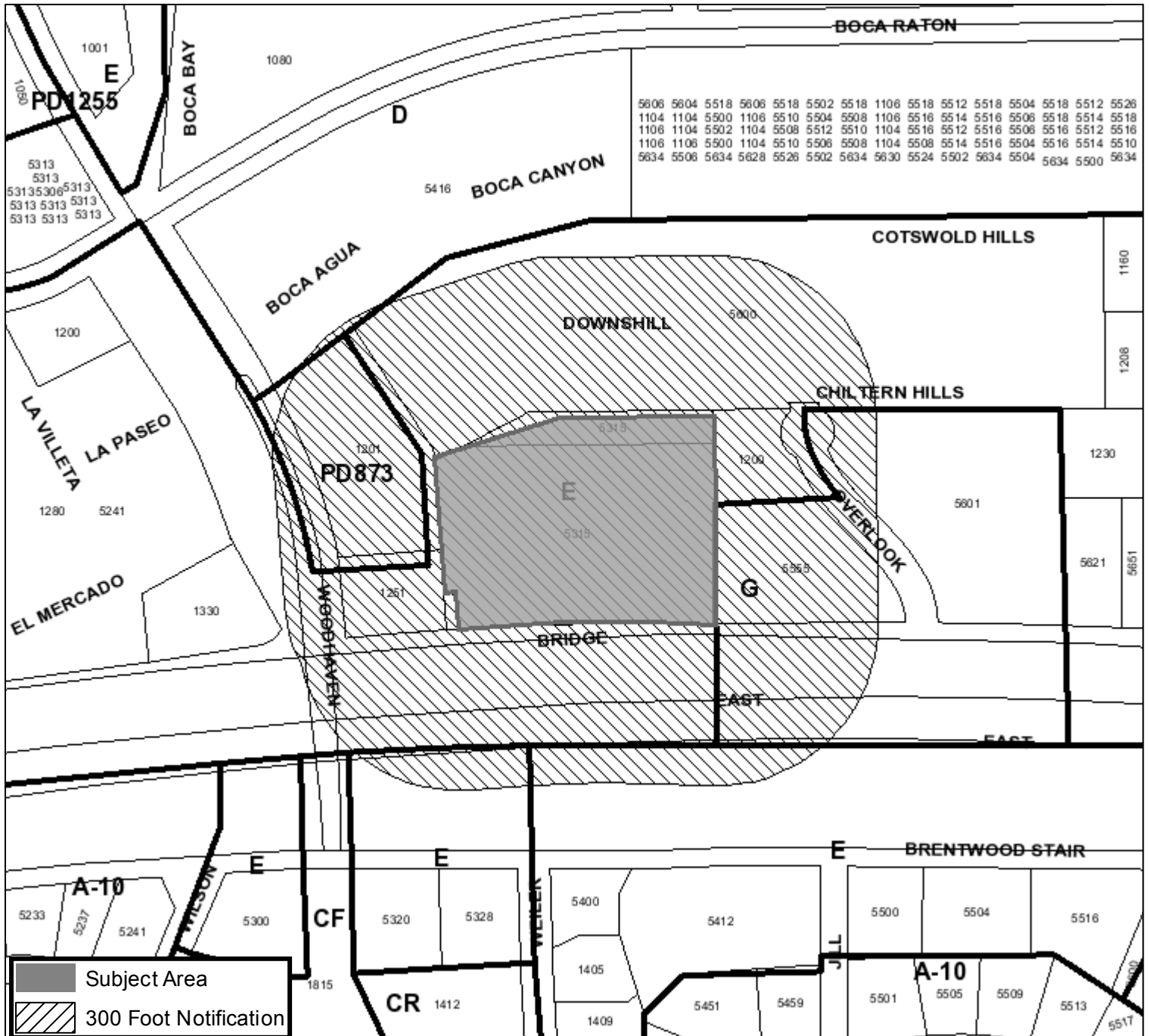
3 FENCE DETAIL  
3/8" = 1'-0"



DECORATIVE METAL FENCE  
GRADE: COMMERCIAL/INDUSTRIAL  
MATERIAL: STEEL W/ MAINTENANCE FREE COATING  
POSTS: 2" SQ.  
PICKETS: 1" SQ.  
RAILS: 1-3/4" SQ.

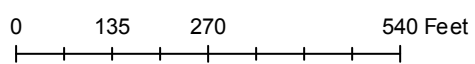
<b>OWNER/DEVELOPER:</b> DON WALK 230 O'CONNOR RIDGE BLVD STE 115 IRVING, TX 75038 TELEPHONE: 214.772.9604 EMAIL: DONWALK@GMAIL.COM		<b>SURVEYOR:</b> YAZEL PEEBLES & ASSOCIATES LLC P.O. BOX 210097 BEDFORD, TX 76095 TELEPHONE: 817.268.3316 EMAIL: INFO@YASSOCIATES.COM		DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____	
<b>CIVIL ENGINEERING:</b> CUMULUS DESIGN P.O. BOX 2119 EULESS, TX 76039 TELEPHONE: 214.235.0367 EMAIL: PAUL@CUMULUSDESIGN.NET		<b>CONCEPTUAL DESIGN:</b> JIL BUILDING SYSTEMS, LLC. CONTACT: JOSE LABASTIDA PH: 817-534-6579 JOSE@JILBUILDSYS.COM 4700 KEMBLE ST. FORT WORTH, TX TX 76013		<b>LEGAL DESCRIPTION:</b> 4.321 ACRES IN THE WILLIAM J BAKER SURVEY ABSTRACT NUMBER 101 & RUSSELL GB WILLIAMS, ABSTRACT NUMBER 1669 CITY OF FORT WORTH TARRANT COUNTY, TEXAS	
<b>DRAWN:</b> JLL  <b>DATE:</b> 10-03-2022		<b>REVIEWED:</b> JLL  <b>SCALE:</b> AS NOTED		<b>SHEET TITLE:</b> CONCEPTUAL RENDERING & SITE DETAILS	
				<b>SHEET NO.:</b> <b>A0.2</b>	

## Area Zoning Map

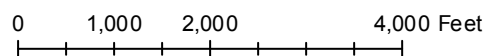
Applicant: Jamary Properties LLC  
 Address: 5315 Bridge Street  
 Zoning From: E  
 Zoning To: PD-E  
 Acres: 4.32081671  
 Mapsco: 65Y  
 Sector/District: Eastside  
 Commission Date: 11/9/2022  
 Contact: null



 Subject Area  
 300 Foot Notification

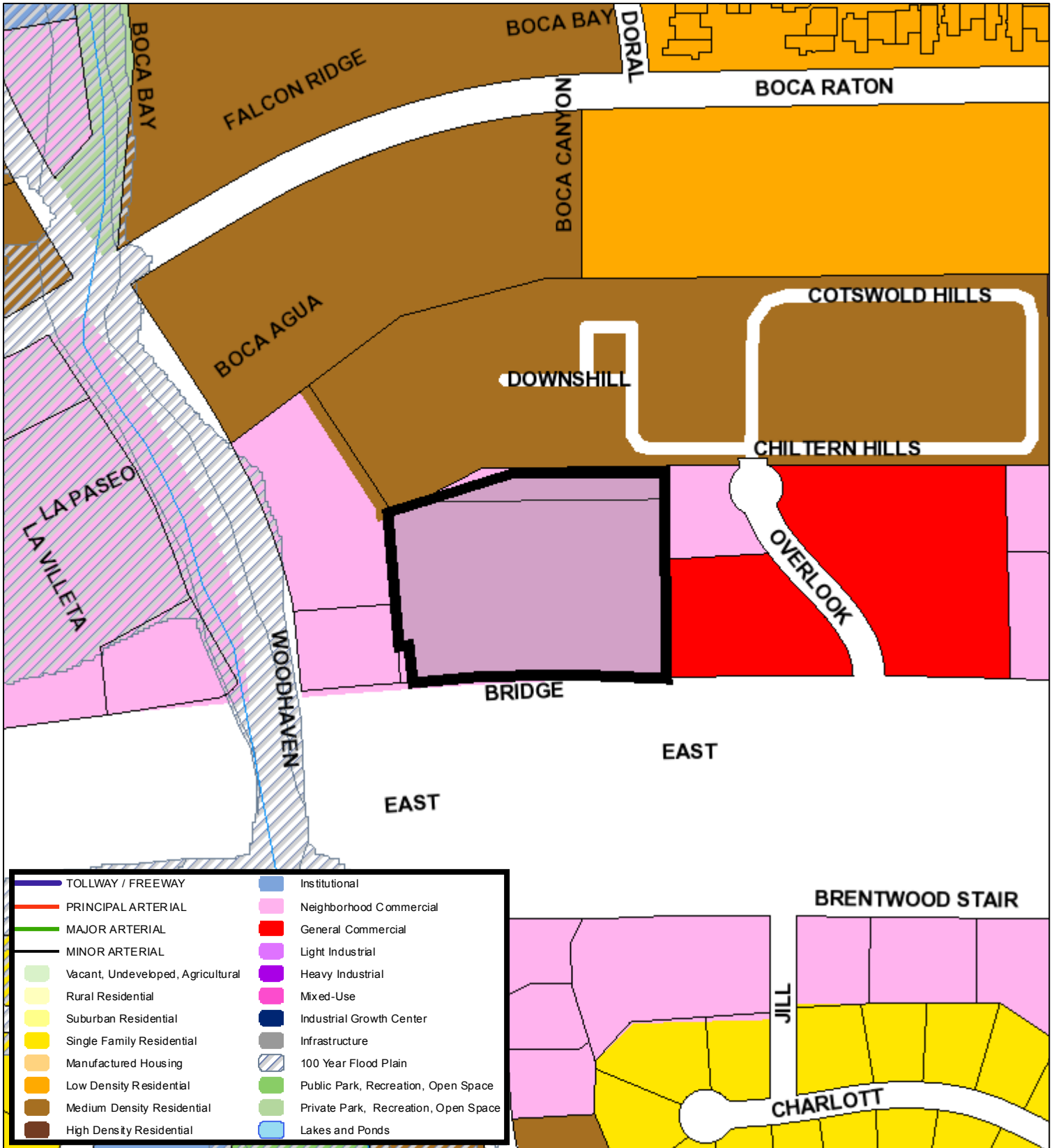


## Area Map





### 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



0 160 320 640 Feet





# Zoning Staff Report

**Date:** November 9, 2022

**Case Number:** ZC-22-177

**Council District:** 6

## Zoning Map Amendment

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

**Owner / Applicant:** Janet Thompson, Jimmy Thompson, and Billy Joe Russell Trust B / CCM Engineering

**Site Location:** 200 Old Hwy 1187

**Acreage:** 9.44 acres

### Request

**Proposed Use:** Mixed-Use multifamily and commercial

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

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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## Project Description and Background

The subject site is located in far south Fort Worth; the site is about a mile from the City of Fort Worth boundary, northeast of the Interstate 35W & F.M. 1187/Rendon Crowley Road interchange. The site currently has two single family homes. The applicant is requesting to rezone the lots from “E” Neighborhood Commercial to “MU-2” High Intensity Mixed-Use in order to build a mixed-use development with multifamily and commercial uses.

The applicant provided the following narrative with the application:

The proposed site is a mixture of multi-family and commercial uses. The is located on a major road, near I-35W.

The uses surrounding the site are all commercial uses, including a gas station and medical offices. The use is consistent with the nature of the area.

If the site is rezoned to “MU-2” High Intensity Mixed-Use, the project must be designed to follow the “MU-2” Ordinance’s standards. Any items that do not comply with the “MU-2” High Intensity Mixed-Use Ordinance must receive a waiver from the Urban Design Commission (UDC); depending on the item, it may also require a variance from the Board of Adjustment (BOA). It is the purpose and intent of the “MU-2” High Intensity Mixed-Use District to provide areas in which a variety of higher density housing types exist among commercial, institutional, and selected light industrial uses. The “MU-2” District is designed to accommodate and encourage compact, walkable development forms that are more land-efficient, cost-effective, and revenue positive for the City than low density, single-use developments. The “MU-2” District should promote connectivity, walkability, and a pedestrian-oriented urban form while encouraging exceptional design, both of the building architecture and the public realm.

## Surrounding Zoning and Land Uses

North “CF” Community Facilities / medical offices, daycare  
East “E” Neighborhood Commercial / medical offices  
South “E” Neighborhood Commercial / gas station, carwash  
West “F” General Commercial / parking lot, restaurant  
PD203 / undeveloped

## Recent Zoning History

- ZC-22-171; requesting from E to I on the Nov. ZC agenda; east of subject site
- ZC-22-081; from CR to PD/CR; recommended for approval at May ZC hearing; east of subject site
- ZC-21-116; from J with Spinks Airport Overlay to PD/C; Denied without prejudice Dec. 14, 2021; south of subject site
- ZC-21-003 from J with Spinks Airport Overlay to PD/C; Withdrawn; south of subject site
- ZC-20-160; from F to PD/CR; effective 5-27-21; east of subject site
- ZC-18-040; from PD363 for manufactured home sales to “E” neighborhood commercial; effective 6-15-18; south-adjacent of subject site
- ZC-17-129; from MU-1 to F; effective 10-28-17; west-adjacent of subject site

## Public Notification

300-foot Legal Notifications were mailed on October 27, 2022.  
The following organizations were emailed on October 25, 2022:

Organizations Notified	
District 6 Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Burleson ISD
Crowley ISD	

*\* Not located within a registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The applicant is requesting to rezone the site from “E” Neighborhood Commercial to “MU-2” High Intensity Mixed-Use. Surrounding land uses include commercial (gas station, car wash, restaurant, daycare, pharmacy), medical offices, and vacant undeveloped land.

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

### Comprehensive Plan Consistency – Far South

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

Below is a portion of a table from the Comprehensive Plan in “Ch. 4 Land Use” categorizing land use and zoning conformance, which shows the proposed “MU-2” zoning as appropriate within the General Commercial Future Land Use.

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

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

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

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

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

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

## Economic Development Plan

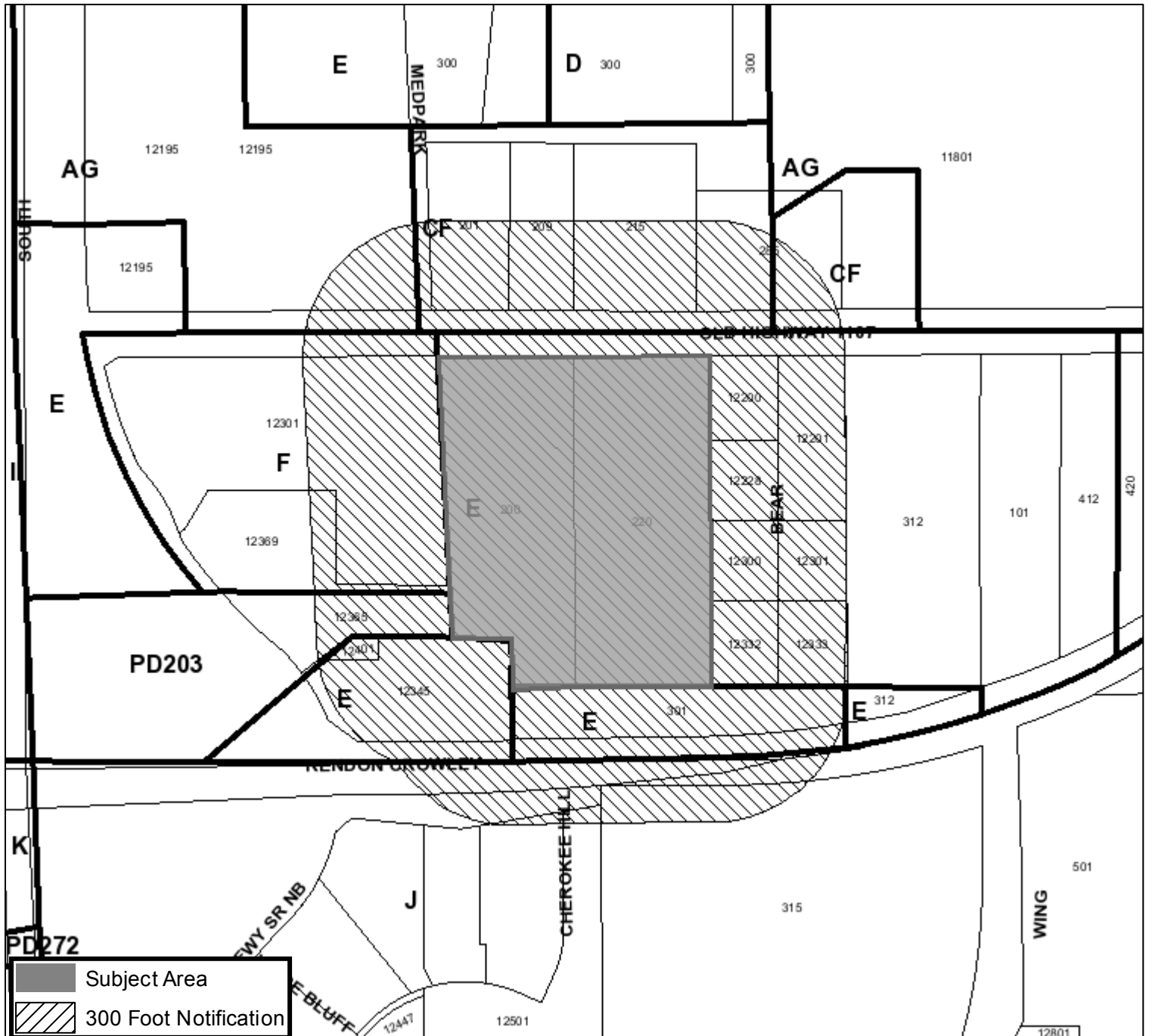
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The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

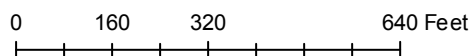
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4.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

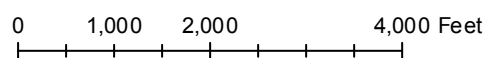
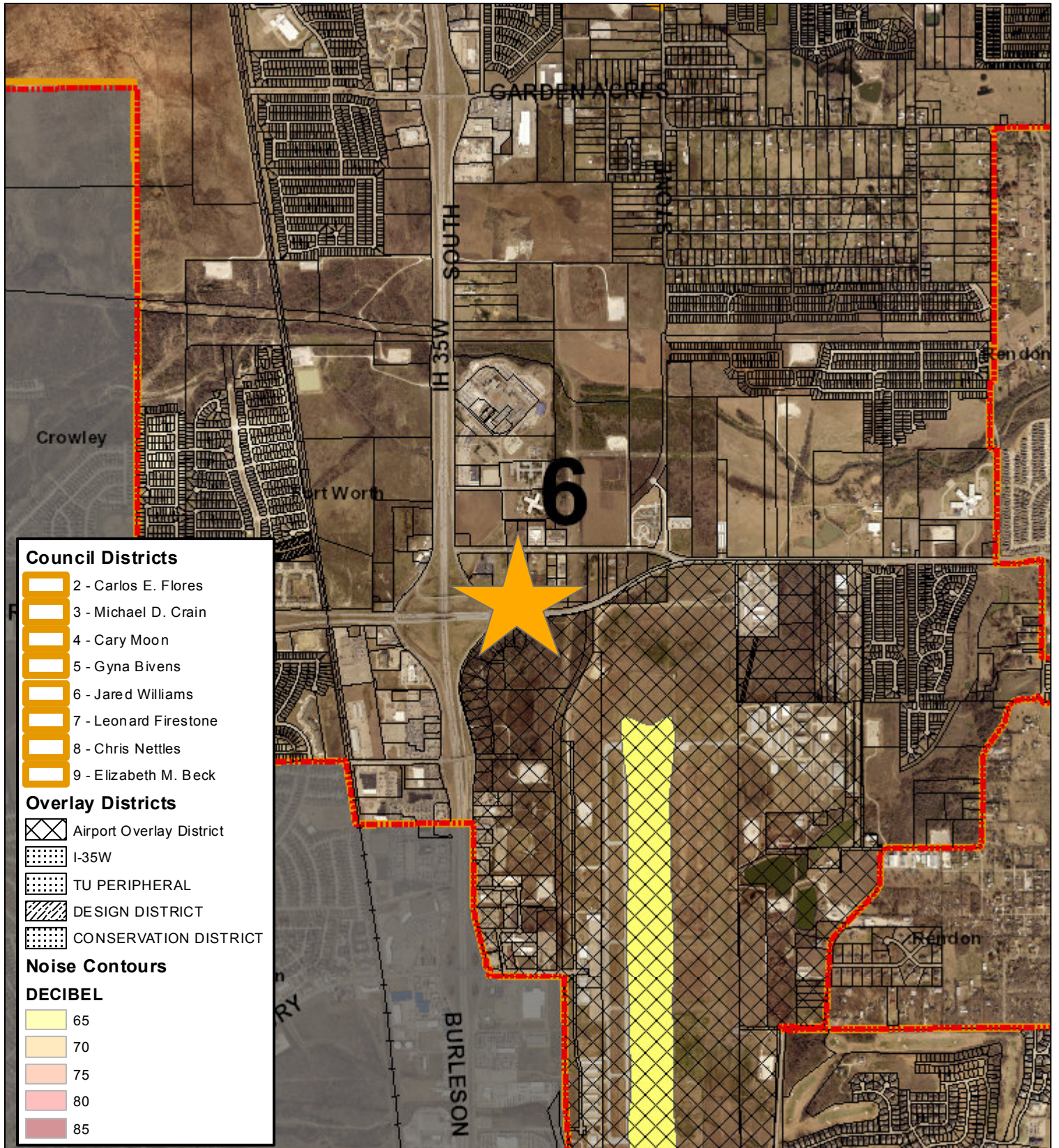
Applicant: J. Thompson, Jimmy Thompson Billy Joe Russell Trust  
 Address: 200 Old Highway 1187  
 Zoning From: E  
 Zoning To: MU2  
 Acres: 9.44097575  
 Mapsco: 119K  
 Sector/District: Far South  
 Commission Date: 11/9/2022  
 Contact: null



	Subject Area
	300 Foot Notification

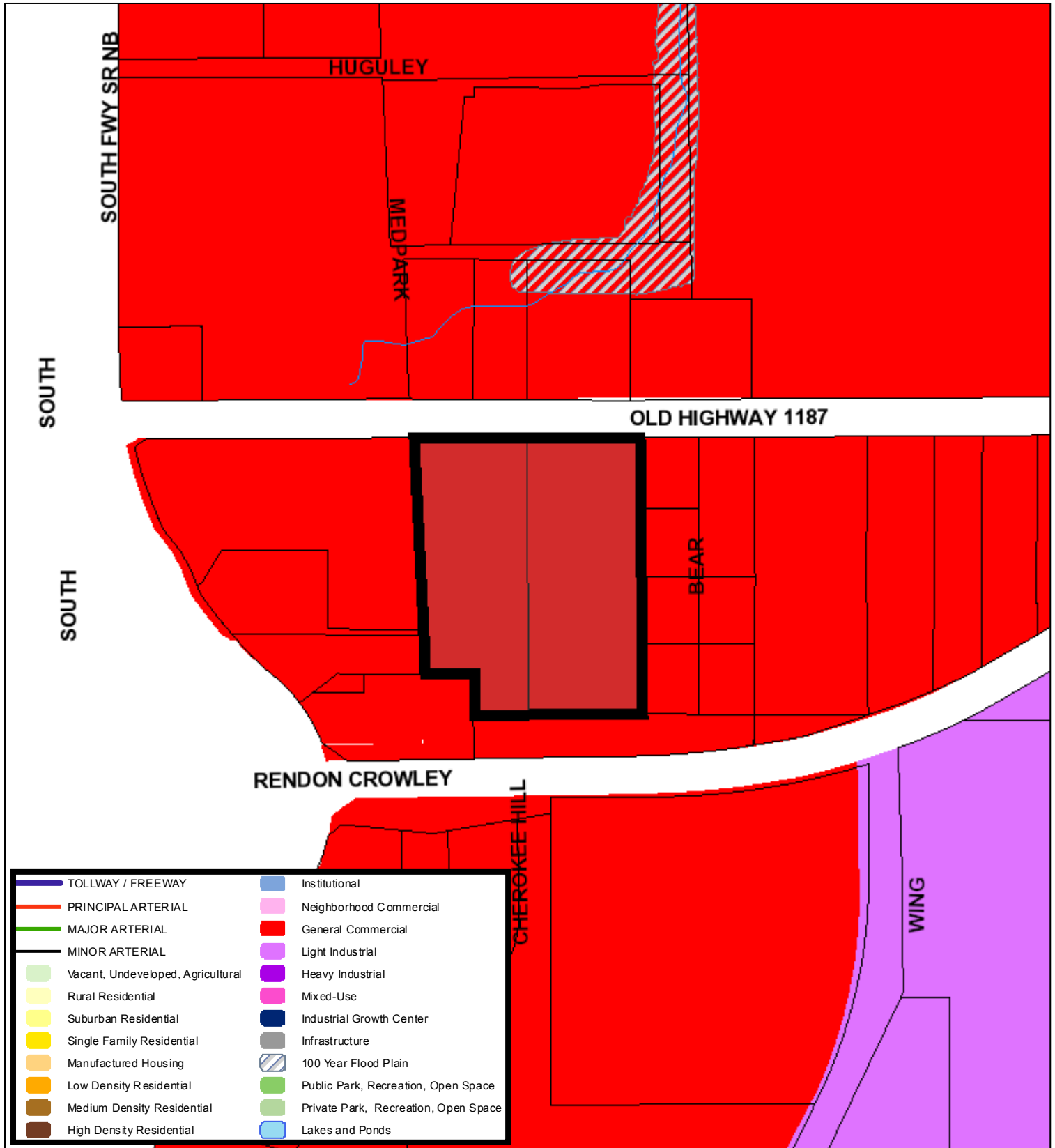


### Area Map





### Future Land Use



350 175 0 350 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



0 225 450 900 Feet





# Zoning Staff Report

**Date:** November 9, 2022

**Case Number:** ZC-22-179

**Council District:** 9

## Zoning Map Amendment

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

**Owner / Applicant:** Silvia Silva

**Site Location:** 2340 N Chandler Drive East

**Acreage:** 0.137 acres

### Request

**Proposed Use:** Single Family Residential

**Request:** From: "E" Neighborhood Commercial

To: "A-5" One-Family Residential

### Recommendation

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

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

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

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10. Staff / Applicant Correspondence

## Project Description and Background

The subject site is located in the Spring Dale Addition of Fort Worth in Council District 9. The proposal to rezone this lot would change the current “E” Neighborhood Commercial zoning to “A-5” One Family Residential zoning. “E” zoning has been in place since at least 2004. The property is currently developed with a structure of approximately 2,634 square feet according to the Tarrant Appraisal District. Aerial footage from 2001 shows a building that appears to have previously been used as a residence, as well as a second building at the rear of the lot. An addition in 2012 connected the two buildings creating the current structure. No new construction is being proposed at this time. The applicant has indicated that they intend to occupy the existing structure as a single family residence. The applicant has been made aware by Zoning staff that if this zoning change for single family is approved, the premises will only be able to be used as a single-family residence, and that no business can be operated from the site.

Communication from the applicant is attached to this report as a supplement. On October 14<sup>th</sup>, 2022, Zoning staff reminded the applicant to meet with registered community groups, owners within 300 feet of the site, as well as the Council member for this district. It was not clear from the applicant’s response that they intend to meet with any of these parties. Also, please note that the application document indicates to the applicant that they need to meet with these parties. By filling out, signing, and submitting the change of zoning application, the applicant is made aware that community outreach and support is a critical part of a successful zoning change in the City of Fort Worth. In this instance, both questions regarding community & Council outreach on the application were left blank by the applicant/property owner.

The proposed “A-5” zoning matches the zoning of the residential areas to the south and west of the subject site. In addition, the lot does not have access to or frontage on NE 28<sup>th</sup> Street, which is one of the commercial corridors in this neighborhood. A separate lot separates NE 28<sup>th</sup> Street from the subject site, creating a buffer. Considering that the request will also downzone the property from a more intensive zoning category to a less intensive zoning category, staff is supportive of granting this rezoning request as presented.

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / parking lot  
East “E” Neighborhood Commercial / used auto sales  
South “A-5” One Family Residential / residential  
West “A-5” One Family Residential / residential

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on October 25, 2022.

The following organizations were emailed on October 25, 2022:

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

*\*Located closest to these registered Neighborhood Association(s)*

## 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. No new construction or additions are proposed at this time, meaning the scale of the buildings will not change or impact the neighborhood. The proposed rezoning is **compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Northeast

---

The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial. The zoning types that would be compatible with this future land use designation are Neighborhood Commercial (“ER” or “E”), and Mixed-Use Low Intensity (“MU-1”). The proposed One Family Residential “A-5” zoning does not support the growth of future commercial. Rezoning away from commercial is in line with a land use policy specific to the Northeast planning sector, which is intended to preserve the residential character of the area bounded by the streets listed below, and to protect from commercial and industrial encroachment:

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

**From:** [Mangum, Brett](#)  
**To:** ["silviasilva\\_62@yahoo.com"](mailto:silviasilva_62@yahoo.com)  
**Cc:** [Cejas, Sandra](#)  
**Subject:** COFW: ZC-22-179, 2340 N Chandler Drive E  
**Date:** Friday, October 14, 2022 1:53:00 PM

---

Hello,

I am the case manager for your upcoming rezoning request ZC-22-179 going before the Fort Worth Zoning Commission on Wednesday, November 9<sup>th</sup>, 2022. After reviewing the application documents, I did have a few points that you could help clarify.

- Is there any business currently operating out of the premises?
- Will the premises be solely used as a single family residence if the zoning change is approved?
- I also wanted to see if you've done any community outreach yet, and to see if you have received any feedback in regards to your development proposal? We encourage those seeking a zoning change to meet with the following groups as early as possible to present your plans, have a back and forth dialogue, and try and build support for your rezoning request:

1. City Council member – [District 9, Councilmember Elizabeth Beck](#)
2. Any Neighborhood Organizations within ½ mile of your site, including:  
[Riverside Alliance](#)  
[Carter Riverside Neighborhood Association](#)  
[Bonnie Brae Neighborhood Association](#)  
[Oakhurst Neighborhood Association](#)
3. Property owners directly adjacent to your site within 300'

I will send a separate email soon with additional details regarding how to sign up for the Zoning Commission meeting, as well as sharing the courtesy notices that are sent to all neighborhood organizations within ½ mile of your site. In the meantime, please try and let me know the answers to these questions as soon as you are able, and begin your community outreach if you have not already done so.

Feel free to reach out to me if you have any questions. 817.392.8043 or email [brett.mangum@fortworthtexas.gov](mailto:brett.mangum@fortworthtexas.gov)

Si necesitas ayuda en español, por favor llame Sandra Cejas a [Sandra.Cejas@fortworthtexas.gov](mailto:Sandra.Cejas@fortworthtexas.gov) o 817.392.8047

Thank you,

**Brett Mangum, AICP**  
Senior Planner, City of Fort Worth  
Development Services – Zoning  
200 Texas St. Fort Worth, TX 76102

**City of Fort Worth – Working together to build a strong community**

 Reply  Reply All  Forward  IM



Mon 10/24/2022 12:50 PM

Mangum, Brett

FW: COFW: ZC-22-179, 2340 N Chandler Drive E

[Report Phish](#)

On Oct 14, 2022, at 3:47 PM, Silvia Silva <[silviasilva\\_62@yahoo.com](mailto:silviasilva_62@yahoo.com)> wrote:

- s there any business currently operating out of the premises? **No for the past two years!!**
- Will the premises be solely used as a single family residence if the zoning change is approved? **Yes !!!**
- I also wanted to see if you've done any community outreach yet, and to see if you have received any feedback in regards to your development proposal? **No!!! The property will be remaining like its no modifications this property used to be single resident for over 40 years**

Sent from my iPhone

Silvia Sanchez

0456326

NB Elite Realty

2340 N Chandler Dr E

Fort Worth Tx 76111

Cell- 6822590355 \*Texas Law requires all license holders to provide the information About Brokerage

### ADDITIONAL QUESTIONS

3. Have you contacted the relevant Council Member to discuss your proposal?  Yes  No [Click to find your Council District.](#)
4. Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?  Yes  No

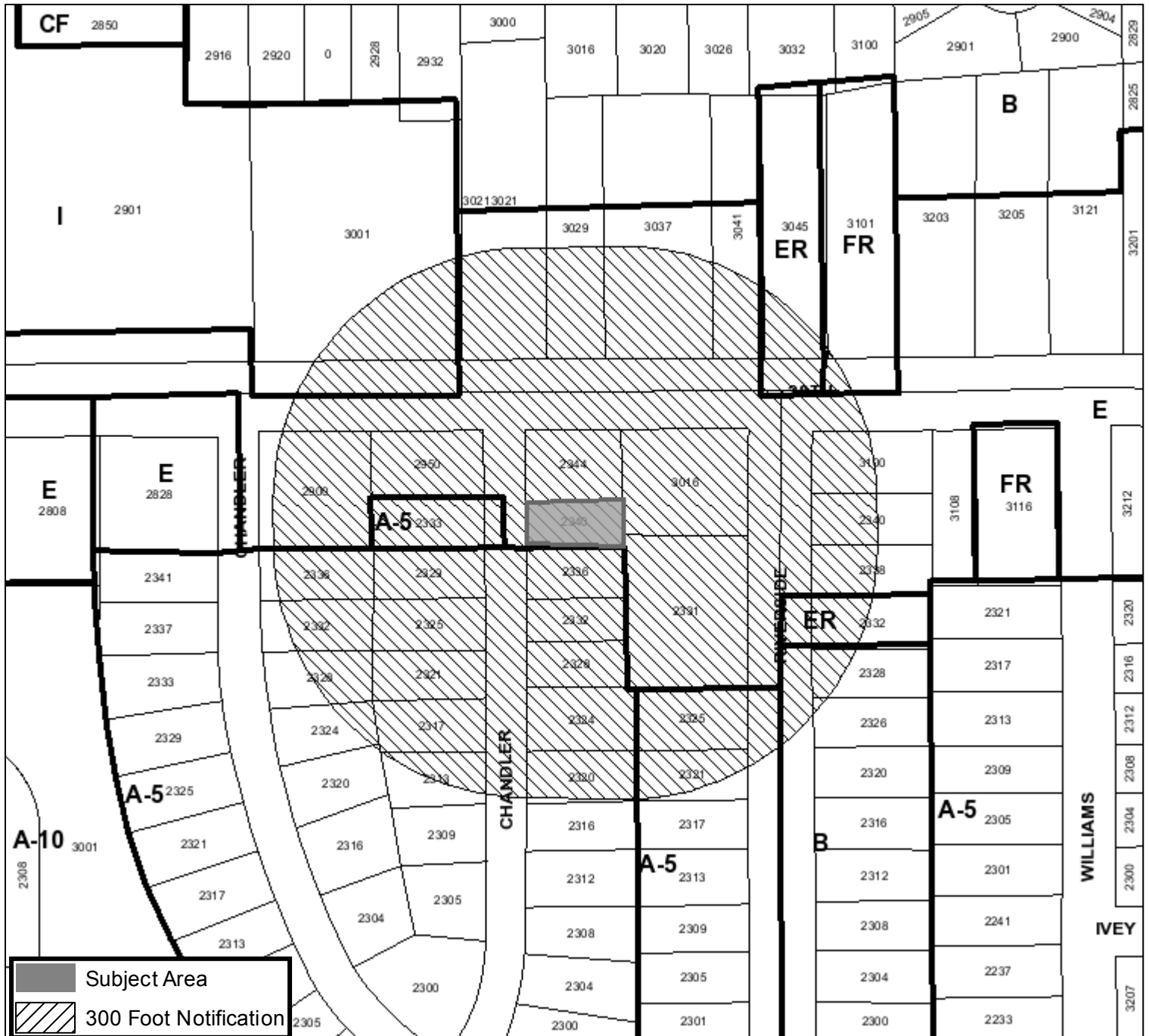
*The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.*





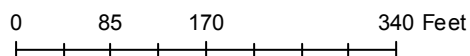


# Area Zoning Map

Applicant: Silvia Silva  
 Address: 2340 N. Chandler Drive E.  
 Zoning From: E  
 Zoning To: A-5  
 Acres: 0.1366432  
 Mapsco: 063H  
 Sector/District: Northeast  
 Commission Date: 11/9/2022  
 Contact: null



 Subject Area  
 300 Foot Notification



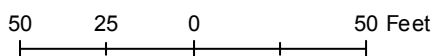
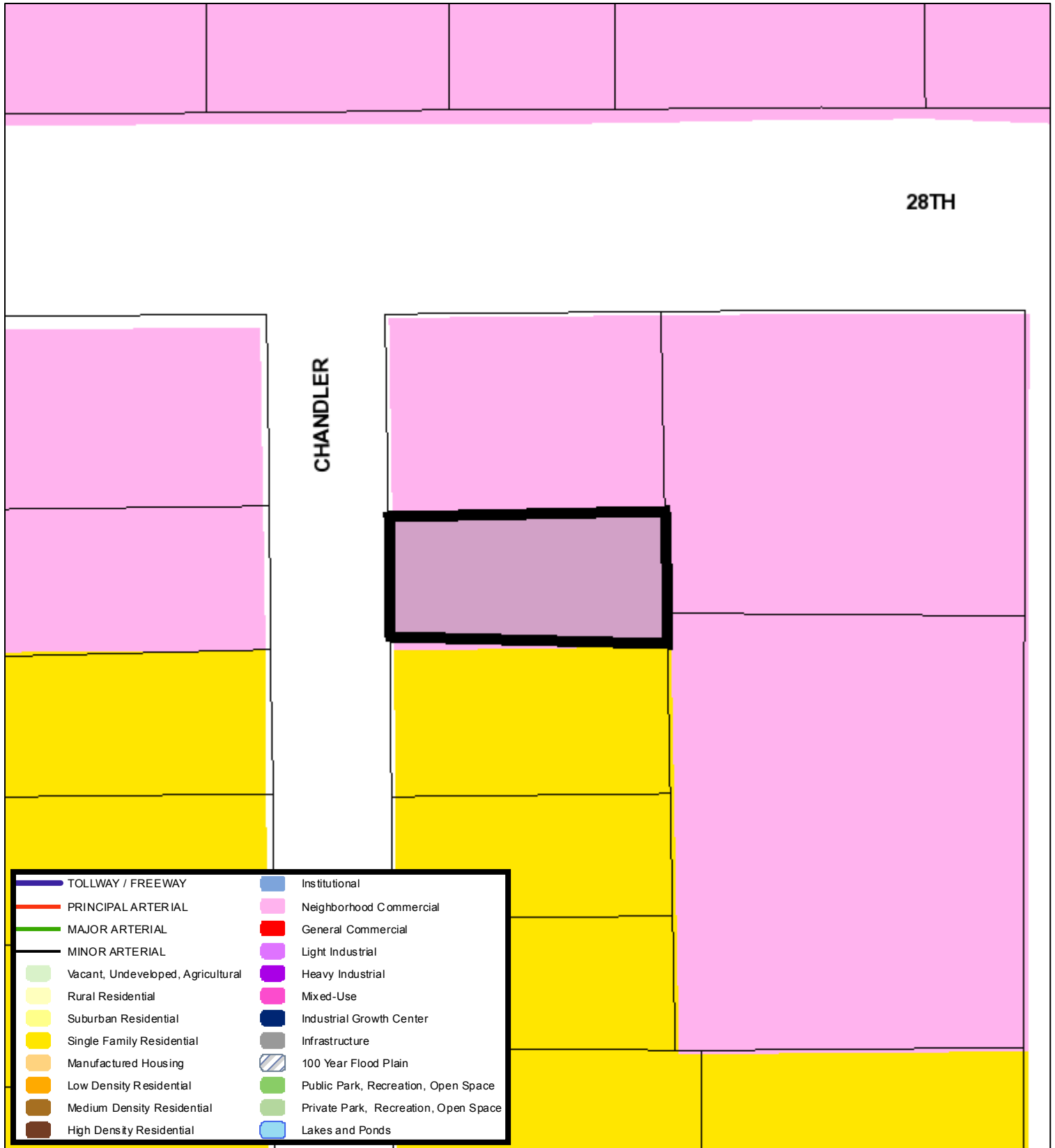
## Aerial Photo Map



0 35 70 140 Feet



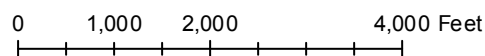
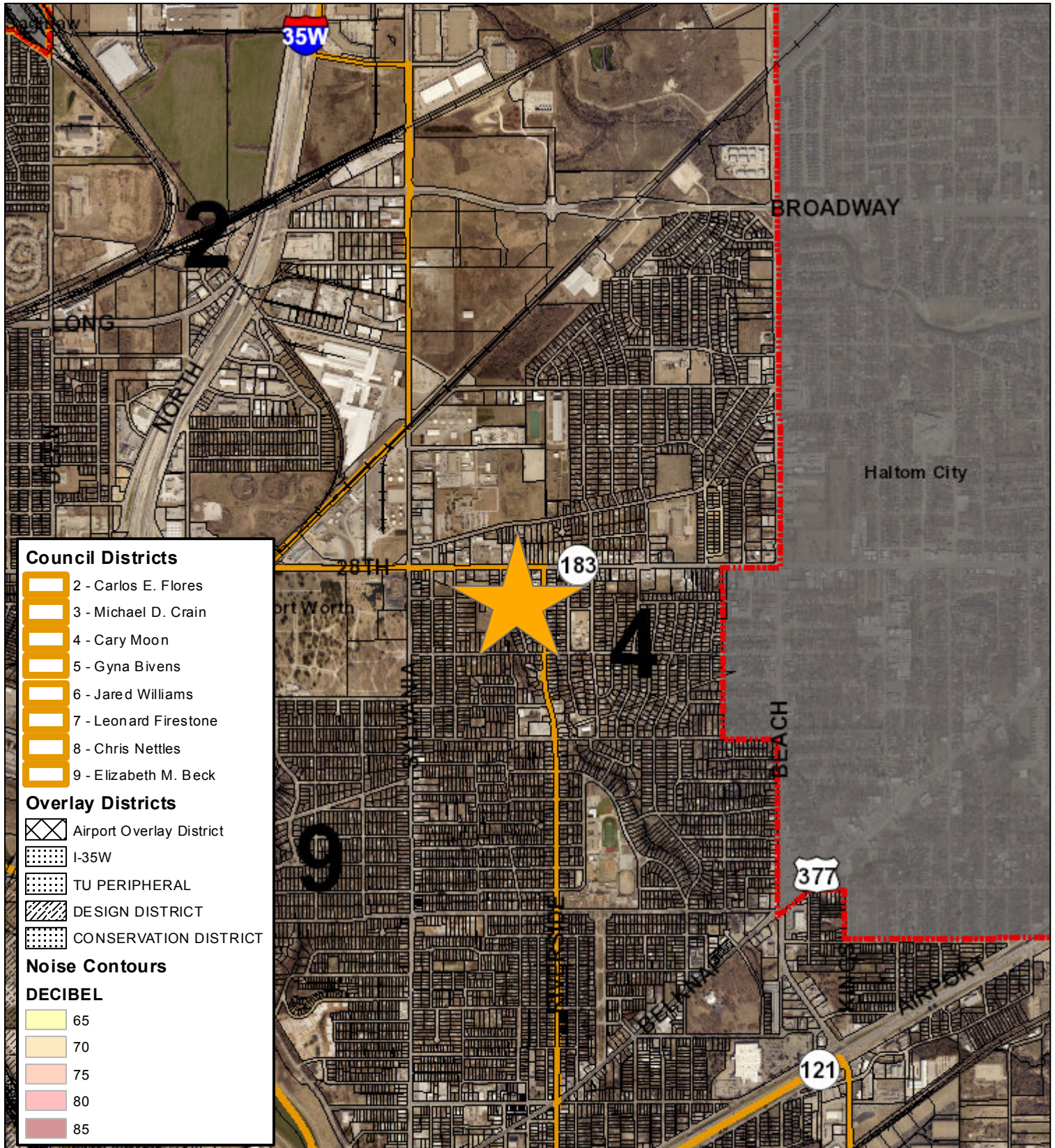
### Future Land Use



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.



## Area Map





# Zoning Staff Report

Date: November 9, 2022

Case Number: ZC-22-180

Council District: 3

## Zoning Map Amendment

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

Owner / Applicant: SJ Bryant Irvin Commercial Development LP/ SJ Dominion Development LP

Site Location: 11707 Highway 377 / 11707 Benbrook Highway

Acreage: 166 acres

### Request

Proposed Use: Residential Development

Request: From: “CR” Low Density Multifamily, “C” Medium Density Multifamily & “G” Intensive Commercial

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**

### Table of Contents

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

## Project Description and Background

The subject property is located south of the Jerry Dunn and Hanks Creek Road intersection and west of the City of Benbrook. The property is an undeveloped, unplatted 166-acre site. The applicant is concurrently applying for a preliminary plat pending zoning approval and the resolution of other issues, such as connectivity.

The applicant is looking to develop this site with 584 single-family residential lots. The lots sizes are about 6000 sq ft. A map with the overall plat is included.

The majority of properties immediately adjacent to this site are vacant. However, there are single-family homes in the Ventana Subdivision located approximately 0.5 miles north of this site. Additional phases of the Ventana Subdivision are currently under development, and the FWISD Westpark Relief Elementary school is now applying for building permits with the Development Services Department to begin construction; the school will be located directly north of the site. Several nearby single-family subdivisions are also located within the City of Benbrook to the east.

Here is an excerpt of the application:

The zoning request is to rezone 166.267 acres from C, CR and G to A5. A Preliminary Plat showing the A5 subdivision was submitted previously. That case number is PP-22-076. The request is being made to rezone to single family due to a market demand. The requested use is consistent with the Future Land Use Plan (designated as single family residential).

## Surrounding Zoning and Land Uses

North PD/D 1299& PD/1169/ vacant

East City of Benbrook / vacant/single family residences

South Across Highway 377 (City of Benbrook) / vacant

West "CR" Low density multifamily, "C" Medium Density Multifamily & "G" High Intensity Commercial/  
Vacant

## Recent Zoning History

- ZC-20-165: Rezoned adjacent property to the west from PD 1169 to PD 1299 for all uses in "D" High Density Multifamily for a new detached multifamily development
- ZC-19-187: Amended PD 1169 to allow a 50-foot telecommunication tower at the southeast corner of the subject property
- ZC-17-162: Established PD 1169 for all uses in "A-5" One-Family and "R1" Zero Lot Line/Cluster

## Public Notification

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

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

Organizations Notified	
Streams And Valleys Inc	Fort Worth ISD
	Trinity Habitat for Humanity

## Development Impact Analysis

### Land Use Compatibility

---

The majority of properties immediately adjacent to this site are vacant. However, there are single-family homes in the Ventana Subdivision located approximately 0.5 miles north of this site. Additional phases of the Ventana Subdivision are currently under development, and the FWISD Westpark Relief Elementary school is now applying for building permits with the Development Services Department to begin construction; the school will be located directly north of the site. Several nearby single-family subdivisions are also located within the City of Benbrook to the east.

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

### Comprehensive Plan Consistency – Far Southwest

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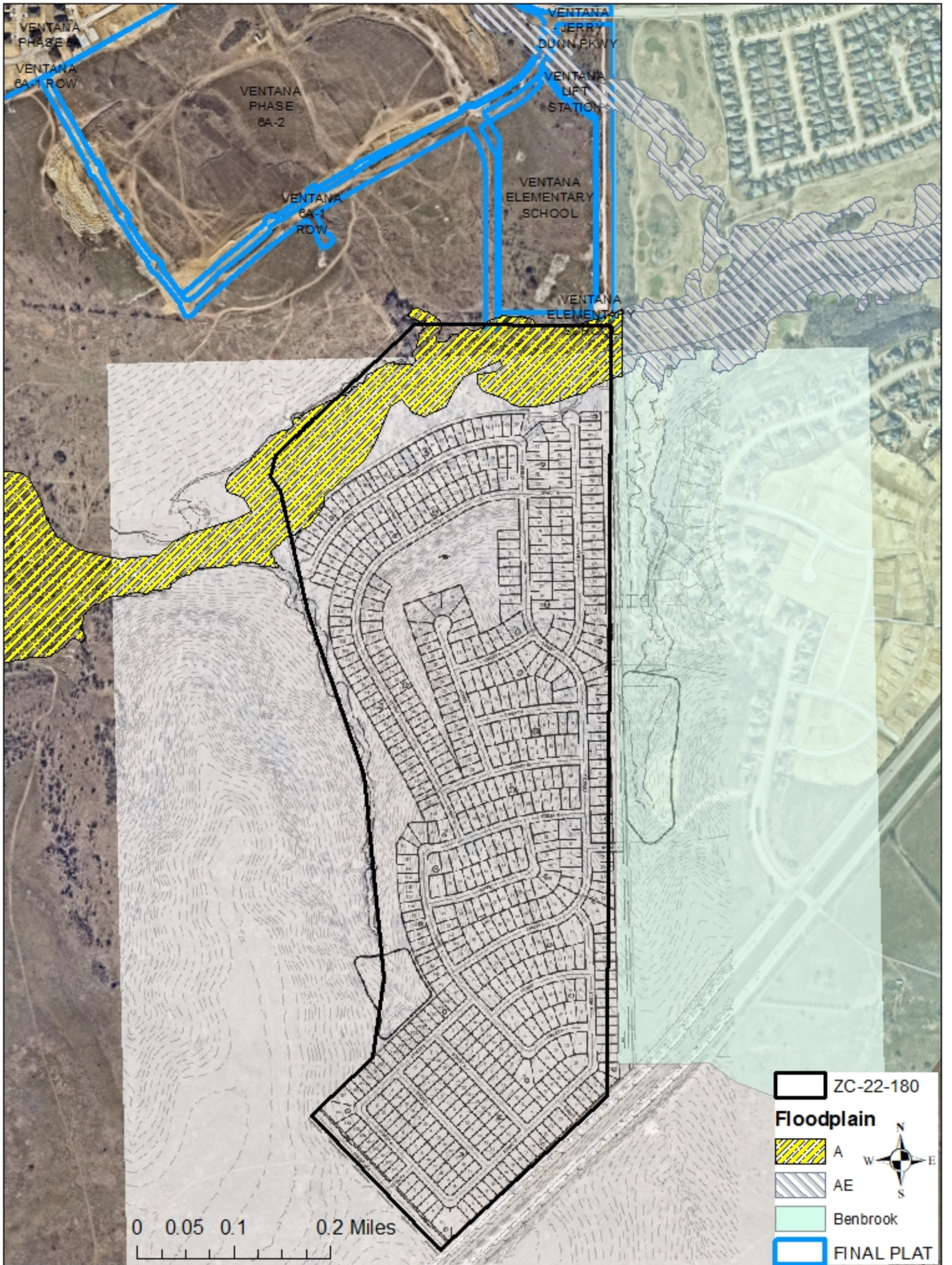
The 2022 Comprehensive Plan currently designates the subject property as Single Family Residential, with a small portion to the north earmarked as Medium Density Residential, said portion is also within the floodplain. A minor boundary adjustment to Single Family allows the proposed zoning of “A-5” One-Family to be compatible with the future land use designation of the adopted Comprehensive Plan.

The proposed zoning **is consistent** with a minor boundary adjustment to the Comprehensive Plan future land use designation; however, it does not align with the following sector policies:

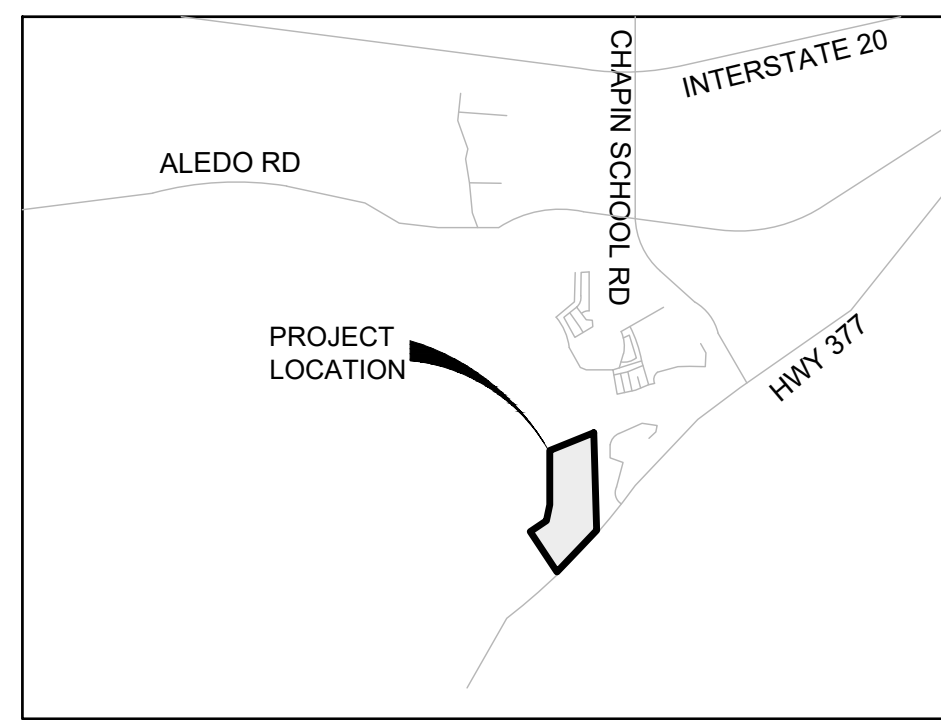
### Economic Development Plan

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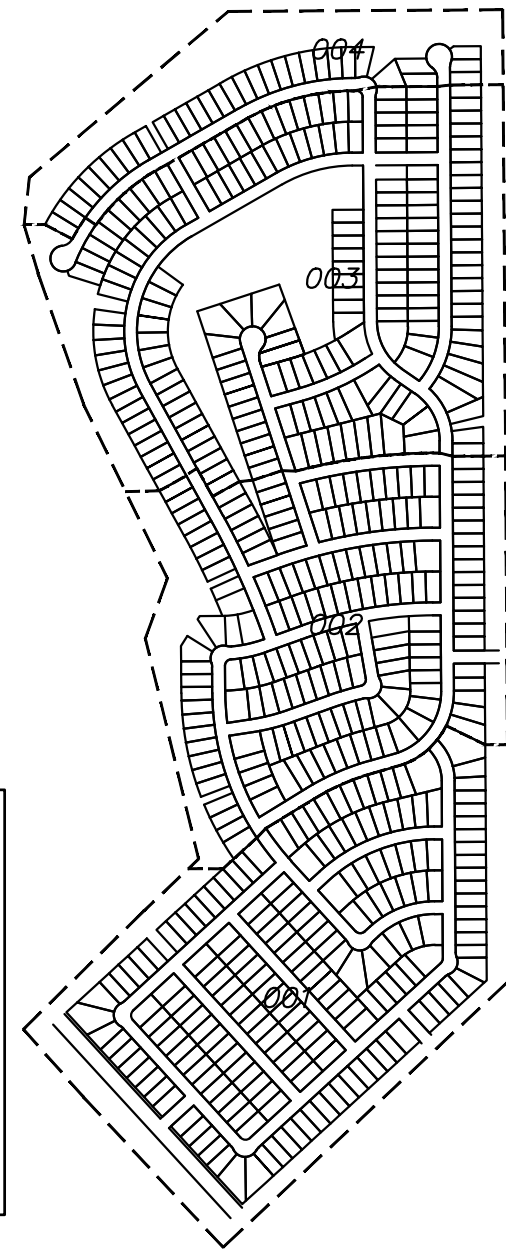
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not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







VICINITY MAP  
N.T.S.



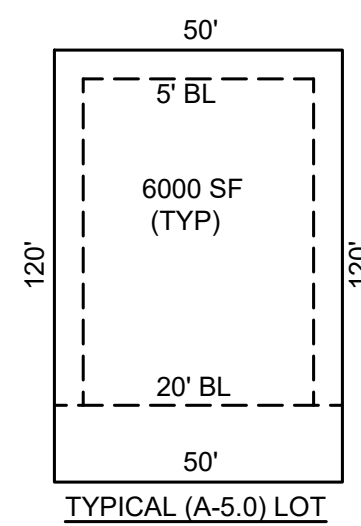
KEY MAP  
N.T.S.



- NOTES:
1. PROPERTY IS IN THE CITY OF FORT WORTH.
  2. PRESSURE REDUCING VALVES SHALL BE REQUIRED FOR ALL LOTS WITH GREATER THAN 80 PSI.
  3. ALL PRIVATE OPEN SPACE LOTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOA UNLESS NOTED OTHERWISE.
  4. ALL R.O.W. SHOWN ARE PUBLIC.

**LEGEND**

	EXISTING CONTOURS
	EASEMENTS
	APPRAISAL DISTRICT PARCELS
	LOT LINES
	PROPERTY BOUNDARY
	RIGHT OF WAY
	PHASE LINE
	100 YEAR FLOODPLAIN



TYPICAL (A-5.0) LOT

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE T. & N.O. R.R. COMPANY SURVEY, ABSTRACT NUMBER 1565, THE G. H. & H. R. R. COMPANY SURVEY, ABSTRACT NUMBER 624, THE T. D. FINLEY SURVEY, ABSTRACT NUMBER 1901, THE T. F. ROGERS SURVEY, ABSTRACT NUMBER 1357 AND THE ELIZABETH LAUGHSTON SURVEY, ABSTRACT NUMBER 988, TARRANT COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO JOHNNY HAMPTON (BUD) VINSON II AND CHERYL R. VINSON, RECORDED IN INSTRUMENT NUMBER D204159103, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1 INCH IRON FOUND AT THE SOUTHEAST CORNER OF SAID VINSON TRACT AND THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO FORT WORTH INDEPENDENT SCHOOL DISTRICT, RECORDED IN INSTRUMENT NUMBER D219257699, SAID COUNTY RECORDS, AND BEING IN THE NORTH LINE OF U.S. HIGHWAY 377 SOUTH, (BENBROOK BOULEVARD) (A VARIABLE WIDTH RIGHT-OF-WAY);

**THENCE** ALONG THE NORTH LINE OF SAID U.S. HIGHWAY 377 AS FOLLOWS:

S 47° 29' 38" W, 1223.57 FEET TO A 1 INCH IRON FOUND;  
S 47° 58' 12" W, 198.52 FEET TO A 5/8 INCH IRON WITH PLASTIC CAP STAMPED PELOTON SET;

**THENCE** N 42° 39' 25" W, 1018.88 FEET TO A 5/8 INCH IRON WITH PLASTIC CAP STAMPED PELOTON SET;

**THENCE** N 46° 59' 45" E, 468.50 FEET TO A 5/8 INCH IRON WITH PLASTIC CAP STAMPED PELOTON SET;

**THENCE** N 08° 00' 48" E, 448.79 FEET TO A 5/8 INCH IRON WITH PLASTIC CAP STAMPED PELOTON SET;

**THENCE** N 04° 52' 37" W, 1129.24 FEET TO A 5/8 INCH IRON WITH PLASTIC CAP STAMPED PELOTON SET;

**THENCE** N 18° 04' 00" W, 942.35 FEET TO A 5/8 INCH IRON WITH PLASTIC CAP STAMPED PELOTON SET;

**THENCE** N 11° 53' 46" W, 683.12 FEET TO A 5/8 INCH IRON WITH PLASTIC CAP STAMPED JACOBS FOUND IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO PB LONG TERM HOLD 2, LP, RECORDED IN INSTRUMENT NUMBER D21719099, SAID COUNTY RECORDS;

**THENCE** ALONG THE SOUTH LINE OF SAID PB LONG TERM TRACT AS FOLLOWS:

N 32° 46' 13" W, 102.86 FEET TO A 5/8 INCH IRON FOUND;

N 14° 57' 15" E, 122.72 FEET TO A 5/8 INCH IRON FOUND;

N 46° 56' 14" E, 1061.62 FEET TO A 5/8 INCH IRON FOUND WITH PLASTIC CAP STAMPED JACOBS FOUND.

N 89° 38' 04" E, 1085.42 FEET TO A 5/8 INCH IRON FOUND WITH PLASTIC CAP STAMPED JACOBS FOUND AT THE SOUTHEAST CORNER OF SAID PB LONG TERM TRACT IN THE WEST LINE OF LOT 2,

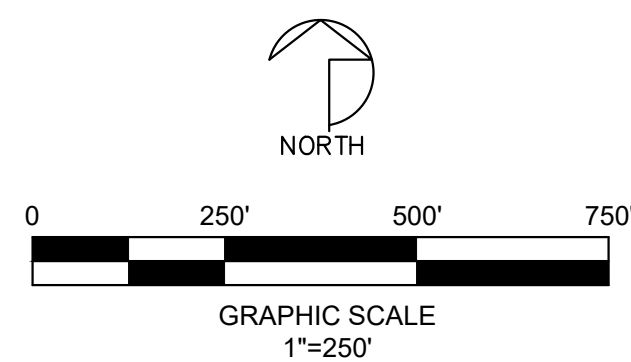
BLOCK A, WHITESTONE GOLF COURSE ADDITION, AN ADDITION TO THE CITY F BENBROOK, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 5082, SAID COUNTY RECORDS;

**THENCE** S 00° 22' 00" E, 4180.05 FEET, ALONG THE COMMON LINE OF SAID PB LONG TERM TRACT AND SAID LOT 2, TO THE POINT OF BEGINNING AND CONTAINING 7-242-578 SQUARE FEET OR 166.267 ACRES OF LAND MORE OR LESS

CONNECTIVITY INDEX = 1.32

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PROJECT NO.	HCH19007
FILE PATH	G:\JOB\HCH19007_Rolling_V_So\Master Dev\Entitlements\Preliminary Plat
DRAWN BY	GW
REVIEWED BY	CBS
DATE	AUGUST 2022
DATE	REVISIONS



**DEVELOPER**

HAWKINS FAMILY JOINT VENTURE  
7201 HAWKINS VIEW DR. SUITE 101  
FORT WORTH, TEXAS 76132

**OWNER**

SJ BRYANT IRVIN  
COMMERCIAL DEVELOPMENT LP  
7755 BELLAIRE DR SOUTH  
FORT WORTH, TEXAS 76132

**PLANNER / ENGINEER**

**PELOTON**  
LAND SOLUTIONS  
9800 HILL WOOD PARKWAY  
SUITE 250  
FORT WORTH, TX 76177  
PHONE: 817-562-3350

PP-XX-XXX  
ZC-XX-XXX

SHEET 1 OF 6

A PRELIMINARY PLAT FOR

**ROLLING V RANCH**

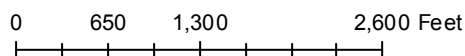
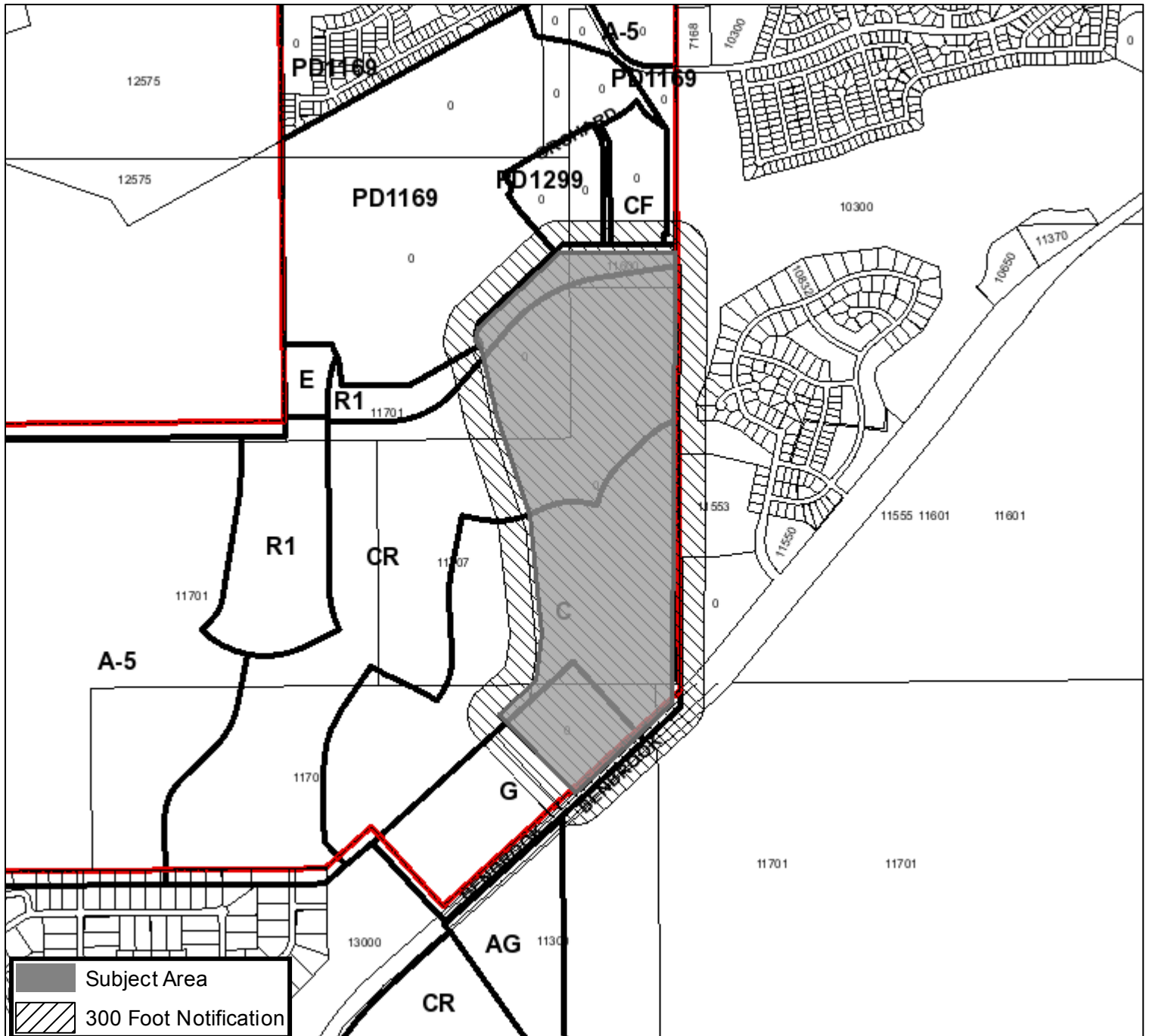
CONTAINING LOTS 1-22, 1X, BK 1; LOTS 1-27, 1X, BK 2; LOTS 1-171, 1X, BK 3;  
LOTS 1-26, BK 4; LOTS 1-26, BK 5; LOTS 1-33, BK 6; LOTS 1-15, BK 7;  
LOTS 1-23, BK 8; LOTS 1-39, BK 9; LOTS 1-20, BK 10; LOTS 1-26, BK 11;  
LOTS 1-19, BK 12; LOTS 1-20, BK 13; LOTS 1-28, BK 14; LOTS 1-62, 1X, BK 15;  
LOTS 1-27, BK 16.

BEING 168.267 ACRES OF LAND  
LOCATED IN THE T&N O R R CO SURVEY, ABSTRACT NUMBER 1565  
TRACT 2B SITUATED IN THE CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

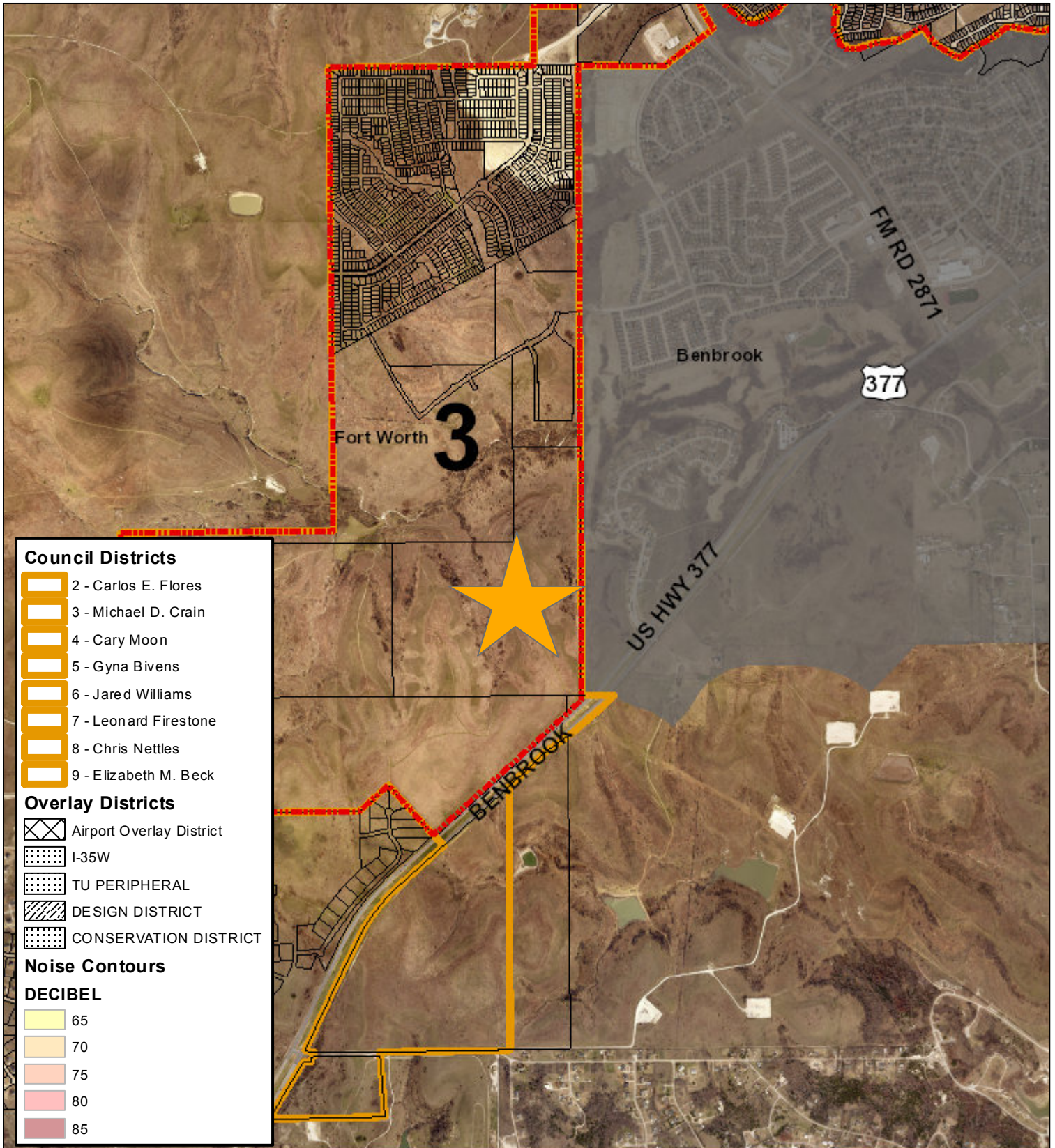
584 RESIDENTIAL LOTS  
PREPARED AUGUST, 2022

### Area Zoning Map

Applicant: SJ Bryant Irvin Commercial Development  
 Address: Highway 377  
 Zoning From: C, CR & G  
 Zoning To: A-5  
 Acres: 166  
 Mapsco: 86WX100AB  
 Sector/District: Far Southwest  
 Commission Date: 11/9/2022  
 Contact: 817-392-2495








### 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

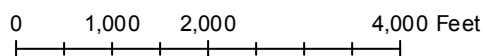
**Overlay Districts**

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

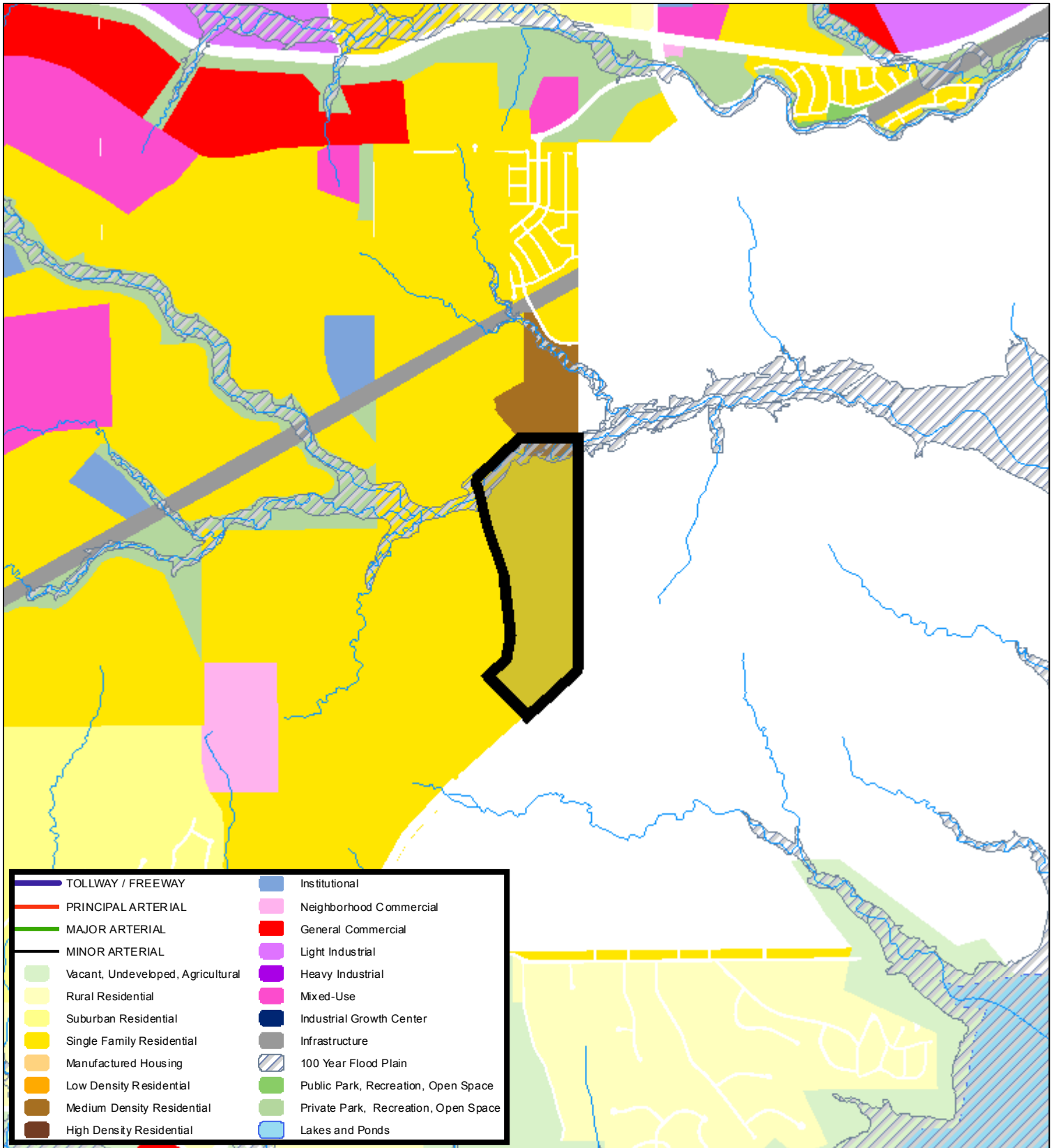
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**DECIBEL**

-  65
-  70
-  75
-  80
-  85



### Future Land Use

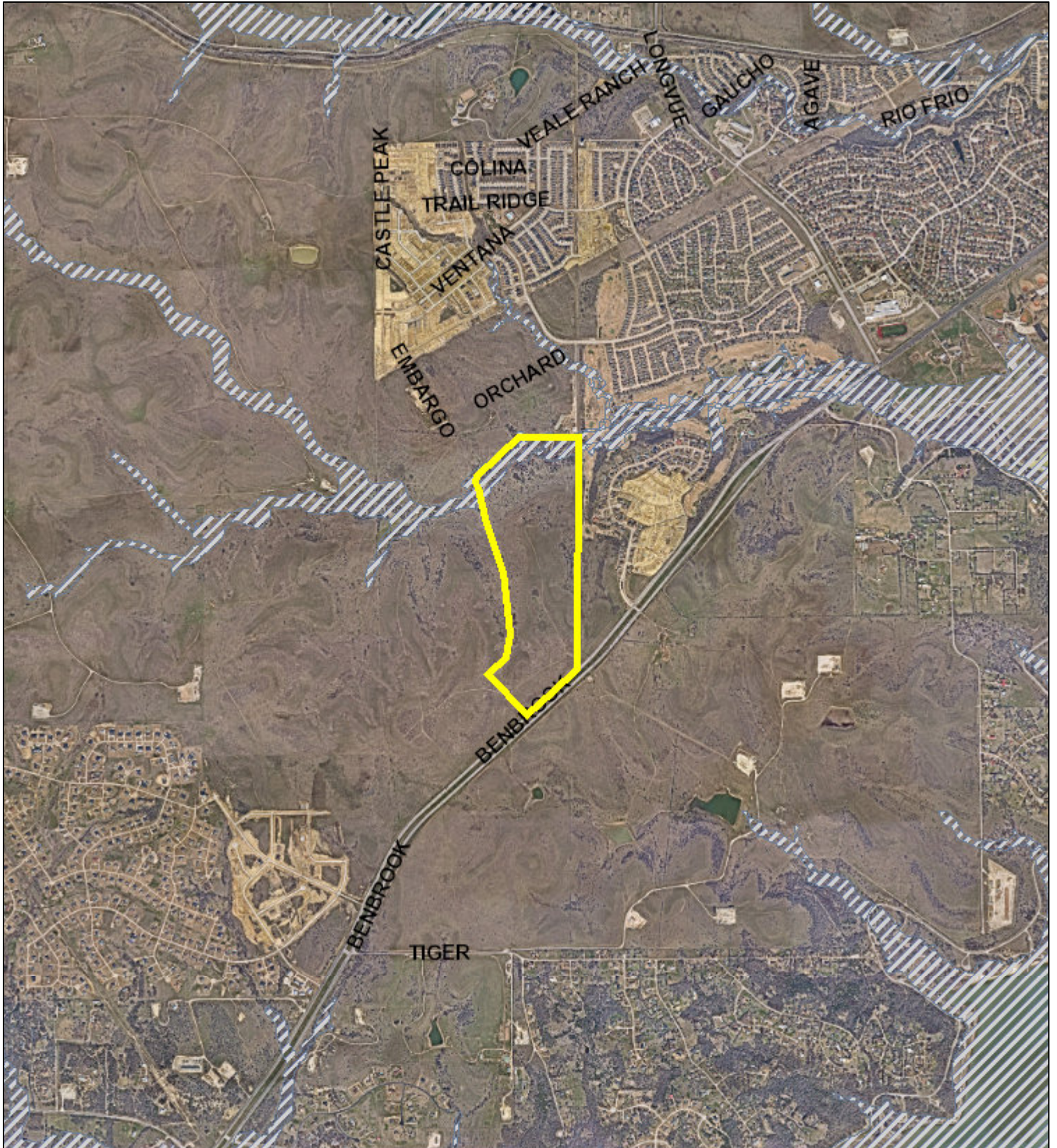


2,300 1,150 0 2,300 Feet

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



## Aerial Photo Map



0 1,500 3,000 6,000 Feet





# Zoning Staff Report

**Date:** November 9, 2022

**Case Number:** ZC-22-181

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

## Project Description and Background

The property is 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.

## 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.

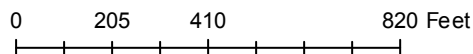


## Area Zoning Map

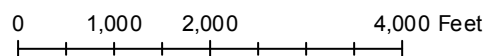
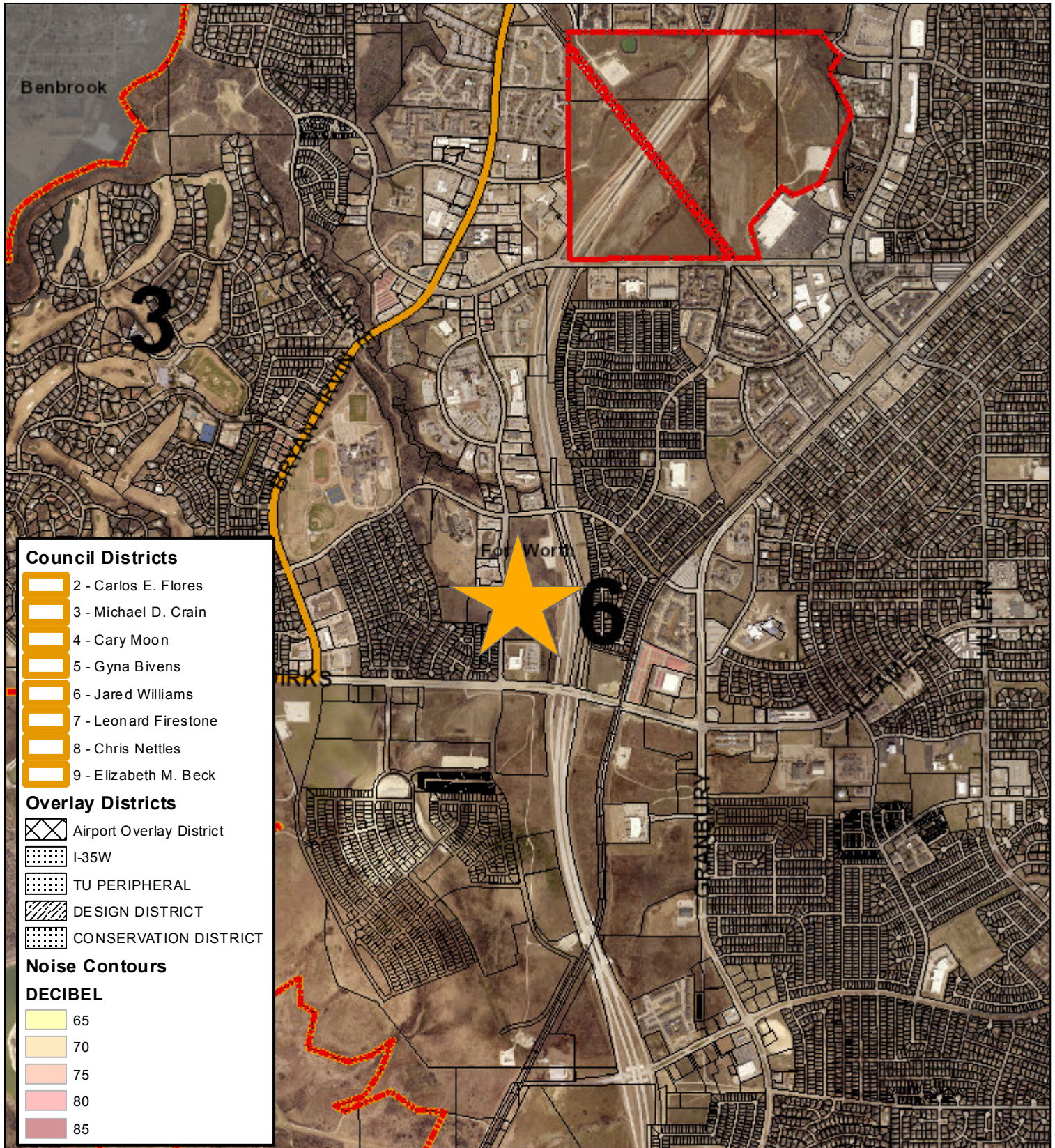
Applicant: Rall Properties LP  
 Address: 6881 Harris Parkway & 7101 Dutch Branch  
 Zoning From: & PD  
 Zoning To: ER  
 Acres: 14.82171425  
 Mapsco: 102C  
 Sector/District: Wedgewood  
 Commission Date: 11/9/2022  
 Contact: null



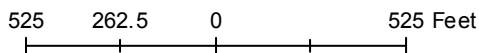
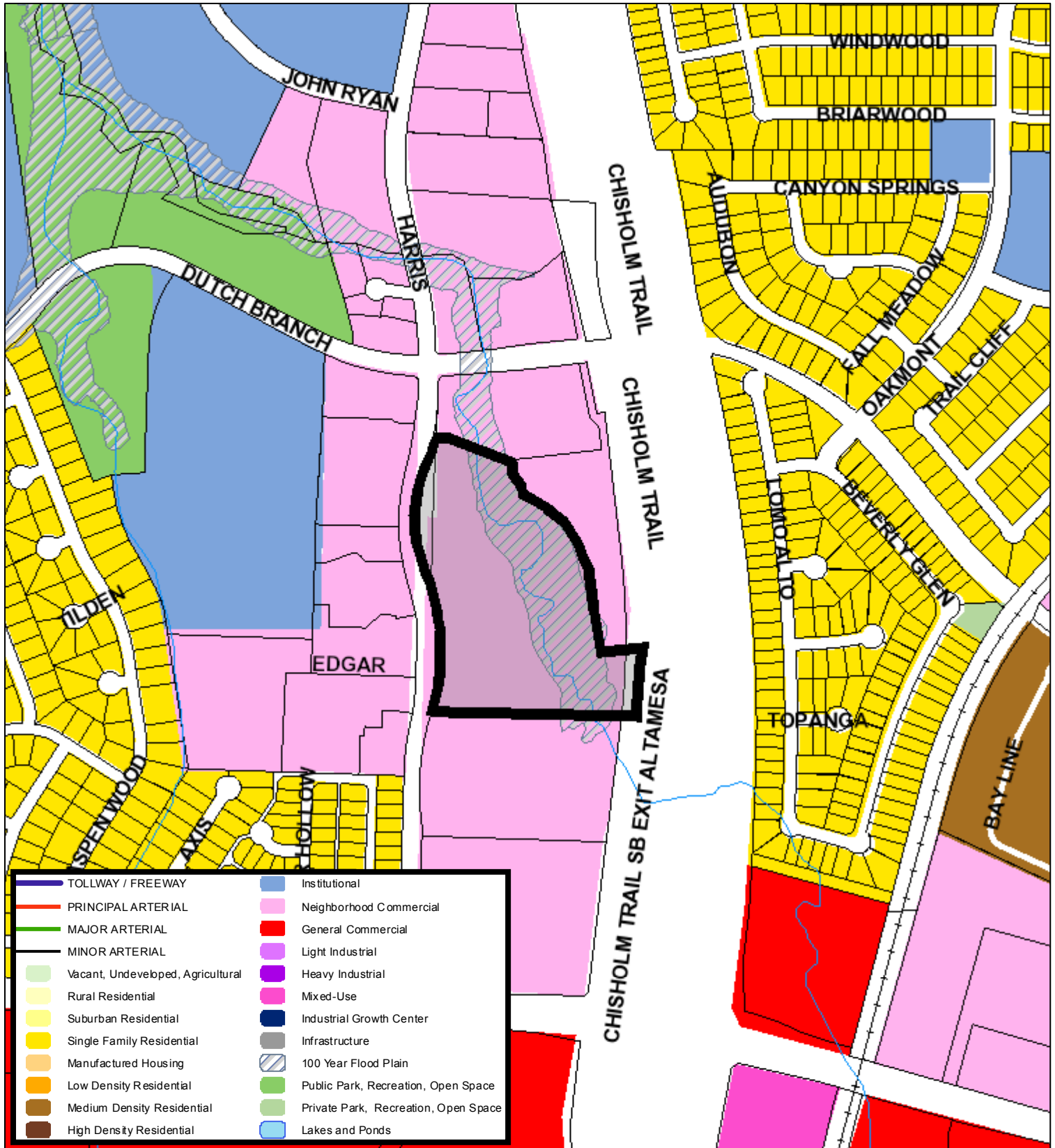
	Subject Area
	300 Foot Notification



### 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



0 330 660 1,320 Feet





# Zoning Staff Report

**Date:** November 9, 2022

**Case Number:** ZC-22-183

**Council District:** 2

## Zoning Map Amendment

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

**Owner / Applicant:** Avocet Ventures LP/Jacob Asay

**Site Location:** 2601 and 2603 Prairie Ave.

**Acreage:** 0.32 acres

### Request

**Proposed Use:** Single-family residences

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

## Project Description and Background

The subject property is located along the west corner of 26th Street and Prairie Ave. The parcel comprises 2601 and 2603 Prairie Ave of approximately 8,000 sqft each lot and is located within the Neighborhood Empowerment Zone (NEZ) Area One. The property was previously owned by Rosen Heights Church which has churches to the southwest of the site, but it appears that this site has not been developed since 1963, based on Historical Aerials.



The applicant is requesting to rezone these two lots from “CF” Community Facilities” to “A-5” One-family to construct two residences and sell them. Here is an excerpt from the application.

Avocet Ventures LP (property owner) is requesting to rezone 2601 and 2603 Praire Ave Fort Worth TX 76164 from CF to A-5. The intent is to construct two single family homes (one on each lot) and make these homes available for purchase on the open market. The property is surrounded on 3 sides by existing A-5 housing. Proposed architectural plans are attached for consideration.

## Surrounding Zoning and Land Uses

North “A-5” One-Family/ single-family residential  
East “A-5” One-Family/single-family residential  
South “CF” Community Facilities / single-family residential  
West “A-5” One-Family / single-family residential

## Recent Zoning History

- None

## Public Notification

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

The following organizations were notified: (email) October 27, 2022

Organizations Notified	
Inter-District 2 Alliance	Far Greater Northside Historical NA
North Side NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD Nov

## 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 the immediately surrounding properties are developed with single-family homes. The site is the only property on the block that is not zoned “A-5”—changing the zoning classification from “CF” on a property that has not been developed in at least 40 years to “A-5” with immediate plans for the development of single-family homes is appropriate and compatible land use.

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

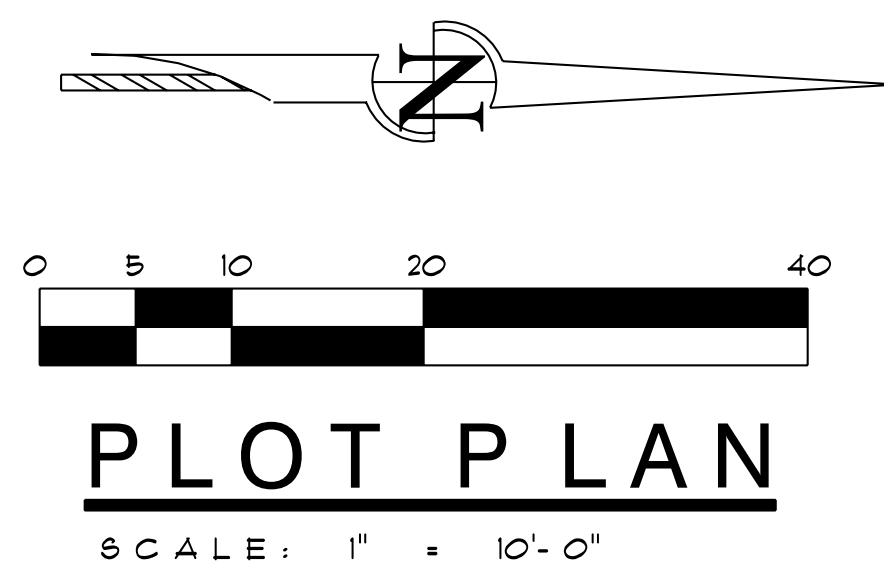
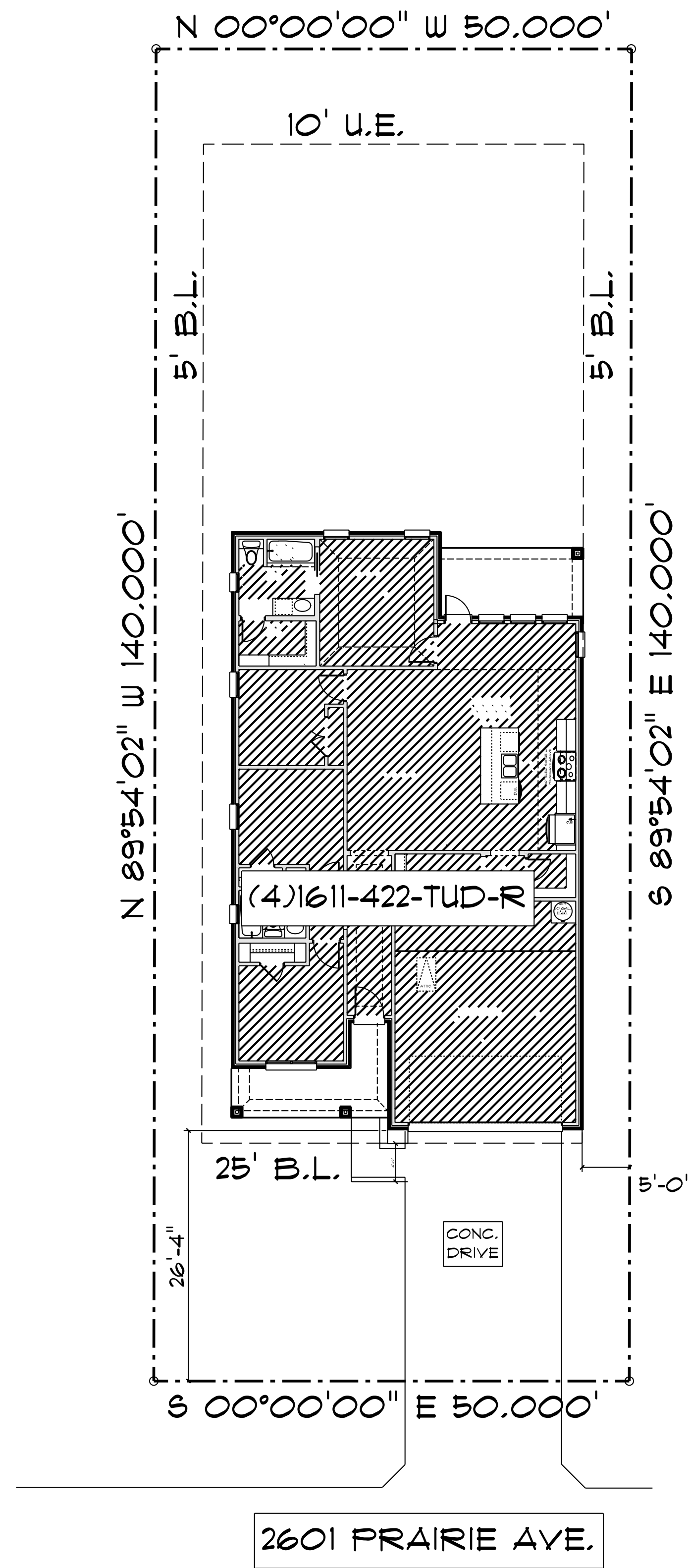
### Comprehensive Plan Consistency – Northside

The 2021 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
<b>SPECIAL</b>		
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. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

# Avocett TUDOR (R)



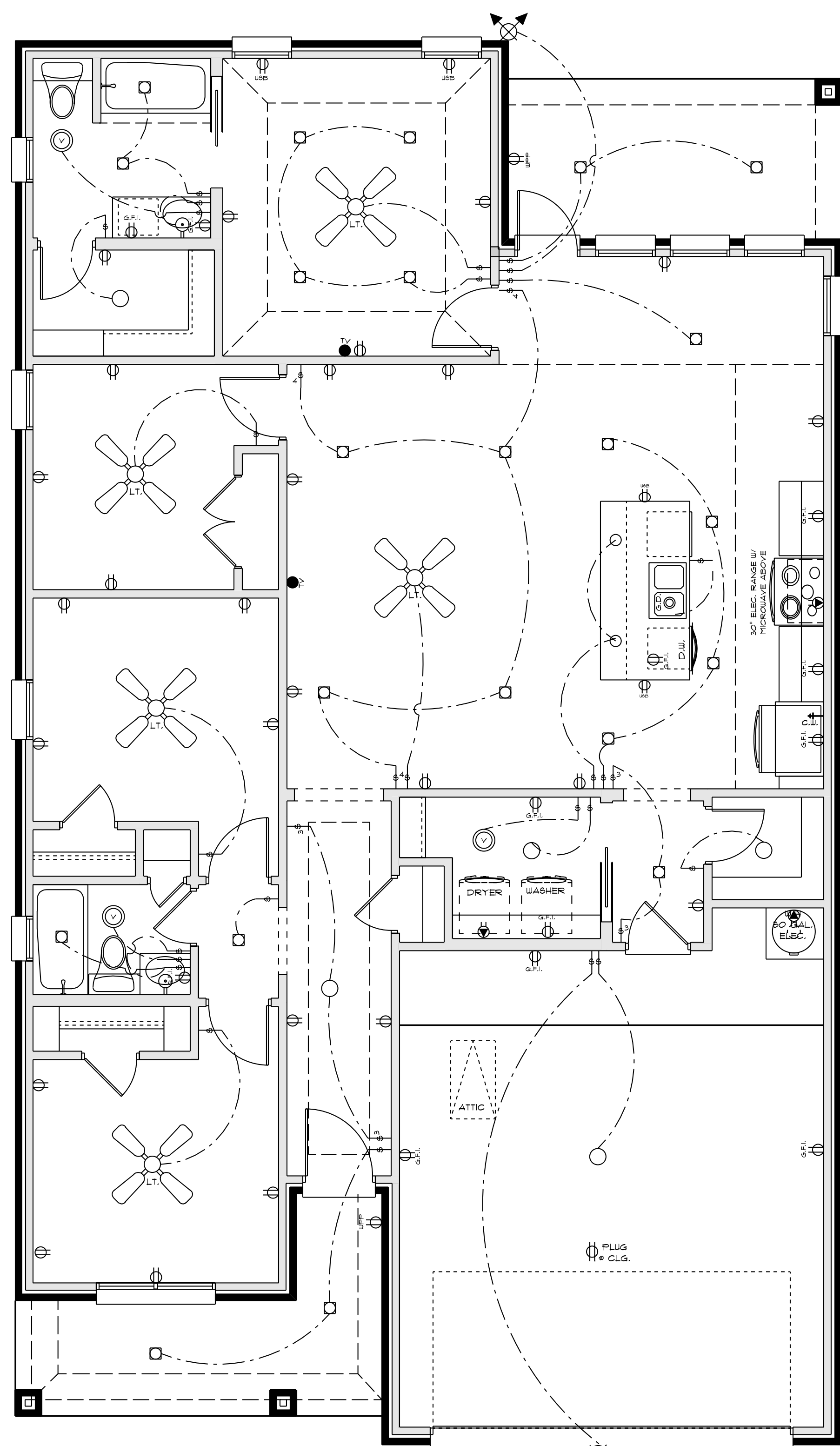
LOT 1, BLOCK 53  
 ROSEN HEIGHTS  
 TARRANT COUNTY



NOTE: ATTACHED 3D RENDERINGS MAY DIFFER FROM 2D CONSTRUCTION DRAWINGS. (REFER TO 2D ELEVATION DRAWINGS FOR CONSTRUCTION DETAILS)



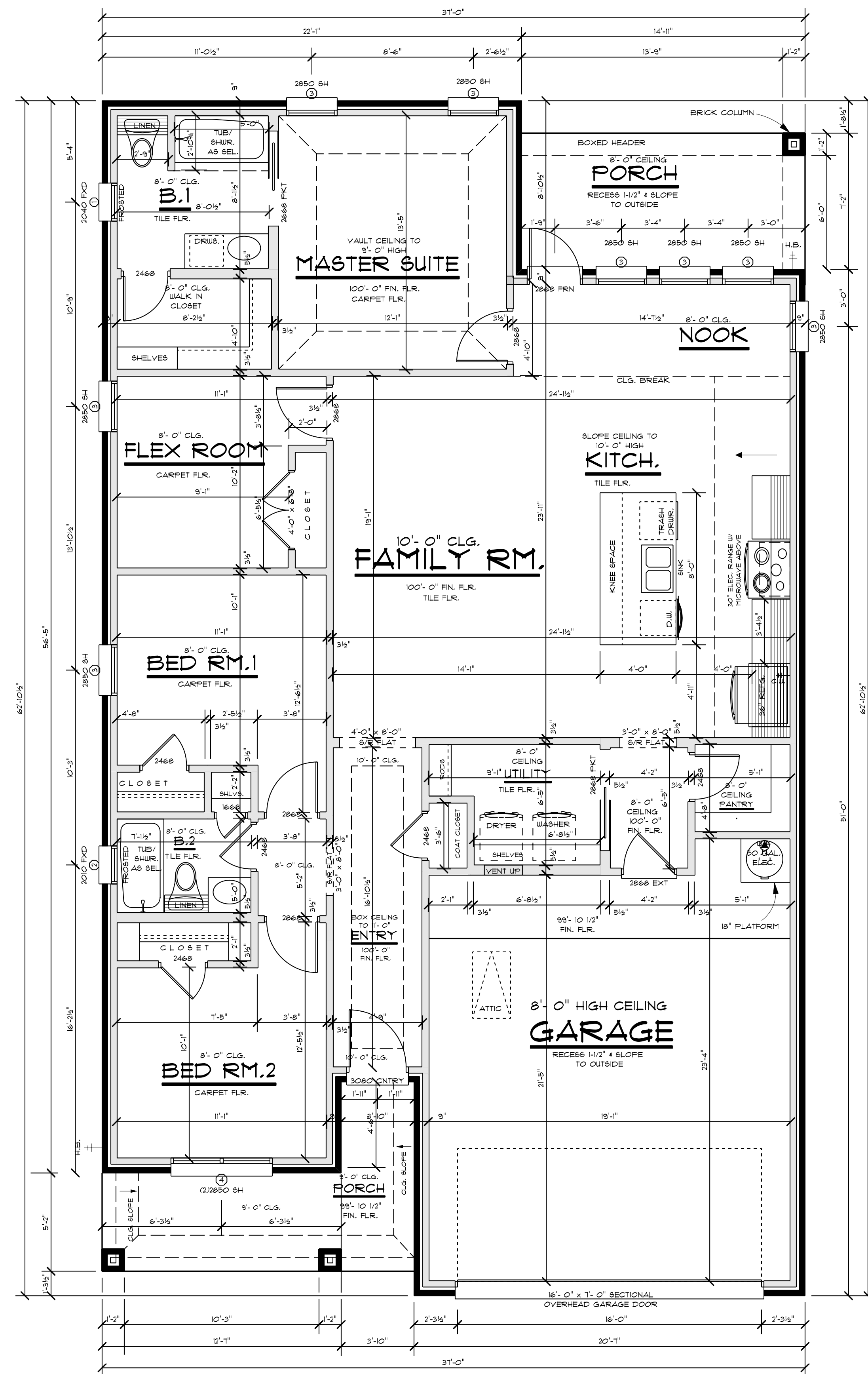




# ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
Fan - Light	5	
Garbage Disposal	1	
Light- 6in Rec. Can	22	
Light- Ceiling Mount	5	
Light- Flood Light	2	
Outlet- 110v	26	
Outlet- 110v Ceiling Plug	1	
Outlet- 110v GFI	12	
Outlet- 110v USB	4	
Outlet- 110v WFP	2	
Outlet- 220v	2	
Outlet- TV & 110v (See Owner for Height)	2	
Pendant Light	2	
Switch - Single	26	
Switch- 3 Way	4	
Vent	3	
Light- Vanity Single	2	
Switch- 4 Way	3	



# FLOOR PLAN

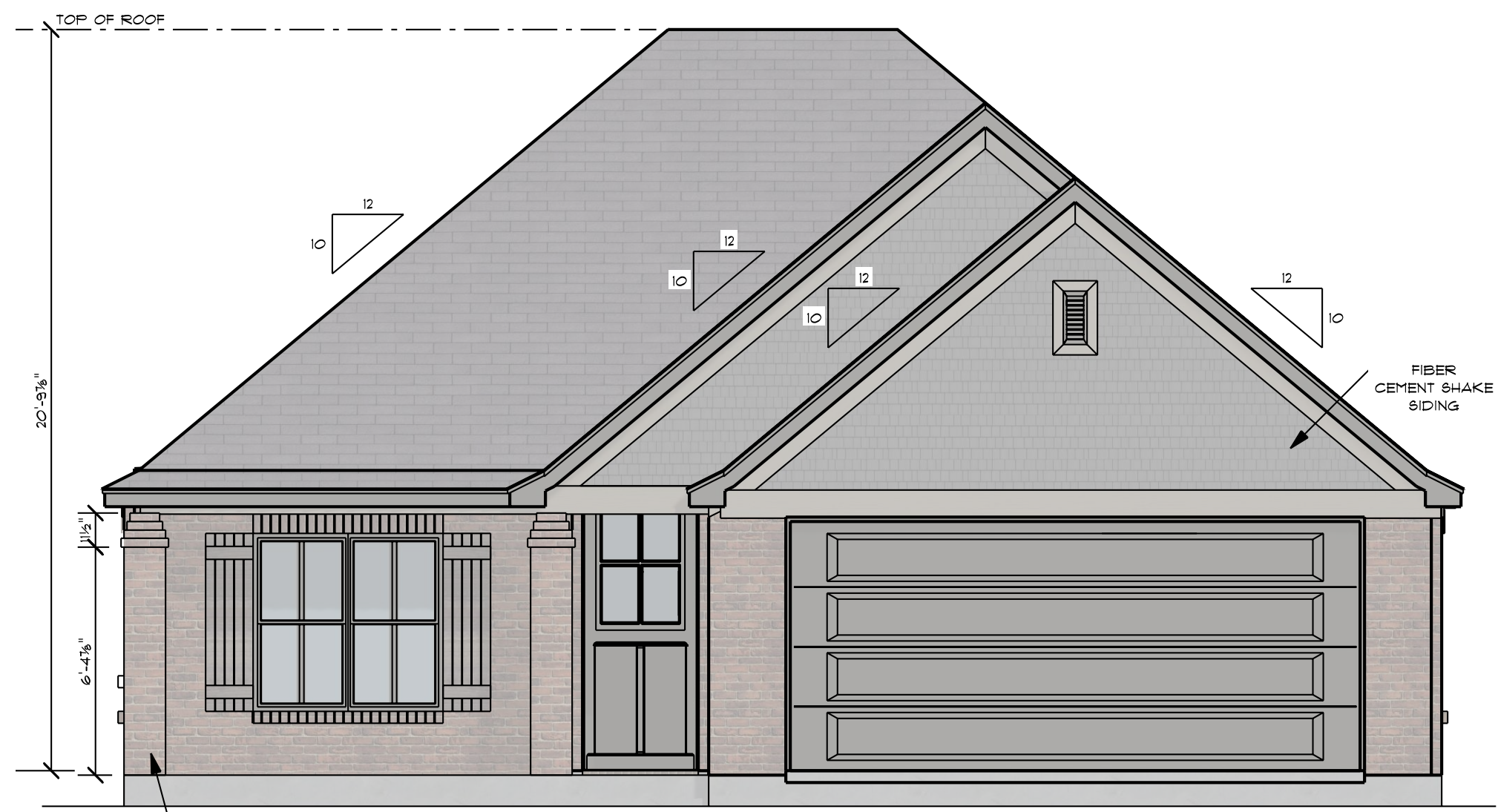
SCALE : 1/4" = 1'-0"

NOTE: ALL ANGLES ARE 45°, UNLESS OTHERWISE NOTED.

AREA SCHEDULE	
NAME	AREA
TOTAL LIVING	1611.7 sq. Ft.
GARAGE	451.9 sq. Ft.
PORCHES	210.8 sq. Ft.
TOTAL SLAB	2280.4 sq. Ft.

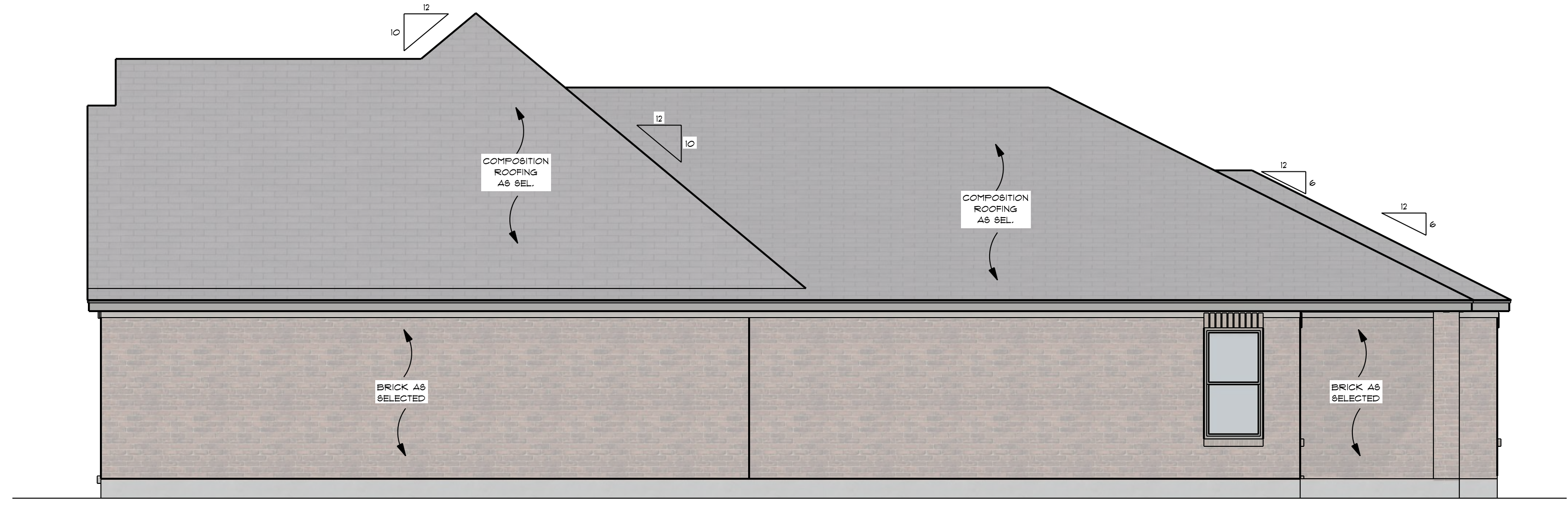
LOWER FLOOR WINDOW SCHEDULE					
OPENING ID	PRODUCT CODE	SIZE	COUNT	LIBRARY NAME	HEADER POSITION
1	2040 FXD	2'-0" x 4'-0"	1	GHDWindow\Fixed\I Units	6'-8" (PROJECTED)
2	2010 FXD	2'-0" x 1'-0"	1	GHDWindow\Fixed\I Units	6'-8" (PROJECTED)
3	2850 SH	2'-8" x 5'-0"	8	GHDWindow\Single Hung\I Units	6'-8"
4	122850 SH	5'-4" x 5'-0"	1	GHDWindow\Single Hung\I Units	6'-8"





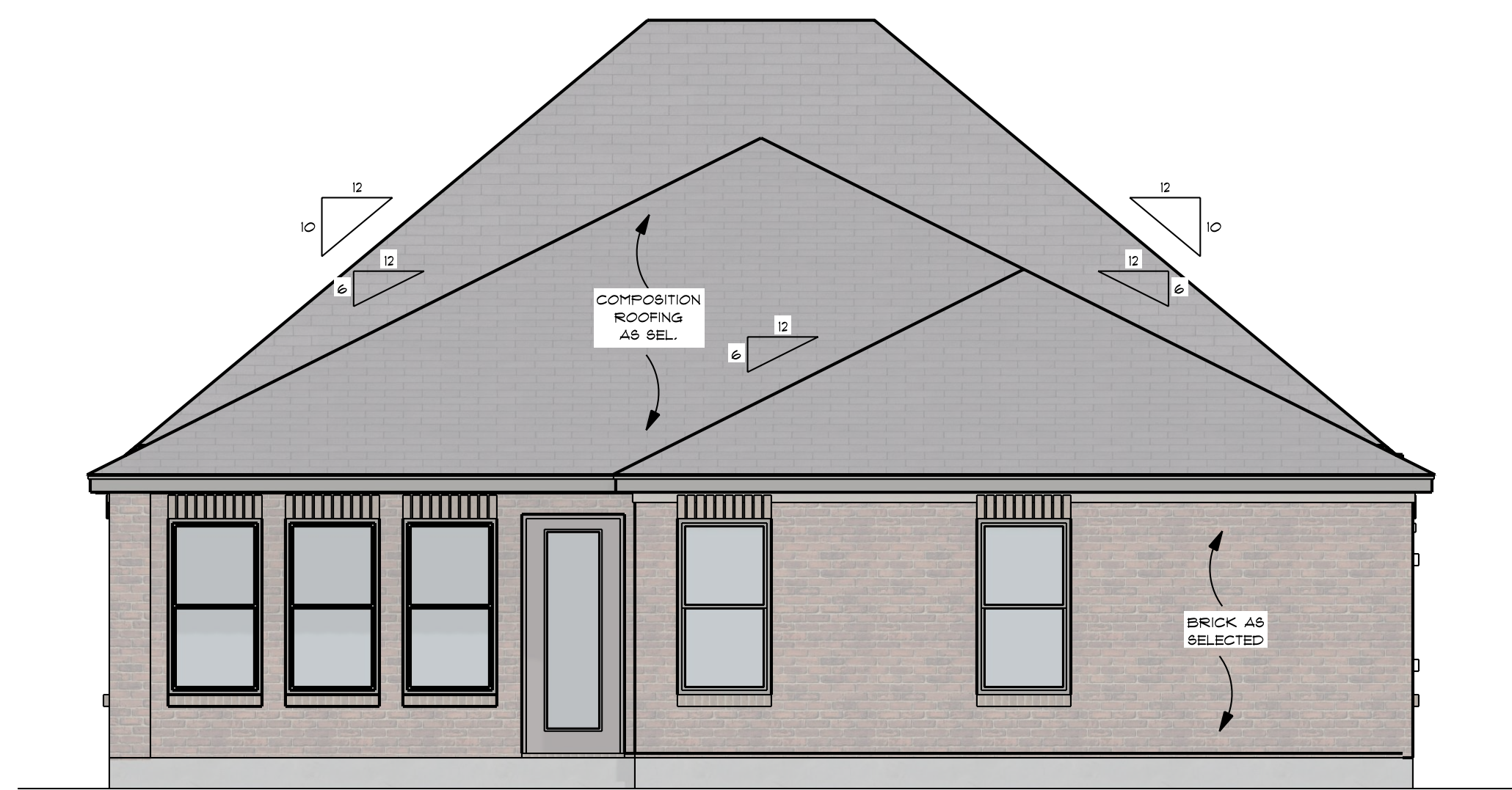
**FRONT ELEVATION**

SCALE 1/4" = 1'-0"  
 NOTE: PROVIDE WEEP HOLES @ 48" O.C.



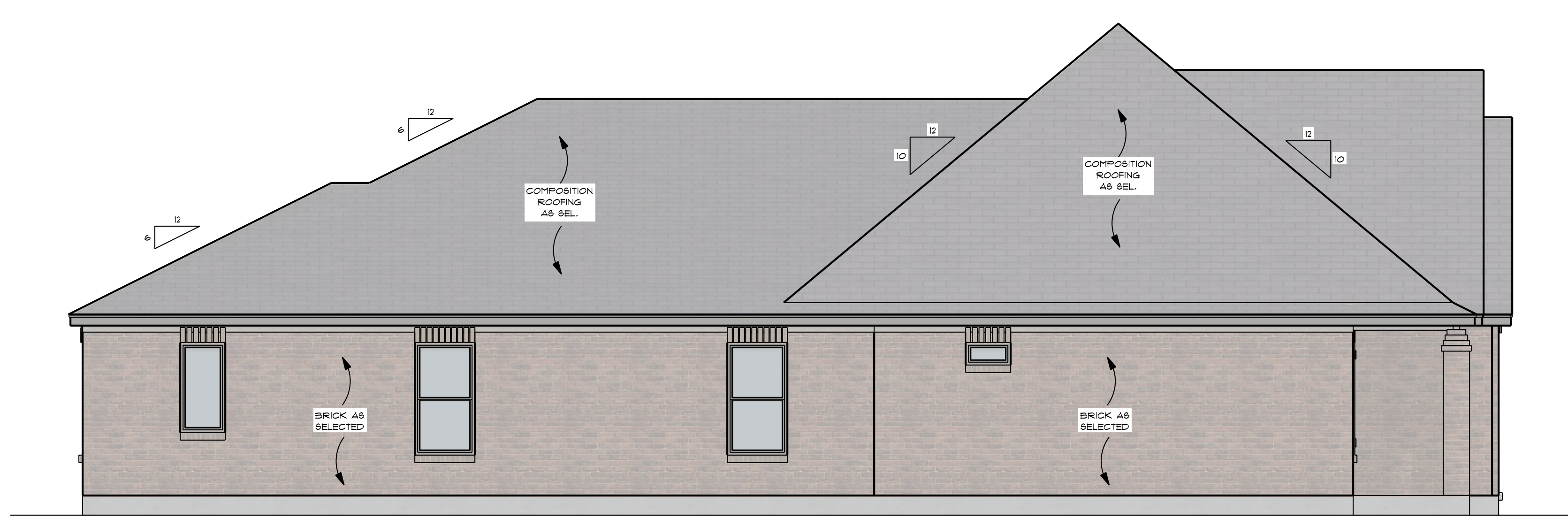
**RIGHT ELEVATION**

SCALE 1/4" = 1'-0"  
 NOTE: PROVIDE WEEP HOLES @ 48" O.C.



**REAR ELEVATION**

SCALE 1/4" = 1'-0"  
 NOTE: PROVIDE WEEP HOLES @ 48" O.C.



**LEFT ELEVATION**

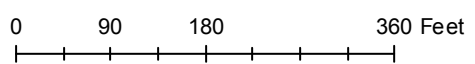
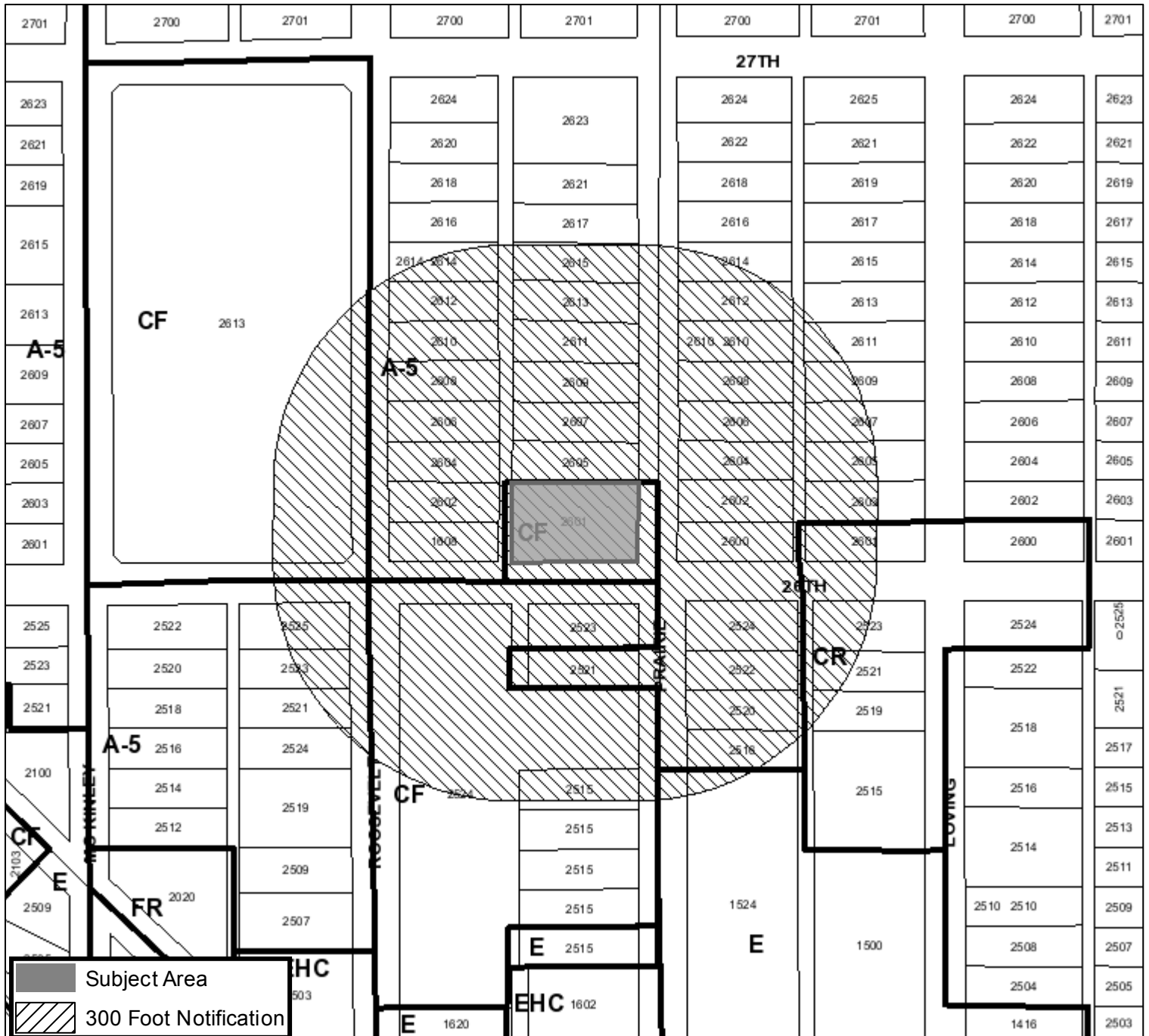
SCALE 1/4" = 1'-0"  
 NOTE: PROVIDE WEEP HOLES @ 48" O.C.



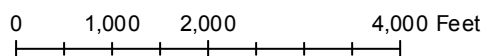
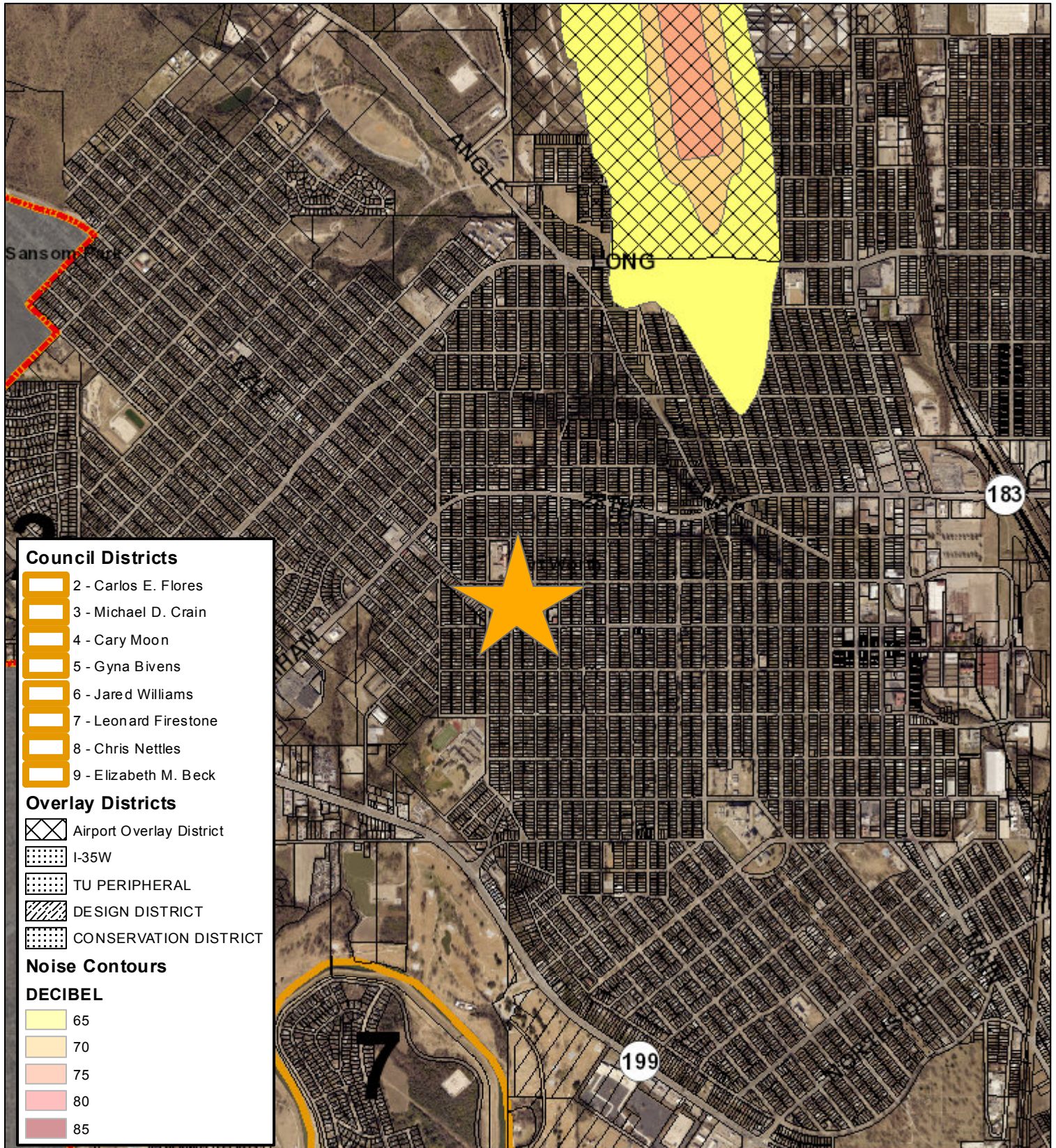


### Area Zoning Map

Applicant: Avocet Ventures LP  
 Address: 2601 & 2603 Prairie Ave.  
 Zoning From: CF  
 Zoning To: A-5  
 Acres: 0.3616905  
 Mapsco: 62E  
 Sector/District: Northside  
 Commission Date: 11/9/2022  
 Contact:



### Area Map



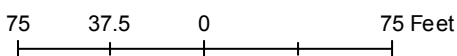
### Future Land Use



26TH

PRAIRIE

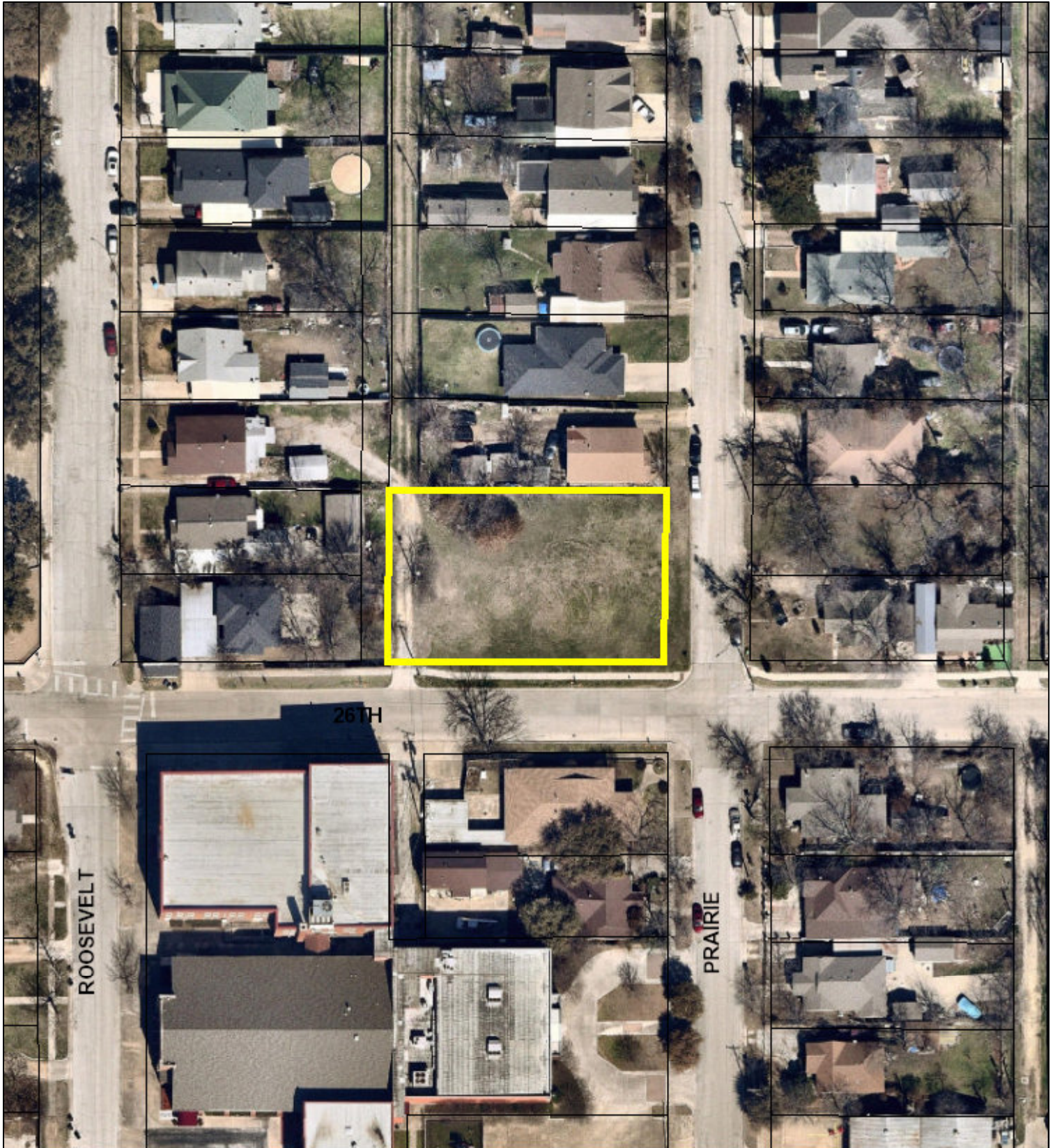
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		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:** November 9, 2022

**Case Number:** ZC-22-184

**Council District:** 8

## Zoning Map Amendment & Site Plan

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

**Owner / Applicant:** Journey Home Housing

**Site Location:** 7550 Crowley Rd

**Acreage:** 8.8 acres

### Request

**Proposed Use:** Supportive Housing

**Request:** From: “FR” General Commercial Restricted

To: “PD/CR” Planned Development for all uses in "CR" Low Density Multifamily, with specific development standards for open space, setbacks adjacent to one-family residential, fencing location, building orientation, and a waiver to the MFD submittal; Site Plan included.

### Recommendation

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

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

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

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  - c. [Economic Development Plan](#)
  - d. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan & Elevations
8. Area Map
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10. Aerial Photograph



## Project Description and Background

This property is situated along Crowley Road just north of Sycamore School Rd. The applicant is proposing to rezone to accommodate the construction of multifamily to provide long-term, permanent housing for disabled individuals in conjunction with the Journey Home Housing and Presbyterian Night Shelter, including a CFW grant.

The 8.8-acre site which is currently zoned “FR” General Commercial Restricted and is proposed to be rezoned as a “PD” Planned Development with a base zoning district of “CR” Low Density Multifamily. A total of 96 units are included in the development, resulting in a density of just under 11 dwelling units per acre, below the “CR” maximum of 16 dwelling units per acre. The applicant is requesting several development standards due to the type and configuration of the housing. The table below provides a summary:

Requirement	CR Standards	Proposed CR
Open Space	60% Minimum	61% (Complies)
Units Per Acre	16 Maximum	10.7 (Complies)
Height	36 ft Maximum	17’4” (Complies)
MFD	MFD Site Plan Required	Waiver of MFD Submittal Requested
Fencing	Fences shall not be located in the area between building facades and the property line	Fencing provided in front of building facades and along property line (development standard requested)
Parking	1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage); 2 spaces may be tandem if assigned to the same unit and restricted from use for storage	Parking provided for employees/staff (development standard requested)
Parking	Parking not allowed in front of primary buildings	Parking provided in front of building (development standard requested)
Building Orientation	Max 20 ft from property line facing street	Building set back away from the street/parking amenity in front of buildings (development standard requested)

## Surrounding Zoning and Land Uses

North “FR” General Commercial Restricted / undeveloped  
 East “CF” Community Facilities; “E” Neighborhood Commercial / church, auto zone, retail  
 South “E” Neighborhood Commercial / light industrial  
 West “AG” Agricultural / undeveloped

## 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	
Willow Creek NA	Hallmark Camelot Highland Terrace Neighborhood Association*
District 6 Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Crowley ISD	

*\*Located in close proximity to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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The subject site is situated along Crowley Road near Sycamore School Road. Surrounding uses vary with undeveloped land to the south and west, commercial to the east and industrial to the south. The Hallmark-Camelot Highland Terrace Neighborhood Association is located across the street and is buffered by commercial, educational, and church uses. In addition, Crowley Road is a six (6) lane divided principal arterial, providing even more buffering to the proposed use. Staff is comfortable with granting the development standards as presented since there is not a base zoning district that will capture the proposed development without any waivers.

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

### Comprehensive Plan Consistency – Sycamore

---

The 2022 Comprehensive Plan designates the subject property as Neighborhood Commercial on the Future Land Use [FLU] Map. Low Density Multifamily is not called out in the list of zoning classifications that are acceptable within this FLU designation. The proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

However, the following policies apply to this development.

- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.
- Integrate and disperse affordable housing and low-income housing into neighborhoods throughout the city.
- Continue programs to develop affordable housing through partnerships with Fort Worth Housing Solutions and other developers and organizations



## Economic Development Plan

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

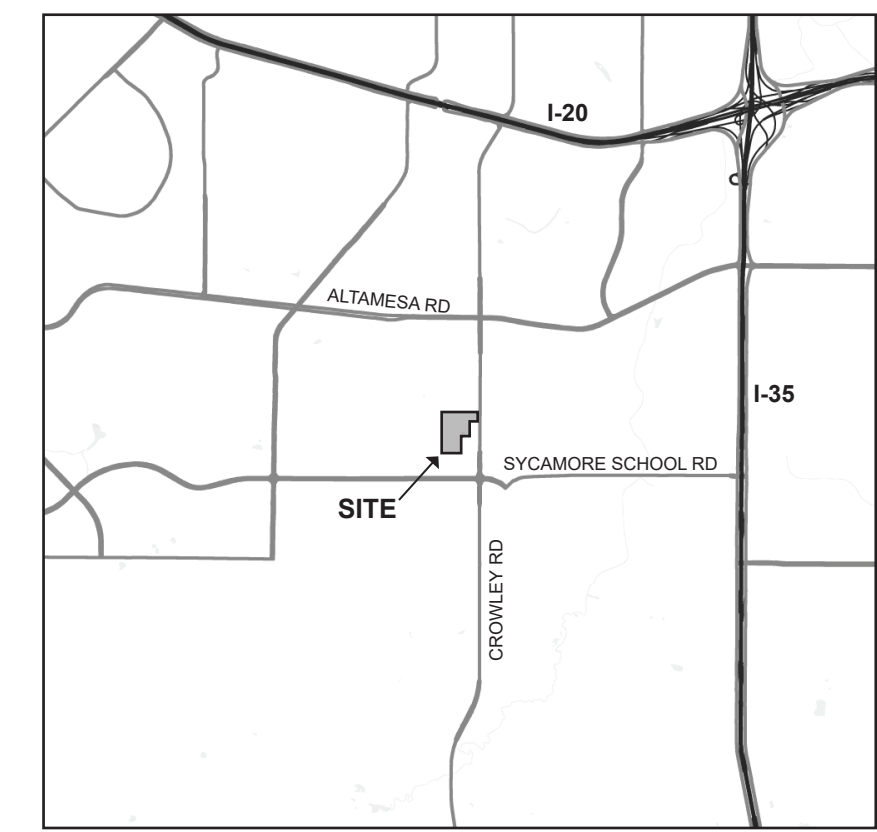
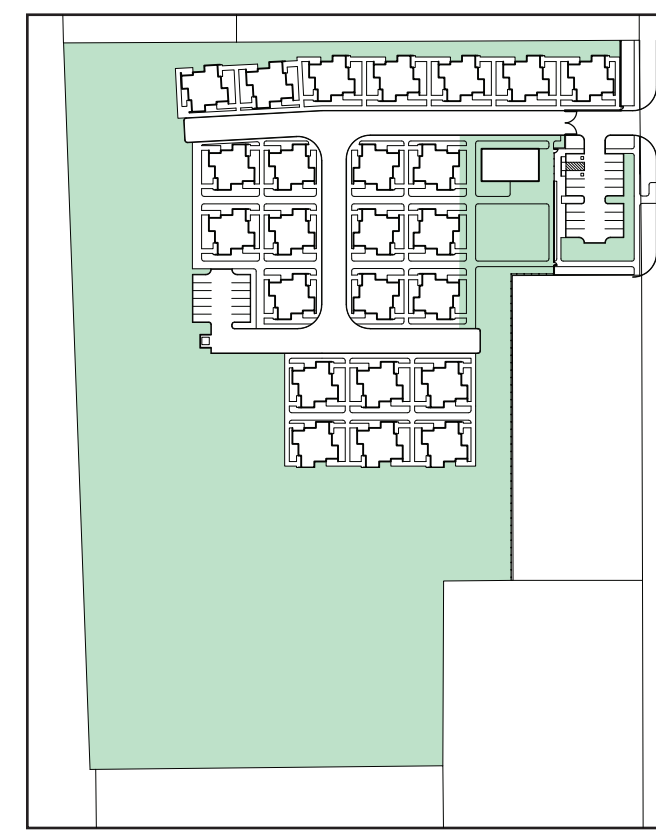
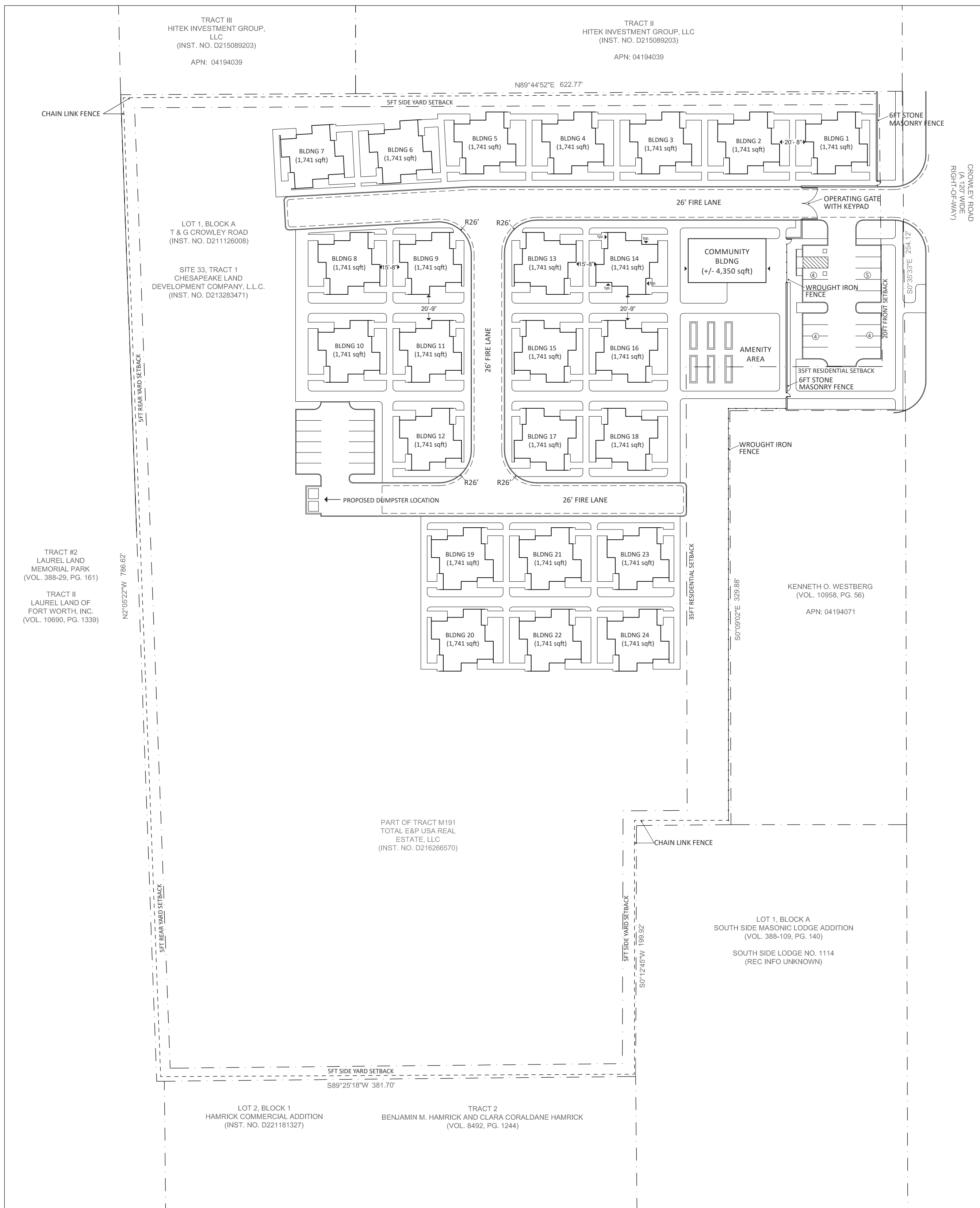
## Site Plan Comments

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### **Zoning and Land Use**

- Fencing provided in front of building facades and along property line (development standard requested)
- Parking provided for employees/staff (development standard requested)
- Parking provided in front of building (development standard requested)
- MFD waiver requested
- Building set back away from the street/parking amenity in front of buildings (development standard requested)

*(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.)*



SITE DATA	
SITE LOCATION	7550 Crowley Rd
SITE ACREAGE	8.95 AC
EXISTING ZONING	FR
PROPOSED ZONING	PD-CR
# OF RESIDENTIAL BUILDINGS	24
# OF RESIDENTIAL UNITS	96
DENSITY	10.7 UNITS/AC.
# OF STORIES	1
INDIVIDUAL UNIT SQFT	435 sqft
RESIDENTIAL BUILDING SQFT	1,741 sqft
COMMUNITY BUILDING SQFT	4,350 sqft
TOTAL INTERIOR SQFT	46,134 sqft
OPEN SPACE REQUIRED	234,000 sqft
OPEN SPACE PROVIDED	236,500 sqft

- NOTES:**
- This project will comply with Enhanced Landscaping Requirements.
  - 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.
  - Trash receptacles will be screened with masonry wall on three sides and contain a gate
  - Exterior building materials: cementitious siding as primary masonry material with white trim accents.
  - Residential building 15 foot separation minimum
  - Proposed fencing to be stacked stone masonry along front facade with wrought iron along remaining portion of east property line. Chain link fencing to wrap southern, western, and northern property lines.
  - Parking to be provided between the building and Crowley Road. Parking to provide for case workers and staff only. **(waiver requested)**
  - Parking lot will not be screened from public street. **(waiver requested)**
  - No MFD site plan will be submitted. **(waiver requested)**
  - Concrete sidewalks proposed for all non-vehicular circulation routes. Grass turf to fill in remaining areas.

REQUIREMENT	CR/MFD STANDARDS	PROPOSED PD/CR
OPEN SPACE	60% MINIMUM	61% (COMPLIES)
UNITS PER ACRE	16 MAXIMUM	10.7 UNITS PER AC (COMPLIES)
FRONT YARD	20 FEET MINIMUM	28 FEET (COMPLIES)
REAR YARD	5 FEET MINIMUM	126 FEET (COMPLIES)
SIDE YARD	INTERIOR LOT = 5 FEET MINIMUM CORNER LOT = 20 FEET MINIMUM ADJACENT TO SIDE STREET	15 FEET (COMPLIES)
SETBACK ADJACENT TO ONE- OR TWO-FAMILY RESIDENTIAL DISTRICT	THREE FEET FOR EVERY 1 FEET (3:1) AS MEASURED FROM THE TOP OF THE SILL PLATE, OR TWO FEET FOR EVERY ONE FOOT (2:1) IN OVERALL HEIGHT WHEN MEASURED FROM THE LOWEST FINISHED GRADE TO THE PEAK OF THE ROOF, WHICHEVER IS GREATER, 30 FEET MINIMUM	35 FEET REQUIRED 48 FEET PROVIDED (COMPLIES)
HEIGHT	36 FEET MAXIMUM	17'-4" (COMPLIES)
MFD	MFD SITE PLAN REQUIRED	MFD SITE PLAN WILL NOT BE SUBMITTED <b>(WAIVER REQUESTED)</b>
FENCING	FENCES SHALL NOT BE LOCATED IN THE AREA BETWEEN BUILDING FACADES AND THE PROPERTY LINE	FENCING SHALL BE ALLOWED IN THE AREA BETWEEN BUILDING FACADES AND THE PROPERTY LINE <b>(WAIVER REQUESTED)</b>

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



**JOURNEY HOME at CROWLEY ROAD**

7550 CROWLEY RD  
FORT WORTH, TX 76134  
PREPARED: OCTOBER 3RD, 2022  
ZONING CASE #: \_\_\_\_\_

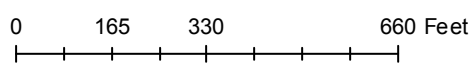
<b>ARCHITECT</b> BOKA Powell 777 Taylor Street Suite 830 Fort Worth, TX 76102 817.882.9797	<b>OWNER</b> Journey Home PO Box 2645 Fort Worth, TX 76113 817.632.7400	<b>DEVELOPER</b> L2L Development Advisors, LLC 222 West Exchange Ave Suite 200 Fort Worth, TX 76164 817.624.7266	<b>ENGINEER</b> JOHN AINSWORTH, PE KIMLEY-HORN AND ASSOCIATES 801 CHERRY ST. UNIT 11, SUITE 1300 FORT WORTH, TX 76102 817.339.2253
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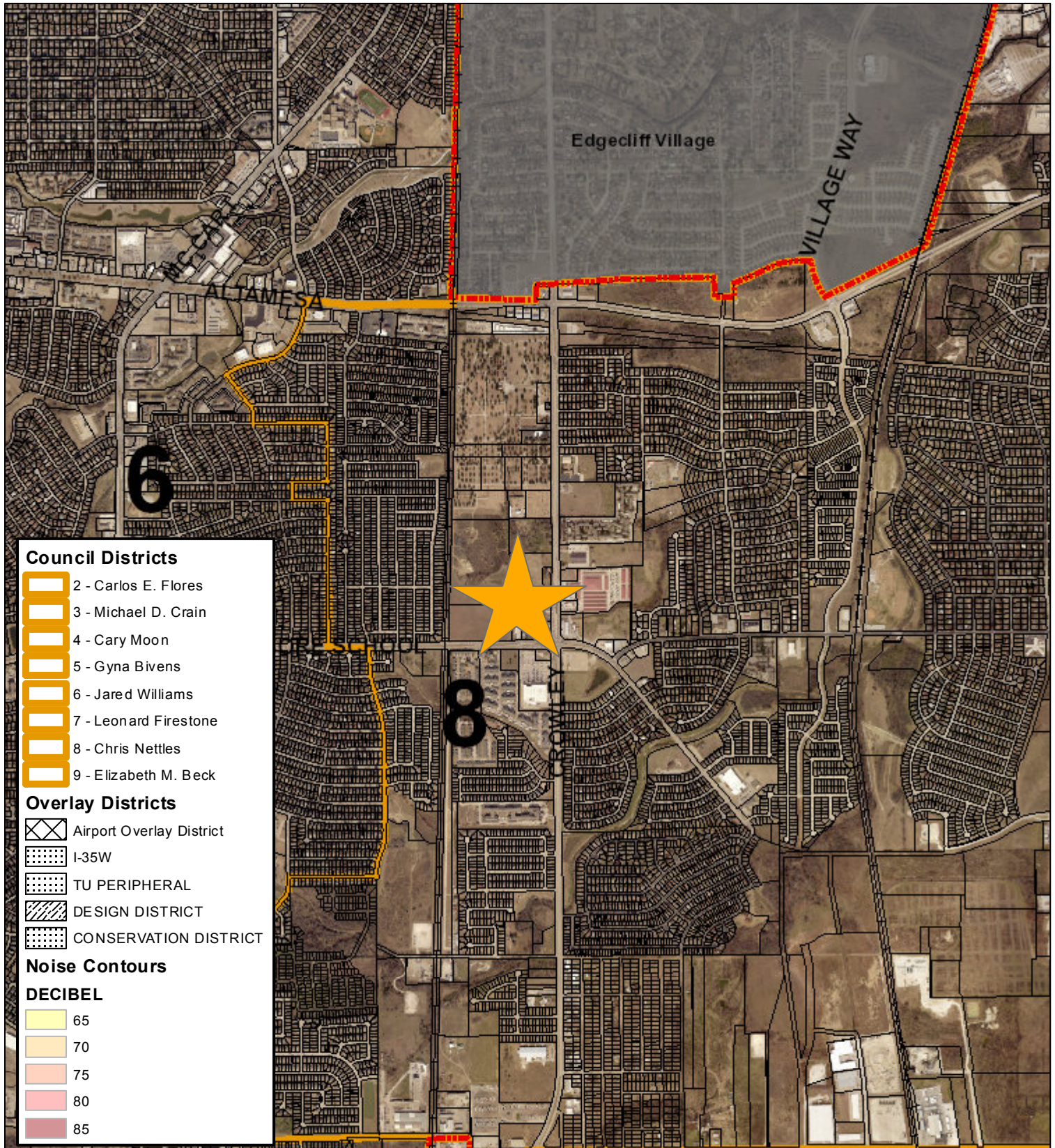
ZC-22-184

# Area Zoning Map









Applicant: Journey Home Housing  
 Address: 7550 Crowley Road  
 Zoning From: FR  
 Zoning To: PD/CR  
 Acres: 8.86433883  
 Mapsco: 104F,G  
 Sector/District: Sycamore  
 Commission Date: 11/9/2022  
 Contact: 817-392-6226








### 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

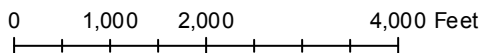
**Overlay Districts**

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

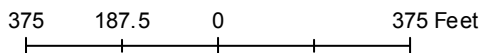
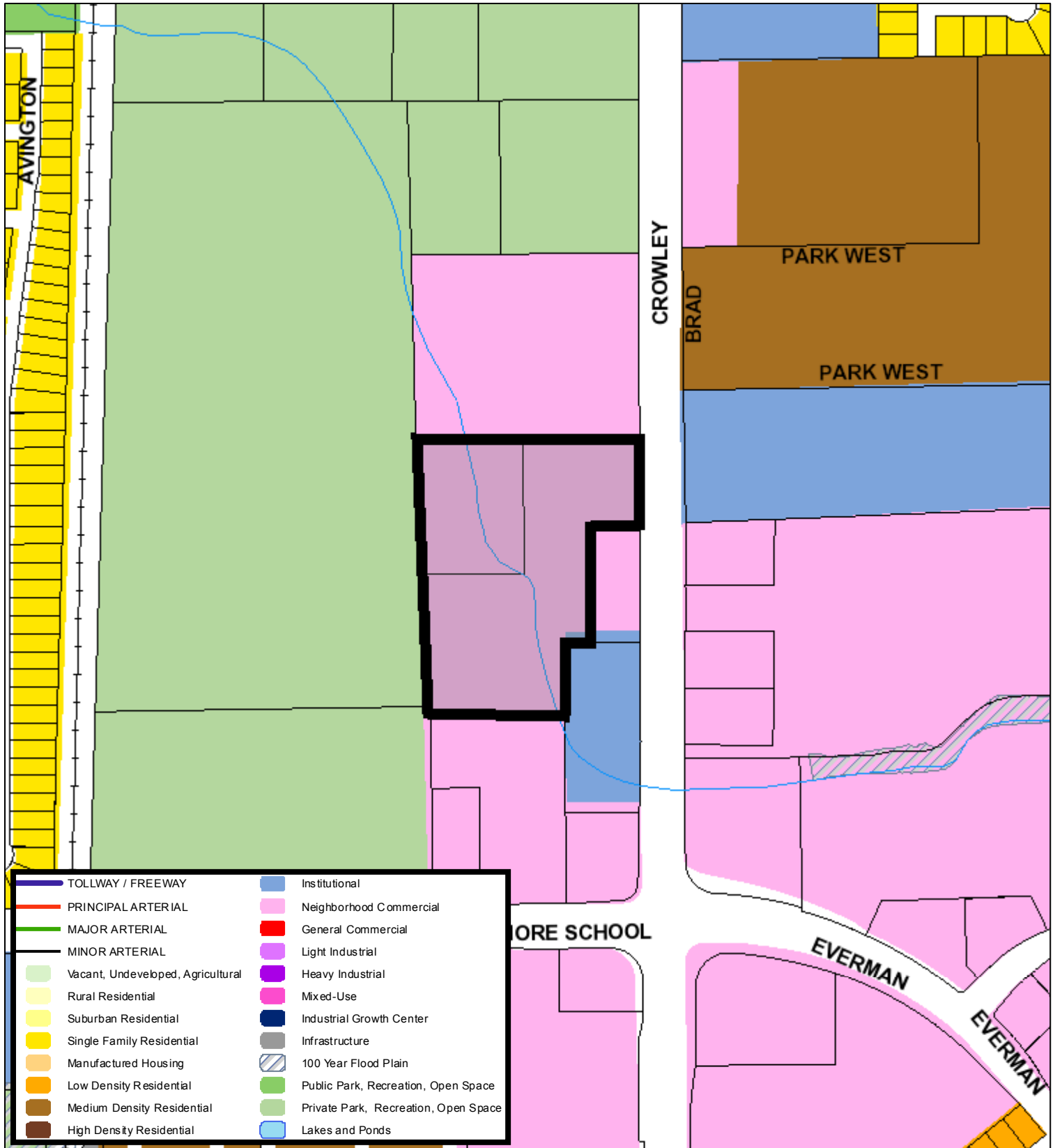
**Noise Contours**

**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



0 237.5 475 950 Feet







# Zoning Staff Report

**Date:** November 9, 2022

**Case Number:** ZC-22-185

**Council District:** 5

## Zoning Map Amendment

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

**Owner / Applicant:** Jamye Rue / Scott Killian

**Site Location:** 10879 & 10899 Mosier Valley Road      **Acreage:** 2.81 acres

### Request

**Proposed Use:** General Commercial

**Request:** From: “AG” Agricultural

To: “FR” General Commercial Restricted

### Recommendation

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

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

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

### Table of Contents

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

## Project Description and Background

The subject site is located the eastern panhandle of Fort Worth in District 5, at the corner of Trinity Boulevard and Raider Drive. The applicant is requesting to rezone the property from “AG” Agricultural to “FR” General Commercial Restricted. This rezoning request is speculative in nature, and no end user has been identified at this point in time. If approved, “FR” zoning would permit commercial uses including, but not limited to: beauty/barber shops, bookstores, drug stores, studios, offices, public & civic uses, health care, retail sales, banks, restaurants, bakeries, theaters, and hotels. Alcohol sales would be prohibited in an “FR” zone.

The applicant initially filed their application requesting “I” Light Industrial to accommodate a proposed tow truck business, but that user has walked away from purchasing the site and is no longer in the picture. After discussing the options with Zoning staff, the applicant revised their request from “I” to “FR” General Commercial Restricted. “FR” zoning is in alignment with the City Council’s vision for the area as expressed by the future land use designation of general commercial within the adopted 2022 Comprehensive Plan.

The applicant has been notified to get in touch with Mayor Pro Tem Bivens office as well as registered neighborhood groups in order to share development plans, answer questions, and solicit support for the rezoning to “FR” General Commercial Restricted. The applicant has also been directed to get in touch with the City’s Urban Forestry department in order to understand the tree preservation and mitigation requirements for the site.

## Surrounding Zoning and Land Uses

North “I” Light Industrial / industrial park  
East “AG” Agricultural / undeveloped  
South “MH” Manufactured Housing / manufactured home community  
West “C” Medium Density Multifamily / undeveloped

## Recent Zoning History

- None

## Public Notification

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

Organizations Notified	
Lakeview HOA	East Fort Worth, Inc*
Trinity Habitat for Humanity	Streams & Valleys
H-E-B ISD	

*\*Located within this registered Neighborhood Association*

# Development Impact Analysis

## Land Use Compatibility

The location at the intersection of Trinity Boulevard and Raider Drive is a hard corner with a traffic signal, providing safe access to the site. Industrial uses predominate to the north, and the properties to the east and west are undeveloped. Across Trinity Boulevard is a residential community called Harston Woods. Trinity Boulevard is designated on the City’s Master Thoroughfare Plan as a “system link”, indicating that any development on this site will likely need to place their driveways on Raider Drive in order to avoid curb cuts on a road designated as a system link or principal arterial. The site is also rectangular in shape, with the long side fronting Trinity Boulevard, meaning it is highly visible.

The proposed rezoning to “FR” is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Eastside

The adopted 2022 Comprehensive Plan designates the subject site as future general commercial. Per the table below, the requested “FR” General Commercial Restricted zoning fits the vision for this area.

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

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

## Economic Development Plan

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

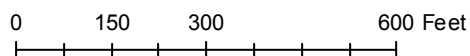
One of the specific outcomes stated within the Economic Development Plan is “A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment”. The conversion of this property to a commercial zoning one allows for the continued diversification of the tax base and provides nonresidential development areas along a major east west system link (Trinity Boulevard).



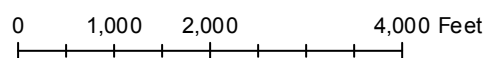
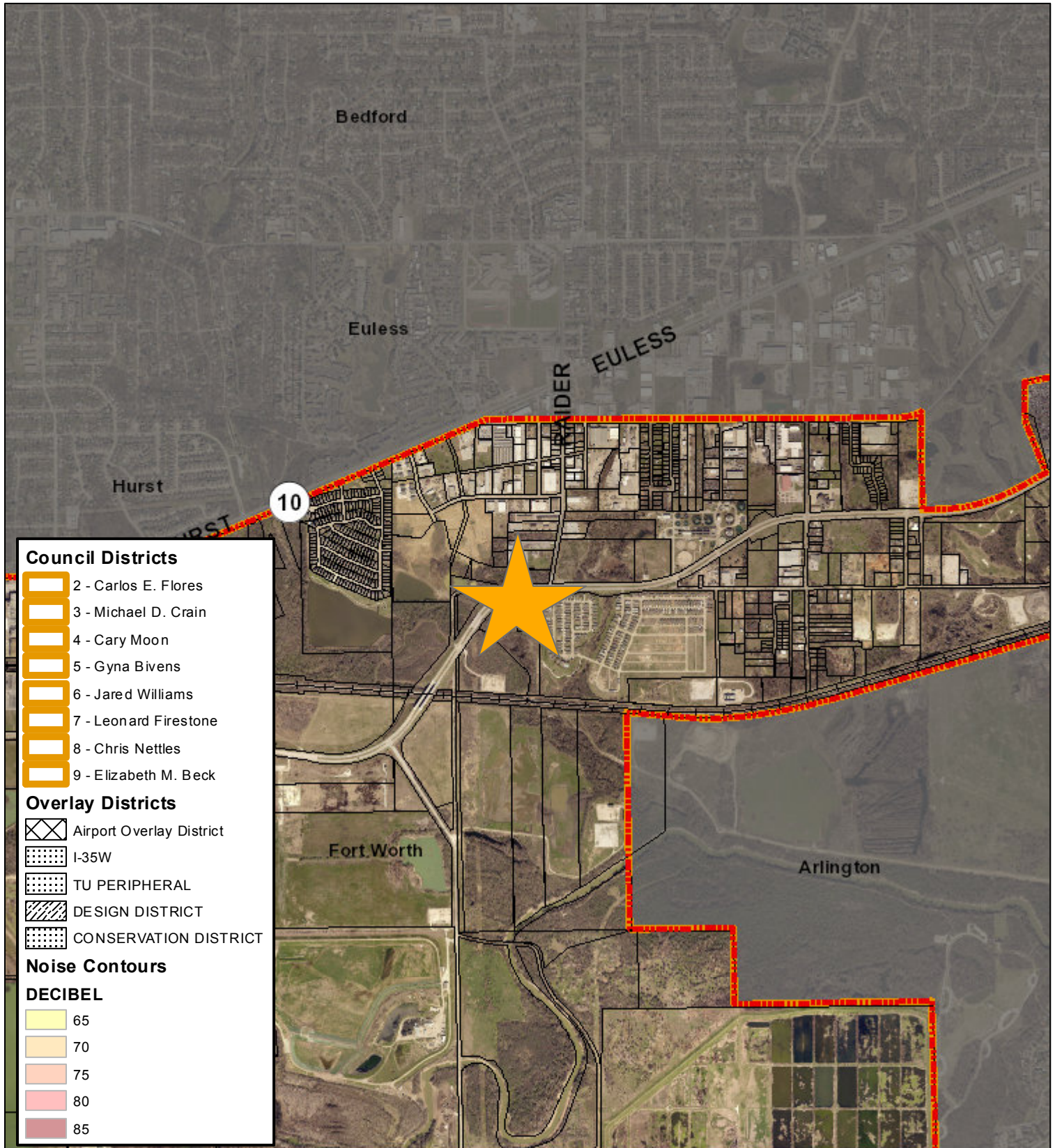
ZC-22-185

# Area Zoning Map

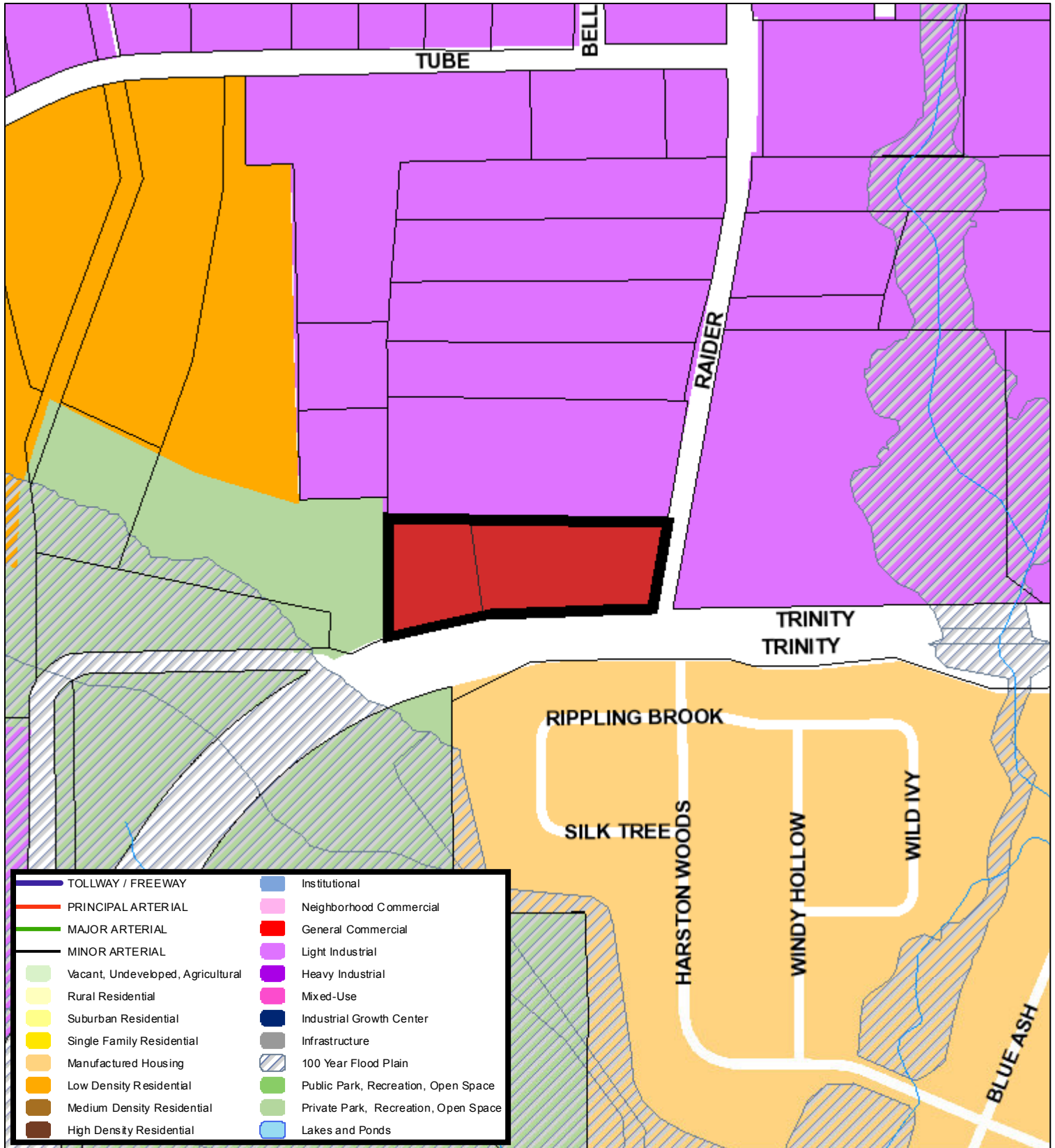
Applicant: Jamye Rue  
 Address: 10879/10899 Mosier Valley Road  
 Zoning From: AG  
 Zoning To: I  
 Acres: 3.37716587  
 Mapsco: 54X  
 Sector/District: Eastside  
 Commission Date: 11/9/2022  
 Contact: null



### 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

310 155 0 310 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



0 200 400 800 Feet





# Zoning Staff Report

**Date:** November 9, 2022

**Case Number:** ZC-22-187

**Council District:** 8

## Zoning Map Amendment

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

**Owner / Applicant:** City of Fort Worth

**Site Location:** 6288 Salt Rd

**Acres:** 294.8 acres

### Request

**Proposed Use:** Concrete Recycling Facility

**Request:** To: Amend PD 768 Planned Development/Specific Use for municipal solid waste landfill to add ancillary uses related to the landfill and concrete recycling facility; 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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## Project Description and Background

The subject property is located on Salt Road near IH 20 Eastbound. The Fort Worth Southeast Landfill is applying to amend their current PD to allow concrete recycling on the existing site. Construction generated concrete would be hauled into the site and recycled into road base, then hauled back out for use in the road construction of the Southeast Connector Project. Once the project is complete the concrete recycling operation will be removed. The attached site plan map shows the location of the concrete recycling plant on 4 acres of the existing 300.63-acre PD/SU exhibit attached shows the current zoning and land use around the landfill.

The Southeast Connector Project (SEC) is a 11-mile reconstruction of I-20/I-820, I-20/US 287 and I-820/US 287 interchanges for the Texas Department of Transportation. This project benefits the City of Fort Worth, City of Arlington, City of Forest Hill, and City of Kennedale. The project is closer to the proposed Southeast Landfill, as opposed to alternative locations.

According to the applicant, allowing a concrete recycling facility at this location will provide the following benefits: Reduced CO2 emissions, reduced water and fuel consumption, benefited land uses, highway truck traffic. The applicant will abide by all applicable local, state and federal guidelines. The applicant will also obtain all necessary permitting, and will abide by existing permits at the site.

## Surrounding Zoning and Land Uses

North City of Kennedale / industrial  
East City of Kennedale / single-family, industrial  
South "CF" Community Facilities; ETJ / single-family, vacant, industrial  
West "A-10" One-Family / vacant

## Recent Zoning History

- None

## Public Notification

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

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

# Development Impact Analysis

## Land Use Compatibility

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The applicant is proposing to rezone this property to amend their current PD to allow concrete recycling on the existing landfill. Surrounding land uses vary and are primarily industrial, vacant with single-family scattered nearby.

The proposed use will be contained within the confines of the existing landfill facility and is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Far South

---

The adopted Comprehensive Plan designates the subject property as infrastructure. The proposed zoning aligns with the following policies of the Comprehensive Plan:

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Provide for and maintain interconnectivity of streets and trails, especially within residential subdivisions, to reduce vehicle trips on arterial streets, increase efficiency, reduce air pollution, distribute traffic, improve access to public places, improve efficiency in providing services and deliveries, and ensure access for emergency services.

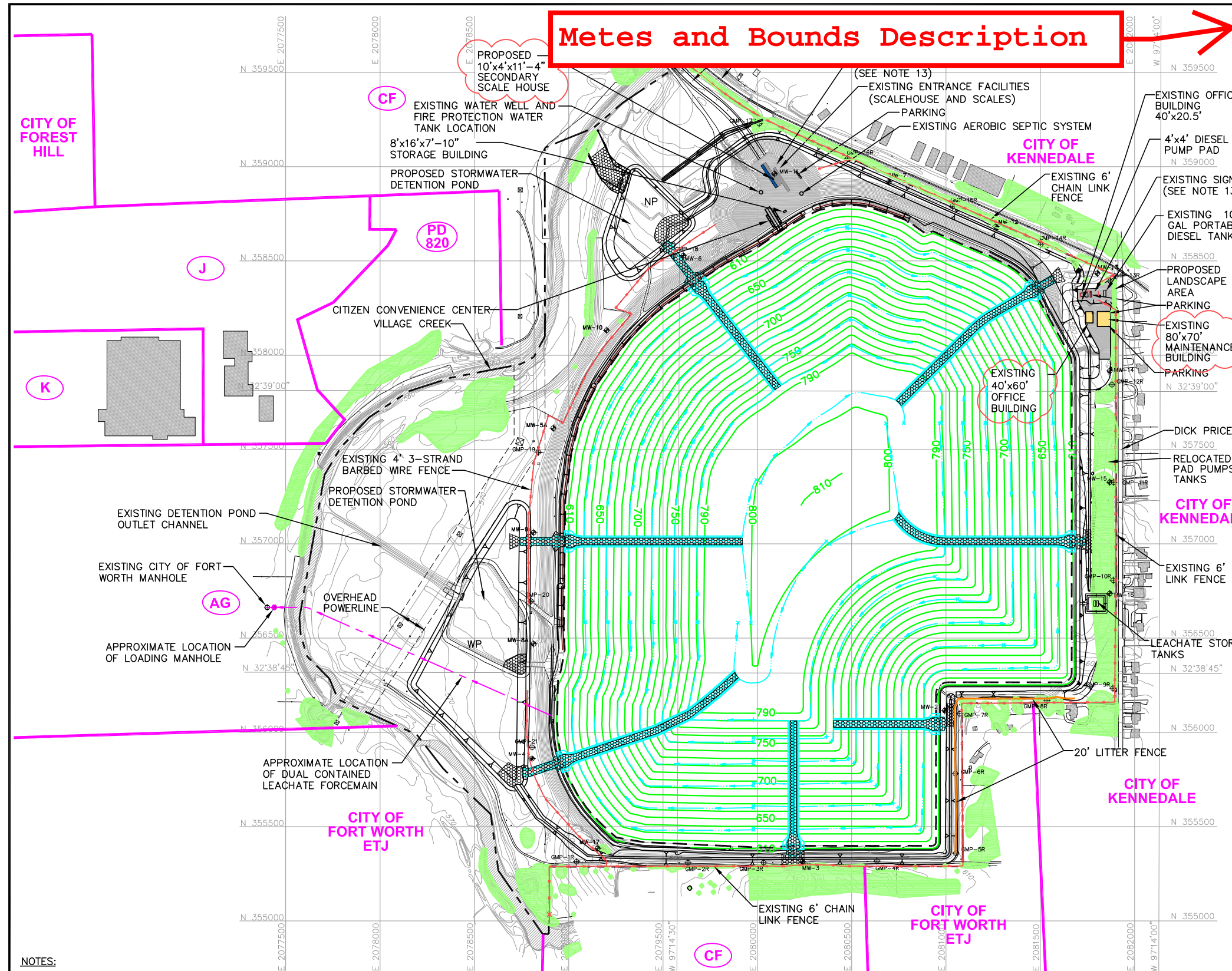
Based on conformance with the future land use and policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

## Economic Development Plan

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The Far South sector of the City is not directly addressed in the adopted Economic Development Strategic Plan, which focuses on development strategies for established interior neighborhoods rather than the periphery of the City; however, the proposed use will indirectly increase transportation efficiency and bolster the economy.

# Metes and Bounds Description



**LEGAL DESCRIPTION**  
 CITY OF FORT WORTH  
 SOUTHEAST LANDFILL  
 PERMIT BOUNDARY

Being a tract of land out of Blocks 44, 45, 54, 55 and 56 of the Shelby County School Land Survey, Abstract No. 1375, in Tarrant County, Texas, and being all or a portion of those certain right-of-way tracts of Fort Worth, Texas, as shown by records in Volume 7303, Page 280, Volume 7818, Page 1093, Volume 8756, Page 1303, Volume 8402, Page 1993, Volume 8402, Page 1996, Volume 8402, Page 2001, Volume 8402, Page 2005 and Volume 8402, Page 2009, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning at the intersection of the southerly right-of-way line of the Southern Pacific Railroad with the west right of way line of Dick Price Road (fifty foot wide right of way);

THENCE, South 00°03'00" East, along said west right of way line of Dick Price Road, a distance of 2,253.09 feet to the northeast corner of Andrew Oaks Addition as shown by plat recorded in Volume 3884, Page 525, Plat records, Tarrant County, Texas;

THENCE, South 89°45'30" West, along the northerly line of Andrew Oaks Addition and the northerly line of that certain tract of land conveyed by Mark Strouth to Dolores Strouth by deed recorded in Volume 9973, Page 1297, Deed Records, Tarrant County, Texas, also being the common line between said blocks 54 and 55, a distance of 816.47 feet to 3/8 inch iron rod found marking the northeast corner of said Dolores Strouth Tract;

THENCE, South 00°15'13" East, along the westerly line of said Dolores Strouth Tract and that certain tract of land conveyed by Alva W. Holder to Charles R. Hatley by deed recorded in Volume 14648, Page 544, Deed Records, Tarrant County, Texas, same being an easterly line of the aforementioned City of Fort Worth Tract, a distance of 865.47 feet to a 1/2 inch iron rod found for the common southerly corner between said Hatley tract and City of Fort Worth Tract, also being in the northerly line of that certain tract of land conveyed to Charles R. Hatley by deed recorded in Volume 13798, Page 109, Deed Records, Tarrant County, Texas;

THENCE, South 89°57'15" West, along the common line between said City of Fort Worth Tract, Hatley and that certain tract of land conveyed by Leo Stevens, J. O. Strahan and Davis Evans to Elain H. and Aubrey W. Fountain by deed recorded in Volume 6554, Page 96 of the Deed Records of Tarrant County, Texas, a distance of 2,191.70 feet to a three inch metal post for the northwest corner of said Fountain tract and an interior corner of said City of Fort Worth Tract;

THENCE, South 00°26'09" West, continuing along the common line between said City of Fort Worth Tract and Fountain tract, passing a found concrete monument at 394.28 feet and continuing a total distance of 355.74 feet to a point in the center of Village Creek;

THENCE, with the center line of Village Creek the following eighteen courses:  
 South 85°51'31" West, a distance of 31.96 feet to a point;  
 North 34°56'02" West, a distance of 411.44 feet to a point;  
 North 07°42'29" West, a distance of 802.00 feet to a point;  
 North 46°13'29" West, a distance of 547.00 feet to a point;  
 North 37°52'29" West, a distance of 231.00 feet to a point;  
 North 65°58'18" West, a distance of 455.70 feet to a point;  
 North 22°44'31" West, a distance of 121.39 feet to a point;  
 North 45°02'00" West, a distance of 167.22 feet to a point;  
 North 16°18'25" West, a distance of 117.96 feet to a point;  
 North 04°34'38" West, a distance of 89.03 feet to a point;  
 North 09°57'11" East, a distance of 79.08 feet to a point;  
 North 30°21'19" East, a distance of 168.61 feet to a point;  
 North 47°16'58" East, a distance of 221.65 feet to a point;  
 North 56°50'23" East, a distance of 232.65 feet to a point;  
 North 72°00'09" East, a distance of 225.73 feet to a point;  
 North 61°54'20" East, a distance of 80.59 feet to a point;  
 North 28°55'30" East, a distance of 124.72 feet to a point in the east line of that certain tract of land conveyed to Texas Electric Service Company by deed recorded in Volume 4222, Page 660, Deed Records, Tarrant County, Texas;

THENCE, North 00°03'29" West, along the common line between said City of Fort Worth Tract and Texas Electric Service Company, a distance of 1,000.48 feet to a point marking a common corner between said City of Fort Worth Tract and a tract of land conveyed to the City of Fort Worth by deed recorded in Volume 4607, Page 740, Deed Records, Tarrant County, Texas;

THENCE, North 67°47'05" East, along the common line between said tracts, a distance of 280.06 feet to a point in the middle of said Village Creek;

THENCE, continuing along the common line between said tracts and with Village Creek the following two courses:  
 North 49°13'05" East, a distance of 200.00 feet to a point;  
 North 56°08'05" East, a distance of 399.06 feet to a point in the aforementioned southerly right-of-way line of the Southern Pacific Railroad;

THENCE, along said southerly right-of-way line of the Southern Pacific Railroad, the following three courses:  
 along the arc of a curve having a radius of 1,972.79 feet, central angle of 20°26'02", an arc length of 703.59 feet and a chord which bears South 56°31'31" East, a distance of 699.85 feet to the point of tangency of said curve;  
 South 66°12'09" East, a distance of 1,696.09 feet to the point of curvature for a curve to the right;  
 along the arc of said curve having a radius of 1,384.35 feet, central angle of 06°57'14", an arc length of 168.02 feet and a chord which bears South 62°27'17" East, a distance of 167.91 feet to the POINT OF BEGINNING and containing 100.63 acres of land, more or less.

**LEGEND**

- LANDFILL PERMIT AND PSDU BOUNDARY
- PROPOSED LIMITS OF WASTE
- STATE PLANE COORDINATE SYSTEM
- GEODETIC COORDINATE SYSTEM
- EXISTING CONTOUR (FT-MSL)
- TESCO OVERHEAD POWERLINE EASEMENT
- 610 --- SOLID WASTE DISPOSAL AREA FINAL COVER SYSTEM ELEVATION (FT-MSL)
- PROPOSED LETDOWN STRUCTURE
- DRAINAGE SWALE
- LEACHATE FORCEMAIN
- MW-4 --- GROUNDWATER MONITORING WELL
- GMP-21 --- LANDFILL GAS MONITORING PROBE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED SCALES
- CONCRETE/ASPHALT/CRUSHED ROCK PAVEMENT AREAS
- EXISTING VEGETATION

**CITY OF FORT WORTH ZONING INFORMATION**

- (AG) AGRICULTURAL
- (CF) COMMUNITY FACILITIES
- (J) MEDIUM INDUSTRIAL
- (K) HEAVY INDUSTRIAL
- (PD) PLANNED DEVELOPMENTS
- ZONING BOUNDARY
- EXISTING FENCE
- PROPOSED LANDSCAPE AREA

BUILDING	USE	GROSS AREA	EXT. WALL	NO. STORIES (HEIGHT)	STATUS
SCALE HOUSE	TRAFFIC CONTROL/OFFICE	1,440 SF	METAL PANEL	1 (12 ft)	EXISTING
MAINTENANCE	VEHICLE MAINTENANCE	5,600 SF	STORAGE/CANVAS	1 (12 ft)	EXISTING
EXISTING OFFICE	FILE STORAGE/OFFICE	820 SF	BRICK	1 (12 ft)	EXISTING
EXISTING OFFICE	BREAK ROOM/OFFICE	2,400 SF	METAL PANEL	1 (30 ft)	EXISTING
PROPOSED SECONDARY SCALE HOUSE	TRAFFIC CONTROL/OFFICE	40 SF	METAL PANEL	1 (12 ft)	PLANNED

1. A SMALLER SCALE HOUSE BUILDING MAY BE USED.

VEGETATION DATA (SEE NOTE 9)			
FACILITY AREA	EXISTING VEGETATION	ADDITIONAL VEGETATION	TOTAL VEGETATION
300.63 AC	24.76 AC	0.05 AC	24.81 AC

- NOTES:**
- EXISTING CONTOURS AND ELEVATIONS PROVIDED BY METROPOLITAN AERIAL SURVEYS, INC. FROM AERIAL PHOTOGRAPHY, FLOWN 3-16-06. THE GRID SYSTEM IS TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 1927.
  - THE PROPOSED 300.63 ACRE PSDU BOUNDARY IS OWNED BY THE CITY OF FORT WORTH.
  - EXISTING ZONING OF PROPOSED 300.63 ACRE PSDU AREA IS PSDU.
  - PROPOSED ZONING - PSDU FOR A SOLID WASTE LANDFILL - AMENDED SITE PLAN.
  - PARKING AREA
 

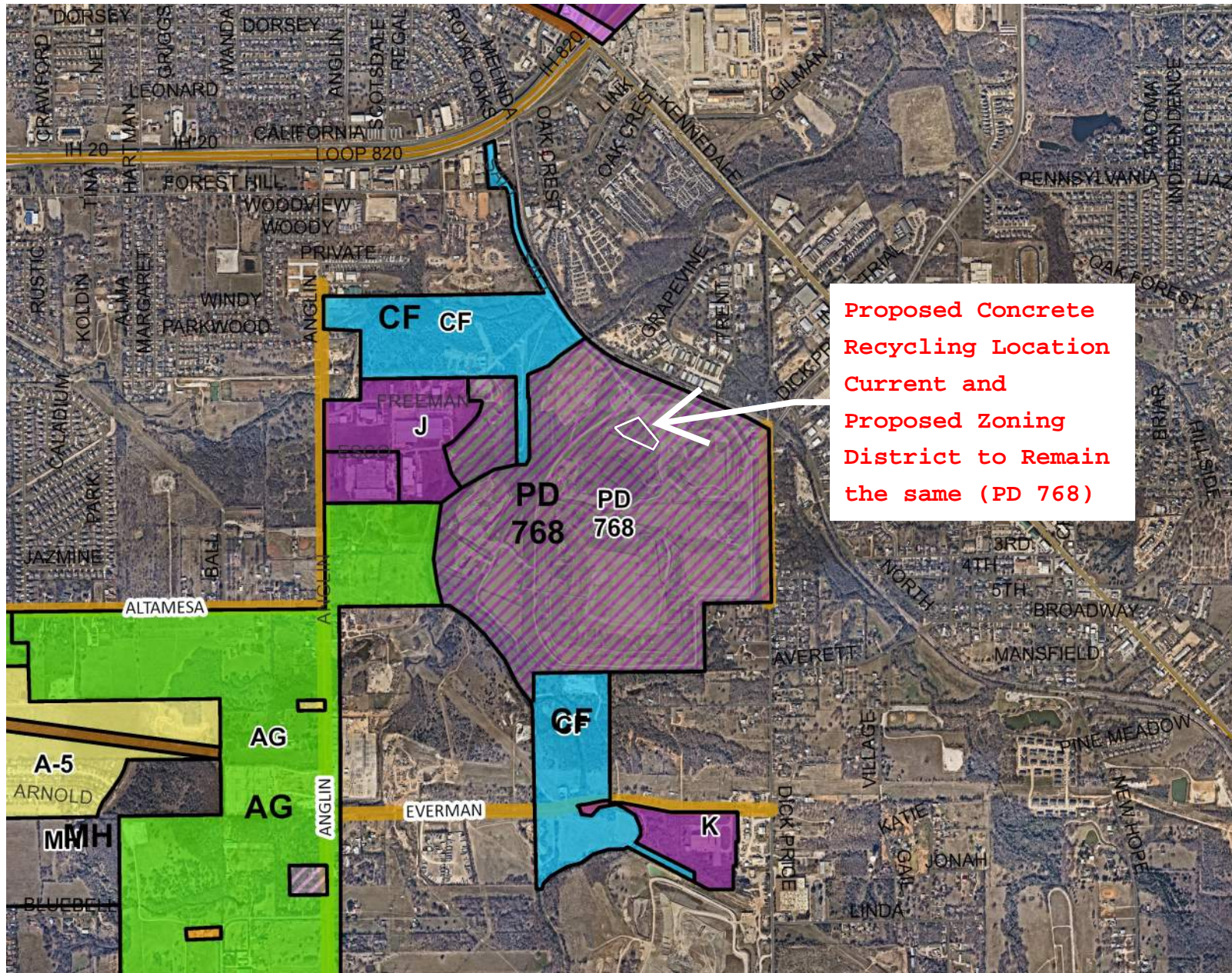
AREA	TOTAL SPACES	SIZE	HANDICAP
SCALE HOUSE	6	11'x26'	1
MAINTENANCE BUILDING	12	11'x26'	1
EXISTING OFFICE	5	11'x26'	1
PROPOSED OFFICE	6	10'x20'	1
  - OUTSIDE LIGHTING SHALL BE ATTACHED TO EXTERIOR WALL OF BUILDING AND SHALL BE SHIELDED SO THAT NO DIRECT RAYS SHALL CROSS PROPERTY LINES. ALL OTHER PROVIDING LIGHTING WILL CONFORM TO LIGHTING CODE.

- PUBLIC ACCESS TO SALT ROAD BEGINS APPROXIMATELY 2,800 FEET NORTH OF PSDU BOUNDARY.
- TRAFFIC LANES AND INTERIOR ROADS ARE A MINIMUM 15 FEET WIDE AND ARE COMPRISED OF CONCRETE, ASPHALT, AND CRUSHED ROCK SURFACES.
- THE WASTE DISPOSAL AREA WILL BE COVERED WITH A FINAL COVER SYSTEM THAT INCLUDES A VEGETATION LAYER. EXISTING TREES AND VEGETATION LOCATED IN THE AREA BETWEEN THE WASTE DISPOSAL AREA AND THE PERMIT/PSDU BOUNDARY WILL BE PROTECTED UNLESS THEY ARE LOCATED IN AN AREA THAT IS TO BE USED FOR A LANDFILL RELATED DEVELOPMENT. TREES AND SHRUBS ARE PROPOSED BETWEEN THE EXISTING ENTRANCE FACILITIES AND DICK PRICE ROAD.
- GROUNDWATER AND LANDFILL GAS MONITORING SYSTEMS WILL BE INSTALLED CONSISTENT WITH TCEQ MSW PERMIT NO. 218C.
- DUMPSTERS AND A/C UNITS WILL BE LOCATED AT EACH BUILDING AND SCREENED FROM PUBLIC RIGHT OF WAY.
- THE LANDFILL WILL BE DEVELOPED FOLLOWING THE SEQUENCE SET FORTH IN TCEQ MSW PERMIT NO. 218C.

ZONING AND SITE PLAN: SP-07-027  
 CASE NUMBER: ZC-07-100

<input type="checkbox"/> 90% SUBMITTAL <input checked="" type="checkbox"/> FOR PERMITTING PURPOSES ONLY <input type="checkbox"/> ISSUED FOR CONSTRUCTION	PREPARED FOR <b>CITY OF FORT WORTH</b> 1000 THROCKMORTON STREET FORT WORTH, TX 76102-6311 (817)392-8079	PD 768 REVISED SITE PLAN FORT WORTH SOUTHEAST LANDFILL TARRANT COUNTY, TEXAS
DATE: 10/2021 FILE: 2349-351-11 CAD: PD SITE PLAN.DWG	DRAWN BY: BPY DESIGN BY: CRM REVIEWED BY: CRM	12/30/21 DIRECTOR OF PLANNING AND DEVELOPMENT, DATE
<b>Weaver Consultants Group</b> TBPE REGISTRATION NO. F-3727		WWW.WCGRP.COM      DRAWING 1

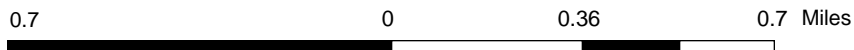
# Area Zoning Map



**Proposed Concrete Recycling Location**  
**Current and Proposed Zoning District to Remain the same (PD 768)**

## Legend

- Zoning Outline
- Zoning Fill
  - AG - Agricultural
  - A-5; A-7.5; A-10; AR Single Family
  - A-2.5A; A-43- Residential (Single Family One-Acre +)
  - A-21- Residential (Single Family, 1/2 Acr
  - MH- Residential (Manufactured Housing)
  - B; R1; R2- Low Density Residential
  - C; CR; D Multi Family
  - UR- Urban Residential
  - CF- Community Facility
  - ER; E; EP - Neighborhood Commercial
  - FR; F; G; OM- General Commercial
  - Mixed Use, Downtown, and Form Based Districts
  - IP; I- Light Industrial
  - J; K- Heavy Industrial
  - O-2; O-1- Floodplain
  - Planned Development (A-5; PD, A5; PD, A-10; PD, A-5; PD, A-43
  - Planned Development (A-21- Residential (Single Family, 1/2 Acre +)
  - Planned Development (AG- Agricultural)
  - Planned Development (J; K- Heavy Industrial)
  - Planned Development (FR; F; G; OM- General Commercial)
  - Planned Development (IP; I- Light Indust
  - Planned Development (B; R1; R2- Low Density Residential)
  - Planned Development (C; CR; D Multi Family)
  - Planned Development (ER; E; EP- Neighborhood Commercial)
  - Planned Development (CF - Community Facility)
  - Planned Development (UR - Urban Residential)
  - Planned Development (Mixed Use, Downtown, and Form Based Districts)
- Master Thoroughfare Plan (MTP)
  - Activity Street
  - Commercial Connector
  - Commercial Mixed Use Street
  - Neighborhood Connector
  - System Link
  - Regional Arterials
  - Freeways
  - Streets
- Tarrant County Streets
- City Arterials
- Parker County Streets
- Denton County Streets



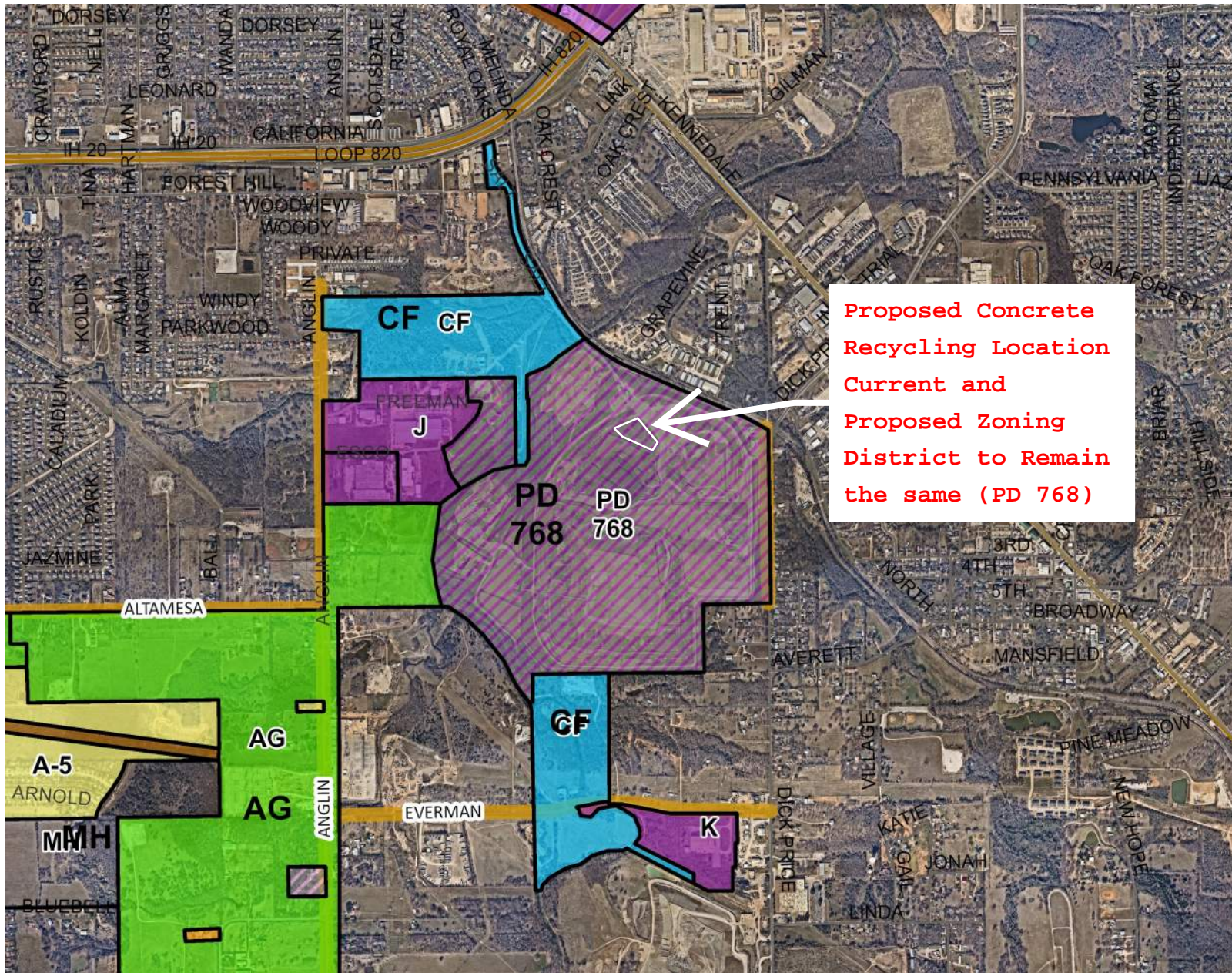
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY

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 1: 22,698



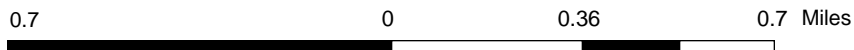
# Area Zoning Map



**Proposed Concrete Recycling Location**  
**Current and Proposed Zoning District to Remain the same (PD 768)**

## Legend

- Zoning Outline
- Zoning Fill
  - AG - Agricultural
  - A-5; A-7.5; A-10; AR Single Family
  - A-2.5A; A-43- Residential (Single Family One-Acre +)
  - A-21- Residential (Single Family, 1/2 Acr
  - MH- Residential (Manufactured Housing)
  - B; R1; R2- Low Density Residential
  - C; CR; D Multi Family
  - UR- Urban Residential
  - CF- Community Facility
  - ER; E; EP - Neighborhood Commercial
  - FR; F; G; OM- General Commercial
  - Mixed Use, Downtown, and Form Based Districts
  - IP; I- Light Industrial
  - J; K- Heavy Industrial
  - O-2; O-1- Floodplain
  - Planned Development (A-5; PD, A5; PD, A-10; PD, A-5; PD, A-43
  - Planned Development (A-21- Residential (Single Family, 1/2 Acre +)
  - Planned Development (AG- Agricultural)
  - Planned Development (J; K- Heavy Industrial)
  - Planned Development (FR; F; G; OM- General Commercial)
  - Planned Development (IP; I- Light Indust
  - Planned Development (B; R1; R2- Low Density Residential)
  - Planned Development (C; CR; D Multi Family)
  - Planned Development (ER; E; EP- Neighborhood Commercial)
  - Planned Development (CF - Community Facility)
  - Planned Development (UR - Urban Residential)
  - Planned Development (Mixed Use, Downtown, and Form Based Districts)
- Master Thoroughfare Plan (MTP)
  - Activity Street
  - Commercial Connector
  - Commercial Mixed Use Street
  - Neighborhood Connector
  - System Link
  - Regional Arterials
  - Freeways
  - Streets
  - Tarrant County Streets
  - City Arterials
  - Parker County Streets
  - Denton County Streets



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

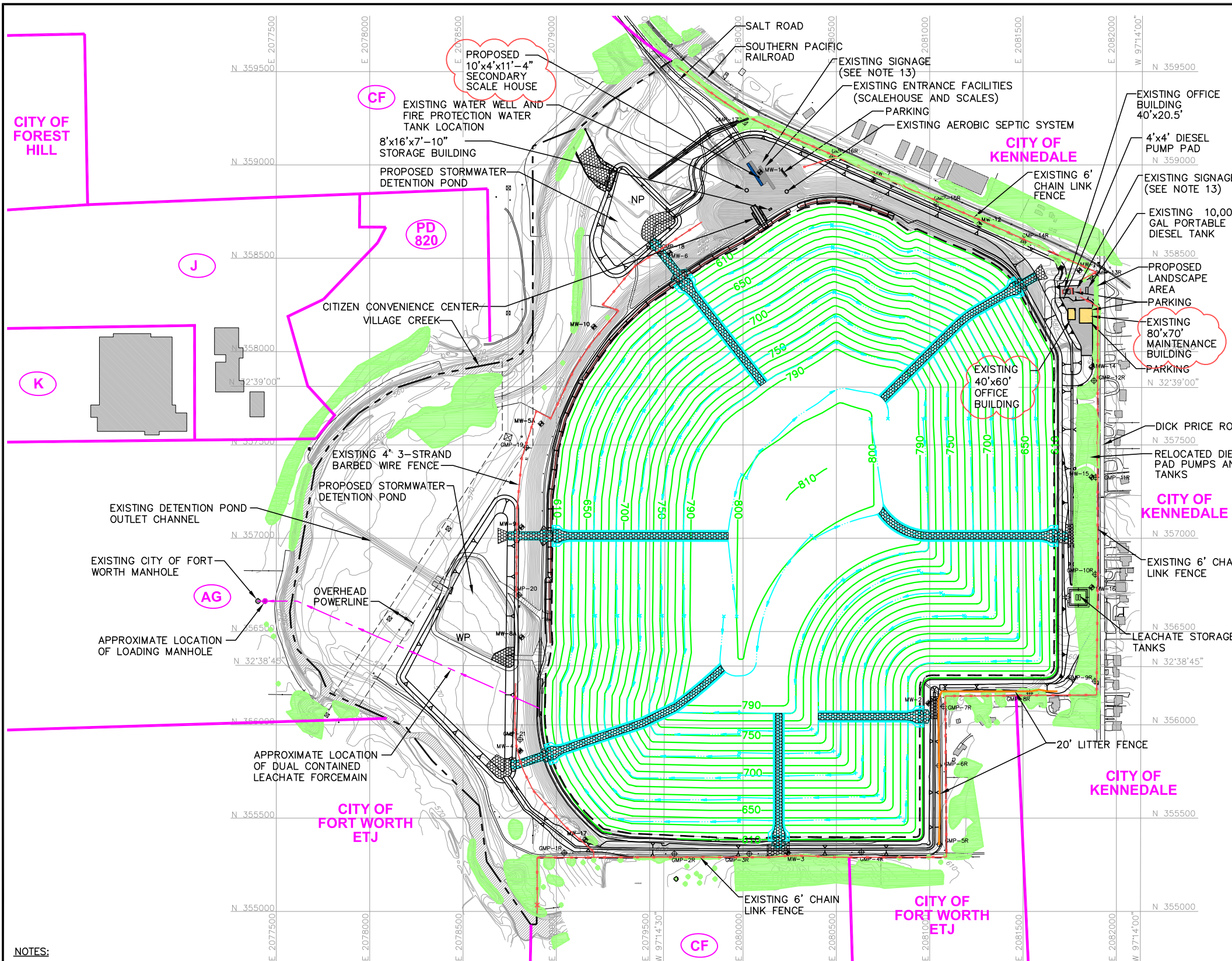
NCTCOG ORTHOPHOTOGRAPHY

10/11/22 10:22 AM  
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# PROPOSED CONCRETE RECYCLING LOCATION AT SOUTHEAST LANDFILL





LEGAL DESCRIPTION  
CITY OF FORT WORTH  
SOUTHEAST LANDFILL  
PERMIT BOUNDARY

LEGEND

- LANDFILL PERMIT AND PSDU BOUNDARY
  - PROPOSED LIMITS OF WASTE
  - N 358000 STATE PLANE COORDINATE SYSTEM
  - N 32°39'00" GEODETIC COORDINATE SYSTEM
  - 600 EXISTING CONTOUR (FT-MSL)
  - TESCO OVERHEAD POWERLINE EASEMENT
  - 610 SOLID WASTE DISPOSAL AREA FINAL COVER SYSTEM ELEVATION (FT-MSL)
  - PROPOSED LETDOWN STRUCTURE
  - DRAINAGE SWALE
  - LEACHATE FORCEMAIN
  - MW-4 GROUNDWATER MONITORING WELL
  - GMP-21 LANDFILL GAS MONITORING PROBE
  - EXISTING BUILDING
  - PROPOSED BUILDING
  - PROPOSED SCALES
  - CONCRETE/ASPHALT/CRUSHED ROCK PAVEMENT AREAS
  - EXISTING VEGETATION
- CITY OF FORT WORTH ZONING INFORMATION**
- AG AGRICULTURAL
  - CF COMMUNITY FACILITIES
  - J MEDIUM INDUSTRIAL
  - K HEAVY INDUSTRIAL
  - PD PLANNED DEVELOPMENTS
  - ZONING BOUNDARY
  - EXISTING FENCE
  - PROPOSED LANDSCAPE AREA

BUILDING DATA					
BUILDING	USE	GROSS AREA	EXT. WALL	NO. STORIES (HEIGHT)	STATUS
SCALE HOUSE	TRAFFIC CONTROL/OFFICE	1,440 SF <sup>1</sup>	METAL PANEL	1 (12 ft)	EXISTING
MAINTENANCE	VEHICLE MAINTENANCE	5,600 SF	STORAGE/CANVAS	1 (12 ft)	EXISTING
EXISTING OFFICE	FILE STORAGE/OFFICE	820 SF	BRICK	1 (12 ft)	EXISTING
EXISTING OFFICE	BREAK ROOM/OFFICE	2,400 SF	METAL PANEL	1 (30 ft)	EXISTING
PROPOSED SECONDARY SCALE HOUSE	TRAFFIC CONTROL/OFFICE	40 SF	METAL PANEL	1 (12 ft)	PLANNED

<sup>1</sup> A SMALLER SCALE HOUSE BUILDING MAY BE USED.

VEGETATION DATA (SEE NOTE 9)			
FACILITY AREA	EXISTING VEGETATION	ADDITIONAL VEGETATION	TOTAL VEGETATION
300.63 AC	24.76 AC	0.05 AC	24.81 AC

- NOTES:**
- EXISTING CONTOURS AND ELEVATIONS PROVIDED BY METROPOLITAN AERIAL SURVEYS, INC. FROM AERIAL PHOTOGRAPHY, FLOWN 3-16-06. THE GRID SYSTEM IS TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 1927.
  - THE PROPOSED 300.63 ACRE PSDU BOUNDARY IS OWNED BY THE CITY OF FORT WORTH.
  - EXISTING ZONING OF PROPOSED 300.63 ACRE PSDU AREA IS PSDU.
  - PROPOSED ZONING - PSDU FOR A SOLID WASTE LANDFILL - AMENDED SITE PLAN.
  - PARKING AREA
 

AREA	TOTAL SPACES	SIZE	HANDICAP
SCALE HOUSE	6	11'x26'	1
MAINTENANCE BUILDING	12	11'x26'	1
EXISTING OFFICE	5	11'x26'	1
PROPOSED OFFICE	6	10'x20'	1
  - OUTSIDE LIGHTING SHALL BE ATTACHED TO EXTERIOR WALL OF BUILDING AND SHALL BE SHIELDED SO THAT NO DIRECT RAYS SHALL CROSS PROPERTY LINES. ALL OTHER PROVIDING LIGHTING WILL CONFORM TO LIGHTING CODE.

- PUBLIC ACCESS TO SALT ROAD BEGINS APPROXIMATELY 2,800 FEET NORTH OF PSDU BOUNDARY.
- TRAFFIC LANES AND INTERIOR ROADS ARE A MINIMUM 15 FEET WIDE AND ARE COMPRISED OF CONCRETE, ASPHALT, AND CRUSHED ROCK SURFACES.
- THE WASTE DISPOSAL AREA WILL BE COVERED WITH A FINAL COVER SYSTEM THAT INCLUDES A VEGETATION LAYER. EXISTING TREES AND VEGETATION LOCATED IN THE AREA BETWEEN THE WASTE DISPOSAL AREA AND THE PERMIT/PSDU BOUNDARY WILL BE PROTECTED UNLESS THEY ARE LOCATED IN AN AREA THAT IS TO BE USED FOR A LANDFILL RELATED DEVELOPMENT. TREES AND SHRUBS ARE PROPOSED BETWEEN THE EXISTING ENTRANCE FACILITIES AND DICK PRICE ROAD.
- GROUNDWATER AND LANDFILL GAS MONITORING SYSTEMS WILL BE INSTALLED CONSISTENT WITH TCEQ MSW PERMIT NO. 218C.
- DUMPSTERS AND A/C UNITS WILL BE LOCATED AT EACH BUILDING AND SCREENED FROM PUBLIC RIGHT OF WAY.
- THE LANDFILL WILL BE DEVELOPED FOLLOWING THE SEQUENCE SET FORTH IN TCEQ MSW PERMIT NO. 218C.

- A SIGN MEETING THE MINIMUM STATE REQUIREMENTS WILL BE DISPLAYED AT THE ENTRANCE TO THE SITE AND WILL MEASURE AT LEAST 4 FEET BY 4 FEET. THE SIGN WILL LIST THE NAME, ADDRESS, AND PHONE NUMBER OF THE FACILITY, TCEQ PERMIT NUMBER, OPERATING HOURS, AND TYPES OF EXCLUDED WASTES. ALL OTHER SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- SPECIAL REQUIREMENTS FOR LANDFILL FACILITIES AS OUTLINED IN SECTION 4.305(D)(4) OF THE CITY OF FORT WORTH ZONING ORDINANCE ARE PROVIDED ON THIS SITE PLAN AND IN THE PSDU APPLICATION (PREPARED BY WEAVER BOOS CONSULTANTS, LLC - FEBRUARY 2019).
- THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING AND SECTION 6.302, URBAN FORESTRY.

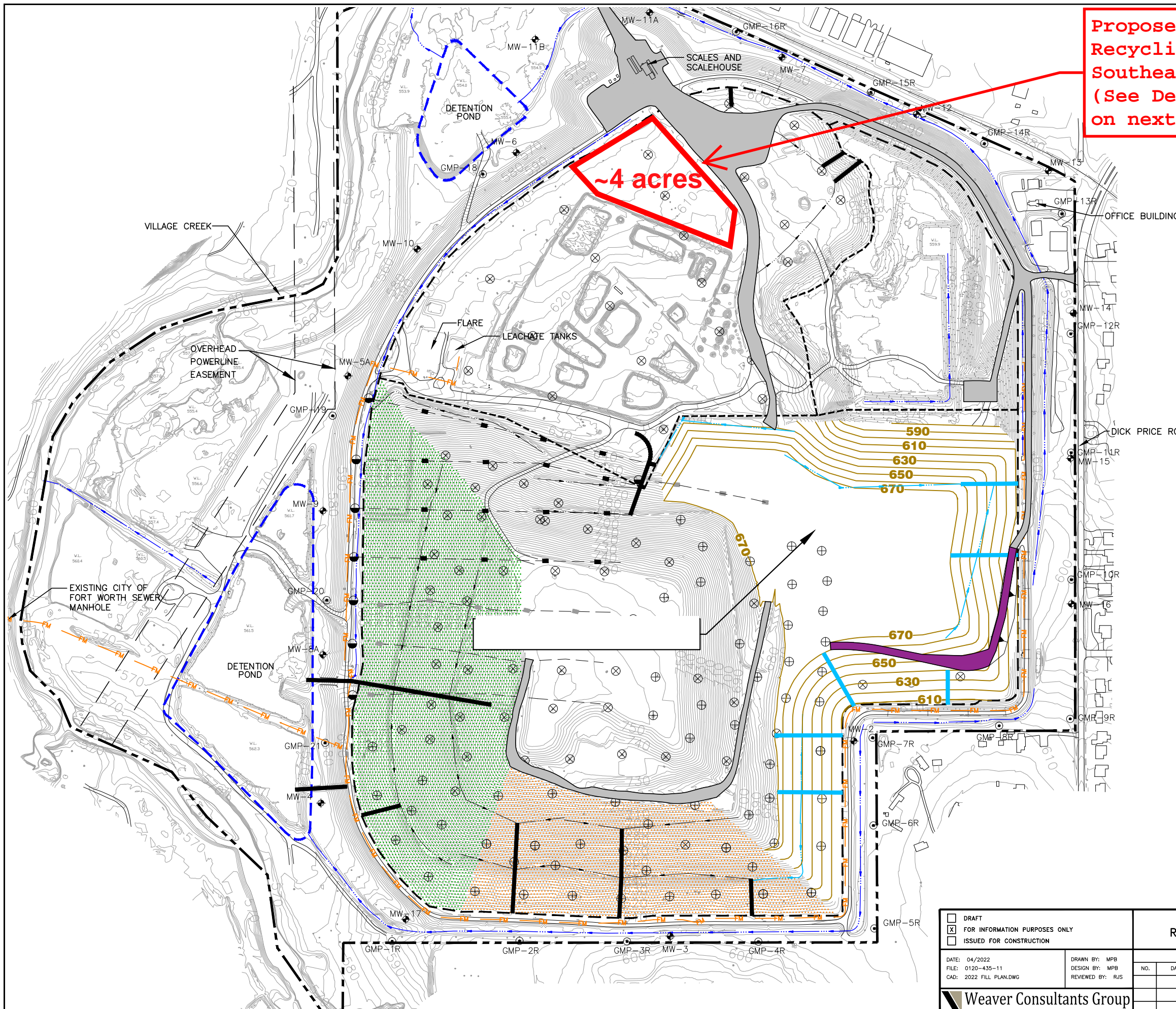
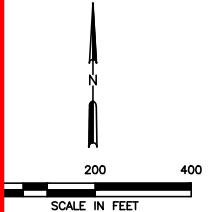
ZONING AND SITE PLAN: SP-07-027  
CASE NUMBER: ZC-07-100

<input type="checkbox"/> 90% SUBMITTAL <input checked="" type="checkbox"/> FOR PERMITTING PURPOSES ONLY <input type="checkbox"/> ISSUED FOR CONSTRUCTION	PREPARED FOR <b>CITY OF FORT WORTH</b> 1000 THROCKMORTON STREET FORT WORTH, TX 76102-6311 (817)392-8079	<b>PD 768 REVISED SITE PLAN</b>  FORT WORTH SOUTHEAST LANDFILL TARRANT COUNTY, TEXAS						
DATE: 10/2021 FILE: 2349-351-11 CAD: PD SITE PLAN.DWG	DRAWN BY: BPF DESIGN BY: CRM REVIEWED BY: CRM	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION			
NO.	DATE	DESCRIPTION						
<b>Weaver Consultants Group</b> TBPE REGISTRATION NO. F-3727		WWW.WCGRP.COM      DRAWING 1						

X 12/30/21  
DIRECTOR OF PLANNING AND DEVELOPMENT, DATE

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**Proposed Concrete Recycling at Southeast Landfill (See Detailed Site on next page)**



- LEGEND**
- PERMIT BOUNDARY
  - - - LIMIT OF WASTE
  - - - LIMITS OF EXISTING FILL
  - 590 EXISTING CONTOUR
  - 700 TOP OF WASTE CONTOUR
  - EXISTING LETDOWN
  - EXISTING SWALE
  - PROPOSED LETDOWN
  - PROPOSED SWALE
  - CHANNEL
  - ▨ CURRENTLY VEGETATED AREA
  - ▨ AREA TO BE VEGETATED
  - MW-3 GROUNDWATER MONITORING WELL
  - GMP-4 GAS MONITORING PROBE
  - FM FM LEACHATE FORCEMAIN
  - PROPOSED LFG SYSTEM
  - ACCESS ROAD (EXPENSE)
  - ACCESS ROAD (CAPITAL)

**NOTES:**

- EXISTING CONTOURS AND ELEVATIONS DEVELOPED BY COOPER AERIAL SURVEYS CO. FROM AN AERIAL PHOTOGRAPH FLOWN 11-17-2021. THE GRID SYSTEM IS TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 1927.

**KEY INFORMATION**

PROJECTED DAILY WASTE RECEIPT: 3,600 TONS/DAY  
 DEplete OPERATIONAL DENSITY: 1,557 LB/CY  
 SOIL REQUIRED FOR DAILY/INTERMEDIATE COVER: 191,579 CY  
 SOIL EXCAVATED FROM BORROW AREA: 191,579 CY

DRAFT  
 FOR INFORMATION PURPOSES ONLY  
 ISSUED FOR CONSTRUCTION

DATE: 04/2022  
 FILE: 0120-435-11  
 CAD: 2022\_FILL\_PLAN.DWG

DRAWN BY: MPB  
 DESIGN BY: MPB  
 REVIEWED BY: RJS

**Weaver Consultants Group**  
 TBPE REGISTRATION NO. F-3727

PREPARED FOR		
REPUBLIC SERVICES		
REVISIONS		
NO.	DATE	DESCRIPTION

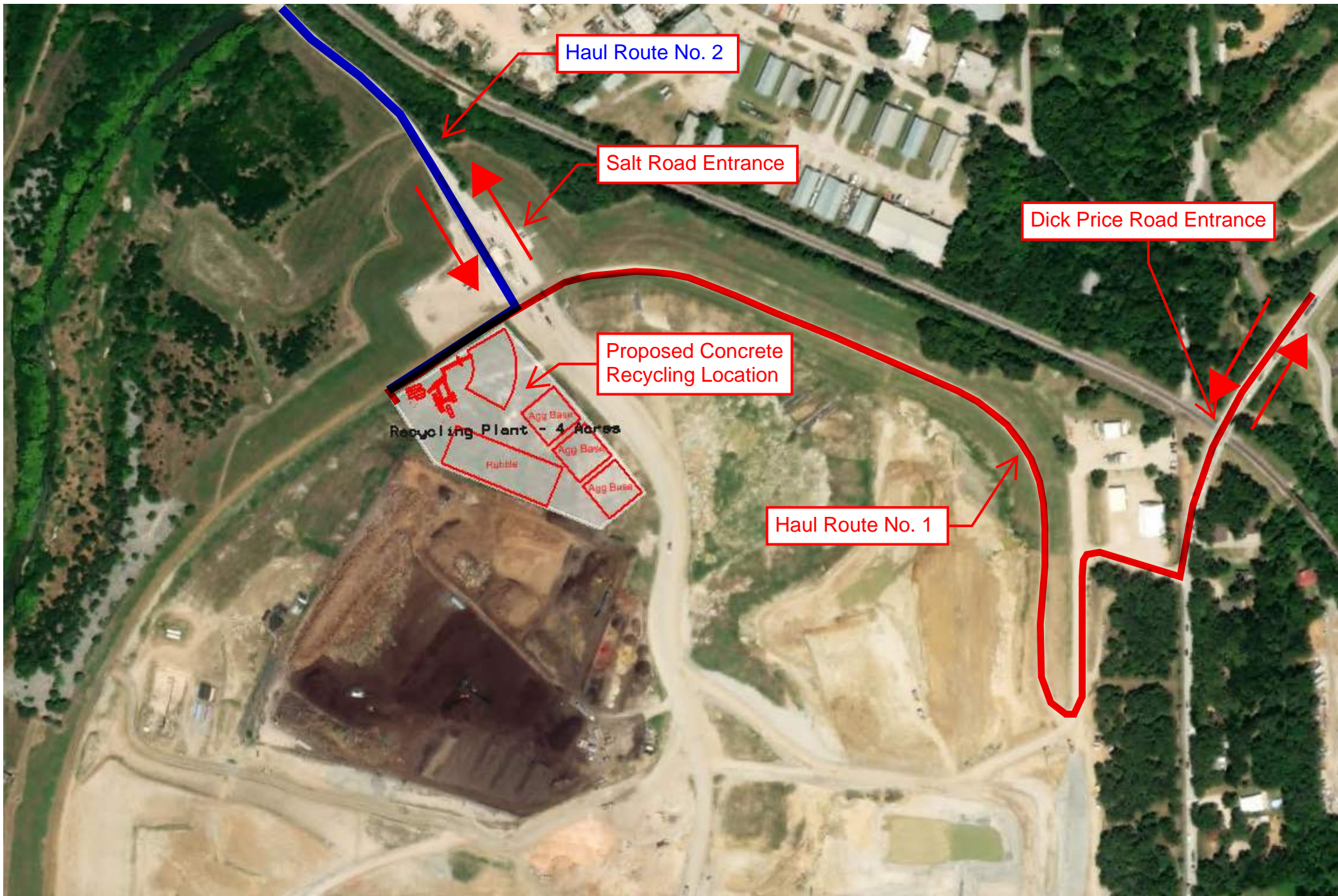
5-YEAR DEVELOPMENT PLANS  
 NOVEMBER 2021-DECEMBER 2022

FORT WORTH SOUTHEAST LANDFILL  
 TARRANT COUNTY, TEXAS

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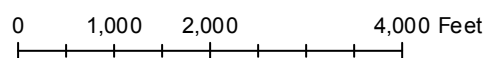
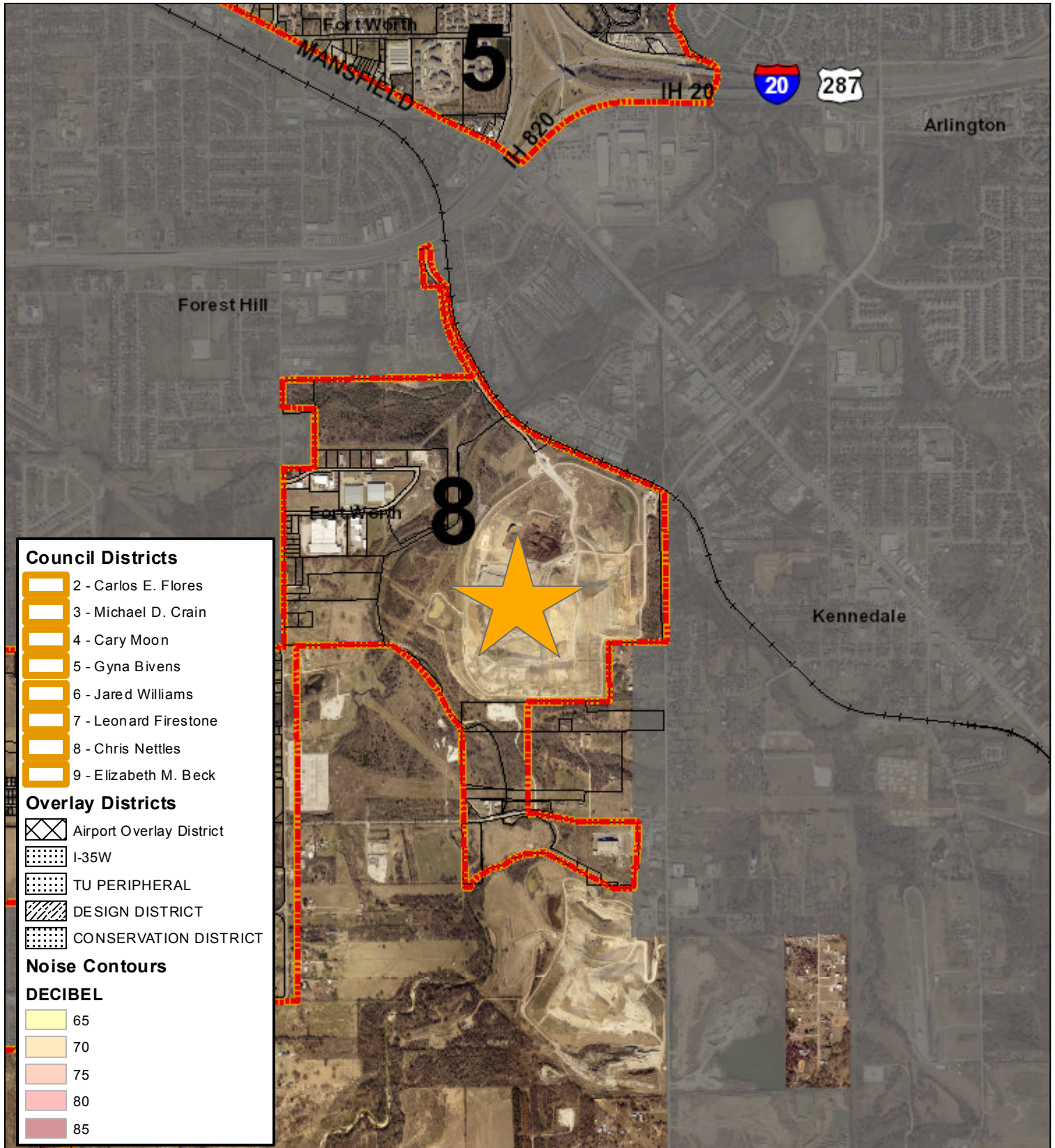


# DETAILED SITE: PROPOSED CONCRETE RECYCLING AT SOUTHEAST LANDFILL

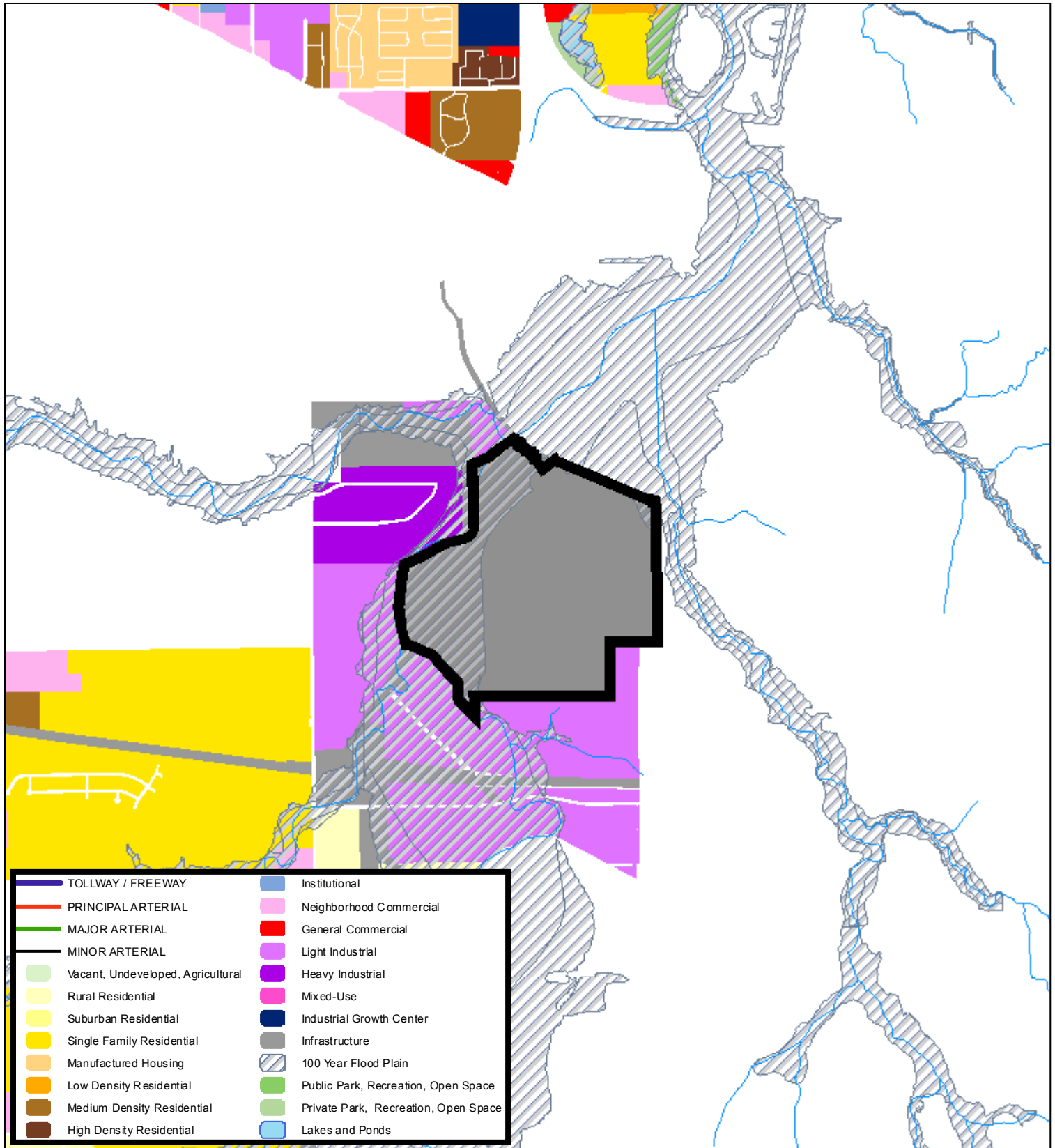




### Area Map



### Future Land Use

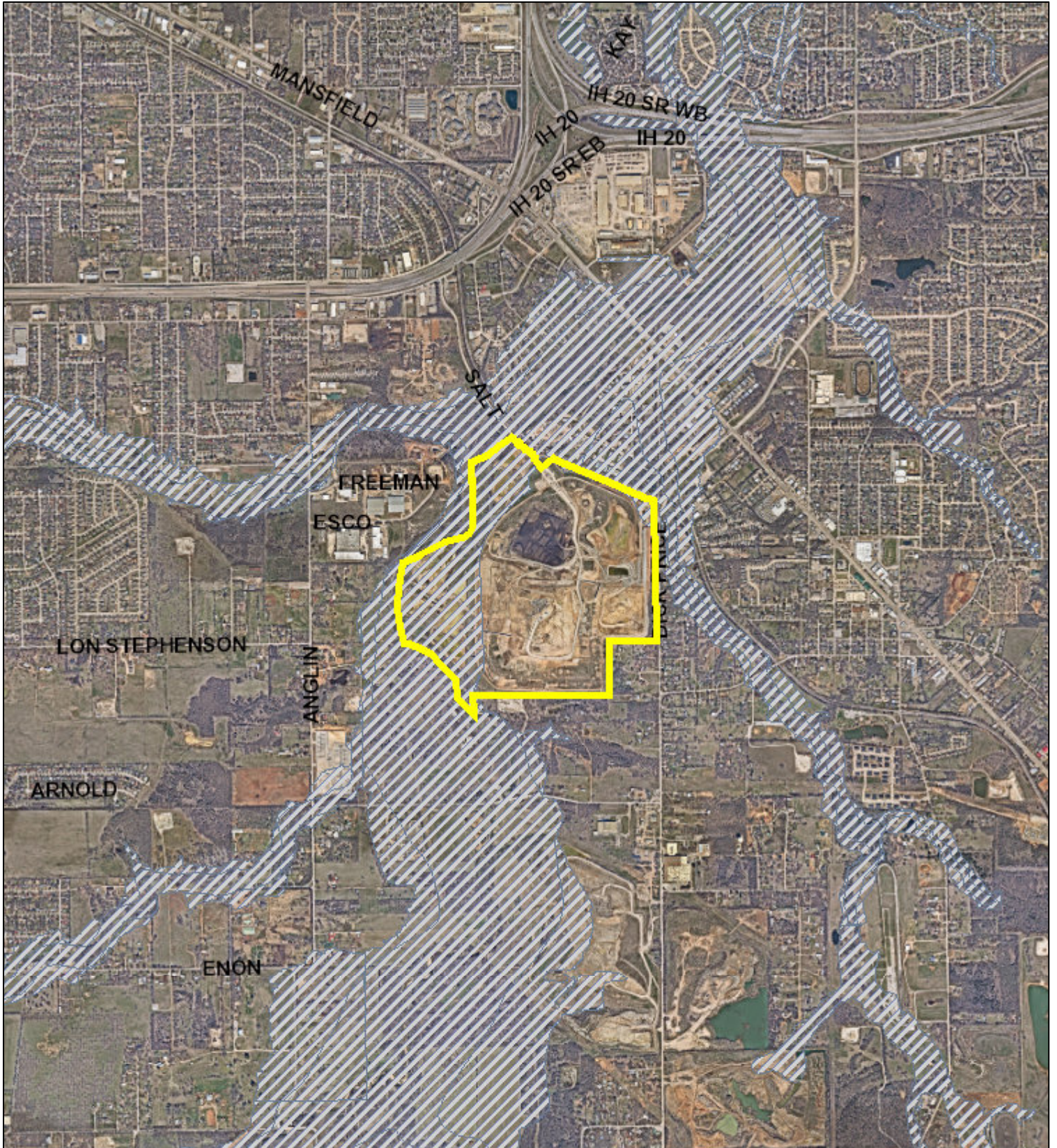


2,000 1,000 0 2,000 Feet

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



## Aerial Photo Map



0 1,350 2,700 5,400 Feet

