



**ZONING COMMISSION
AGENDA**

Wednesday, December 14, 2022

Work Session 12:00 PM

Public Hearing 1:00 PM

Work Session

In-Person:

City Hall Conference Room 2020

200 Texas Street

2nd Floor-City Hall

Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber

200 Texas Street

2nd Floor-City Hall

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e5d945e119add5d440698995155dcca8>

Meeting/ Access Code: 2553 885 3478

Registration Required

Teleconference

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

Meeting/ Access Code: 2553 885 3478

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. 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, JANUARY 10, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of November 12, 2022 _____ Chair

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

B. CONTINUED CASES

1. ZC-22-147 CD 7

- a. Site Location: 12650 Willow Springs Road
- b. Acreage: 32.037
- c. Applicant/Agent: Haslet Investment Group LLC
- d. Request: From: "I" Light Industrial
To: "A-43" One-Family

2. 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

3. 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

This case has been withdrawn. No Public Hearing will be held.

C. NEW CASES

4. ZC-22-163

CD 3

- a. Site Location: 3308 Lackland Road
- b. Acreage: 0.95
- c. Applicant/Agent: Eden Garden Way
- d. Request: From: "CB-GC" Camp Bowie - General Corridor
To: "CB-TZ" Camp Bowie - Transition

5. ZC-22-168

CD 5

- a. Site Location: 4901 Carey Street
- b. Acreage: 1.51
- c. Applicant/Agent: Fisch Grandchildren's Trust
- d. Request: To: Add Conditional Use Permit (CUP) to allow outdoor storage of construction materials and equipment not associated with the primary business in "I" Light Industrial for a maximum of 5 years; no development waivers requested, site plan included

6. ZC-22-169

CD 5

- a. Site Location: 4901 E. Loop 820 S.
- b. Acreage: 2.31
- c. Applicant/Agent: BDB Investments, LP/ South Point Constructors
- d. Request: To: Add Conditional Use Permit (CUP) to allow outdoor storage of construction materials and equipment not associated with the primary business in "I" Light Industrial for a maximum of 5 years; no development waivers requested, site plan included

7. ZC-22-189

CD 8

- a. Site Location: 1208 Daggett Ave.
- b. Acreage: 0.12
- c. Applicant/Agent: Ameritex Homes
- d. Request: From: "J" Medium Industrial
To: "A-5" One Family

8. ZC-22-190

CD 5

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

9. ZC-22-191

CD 8

- a. Site Location: 1524 Devitt Street
- b. Acreage: 2.14
- c. Applicant/Agent: Kyle K. Poulson
- d. Request: From: "E" Neighborhood Commercial
To: "I" Light Industrial

10. ZC-22-193

CD 5

- a. Site Location: 5408 David Strickland Rd.
- b. Acreage: 0.15
- c. Applicant/Agent: Juan Rosales / Ruby Luna Perez
- d. Request: From: "E" Neighborhood Commercial
To: "A-5" One-Family

11. ZC-22-195

CD 9

- a. Site Location: 5116 James Avenue
- b. Acreage: 0.5
- c. Applicant/Agent: Merry's Auto Car Ride LLC
- d. Request: From: "E" Neighborhood Commercial
To: "FR" General Commercial Restricted

12. ZC-22-196

CD 5

- a. Site Location: 1524 Coleman Street
- b. Acreage: 0.24
- c. Applicant/Agent: Vanessa Solís
- d. Request: From: "A-7.5" One-Family
To: "A-5" One-Family

13. ZC-22-199

CD 5

- a. Site Location: 3760 Waldorf Street
- b. Acreage: 0.23
- c. Applicant/Agent: Ana Maria Preciado / Xavier Loza
- d. Request: From: "MU-1" Low Intensity Mixed-Use
To: "A-5" One-Family

14. ZC-22-200

CD 8

- a. Site Location: 395 Altamesa Boulevard
- b. Acreage: 19.369
- c. Applicant/Agent: Albaro Becerra / Raymond & Alex Ayala, Sluggers Training Facility & Ballfields
- d. Request: From: "A-5" One Family Residential
To: "PD-E" Planned Development based on Neighborhood Commercial zoning, with development standards for buffer yard, screening, and landscaping; Site Plan included.

15. ZC-22-202

CD 6

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

16. ZC-22-203

CD 7

- a. Site Location: 2520 Halloran Street
- b. Acreage: 0.62
- c. Applicant/Agent: Paula Rae Fimbres, Et Al. / Mary Nell Poole, Townsite
- d. Request: From: "B" Two-Family
To: "UR" Urban Residential

17. ZC-22-204

CD 2

- a. Site Location: 4501 Angle Avenue
- b. Acreage: 22.38
- c. Applicant/Agent: L & S Land Company LTD
- d. Request: From: "C" Medium Density Multifamily; "E" Neighborhood Commercial
To: "C" Medium Density Multifamily

18. ZC-22-206

CD 3

- a. Site Location: 8401 West Freeway
- b. Acreage: 2.81
- c. Applicant/Agent: Krishna Investments Inc.
- d. Request: From: "E" Neighborhood Commercial
To: "PD/D" Planned Development for "D" High Density Multifamily with development standards for: paving, fencing and parking in front of building, parking count, open space, signage and building orientation, site plan included.

19. ZC-22-208

CD 2

- a. Site Location: 2832 Sedona Ranch Drive
- b. Acreage: 6.8518
- c. Applicant/Agent: Fossil Ridge Ltd.
- d. Request: From: "PD 1095" Planned Development
To: "PD 1095" Planned Development with a base of "C" Medium Density Multifamily, with development standards for density, parking, fencing, and height, Site Plan included.

20. ZC-22-192

CD 7

- a. Site Location: 18242 S FM 156
- b. Acreage: 20
- c. Applicant/Agent: Double Eagle TH LLC – ARCO Murray
- d. Request: From: Unzoned
To: "I" Light Industrial.

This case will be heard by Council on January 31, 2022

21. ZC-22-225

CD All

- a. Site Location: Retail Smoke ShopText Amendment
- b. Applicant/Agent: City of Fort Worth
- c. Request: To: Adopt an ordinance amending the Zoning Ordinance of the City of Fort Worth, Article 8, of Ordinance No. 21653, to add "Retail Smoke Shop" to the definitions list of uses in the category "Retail Sales and Service" with a "P" in E through K zoning districts cells to indicate that the use is allowed and amend the Supplemental Standards column for "Retail Sales and Service" to add a reference to Section 5.152.

D. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

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

ASSISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov 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: December 14, 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: 32.037 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 not consistent**

Staff Recommendation: **Approval**

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 - b. [Comprehensive Plan Consistency](#)
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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 32 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 7 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. Staff is supportive of the request as presented.

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

Comprehensive Plan Consistency – Far North

The 2022 Comprehensive Plan currently designates the site as future light industrial, in line with the current zoning. The proposed zoning **is not consistent** with the future land use designation of light industrial. While the request is inconsistent with the Comprehensive Plan, 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.

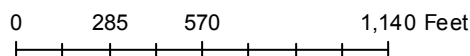
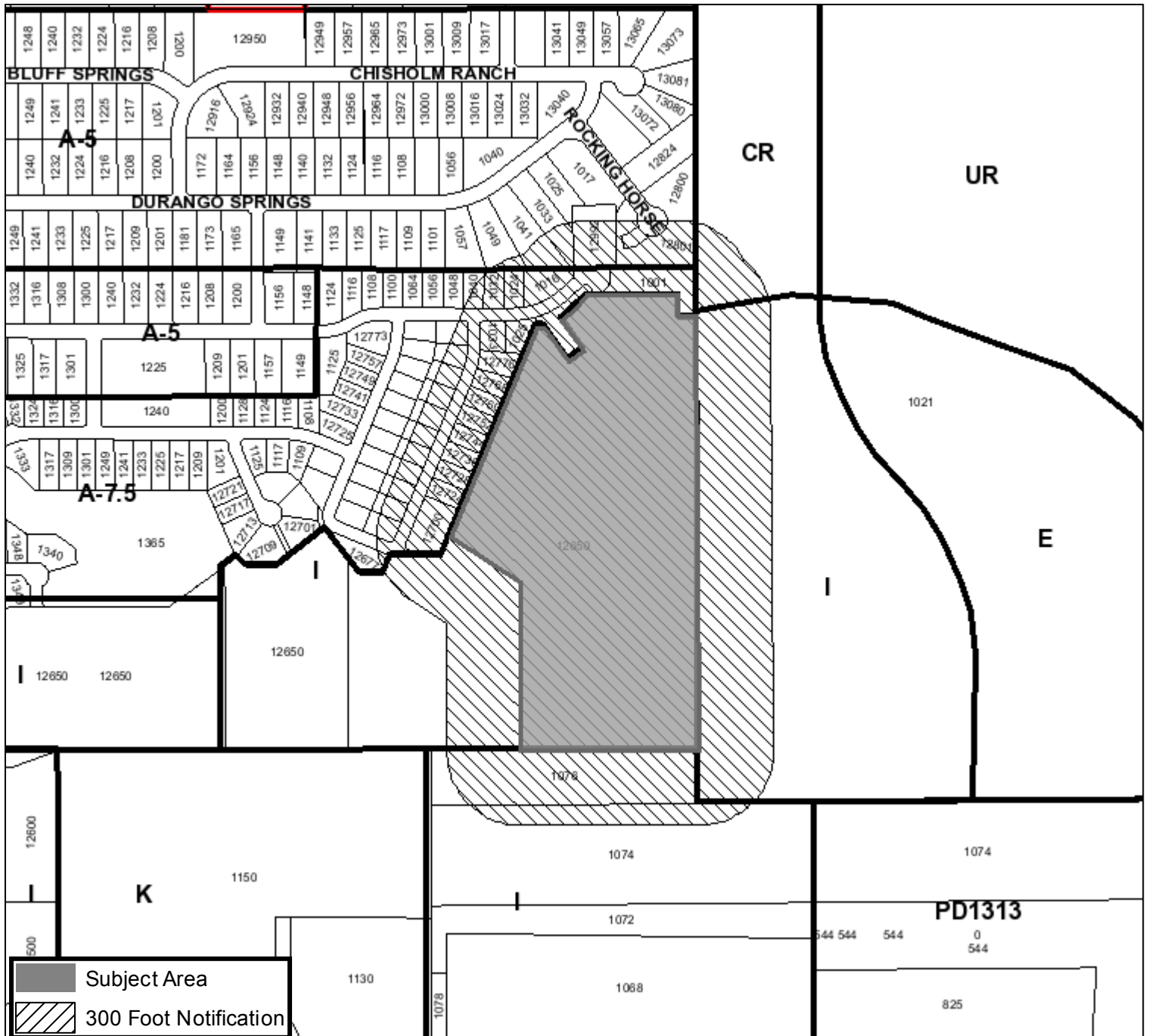
If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect the change.

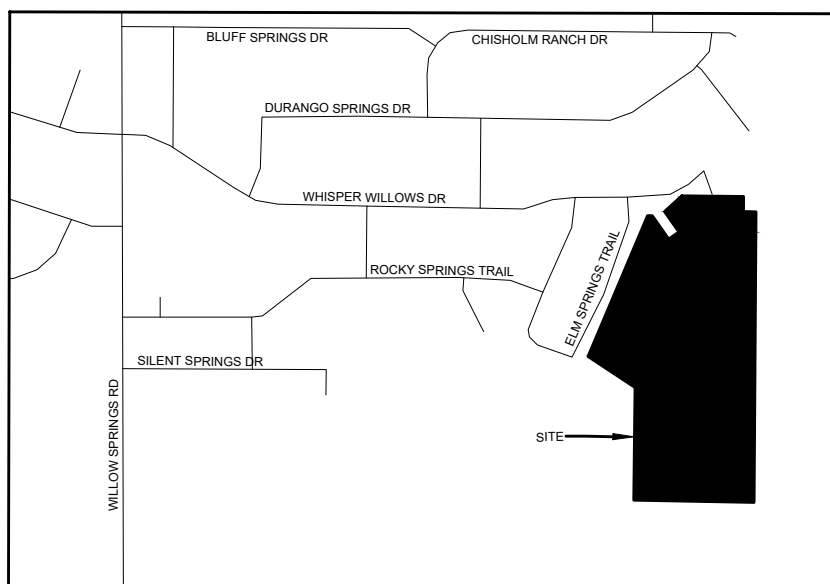
Economic Development Plan

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

Area Zoning Map

Applicant: Haslet Investment Group LLC
 Address: 12650 Willow Springs Road
 Zoning From: I
 Zoning To: A-43
 Acres: 32.08052669
 Mapsco: 5Y
 Sector/District: Far North
 Commission Date: 12/14/2022
 Contact: 817-392-8043





VICINITY MAP
NTS

- GENERAL NOTES:
- 1) ALL PROPOSED ROADS WITHIN THE SUBDIVISION SHALL BE ASPHALT AND 24 FEET WIDE WITH A 4 FOOT UNPAVED SHOULDER AS PER DETAIL.
 - 2) THERE SHALL BE A 10 WIDE UTILITY EASEMENT ADJACENT TO THE DRAINAGE AND UTILITY EASEMENTS THAT ARE ADJACENT TO THE RIGHT-OF-WAY WITHIN THE SUBDIVISION.
 - 3) ALL CUL-DE-SAC RADI AT THE RIGHT-OF-WAY LINE SHALL EQUAL 70 FEET.
 - 4) ALL CUL-DE-SAC RADI OF ASPHALT PAVING SHALL EQUAL 50 FEET.
 - 5) ALL INSIDE TURNING RADI SHALL EQUAL 25 FEET.
 - 6) THERE SHALL BE A 50 FOOT BUILDING LINE FRONTING ALL LOTS WITHIN THE PROPOSED SUBDIVISION UNLESS OTHERWISE SHOWN.
 - 7) THE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY NO. 48062030K, EFFECTIVE DATE SEPTEMBER 28, 2009 INDICATE THAT PART OF THIS PROPERTY IS IN ZONE X AND ZONE A AS SHOWN ON THIS PLAN.
 - 8) ALL RESIDENTIAL LOTS WITH THIS SUBDIVISION WILL BE SERVED BY PRIVATE WATER WELLS AND PRIVATE SEPTIC SYSTEMS.
 - 9) ALL CROSS CULVERT SIZES ARE SHOWN ON THE PRELIMINARY DRAINAGE PLAN.
 - 10) H.O.A. REQUIREMENT: A HOMEOWNERS ASSOCIATION MUST BE ESTABLISHED TO MAINTAIN ANY LANDSCAPING OR IRRIGATION SYSTEM WITHIN THE PUBLIC RIGHT-OF-WAY.
 - 11) ALL RIGHT-OF-WAY WIDTHS SHALL BE 60' WIDE.
 - 12) A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE. A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE. IF THE SITE DOES NOT CONFORM WITH A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A PERMITS FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.
 - 13) BUILDING PERMITS: NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE C.O.A. OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIGNALS, OR PAVING IMPROVEMENTS AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
 - 14) FLOOD PLANDRAINAGE-WAY MAINTENANCE - CITY OF FORT WORTH: THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL, TRAVERING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSERVED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS TRAVERING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEIGNED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAN.
 - 15) FLOOD PLANDRAINAGE-WAY MAINTENANCE - TARRANT COUNTY: THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL, TRAVERING ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNOBSERVED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. THE HOMEOWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS TRAVERING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEIGNED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAN.
 - 16) UTILITY EASEMENTS: ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAN, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
 - 17) CONSTRUCTION PROHIBITED OVER EASEMENTS: NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
 - 18) FLOOD PLAN RESTRICTION: IN THE E.T.I., NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE PROPOSED CONSTRUCTION, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERBODIES.
 - 19) BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE: PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDINGS, NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT OIL AND GAS WELL ORDINANCE AND ADOPTED FIRE CODES FROM ANY EXISTING OR PERMITTED OIL AND GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARD TO INTERVENING STRUCTURES OR OBJECTS.

- 20) BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE: PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDINGS, NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT OIL AND GAS WELL ORDINANCE AND ADOPTED FIRE CODES FROM ANY EXISTING OR PERMITTED OIL AND GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARD TO INTERVENING STRUCTURES OR OBJECTS.

- LEGEND
- D.U.E. = DRAINAGE UTILITY EASEMENT
U.E. = UTILITY EASEMENT

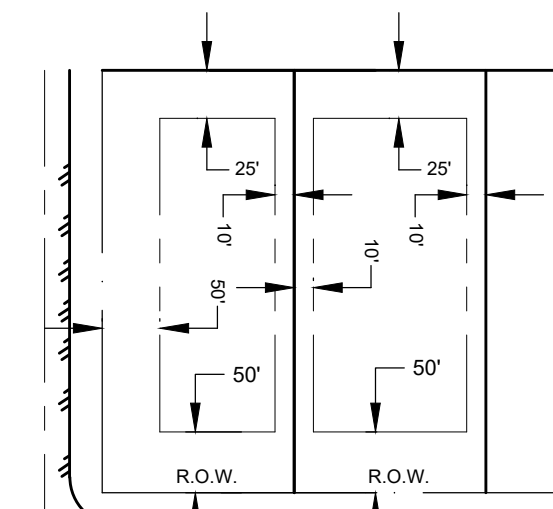
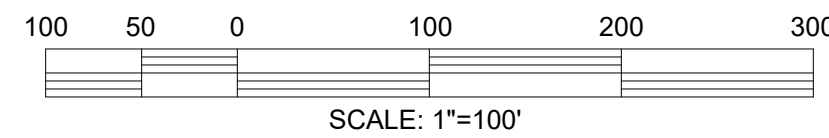
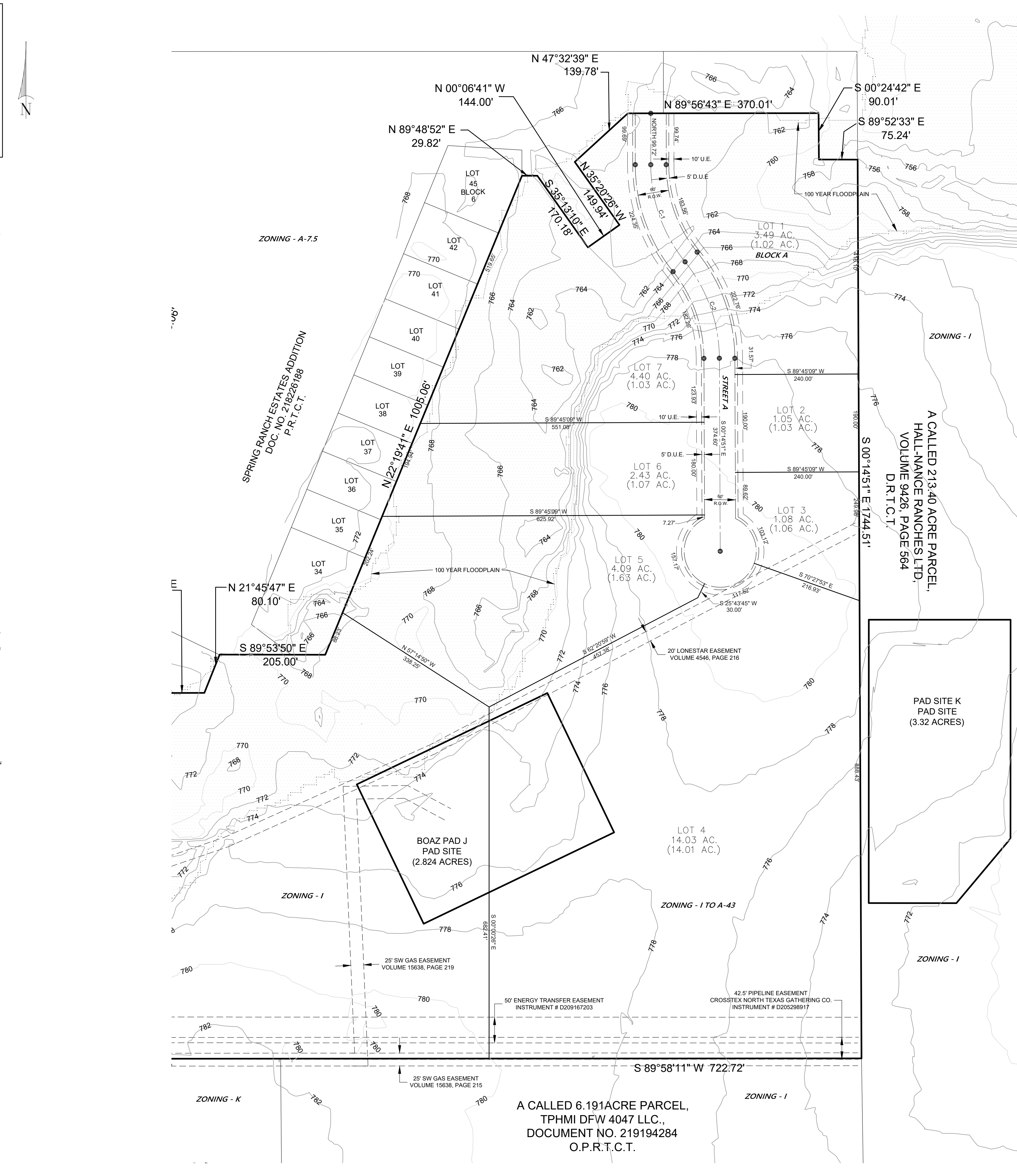
- UTILITIES:
- ELECTRIC:
ONCOR
(817) 215-6237
- TELEPHONE:
VERIZON
(800) 483-5400
- LINE LOCATE SERVICE:
811

OWNER/DEVELOPER
Husid Investment Group LLC
3121 Creekbend Ct
Sachse, Texas 75081
214-809-1286

SURVEYOR
Anthony Ray Crowley RPLS 6484
Crowley Surveying
4251 FM 2181 #230-484
Corth, Texas 76210
469-850-2757

A CALLED 6.191 ACRE PARCEL,
TPHMI DFW 4047 LLC.,
DOCUMENT NO. 219194284
O.P.R.T.C.T.

PRELIMINARY PLAT FOR
WILLOW SPRINGS DEVELOPMENT
LOTS 1 THRU 7, BLOCK A
BEING 32.02 ACRES IN THE M.E.P. & P.R.R. CO. SURVEY ABSTRACT NO. 1129, AND
THE COLEMAN BOYD SURVEY, ABSTRACT NO. 212
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



LOT SETBACK DETAIL
(STREET FRONTAGE 1 SIDE)

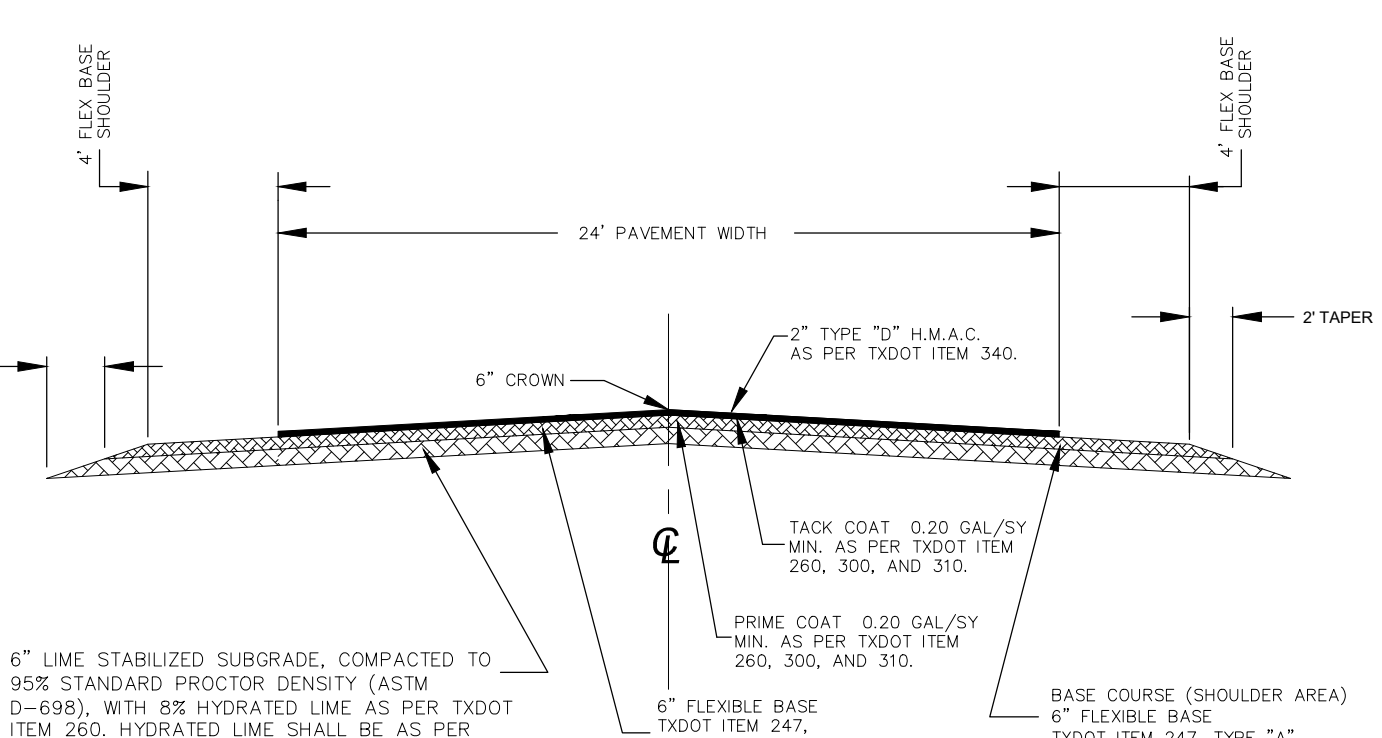
CENTERLINE LINE INFORMATION		
LINE	LENGTH	BEARING
L-1	99.72'	NORTH
L-2	374.60'	S 00°14'51" E

CENTERLINE CURVE INFORMATION			
CURVE	LENGTH	RADIUS	CHORD
C-1	203.80'	300.00'	S 19°27'43" E 199.91'
C-2	202.51'	300.00'	S 19°35'08" E 198.69'

BLOCK/STREET LENGTH TABLE			
STREET	BLOCK	BLOCK LENGTH	TOTAL STREET LENGTH
STREET A	A	680.62'	680.62'

LAND USE CHART	
DESCRIPTION	ACREAGE
RESIDENTIAL LOTS (7)	30.56
GREEN SPACE	0.00
R.O.W. AREA	1.47
GAS PAD SITE AREA	1.36
TOTAL AREA	32.03

3.25 PERSONS PER DWELLING
23 PERSONS (MAX)



ROADWAY PAVING SECTION

SHEET 1 OF 1
JOB No. C15012

PRELIMINARY PLAT FOR WILLOW SPRINGS DEVELOPMENT LOTS 1-7, BLOCK A BEING 32.02 ACRES IN THE M.E.P. & P.R.R. CO. SURVEY ABSTRACT NO. 1129, AND THE COLEMAN BOYD SURVEY, ABSTRACT NO. 212 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

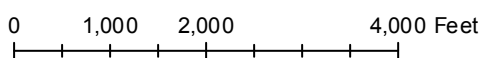
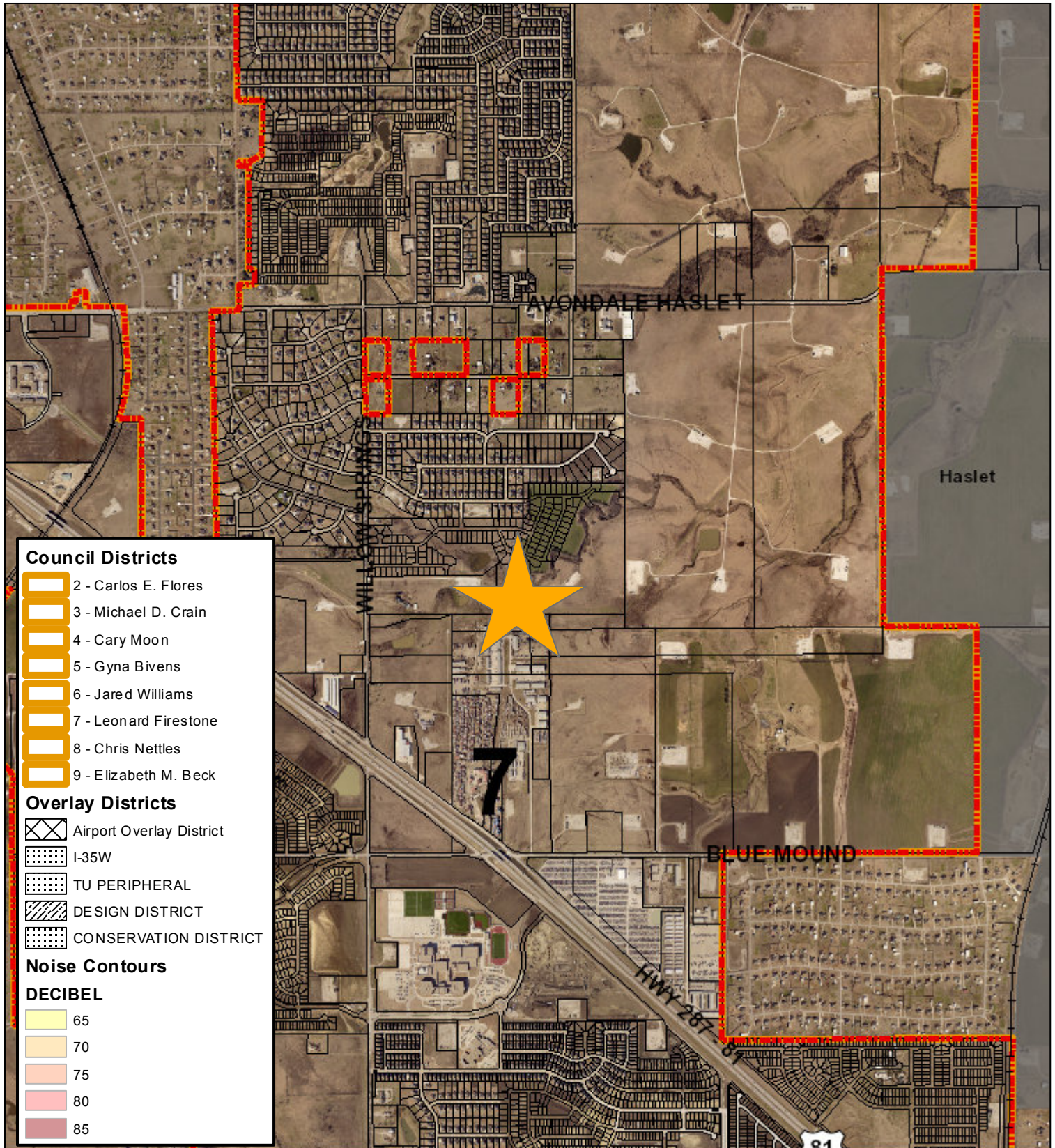
DYER ENGINEERING & CONSULTING, INC.
ENGINEERING & CONSULTING
Land Development - Commercial Site Civil - Municipal - Environmental
12500 Willow Springs Road, Fort Worth, Texas 76162 • Phone: 940-390-6083 • E-mail: dyereng@gmail.com
T.B.P.E. Firm No. 1919

SCALE: 1"=100'
DATE: 7-7-22
DRAWN BY: D.D.
CHECKED BY: J.B.D.

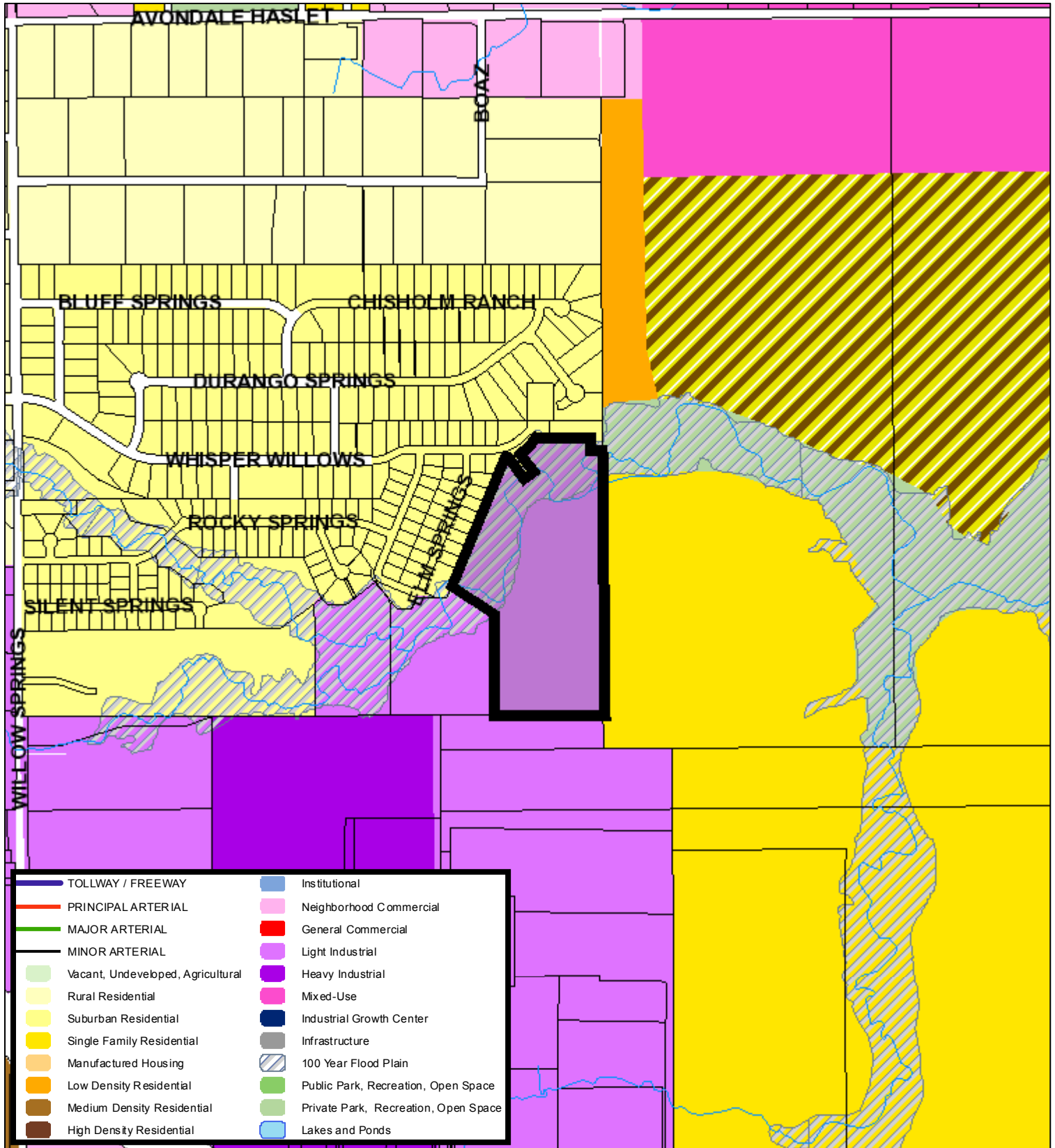
PRELIMINARY FOR REVIEW PURPOSES ONLY

JACK B. DYER
REGISTERED PROFESSIONAL ENGINEER NO. 86238

Area Map



Future Land Use

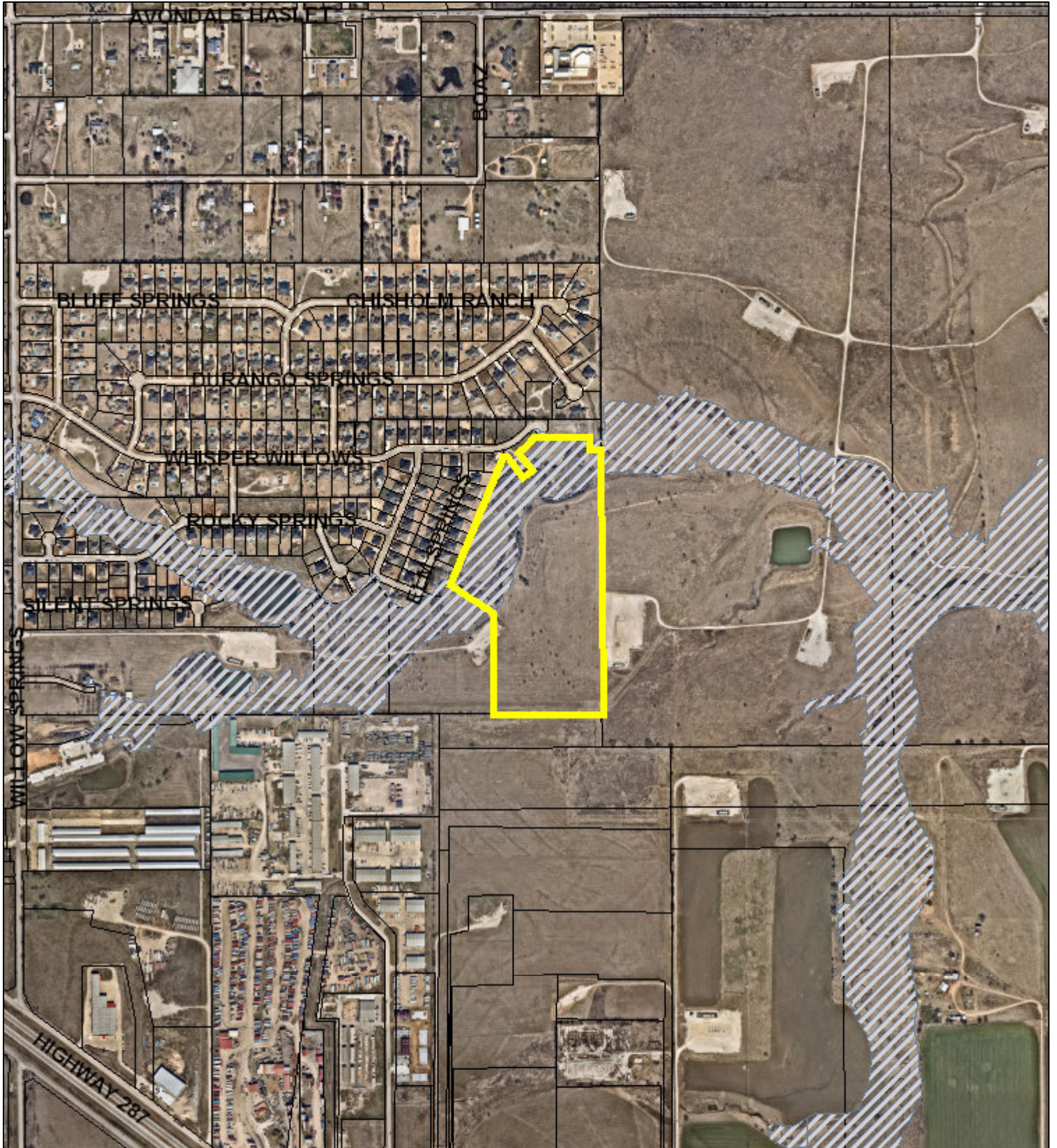


880 440 0 880 Feet


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



Aerial Photo Map



0 550 1,100 2,200 Feet





Zoning Staff Report

Date: December 14, 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**

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 & Open Space Plan

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.

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

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
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
COMMERCIAL		
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. If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect the 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.

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

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 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)

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

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

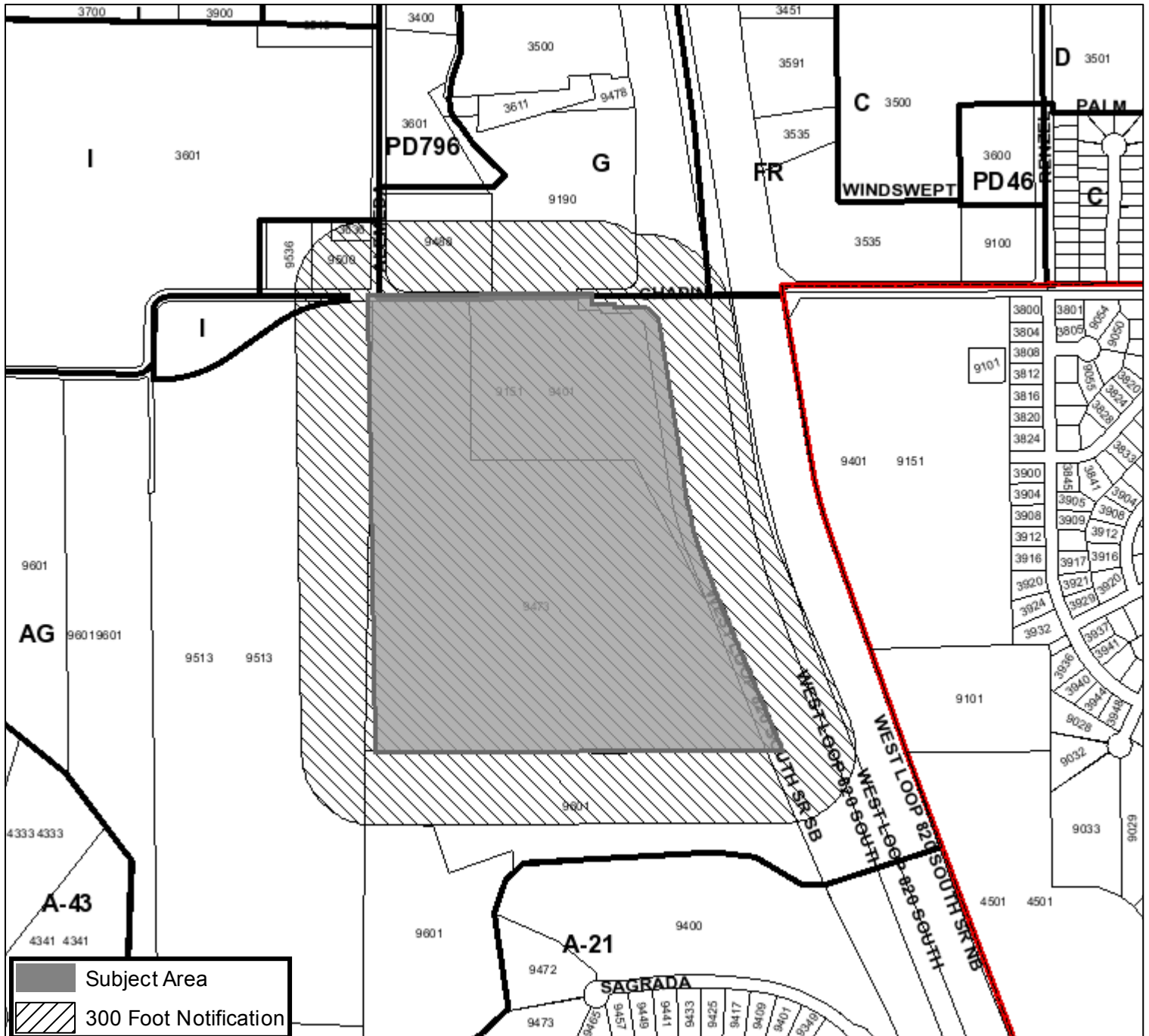
Building Plan Review



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.)

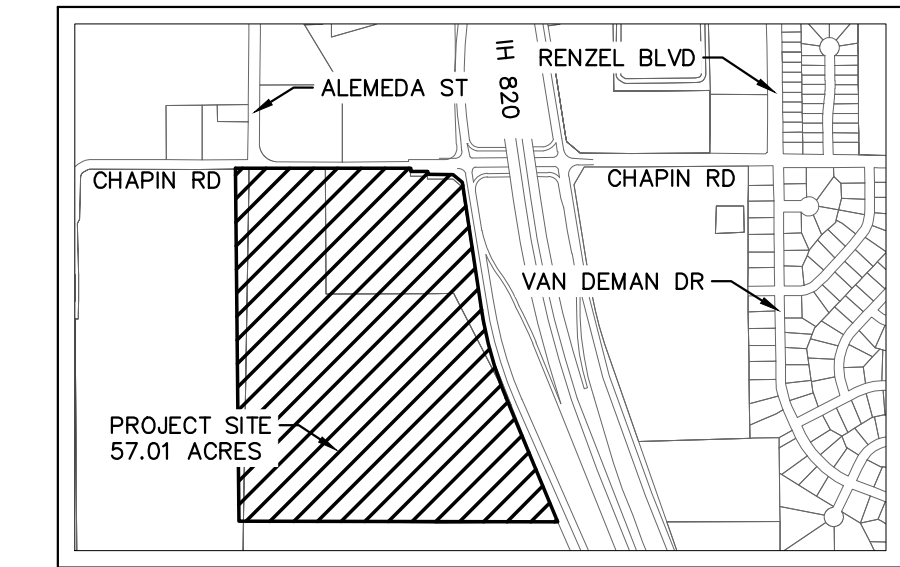
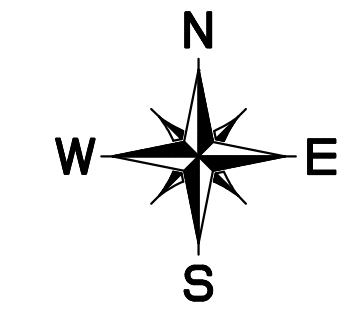
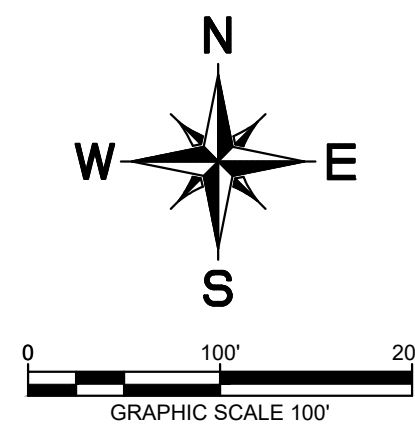
Area Zoning Map

Applicant: Rowan Altgelt Laughlin Group, LTD
 Address: 9400 block Chapin Road
 Zoning From: AG
 Zoning To: PD/CR plus a residential cottage community
 Acres: 57.53858333
 Mapsco: 72V
 Sector/District: Far West
 Commission Date: 11/9/2022
 Contact: 817-392-8043



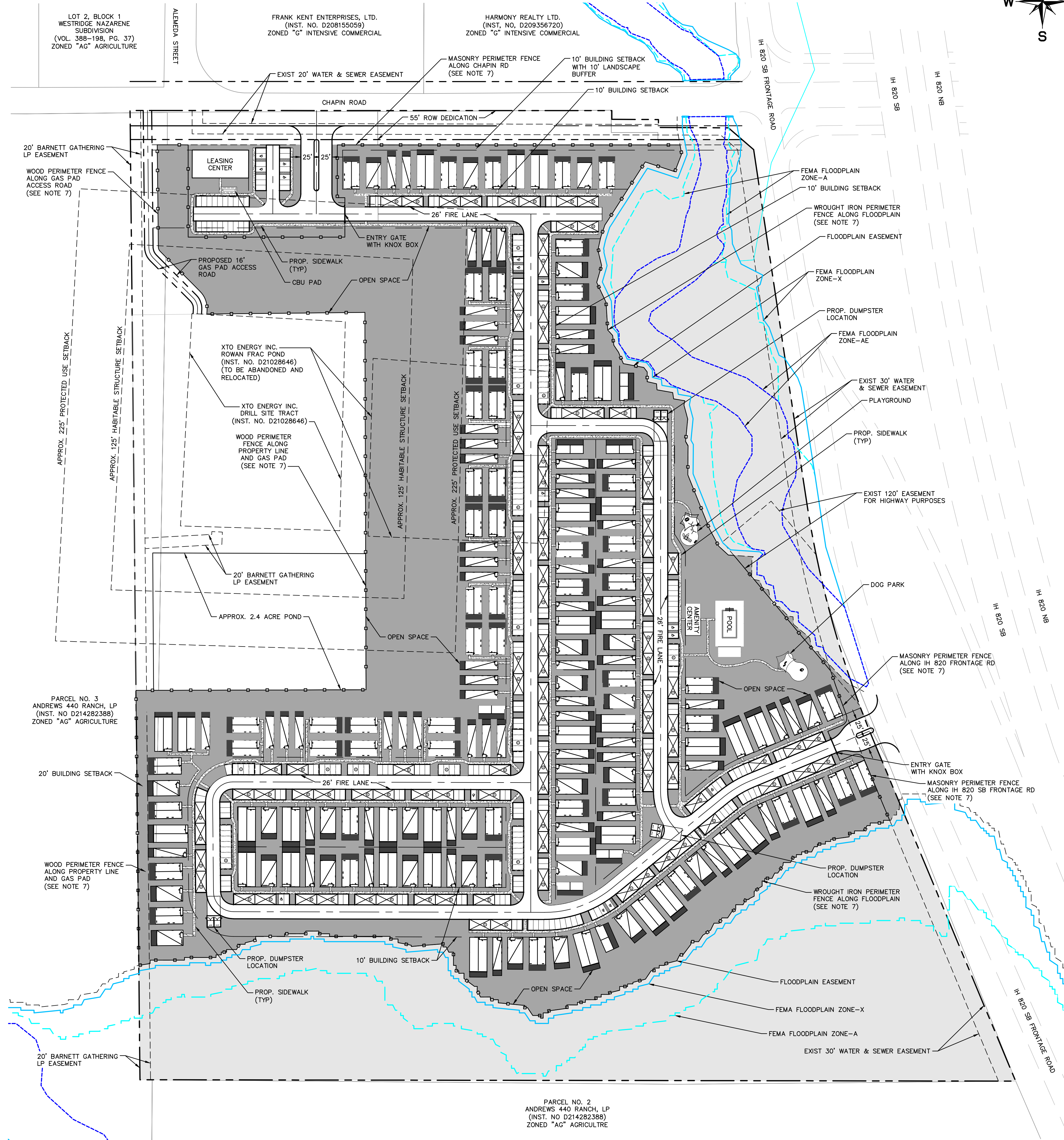
 Subject Area
 300 Foot Notification

0 287.5 575 1,150 Feet



VICINITY MAP
SCALE: 1" = 1,000'

- 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.



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%
Total		374	100%

** 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
Total			668.0

PARKING PROVIDED

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

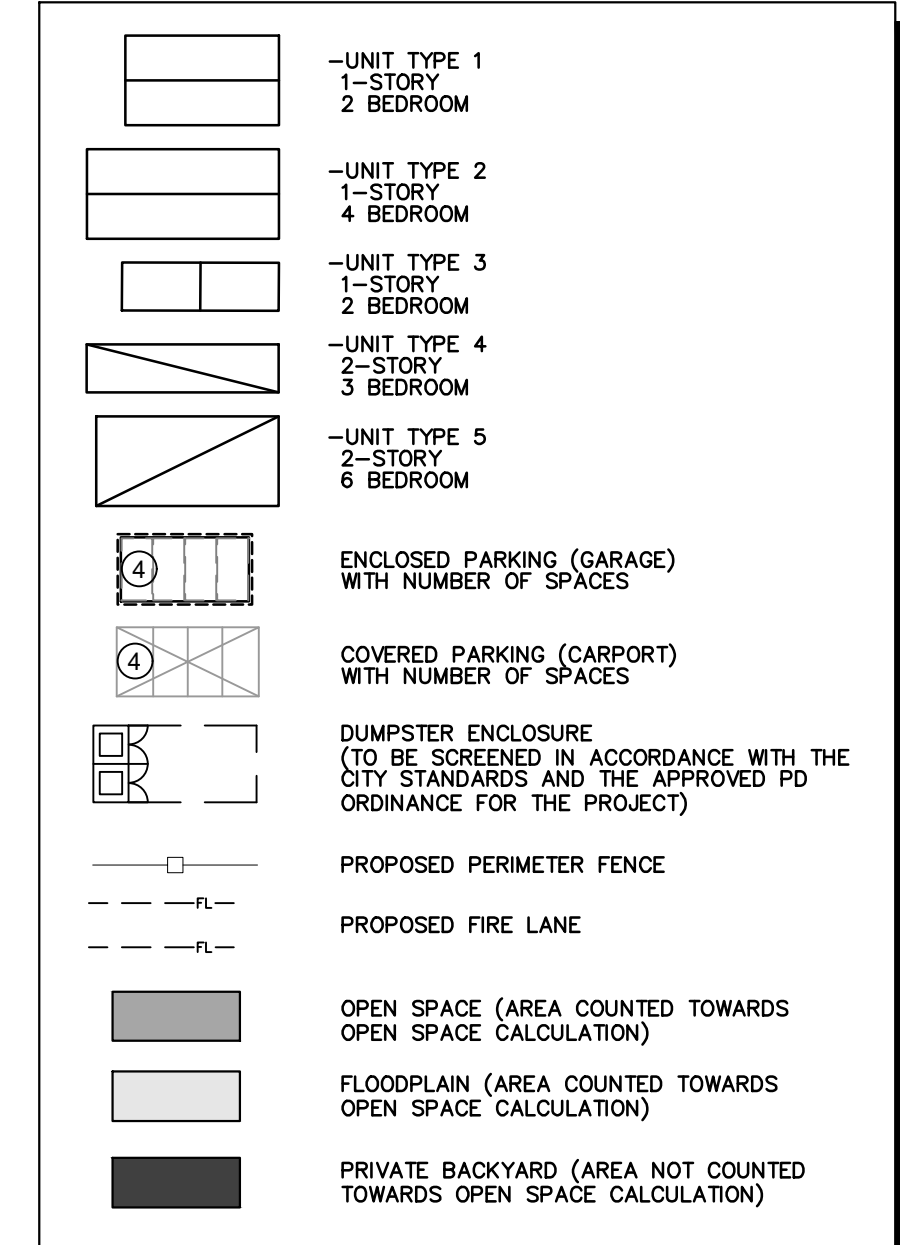
*Included in Surface Parking Total

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



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

OWNER: 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	DEVELOPER: ONM LIVING 1038 TEXAN TRAIL FORT WORTH, TX 76051 Tel: (817) 614-9049 Contact: ZAC THOMPSON	ENGINEER/SURVEYOR: Kimley»Horn 400 N. Oklahoma Dr. Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: LORI LUSK, P.E.
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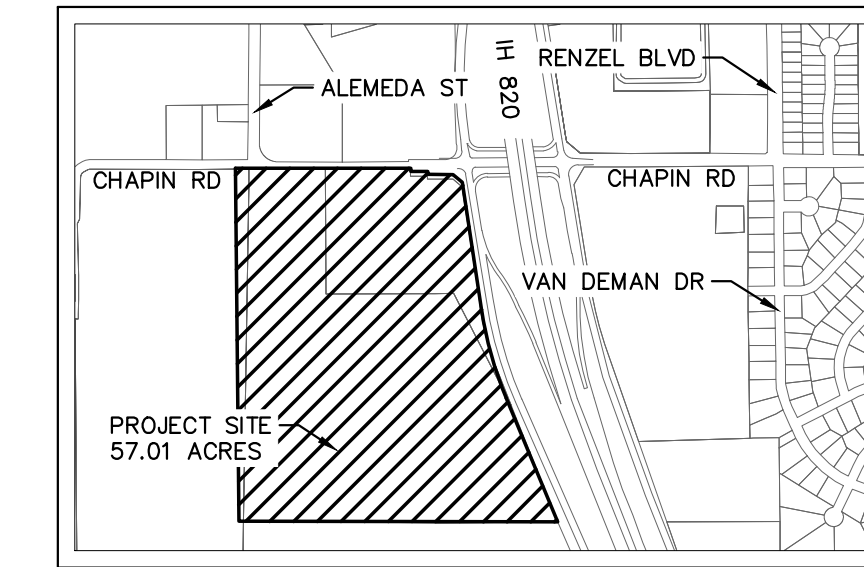
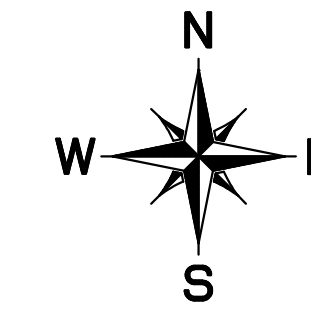
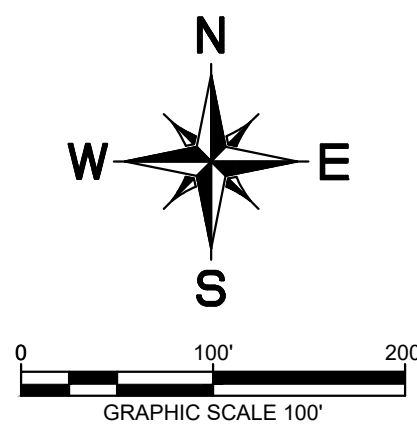
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
KHA	KHA	KHA	AS SHOWN	OCTOBER 2022	

DIRECTOR OF DEVELOPMENT SERVICES

DATE

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

AUTHORITY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) HAS PREPARED THIS SITE PLAN FOR THE PROJECT DESCRIBED HEREIN. KHA HAS CONDUCTED THE NECESSARY SURVEYS AND ENGINEERING CALCULATIONS TO SUPPORT THIS SITE PLAN. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



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%

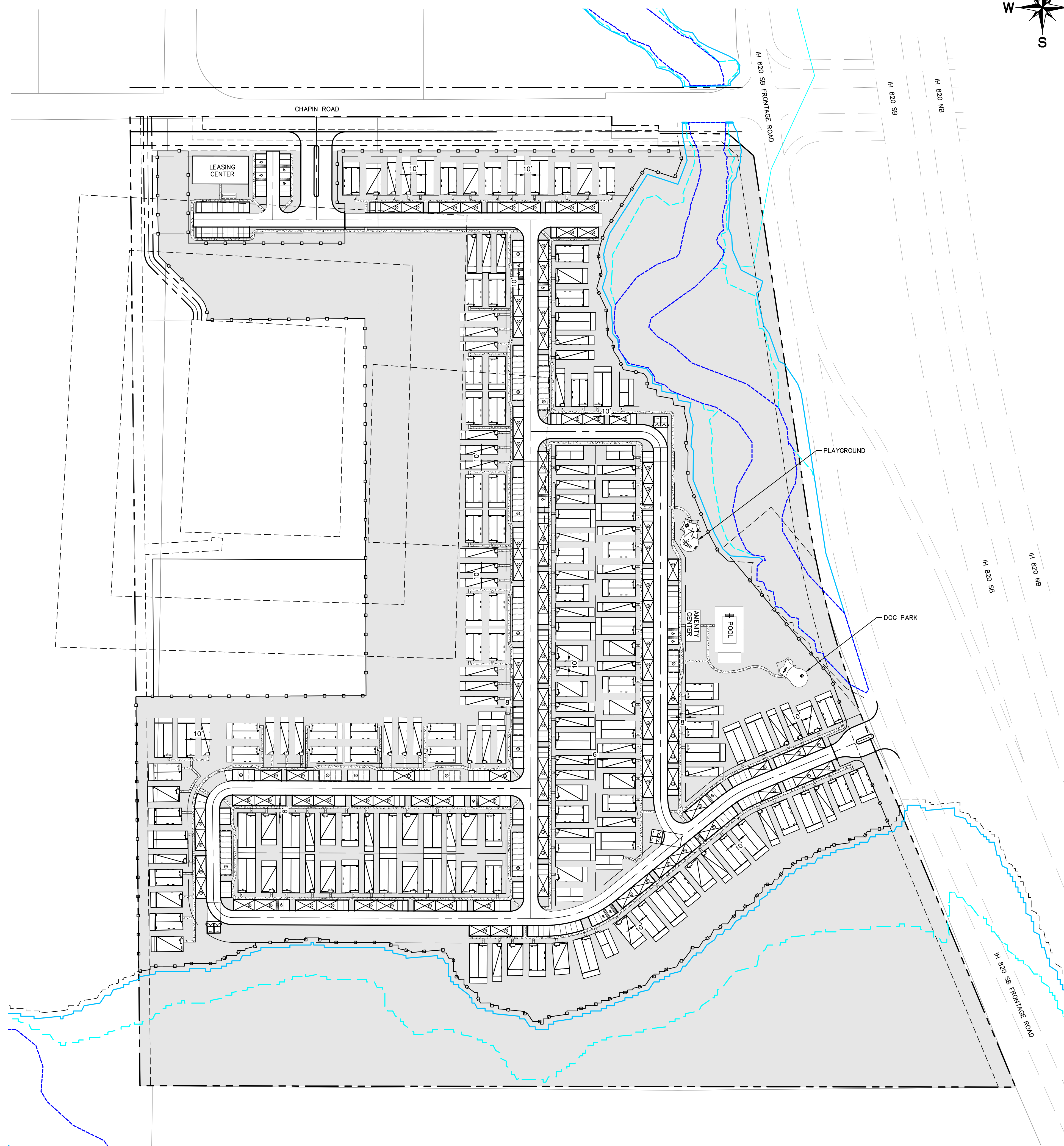
*Excludes area reserved for ROW Dedication (1.3 acres) and Gas Pad/Gas Pad Access (7.7 acres)

NOTES:

1. SITE AMENITIES INCLUDE: DOG PARK, COURTYARD AREAS, AMENITY CENTER, AND SIDEWALKS THROUGHOUT THE DEVELOPMENT.
2. 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

OWNER: 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	DEVELOPER: ONM LIVING 1038 TEXAN TRAIL FORT WORTH, TX 76051 Tel: (817) 614-9049 Contact: ZAC THOMPSON	ENGINEER/SURVEYOR: Kimley»Horn 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 CONSULTANTS, INC. PROJECT NO. 2022-156-01
 DRAWN BY: KHA DATE: 10/10/2022
 CHECKED BY: KHA DATE: 10/10/2022
 LAST SAVED: 10/10/2022 10:10 AM
 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.

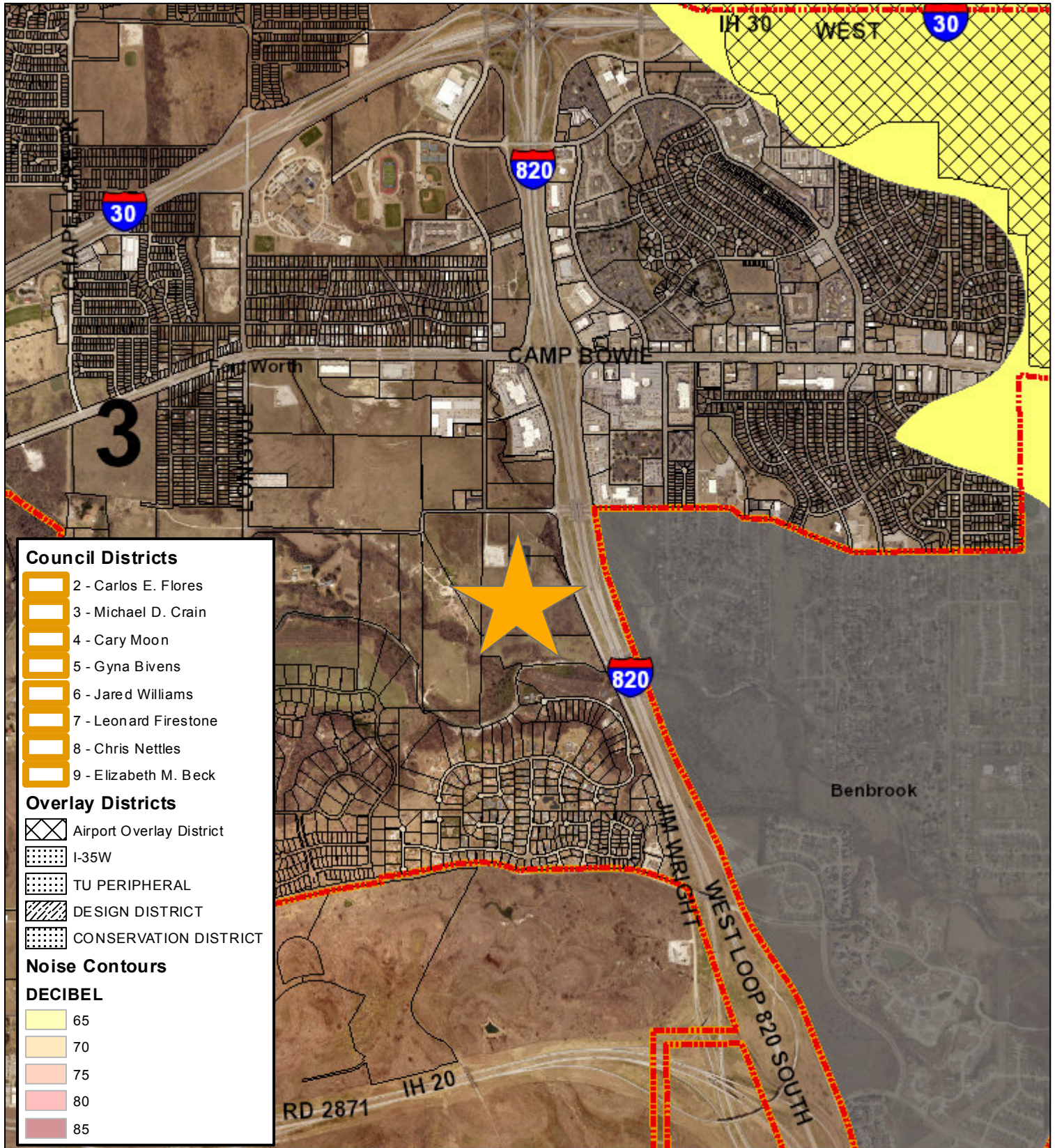
COTTAGES AT MARYS CREEK - PROPOSED "PD-CR" DISTRICT DEVELOPMENT STANDARDS
ZC-22-156, 9473 Chapin Road & 9151 Chapin Road

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.

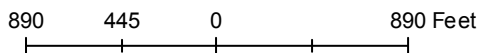
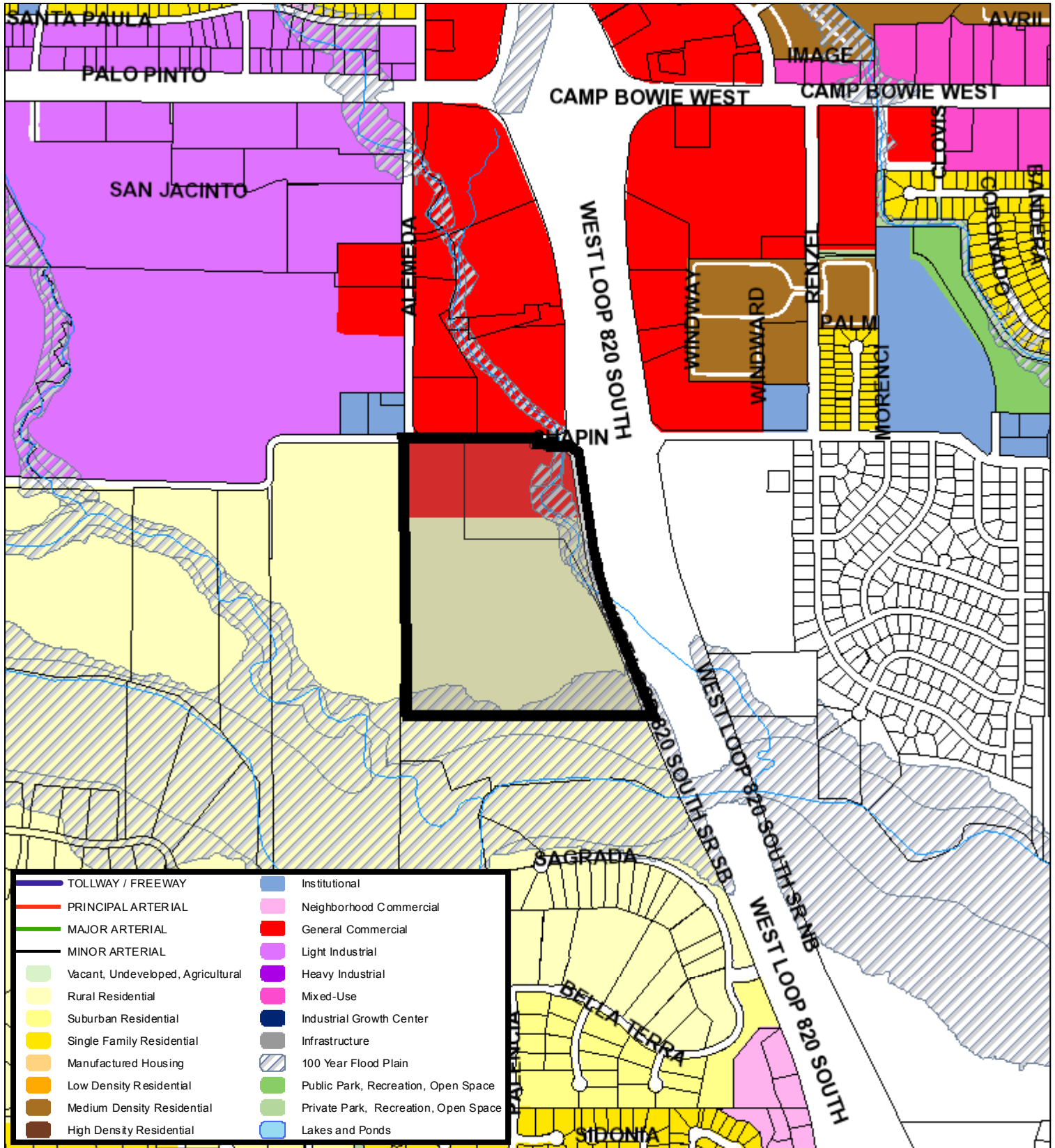
Requirement	"CR" Standards	Proposed "PD-CR"
Open Space	60% Minimum	40% Minimum (Waiver Requested)
Density	Maximum 16 dwelling units/acre	7.8 dwelling units/acre - Complies
Building Setbacks	Front Yard: 20' Minimum Rear Yard: 5' Minimum Interior Side Yard: 5' Minimum Corner Side Yard: 20' Minimum adjacent 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) (Waiver Requested)
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 (Waiver Requested) Carports shall be allowed between the face of the building and the street as depicted on the site plan. (Waiver Requested)
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. (Waiver Requested)
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. (Waiver Requested)

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. (Waiver Requested)
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. (Waiver Requested)
Multifamily Design Standards	Submit MFD plan to meet standards.	MFD application will be waived as site plan was submitted with zoning. (Waiver Requested)

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: December 14, 2022

Case Number: ZC-22-163

Council District: 3

Zoning Map Amendment

Case Manager: [Jamie DeAngelo](#)

Owner / Applicant: Eden Garden Way

Site Location: 3308 Lackland Road.

Acreage: 0.95 acres

Request

Proposed Use: Multifamily

Request: From: “CB-GC” Camp Bowie - General Corridor

To: “CB-TZ” Camp Bowie - Transition

Recommendation

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

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

Staff Recommendation: **Denial**

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10. Aerial Photograph

Project Description and Background

The subject site is located on Lackland Road about 800 feet north of Camp Bowie Blvd, east of Boaz Park, south of Elizabeth Lane, and on the West side of Lackland. The subject site has approximately 100 feet of frontage along Lackland and a lot depth of 407 feet, and backs up to the park. The applicant is proposing to develop multifamily for this site.

The current zoning of the property, which is “CB-GC” Camp Bowie—General Commercial allows residential uses only if the property is outside of the 65 or greater decibel zone of the Joint Reserve Base. Residential uses are not permitted in areas within the 65 decibel or greater noise contour for the Joint Reserve Base. When the Camp Bowie Form-Based code was created, it incorporated [limits on residential development in the AICUZ footprint](#) to support a long-term change from residential land uses to uses more compatible with adjacency to the base. Based on the current data staff has available for noise contours, the subject property falls within the 65-70 dB area (see map below). The applicant is therefore proposing to rezone this property to “CB-TZ” Camp Bowie- Transitional, a subdistrict of Camp Bowie that does not prohibit residential on the basis of decibel level.

Staff does not support this request for several reasons. First, the Camp Bowie Transitional district was originally envisioned as a category to transition from intensive commercial uses on Camp Bowie to the existing and future residential uses in adjacent neighborhoods, such as those along Horne Street. This subdistrict is located on the eastern end of the district, outside of the NAS-JRB overlay and the areas of Camp Bowie affected by the base. This subdistrict was not created with the intention of being expanded to Lackland road.

Second, the property falls not only within the 65-70 decibel area, but is also within 300 feet of the NAS JRB Accident Potential Zone 1 (APZ1). The AICUZ study (2002) that informed the creation of the Camp Bowie from-based code and the NAS-JRB airport overlay recommends no residential uses within the APZ1. Finally, the future land use as shown on the 2022 future land use map for this parcel is General Commercial, and the proposed future project is not in alignment with this. While the proposed project may be generally compatible with the existing uses in the neighborhood, which include multifamily, it is not aligned with long term planning goals in this location.

Surrounding Zoning and Land Uses

North “A-5” One-Family, “E” Neighborhood Commercial / residential
East “CB-GC” Camp Bowie General Corridor / residential, commercial
South “CB-GC” Camp Bowie General Corridor / residential, commercial
West “A-5” One-Family / residential, park

Recent Zoning History

- ZC-11-075, generally a ¼ mile along both sides of 5500 – 9000 blocks of Camp Bowie Blvd/ Camp Bowie Blvd W from A-5, B, C, CF, ER, E, MU-1, FR, F, G, I, MU-2, and PD to Camp Bowie Form-Based Code (9/14/2011)
- ZC-14-102, generally bounded by Lake Worth, Silver Creek Road, Loop 820, Mary’s Creek, Bryant Irving, Roaring Springs Road, and the Trinity River: Addition of Airport Overlay (8/13/2014).

Public Notification

300-foot Legal Notifications were mailed on December 1, 2022.
The following organizations were emailed on December 2, 2022:

Organizations Notified	
Ridglea Area Neighborhood Alliance	Ridglea North NA
Ridglea Hills NA	Streams And Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
Camp Bowie District, Inc	Fort Worth ISD

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from “CB-GC” Camp Bowie - General Corridor to “CB-TZ” Camp Bowie - Transition with the intent to build multifamily. The surrounding land uses are mostly single-family residential homes, some residential duplexes and multifamily complexes, and a few commercial buildings. The proposed use can be said to be compatible with the surrounding adjacent uses in its immediate proximity, but not the ongoing use of the base.

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

Comprehensive Plan Consistency – Western Hills/ Ridglea

The 2022 Comprehensive Plan currently designates the subject property as General Commercial on the Future Land Use Map. The proposed “CB-TZ” zoning district allows uses that are compatible with the future land use map, but the proposed project (multifamily) is not compatible. The proposed project is also in conflict with items 4 and 7 in the Applicable Sector Land Use Policies for Western Hills/Ridglea (reproduced below):

4. Discourage incompatible uses within the NASFW JRB runway Clear Zone and Accident Potential Zones. Discourage residential development or require sound mitigation within areas of noise levels greater than 65 decibels for all airports to ensure compatibility between surrounding land uses while providing additional protections to airport operations.
7. Reduce the density of multifamily units outside of the mixed-use growth centers.

Economic Development Plan

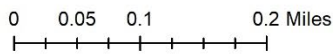
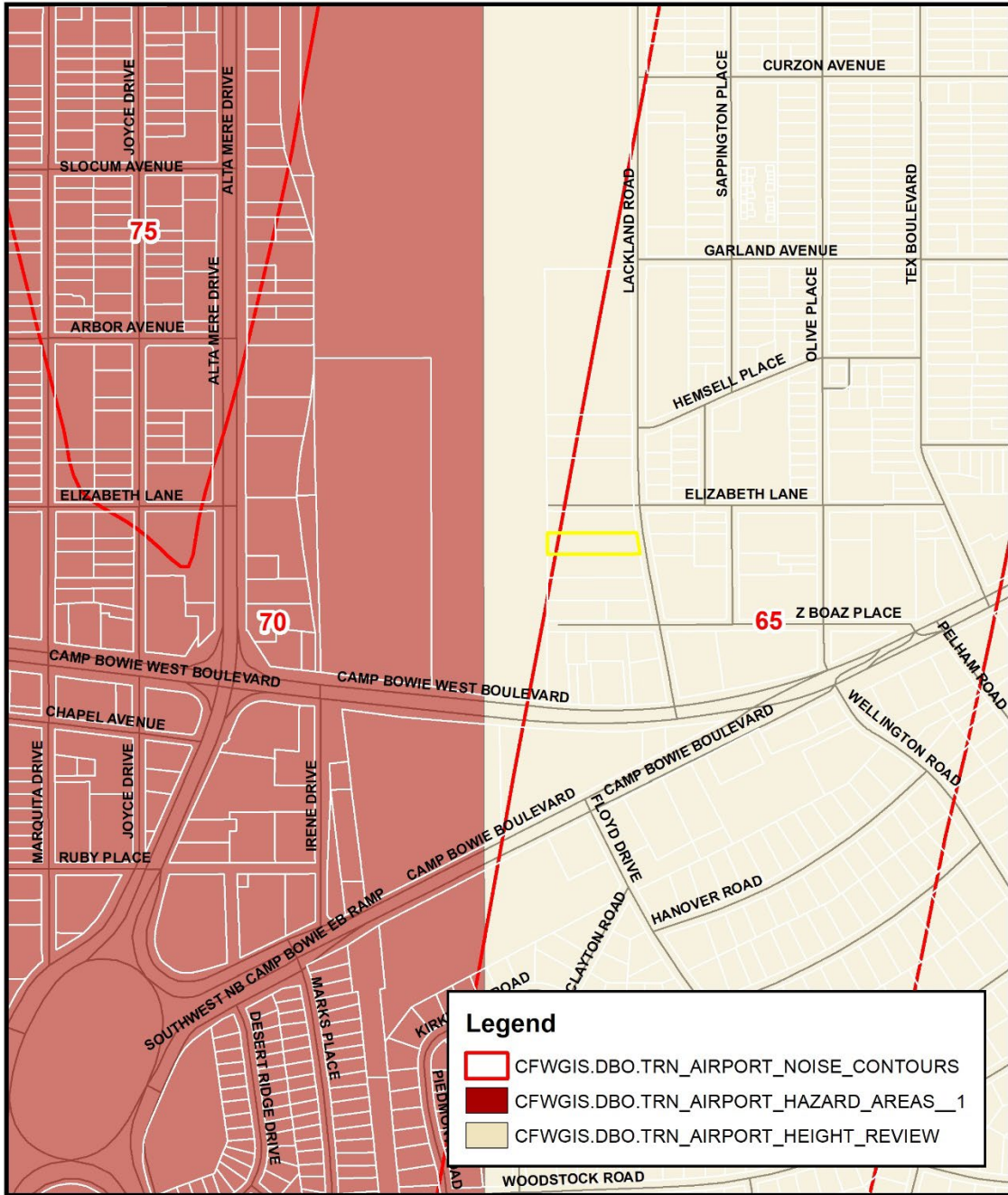
The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

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

The proposed rezoning does not advance any of the above identified goals, as it would propose to add (rather than decrease) the share of residential land uses; neither does it advance job growth or improve quality of place.

Supplemental Maps

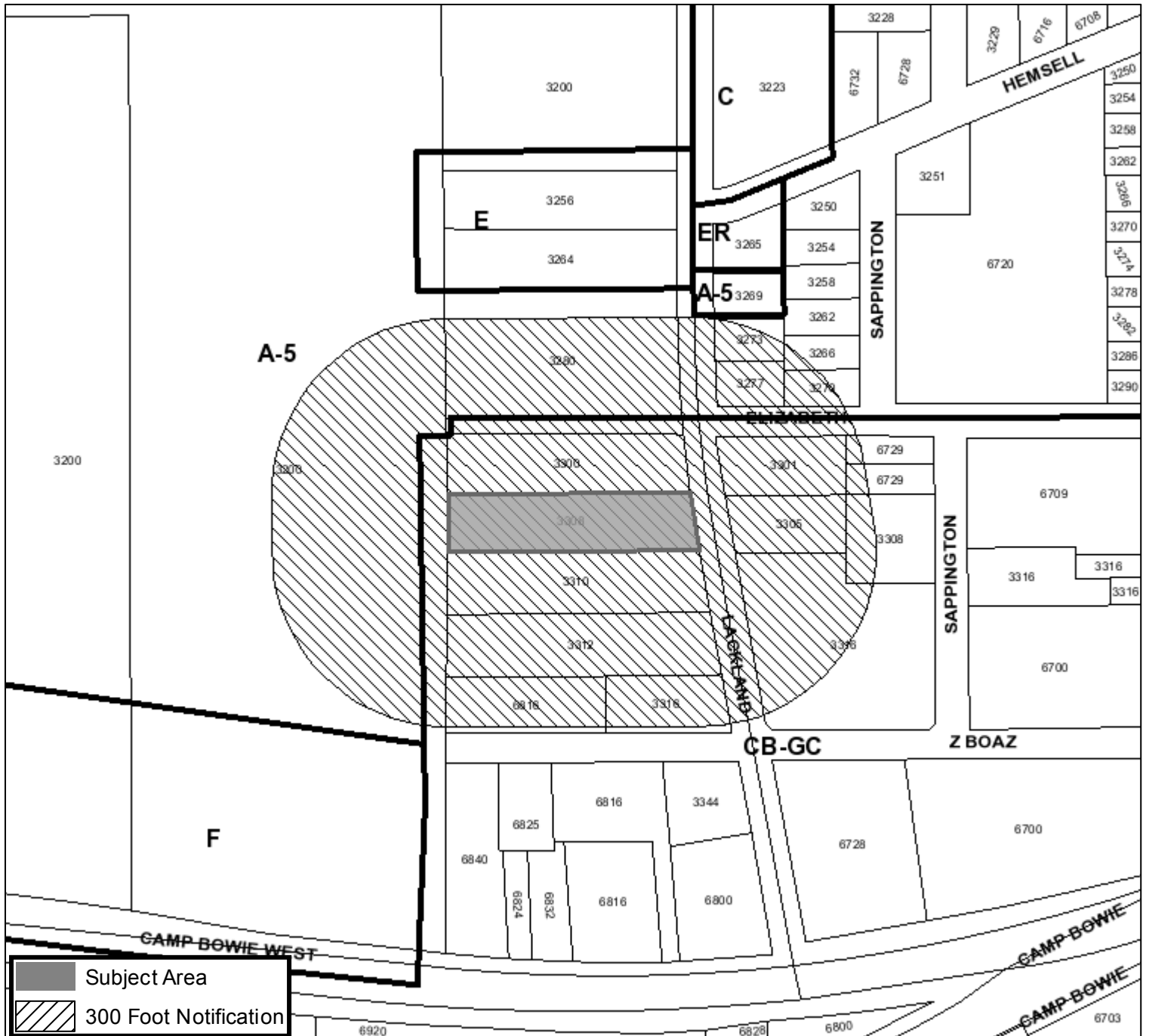
3308 Lackland Road





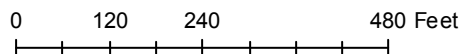


Area Zoning Map

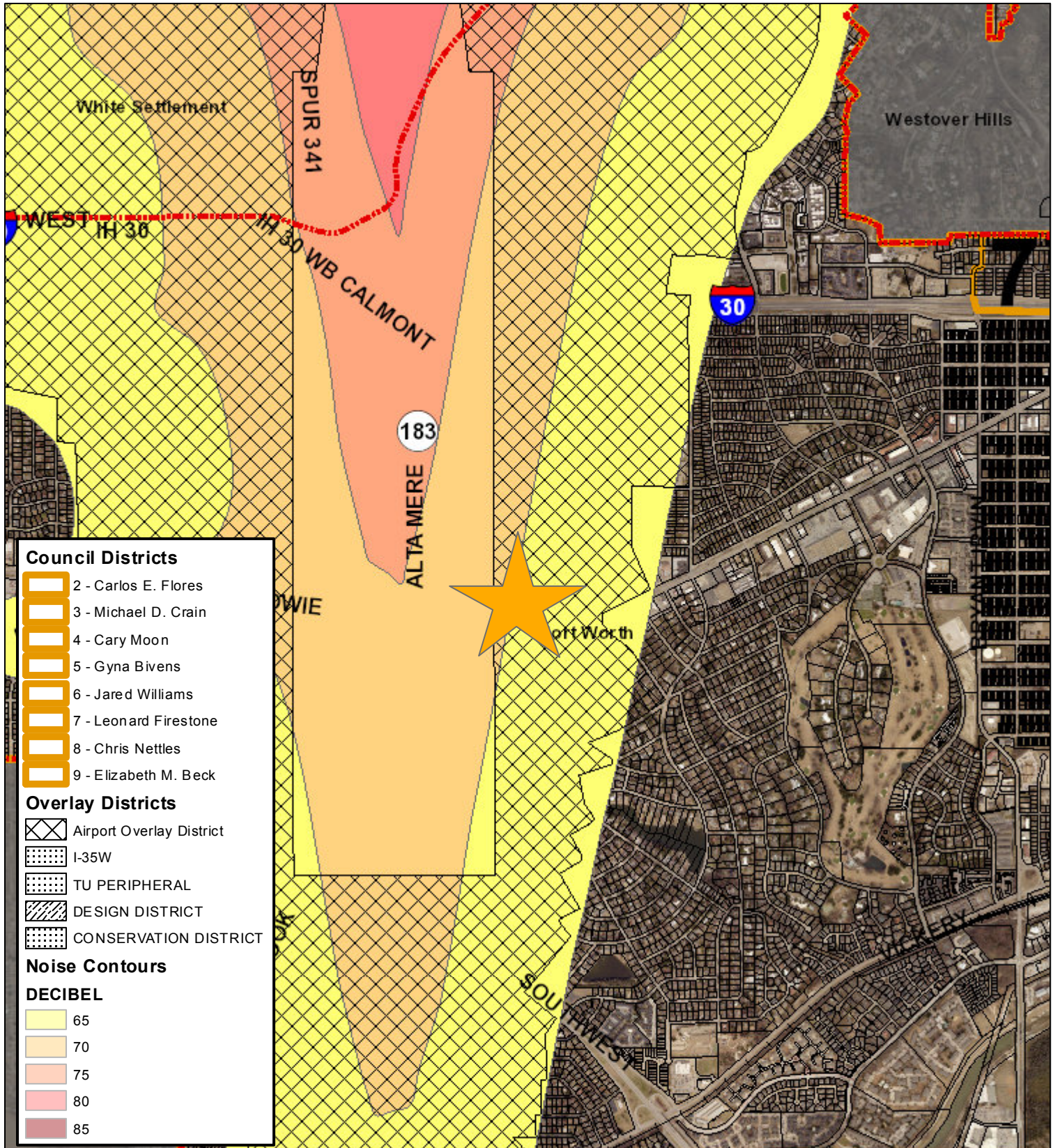
Applicant: Eden Garden Way
 Address: 3308 Lackland Road
 Zoning From: CB-GC
 Zoning To: CB-TR
 Acres: 0.94555199
 Mapsco: 74N
 Sector/District: W Hills/Ridglea
 Commission Date: 12/14/2022
 Contact: 817-392-8574



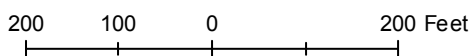
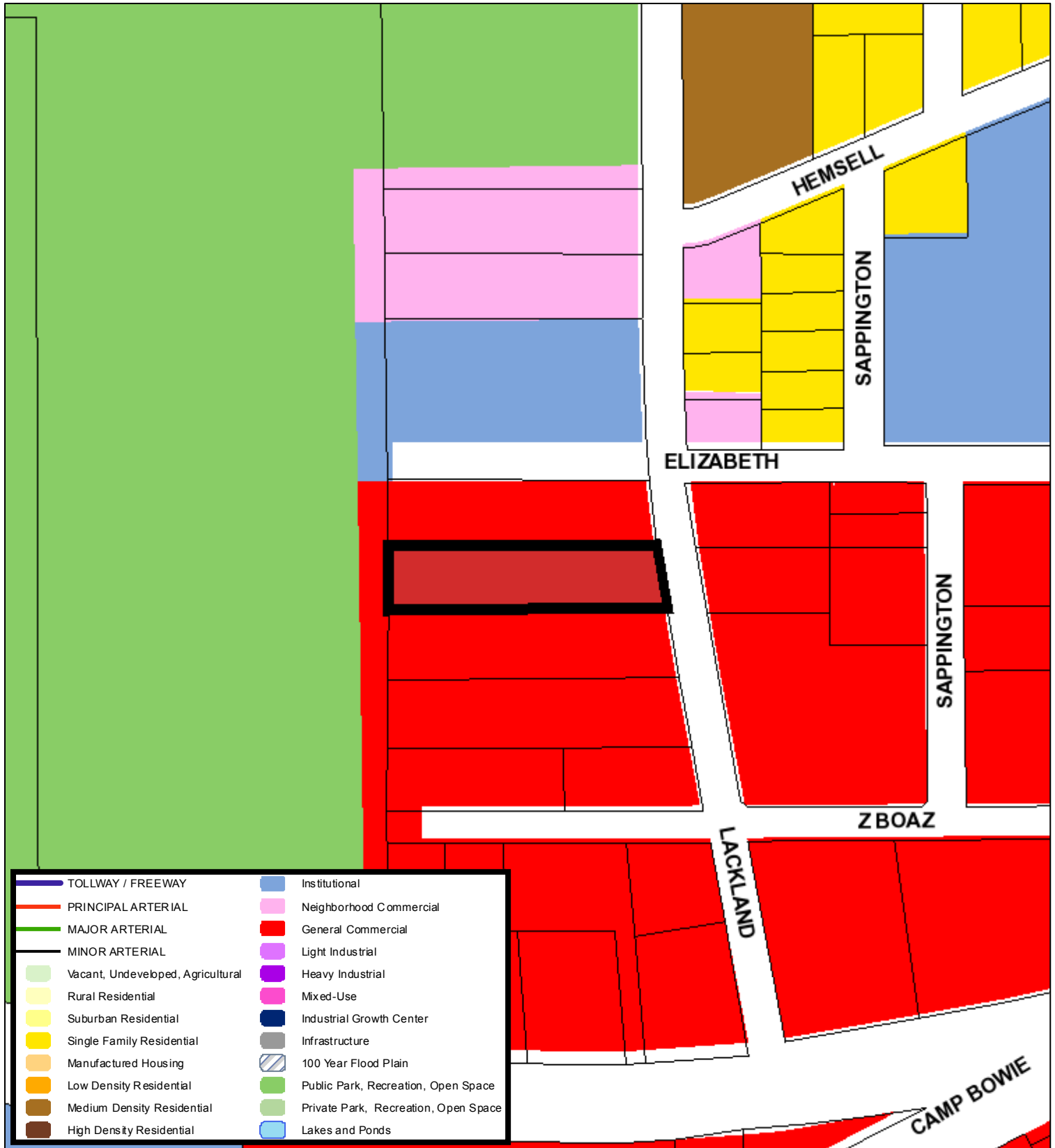
 Subject Area
 300 Foot Notification



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



0 130 260 520 Feet





Zoning Staff Report

Date: December 14, 2022

Case Number: ZC-22-168

Council District: 5

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Fisch Grandchildren's Trust / South Point Constructors

Site Location: 4901 Carey Street

Acreage: 1.51 acres

Request

Proposed Use: Outdoor storage of construction materials and equipment

Request: From: "I" Light Industrial

To: Add Conditional Use Permit (CUP) to allow outdoor storage of construction materials and equipment not associated with the primary business in "I" Light Industrial for a maximum of 5 years; no development waivers requested, 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 proposed site is at the northeast corner of Carey and Martin Streets, approximately 700 feet east of E. Loop 820 South. The rezoning area is a vacant area on the southern portion of a lot with existing equipment rental business. The proposed additional use is part of the Loop 820/Southeast Connector reconstruction, and the office for the freeway reconstruction will be located off-site. The freeway project is anticipated to last for five to seven years, depending on weather and other factors. The applicant is requesting to add a Conditional Use Permit to allow outdoor storage of construction materials and equipment not associated with the site's primary business; site plan included.

Outdoor storage for items that are not normally an accessory to the main use on the lot is only permitted within industrial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the "I" district for outdoor storage without a building and not associated with the existing equipment rental company. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. The zoning ordinance allows an outdoor storage CUP to be approved for maximum of 5 years.

The subject site and the general area to the south and west are designated as Industrial Growth Center. The area near Loop 820 and is surrounded by other industrial uses. No residential uses are noted in the vicinity. While outdoor storage is not permitted in the "I" zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently a vacant portion of an equipment rental facility.

The site plan shows a graveled storage yard behind a 6-foot solid wood fence. The existing street trees along Carey Street are noted to remain, and the fencing is setback from the streets and the adjacent industrial use by 18 feet. These setbacks allow the area to exceed the required 4% landscaping requirement for industrial areas. The applicant is not requesting any development waivers. Martin Street, along the southern property line, is designated as a Commercial Connector.

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

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

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

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

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

Surrounding Zoning and Land Uses

North “I” Light Industrial / Industrial use
East “I” Light Industrial / Industrial use
South “I” Light Industrial / Industrial use
West “J” Medium Industrial / Industrial uses

Recent Zoning History

ZC-16-152: north of site, amend PD566 for household waste drop-off to add hazardous household waste drop-off, approved 10/13/2016.

ZC-17-112: east of site, Council-initiated rezoning for the Lake Arlington area, approved 10/12/2017.

Public Notification

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

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

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

Not located within or near a registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to add a CUP to allow a outdoor storage of materials and equipment not associated with the main business in the “I” zoning district for a maximum of 5 years. Surrounding land uses consist entirely of other industrial uses in industrial zoning. No residential district or uses are noted in the vicinity. No development waivers are being requested. The proposed zoning request **is compatible** with surrounding land uses due the similar uses and the lack of requested development waivers.

Comprehensive Plan Consistency– Southeast Sector

The 2022 Comprehensive Plan currently designates the subject property as “Industrial Growth Center” on the Future Land Use Map, where intensive industrial uses are encouraged. The proposed zoning is consistent with the land use designations for this area, and with the following policies of the Comprehensive Plan:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Maximize area of permeable surfaces in developments to reduce stormwater run-off.
- Promote industrial development within the Loop 820 East Industrial Growth Center.

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

Economic Development Plan

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

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

This zoning request may not assist in high-wage job growth, is not a targeted high-growth industry, and does not contribute to the quality of place. However, businesses associated in the reconstruction of the Loop 820/I-20/US 287 freeway interchange assist in improving business transportation for the larger region.

Site Plan Comments

Zoning and Land Use

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

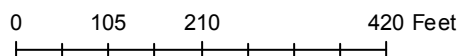
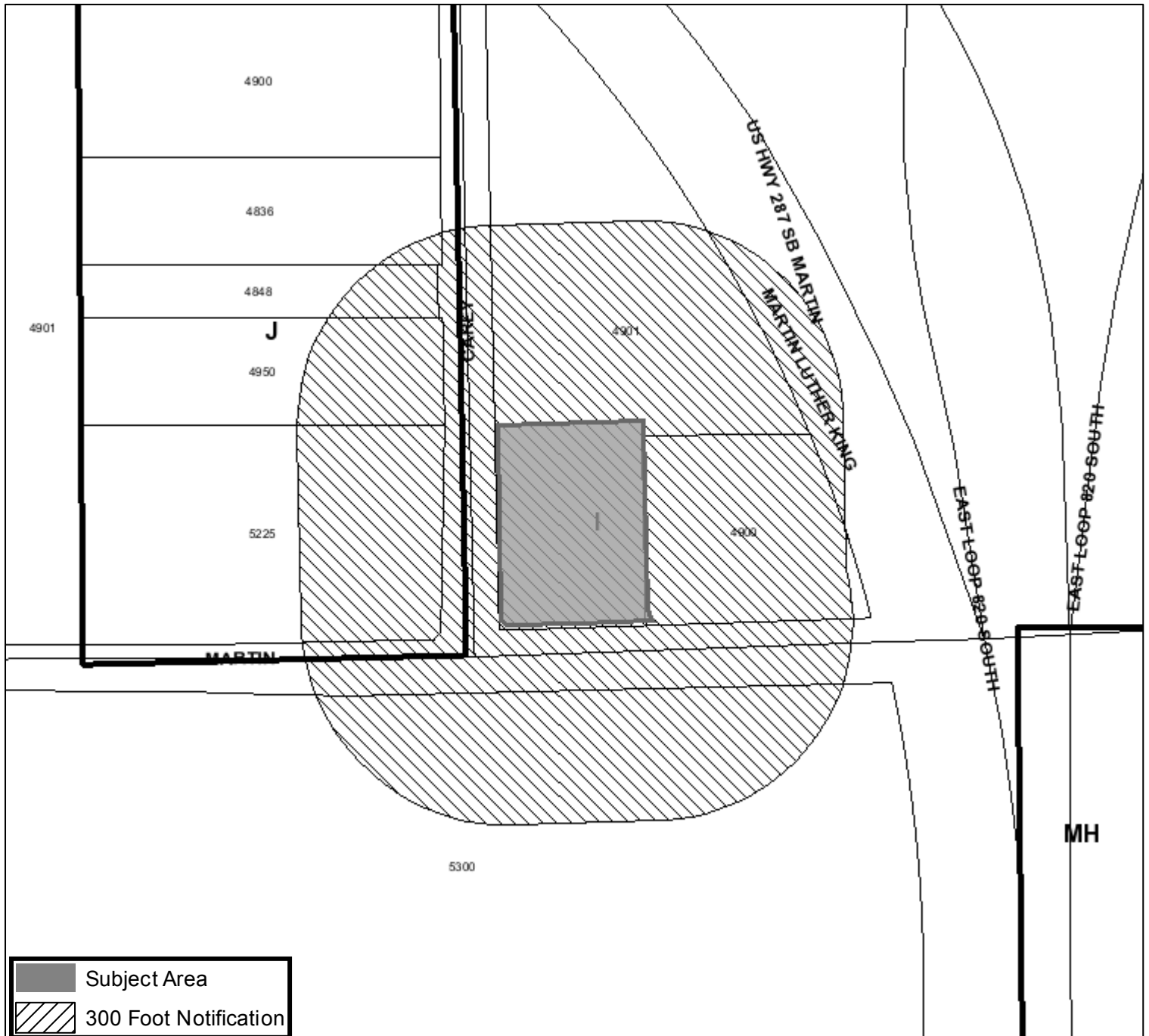
1. Include the name, address, and telephone number of the developer and the owner.
2. Add the zoning case number of ZC-22-168.
3. Revise the department name for the signature line to: “Director of Development Services”.

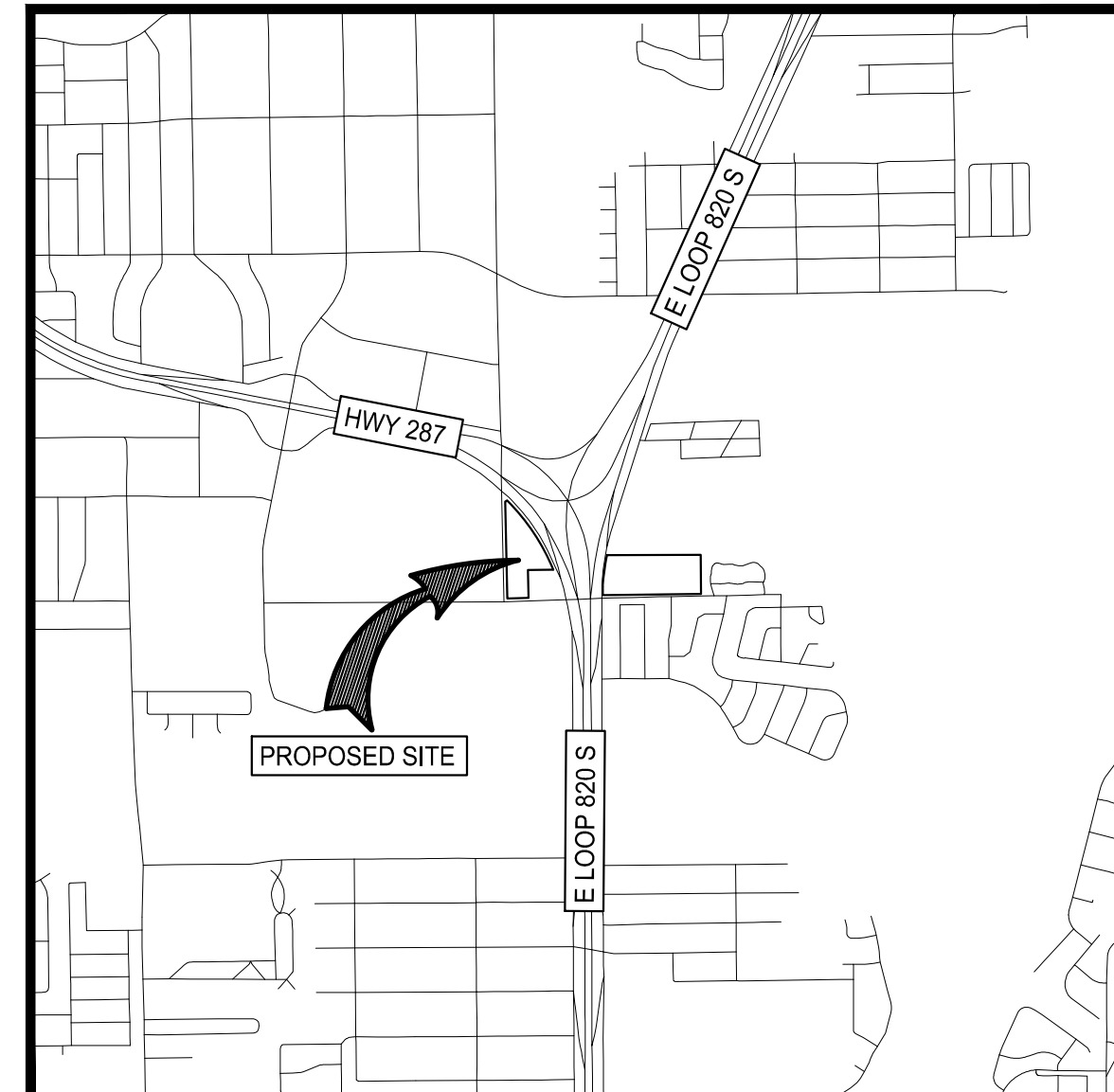
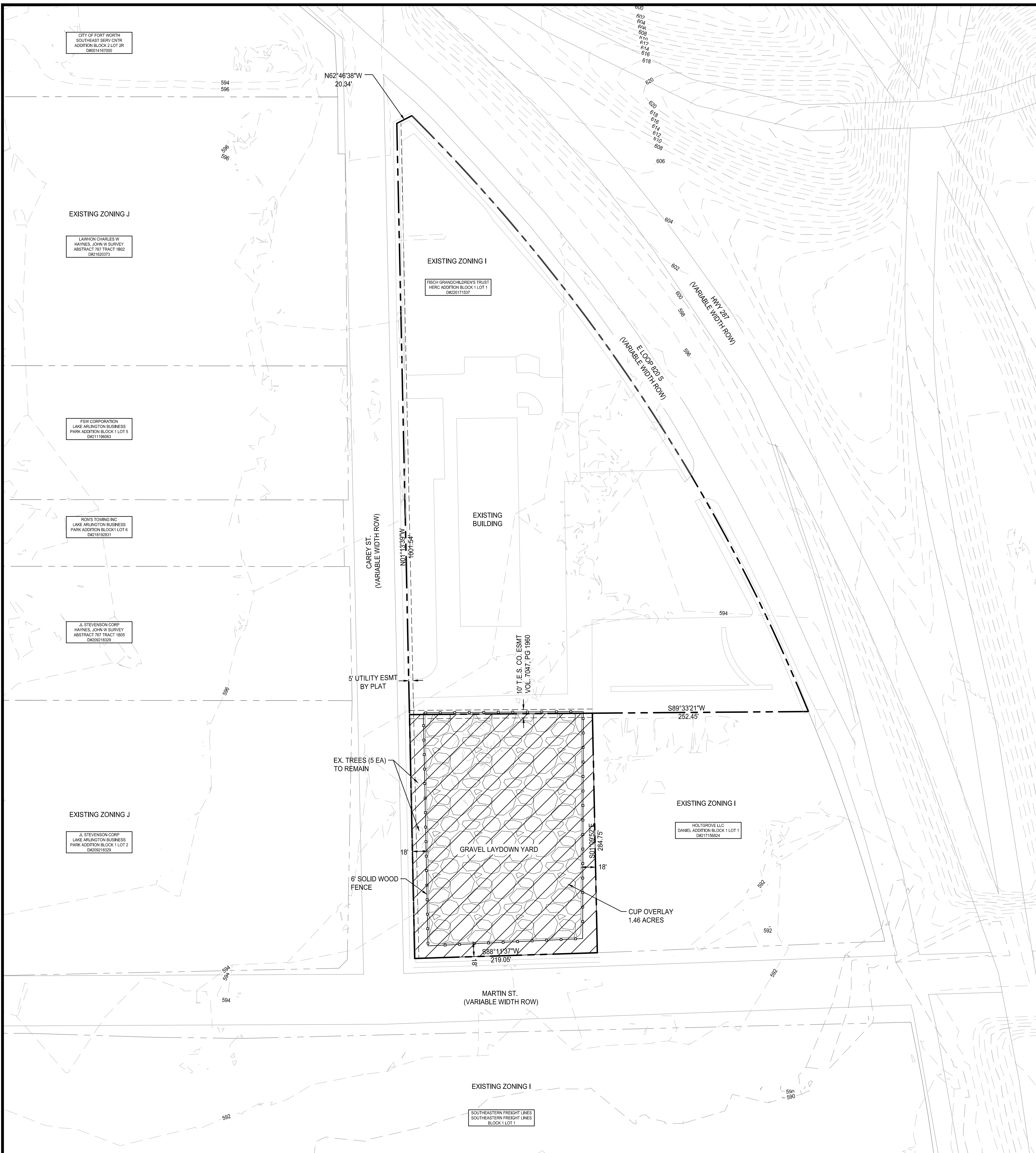
4. Remove the hash lines for the CUP Overlay to just a solid, heavy black line, as the hash lines obscure the ground details.
5. Show the location of the required fencing and driveway gate(s). The fence cannot be placed in a 20'x20' visibility triangle at the street intersections, but can go to the interior side yard property lines. To avoid a separate Easement Encroachment Agreement, please do not put the fence inside the utility easements.
6. Note whether or not any dumpsters will be located on the site.
7. Note that no parking spaces are required because the site is more than 250 feet from a residential district.
8. Note the existing land use of the site and the adjacent sites, instead of the land ownership information.
9. As the site will be required to have 20% planted/retained canopy coverage for an industrial use (Sec. 6.302E6), please decide where the trees can be planted that will not be impacted by the material storage and equipment movements. Generally, areas along the street frontages, but outside the required fencing and utility easements, will be better locations.
10. Show a different pattern for the landscaped ground surface areas and the parkways between the property lines and the pavement.
11. Note the CUP can only be approved for a maximum of 5 years.
12. Remove the "Preliminary - for review only" note, as these site plans are requesting regulatory approvals.
13. An informational note only – signs cannot be attached to the fence, so please leave at least a clear 20'x20' visibility triangle inside the property lines adjacent to any driveway.

(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: Fisch Grandchildren's Trust
 Address: 4901 Carey Street
 Zoning From: I
 Zoning To: Add Conditional Use Permit for Laydown yard
 Acres: 1.51202161
 Mapsco: 93F
 Sector/District: Southeast
 Commission Date: 12/14/2022
 Contact: 817-392-8190



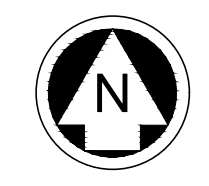


VICINITY MAP
N.T.S.

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

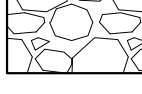
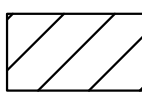
TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF FORT WORTH	817-392-8100
CITY OF FORT WORTH WATER DEPT.	817-392-4477

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



0 60' 120'
SCALE: 1" = 60'

LEGEND

-  PROP. GRAVEL YARD
-  CUP OVERLAY

- NOTES:
- THIS PROJECT SHALL COMPLY WITH ALL LANDSCAPING REQUIREMENTS IN ACCORDANCE 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 LIGHTNING CODE
 - THIS PROJECT SHALL BE SCREENED WITH A SOLID WOOD FENCE AT LEAST 6 FEET IN HEIGHT
 - THIS PROJECT IS INTENDED FOR OUTDOOR STORAGE OF EQUIPMENT AND MATERIALS. NO PARKING IS PERMITTED.

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

THOMAS BARTKOWSKI 99976 08/26/2022
TYPE OR PRINT NAME PE # DATE

WHEREAS MOHR HERC FORT WORTH, LLC, a Texas limited liability company, is the owner of 6.145 acres of land being a part of the J.M. Daniel Survey, Abstract No. 395, situated in the City of Fort Worth, Tarrant County, Texas and being the tract of land described in deed to MOHR HERC FORT WORTH, LLC, a Texas limited liability company, as recorded in County Clerk's (C.C.) #D216298357, Deed Records of Tarrant County, Texas (D.R.T.C.T.), said 6.145 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the west Right-of-Way (R-O-W) line of Interstate Highway East Loop 820 S. (Variable Width), also being the most easterly southeast corner of said MOHR HERC FORT WORTH tract, and also being the northeast corner of Lot 1, Block 1, Daniel Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the recorded in Volume 388-145, Page 90, Plat Records of Tarrant County, Texas (P.R.T.C.T.);

THENCE S 89°33'21" W, along the most northerly south line of said MOHR HERC FORT WORTH tract and along the north line of said Lot 1, a distance of 252.45 feet to a 1/2 inch iron rod found at the re-entrant corner of said MOHR HERC FORT WORTH tract, also being the northwest corner of said Lot 1;

THENCE S 01°09'52" E, along the most westerly east line of said MOHR HERC FORT WORTH tract, and along the west line of said Lot 1, a distance of 284.75 feet to a 1/2 inch iron rod found at the southeast corner of said MOHR HERC FORT WORTH tract, also being the southwest corner of said Lot 1, and also being in the north R-O-W line of Martin Street (80' in width), according to the plat filed in Volume 388-199, Page 67, P.R.T.C.T., from which a 1/2 inch iron rod found, bears N 35°17'52" E, 1.17 feet;

THENCE S 88°11'37" W, along the south line of said MOHR HERC FORT WORTH tract and along the north R-O-W line of said Martin Street, a distance of 219.05 feet to a 1/2 inch iron rod found at the most southerly southwest corner of said MOHR HERC FORT WORTH tract, from which a 1/2 inch iron rod found with cap stamped "Combc", bears N 53°17'34" W, 1.13 feet;

THENCE N 47°05'22" W, continuing along said R-O-W line and along the southwest line of MOHR HERC FORT WORTH tract, a distance of 9.06 feet to a 1/2 inch iron rod found at the most westerly southwest corner of MOHR HERC FORT WORTH tract, also being in the east R-O-W line of Carey Street, (called 68' in width), according said plat filed in Volume 388-199, Page 67, P.R.T.C.T., from which a 1/2 inch iron rod found, bears N 37°54'07" W, 0.93 feet;

THENCE N 01°13'39" W, along the west line of said MOHR HERC Fort Worth tract, and along the east R-O-W line of said Carey Street, a distance of 992.79 feet to a 1/2 inch iron rod found at the northwest corner of said MOHR HERC FORT WORTH tract, also being the intersection of the east R-O-W line of said Carey street with the west R-O-W line of said Interstate Highway East Loop 820 S.;

THENCE N 62°46'38" E, Along the north line of said MOHR HERC FORT WORTH tract and along the west R-O-W line of said Interstate Highway East Loop 820 S., a distance of 20.34 feet to the northeast corner of said MOHR HERC FORT WORTH tract, also being a re-entrant corner of said R-O-W line, from which a 1/2 inch iron rod found with cap stamped "Coombs RPLS 5294", bears N 62°46'38" E, 1.05 feet, and being the beginning of a non-tangent curve to the right whose radius is 2166.83 feet and whose long chord bears S 33°38'23" E, a distance of 858.20 feet;

THENCE along said curve in a southeasterly direction along said R-O-W line, through a central angle of 22°50'37", an arc length of 863.91 feet to the POINT OF BEGINNING and containing 267,689 square feet or 6.145 acres of land.

NO.	DATE	REVISION

DIRECTOR OF PLANNING & DEVELOPMENT

DATE: _____

4901 CAREY STREET
ZONING CASE NO. ZC-22-168

KIEWIT LAYDOWN YARD

FORT WORTH, TARRANT COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
600 W 8TH STREET, SUITE 175, FORT WORTH, TEXAS 76102
FORT WORTH PHONE: (817) 853-2777

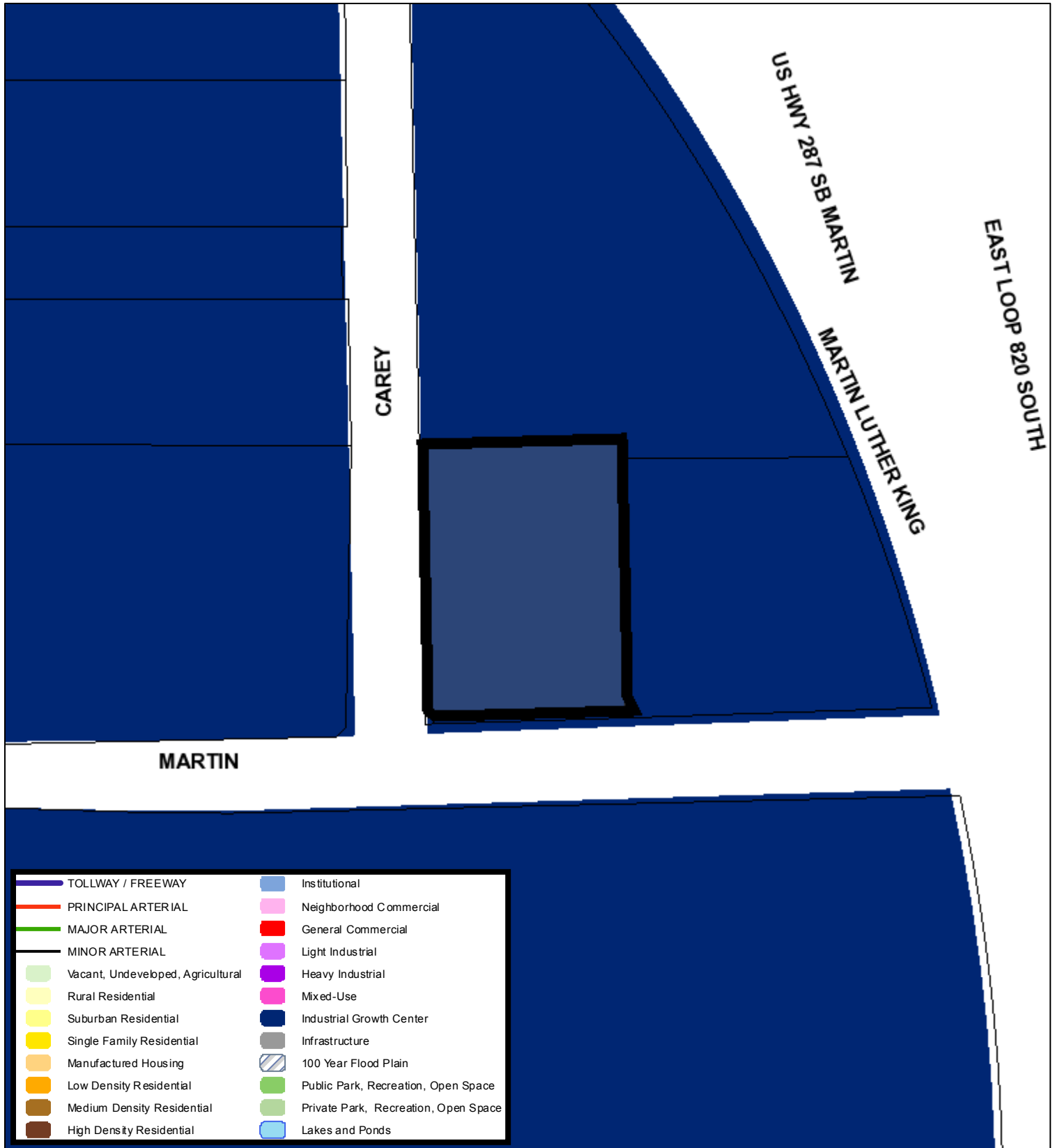
DRAWN: SAV	DATE	PROJECT #	SHEET
DESIGNED: TB	DECEMBER 2022	KWT22001	C1
REVIEWER: TB			

Area Map



0 1,000 2,000 4,000 Feet

Future Land Use



140 70 0 140 Feet

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



Aerial Photo Map



0 90 180 360 Feet





Zoning Staff Report

Date: December 14, 2022

Case Number: ZC-22-169

Council District: 5

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: BDB Investments, LP/ South Point Constructors

Site Location: 4901 E. Loop 820 S.

Acreage: 2.31 acres

Request

Proposed Use: Outdoor storage of construction materials and equipment

Request: From: "I" Light Industrial

To: Add Conditional Use Permit (CUP) to allow outdoor storage of construction materials and equipment not associated with the primary business in "I" Light Industrial for a maximum of 5 years; no development waivers requested, site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The proposed site is at the northeast corner of E. Loop 820 South and Martin Streets. The rezoning area is a vacant area on the western portion of a lot with existing electrical equipment supply business. The proposed additional use is part of the Loop 820/Southeast Connector reconstruction, and the office for the freeway reconstruction will be located off-site. The freeway project is anticipated to last for five to seven years, depending on weather and other factors. The applicant is requesting to add a Conditional Use Permit to allow outdoor storage of construction materials and equipment not associated with the site's primary business; site plan included.

Outdoor storage for items that are not normally an accessory to the main use on the lot is only permitted within industrial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the "I" district for outdoor storage without a building and not associated with the existing electrical equipment supply company. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. The zoning ordinance allows an outdoor storage CUP to be approved for maximum of 5 years.

The subject site and the general area to the north and east are designated as General Commercial. The northeast quadrant of Loop 820 and Martin Street is dominated by intensive commercial and light industrial uses. A mobile home park is located on the south side of Martin Street and is surrounded by a masonry fence. Loop 820 lies along the western property line. While outdoor storage is not permitted in the "I" zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently a vacant portion of an electrical equipment supply facility.

The site plan shows a graveled storage yard behind a 6-foot solid wood fence. The nearby mobile home park sits at a lower elevation than the proposed CUP site, which effectively increases the screening fence height from the residential viewpoint. The majority of the existing street trees along the northeastern property line are show to remain, and the fencing is setback from the streets and the adjacent industrial use by 10 feet. These setbacks and tree preservation areas allow the area to exceed the required 4% landscaping requirement for industrial areas. The applicant is not requesting any development waivers. Martin Street, along the southern property line, is designated as a Commercial Connector.

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

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

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

- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

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

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

Surrounding Zoning and Land Uses

- North “I” Light Industrial / Vacant land
- East “I” Light Industrial / Industrial use
- South “MH” Manufactured Housing / Mobile home park
- West “I” Light Industrial / Loop 820

Recent Zoning History

- ZC-16-152: northwest of site, amend PD566 for household waste drop-off to add hazardous household waste drop-off, approved 10/13/2016.
- ZC-17-112: subject site and surrounding area, Council-initiated rezoning for the Lake Arlington area, approved 10/12/2017.

Public Notification

300-foot Legal Notifications were mailed on December 1, 2022.
 The following organizations were notified: (emailed November 28, 2022)

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

Not located within or near a registered Neighborhood Association

Development Impact Analysis



Land Use Compatibility

The applicant is proposing to add a CUP to allow a outdoor storage of materials and equipment not associated with the main business in the “I” zoning district for a maximum of 5 years. Surrounding land uses to the north, east, and west consist of other industrial uses or vacant land in industrial zoning. While an existing mobile home park is noted to the south, a solid screening fence separates this residential use from Martin Street. No development waivers are being requested. The proposed zoning request is **compatible** with surrounding land uses due the similar immediately adjacent uses and the lack of requested development waivers.

Comprehensive Plan Consistency– Southeast Sector

The 2022 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map, where intensive industrial uses are not encouraged. The proposed zoning is not consistent with the land use designations for this area, but is consistent with the following policies of the Comprehensive Plan:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Maximize area of permeable surfaces in developments to reduce stormwater run-off..
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses..

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

Economic Development Plan

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

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

This zoning request may not assist in high-wage job growth, is not a targeted high-growth industry, and does not contribute to the quality of place. However, businesses associated in the reconstruction of the Loop 820/I-20/US 287 freeway interchange assist in improving business transportation for the larger region.

Site Plan Comments

Zoning and Land Use

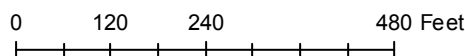
The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Include the name, address, and telephone number of the developer and the owner.
2. Add the zoning case number of ZC-22-169.
3. Revise the department name for the signature line to: “Director of Development Services”.
4. Remove the hash lines for the CUP Overlay to just a solid, heavy black line, as the hash lines obscure the ground details.
5. Show the location of the required fencing and driveway gate(s). The fence cannot be placed in a 20’x20’ visibility triangle at the street intersections, but can go to the interior side yard property lines. To avoid a separate Easement Encroachment Agreement, please do not put the fence inside the utility easements.
6. Note whether or not any dumpsters will be located on the site.
7. Note that no parking spaces are required because the site is more than 250 feet from a one- or two-residential district.
8. Note the existing land use of the site and the adjacent sites, instead of the land ownership information.
9. As the site will be required to have 20% planted/retained canopy coverage for an industrial use (Sec. 6.302E6), please ensure the trees within the CUP area are fenced to avoid interactions with stored materials and equipment movements.
10. Show a different pattern for the landscaped ground surface areas and the parkways between the property lines and the pavement.
11. Note the CUP can only be approved for a maximum of 5 years.
12. Remove the “Preliminary - for review only” note, as these site plans are requesting regulatory approvals.
13. As you’ve revised the site plan to show the preserved tree locations, please add a label to the clouded area.
14. An informational note only – signs cannot be attached to the fence, so please leave at least a clear 20’x20’ visibility triangle inside the property lines adjacent to any driveway.

(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

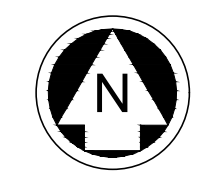
Applicant: BDB Investments, LP/Kohlby Sasich
 Address: 4901 E. Loop 820 S.
 Zoning From: I
 Zoning To: Add Conditional Use Permit for laydown yard
 Acres: 2.312629
 Mapsco: 93G
 Sector/District: Southeast
 Commission Date: 12/14/2022
 Contact: 817-392-8190



NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:


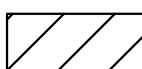
TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF FORT WORTH	817-392-8100
CITY OF FORT WORTH WATER DEPT.	817-392-4477

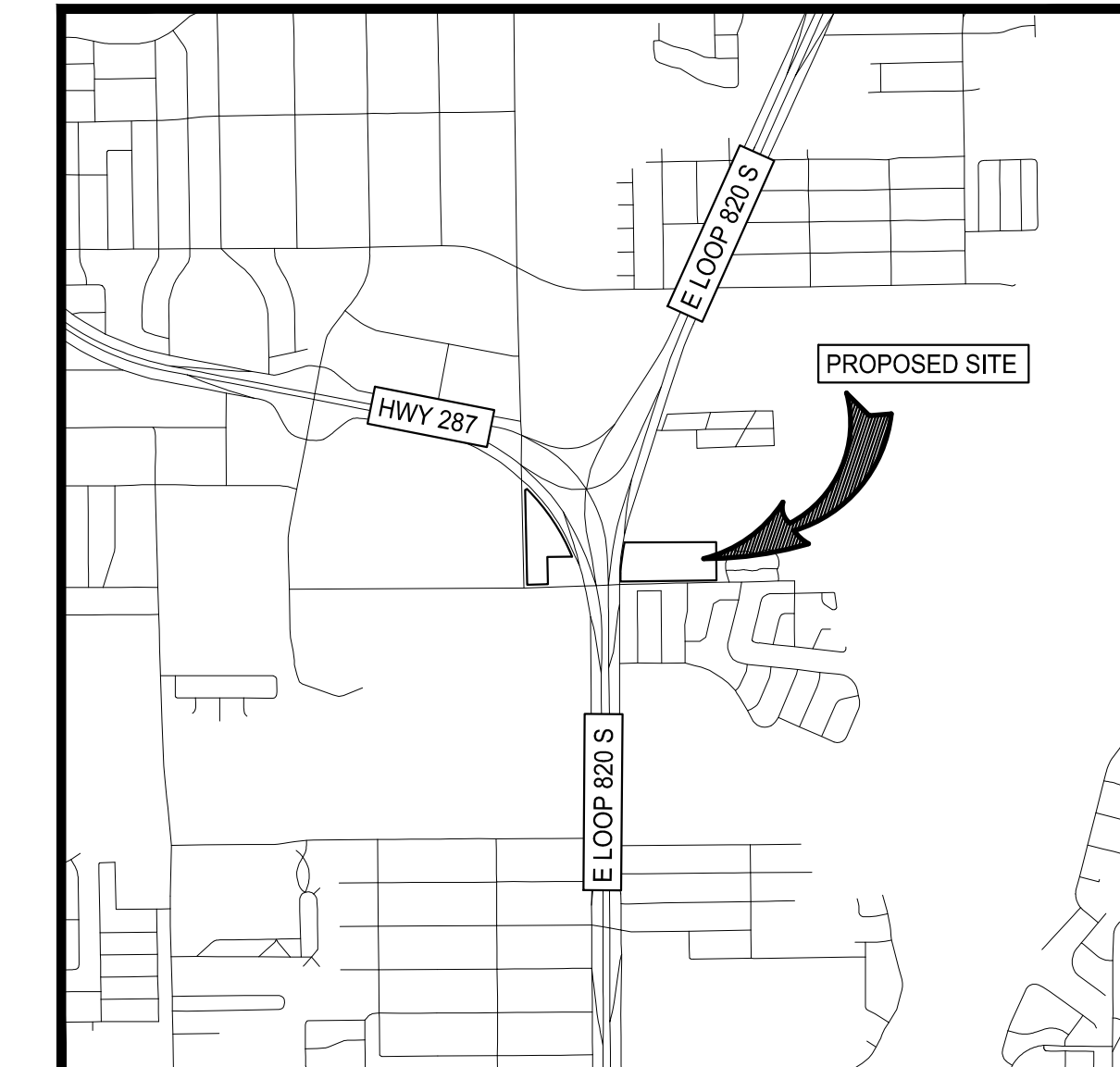
CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



0 60' 120'
SCALE: 1" = 60'

LEGEND

-  PROP. GRAVEL YARD
-  CUP OVERLAY



VICINITY MAP
N.T.S.

- NOTES:**
- THIS PROJECT SHALL COMPLY WITH ALL LANDSCAPING REQUIREMENTS IN ACCORDANCE 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 LIGHTNING CODE
 - THIS PROJECT SHALL BE SCREENED WITH A SOLID WOOD FENCE AT LEAST 6 FEET IN HEIGHT
 - THIS PROJECT IS INTENDED FOR OUTDOOR STORAGE OF EQUIPMENT AND MATERIALS. NO PARKING IS PERMITTED.

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

THOMAS BARTKOWSKI 99976 08/26/2022
TYPE OR PRINT NAME PE # DATE

NO.	DATE	REVISION

DIRECTOR OF PLANNING & DEVELOPMENT


DATE: _____

4901 E. LOOP 820 S

ZONING CASE NO. ZC-22-169

KIEWIT LAYDOWN YARD

FORT WORTH, TARRANT COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
600 W 8TH STREET, SUITE 175, FORT WORTH, TEXAS 76102
FORT WORTH PHONE: (817) 853-2777

DRAWN: SAV	DATE	PROJECT #	SHEET
DESIGNED: TB	DECEMBER 2022	KWT22001	C1
REVIEWER: TB			

Description for a tract of land in the JAMES M. DANIEL SURVEY, ABSTRACT NUMBER 395. City of Fort Worth, Tarrant County, Texas, and being described by instincts and bounds as follows:

BEGINNING at a 1" iron pin found, said pin lying by deed call. 725.5 feet. North 89 degrees 30 minutes West from the northeast corner of 27.75 acre tract described in a deed recorded in Volume 2735, Page 365. Deed Records. Tarrant County, Texas:

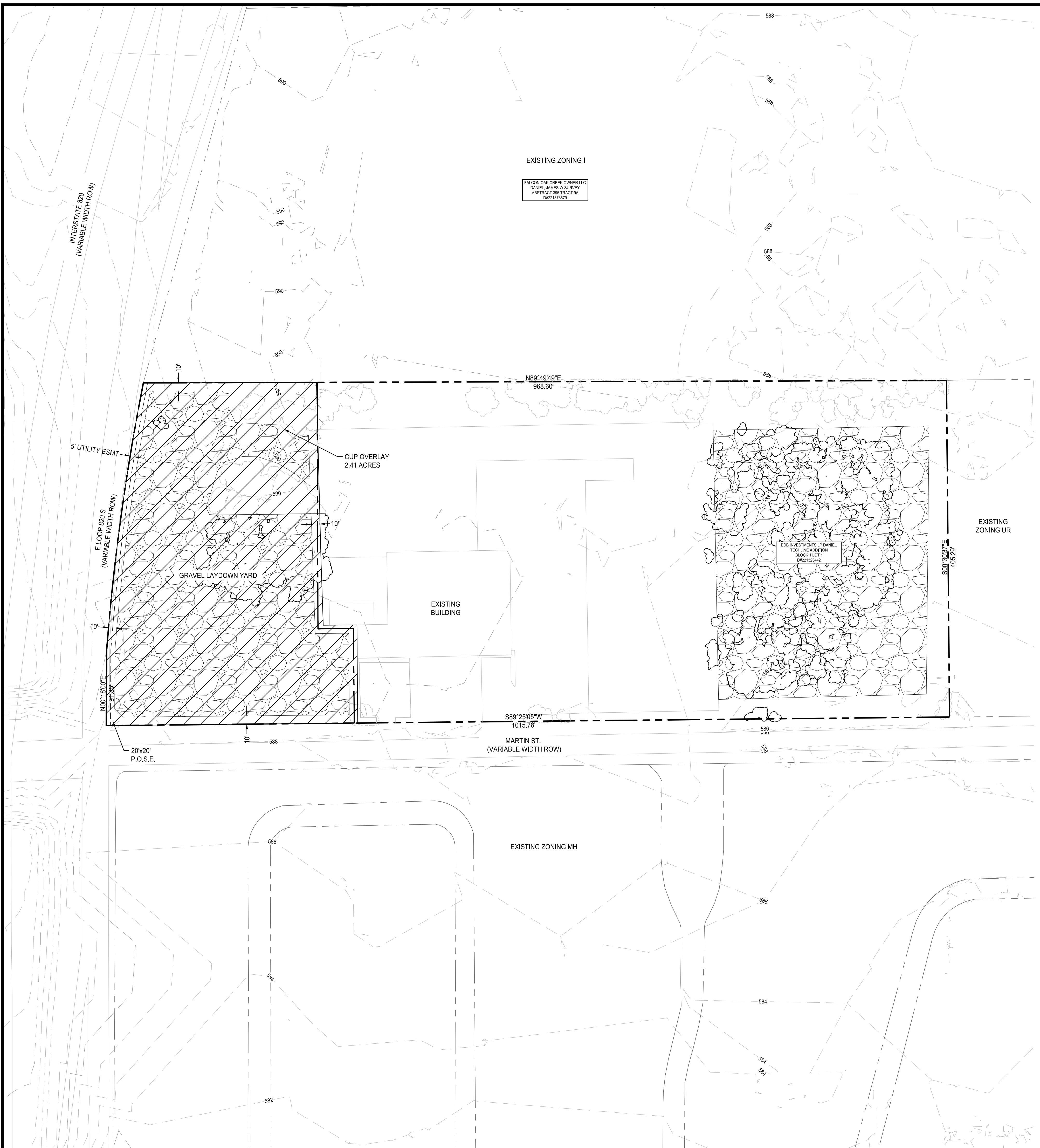
THENCE South 00 degrees 30 minutes 37 seconds East at 391.75 feet passing a 3/4" iron pin set with cap marked "AREA SURVEYING" in all, a total distance of 405.29 feet to a 1" iron pin found:

THENCE S 89 degrees 42 minutes 14 seconds West, a distance of 1,015.91 feet along Martin Street to a Texas Highway Department monument in the east line of East Loop 820 South:

THENCE North 00 degree 18 minutes 00 seconds East at 8.47 feet passing a 3/4" iron pin set with cap marked, "AREA SURVEYING" in all, a total distance of 91.35 feet along the east line of East Loop 820 South to a 3/4" iron pin found in concrete, said pin lying at the beginning of a curve, concave to the east, having a radius of 2,739.79 feet, and a long chord which bears 319.24 feet. North 07 degrees 46 minutes 49 seconds East:

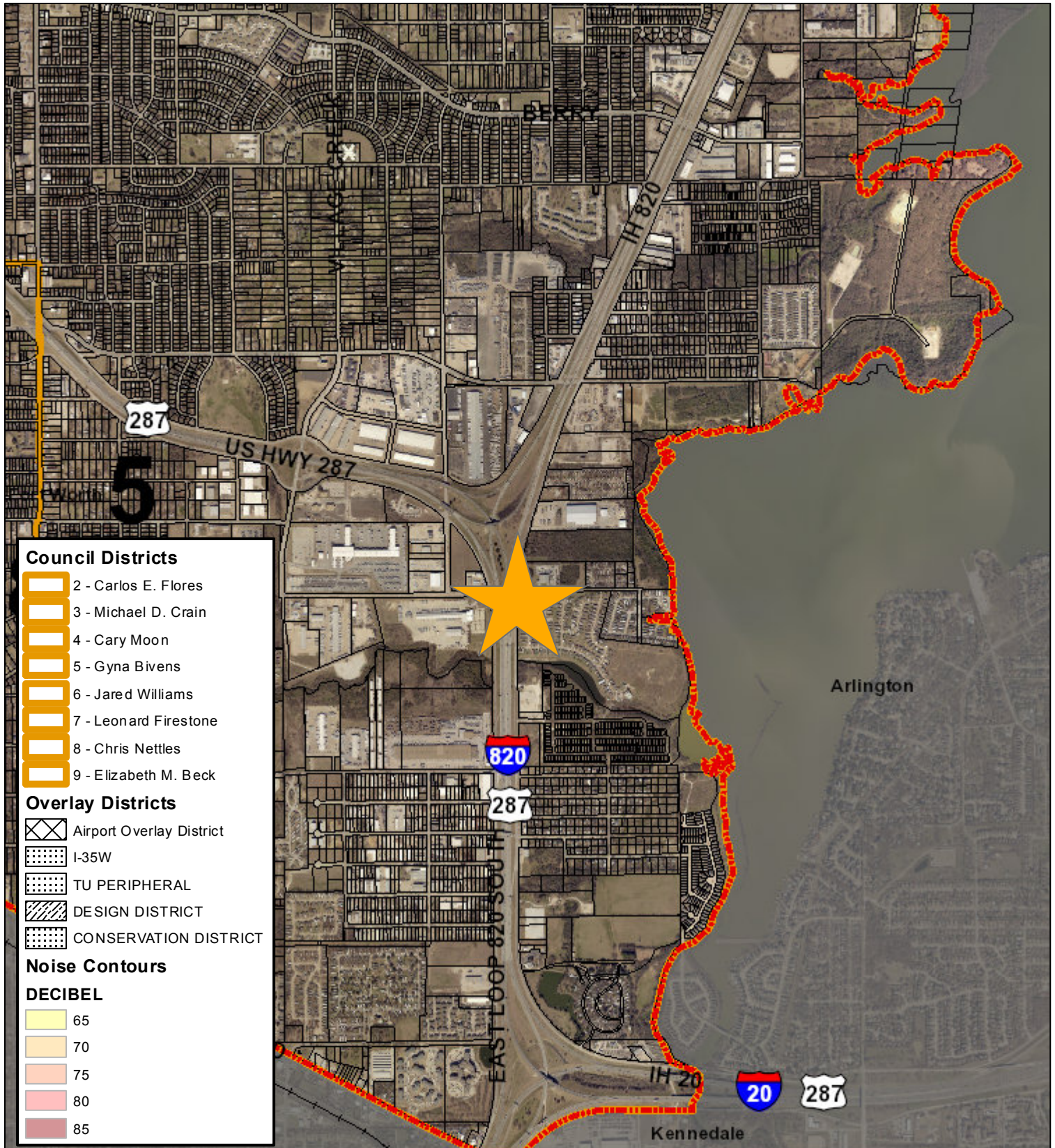
THENCE Northerly along the east line of East Loop 820 South and along said curve, passing through a central angle of 06 degrees 40 minutes 48 seconds, a distance of 319.42 feet to a 3/4" iron pin found:

THENCE North 89 degrees 49 minutes 49 seconds East a distance of 968.60 feet to the POINT OF BEGINNING said described tract containing 9.32 acres of land and being the same tract described in a deed to EQUITABLE INVESTMENTS<, Inc. recorded in Volume 11040, Page 1355. Deed Records. Tarrant County, Texas.



Drawing: 6/14/2022 12:00:00 PM, K:\Users\james.Layman\My Documents\Projects\4901 E Loop 820 S\4901 E Loop 820 S.dwg
 User: jlayman
 Date: 8/26/2022 1:58:00 PM
 Plot Date: 8/26/2022 1:58:00 PM






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

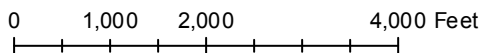
Overlay Districts

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

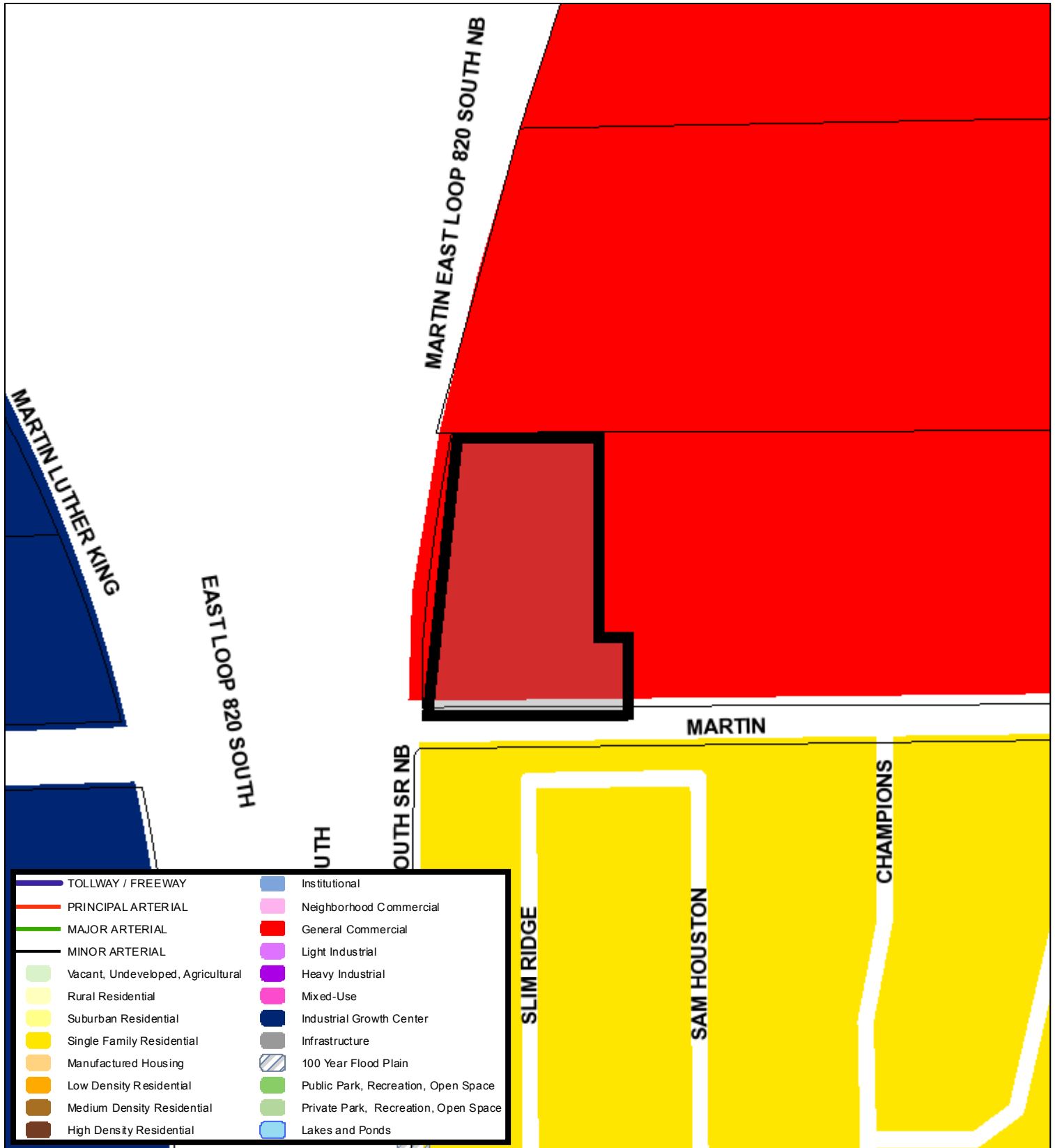
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



190 95 0 190 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



0 125 250 500 Feet





Zoning Staff Report

Date: December 14, 2022

Case Number: ZC-22-189

Council District: 8

Zoning Map Amendment

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

Owner / Applicant: Ameritex Homes

Site Location: 1208 Dagget Ave.

Acreage: .12 acres

Request

Proposed Use: Single-Family Residential

Request: From: “J” Medium Industrial

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

Project Description and Background

The subject property is located at 1208 Daggett Avenue within the Neighborhood Empowerment Zone 6 and the Vickery Boulevard Arterial Scenic Corridor.

This site, as well as all immediately adjacent land, is currently vacant. The current zone is “J” Medium Industrial; the property directly to the east is zoned “A-5” One-family residential and was rezoned in 2017 from “J” Medium Industrial to “A-5” One-family. All other surrounding properties are zoned J, but are undeveloped.

The applicant requests to rezone the site to “A-5” One-family residential. Here is an excerpt of the application providing more background information.

We purpose to rezone 1208 E Daggett Ave from medium industrial to single family residential (A-5). This is in line with Fort Worth's future land use for the area current use of streets around the area. The vacant lot on 1214 E Dagget Ave also shows to have been rezoned to A-5 as well. The allowance of this application would result in a new affordable home to be built in the area, and would open up the possibility for Ameritex to continue to try and purchase more land in the area to continue the same process.

A formal Site Plan is not required for rezoning to "A-5" 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, but have not received a response.

Surrounding Zoning and Land Uses

North “J” Medium Industrial / vacant
East “A-5” One-Family / vacant
South “J” Medium Industrial / vacant
West “J” Medium / vacant

Recent Zoning History

- ZC-17-179 City of Fort Worth/Surplus from: “J” Medium Industrial to “A-5” One-family. Approved by Council on 1/9/2018.

Public Notification

300-foot Legal Notifications were mailed on December 1, 2022.
The following organizations were notified: (emailed December 2, 2022)

Organizations Notified	
United Communities Association of South Fort Worth	Glenwood Triangle NA

Near East Side NA	Historic Southside NA
Near Southside, Inc.	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	East Fort Worth Business Association
Fort Worth ISD	

The subject property is not located within a registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone the subject property from “J” Medium Industrial to “A-5” One-Family. All surrounding properties are vacant. The property owner intends to develop the land for single-family residential and potentially purchase other lots and develop them as single-family homes.

The site located within a Neighborhood Empowerment Zone, NEZs promotes housing, economic development and quality services in central Fort Worth.

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

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject property as “Single-Family Residential” on the Future Land Use Map. “A-5” One-Family is listed as an appropriate zoning district within this designation.

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

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

Economic Development Plan

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

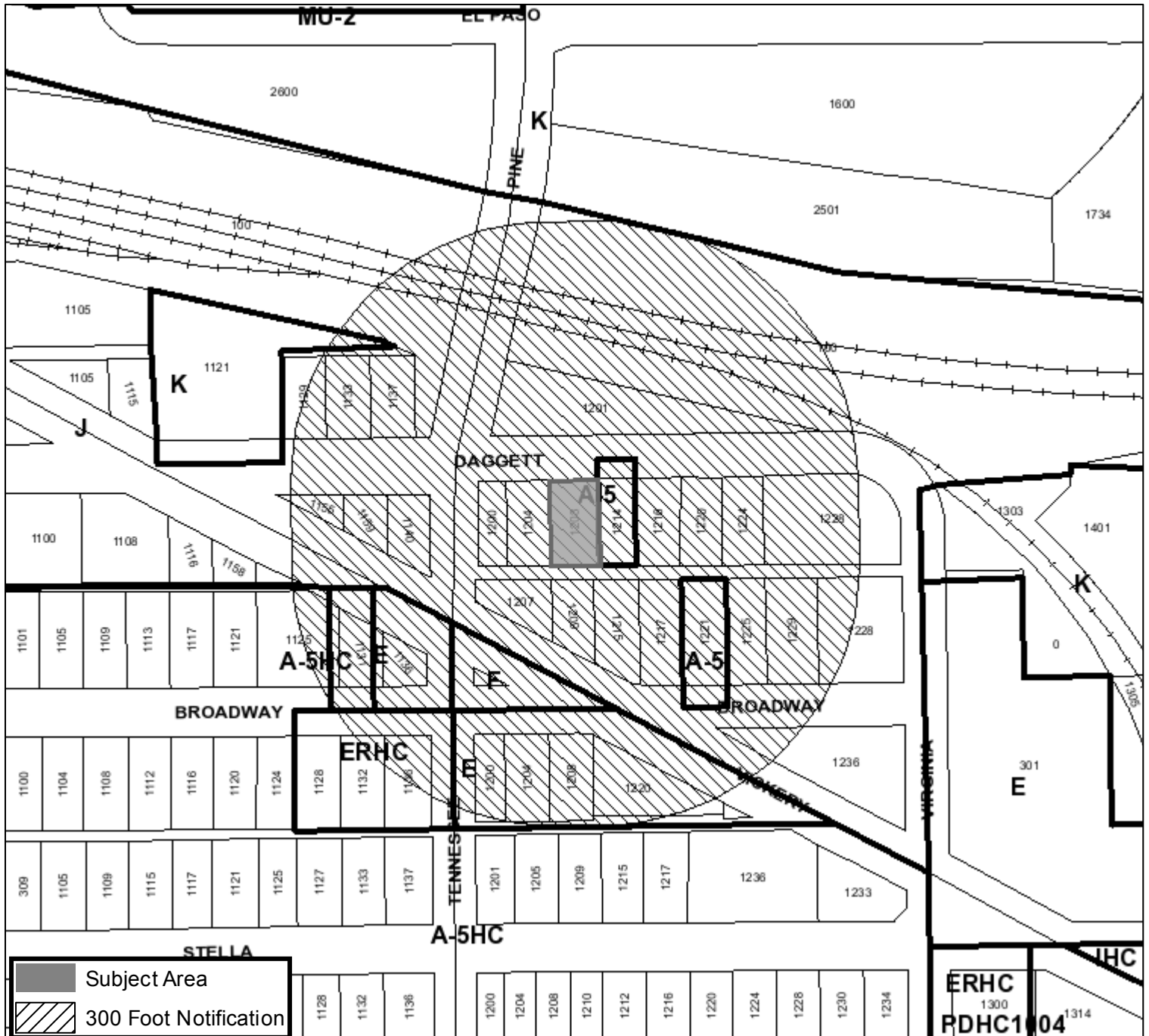






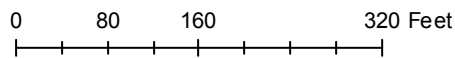
ZC-22-189

Area Zoning Map

Applicant: Ameritex Homes, LLC
 Address: 1208 Daggett Ave.
 Zoning From: J
 Zoning To: A-5
 Acres: 0.12878257
 Mapsco: 077G
 Sector/District: Southside
 Commission Date: 12/14/2022
 Contact: 817-392-2495

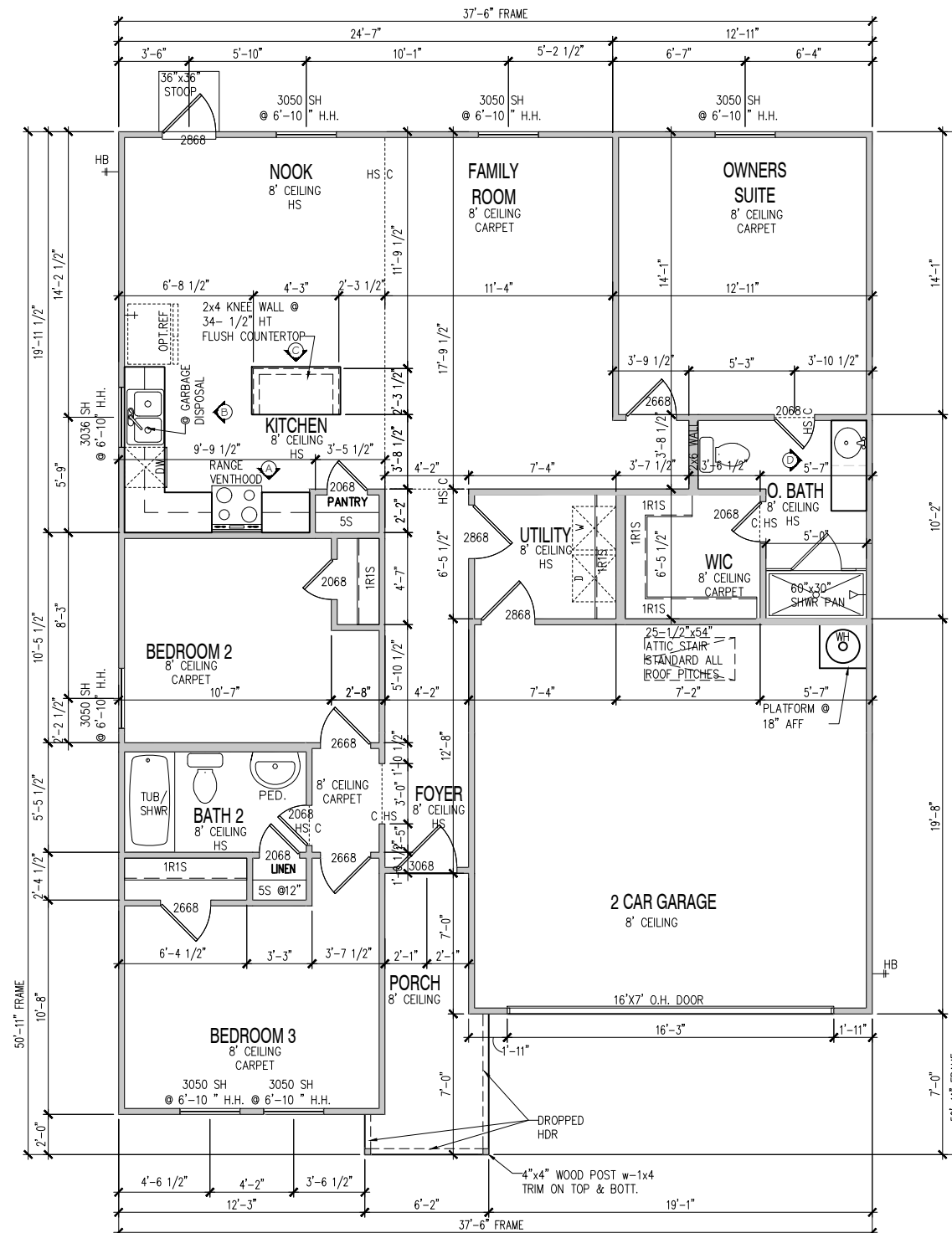


 Subject Area
 300 Foot Notification



DOOR SCHEDULE		
#	DOOR SIZE	REMARKS
4	2068	INTERIOR
1	DBL 2068	INTERIOR
1	DBL 2668	INTERIOR
3	2668	INTERIOR
2	2868	EXTERIOR SOLID CORE
1	3068	EXTERIOR SOLID CORE
1	16'x7'	GARAGE OVERHEAD DOOR

*NOTE: APPLIES TO BASE PLAN ONLY. CAN VARY w-OPT'S



FIRST FLOOR PLAN - "D"

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

SQUARE FOOTAGE NOTES	
OUTSIDE OF FRAME	
LIVING AREAS	SQ. FT.
.FIRST FLOOR- OUTSIDE FRAME	1298 SF
	1298 SF
ADDITIONAL FOUNDATION SQUARE FOOTAGE NOTES	
SLAB AREAS	SQ. FT.
.GARAGE	385 SF
ELEV C PORCH	129 SF
	514 SF
ADDITIONAL S.F. NOTES @ OPTIONS	
OPTIONS	S.F.
N/A	N/A

2021 IRC COMPLIANT



Ameritex Homes

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BASE FLOOR
PLAN

1298 - 101322
SUBDIVISION: TARRANT
ADDRESS: 1208 E DAGGETT
LOT: 3 BLOCK: 36

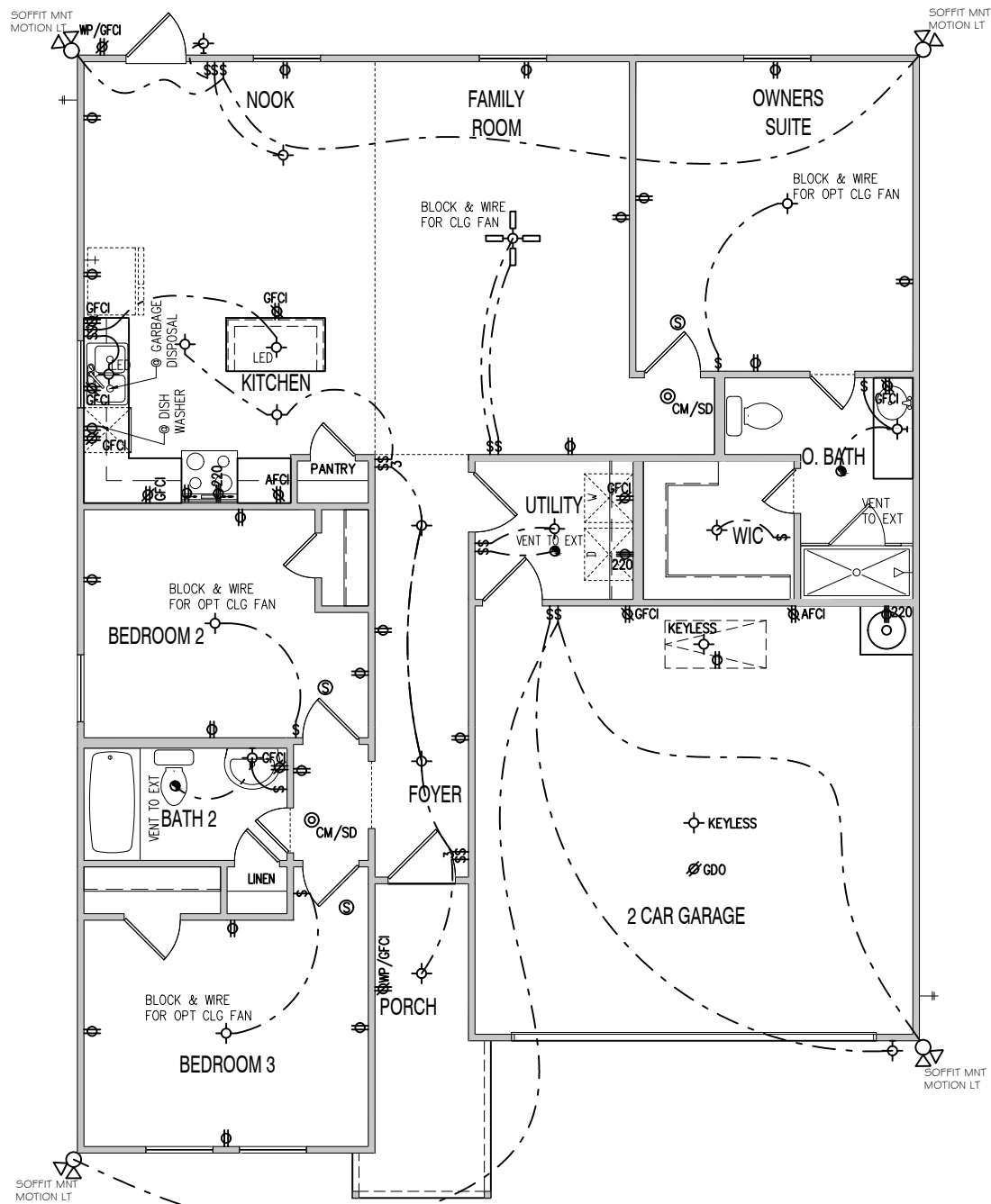
DRAWN BY: MDS-RB
INT. DATE: 03-04-2020
JOB NUMBER: 1298-101322

PLAN #
1298

SHEET #
A1.1-D

1298-101322

ELECTRICAL FIXTURE SCHEDULE	
DESCRIPTION	SYMBOL
110V OUTLET	⊕
220V OUTLET	⊕220
1/2 HOT OUTLET	⊕
GFCI OUTLET	⊕GFCI
WP GFCI OUTLET	⊕WP/GFCI
GARAGE DOOR OPENER OUTLET	⊕GDO
SECURITY SYSTEM	⊕SEC SYS
DISHWASHER	⊕DW
IRRIGATION SYSTEM RECEPTACLE	⊕DEDICATED IRRIGATION SYSTEM OUTLET
GOLF CART RECEPTACLE	⊕DEDICATED 20 AMP GOLF CART OUTLET
CEILING MOUNTED LIGHT	⊕
CEILING FAN w/ LIGHT KIT	⊕ PROVIDE BRACING
RECESSED CEILING LIGHT	⊕
RECESSED WATER PROOF LIGHT	⊕ WP
3 BULB VANITY LIGHTS	⊕
4 BULB VANITY LIGHTS	⊕
6 BULB VANITY LIGHTS	⊕
2 BULB FLUORESCENT LIGHT	⊕
4 BULB FLUORESCENT LIGHT	⊕
EXTERIOR LIGHTS	⊕
WALL MOUNTED LIGHT	⊕
PLAN DESK/ UNDER STAIR LIGHT	⊕
BLANK PLATE	BLANK PLATE PROVIDE BRACING
TWO WAY SWITCH	⊕
THREE WAY SWITCH	⊕3
FOUR WAY SWITCH	⊕4
DIMMER SWITCH	⊕DIM
FIREPLACE IGNITOR	⊕F
FLOODLIGHTS	⊕
EXHAUST VENTS	⊕ VENT TO EXT
PHONE OUTLET	⊕PH
TV OUTLET	⊕TV
SMOKE DETECTOR	⊕
COMBINATION SMOKE and CARBON MONOXIDE DETECTOR	⊕CM/SD
DOOR CHIMES	⊕CHIMES
ELECTRICAL PANEL	⊕EP
2021 IRC COMPLIANT	



FIRST FLOOR PLAN - "D" - ELECTRICAL PLAN (TYPICAL)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



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ELECTRICAL FLOOR PLAN

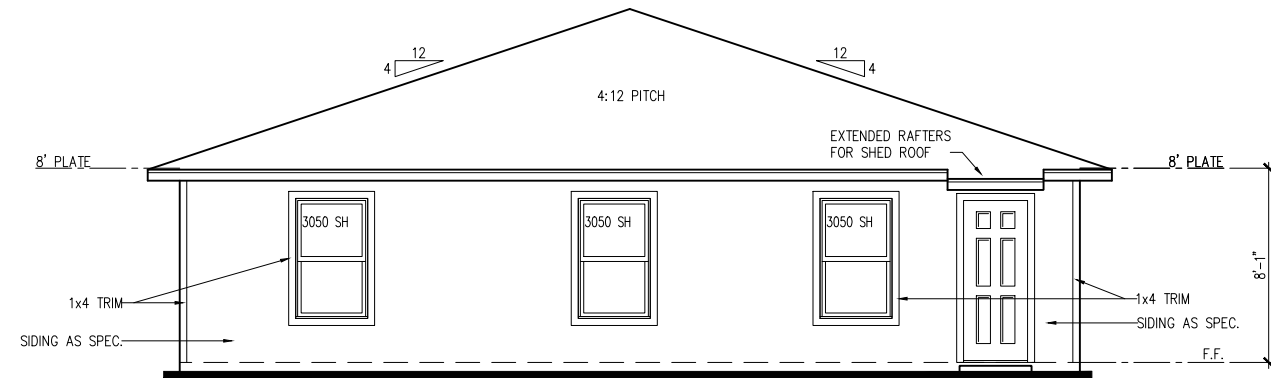
1298 - 101322
SUBDIVISION: TARRANT
ADDRESS: 1208 E DAGGETT
LOT: 3 BLOCK: 36

DRAWN BY: MDS-RB
INT. DATE: 03-04-2020
JOB NUMBER: 1298-101322

PLAN #
1298

SHEET #
A1.1E-D

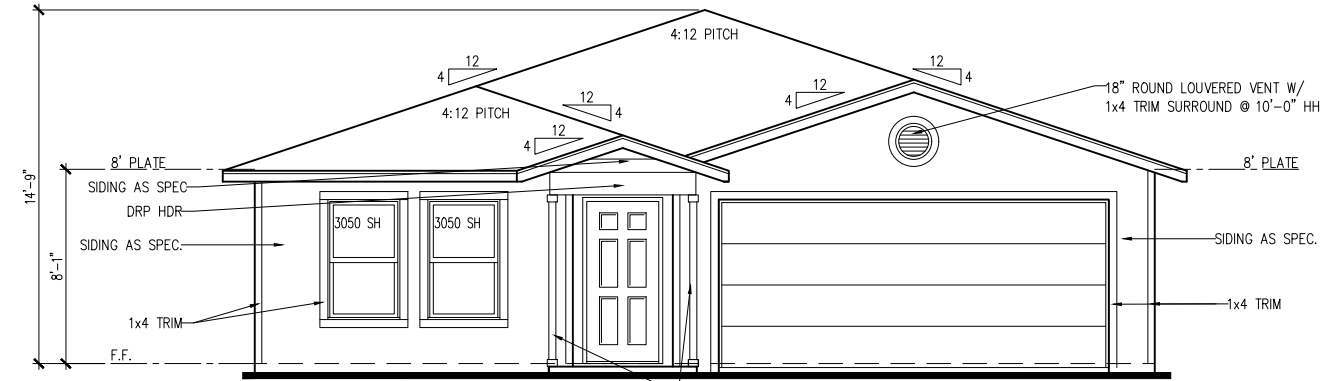
1298-101322



REAR ELEVATION - ALL ELEVATIONS

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

(BASE PLAN)



ELEVATION "D-4"

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

(BASE PLAN)

ELEVATION "D"

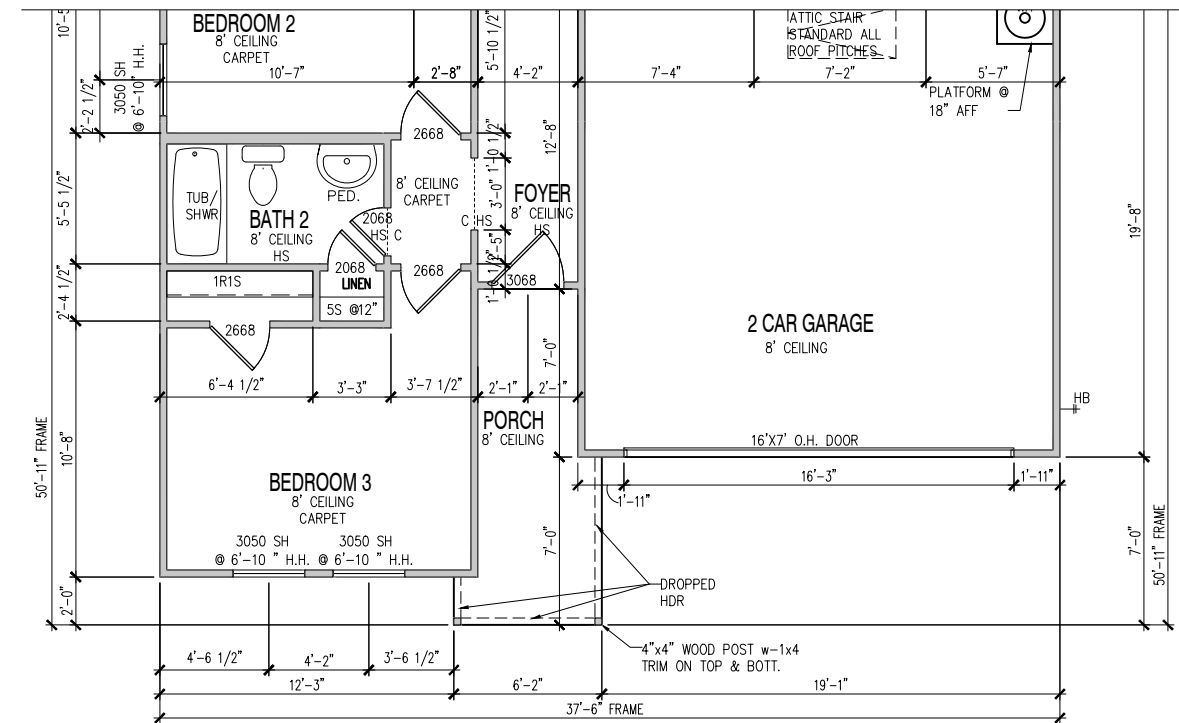
WINDOW SCHEDULE		
#	WINDOW SIZE	REMARKS
6	3050 SH	
1	3036 SH	

*NOTE: APPLIES TO BASE ELEV. ONLY. CAN VARY w-OPT's

ELEVATION "D"

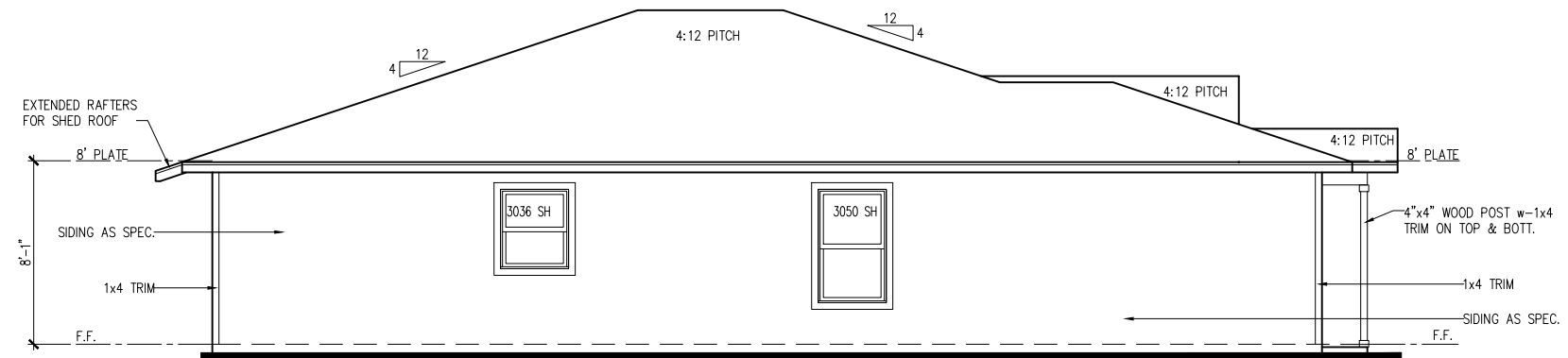
SQUARE FOOTAGE NOTES	
OUTSIDE OF FRAME	
LIVING AREAS	SQ. FT.
FIRST FLOOR-OUTSIDE FRAME	1298 SF
	1298 SF
ADDITIONAL FOUNDATION SQUARE FOOTAGE NOTES	
SLAB AREAS	SQ. FT.
GARAGE	385 SF
ELEV D PORCH	67 SF
	453 SF
ADDITIONAL S.F. NOTES @ OPTIONS	
OPTIONS	S.F.
N/A	N/A

2021 IRC COMPLIANT



FIRST FLOOR PLAN - "D"

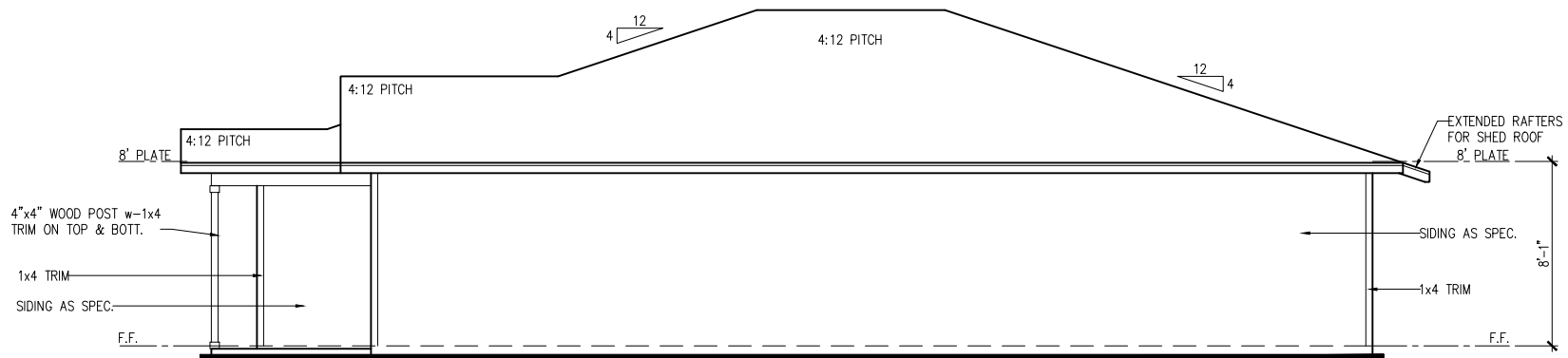
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT SIDE ELEVATION - "D-4"

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

[BASE PLAN]

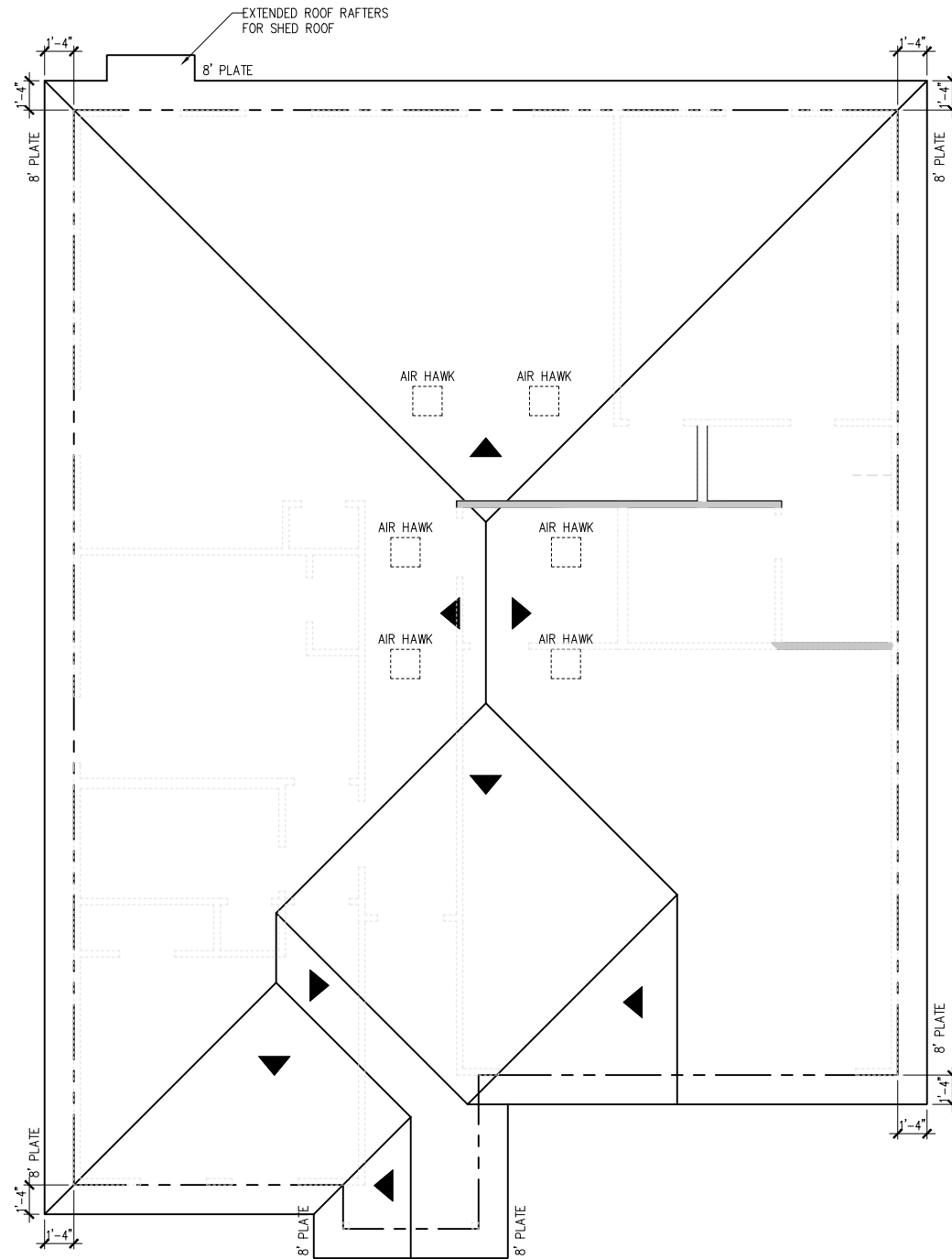


RIGHT SIDE ELEVATION "D-4"

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

[BASE PLAN]

ATTIC VENTILATION CALCULATIONS - (COMPOSITION ROOF)			
MODEL:	1298 PLAN	ELEVATION:	D
DATE:	3/12/2020	PREPARED BY:	MDS-JP
COMMUNITY INFO IF APPLICABLE:			
ADDRESS: MASTER PLAN SET			
APPLICABLE CODE REQUIREMENT: IRC 2021 - Section R806.2			
PRODUCTS SPECIFIED FOR USE:			
APPLICATION	MANUFACTURER	VALUE	
SOFFIT VENT	Perforated Hardi Soffit	5 SQ. IN. PLF	
ROOF LOUVERS	Ross Attic Vent	65 SQ. IN.	
RIDGE VENT	Cobra Mesh-Type Ridge Vent	18 SQ. IN. PLF	
CODE: MIN. 1/150 OF TOTAL AREA VENTILATED OR 1/300 TOTAL AREA VENTILATED PROVIDED AT LEAST 40% BUT NOT MORE THAN 50% IS LOCATED WITHIN 3 FT OF RIDGE (ALL AREAS EXPRESSED IN SQ. IN.)			
MAIN ROOF			
A. TOTAL AREA TO BE VENTED	1994 x 144 =	287136	
1st. FLR. SQ. FT. (incl. Garage)			
REQUIRED VENTS:			
B. MIN. VENT (A/150)		1914.24	
OR			
C. MIN. SOFFIT VENT + VENTS WITHIN 3 FT. OF RIDGE (A/300)		957.12	
1. MIN. SOFFIT AND HIGH VENT, EACH (C/2)		478.56	
CALCULATIONS:			
D. LIN. FT. OF SOFFIT VENT:	178 x 5 =	890	
E. WITHIN 3 FT. OF RIDGE:			
NUMBER OF ROOF LOUVERS:	6 x 65	390	
NUMBER OF WALL LOUVERS:	0 x 120	0	
LIN. FT. OF RIDGE VENT:	0 x 18	0	
F. TOTAL OF E. (WITHIN 3 FT. OF RIDGE)		390	
1. MAX ALLOWED = D	890 x 4 =	3560	
G. TOTAL VENT AREA PROVIDED: (D + F)		1280	
CONDITIONS: (CAN MEET EITHER CONDITION)		G>B: Does Not Meet	
		F = >40% & <50% of C: OK	



ROOF PLAN @ ELEVATION "D"

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ALL ROOF SLOPES: 4:12 OR 8:12
PER ELEVATION UNO
ALL ROOF OVERHANGS ARE
16" FROM FRAME WALL



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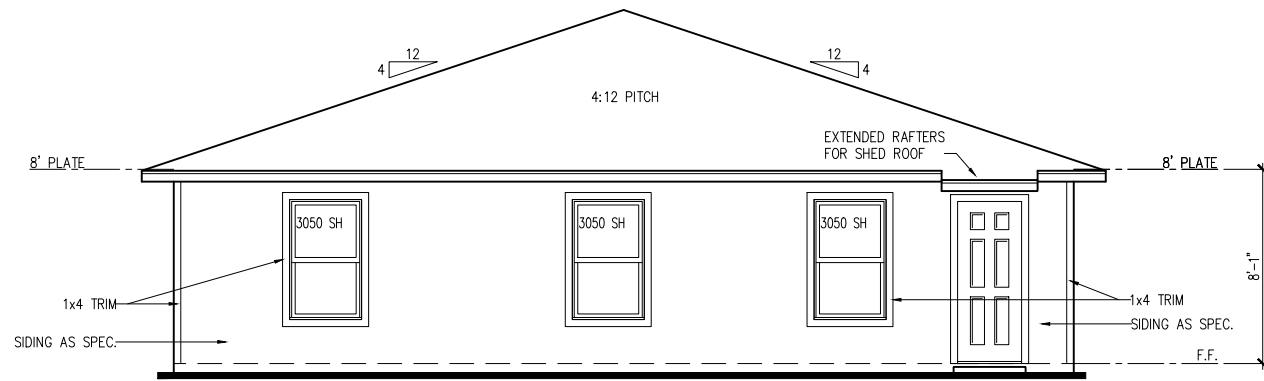
ROOF PLAN - "D"

1298 - 101322
SUBDIVISION: TARRANT
ADDRESS: 1208 E DAGGETT
LOT: 3 BLOCK: 36

DRAWN BY: MDS-RB
INT. DATE: 03-04-2020
JOB NUMBER: 1298-101322

PLAN #
1298

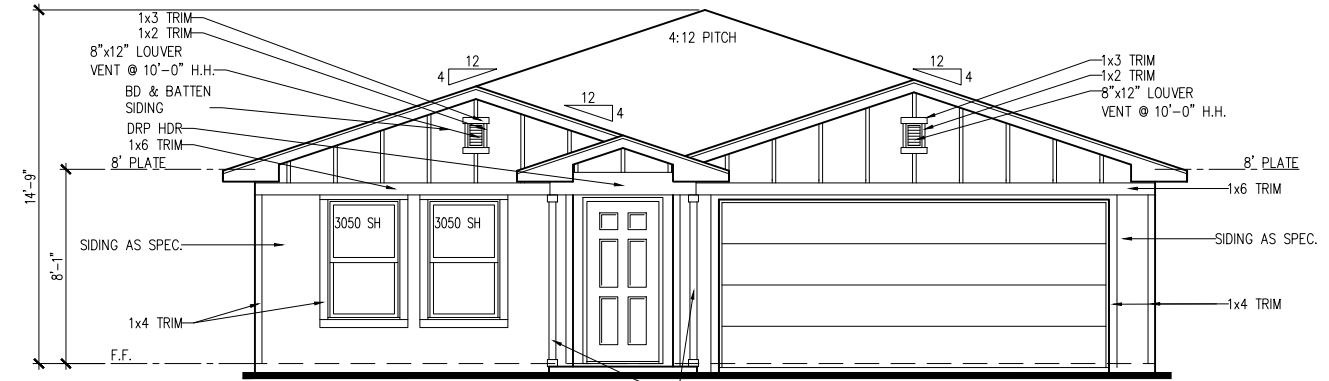
SHEET #
A2.3-d



REAR ELEVATION - ALL ELEVATIONS

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

[BASE PLAN]



ELEVATION "E-4"

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

[BASE PLAN]

ELEVATION "E"

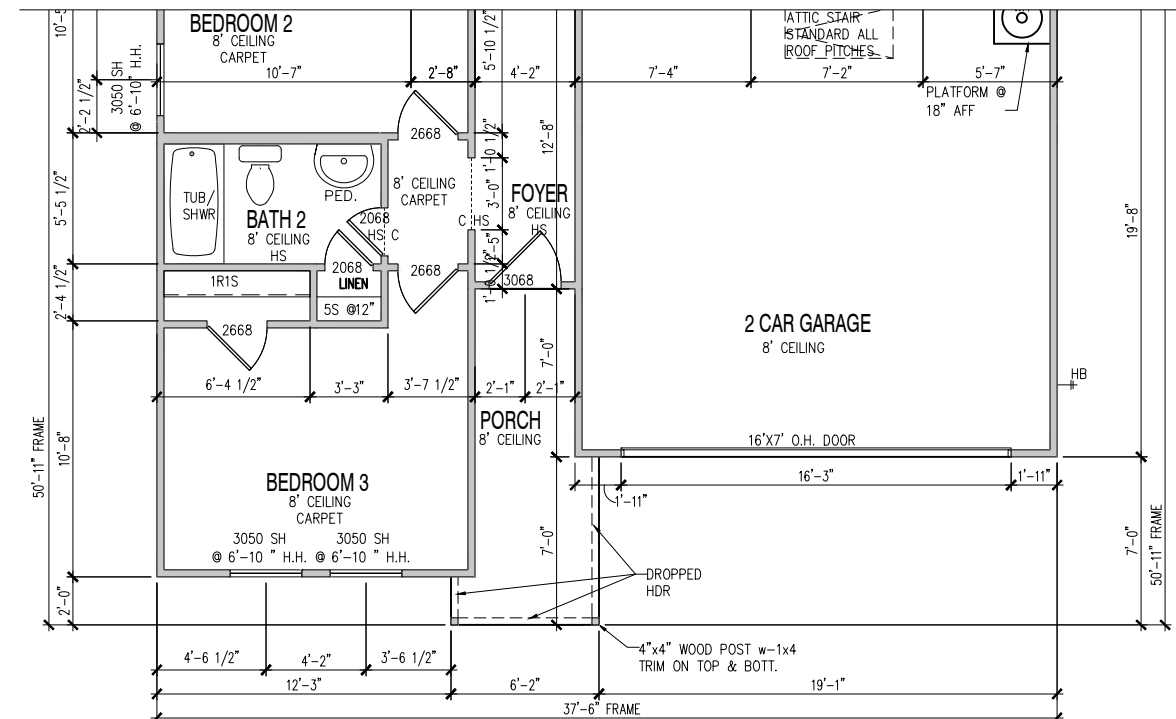
WINDOW SCHEDULE		
#	WINDOW SIZE	REMARKS
6	3050 SH	
1	3036 SH	

*NOTE: APPLIES TO BASE ELEV. ONLY. CAN VARY w-OPT's

ELEVATION "E"

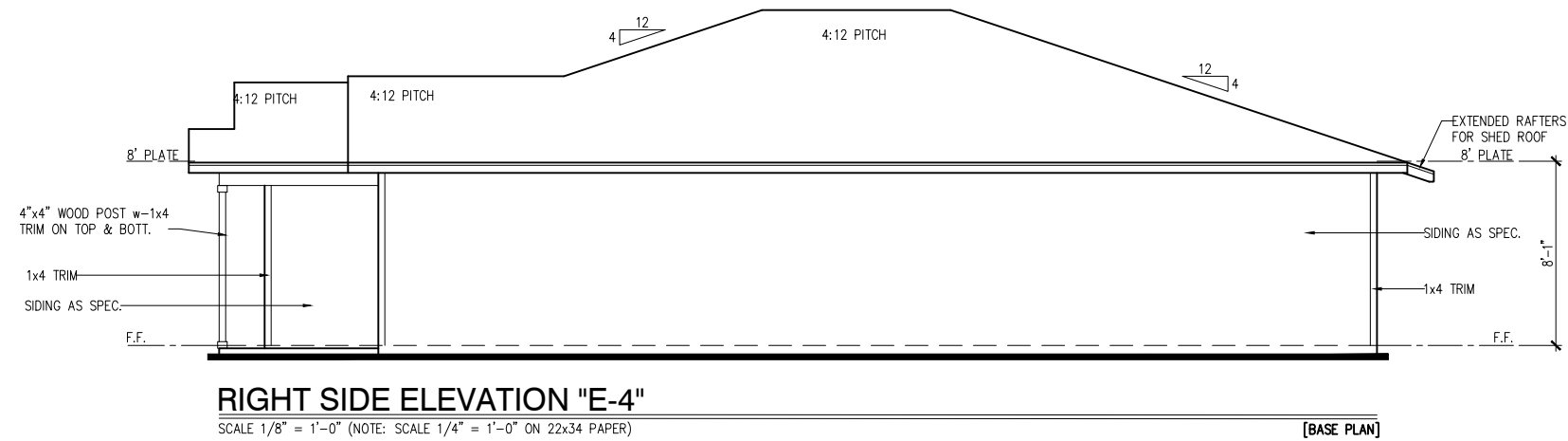
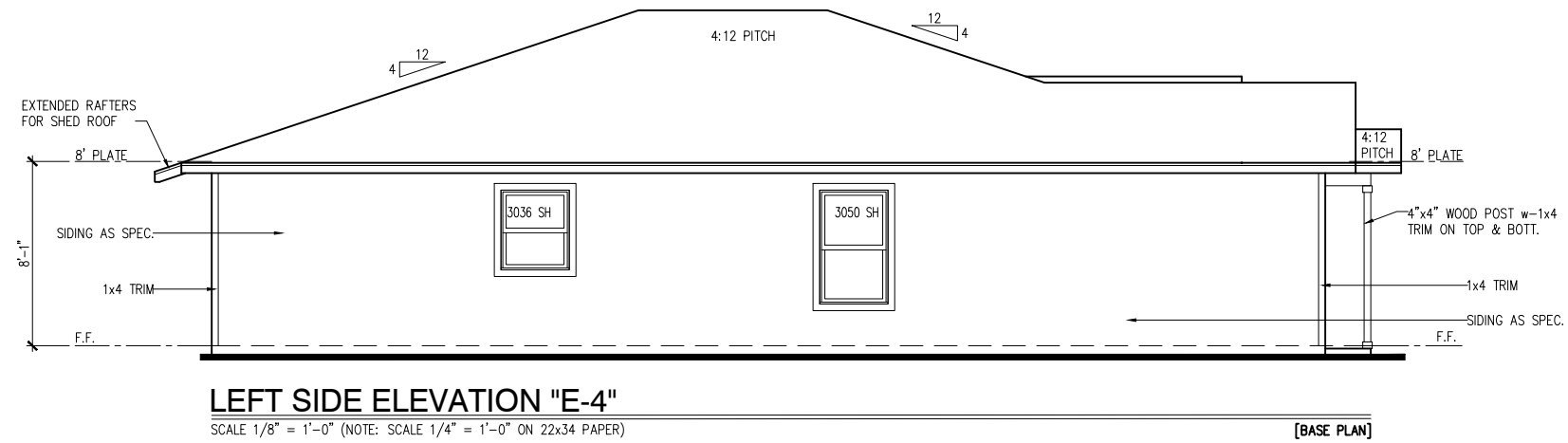
SQUARE FOOTAGE NOTES	
OUTSIDE OF FRAME	
LIVING AREAS	SQ. FT.
FIRST FLOOR-OUTSIDE FRAME	1298 SF
	1298 SF
ADDITIONAL FOUNDATION SQUARE FOOTAGE NOTES	
SLAB AREAS	SQ. FT.
GARAGE	385 SF
ELEV E PORCH	67 SF
	453 SF
ADDITIONAL S.F. NOTES @ OPTIONS	
OPTIONS	S.F.
N/A	N/A

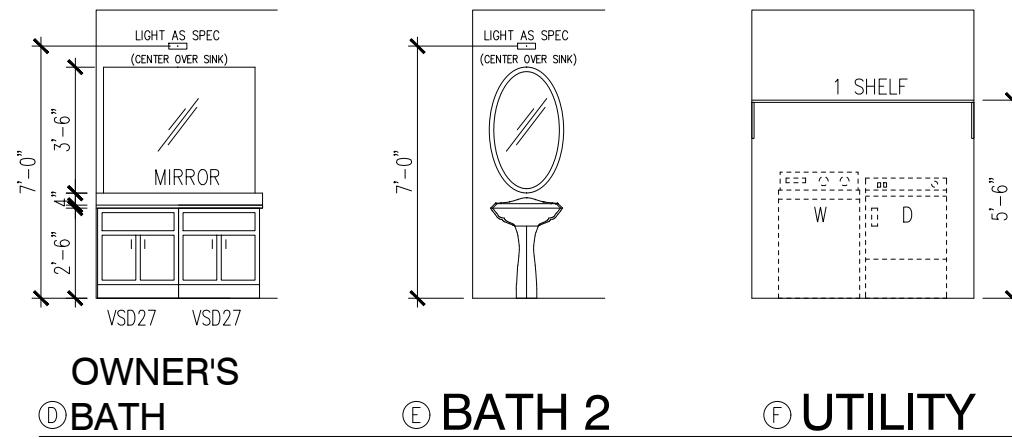
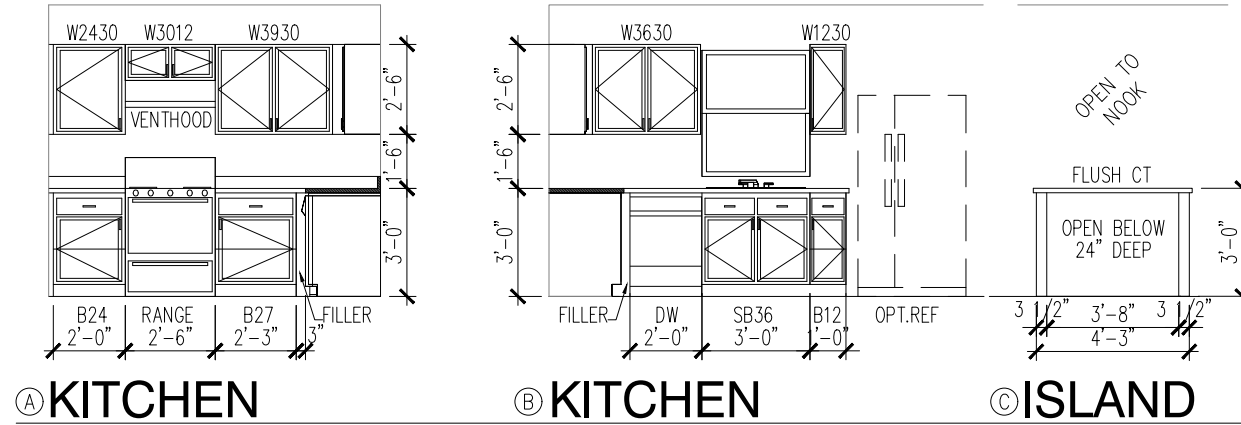
2021 IRC COMPLIANT



FIRST FLOOR PLAN - "E"

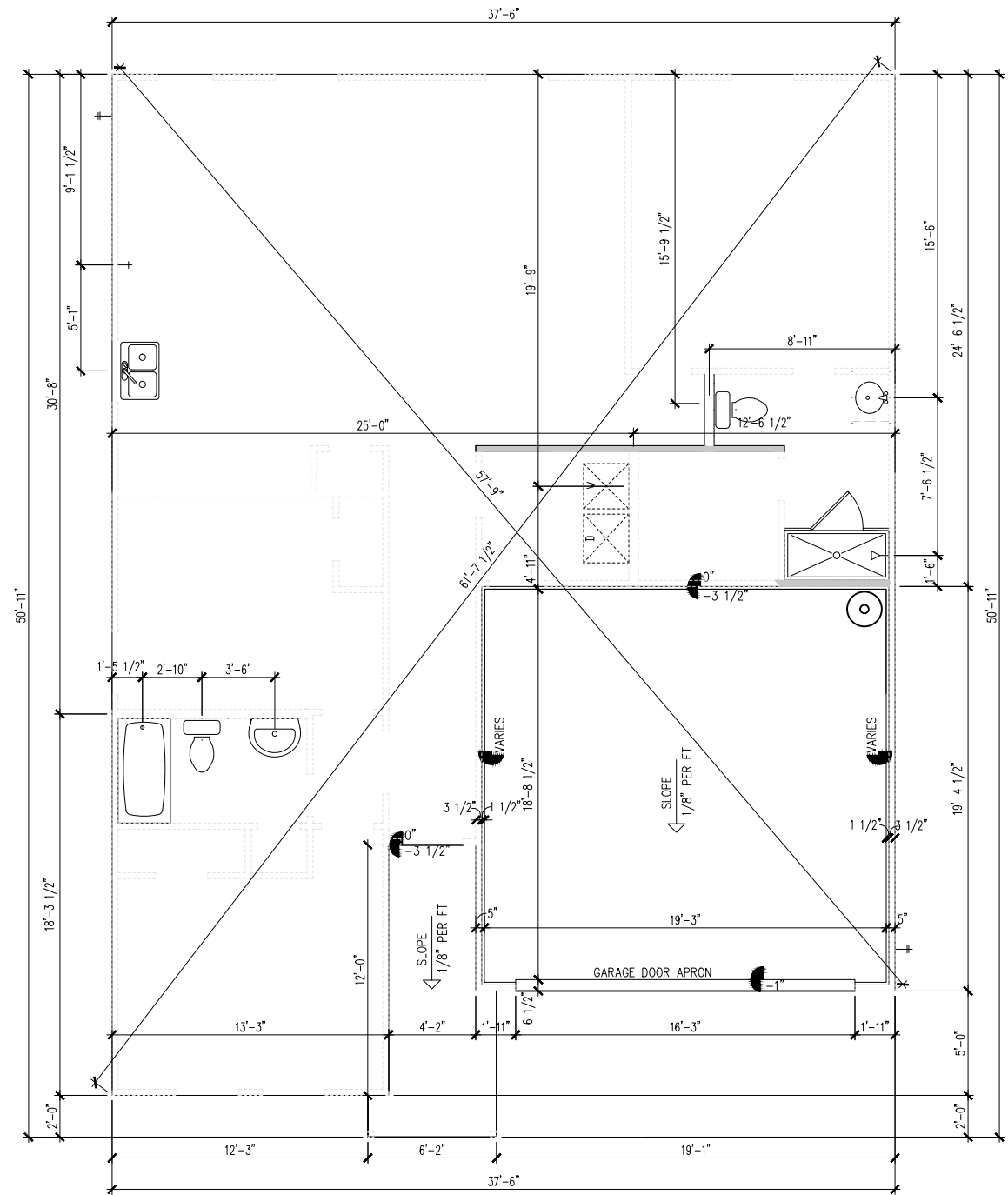
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)





STANDARD INTERIOR DETAILS

SCALE 3/16" = 1'-0" (NOTE: SCALE 3/8" = 1'-0" ON 22x34 PAPER)



FIRST FLOOR PLAN - "D" - FOUNDATION PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



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**FOUNDATION
 PLAN - "D"**

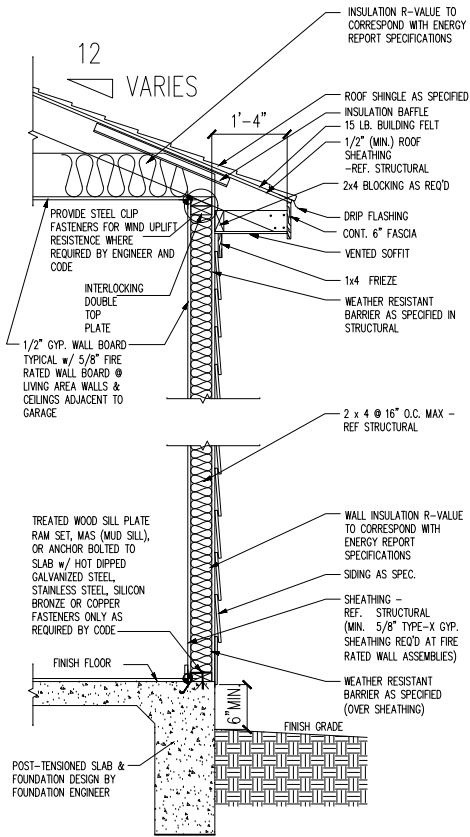
1298 - 101322
 SUBDIVISION: TARRANT
 ADDRESS: 1208 E DAGGETT
 LOT: 3 BLOCK: 36

DRAWN BY: MDS-RB
 INT. DATE: 03-04-2020
 JOB NUMBER: 1298-101322

PLAN #
1298

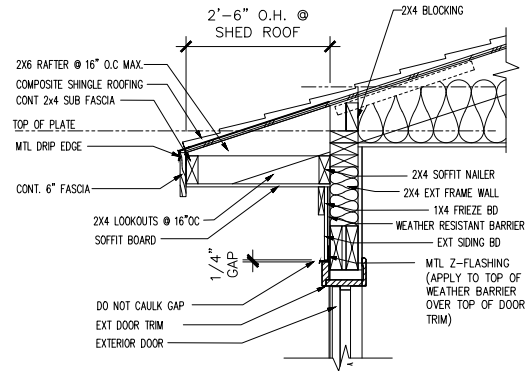
SHEET #
S1.1-d-0

1298-101322



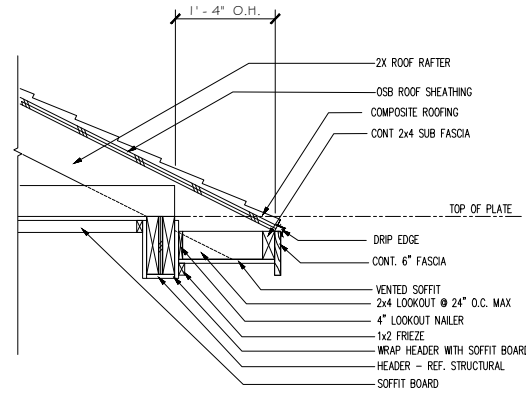
1 Typical Wall Detail

SCALE: 11x17 1/2" = 1'-0" 34x22 1" = 1'-0"



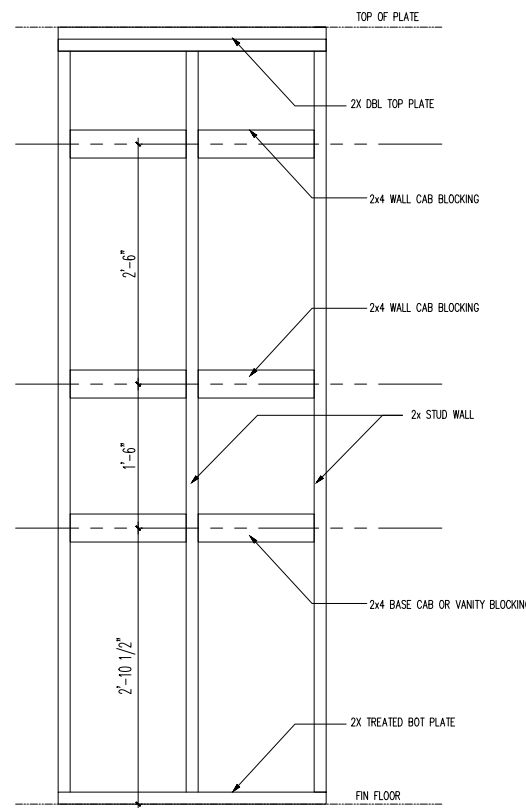
2 Framing Detail Shed Roof @ Rear Door

SCALE: 11x17 1/2" = 1'-0" 34x22 1" = 1'-0"



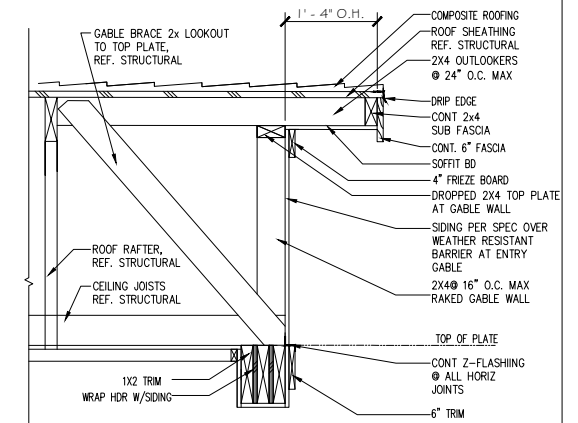
3 Framing Detail Entry Porch Header

SCALE: 11x17 1/2" = 1'-0" 34x22 1" = 1'-0"



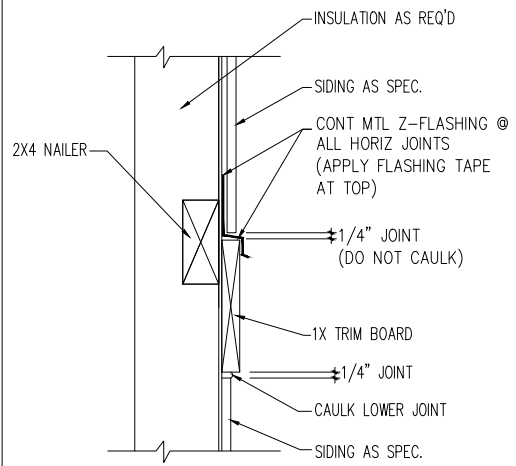
4 Framing Detail Cabinet Blocking

SCALE: 11x17 1/2" = 1'-0" 34x22 1" = 1'-0"



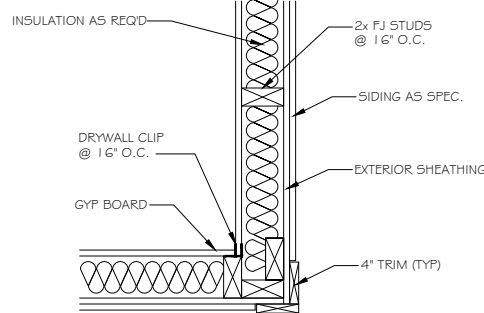
5 Framing Detail Entry Gable Rake Overhang

SCALE: 11x17 1/2" = 1'-0" 34x22 1" = 1'-0"



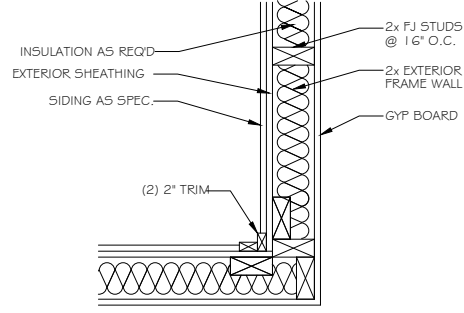
6 Trim Detail Horizontal Trim Flashing

SCALE: 11x17 1" = 1'-0" 34x22 2" = 1'-0"



7 Ext. Trim Detail Outside Corner Siding-Siding

SCALE: 11x17 1/2" = 1'-0" 34x22 1" = 1'-0"



8 Ext. Trim Detail Inside Corner Siding-Siding

SCALE: 11x17 1/2" = 1'-0" 34x22 1" = 1'-0"

1298-101322



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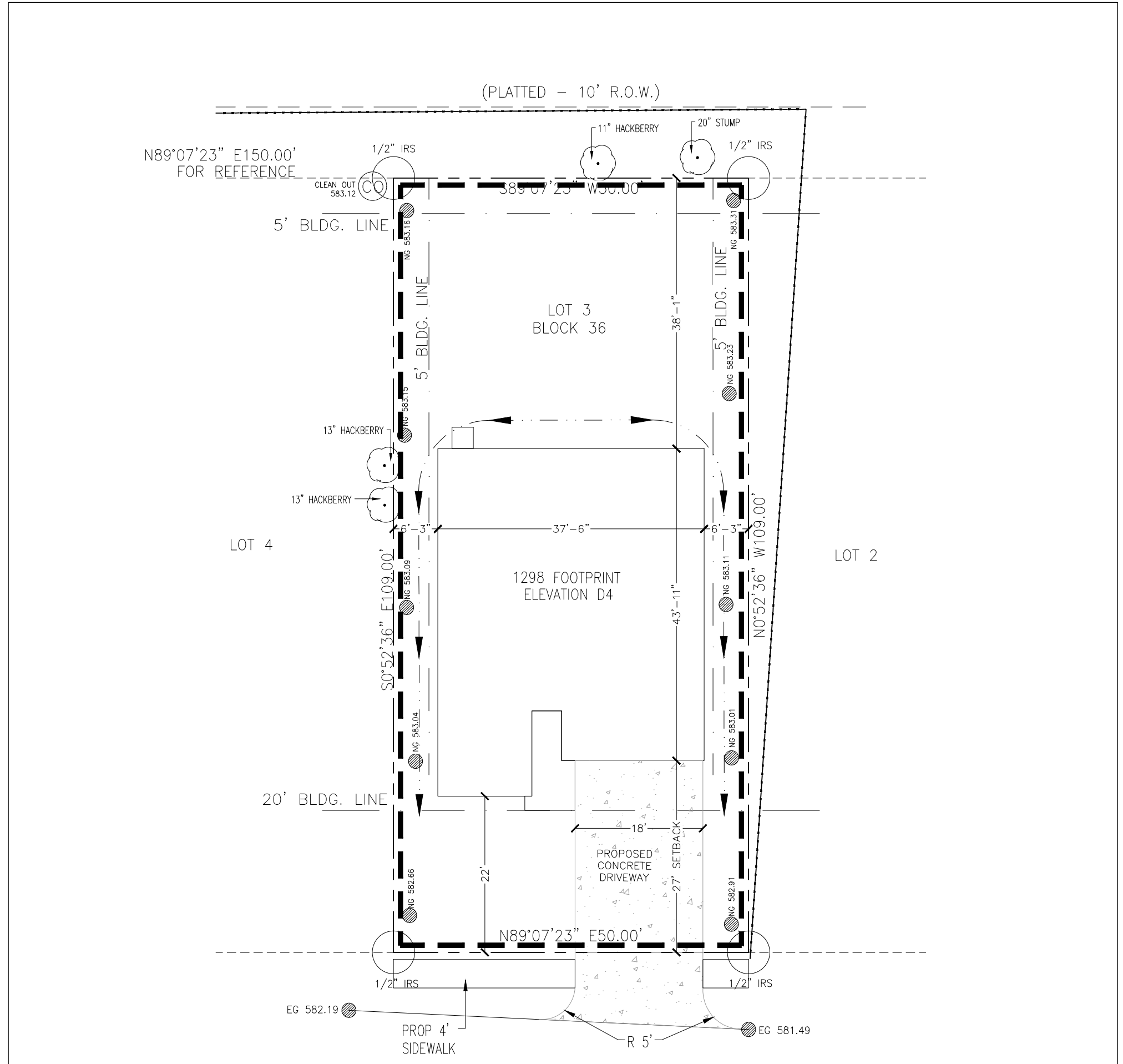
FRAMING DETAILS

1298-101322
SUBDIVISION: TARRANT
ADDRESS: 1208 E DAGGETT
LOT: 3 BLOCK: 36

DRAWN BY: MDS-RB
INT. DATE: 03-04-2020
JOB NUMBER: 1298-101322

PLAN #
1298

SHEET #
DF1.1



1208 E DAGGETT AVENUE
(GRAVEL - 60' R.O.W.)

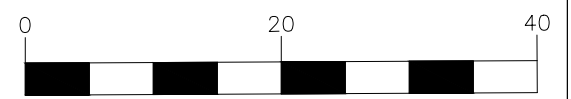
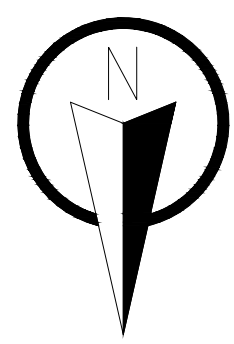
- Note:
- REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED.
 - SITE DRAINAGE MUST BE WELL DEVELOPED AND DIRECTED AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. FLOWLINE SLOPES OF SWALES AND SIDE YARDS SHALL NOT BE LESS THAN 1.25%. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE
 - BACKFILL AROUND THE FOUNDATION SHALL BE COHESIVE SOIL.

Legend:

	Proposed Fence
	Property Line
	Building Lines
	Easements
	Drainage
	Silt Fence
	Existing Grade
	Proposed Grade

Lot Coverage Calculations

Slab	1684	SF
Patio/Stoop	83	SF
Drive	486	SF
Private Walk	0	SF
Total Flatwork	697	SF
Lot Area	5450	SF
Lot Coverage	44	%
Driveway Apron	193	SF
Public Walk	128	SF
Total Sod	1264	SF
Fence	0	LF



Note:
• BEARINGS AND ELEVATIONS ARE FOR SURVEY AND BASED ON GPS OBSERVATIONS.

- General Notes:
- The purpose of this plan is to show the proposed building footprint as defined by the metes and bounds of the recorded plot.
 - Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
 - Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.
 - Site plan made with the benefit survey performed by ELD.

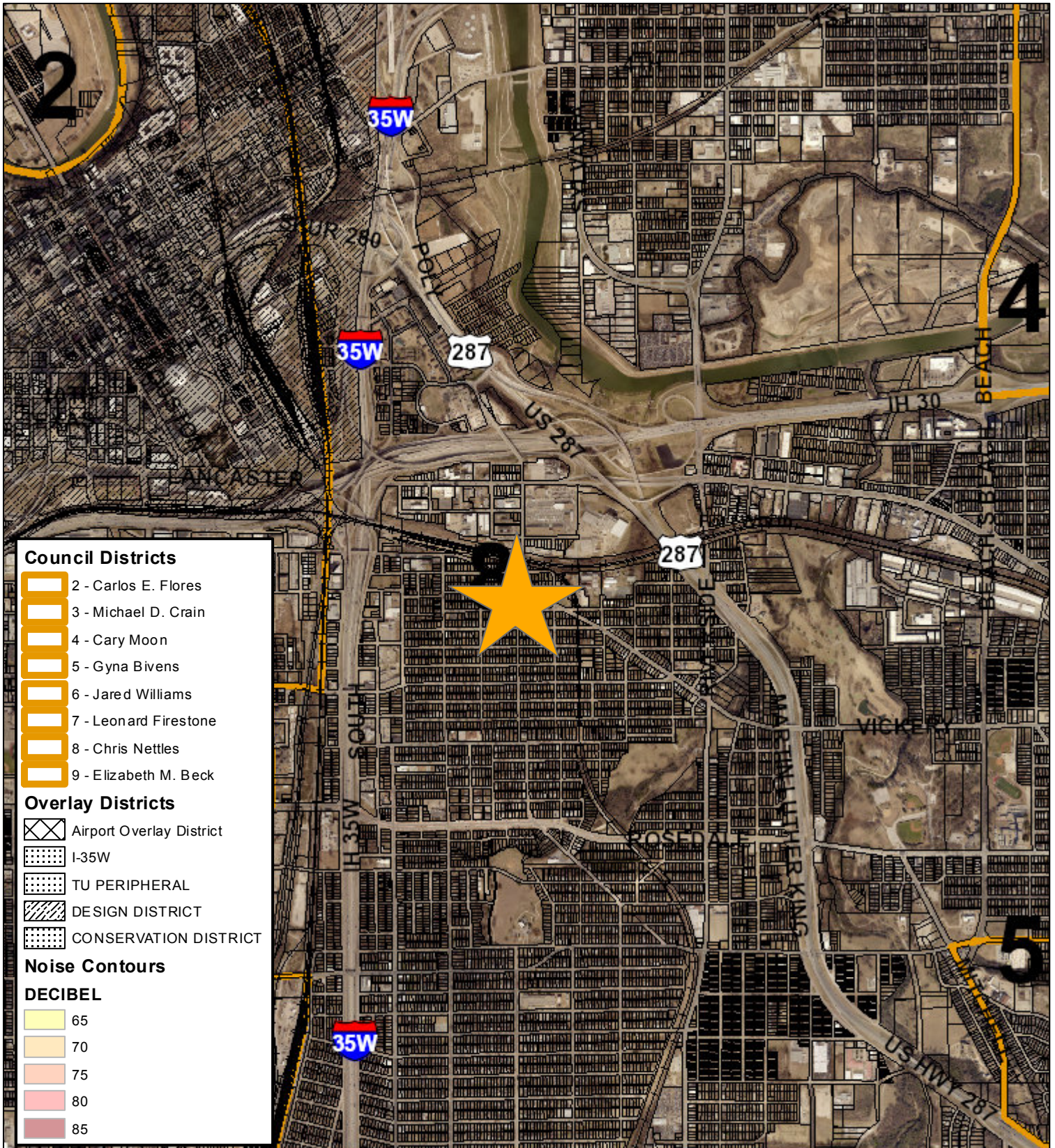
ADDITION: Tarrant	PLAN: 1298	ELEVATION: D4
ADDRESS: 1208 E Daggett	DRAWN BY: A. Cuevas	
LOT: 3	BLOCK: 36	
CITY: Ft. Worth	SCALE: 1"=15'	
DATE: 11.21.2022		

SITE PLAN

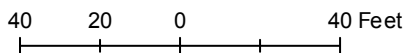
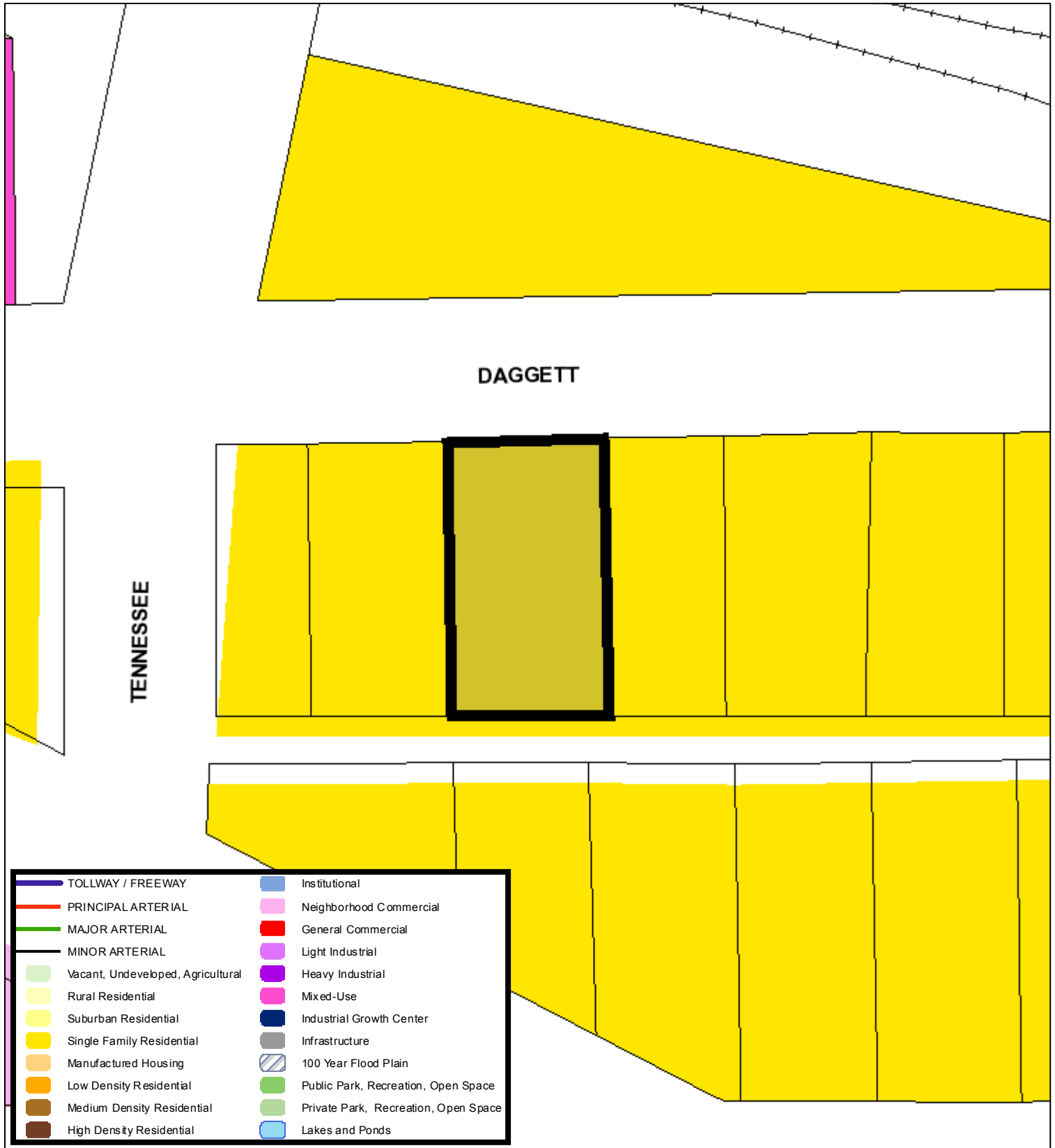
14643 DALLAS PARKWAY
SUITE 1050
DALLAS, TX 75254
972.853.9191



Area Map



Future Land Use



Aerial Photo Map



0 30 60 120 Feet





Zoning Staff Report

Date: December 14, 2022

Case Number: ZC-22-190

Council District: 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Amerco Real Estate

Site Location: 6801 Anderson Boulevard

Acreage: 18.2 acres

Request

Proposed Use: Mini-warehouse

Request: From: “E” Neighborhood Commercial; “I” Light Industrial

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus mini-warehouse, vehicle rental, storage or display of accessory use; site plan waiver requested.

Recommendation

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

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

Staff Recommendation: **Continuance**

Table of Contents

- [1. Project Description and Background](#)
- [2. Surrounding Zoning and Land Uses](#)
- [3. Recent Zoning History](#)
- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
 - [a. Land Use Compatibility](#)
 - [b. Comprehensive Plan Consistency](#)
 - [c. Economic Development Plan](#)
- 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 on John T White just east of the intersection of IH 820. The applicant is requesting to rezone the property from “I” Light Industrial and “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus mini-warehouse, vehicle rental, storage or display of accessory use; site plan waiver requested.

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.

This case will likely require a continuance. The applicant has reached out to the John T. White Neighborhood Association, which would like to maintain commercial on the hard corner between John T. White Road and Anderson. The applicant would like to acquiesce but will need to provide the metes and bounds for renotification.

Surrounding Zoning and Land Uses

North “A-5” One-Family / Single-family

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

South “I” Light Industrial / vacant

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

Recent Zoning History

- None

Public Notification

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

The following organizations were notified: (emailed December 2, 2022)

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

**Located within this registered Neighborhood Organization.*

Development Impact Analysis

Land Use Compatibility

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

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

Comprehensive Plan Consistency – Eastside

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

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Economic Development Plan

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

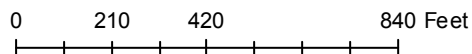
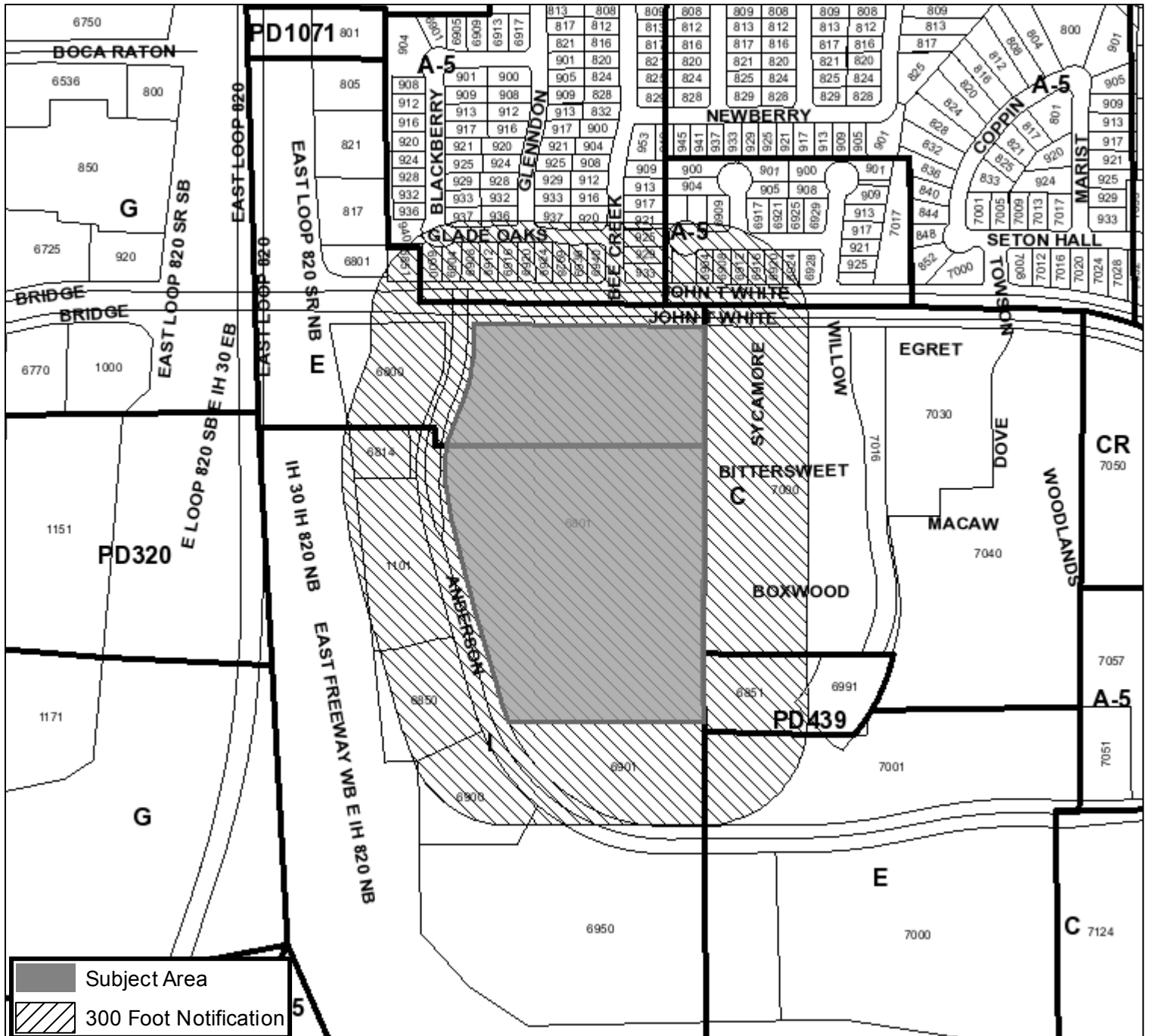
PERFORMANCE METRICS

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

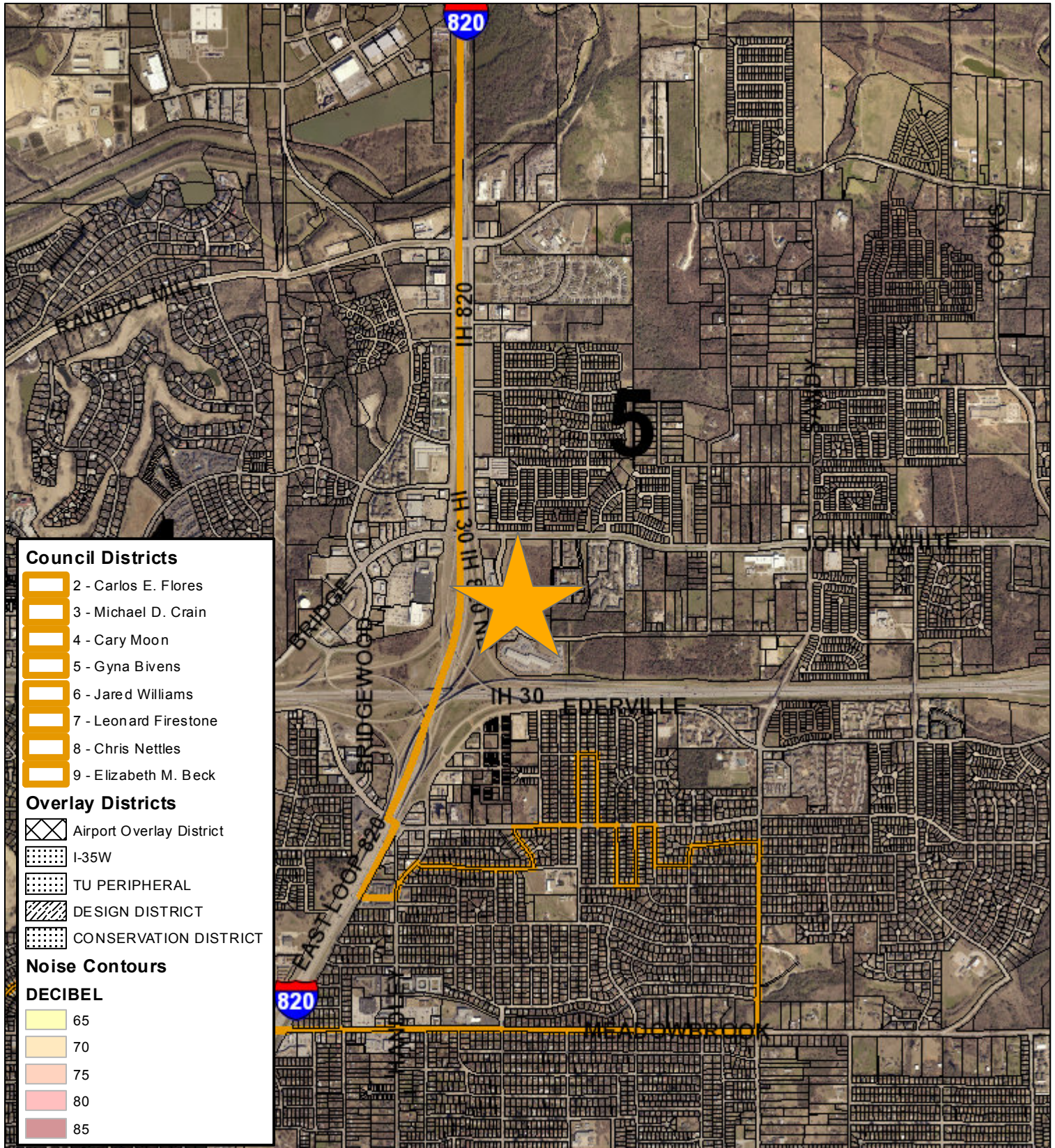


Area Zoning Map

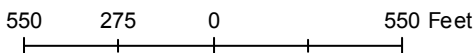
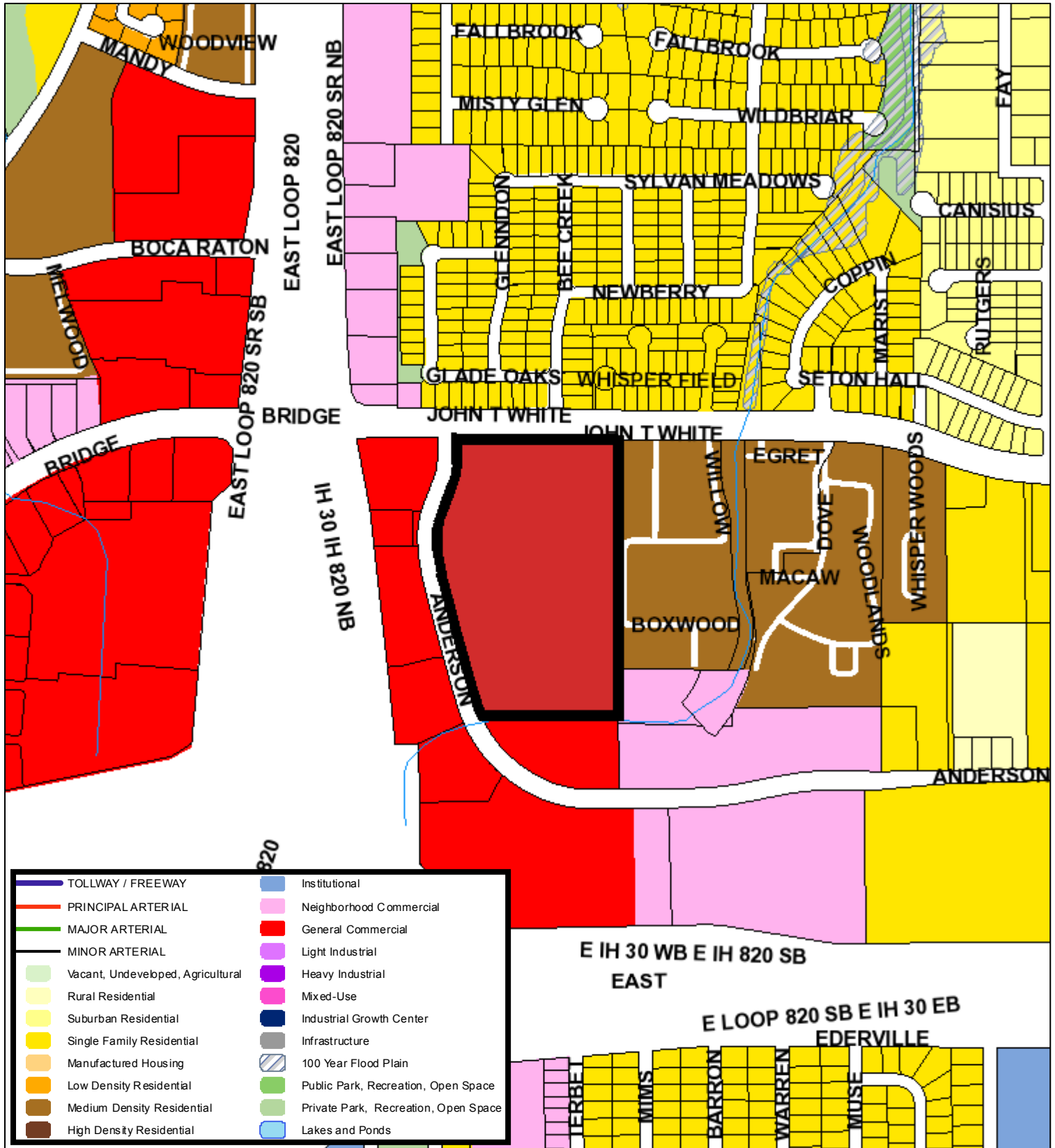
Applicant: Amerco Real Estate/Ray Oujesky
 Address: 6801 Anderson Boulevard
 Zoning From: E/I
 Zoning To: PD/E mini-warehouses, vehicle rental, storage or display accessory use
 Acres: 18.25745964
 Mapsco: 066T
 Sector/District: Eastside
 Commission Date: 12/14/2022
 Contact: 817-392-6226



Area Map



Future Land Use



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



Aerial Photo Map



0 345 690 1,380 Feet





Zoning Staff Report

Date: December 14, 2022

Case Number: ZC-22-191

Council District: 8

Zoning Map Amendment

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

Owner / Applicant: Kyle K. Poulson

Site Location: 1524 Devitt Street

Acreage: 2.14 acres

Request

Proposed Use: Industrial

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: **Denial**

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7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Concept Layout & Elevations

Project Description and Background

The subject site is on the south corner of Devitt St. and Riverside Drive. The property is currently undeveloped. This property is situated in Neighborhood Empowerment Zone Area Six, and a portion of it is within the S. Riverside Drive Corridor and adjacent to the Berry/Riverside Urban Village. A part of the property is within a floodway.

This property was part of Council-initiated rezoning in 2009; it was rezoned from "E" Neighborhood Commercial and "K" Heavy Industrial to "E" Neighborhood Commercial to move away from higher-intense use along S. Riverside Dr.

Staff only has a little background information for this rezoning application, other than the owners intend to sell the property. We have not received a site/concept plan or information on the proposed use. Please note that a formal Site Plan is not required for rezoning to "I" 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. Still, we had not received one when this staff report was written.

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 be allowed by right as long as the development meets the development standards in Section 4.1000 of the Zoning Ordinance.

Surrounding Zoning and Land Uses

North "PD-MU 692" Planned Development (Riverside/Berry Urban Village) / undeveloped
East "MU-1" Mixed Use / Undeveloped
South "ER" Neighborhood Commercial Restricted/ Vacant
West "I" Light Industrial / Warehouse

Recent Zoning History

- ZC-10-008 "PD/MU-1" for all uses in "MU-1" Low Intensity Mixed Use excluding auto parts sales, furniture upholstery, refinishing or resale; gasoline sales; alcohol sales for off-premise consumption; and parking area or garage storage (commercial or auxiliary); site plan waiver recommended.
- ZC-21-111 From MU-1 to E – Denied
- ZC-17-117 From A-7.5, ER to I – Denied

Public Notification

300-foot Legal Notifications were mailed on, December 1, 2022.
The following organizations were emailed on, December 2, 2022:

Organizations Notified

United Communities Association of South Fort Worth	Glencrest Civic League NA
Vicki Lane-Bowie Street Homeowners and Tenants Association	Morningside NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc *	Fort Worth ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The surrounding properties are currently largely vacant, mixed-use, and industrial. However, as it is still being determined what the future use of the land is, it is challenging to decide how the zoning change could impact the surrounding uses.

Overall the proposed zoning **is compatible** with existing surrounding land uses.

Comprehensive Plan Consistency – Southside

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.

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

The proposed rezoning **is not consistent** with the adopted Comprehensive Plan designation.

Economic Development Plan



The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. This property is not located within one of the six target areas identified in the plan.

One of the desired outcomes of the Economic Development Plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment, this property is currently zoned “E” Neighborhood Commercial.







ZC-22-191

Area Zoning Map

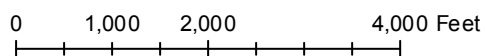
Applicant: Kyle K. Poulson
 Address: 1524 Delvitt Street
 Zoning From: E
 Zoning To: I
 Acres: 2.14171531
 Mapsco: 077Y
 Sector/District: Southside
 Commission Date: 12/14/2022
 Contact: 817-392-6226



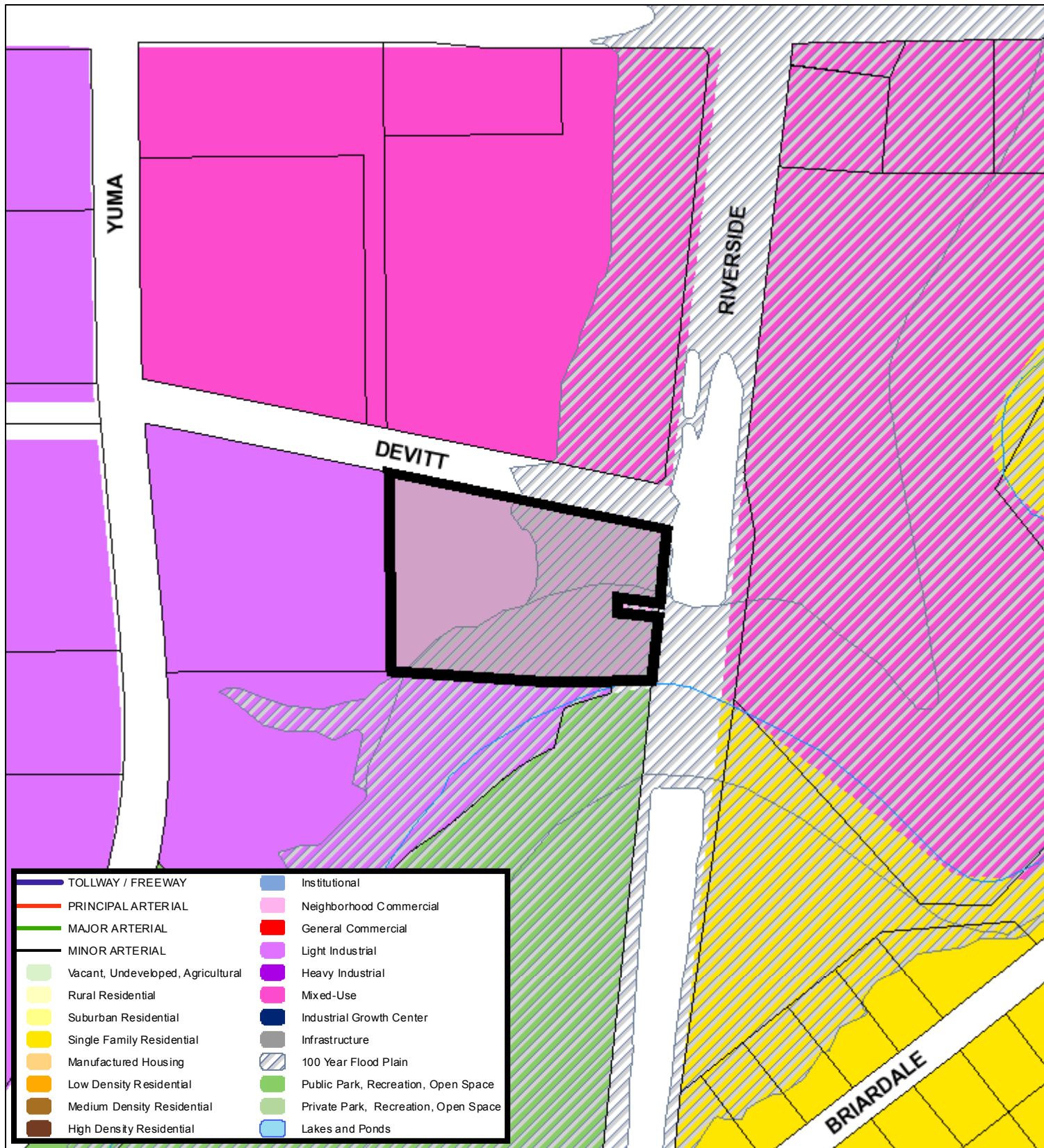
 Subject Area
 300 Foot Notification

0 115 230 460 Feet

Area Map



Future Land Use



180 90 0 180 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



0 115 230 460 Feet





Zoning Staff Report

Date: December 14, 2022

Case Number: ZC-22-193

Council District: 5

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Juan Rosales / Ruby Luna Perez

Site Location: 5408 David Strickland Road

Acreage: 0.15 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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7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject site is located in the Sun Valley Addition of Fort Worth in Council District 5. 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 undeveloped. The applicant has indicated that they would like to build a single family residence on the site.

The proposed “A-5” zoning matches the zoning of the residential areas to the south and east of the subject site. In addition, the lot does not have access to or frontage on to Loop 820, which is one of the commercial corridors in this area. A separate lot separates Loop 820 northbound service road from the subject site, creating a buffer. This rezoning request will also downzone the property from a more intensive zoning category to a less intensive zoning category.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / church
East “A-5” One Family Residential / residential
South “A-5” One Family Residential / residential
West “E” Neighborhood Commercial / undeveloped

Recent Zoning History

- None

Public Notification

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

Organizations Notified	
Waterview at Enchanted Bay HOA*	Southeast Fort Worth Inc
Streams & Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

A residential use (such as a single family house) is considered among the least intensive land uses, in comparison to commercial or industrial type applications. With the lot directly adjacent to existing single family homes to the

south and east, the proposed rezoning to single family residential would fit in to the fabric of the neighborhood. David Strickland Road is a residential street, rather than a commercial collector or arterial/thoroughfare, and residential construction would be more appropriate here than commercial construction that would be allowed under the existing “E” zoning.

While the site is proximal to Loop 820, overall this is not an attractive location for commercial uses based on the design of the freeway onramp, which is two blocks to the south of where David Strickland Road intersects with the frontage road. Cars leaving the site from David Strickland Road would have to turn right and go up the service road for over half a mile and through an intersection at Martin Street before being able to enter the Loop 820 northbound main lanes. Northbound Highway 287 is similarly hard to access, requiring two cross overs and four intersections before being able to enter the main lanes. The proposed rezoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

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.

COMMERCIAL

Neighborhood Commercial*

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

Encouraging marketable infill houses is in line with a land use policy specific to the Southeast planning sector:

Sector Land Use Policies

14. Encourage marketable infill houses, particularly in the Polytechnic and Stop Six neighborhoods.
4. In accordance with the Lake Arlington Master Plan, encourage quality, low-impact residential development near, but not directly on the west shoreline of Lake Arlington, while maximizing public access to the lakeshore.

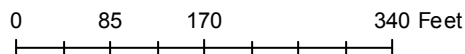
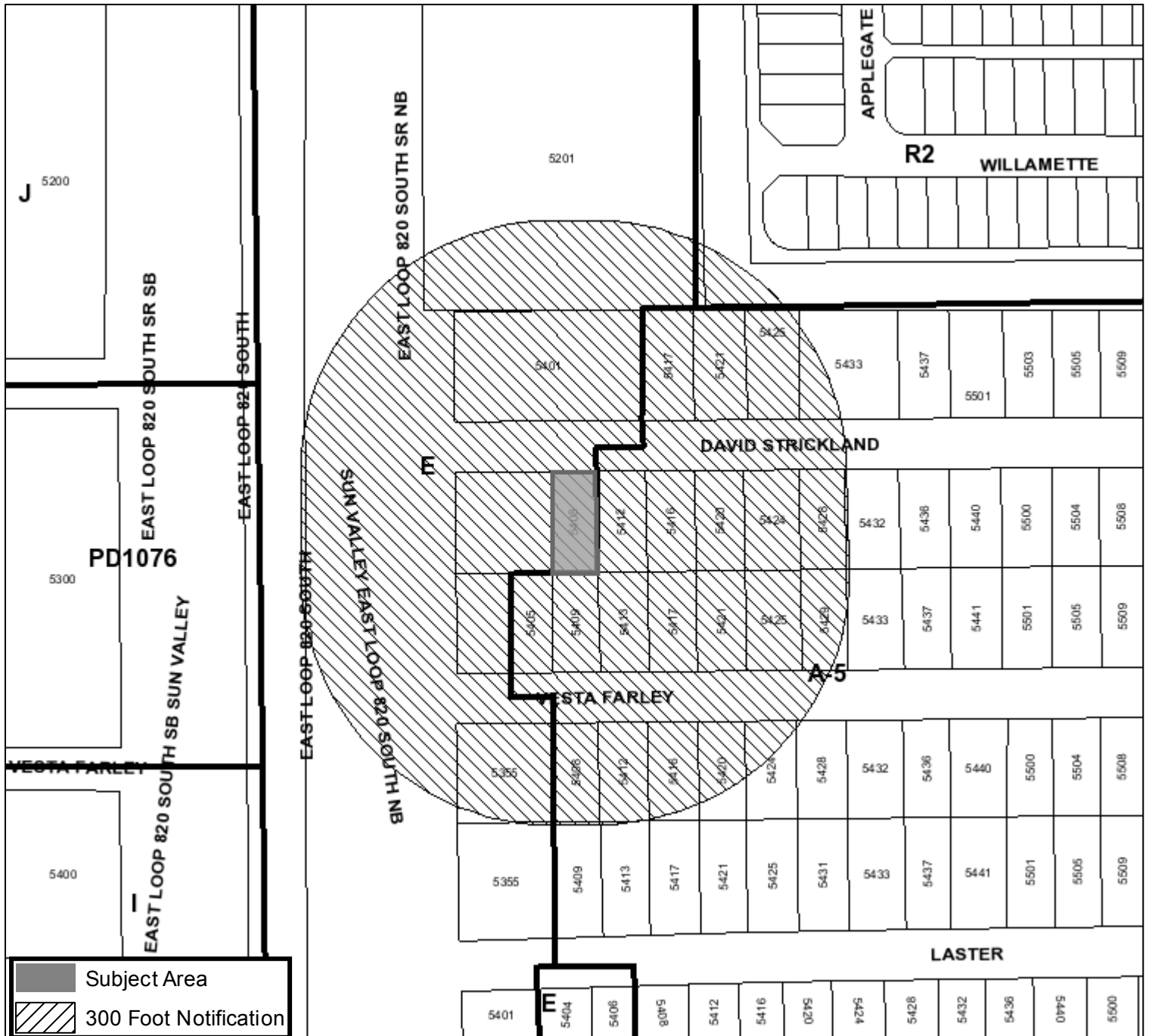
Additionally, rezoning to “A-5” would support a secondary land use policy for the Southeast planning sector, which is to encourage quality, low-impact residential development between Loop 820 to the west and Lake Arlington to the east. The proposed zoning **is not consistent** with the Comprehensive 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

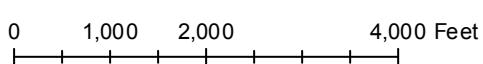
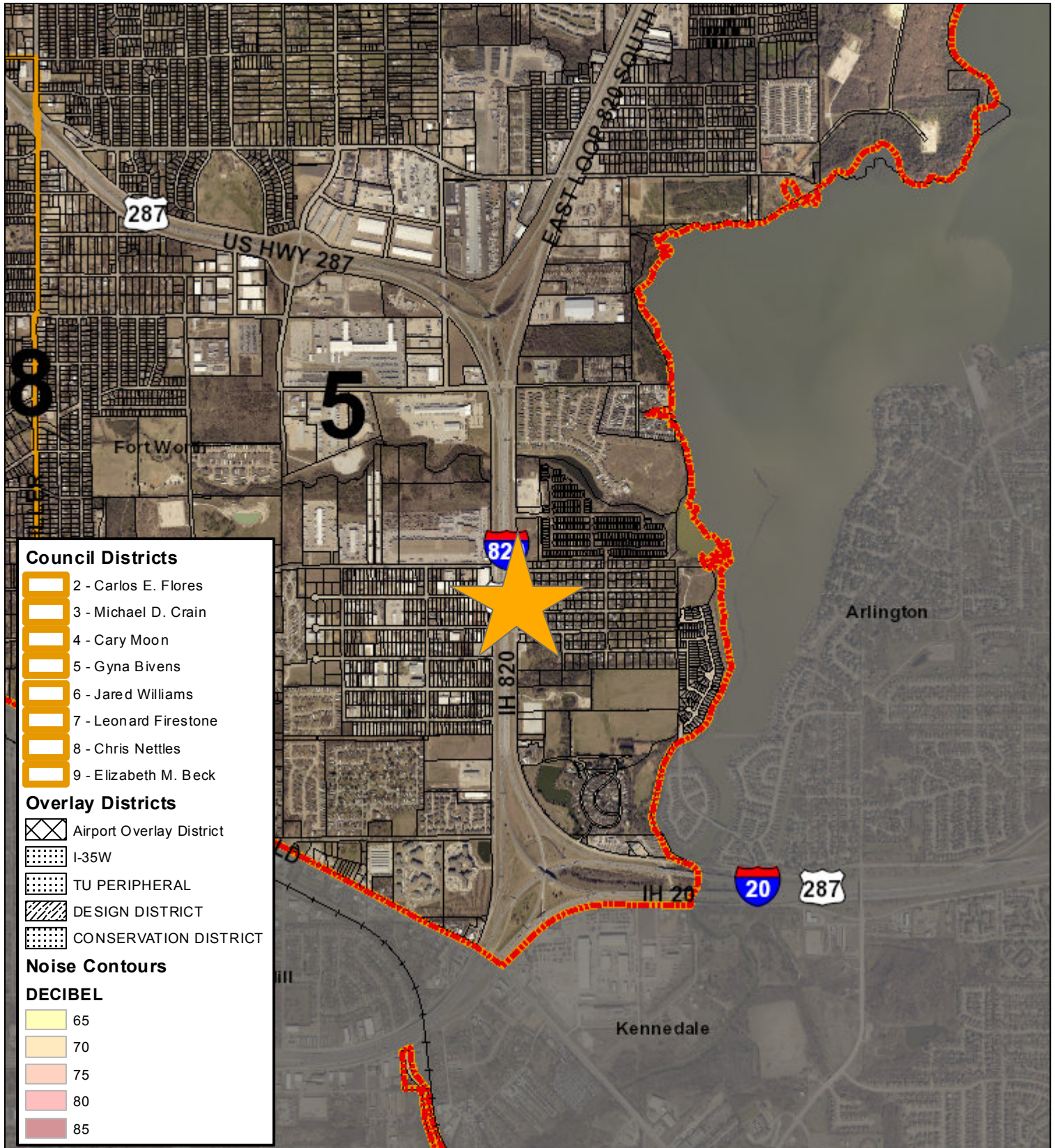
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not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

Area Zoning Map

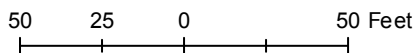
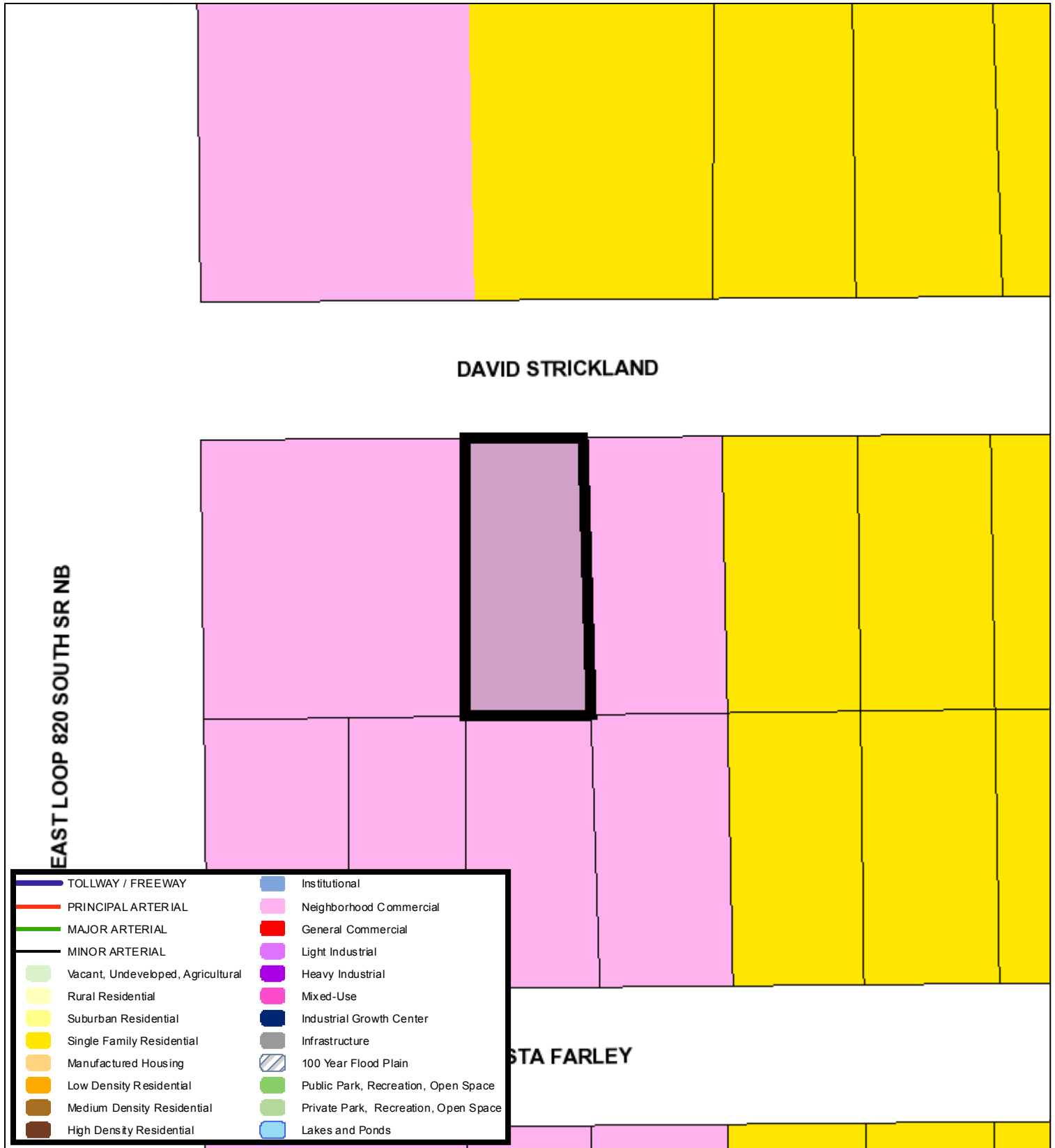
Applicant: Juan Rosales/Ruby Luna Perez
 Address: 5408 David Strickland Rd.
 Zoning From: E
 Zoning To: A-5
 Acres: 0.14645396
 Mapsco: 093L
 Sector/District: Southeast
 Commission Date: 12/14/2022
 Contact: 817-392-8043



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 35 70 140 Feet





Zoning Staff Report

Date: December 14, 2022

Case Number: ZC-22-195

Council District: 9

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Merry's Auto Car Ride LLC

Site Location: 5116 James Avenue

Acres: 0.5 acres

Request

Proposed Use: Auto Sales/Repair

Request: From: "E" Neighborhood Commercial

To: "FR" General Commercial Restricted

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The proposed site is located on James Avenue, approximately .35 miles north of IH-20. The applicant is requesting a zoning change from “E” Neighborhood Commercial to “FR” General Commercial Restricted for automotive sales and minor. The site was used for automotive repair for some time in the past. However, lost legal nonconforming status due to a vacancy for more than 24 months. The applicant would like to rezone the property to make it conforming and operate the site for automotive uses..

Surrounding Zoning and Land Uses

North “I” Light Industrial / automotive
East “I Light Industrial” / Greenbriar Park
South “E” Neighborhood Commercial / vacant
West “E” Neighborhood Commercial / convenience store

Recent Zoning History

No zoning cases in vicinity.

Public Notification

300-foot Legal Notifications were mailed on December 1, 2022.
The following organizations were notified: (emailed December 2, 2022)

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

** Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this site from “E” Neighborhood Commercial to “FR” General Commercial Restricted. Surrounding uses vary with auto repair to the north, convenience store to the south, vacant land just east, and Greenbriar Park across the street to the west. The property is located within the floodplain and near a floodway which buffers uses to the south. The proposed automotive repair would have minimal impact on existing surrounding land uses.

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

Comprehensive Plan Consistency– Sycamore

The 2022 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The proposed zoning is **not consistent** with the Comprehensive Plan.

However, the site is located along a minor arterial and heavier commercial uses are appropriate along these thoroughfares. In addition, several automotive uses are located in close proximity to the site, including the City of Fort Worth’s James Avenue Service Center.

Economic Development Plan

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

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

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

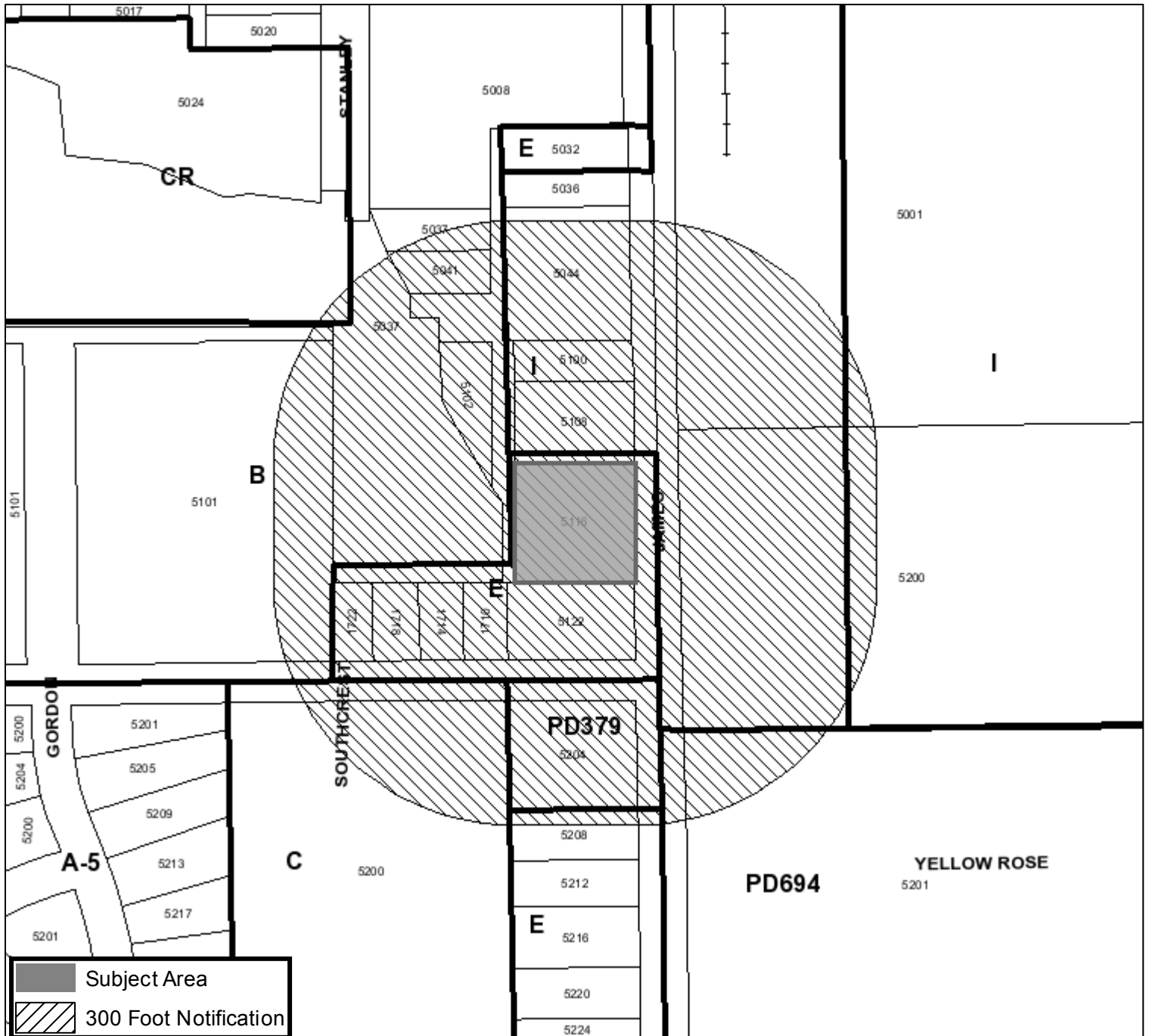
Staff Recommendation



Staff supports this request because the site is located along a minor arterial with several other automotive uses nearby and within the blockface.

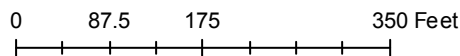


Area Zoning Map

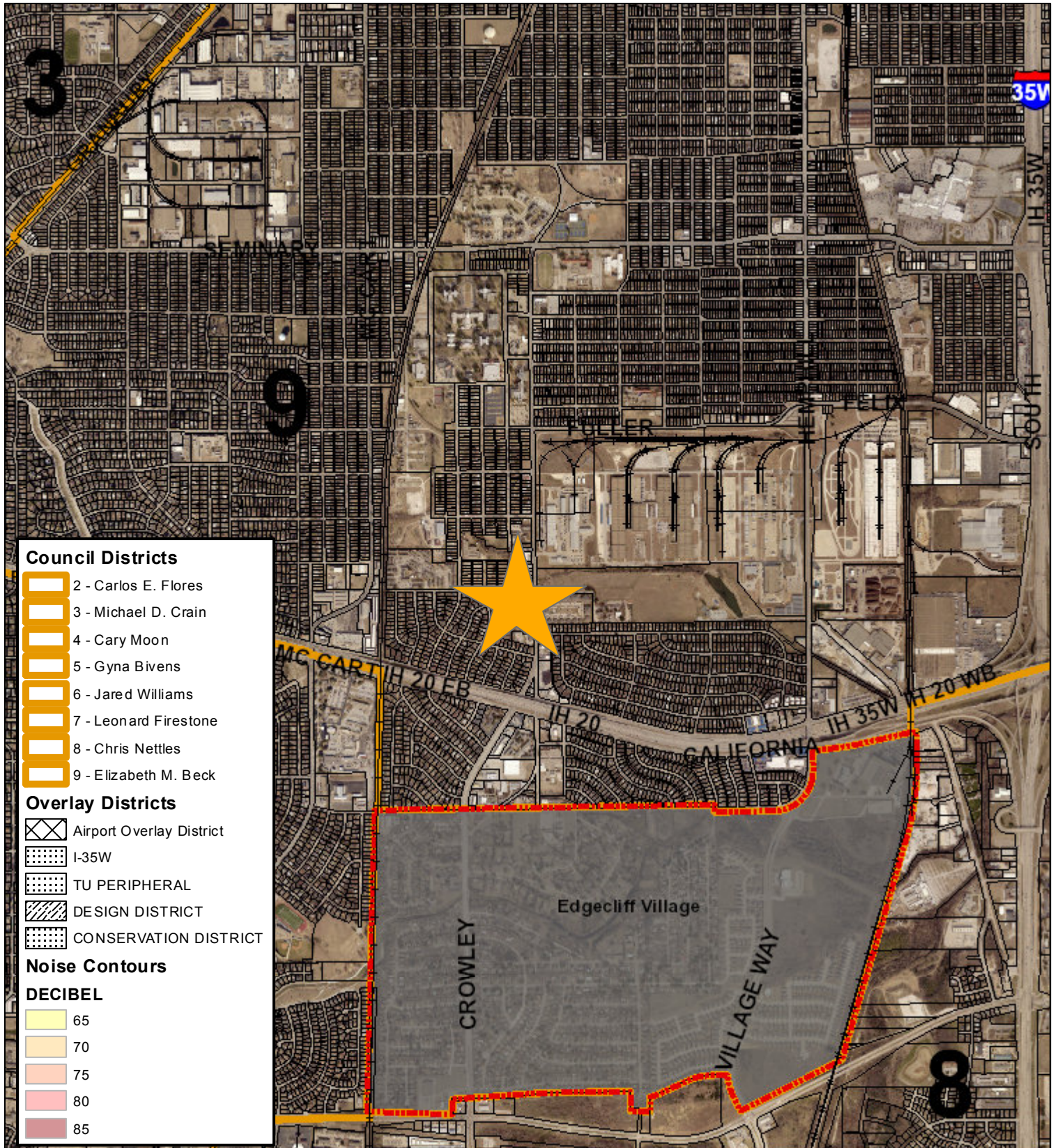
Applicant: Merry's Auto Car Ride LLC
 Address: 5116 James Avenue
 Zoning From: E
 Zoning To: I
 Acres: 0.51239171
 Mapsco: 090Q
 Sector/District: Sycamore
 Commission Date: 12/14/2022
 Contact: 817-392-6226











 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

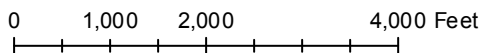
Overlay Districts

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

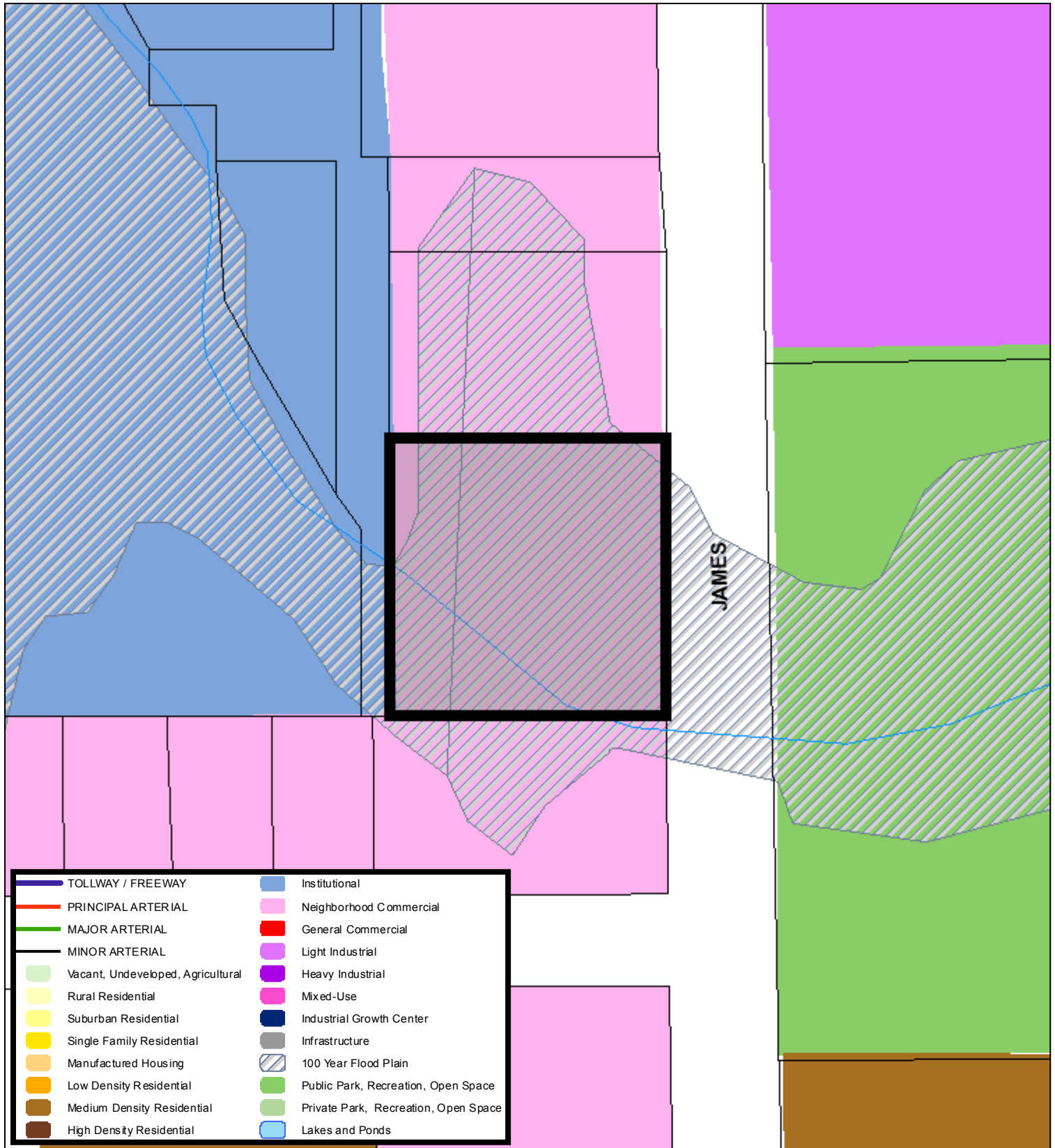
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



70 35 0 70 Feet

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



Aerial Photo Map



0 45 90 180 Feet





Zoning Staff Report

Date: December 14, 2022

Case Number: ZC-22-196

Council District: 5

Zoning Map Amendment

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

Owner / Applicant: Vanessa Solís

Site Location: 1524 Coleman Street

Acreage: 0.24 acres

Request

Proposed Use: Single-family

Request: From: “A-7.5” 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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9. Aerial Photograph

Project Description and Background

The property is a 10,500 ft. lot located on the northwest corner of Coleman Street and Avenue H avenue. Historical imagery obtained from Google Earth shows a structure on the site up until 2005. Still, by 2007 the lot was vacant, and it has remained so for roughly 15 years, showing a lack of interest in developing it.

Figure 1-2005 Aerial View

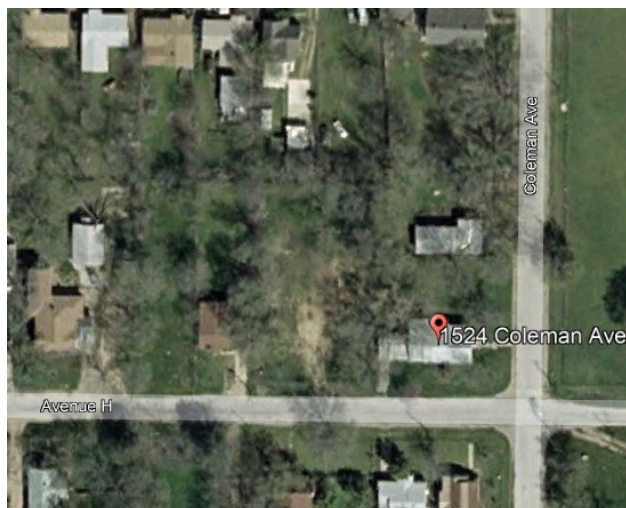
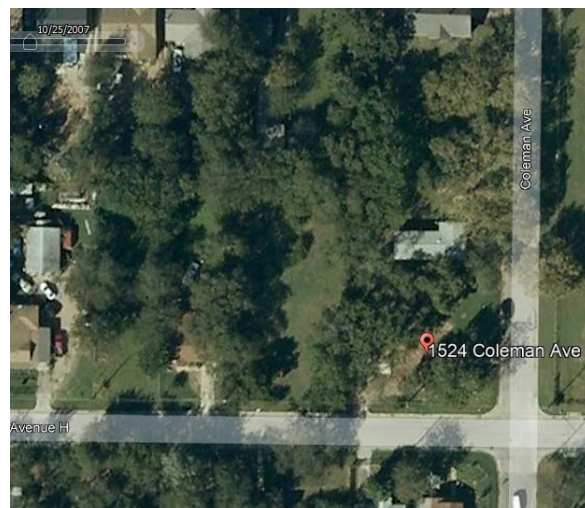


Figure 2- 2022 Aerial View



The site sits within the Stop 6/Poly overlay/NEZ Area Six. The Stop 6 overlay has a set regulation for the construction of detached single-family dwellings in addition to any other requirement of the base zoning.

The applicant proposes a zoning change from "A-7.5" One-Family to "A-5" One-Family to subdivide and replat the overall lot into two separate single-family lots and build houses for future sale. Surrounding uses are primarily single-family and undeveloped.

Staff supports this rezoning because the proposal is in the interest of developing and improving the Stop Six Area, in line with the City's Neighborhood Empowerment Zone (NEZ) program, which offers incentives for redevelopment in this area. The City's Economic Development Strategic Plan, of which Stop Six is a target area. Because lots near the site across Avenue H Ave. are platted for smaller single-family, the future land use map is consistent with the proposed use.

Surrounding Zoning and Land Uses

North "A-7.5" One-Family / single family residential
East "A-7.5" One-Family / undeveloped
South "A-5" One-Family / single family residential
West "A-7.5" One-Family / undeveloped

Recent Zoning History

- ZC-19-116 Map amendment to add Stop Six Design Overlay (Ordinance No. 23811-09-2019) approved on 3-19-2019

Public Notification

300-foot Legal Notifications were mailed on, December 1, 2022.
The following organizations were emailed on, December 2, 2022:

Organizations Notified	
Neighborhoods of East Fort Worth	Historic Stop Six NA*
Stop 6/Poly Oversight	West Meadowbrook NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

**Nearest Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant requests a zoning change from “A-7.5” One-Family to “A-5” to subdivide the lot for two single-family homes.

Surrounding uses are primarily undeveloped and single-family. Although in the proposed “A-5” One-Family zoning, the minimum lot size is smaller than the current “A-7.5”, the difference is negligible, and a high impact in density or traffic is not foreseeable from this zoning change.

This lot has been vacant for an extended period of time, and the development of two single-family homes is an opportunity for the much-needed affordable housing opportunity in this area which has a high vacant housing stock.

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

Comprehensive Plan Consistency – Southeast

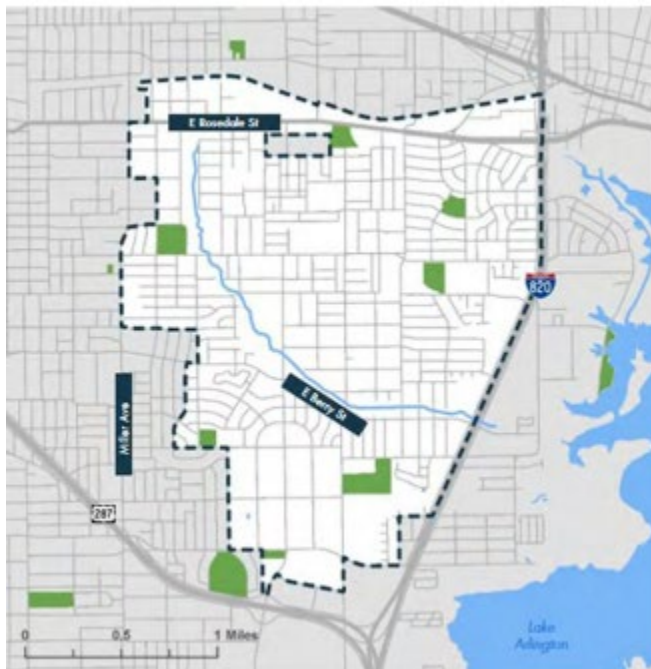
The 2022 Comprehensive Plan currently designates the subject property as Single-Family Residential. This is analogous to “A-5”, “A-7.5”, “A-10”, and “AR” zones.

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
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

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

Economic Development Plan – Stop Six

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Stop Six is one of the six target areas that were studied in depth for their redevelopment potential, one of the points brought forth by the study area’s vacant housing stock. The he plan calls 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.



INDICATOR	VALUE
Total area (acres)	2,638
Dominant zoning district: single family A-5	55%
DEMOGRAPHICS & COMMUTING	
Total residents	13,321
Median household income	\$27,772
Inbound commuters (work in area)	1,552
Outbound commuters (live in area)	4,844
PROJECTED EMPLOYMENT INCREASE BY 2040	
NCTCOG forecast (jobs added)	3,575
FA growth target (jobs added)	3,575
INCENTIVES IN STUDY AREA	
Urban Villages Plan	Yes
Neighborhood Empowerment Zone	Yes
PID District	No
TIF District	No

One of the primary considerations for this area includes:

- Housing investment and reinvestment are the most important strategies for this area to raise the level of appeal to existing and future residents as well as businesses.

The 2022 updated Economic Development plan also adds the following consideration for the aforementioned area:

Advance the Stop Six Choice Neighborhood Initiative to create new mixed-income residential units and neighborhood amenities.

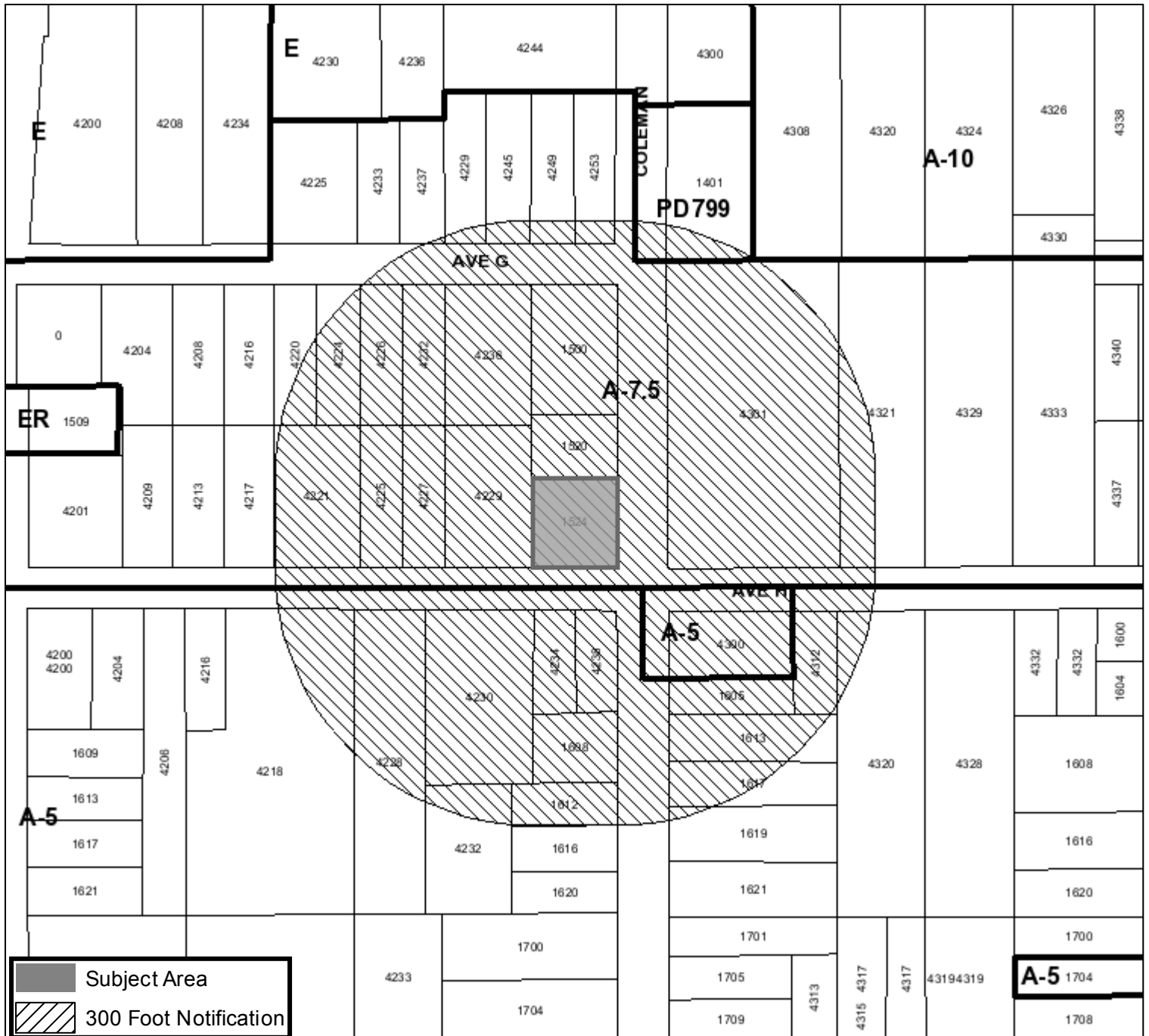
- Work with local residents, economic development partners, and the area real estate community to invest in new and revitalized housing and commercial sites in the Stop Six area.





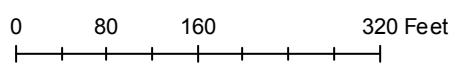


Area Zoning Map

Applicant: Vanessa Solis
 Address: 1524 Coleman Street
 Zoning From: A-7.5
 Zoning To: A-5
 Acres: 0.24104759
 Mapsco: 078M
 Sector/District: Southeast
 Commission Date: 12/14/2022
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification



NOTE: TX HB 2439
Prevents cities from regulating
construction material.



This plans are specifically
designed to comply with
City of Fort Worth adopted
Building Codes
2021 IRC/IPC/IMC
2020 NEC / 2015 IECC
and adopted Amendments



HOMEOWNER & CONTRACTOR:
SHALL VERIFY ALL DIMENSIONS,
STRUCTURAL DETAILS,
APPLICABLE BUILDING CODES
AND GRADE REQUIREMENTS
CONTRACTOR SHALL
VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE
AND NOTIFY CITY CODE HOME DESIGNS
OF ANY DIMENSIONAL ERRORS, OMISSIONS OR
DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY
WORK.
FOR ADDITIONS OR REMODELS
HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS
TO REMOVE OR RELOCATE ITEMS OF VALUE
TO BE REUSED AND/ OR SAVED,
OR IN ANY DANGER OF BEING DAMAGED
DUE TO CONSTRUCTION PROCESS.

To the best of my knowledge these plans are drawn
to comply with owner's and/ or builder's
specifications and any changes made on them after
prints are made will be done at the owner's and / or
builder's expense and responsibility. The contractor
shall verify all dimensions and enclosed drawing.
CITY CODE HOME DESIGNS is not liable for
errors once construction has begun. While every
effort has been made in the preparation of this plan
to avoid mistakes, the maker can not guarantee
against human error. The contractor of the job must
check all dimensions and other details prior to
construction and be solely responsible thereafter.

PROJECT DESCRIPTION:

New Single Family Residence:

Square Feet Details:
Garage = 425 sq ft
Front Porch = 28 sq ft
Back Porch = 46 sq ft
Living Space = 1755 sq ft

TOTAL = 2254 sq ft



GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL AMENDMENTS. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

Important:

1. Energy Compliance Report must be combined with onsite construction materials to comply with APPLICABLE IECC.
2. (If Applicable) Contractor must purchase with at least one week in advance STHD10 straps for Portal Framing @ garage door so that they are available and ready to install per P8 Details 3,4,5 at the time of foundation pour.
3. Any Additional changes to this plan set or Energy Compliance Report after plans are finalized and printed are subject to additional service fees by City Code Home Designs. Corrections or changes to this plan set after finalization and final prints are made may require a minimum of 10 business work days after day of notice to City Code Home Designs.

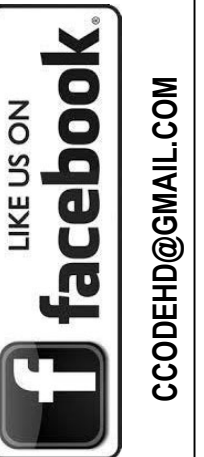
PRESENTATION VIEWS
FOR ILLUSTRATION ONLY. NO SCALE



Drawn By:
Eddie Santiago
DATE: 4/26/2022

This plans have been specifically design for a one time use at the specific address shown in the address bar. Additional use of this plans for other locations is prohibited without the consents of C.C.H.D

Project Address:
4809 RAMEY AVE
FORT WORTH, TEXAS



SHEET NUMBER
P-1

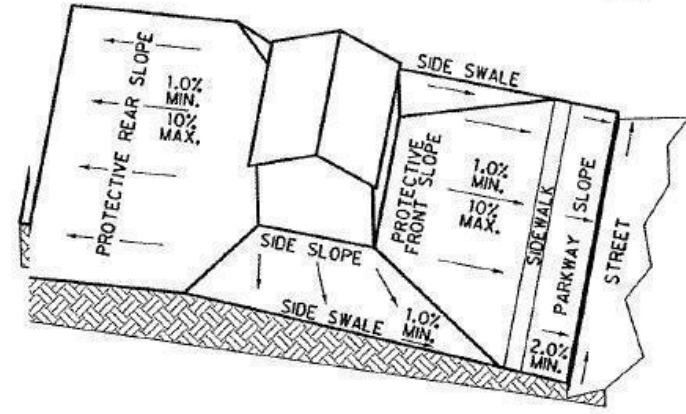
Plan Title

RESIDENTIAL PLANS

TITLE	INDEX OF DRAWINGS	SHEET
PROJECT SUMMARY		1
SITE PLAN		2
MAIN FLOOR PLAN		3
ELEVATIONS		4
MEP'S		5
FRAMING SPAN TABLES		6
FOUNDATION PLAN		7
WIND BRACING		8

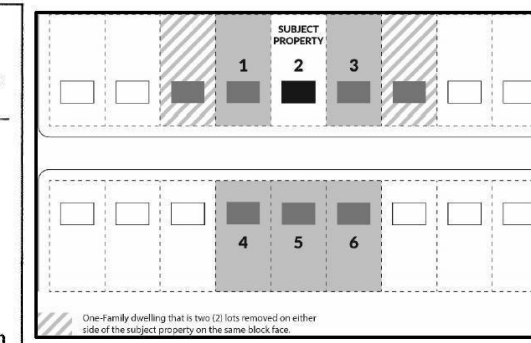
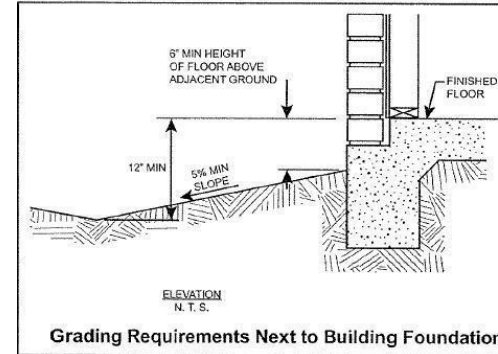
(The front yard setback in residential districts shall be the greatest of: The platted building line; The setback for the applicable zoning district; or the setback of the nearest building on either side that is the closest to the street, up to a maximum setback of 50 feet, provided that said setback is not the result of a variance granted by the Board of Adjustment).

**LOT GRADING TYPE B
DRAINAGE TO FRONT AND REAR LOT LINE**



Single family lots must be graded in conformance with the grading plan established for the subdivision where applicable, and should normally follow FHA lot grading patterns shown on the right. Types A and B are preferred but Type C (all drainage to rear) but a swale is required at the bottom of the yard to intercept runoff if the rear yard exceeds 2%. Runoff must be picked up in a street right-of-way or drainage easement after crossing more than two neighboring lots. Any exception to these conditions will be subject to special approval and inspections.

The lot must be graded to provide a finished floor elevation 12" above the surrounding land and crown of street, and drain away from the foundation as shown below. Final grading must provide a minimum of four (4) inches of top soil outside of the foundation and other hard surfaces, in order to sustain vegetation after construction is complete.



City of Fort Worth
Planning and Development Department
Residential Monotony Checklist

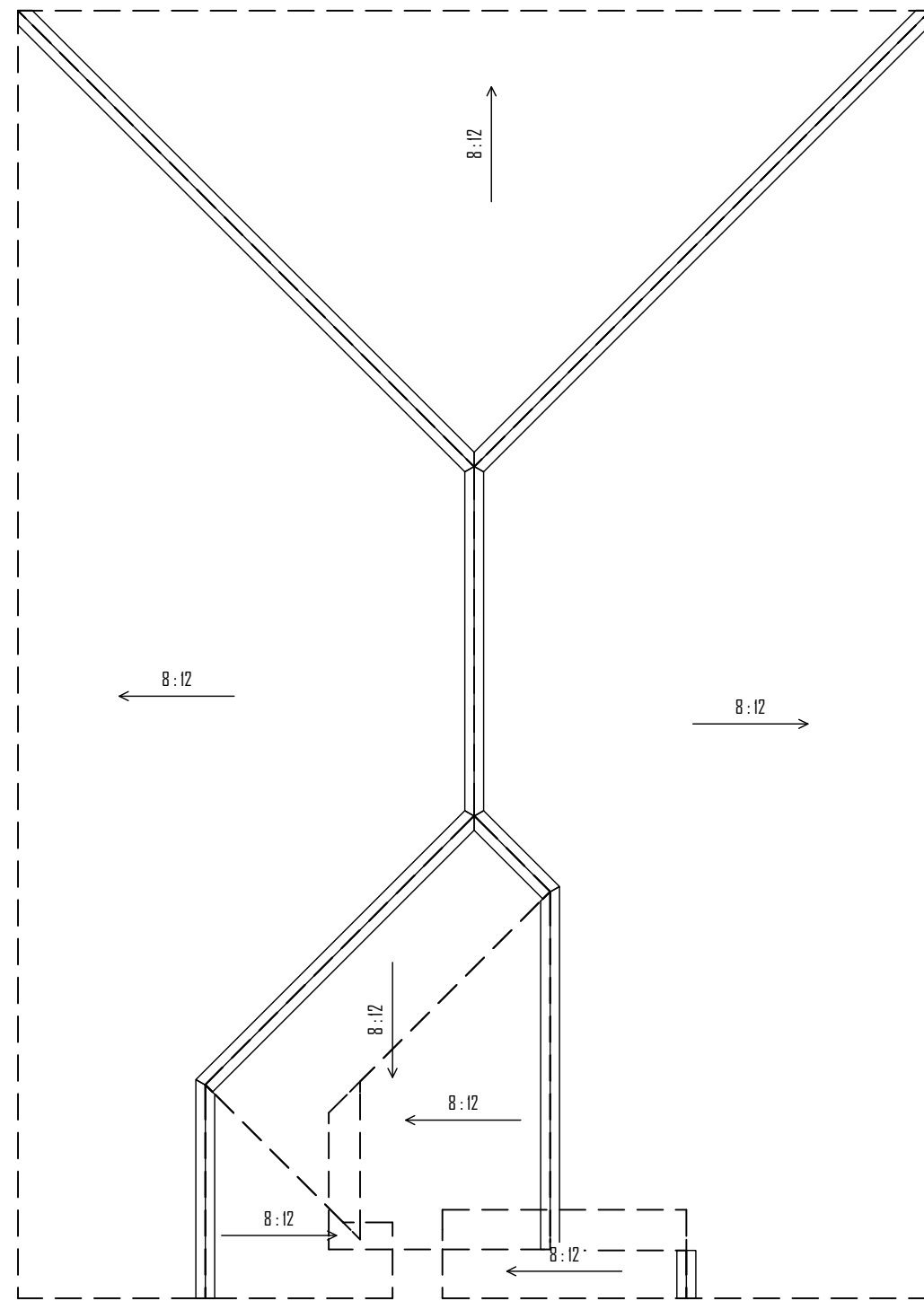
-This Form Shall Be Submitted With Each Residential Building Permit for a Complete Application-

Final Plat No. FP- Date Recorded at County:
(If the plat recordation date is between October 3, 2016 and October 3, 2018, this form is not required however the previous requirement shall apply. The below monotony requirements apply to all other platted properties.)

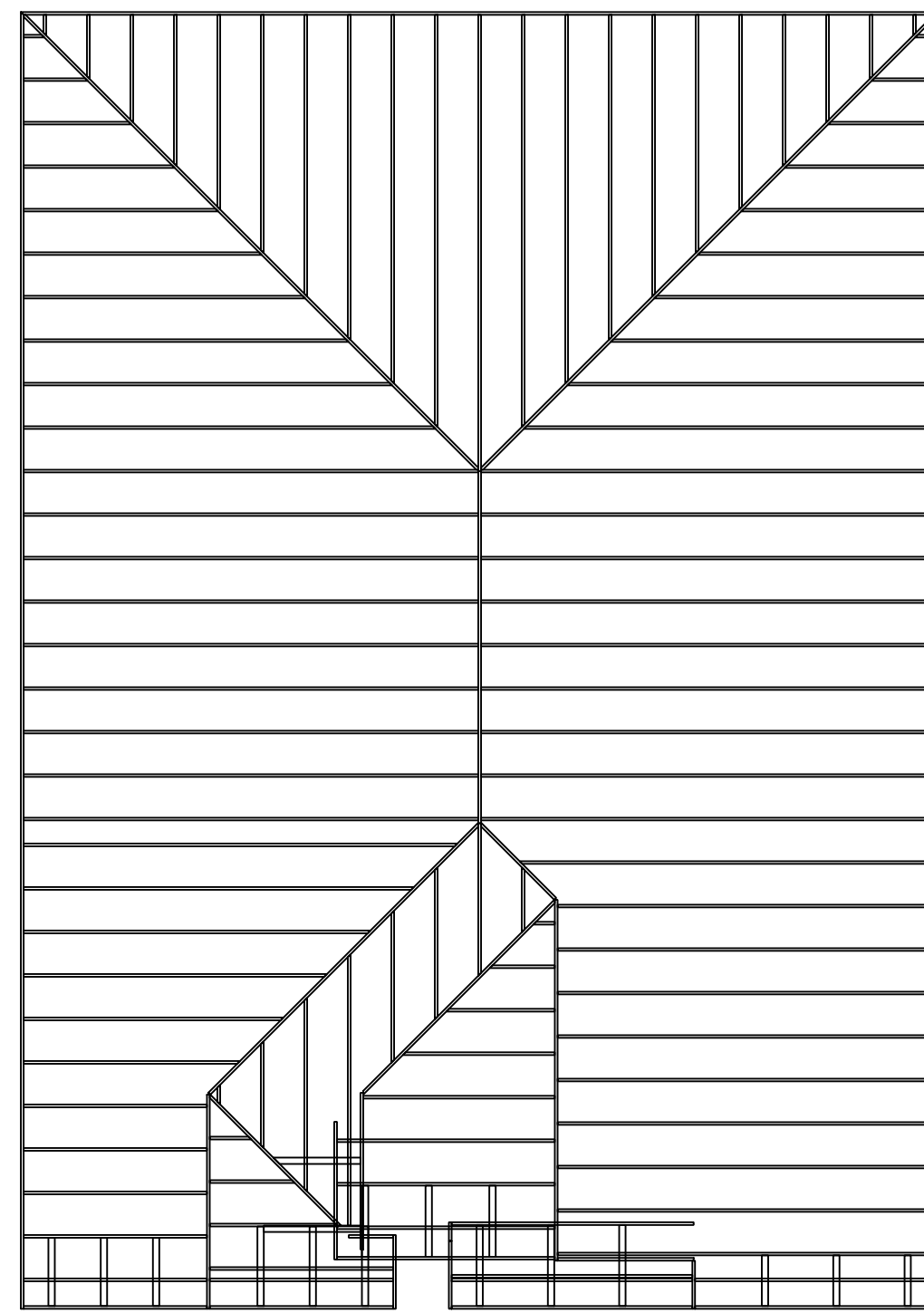
- For a one-family dwelling unit to be deemed sufficiently differentiated, i.e., different facade elevation, either Subsection a. or b. below must be met:
 - Identify which **ONE** of the following elements is met: (This option only available if exceptions as stated below do not apply.)
 - This permit is for a **custom home**, unique to the block.
 - i. Different number of **full stories**, except where there are two or more dwellings of the same number of stories within the applicable lot pattern in which case the three elements in subsection b. must be satisfied; or
 - ii. **Side-loaded garage**, except where there are two or more dwellings with a side-loaded garage within the applicable lot pattern in which case the three elements in subsection b. must be satisfied.



Drawn By: Eddie Santiago
DATE: 4/26/2022

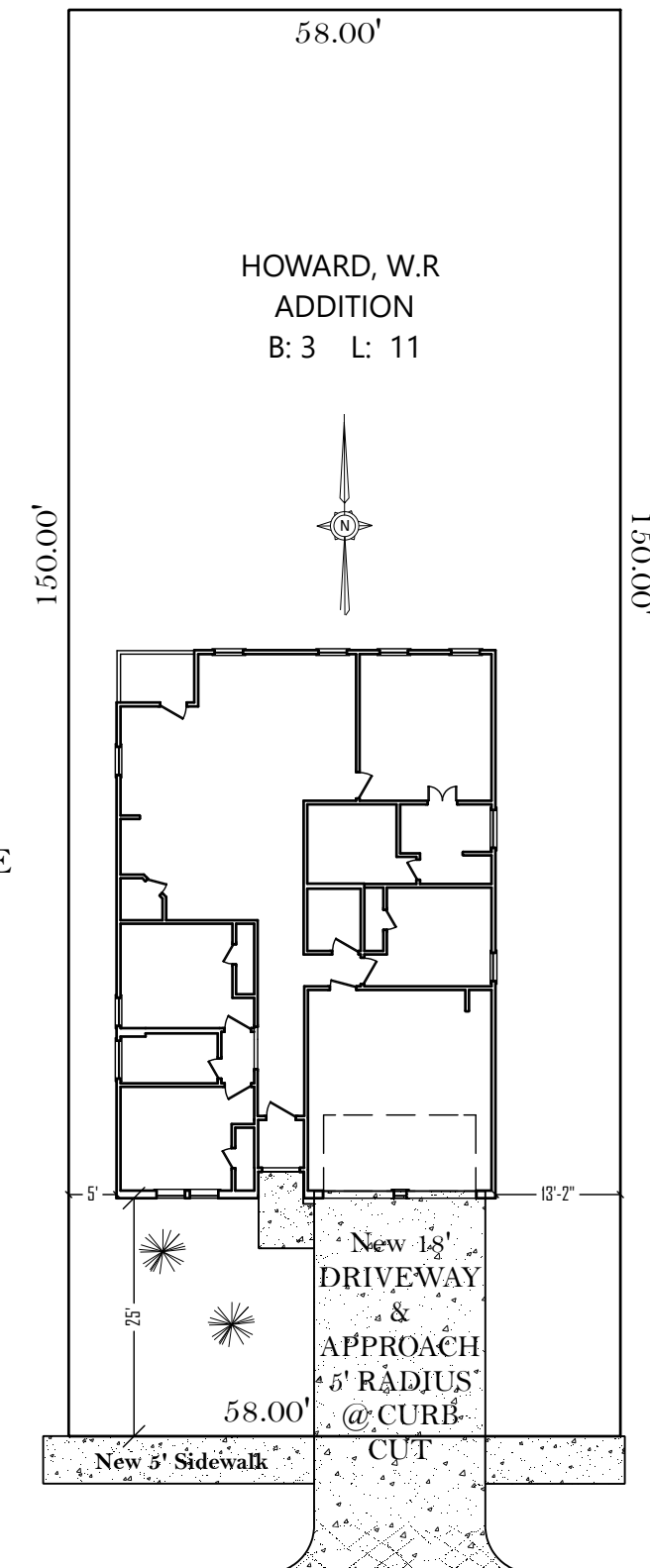


Roof Layout & Framing
Scale: 1/8" = 1'



EXISTING HOUSE
BUILT @ 25'

EXISTING HOUSE
BUILT @ 40'

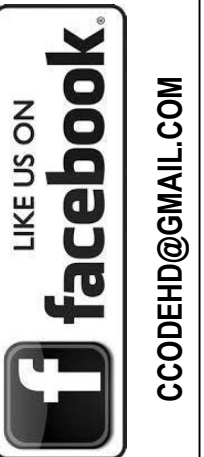


4809 RAMEY AVE

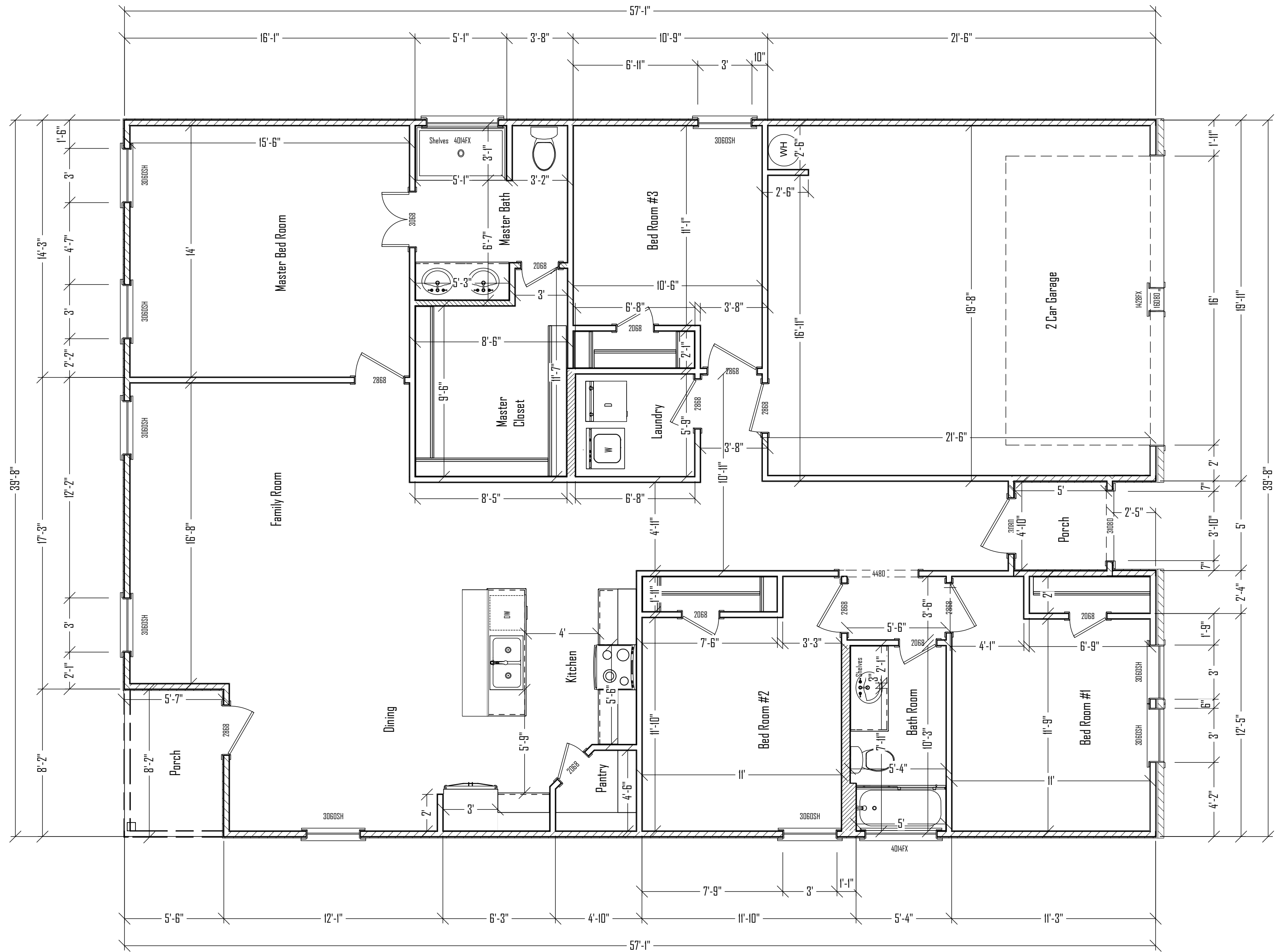
Site Plan
Scale 1" = 20'

This plans have been specifically design for a one time use at the specific address shown in the address bar. Additional use of this plans for other locations is prohibited without the consents of C.C.H.D

Project Address:
4809 RAMEY AVE
FORT WORTH, TEXAS



SHEET NUMBER
P-2



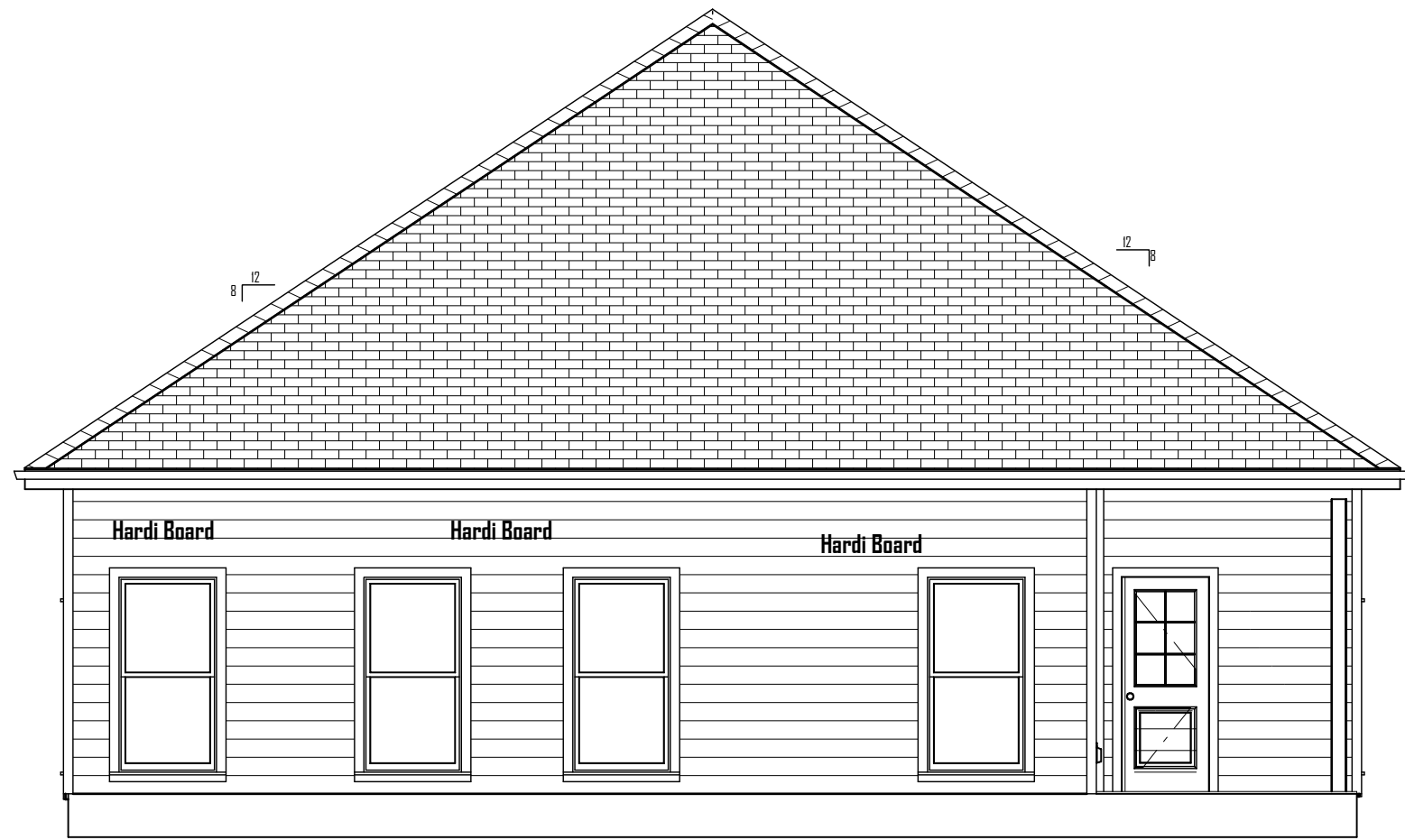
Floor Plan
Scale: 1/4" = 1'

This plans have been specifically design for a one time use at the specific address shown in the address bar. Additional use of this plans for other locations is prohibited without the consents of C.C.H.D

Project Address:
4809 RAMEY AVE
FORT WORTH, TEXAS

LIKE US ON
facebook
CCODEHD@GMAIL.COM

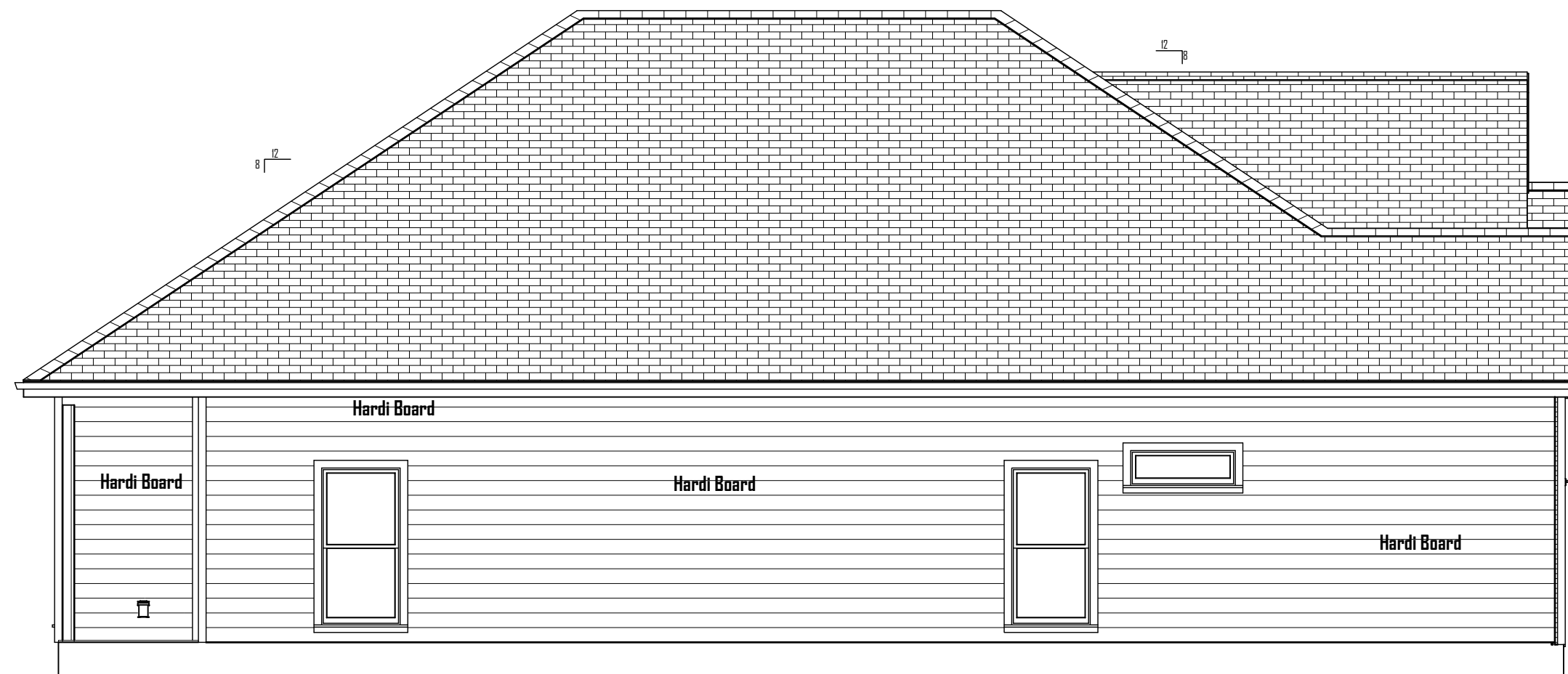
SHEET NUMBER
P-3



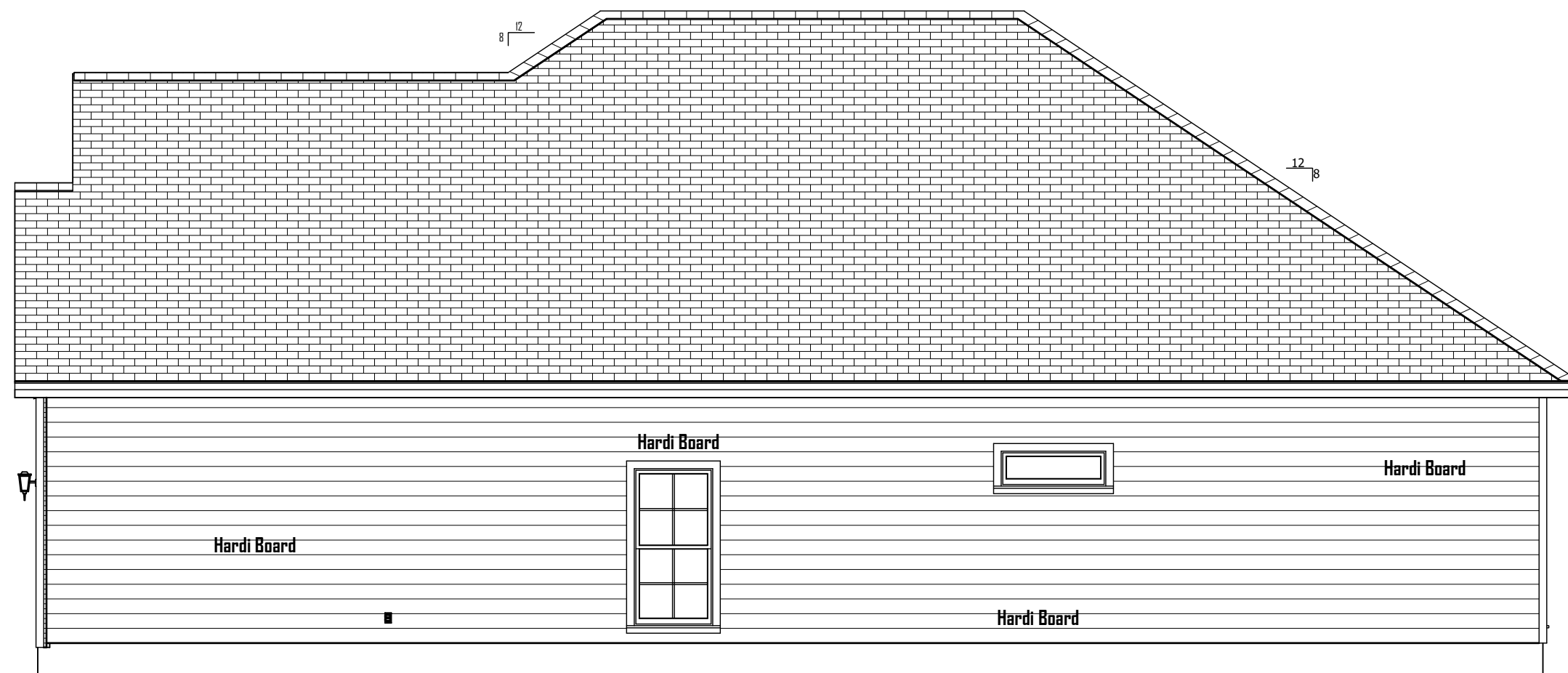
Back Elevation
Scale: 3/16" = 1'



Front Elevation
Scale: 3/16" = 1'



Left Elevation
Scale: 3/16" = 1'



Right Elevation
Scale: 3/16" = 1'

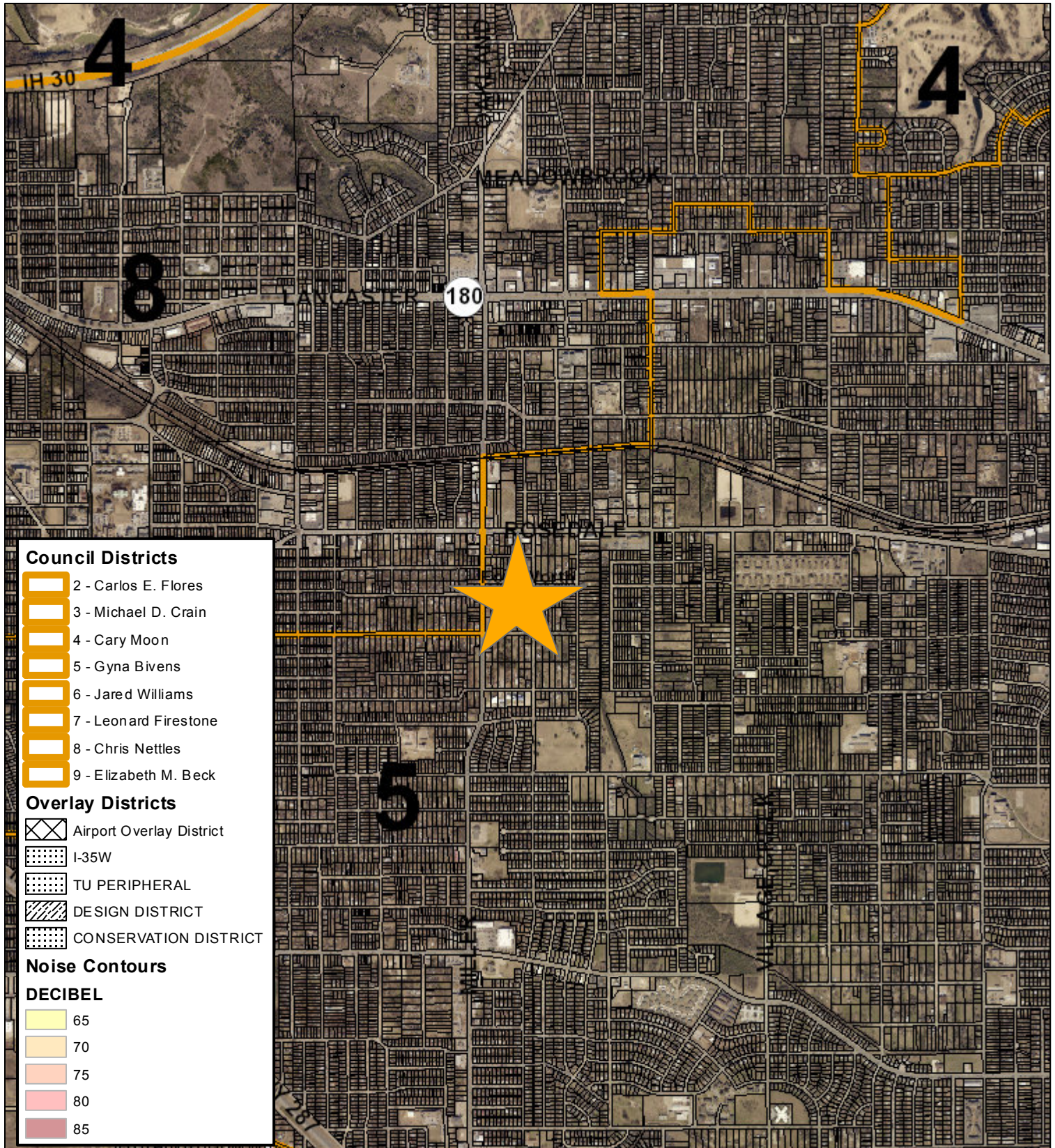
This plans have been specifically design for a one time use at the specific address shown in the address bar. Additional use of this plans for other locations is prohibited without the consents of C.C.H.D

Project Address:
4809 RAMEY AVE
FORT WORTH, TEXAS

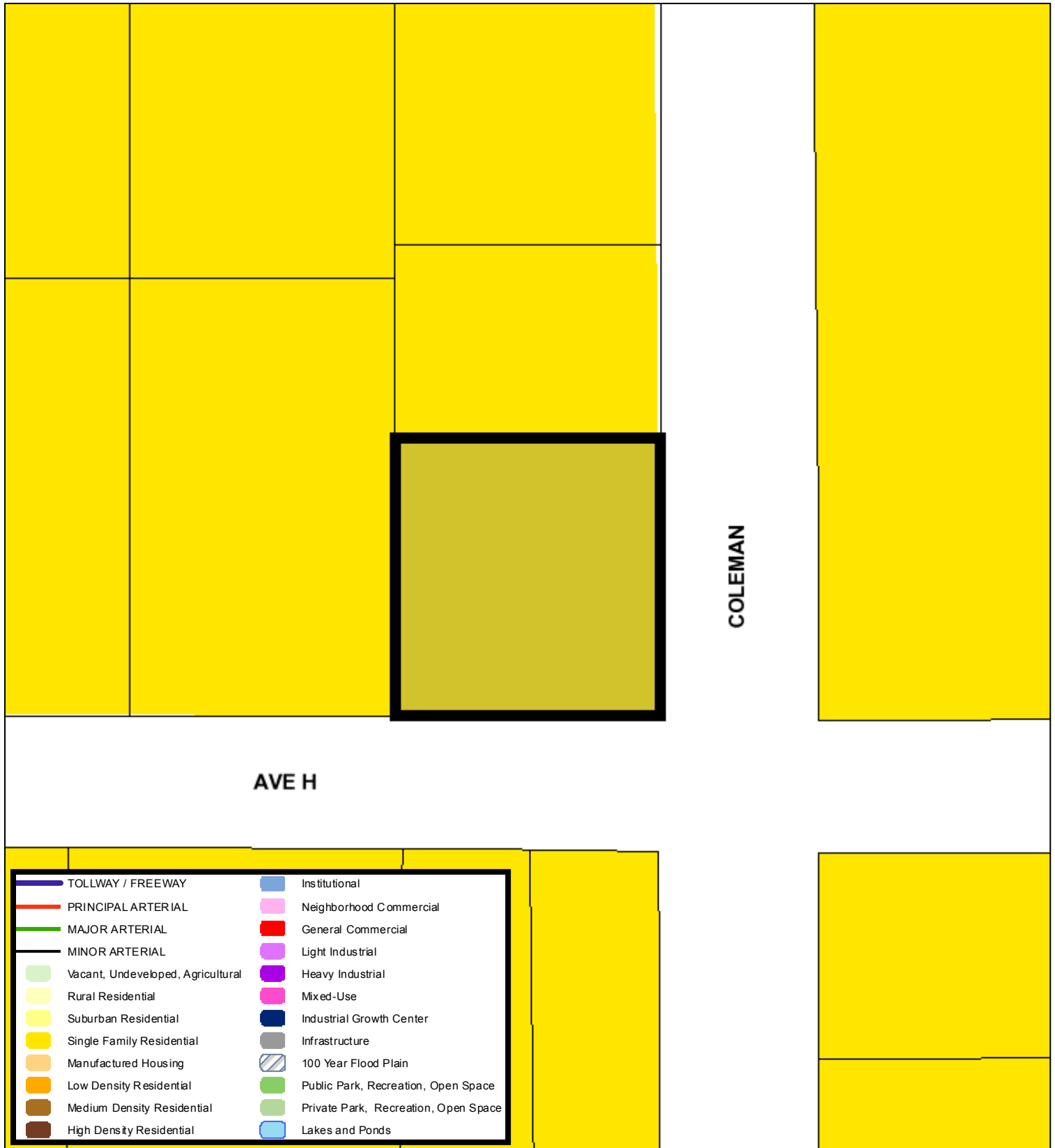
LIKE US ON
facebook
CCODEHD@GMAIL.COM

SHEET NUMBER
P-4

Area Map

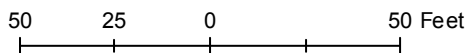


Future Land Use



AVE H

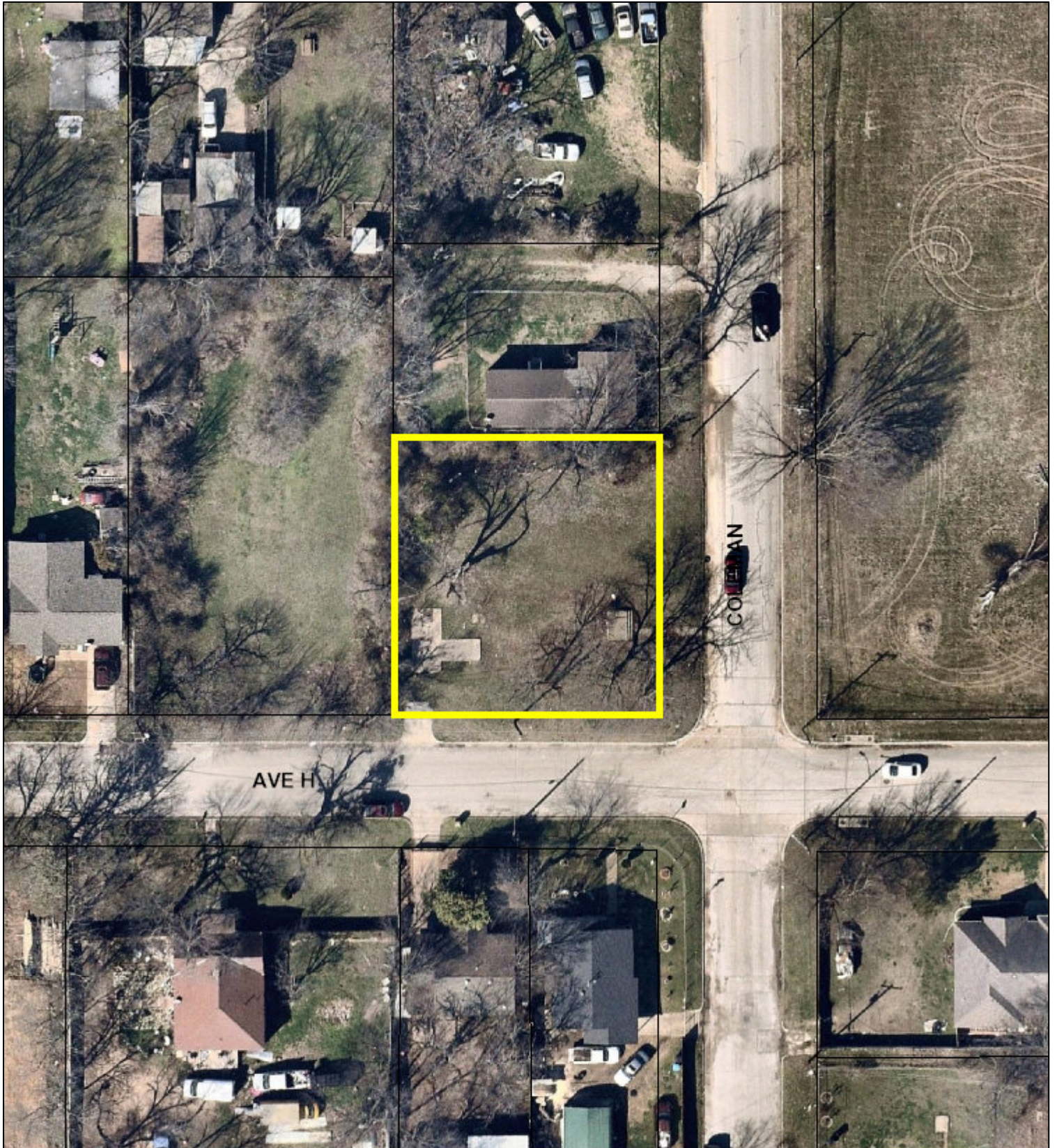
COLEMAN



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



Aerial Photo Map



0 30 60 120 Feet





Zoning Staff Report

Date: December 14, 2022

Case Number: ZC-22-199

Council District: 5

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Ana Maria Preciado / Xavier Loza

Site Location: 3760 Waldorf Street

Acres: 0.23 acres

Request

Proposed Use: Single Family Home

Request: From: “MU-1” Low Intensity Mixed-Use

To: “A-5” One-Family

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

Project Description and Background

This lot is located on the west side of Waldorf Street, three (3) lots north of Berry Street. It is part of the block located northeast of Berry Street and Stalcup Road. East Loop 820 is just over a quarter mile to the east of the site. The shoreline of Lake Arlington is located just over three-quarters of a mile to the east of the lot. The site is located within the Stop Six Overlay, Neighborhood Empowerment Zone (NEZ) Area Six, as well as the Berry/Stalcup Urban Village.

Waldorf Street dead ends into Wildcat Branch Creek just three lots north of the site. The creek, most of Waldorf street, and the lots across Waldorf Street from the subject site are all located within the 100 Year Flood Plain.

The general surrounding area has been part of a number of master plans and initiatives to revitalize the area and improve the quality of development. Besides the Stop Six Overlay added in 2019, the addition of the Neighborhood Empowerment Zone, and the creation of the Berry/Stalcup Urban Village, all of which include the subject site, the area to the east of E. Loop 820 has also been the focus of planning efforts since 2004; The large area east of 820 is a part of the Lake Arlington Master Plan, which proposes redevelopment of the area from under-utilized parcels and low density industrial developments to higher density residential and development that protects Lake Arlington as a recreation and water source. The 2017 Comprehensive Plan designated an expansion of the Berry Lake Arlington Urban Village to encourage a higher quality development of the lake area, a highway-oriented commercial cluster, as well as higher density residential parcels. The subject site is located about a quarter-mile west of the boundary of the study area for the Lake Arlington Master Plan.

As of the update to the Mixed-Use Zoning Ordinances in October 2021, the “MU-1” Low Intensity Mixed-Use district does not allow the proposed single-family land use; the lowest intensity of residential use allowed is a duplex. If the applicant is to build a single-family home, the lot must be rezoned. The lot was rezoned in 2009 from “B” Two-Family to “MU-1” Low Intensity Mixed-Use as part of a Council Initiated Rezoning for the area; the previous “B” Two-Family zoning would have allowed a duplex or single-family home.

Unless the site is rezoned, any development must be designed to meet the standards of the “MU-1” Low Intensity Mixed-Use Ordinance; any items unable to meet the standards must request a waiver from the Urban Design Commission and possibly the Board of Adjustment, depending upon the item.

In “MU-1” Low Intensity Mixed-Use zoning, many building types are permitted: duplex, townhomes, manor house, apartment/condominium, general commercial, or mixed-use. Since the applicant wishes to build a single-family house, which is not allowed in the “MU-1” Low Intensity Mixed-Use district, the table below will compare a duplex in “MU-1” to a single-family residence in “A-5”.

	Current Zoning: MU-1 (Assuming Duplex)	Requested Zoning: A-5
Lot size	N/A	5,000 sq. ft. minimum
Lot width	N/A	50' min. at building line
Lot coverage	N/A	50% maximum
Front Yard	0' min./20' max.	20' min., subject to projected front yards
Rear Yard	5' minimum	5' minimum
Side Yards	0' minimum	5' minimum
Height	Min.: 1 story at a min. of 18' Max.: 3 stories	35' maximum
Parking	2 parking spaces plus one space per bedroom over 3 bedrooms, located behind the front build wall,	Min. 2 parking spaces behind the front build wall, plus one parking space for each bedroom above 3

	garage doors that face the street must be located min. 20' behind front wall plane	
Landscaping	Street Trees and Pedestrian Scaled Lighting (can seek waiver)	Subject to Urban Forestry (one tree in parkway and one in yard)
Façade Design Standards	Façade variation required when facing ROW: façade <50' wide shall incorporate two elements	N/A
Fence	Fences and walls along public streets taller than 4' must be open style	Up to 8' height if located behind front build wall

Surrounding Zoning and Land Uses

North "MU-1" Low Intensity Mixed-Use / residential home
 East "MU-1" Low Intensity Mixed-Use / undeveloped
 South "MU-1" Low Intensity Mixed-Use / undeveloped
 West "MU-1" Low Intensity Mixed-Use / undeveloped

Recent Zoning History

- ZC-19-116, Council Initiated Rezoning of almost 3000 acres that created the Stop Six Overlay
- ZC-18-074 from "MU-1" to "E"; east of subject site; denied without prejudice
- ZC-17-097 Council Initiated Rezoning of almost 1200 acres, east of subject site; effective 12-21-17
- ZC-16-170 Council Initiated Rezoning of almost 400 acres to remove the Historic and Cultural District Overlay, west of subject site
- ZC-08-206 Council Initiated Rezoning of almost 200 acres, including the subject site being rezoned from "B" to "MU-1"; effective 2-28-09

Public Notification

300-foot Legal Notifications were mailed on December 1, 2022.
 The following organizations were emailed on December 2, 2022:

Organizations Notified	
Parkside NA*	Stop Six Sunrise Edition NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from “MU-1” Low Intensity Mixed-Use to “A-5” One-Family to build a single family home. The lots surrounding the subject site are mostly vacant with a few residential homes. Across Berry street are multiple small churches and commercial buildings.

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

Comprehensive Plan Consistency – Southeast

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

Below is a portion of a table from the Comprehensive Plan in “Ch. 4 Land Use” categorizing land use and zoning conformance. The proposed “A-5” One-Family zoning district is not listed as a compatible district within the Mixed-Use Future Land Use designation.

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

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

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

There are three lots located to the north of the subject lot, and then a small creek, Wildcat Branch. The lots on the north side of the creek are designated as Single-Family Residential Future Land Use; the lots south of the creek are designated as Mixed-Use Future Land Use. The creek forms a natural barrier, as Waldorf Street dead-ends into the creek.

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

Economic Development Plan

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

1. High-wage job growth.

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

The Stop Six Area is one of six target areas, located approximately two miles southeast of downtown.

OVERVIEW

Stop Six, along with East Lancaster, is one of the most challenged of all the target areas. It’s primarily Black and Latino residents earn just above half of the city median income. The City has already made strides toward improving this target area. Stop Six is included in a unique program designed to improve the health of a community’s residents, the Blue Zones Program, which has shown progress in the area. The area is also fully covered by the Stop Six Empowerment Zone, which offers incentives for redevelopment. Part of Stop Six is also covered by the Berry/Stalcup Urban Village. In March 2017, Fort Worth announced an investment of \$2.56 million dollars into beautification, code enforcement, public improvements, and maintenance of Stop Six as the first Neighborhood Improvement Strategy target area. The area has several major barriers to economic development including some of the city’s highest pockets of poverty, crime, and vacant housing stock. Stop Six also does not benefit from proximity to downtown and the city’s thriving urban core in the same way as other target areas such as Evans & Rosedale, the Near Northside, and the western segment of East Lancaster.

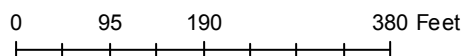
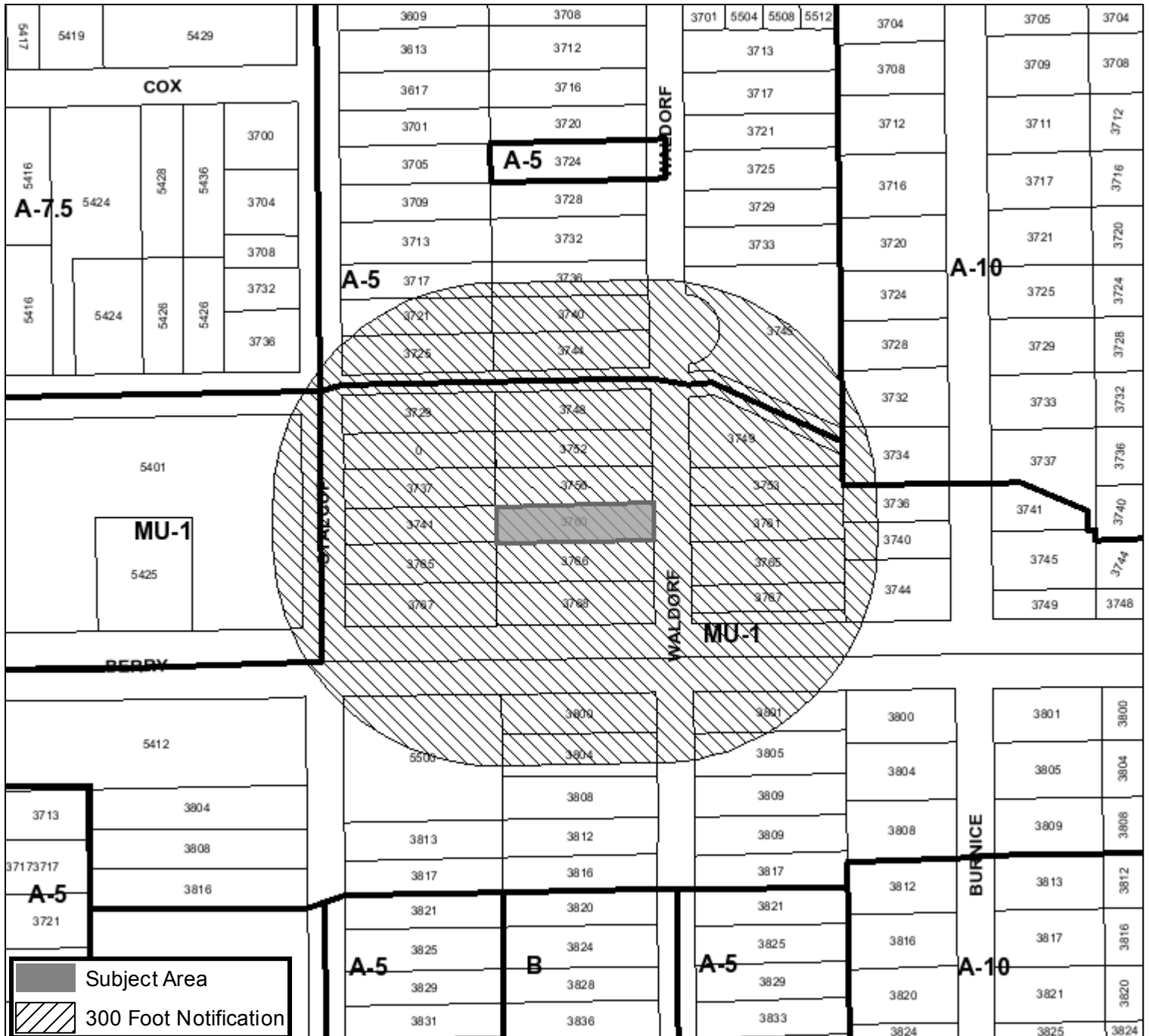
PRIMARY CONSIDERATIONS

- Housing investment and reinvestment are the most important strategies for this area to raise the level of appeal to existing and future residents as well as businesses.
- Strategic City investments should be focused along corridors and nodes of existing activity. New and existing business should be supported, and mixed-use projects should be targeted for the area.
- Transportation and infrastructure also needs to be addressed, with a focus on connecting key locations within Stop Six to employment centers in surrounding cities and educational and training opportunities.



Area Zoning Map

Applicant: Ana Maria Preciado
 Address: 3760 Waldorf Street
 Zoning From: MU-1
 Zoning To: A-5
 Acres: 0.2365266
 Mapsco: 079Y
 Sector/District: Southeast
 Commission Date: 12/14/2022
 Contact: 817-392-2806








Area Map








Council Districts

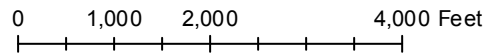
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

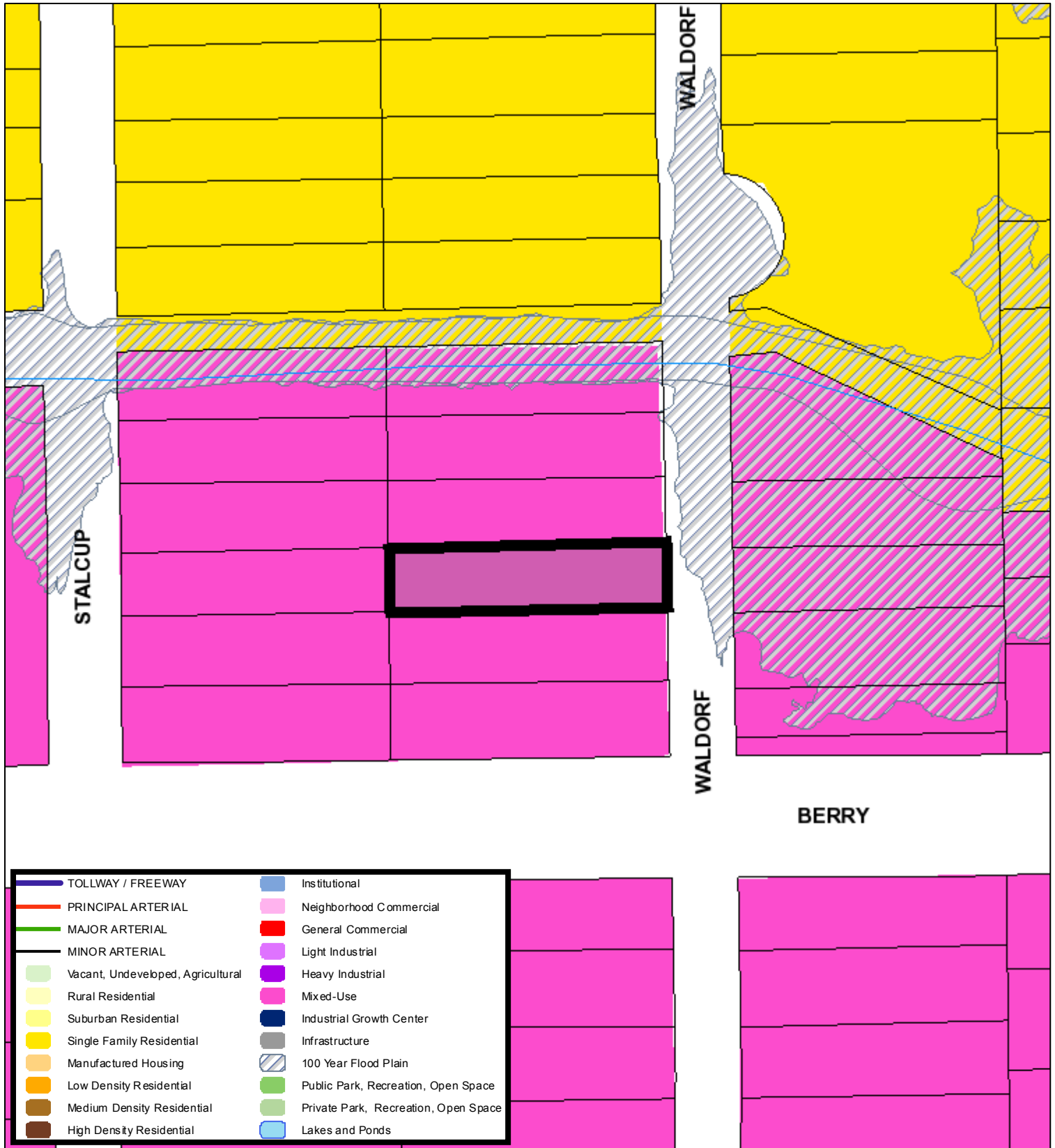
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

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 62.5 125 250 Feet





Zoning Staff Report

Date: December 14, 2022

Case Number: ZC-22-200

Council District: 8

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Albaro Becerra / Raymond & Alex Ayala, Sluggers Training Facility & Ballfields

Site Location: 395 Altamesa Boulevard

Acreage: 19.369 acres

Request

Proposed Use: Baseball/Softball Training Facility (indoor facility, 3 Baseball Fields & 1 Softball Field)

Request: From: “A-5” One Family Residential

To: “PD-E” Planned Development based on Neighborhood Commercial zoning, with development standards for buffer yard, screening, and landscaping; 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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 - 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 planned development off of Altamesa Boulevard in the Sycamore Sector of Fort Worth, in Council District 8. The approximately 19 acre site, which is currently undeveloped, is proposed to be rezoned from the existing “A-5” One Family residential to PD-E, a Planned Development with a base of Neighborhood Commercial to accommodate development of a private commercial baseball training facility. The Site Plan submitted by the applicant shows 3 outdoor baseball fields, 1 outdoor softball field, a 20,000 indoor training facility with offices. An detailed description from the application is provided below:

The 19.369 tract of land located at 395 Altamesa Blvd. is being considered for purchase by Ninth Inning, LLC to develop Sluggers Training Facility and Ballfields consisting of a 23,000 square foot baseball and softball training facility and a baseball park with 1 high school field, 1 pony league field, 1 little league field and 1 softball field. The current zoning of this tract is A5 Residential and needs to change to Neighborhood Commercial, Base E zoning. The tract has been vacant for many years and has become a homeless encampment, trash dump site and a nuisance to the surrounding communities. Rezoning the site to accommodate this Planned Development is an excellent transition to the Hallmark Neighborhood to the south and east of the development. The tract of land directly to the east of the site is owned by Everman ISD. A 75-foot Onkor easement is located between the Sluggers site and the Hallmark Neighborhood which provides an additional buffer area to the residents along the easement fence line.

15.8 acres (80%) of this tract is in the Sycamore Creek floodplain making it very difficult for a developer to build homes. The Stormwater Department expressed that floodplains are an excellent place to construct ballfields as long as the base flood elevations remain unaltered. Preliminary studies of the floodplain have been conducted and a 0 rise in water surface elevations are achievable. Ninth Inning, LLC will continue to work with the City's floodplain administrators and the Stormwater Department as the plans evolve. Ninth Inning, LLC has proposed to the City's Parks Department to include an easement for a trail system to meander along the banks of Sycamore Creek. The City has a Trail Master Plan which shows future trails along this stretch of Sycamore Creek. These trails will serve the surrounding communities by connecting Hallmark Park to the south of the development with future connectivity to the north of Altamesa Blvd. Due to the environment friendly nature of the ballpark many of the trees in the floodplain and floodway will be preserved which also aligns with the City's vision of conserving as much open space as possible. Ninth Inning, LLC plans to make a conscious effort to preserve as many trees as possible along the outfield fences of the ballfields. Trees provide a natural canopy for ballplayers and parents to find relief from the hot Texas sun. Ninth Inning, LLC plans to install ballfield lighting which minimizes light spillage onto the surrounding neighborhood area south of the ballpark. The separation caused by the Onkor easement between the Slugger's site and homes helps us achieve this effort.

The building and parking lot will be situated above the floodplain in the remaining 3.5 acres. The 23,000 square foot training facility will provide young athletes a place to train and enhance their skills. It will have an indoor infield, batting cages and a gym for strength and agility training. A mezzanine area will accommodate a classroom which can be utilized for team meetings, parent meetings, community functions and resource room. The front office will have a pro shop, conference room, staff breakroom and staff offices. Above the office area there will be additional offices and an open space conference area for weekend tournament staff. The northwest corner of the parking lot will include a pavilion area with bathrooms, concession stand, storage, shade structure and food truck pad. This building will be an asset to the Hallmark/Camelot/Highland Village area of south Fort Worth.

The PD development standards are included below. Staff does not have any issue with the development standards being requested. If the Zoning Commission or City Council are not comfortable with the Site Plan and development standards as shown, then you can opt to add or modify any waiver as part of this Planned Development. A facility like the one proposed would fall under the land use line item called “Baseball/softball facility; other ball fields (commercial)”. This requires industrial (I, J, or K zoning) in order to build by right. Alternatively, a PD can be proposed based on a less intensive commercial zoning district (such as “E”

Neighborhood Commercial) which is what is being proposed in this instance. Staff feels that a PD/E would be the better way to accommodate this proposal, rather than requesting a base industrial district which would be far more controversial based on the proximity to residential areas. Please note that no golf driving range is planned at this location, this is included as a technical requirement, in which all Planned Developments must modify two or more land uses. The baseball facility is the first added land use and the golf driving range is the second added land use simply to meet the technical specifications of the Zoning Ordinance.

EXHIBIT A

ZC-22-200, 395 Altamesa Boulevard

Planned Development for all uses in "E" Neighborhood Commercial plus Baseball/softball facility; other ball fields (commercial), and golf driving range, with development standards (waivers) for buffer yard, screening, and landscaping; Site Plan included

Requirement	"E" Standards	Proposed "PD-E"
Open Space	Minimum 10% of net site area	98% - Complies
Building Setbacks	Front yard: 20' minimum Rear yard: 5' minimum Side yard: 5' minimum	Front yard: n/a Rear yard: n/a Side yard: 5' provided - Complies
Buffer Yard / Screening	20' minimum, 0 feet minimum where "E" abuts "A-5" zoning. 6.101(b)(2) structures are not permitted to be located in this yard area, nor can such area be used for signage, garbage collection, loading and/or parking of vehicles, any type of storage, or any nonresidential activity. 5' landscape buffer yard and 6' high solid screening fence required along northern, eastern, and southern property lines where "E" abuts "A-5" zoning.	5' - Complies Waiver requested: Northwest corner of parking lot is planned for a pavilion area. Requesting variance to place the pavilion area, a storage structure, and garbage collection on the northeast end of the parking lot. Not to provide 5' landscaping buffer and 6' high solid screening fence north of pavilion and east of baseball and softball fields. Fences will be in the floodplain. Provide 6' wrought iron fencing at locations labeled on the site plan. Provide 6' wrought iron gate at entrance.

Height	Maximum height - 3 stories or 45 feet	26' - Complies
Parking	1 space per 250 square feet of commercial buildings PLUS 1 space per 5 participants/spectators based on maximum capacity (115 spaces required)	173 spaces provided - Complies
Urban Forestry	Must comply with Urban Forestry Ordinance requirements listed in Section 6.302 of the Zoning Ordinance	Will meet Urban Forestry requirements - Complies
Landscaping	Must meet standards listed in Section 6.301.h.1 of the Zoning Ordinance	Waiver requested: Provide landscaping for every 75 square feet of total impervious area (170 square feet) with clusters of native shrubs and grasses as listed in Table A of Section 6.301.h.2.

Surrounding Zoning and Land Uses

North "A-5" One Family Residential / undeveloped
 East "A-5" One Family Residential / undeveloped
 South "A-5" One Family Residential / single-family residential & electric transmission line
 West "G" Intensive Commercial / Sycamore Creek & railroad line

Recent Zoning History

- None

Public Notification

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

Organizations Notified	
Hallmark Camelot Highland Terrace NA*	Winchester Park HOA
Trinity Habitat for Humanity	Streams and Valleys Inc
Everman ISD	Crowley ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The area directly adjacent to the south of the subject property is an existing single-family residential neighborhood, with an electric transmission line providing a small buffer to separate the residential from the proposed baseball facility. To the north and east are areas zoned “A-5” One Family residential, but undeveloped. To the west is Sycamore Creek, a railroad line, and significant floodplain areas. The only ingress/egress point from this site is from an existing stub out / dead end of Rockdale Road. Access to the site from Altamesa Boulevard is not possible due to the grading of the road for the bridge over the rail line.

While the access to the site using residential streets is not ideal, the general layout of this site **is compatible** with surrounding land uses. The floodplain covering most of the site precludes the development of additional residential units here as suggested by the Comprehensive Plan. The quasi-commercial nature of the outdoor baseball fields will be very similar in function to a neighborhood park. The main concern regarding compatibility is the level of community support for the Site Plan as presented. The Zoning Commission should factor their decision to recommend approval or denial based on whether the community and surrounding neighborhoods are supportive of the Site Plan or not.

Comprehensive Plan Consistency – Sycamore

The adopted 2022 Comprehensive Plan designates the subject property as future single family residential. Rezoning requests for “A-10”, “A-7.5”, “A-5”, or “AR” would be in alignment with the future land use designation of single family residential. The proposed zoning to “PD-E” for a Planned Development with a base of Neighborhood Commercial **is not consistent** with the Comprehensive Plan.

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

Additionally, the following land use policy applicable to the Sycamore Sector should be evaluated with this request:

SYCAMORE SECTOR FUTURE LAND USE

Sector Land Use Policies

2. Protect residential areas from encroachment by commercial and industrial uses.

The site is surrounded by existing residential areas to the south and east. The sector land use plan makes a point to protect existing residential areas from encroachment by commercial and industrial uses. This proposal is based on neighborhood commercial zoning, and could be seen as potential encroachment of commercial uses, as access to the site is solely through residential streets (Rockdale Road & Sheffield Drive) rather than through the

closest arterial (Altamesa Blvd.). However based on roadway geometry, access to the site from Altamesa Blvd. is not feasible.

If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect the 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 following Economic Development policies support the rezoning as presented:

- Use appropriate incentives to promote development of vacant land and redevelopment or reuse of deteriorated properties within designated commercial districts.
- A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

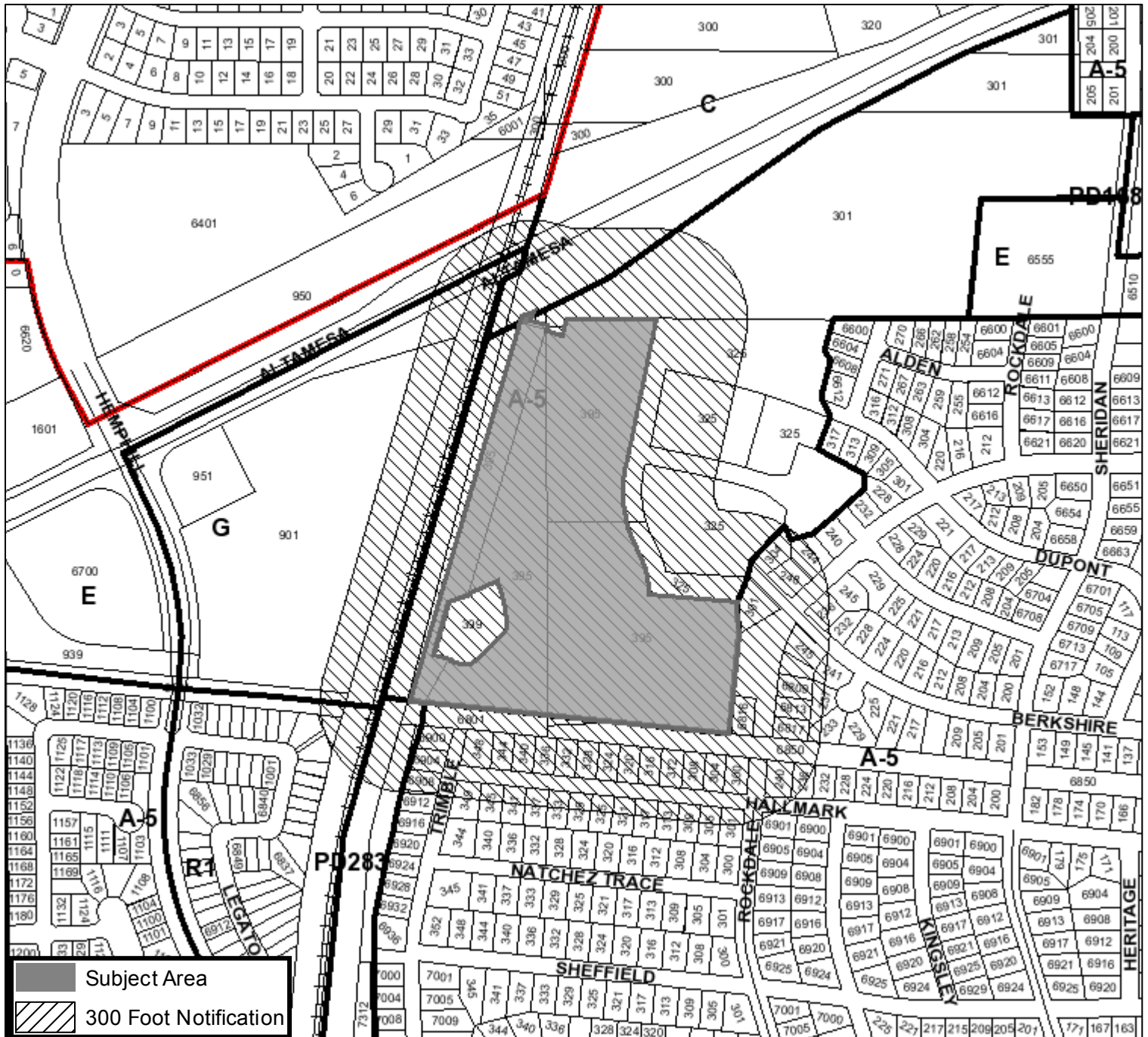
Site Plan Comments

Zoning related comments – addressed as of 11/30:

- Remove Floor Area Ratio line
- Email pdf of updated Site Plan with comments addressed (do not include application or signature pages). Need no later than the end of this week (Dec. 2)
- Revise calculation using "Open Space" definition in Chapter 9, Zoning Ordinance. Discount all building footprints, PLUS all parking areas and access drives. Outdoor recreation areas can count as open space.
- Should read "20 foot minimum where "E" abuts "A-5" zoning"
- Add to buffer yard / screening row: [under "E" standards: "5 foot landscaped buffer yard and 6 foot high solid screening fence required along northern, eastern, and southern property lines where "E" abuts "A-5" zoning". For the "Proposed PD-E" column, add Waiver Request: To not provide 5 foot landscaped buffer yard and 6 foot high solid screening fence along northern, eastern, and southern property lines (unless you intend to provide this - otherwise you need the waiver request)
- "E" height is 45' or 3 stories, not 50', revise
- 173 spaces shown on plan - revise count
- Should be 115 required (88+27) not 114
- Add row for Landscaping requirements / waiver request. See section 6.301.h.1 for landscaping requirements.
- Add case reference ZC-22-200
- Provide PD waiver exhibit

Area Zoning Map

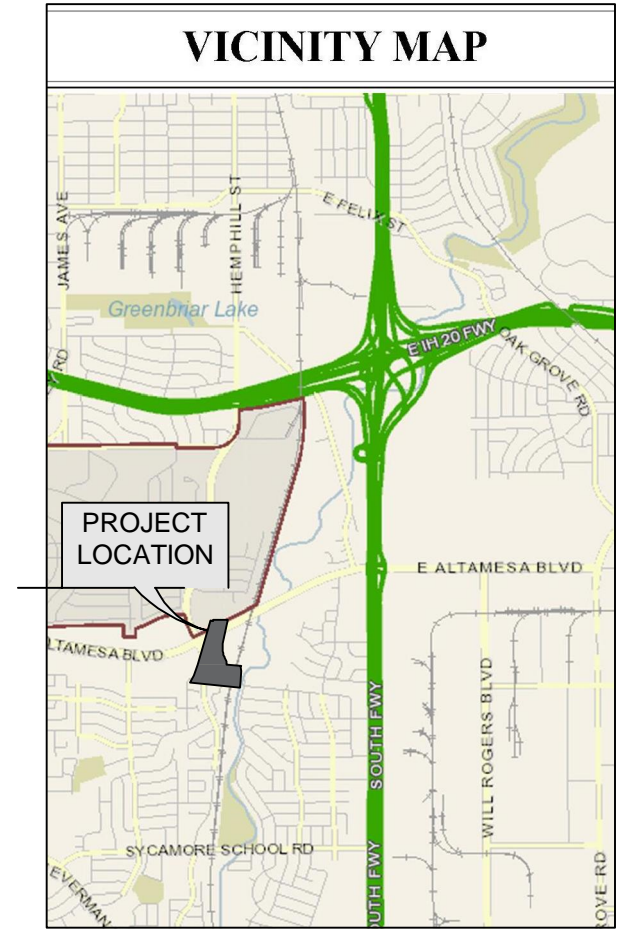
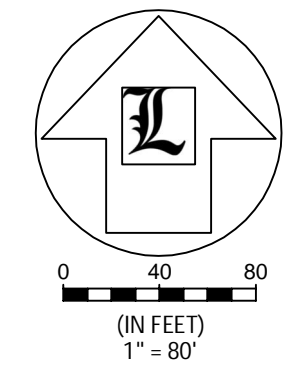
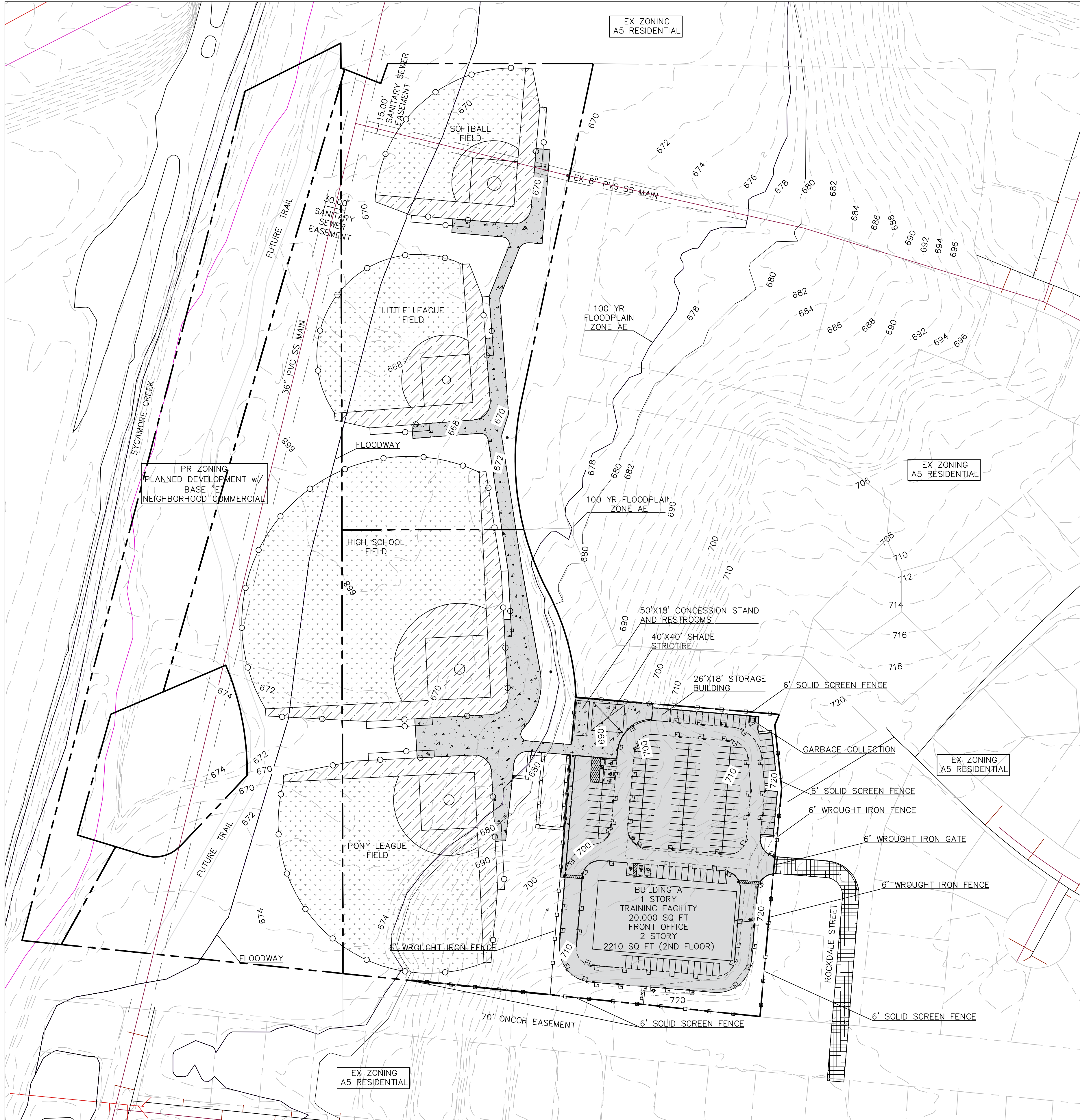
Applicant: Raymond Ayala
 Address: 395 Altamesa Boulevard
 Zoning From: A-5
 Zoning To: PD-E
 Acres: 16.98322158
 Mapsco: 105A
 Sector/District: Sycamore
 Commission Date: 12/14/2022
 Contact: 817-392-2495



0 237.5 475 950 Feet

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Drawing: C:\Users\caryl\OneDrive\Documents\Sluggers\CD\22-200-151-001_01\TP\MSD.dwg Saved By: caryl Show Time: 11/29/2022 9:33:15 PM



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

SITE DATA

EX. ZONING	A5 RESIDENTIAL
PROP. ZONING	PLANNED DEVELOPMENT w/BASE "E" NEIGHBORHOOD COMMERCIAL
PROPOSED LAND USE	BASEBALL/SOFTBALL FACILITY; OTHER BALL FIELDS (COMMERCIAL) & GOLF DRIVING RANGE
LOT AREA (GROSS)	19.369 ACRES (843,713.64 SF)
TOTAL BUILDING AREA	22,210 SF
OPEN SPACE	829,513 SF
TOTAL IMPERVIOUS AREA	127,805 SF
REQUIRED PARKING FACILITY (1 SPACE PER 250 SF)	88 SPACES
REQUIRED PARKING BALL FIELDS (1 SPACE PER 5 PARTICIPANTS/SPECTATORS)	27 SPACES
PARKING PROVIDED	170 SPACES
PARKING PROVIDED (ACCESSIBLE)	6 SPACES
BUILDING HEIGHT	26 FEET

PLANNED DEVELOPMENT STANDARDS

REQUIREMENT	"E" STANDARDS	PROPOSED "PD-E"
OPEN SPACE	MINIMUM 10% OF NET SITE AREA	98% - COMPLIES
BUILDING SETBACKS	20 FEET	49 FEET - COMPLIES
BUFFER YARD/SCREENING	20 FEET MINIMUM, 0 FEET MINIMUM WHERE "E" ABUTS "A-5" ZONING 6.101(b)(2) STRUCTURES ARE NOT PERMITTED TO BE LOCATED IN THIS YARD AREA, NOR CAN SUCH AREA BE USED FOR SIGNAGE, GARBAGE COLLECTION, LOADING AND/OR PARKING OF VEHICLES, ANY TYPE OF STORAGE, OR ANY NONRESIDENTIAL ACTIVITY. 5 FOOT LANDSCAPE BUFFER YARD AND 6 FOOT HIGH SOLID SCREENING FENCE REQUIRED ALONG NORTHERN, EASTERN, AND SOUTHERN PROPERTY LINES WHERE "E" ABUTS "A-5" ZONING.	5 FEET - COMPLIES WAIVER REQUEST: NORTHWEST CORNER OF PARKING LOT IS PLANNED FOR A PAVILION AREA. REQUESTING VARIANCE TO PLACE THE PAVILION AREA, A STORAGE STRUCTURE, AND GARBAGE COLLECTION ON THE NORTHEAST END OF THE PARKING LOT. NOT PROVIDE 5 FOOT LANDSCAPE BUFFER AND 6 FOOT HIGH SOLID SCREENING FENCE NORTH OF PAVILION AND EAST OF BASEBALL AND SOFTBALL FIELDS. FENCES WILL BE IN FLOODPLAIN. PROVIDE 6 FOOT WROUGHT IRON FENCING AT LOCATIONS LABELED ON THE SITE PLAN. PROVIDE 6 FOOT WROUGHT IRON GATE AT ENTRANCE.
HEIGHT	MAXIMUM HEIGHT 45 FEET	BUILDING HEIGHT 26 FEET - COMPLIES
PARKING	1 SPACE PER 250 SQUARE FEET OF COMMERCIAL BUILDING PLUS 1 SPACE PER 5 PARTICIPANTS/SPECTATORS (115 REQUIRED)	173 SPACES PROVIDED - COMPLIES
URBAN FORESTRY	COMPLY WITH URBAN FORESTRY ORDINANCE REQUIREMENTS	WILL MEET URBAN FORESTRY REQUIREMENTS IN SECTION 6.302 ZONING ORDINANCE - COMPLIES
LANDSCAPING	COMPLY WITH COMMERCIAL AND INSTITUTIONAL USES AS OUTLINED IN SECTION 6.301.h.1	WAIVER REQUEST: PROVIDE LANDSCAPING FOR EVERY 75 SQUARE FEET OF TOTAL IMPERVIOUS AREA (170 SQUARE FEET) WITH CLUSTERS OF NATIVE SHRUBS AND GRASSES AS LISTED IN TABLE A OF SECTION 6.301.h.2

DEVELOPER: SLUGGERS YOUTH ACADEMY a 501(c)(3) ORGANIZATION 6024 OLD HEMPHILL RD. SUITE B FORT WORTH, TEXAS 76134 PHONE: 817-291-5087 CONTACT: RAY AYALA	APPLICANT: CARRILLO ENGINEERING, LLC TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. F-15893 301 COMMERCE STREET, SUITE 1410 FORT WORTH, TEXAS 76102 PHONE: 817-897-4996 CONTACT: ANNA L. CARRILLO, P.E.	SURVEYOR: AMERICAN MERIDIAN, LLC TBPELS FIRM# 10194663 2012 E. RANDOL MILL RD. SUITE 213 ARLINGTON, TEXAS 76011 PHONE: 817-948-2867 CONTACT: GARRETT JAMES SIELKER, RPLS	ARCHITECT: NELSON + MORGAN 2717 WIND RIVER LANE SUITE 230 DENTON, TEXAS 76210 PHONE: 940-566-0266 CONTACT: KELLY D. MORGAN
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Carrillo Engineering, LLC
 301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
 Phone: 817-896-0976 - Firm Registration #F-15893



**PRELIMINARY
NOT FOR CONSTRUCTION**
 THIS DRAWING IS
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 ENGINEER OF RECORD:
 ANNA L. CARRILLO, P.E.
 TX. REG. NO. 87350

SLUGGERS TRAINING FACILITY & BALLFIELDS
 395 ALTAMESA BLVD.
 FORT WORTH, TEXAS

OVERALL SITE PLAN

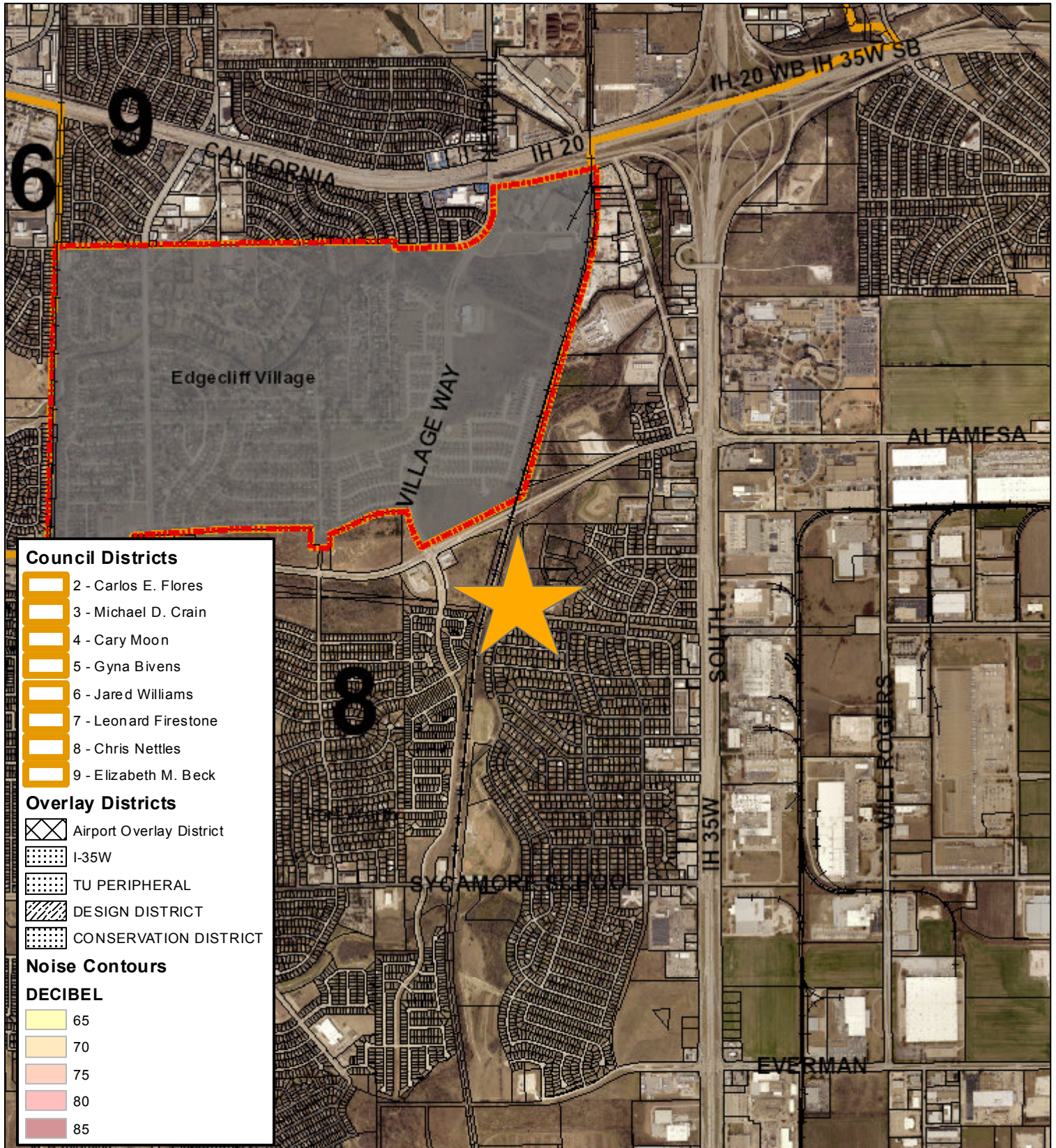
Issue Dates:
 11-7-2022
 11-30-2022

Date	Revisions

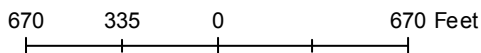
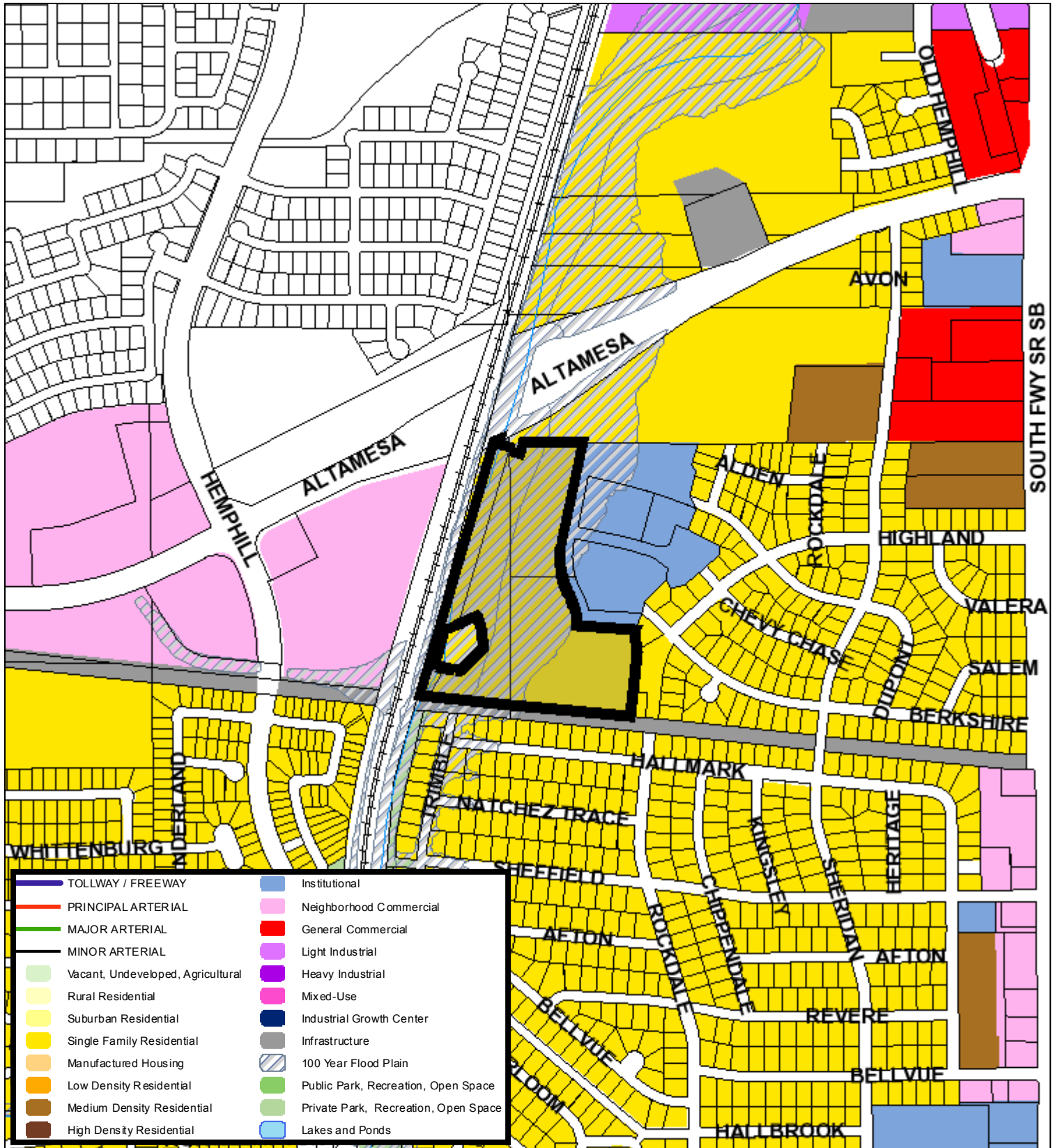
Scale: AS SHOWN
 Drawn By: AA
 Checked By: ALC

Sheet
1 of 6

Area Map



Future Land Use



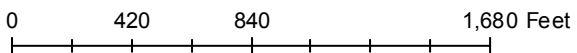
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-22-200

Aerial Photo Map





Zoning Staff Report

Date: December 14, 2022

Case Number: ZC-22-202

Council District: 6

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

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

Site Location: 7300 Granbury Road

Acreage: 33.080 acres

Request

Proposed Use: Apartments

Request: From: “PD 662” Planned Development, Neighborhood Commercial & “R2” Townhome
To: “D” High Density Multifamily & “PD-D” Planned Development-High Density Multifamily with development standards for signage, fencing, open space, parking, building orientation, and 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
9. Aerial Photograph
10. Site Plan
11. Renderings

Project Description and Background

This is a proposed multifamily development along Granbury Road in the Wedgwood sector of Fort Worth, in Council District 6. The site, which is currently undeveloped, is proposed to be rezoned from the existing “PD 662” Planned Development-Neighborhood Commercial and “R2” Townhouse/Cluster to two (2) different zoning classifications: “D” High Density Multifamily, and “PD-D” Planned Development High Density Multifamily. The entire site spans just over 33 acres in total. A narrative provided by the applicant as part of their submittal documents, is included below for reference:

33.080 acre and site being developer as a multi-family project, including both Apartment and single-story Townhouse style rental units. The project design provides for two lots, with primary access created by a 4-lane divided landscaped boulevard and round-about. The boulevard connects to an existing 4-lane divided driveway on Granbury Road. The required secondary access is off of Granbury Road, through the Innovation Villa site, and provides the primary marketing entrance to the Villas.

Innovation Villas on Granbury Road, planned for Lot 1 includes a 150-unit (plus two rental models), single-story gated multifamily community with individual courtyard clusters connected to vehicular and pedestrian circulation systems. A typical cluster contains two four-unit buildings (there may be 3-unit and 5-unit buildings) with each unit having a one-car garage and one car tandem driveway parking. The units are attached at the garages and each unit has a private backyard. Each cluster also has open-space providing pedestrian access to a network of pedestrian paseos. The area will have a community center located on the east side of the lot, at the main entrance off of Granbury Road. The community center will include a resort style swimming pool, exercise facility and a activity lawn. The site plan provides for pedestrian integration throughout, connecting to various open-space and activity elements.

RENDER Chisolm Trail, planned for Lot 2 includes a 330-unit three-story apartment community across buildings buildings. The apartment community's focal point will be a community center located on the western side of the lot to provide pedestrian integration between the apartments and the adjacent open-space/amenity corridor along.

The Planned Development portion (referenced above as “Innovation Villas”) is approximately 14.74 acres of the total 33.080 acre site. The proposed density of the PD is approximately ten (10) dwelling units per acre, below the “D” density maximum of 36 dwelling units per acre. These are proposed to be townhome-style buildings clustered in groups of three, four, or five, with one car attached garages and one tandem space in the driveway. Each unit appears to have a private, fenced yard.

The PD development standards (waivers) are included below. Staff is not supportive of the development standards for the signage, fencing, or open space requirements.

13. This request for a planned development is in accordance with the “D” district standards, with the following exceptions:
 - Perimeter security fence will be provided along the east and west property lines, and along Grandbury Road, setback minimum of 10 feet from the right of way line
 - Two spaces per dwelling unit, 1 space located within a single car garage having access to and from that unit, and 1 space located on the driveway directly in front of the garage. Plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage).
 - Meets 20 points of enhanced landscaping shown. Per note on this plan, will comply with Section 6.301, Landscaping.
 - Per note on site plan, will comply with Section 6.302, Urban Forestry. Trees will be spread throughout site in more of an SFR pattern.
 - Signage at main entry may be up to 10' wide x 8' tall and 65 sq. ft.

The remainder of the site, or 18.339 acres out of the total 33.080 acres would accommodate a 330 unit multifamily garden apartment complex, featuring 3-story buildings, surface parking, and a clubhouse/leasing center with outdoor pool. This is equal to a density of 18 dwelling units per acre, below the “D” maximum allowable density of 36 dwelling units per acre. This section, which would fall under standard “D” High Density multifamily zoning, would need to meet all the multifamily development standards found under Section 4.712 of the City of Fort Worth Zoning Ordinance.

Surrounding Zoning and Land Uses

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

Recent Zoning History

- None

Public Notification

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

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

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

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

The general layout of this site **is not compatible** with surrounding land uses. Higher density housing such as what is being proposed would be more ideally situated at a major intersection with several access points in

multiple directions to help diffuse traffic, or at a site that is more accessible to mass transit or a high capacity roadway. There are some similar types of residential products in the vicinity of the subject property, but none are directly adjacent to the site and do not provide a direct comparison. On the western side of Granbury Road (Granbury Road becomes Summer Creek Drive just south of the subject site), the cottage community to the north named Avilla Trails is located at the intersection of Altamesa Boulevard & Granbury Road, which offers both north/south and east/west access, as well as access to Chisholm Trail Parkway and Trinity Metro Bus Route #52. The density of Avilla Trails at 8.5 dwelling units per acre is also lower than the proposed development at 10 dwelling units per acre (detached multifamily/build to rent “PD-D” section) and 18 dwelling units per acre (standard garden apartment “D” section). To the south, the Dylan Apartments are also located at a major intersection, where Summer Creek Drive and Sycamore School Road intersect, providing access in two directions, as well as being proximal to the interchange with Chisholm Trail Parkway & Sycamore School Road, providing access towards Cleburne or downtown Fort Worth.

The proximity to “A-5” zoning should be taken into consideration as well. The subject site directly abuts the church property, which is zoned “A-5” One Family residential. Where multifamily zoning abuts single family residential zones, a supplemental setback applies, as well as required fencing and landscaping along the property line. In this instance, there is a drainage easement along this property line, which would preclude a fence and landscaping being installed, however staff would recommend still following the supplemental setbacks. It is up to the Zoning Commission and City Council whether or not they wish to accept the proposed development standard (waiver) to not install the required fencing & landscaping.

An additional concern is that the design appears to place little emphasis on the pedestrian environment and pedestrian connectivity. While the site is generally auto-dependent based on its location, residents should have the option to walk to nearby commercial areas or other attractions/amenities if they so choose. The detached multifamily phase/build to rent section does not show any sidewalks and the frontage of each unit is dominated by driveways, creating . The standard garden apartment section does show sidewalks, but no ramps, crosswalks, or other walking trails or paths are shown. While these elements are not required by Ordinance, they can provide an additional benefit for future residents.

Comprehensive Plan Consistency – Wedgwood

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

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

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

Site Plan Comments

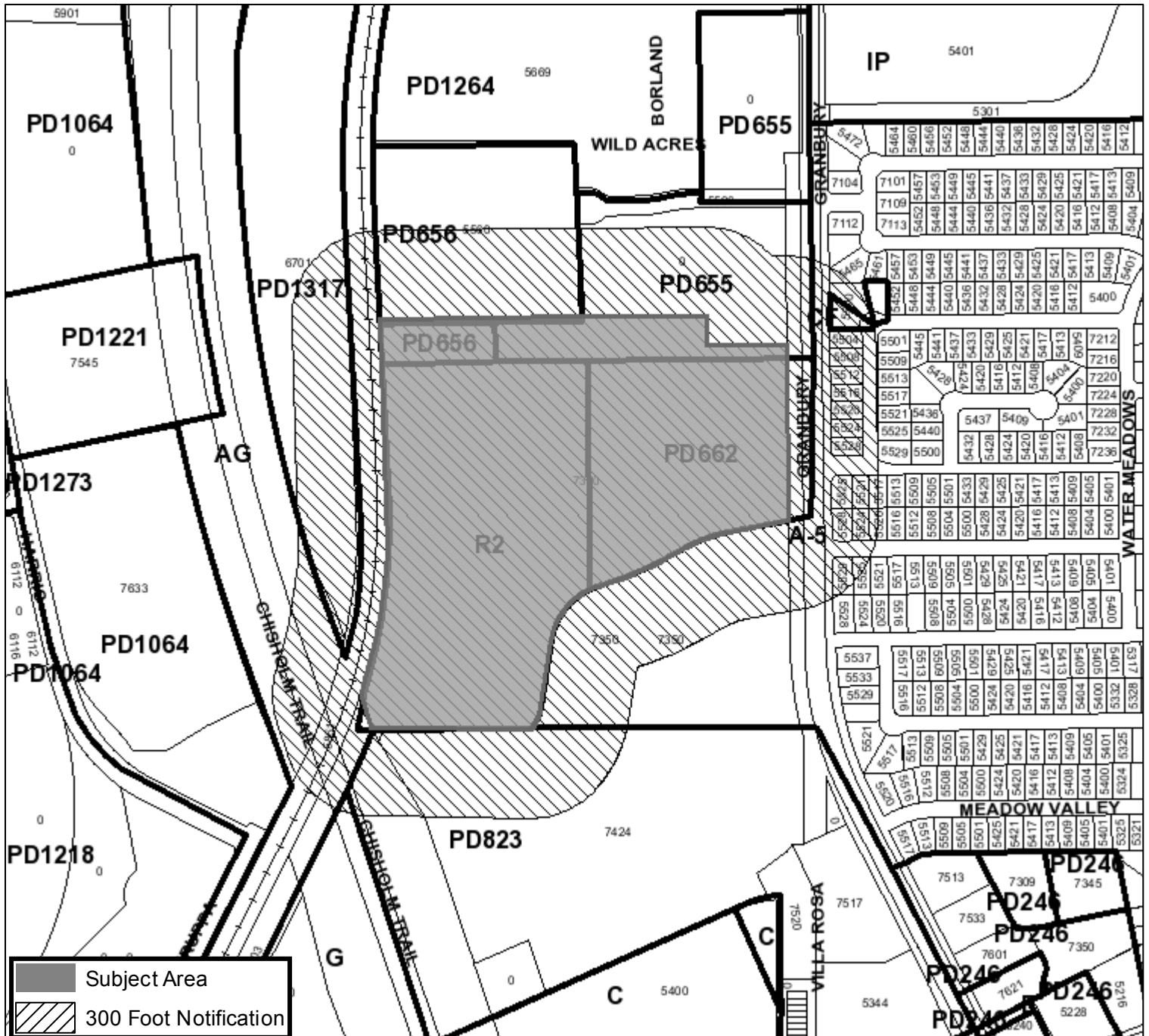
Zoning related comments – applicant is currently working to address these (as of 12/5):



- Remove “L/S” labeling on legend and throughout site plan.
- Provide separate exhibit showing open space that meets the definition for “Open Space” found under Chapter 9 of the Zoning Ordinance shaded in green.
- Remove ‘Mix’ column on the two parking summary tables.
- Provide bedroom counts on two parking tables in order to verify required parking amounts. For multifamily, parking is based on 1 parking space per bedroom, plus 1 space per 250 square feet of leasing/office/amenity center.
- Confirm no curb stops are intended in the parking spaces. Curb stops are not required but if you intend to use them they need to be shown on the Site Plan.
- FYI Comment only - Parking spaces must be minimum dimension of 9’ x 18’ for head-in parking.
- Relabel 3 tables showing Tract 1 from “Build-To Rent / BTR” to Tract 1 “Planned Development” or “PDD”.
- Relabel 2 tables showing Tract 2 from “Multifamily” to “Standard ‘D’ Zoning”.
- Typo on front fencing note should be “Granbury Road” not “Grandbury Road”.
- Typo on note 13 “Granbury Road” not “Grandbury Road”.
- I counted only 146 units on the “PD-D” section rather than 150 listed in the table & calculations. Please recount and provide an updated number.

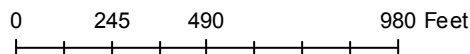
- Strike General Notes 1, 2 & 3.
- Strike portion of Note 4 “All signs shall conform to Article 4 – Signs unless specified on the Site Plan” – staff does not support signage waivers as part of a PD.
- Strike last bullet point under note 13 regarding sign waiver.
- Revise Note 7 to read “This project will comply with Article 4 – Signs”.
- Fill in blank at bottom with case reference (ZC-22-202).
- Clearly delineate and label the two distinct tracts on Site Plan with acreage & proposed zoning.
- Remove ‘SymbolMT’ font on resubmitted Site Plan (does not display on all computers).
- FYI Comment only - Consider additional pedestrian connectivity on-site and to existing sidewalks on Granbury Road.
- Confirm standard “D” garden apartment section is not gated.
- Waiver exhibit refinements will be sent separately.
- For the standard “D” portion of the request (Tract 2 – 18.34 acres), you will need to meet the supplemental 3:1 setback, landscaped 5’ buffer yard, & 6’ high solid screening fence requirements from Section 4.712 of the Zoning Ordinance since your site is directly adjacent to single- or two-family zoning (South Hills Baptist Church site).
- Open Space will need to be recalculated and updated on the Site Plan for both Tracts 1 & 2, and will likely require a development standard for the PD-D portion. Tract 1 at 642,064 square feet requires 35% of the total lot to be open space, or 224,722 square feet. Current calculations show 114,078 square feet, which is equal to 17.76% of the site, less than the 35% requirement.
- FYI Comment - Since you are requesting a PD/Planned Development as a part of this rezoning request, you will need to be sure that you have confirmed with Urban Forestry staff on the front end that you can meet the Urban Forestry requirements before going through Zoning Commission & City Council.

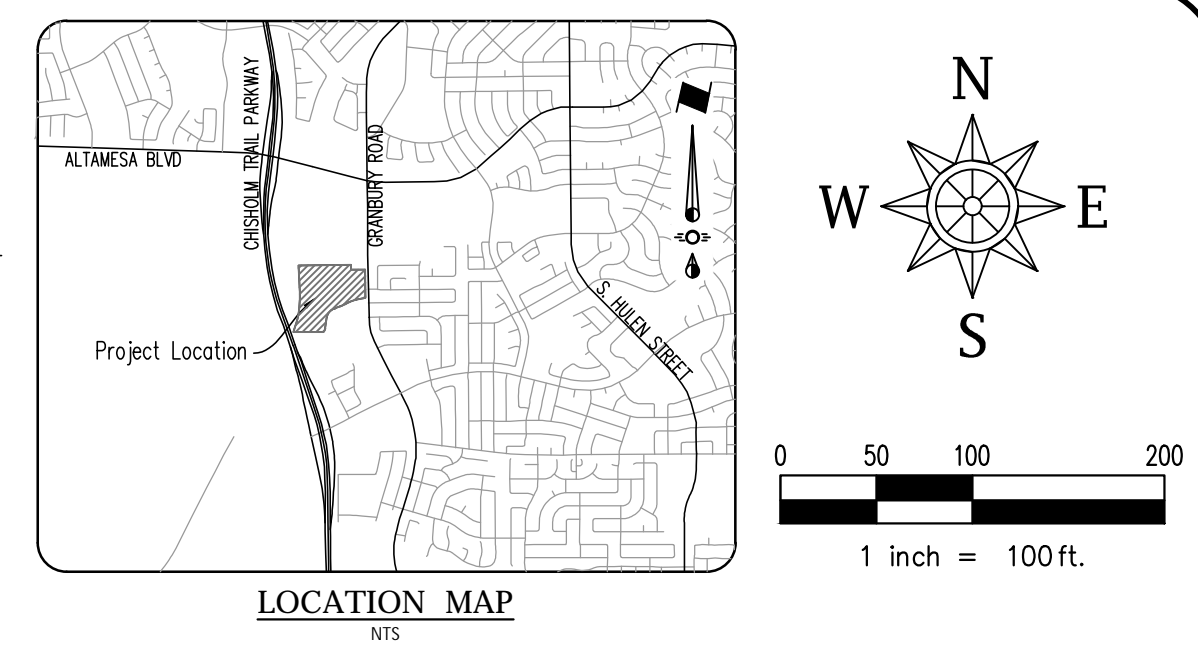
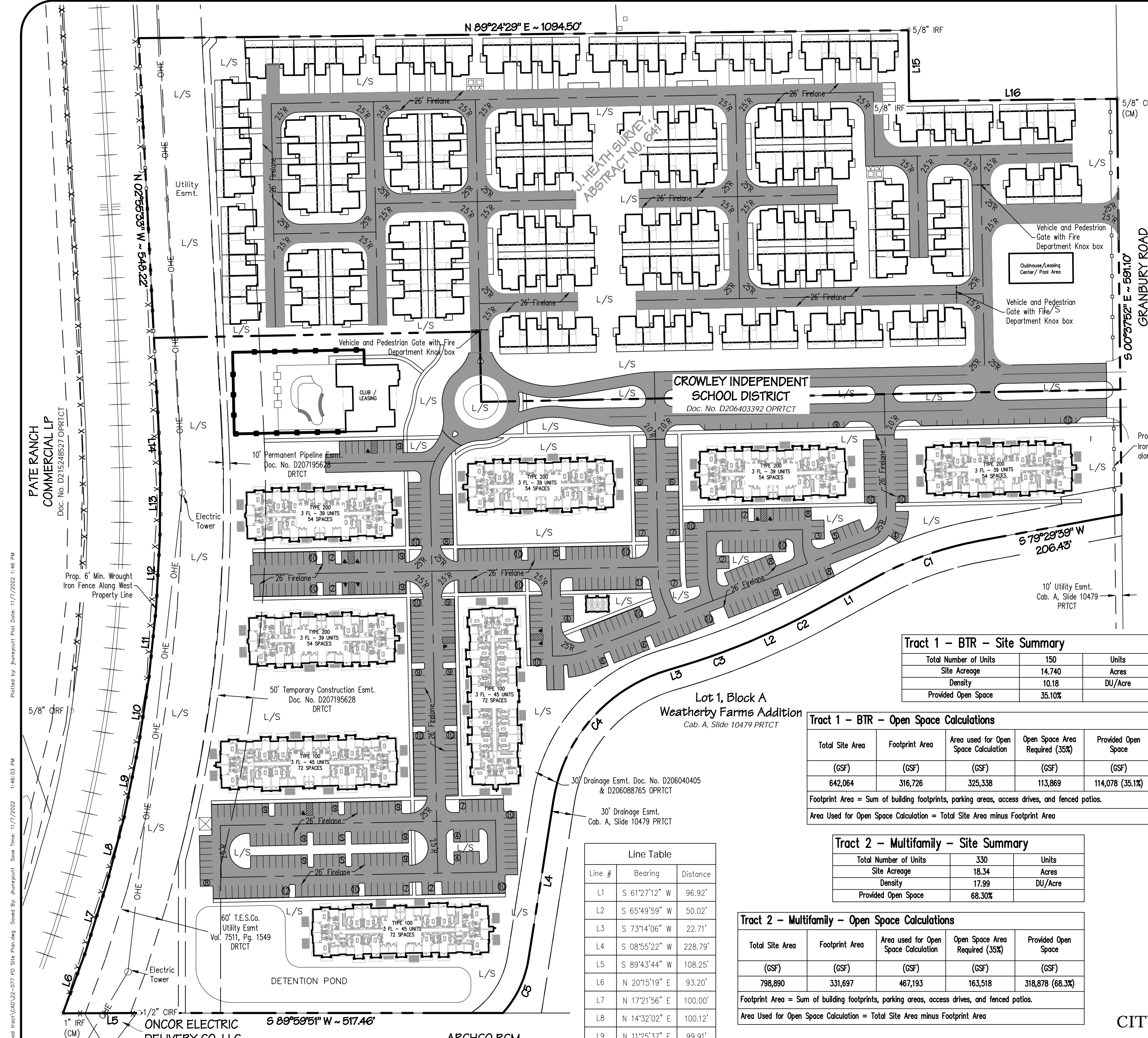
Area Zoning Map

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



 Subject Area
 300 Foot Notification





LEGEND

- Proposed Concrete Pavement
- L/S Landscape Area
- Surface Parking with Number of Spaces
- Prop. 6" Min. Wrought Iron Fence

Parking Summary - Build-To-Rent

Parking Type	Spaces Provided	Mix
Surface Parking	150	50%
Garage Parking	150	50%
Total Parking Provided	300	100%
Parking Required	300	

Parking Summary - Multifamily

Parking Type	Spaces Provided	Mix
Surface Parking	500	97.8%
Accessible Parking	11	2.2%
Total Parking Provided	511	100%
Parking Required	511	

- General Notes & Legend:**
- Proposed PD land uses: duplex dwellings with leasing and amenity centers as well as uses allowed under the D high density multifamily zoning district.
 - Amenity center area to include: pool and event lawn
 - Other site amenities include: dog park, courtyard areas, walking trail
 - 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 section 6.302 Urban Forestry.
 - The project will comply with section 6.204 Bicycle Parking.
 - This project will comply with Fort Worth sign code.
 - This project will comply with Enhanced Landscaping in accordance with the "D" district standards.
 - Dumpsters and compactor will be screened with a masonry wall on all three sides and contain a gate.
 - The squares on the fence shown are for illustrative purposes only. They are not indicative of rod spacing. Proposed rod spacing will be determined during the detailed landscape design process.
 - A MFD site plan will not be required to be submitted.
 - Sidewalk connections to ROW are to be provided as shown, one connection to each ROW.
 - This request for a planned development is in accordance with the "D" district standards, with the following exceptions:
 - Perimeter security fence will be provided along the east and west property lines, and along Granbury Road, setback minimum of 10 feet from the right of way line
 - Two spaces per dwelling unit, 1 space located within a single car garage having access to and from that unit, and 1 space located on the driveway directly in front of the garage. Plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage).
 - Meets 20 points of enhanced landscaping shown. Per note on this plan, will comply with Section 6.301, Landscaping.
 - Per note on site plan, will comply with Section 6.302, Urban Forestry. Trees will be spread throughout site in more of an SFR pattern.
 - Signage at main entry may be up to 10' wide x 8' tall and 65 sq. ft.

Tract 1 - BTR - Site Summary

Item	Value	Units
Total Number of Units	150	Units
Site Acreage	14.740	Acres
Density	10.18	DU/Acre
Provided Open Space	35.10%	

Tract 1 - BTR - Open Space Calculations

Total Site Area (GSF)	Footprint Area (GSF)	Area used for Open Space Calculation (GSF)	Open Space Area Required (35%) (GSF)	Provided Open Space (GSF)
642,064	316,726	325,338	113,869	114,078 (35.1%)

Footprint Area = Sum of building footprints, parking areas, access drives, and fenced patios.
 Area Used for Open Space Calculation = Total Site Area minus Footprint Area

Tract 2 - Multifamily - Site Summary

Item	Value	Units
Total Number of Units	330	Units
Site Acreage	18.34	Acres
Density	17.99	DU/Acre
Provided Open Space	68.30%	

Tract 2 - Multifamily - Open Space Calculations

Total Site Area (GSF)	Footprint Area (GSF)	Area used for Open Space Calculation (GSF)	Open Space Area Required (35%) (GSF)	Provided Open Space (GSF)
798,890	331,697	467,193	163,518	318,878 (68.3%)

Footprint Area = Sum of building footprints, parking areas, access drives, and fenced patios.
 Area Used for Open Space Calculation = Total Site Area minus Footprint Area

Line Table

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

Curve Table

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

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

ARCHCO RCM
 DYLAN LAND LLC
 Doc. No. D219265610 OPRTCT

Director of Development Services _____ Date _____

PD SITE PLAN
Villages On Granbury Road
 33.080 Acres
 situated in the
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

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

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











UNIT 2 - RANCH

UNIT 1 - FARMHOUSE

UNIT 1 - FARMHOUSE

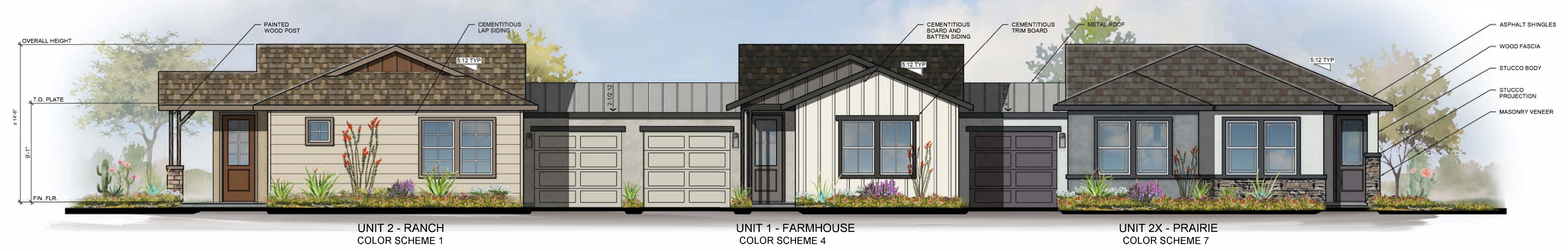
UNIT 2X - PRAIRIE

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

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

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

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



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

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

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

ASPHALT SHINGLES
WOOD FASCIA
STUCCO BODY
STUCCO PROJECTION
MASONRY VENEER

UNIT 2 - RANCH
COLOR SCHEME 1

UNIT 1 - FARMHOUSE
COLOR SCHEME 4

UNIT 2X - PRAIRIE
COLOR SCHEME 7

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

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

10-18-2022



UNIT 2X - PRAIRIE

RIGHT ELEVATION

3/16" = 1'-0"



UNIT 2 - RANCH

LEFT ELEVATION

3/16" = 1'-0"



UNIT 2X - PRAIRIE
COLOR SCHEME 7

UNIT 1 - FARMHOUSE
COLOR SCHEME 4

UNIT 2 - RANCH
COLOR SCHEME 1

REAR ELEVATION

3/16" = 1'-0"

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

10-18-2022



UNIT 2 - FARMHOUSE

UNIT 1 - PRAIRIE

UNIT 1 - PRAIRIE

UNIT 2X - RANCH

RIGHT PARTIAL

3/16" = 1'-0"

LEFT PARTIAL

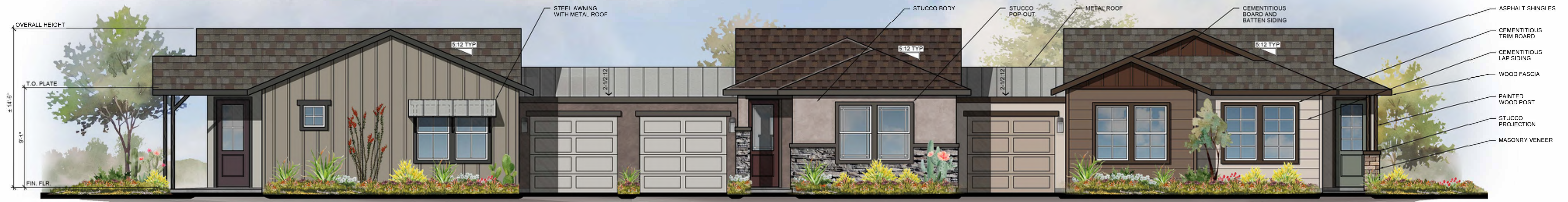
3/16" = 1'-0"

RIGHT PARTIAL

3/16" = 1'-0"

LEFT PARTIAL

3/16" = 1'-0"



UNIT 2 - FARMHOUSE
COLOR SCHEME 5

UNIT 1 - PRAIRIE
COLOR SCHEME 8

UNIT 2X - RANCH
COLOR SCHEME 2

FRONT ELEVATION

3/16" = 1'-0"

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

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

10-18-2022



UNIT 2X - RANCH

RIGHT ELEVATION

3/16" = 1'-0"



UNIT 2 - FARMHOUSE

LEFT ELEVATION

3/16" = 1'-0"



UNIT 2X - RANCH
COLOR SCHEME 2

UNIT 1 - PRAIRIE
COLOR SCHEME 8

UNIT 2 - FARMHOUSE
COLOR SCHEME 5

REAR ELEVATION

3/16" = 1'-0"

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

10-18-2022



UNIT 2 - PRAIRIE

UNIT 1 - RANCH

UNIT 1 - RANCH

UNIT 2X - FARMHOUSE

RIGHT PARTIAL

3/16" = 1'-0"

LEFT PARTIAL

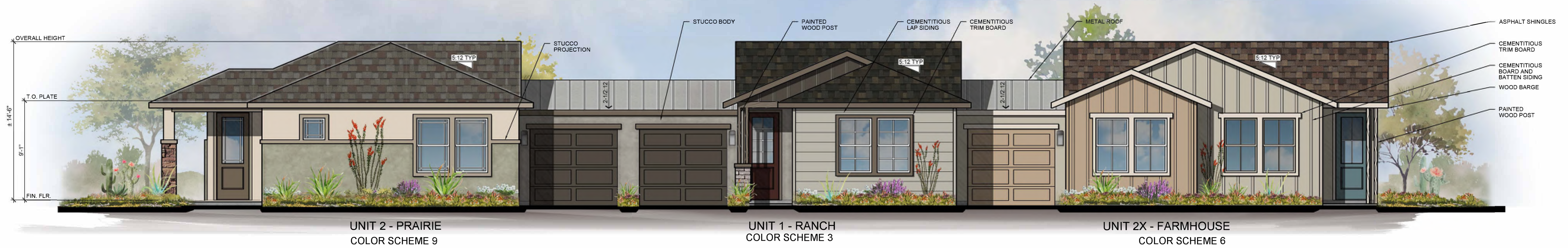
3/16" = 1'-0"

RIGHT PARTIAL

3/16" = 1'-0"

LEFT PARTIAL

3/16" = 1'-0"



UNIT 2 - PRAIRIE
COLOR SCHEME 9

UNIT 1 - RANCH
COLOR SCHEME 3

UNIT 2X - FARMHOUSE
COLOR SCHEME 6

FRONT ELEVATION

3/16" = 1'-0"

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

10-18-2022



UNIT 2X - FARMHOUSE

RIGHT ELEVATION

3/16" = 1'-0"



UNIT 2 - PRAIRIE

LEFT ELEVATION

3/16" = 1'-0"



UNIT 2X - FARMHOUSE
COLOR SCHEME 6

UNIT 1 - RANCH
COLOR SCHEME 3

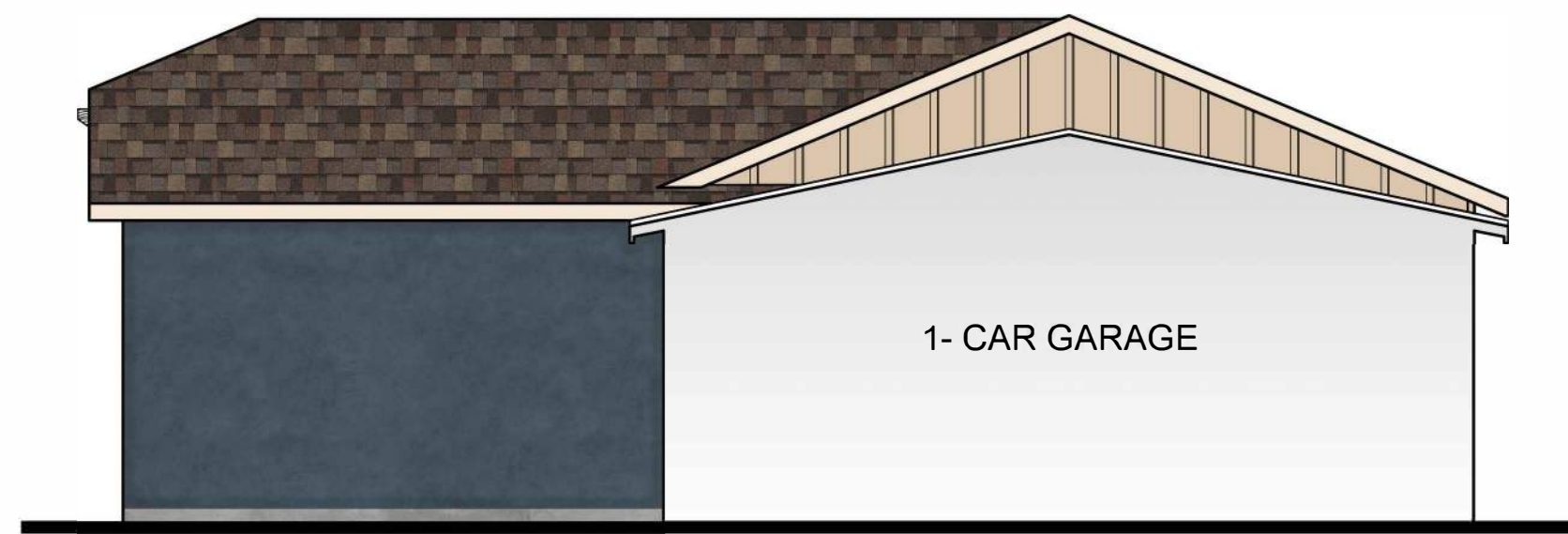
UNIT 2 - PRAIRIE
COLOR SCHEME 9

REAR ELEVATION

3/16" = 1'-0"

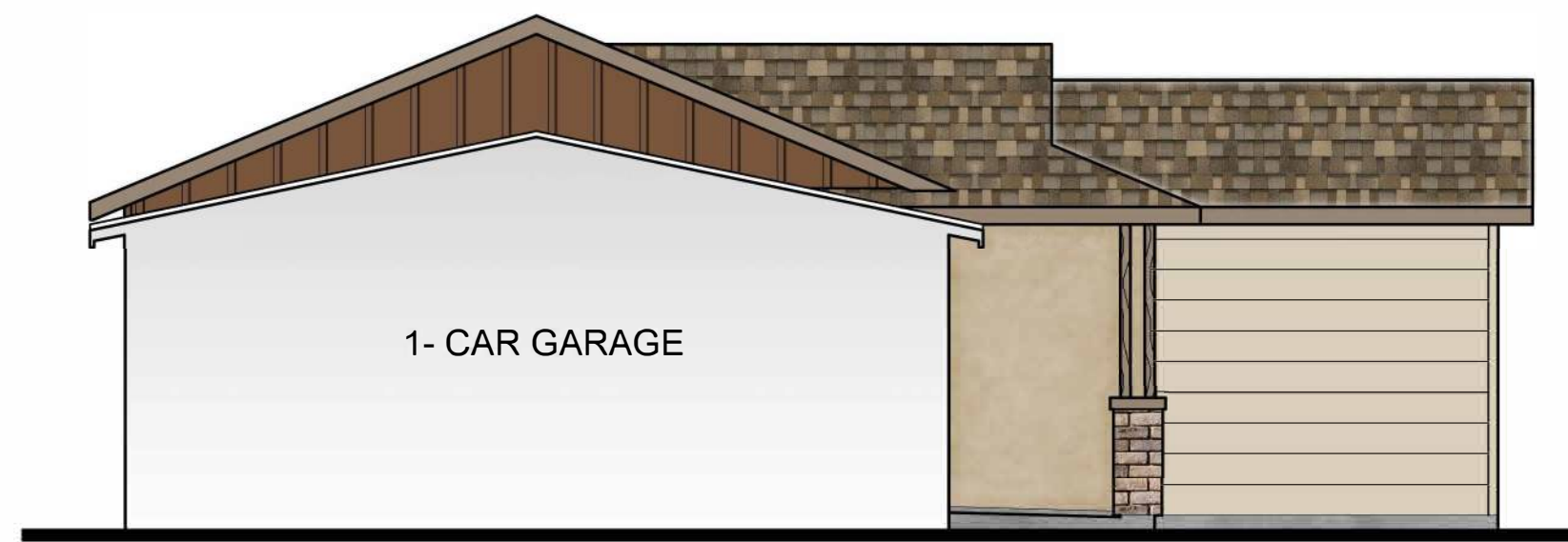
BUILDING 1 - PRF | INNOVATION VILLAS ON GRANBURY FORT WORTH, TEXAS

10-10-2022



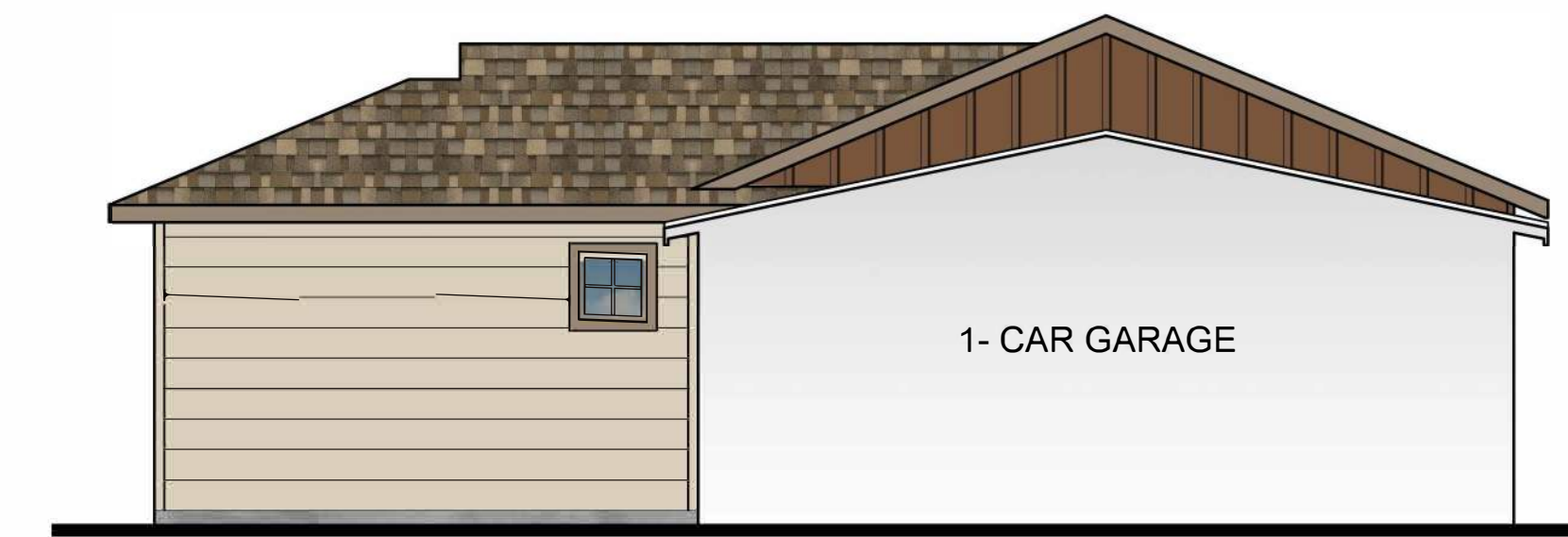
UNIT 2 - CRAFTSMAN

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



UNIT 1 - RANCH

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



UNIT 1 - RANCH

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



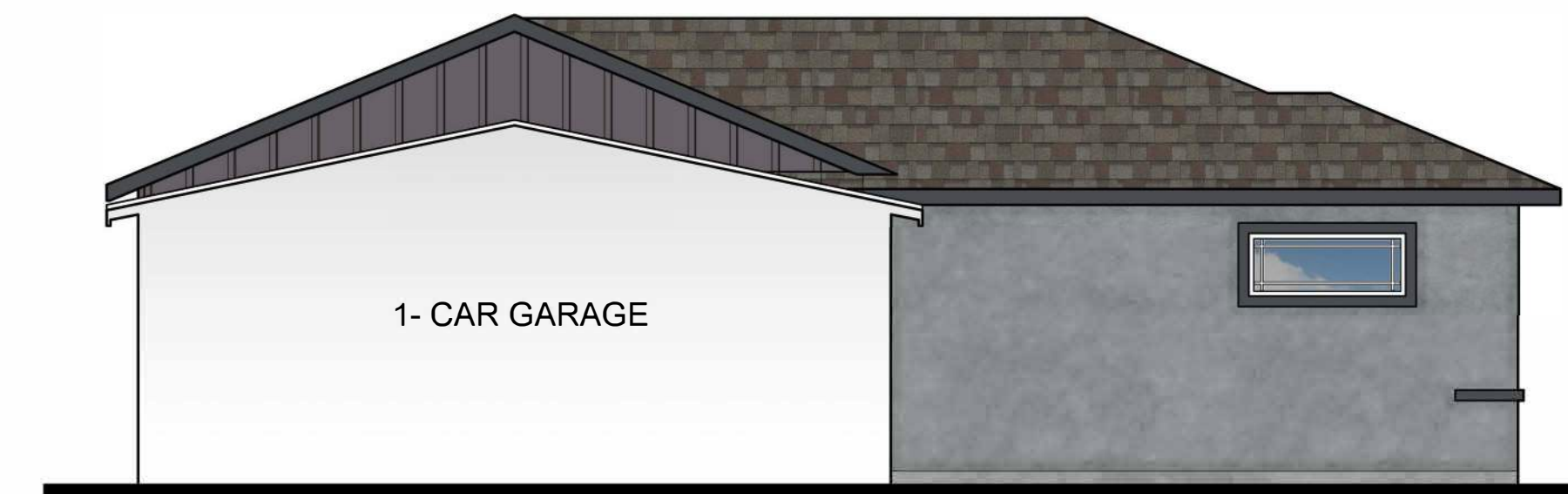
UNIT 1 - FARMHOUSE

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



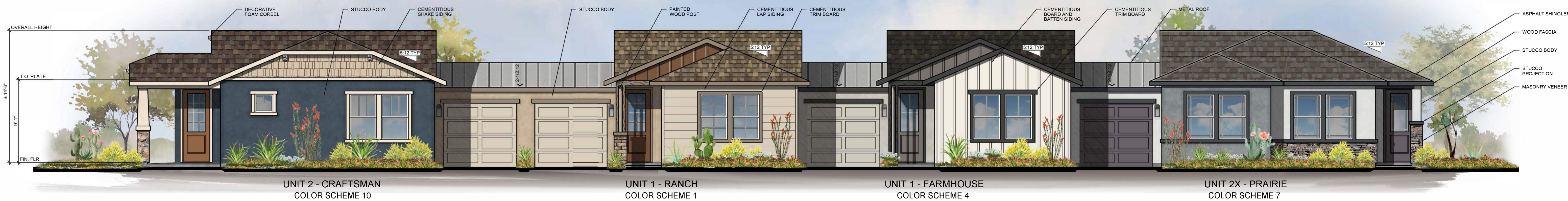
UNIT 1 - FARMHOUSE

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



UNIT 2X - PRAIRIE

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



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

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

10-18-2022



UNIT 2X - PRAIRIE

RIGHT ELEVATION

3/16" = 1'-0"



UNIT 2 - CRAFTSMAN

LEFT ELEVATION

3/16" = 1'-0"



UNIT 2X - PRAIRIE
COLOR SCHEME 7

UNIT 1 - FARMHOUSE
COLOR SCHEME 4

UNIT 1 - RANCH
COLOR SCHEME 1

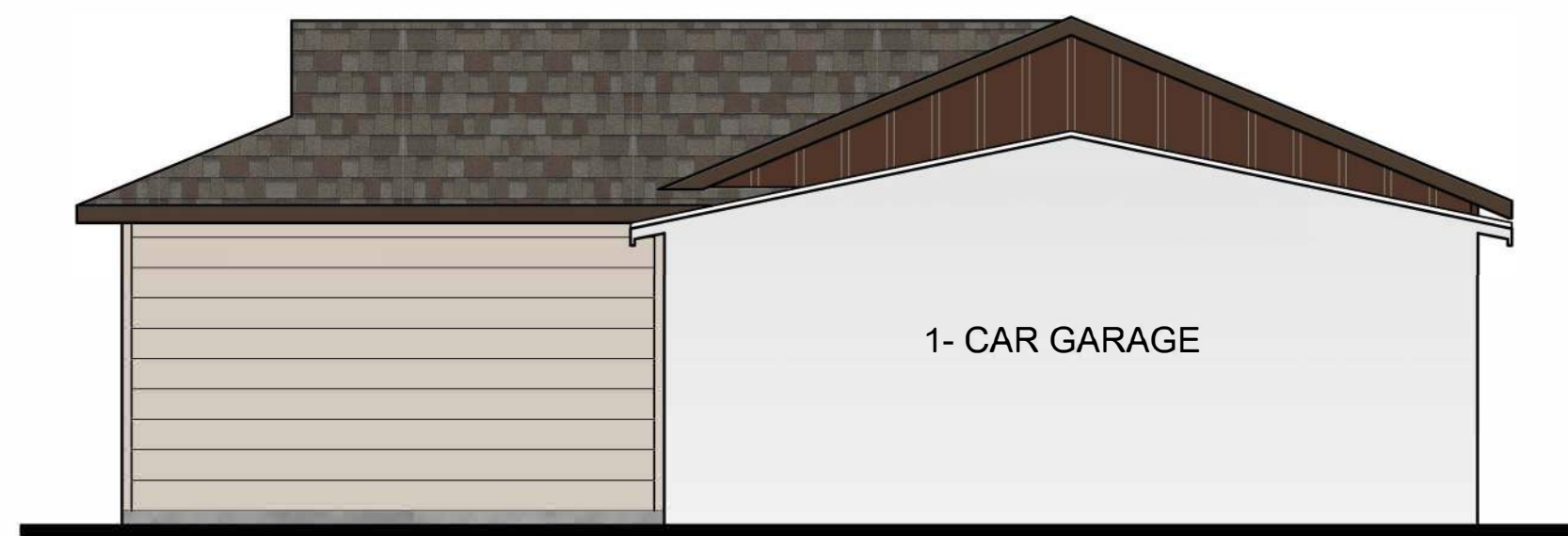
UNIT 2 - CRAFTSMAN
COLOR SCHEME 10

REAR ELEVATION

3/16" = 1'-0"

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

10-18-2022



UNIT 2 - RANCH

RIGHT PARTIAL

3/16" = 1'-0"



UNIT 1 - CRAFTSMAN

LEFT PARTIAL

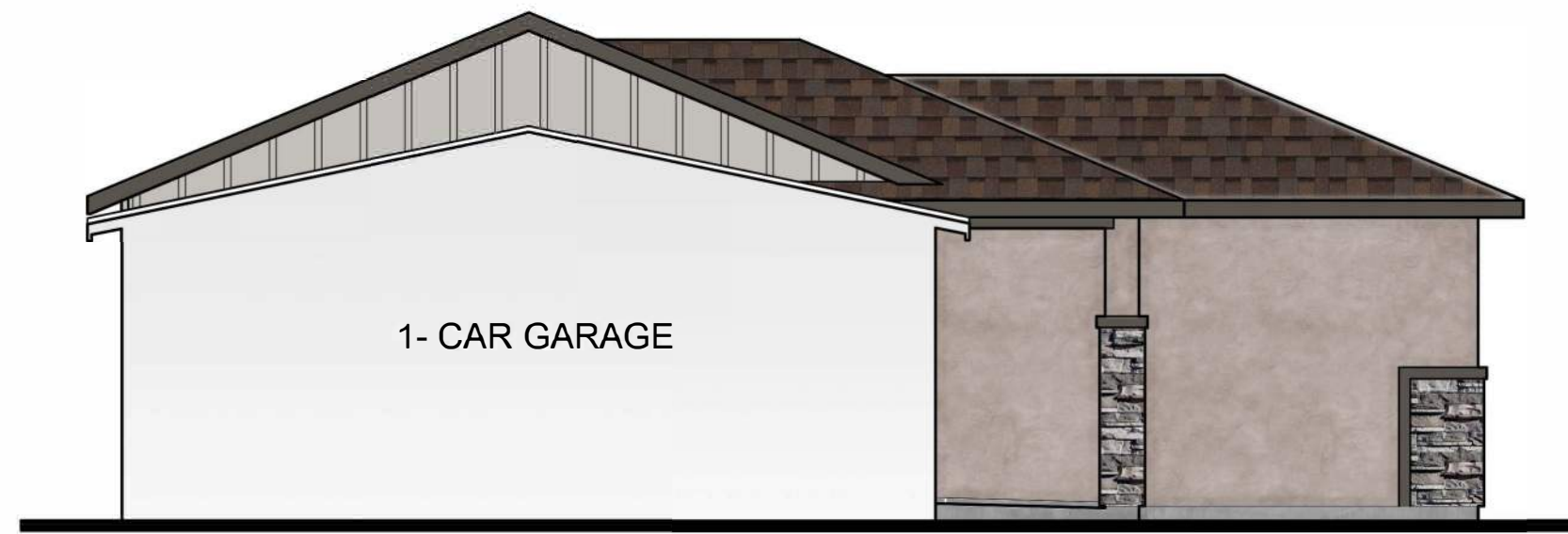
3/16" = 1'-0"



UNIT 1 - CRAFTSMAN

RIGHT PARTIAL

3/16" = 1'-0"



UNIT 1 - PRAIRIE

LEFT PARTIAL

3/16" = 1'-0"



UNIT 1 - PRAIRIE

RIGHT PARTIAL

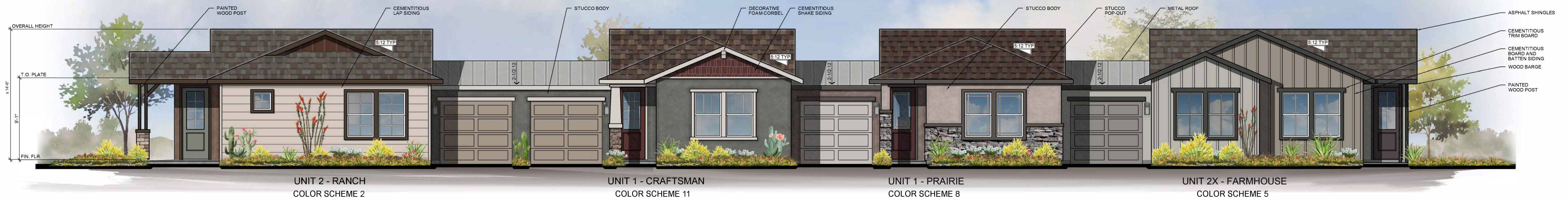
3/16" = 1'-0"



UNIT 2X - FARMHOUSE

LEFT PARTIAL

3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"

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

10-18-2022



INNOVATION VILLAS
10446 North 74th Street, Suite 200
Scottsdale, Arizona 85258
(480) 945-9292



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PHONE: 602.857.2500 WWW.FELTENGROUP.COM
www.feltengroup.com copyright 2022



UNIT 2X - FARMHOUSE

RIGHT ELEVATION

3/16" = 1'-0"



UNIT 2 - RANCH

LEFT ELEVATION

3/16" = 1'-0"



UNIT 2X - FARMHOUSE
COLOR SCHEME 5

UNIT 1 - PRAIRIE
COLOR SCHEME 8

UNIT 1 - CRAFTSMAN
COLOR SCHEME 11

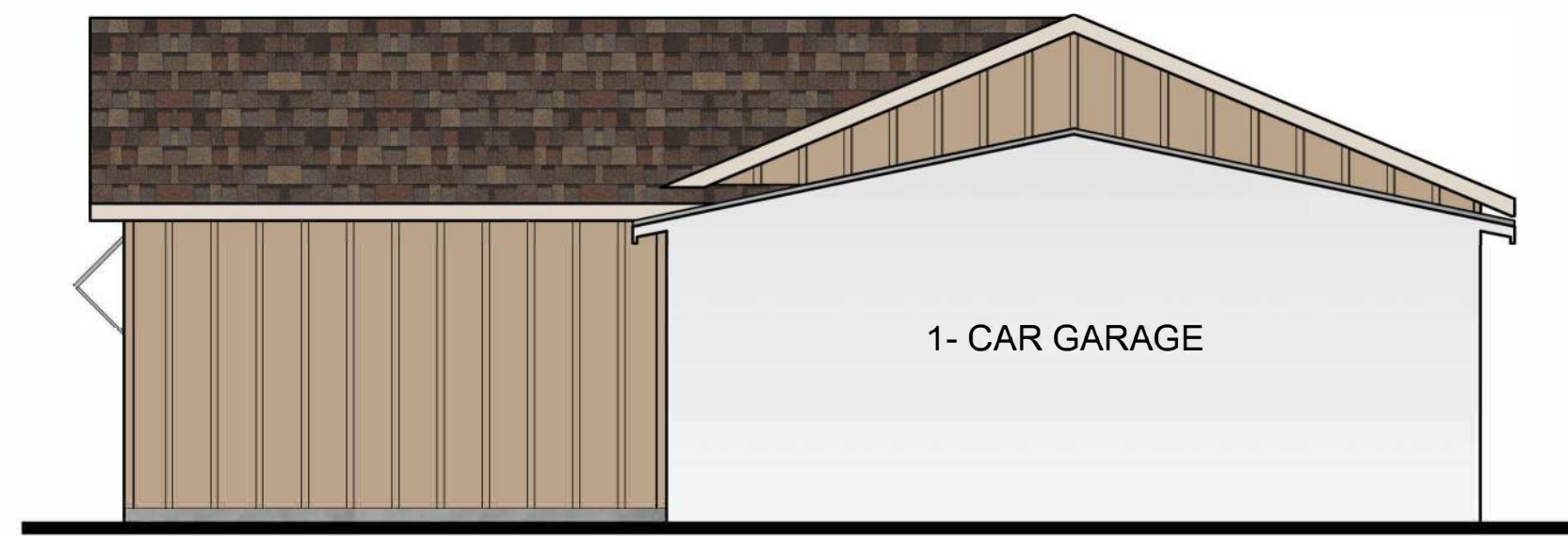
UNIT 2 - RANCH
COLOR SCHEME 2

REAR ELEVATION

3/16" = 1'-0"

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

10-18-2022



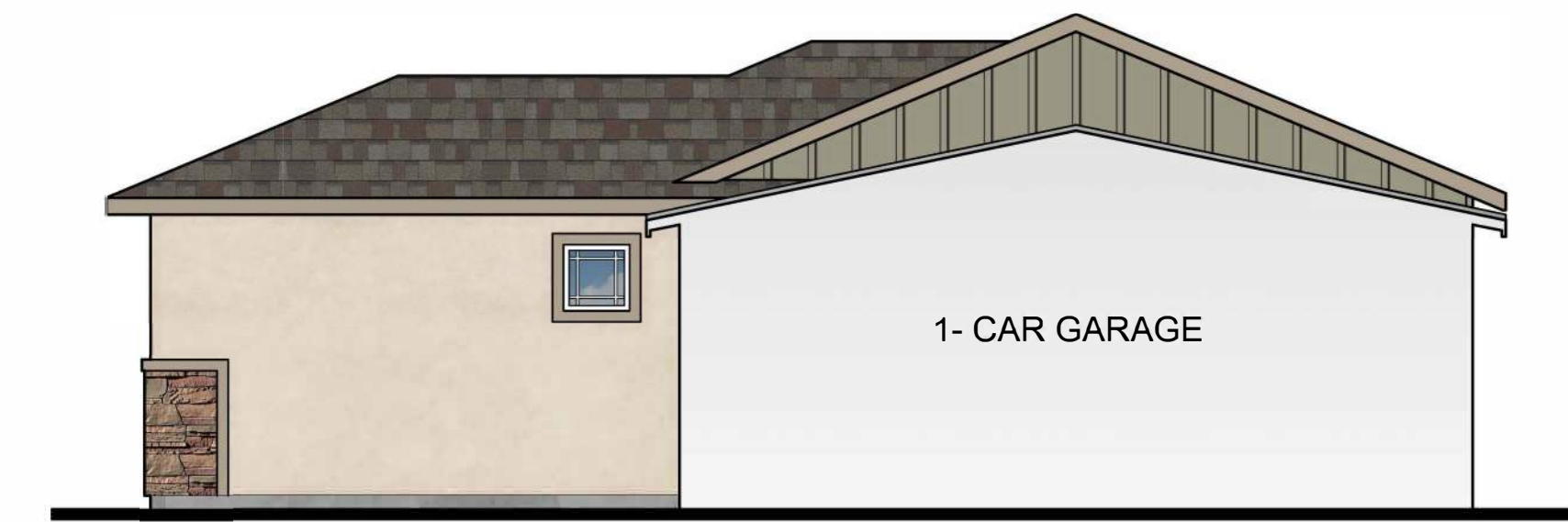
UNIT 2 - FARMHOUSE

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



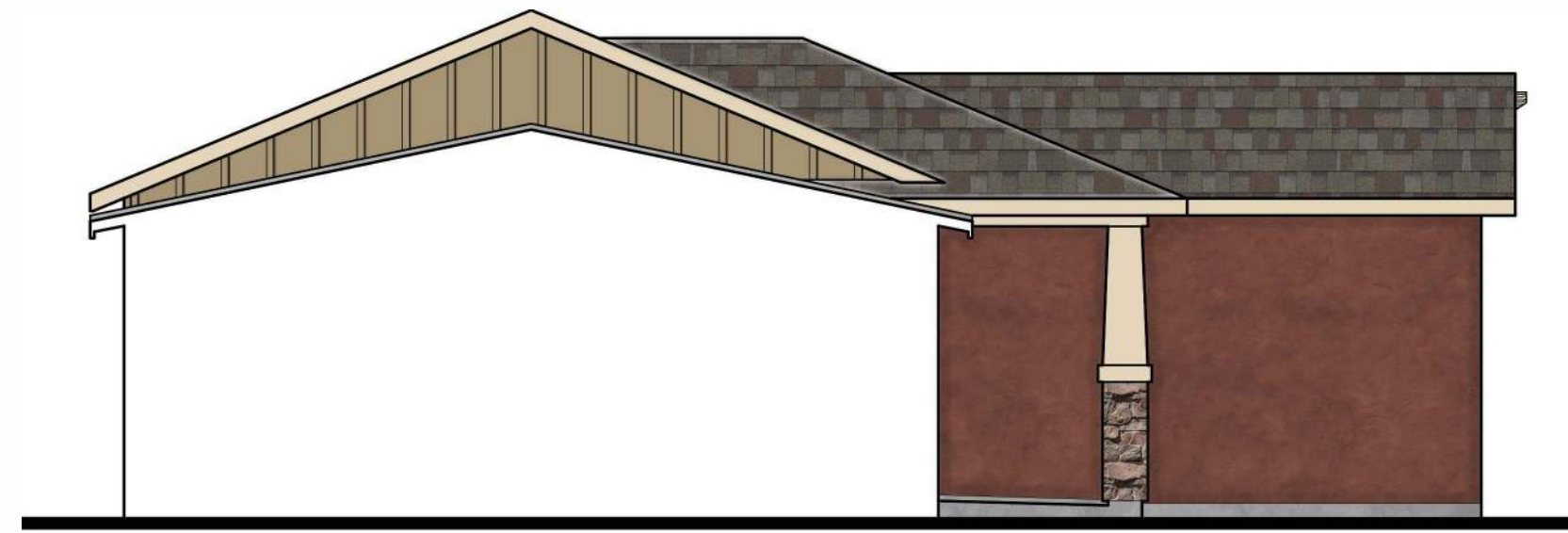
UNIT 1 - PRAIRIE

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



UNIT 1 - PRAIRIE

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



UNIT 1 - CRAFTSMAN

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



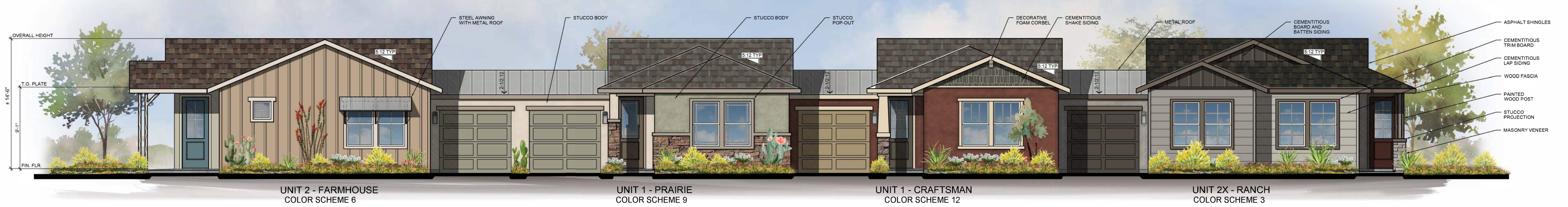
UNIT 1 - CRAFTSMAN

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



UNIT 2X - RANCH

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



UNIT 2 - FARMHOUSE
COLOR SCHEME 6

UNIT 1 - PRAIRIE
COLOR SCHEME 9

UNIT 1 - CRAFTSMAN
COLOR SCHEME 12

UNIT 2X - RANCH
COLOR SCHEME 3

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

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

10-18-2022



UNIT 2X - RANCH

RIGHT ELEVATION

3/16" = 1'-0"



UNIT 2 - FARMHOUSE

LEFT ELEVATION

3/16" = 1'-0"



UNIT 2X - RANCH
COLOR SCHEME 3

UNIT 1 - CRAFTSMAN
COLOR SCHEME 12

UNIT 1 - PRAIRIE
COLOR SCHEME 9

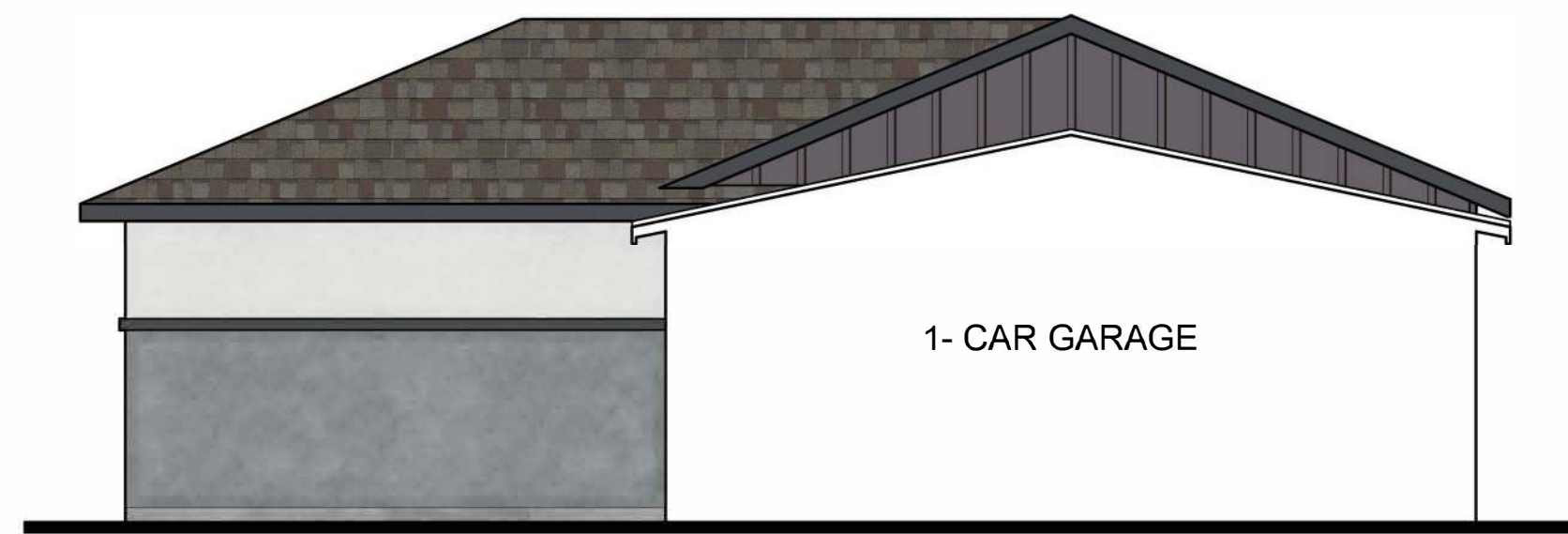
UNIT 2 - FARMHOUSE
COLOR SCHEME 6

REAR ELEVATION

3/16" = 1'-0"

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

10-18-2022



UNIT 2 - PRAIRIE

RIGHT PARTIAL

3/16" = 1'-0"



UNIT 1 - FARMHOUSE

LEFT PARTIAL

3/16" = 1'-0"



UNIT 1 - FARMHOUSE

RIGHT PARTIAL

3/16" = 1'-0"



UNIT 1 - RANCH

LEFT PARTIAL

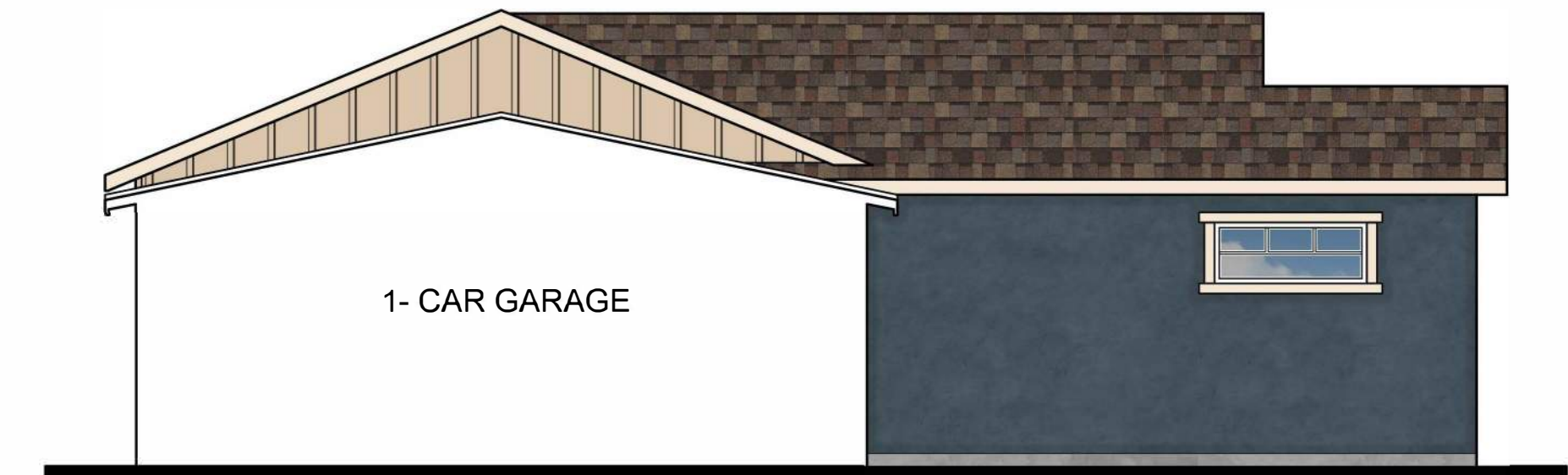
3/16" = 1'-0"



UNIT 1 - RANCH

RIGHT PARTIAL

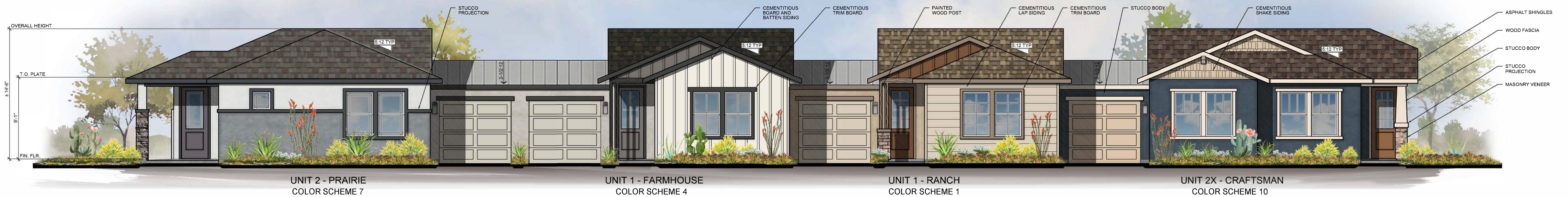
3/16" = 1'-0"



UNIT 2X - CRAFTSMAN

LEFT PARTIAL

3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"

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

10-18-2022



UNIT 2X - CRAFTSMAN

RIGHT ELEVATION

3/16" = 1'-0"



UNIT 2 - PRAIRIE

LEFT ELEVATION

3/16" = 1'-0"



UNIT 2X - CRAFTSMAN
COLOR SCHEME 10

UNIT 1 - RANCH
COLOR SCHEME 1

UNIT 1 - FARMHOUSE
COLOR SCHEME 4

UNIT 2 - PRAIRIE
COLOR SCHEME 7

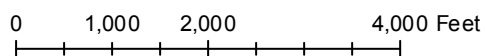
REAR ELEVATION

3/16" = 1'-0"

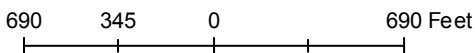
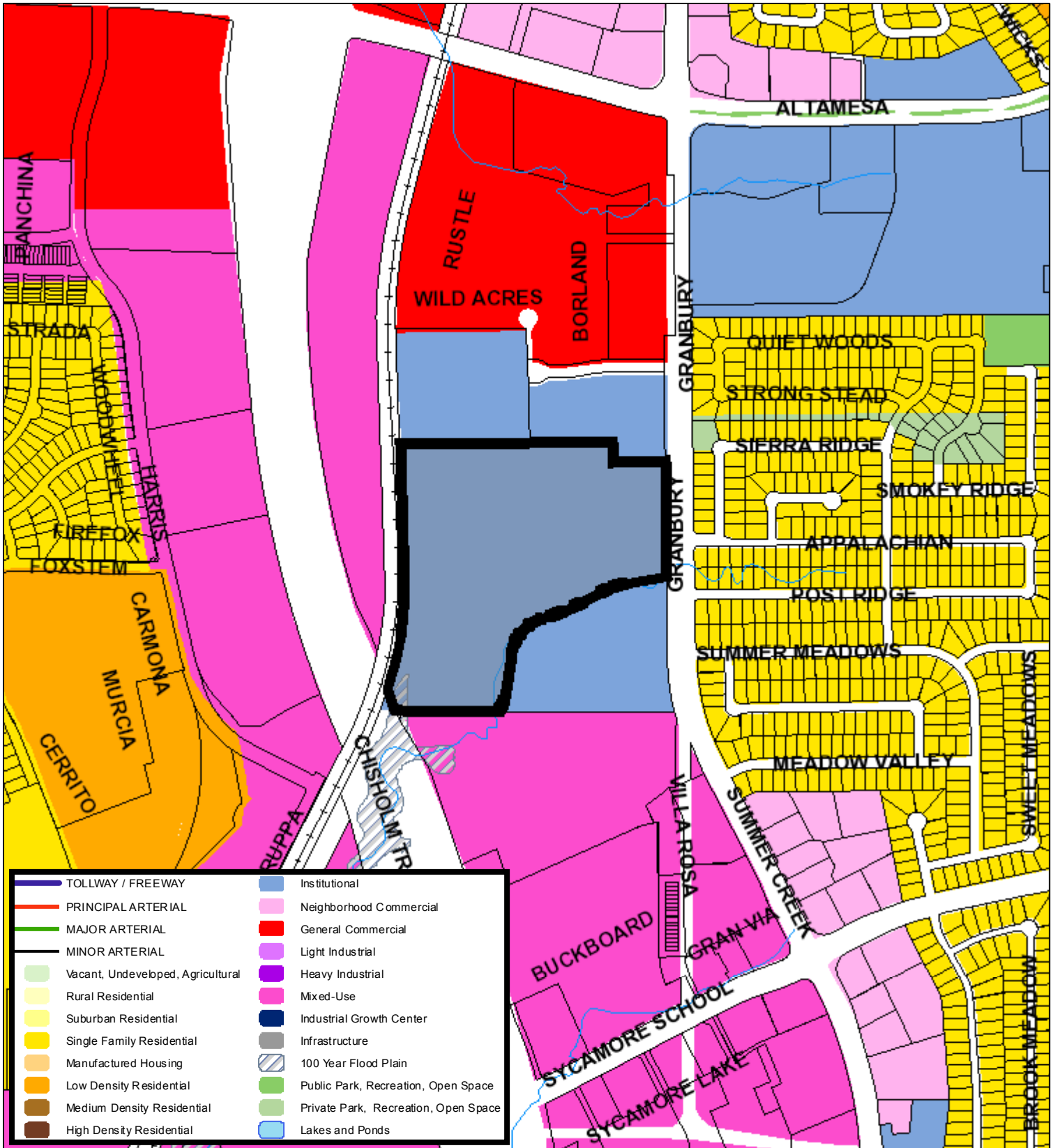
BUILDING 2 - PFRC | INNOVATION VILLAS ON GRANBURY FORT WORTH, TEXAS

10-18-2022

Area Map



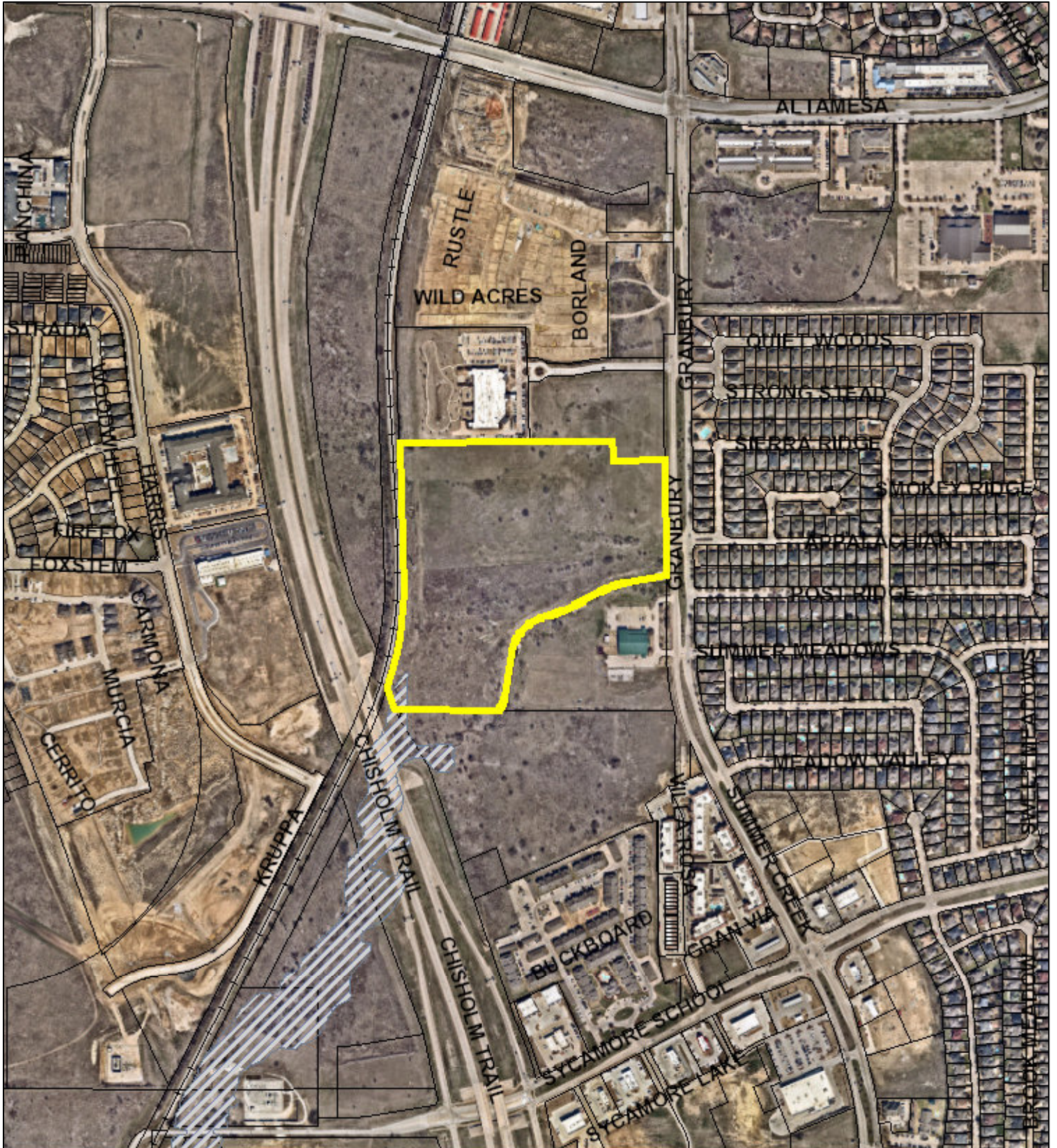
Future Land Use



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



0 435 870 1,740 Feet





Zoning Staff Report

Date: December 14, 2022

Case Number: ZC-22-203

Council District: 7

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Paula Rae Fimbres, Et Al. / Mary Nell Poole, Townsite

Site Location: 2520 Halloran Street

Acreage: 0.62 acres

Request

Proposed Use: Townhomes

Request: From: “B” Two-Family

To: “UR” Urban Residential

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The subject site is located north-adjacent of the access road for Interstate Highway 30, between Earl Lane and Halloran Street. It is a block west of Horne Street; therefore, the site has three frontages along public Rights-of-Way. The site is located about one-third of a mile west from where Camp Bowie Boulevard crosses under IH-30.

The site is surrounded by houses; the site itself had a home on it until it was demolished in 2014. The site has been vacant since 2014. The block contains 8 other homes to the north of the subject site.

The following narrative was submitted with the Rezoning Application:

The current zoning on this lot, as well as the surrounding area, allows for duplex-2-family dwellings. The area is comprised of single family and duplex units. The owner is proposing to build for sale townhomes in a rowhouse configuration. The townhomes will be individually platted and are planned as 2-story units with rear entry garages and backyards. The development of townhomes will create a buffer from I-30 and create a neighborhood boundary lined with street trees and pedestrian streetlights which currently don't exist in the area.

The block to the south includes a mix of residential and PD commercial uses. Adding townhomes which will face the Frontage Road will further buffer the neighborhood from the commercial activity and provide a cohesive entrance to the existing neighborhood.

In “UR” Urban Residential zoning, many building types are permitted: single family house, single family attached (townhouse), two-family attached (duplex) (side by side or front to back), manor house, garden apartment, cottage court, and apartment/condo. The rezoning application lists townhomes as the proposed use. The tract size and the buffering requirements would limit most intensive uses, such as a large apartment complex.

If the site is rezoned to “UR” Urban Residential, all development must be designed to meet the standards of the “UR” Urban Residential Ordinance; any items unable to meet the standards must request a waiver from the Urban Design Commission and possibly the Board of Adjustment, depending upon the item. The development must also meet all requirements of Platting, Fire, TPW, etc., which cannot be waived through rezoning.

Staff does have concern that the site will be rezoned to “UR” Urban Residential and then the applicant will seek multiple waivers for design requirements for the district, essentially rendering the rezoning as a way to achieve higher density without providing the required architectural and design elements intended to improve the pedestrian experience, walkability, connectivity, and excellence of design.

Surrounding Zoning and Land Uses

North “B” Two-Family / residential

East “B” Two-Family / residential

South Interstate I-30

West “B” Two-Family / residential

Recent Zoning History

- ZC-21-088 almost 11 acres from “PD19/E plus restrictions” and “B” to “UR”; south of subject site across Interstate-30; effective 3-24-22
- ZC-18-052 from “PD1166/E excluding some uses” to “revise development standards to limit the square footage of uses within the building based on available parking and provide required site plan”; east of subject site; effective 5-5-18
- ZC-17-209 from “CF” to “PD/ER for office use only and allow parking in front yard”; east of subject site; effective 2-10-18
- ZC-17-090 from “CF” to “PD/E with uses excluded and development standards, site plan required”; east of subject site; effective 12-30-17

Public Notification

300-foot Legal Notifications were mailed on December 1, 2022.
The following organizations were emailed on December 2, 2022:

Organizations Notified	
West Side Alliance	Ridglea Area Neighborhood Alliance
Ridgmar NA	Ridglea North NA
Como NAC	West Byers NA*
Streams and Valleys Inc	Trinity Habitat for Humanity
Camp Bowie District, Inc	Fort Worth ISD

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

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from “B” Two-Family to “UR” Urban Residential with the intent to build townhomes. The surrounding land uses are mostly single-family residential homes, some residential duplexes, with a few small commercial buildings.

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

Comprehensive Plan Consistency – Arlington Heights

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

Below is a portion of a table from the Comprehensive Plan in “Ch. 4 Land Use” categorizing land use and zoning conformance. The proposed “UR” Urban Residential zoning district is not listed as a compatible district within the Single-Family Residential Future Land Use designation.

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

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

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

The proposed “UR” Urban Residential zoning aligns with some of the policies of the Comprehensive Plan but does not align with others.

Consistent with the following policies of the Comprehensive Plan:

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.

Not Consistent with the following policies of the Comprehensive Plan:

- Preserve the character of rural and suburban residential neighborhoods.



- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

The following policies align with both the current “B” zoning and the proposed “UR” zoning:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Encourage locating multiple-unit residential structures on corner lots.

The proposed “UR” zoning district is supported by certain policies but is in conflict with other policies. The policies that do not align with the “UR” zoning are related to preserving the character and scale of the existing neighborhood. However, the single-family home and detached garage that were previously on these lots were already demolished in 2014. Due to the site being situated at the end of the block and along the interstate highway, the policies that conflict with the proposed “UR” Urban Residential zoning due to preserving the character of the established neighborhood, are not as relevant.

Based on conformance with the policies stated above, the proposed zoning is not consistent with the Comprehensive Plan. However, there are several policies that do support the rezoning to “UR” Urban Residential.

Economic Development Plan

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

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





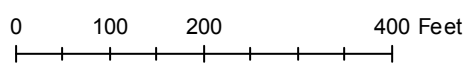
ZC-22-203

Area Zoning Map

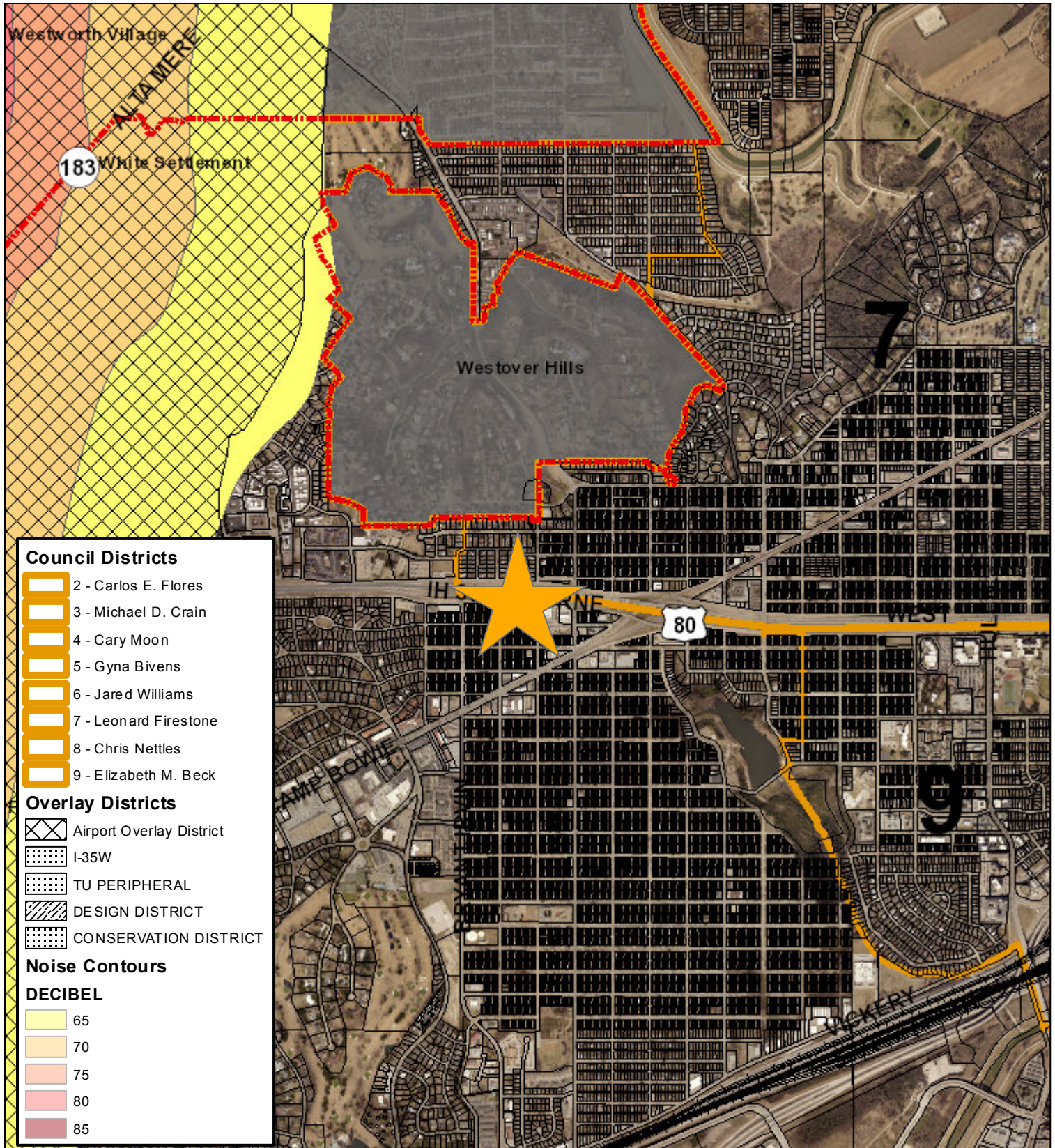
Applicant: Paula Rae Fimbres, Etal
 Address: 2520 Halloran Street
 Zoning From: B
 Zoning To: UR
 Acres: 0.62369115
 Mapsco: 074M
 Sector/District: Arlington Heights
 Commission Date: 12/14/2022
 Contact: 817-392-2806



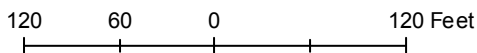
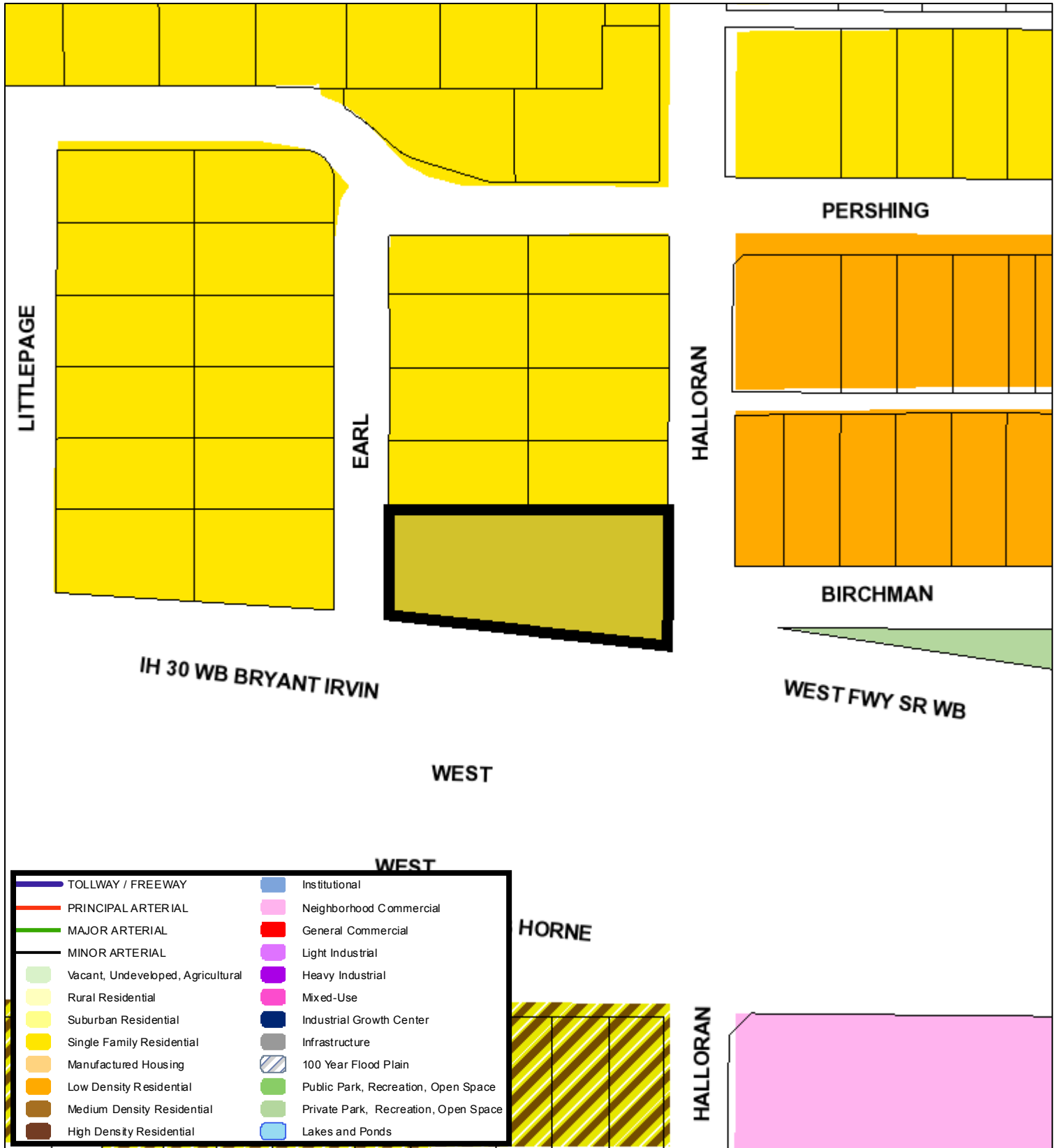
 Subject Area
 300 Foot Notification



Area Map



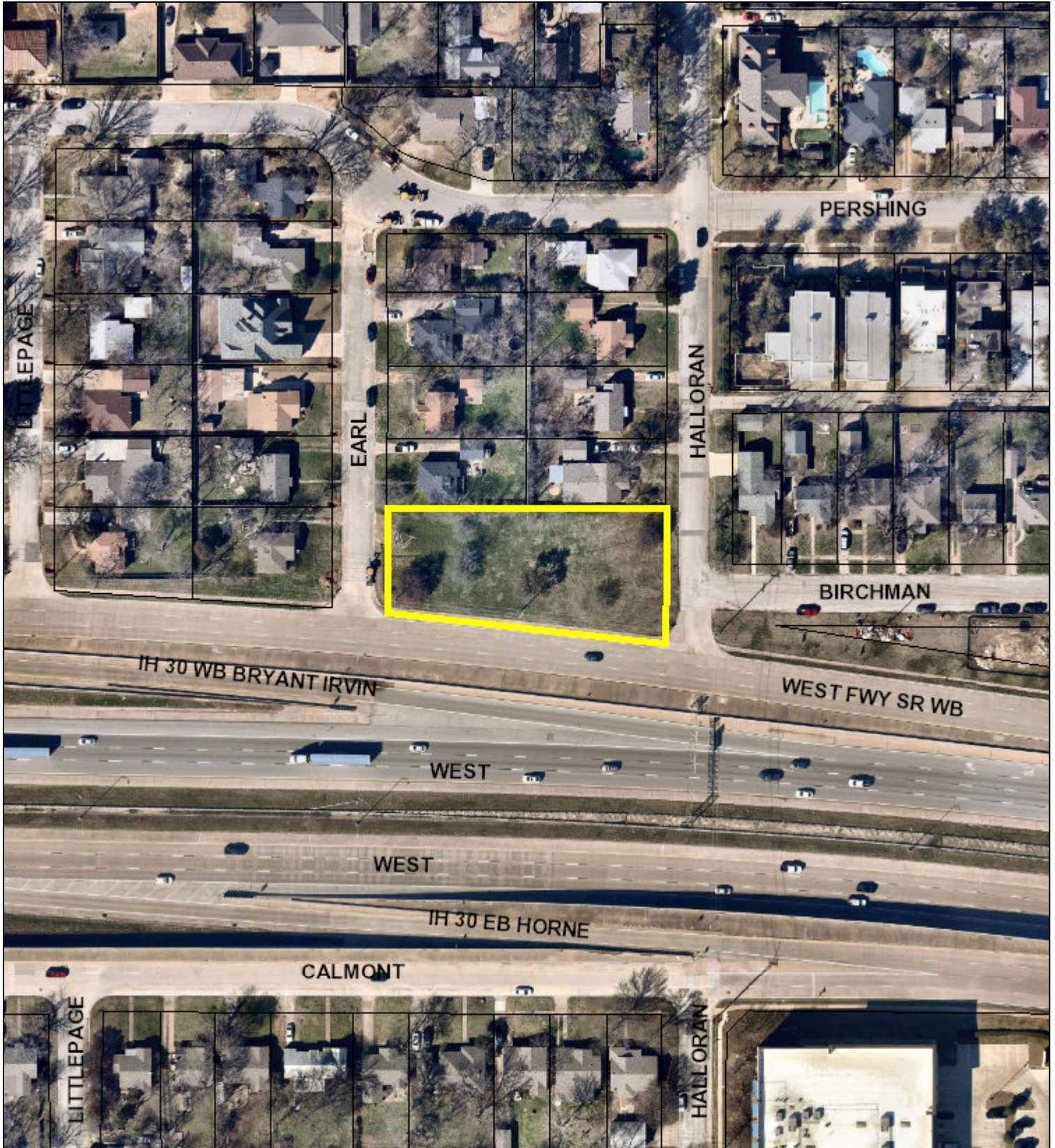
Future Land Use



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



Aerial Photo Map



0 75 150 300 Feet





Zoning Staff Report

Date: December 14, 2022

Case Number: ZC-22-204

Council District: 2

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: L & S Land Company LTD

Site Location: 4501 Angle Avenue

Acreage: 22.38 acres

Request

Proposed Use: Multifamily

Request: From: “E” Neighborhood Commercial; “C” Medium Density Multifamily

To: “C” Medium Density Multifamily

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The proposed site is located on Angle Avenue, near the intersection of Marine Creek Parkway. The applicant is requesting a zoning change from “E” Neighborhood Commercial to “C” Medium Density Multifamily for a multifamily development. The applicant owns several acres of existing “C” zoned land and would like to combine the tract to match the zoning. Surrounding uses are primarily vacant with several multifamily developments to the northeast. The future land use designation for the area is Mixed-Use, which accommodates multifamily. Staff supports this request due to surrounding land uses and consistency with the Comprehensive Plan.

Surrounding Zoning and Land Uses

North “J” Medium Industrial / vacant
East “CR” Low Density Multifamily / Multifamily
South “A-5” One-Family / vacant
West “C” Medium Density Multifamily; “A-5” One-Family / vacant

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 1, 2022.
The following organizations were emailed on December 2, 2022:

Organizations Notified	
Northwest Fort Worth Alliance	Inter-District 2 Alliance
Terrance Landing HOA	Far Greater Northside Historical NA*
Streams & Valleys Inc	Trinity Habitat for Humanity

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting a zoning change to “C” Medium Density Multifamily. Surrounding land uses are primarily vacant with multifamily northeast of the site. The proposed zoning **is compatible** with the current surrounding land uses.

Comprehensive Plan Consistency – Northside

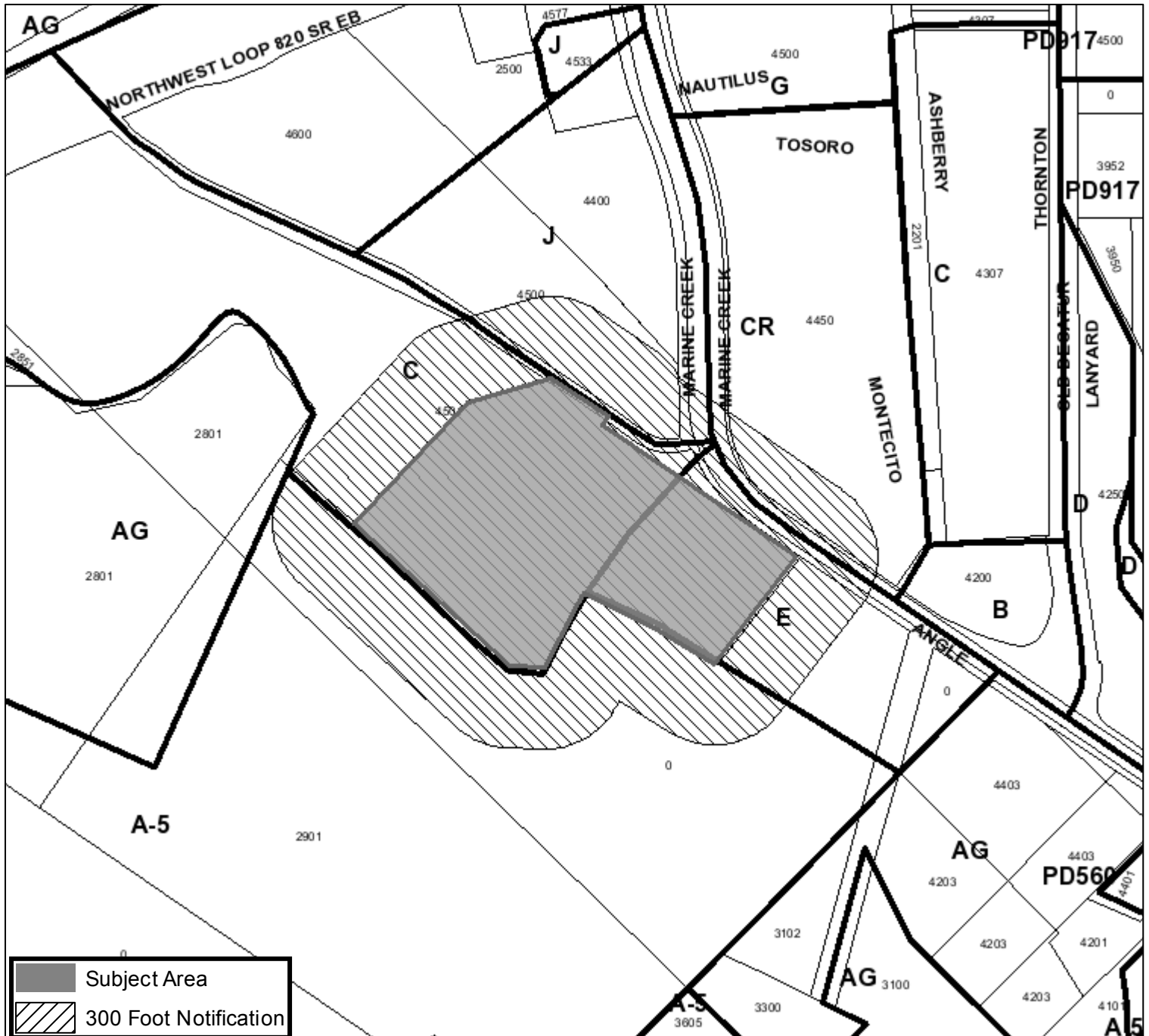
The 2022 Comprehensive Plan designates the subject property as Mixed-Use on the Future Land Use [FLU] Map. Multifamily Residential is explicitly called out in the list of zoning classifications that are acceptable within this FLU designation. The proposed zoning **is consistent** with the Comprehensive Plan.



Economic Development Plan

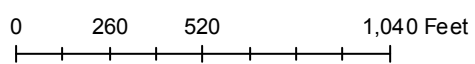
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not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

Area Zoning Map

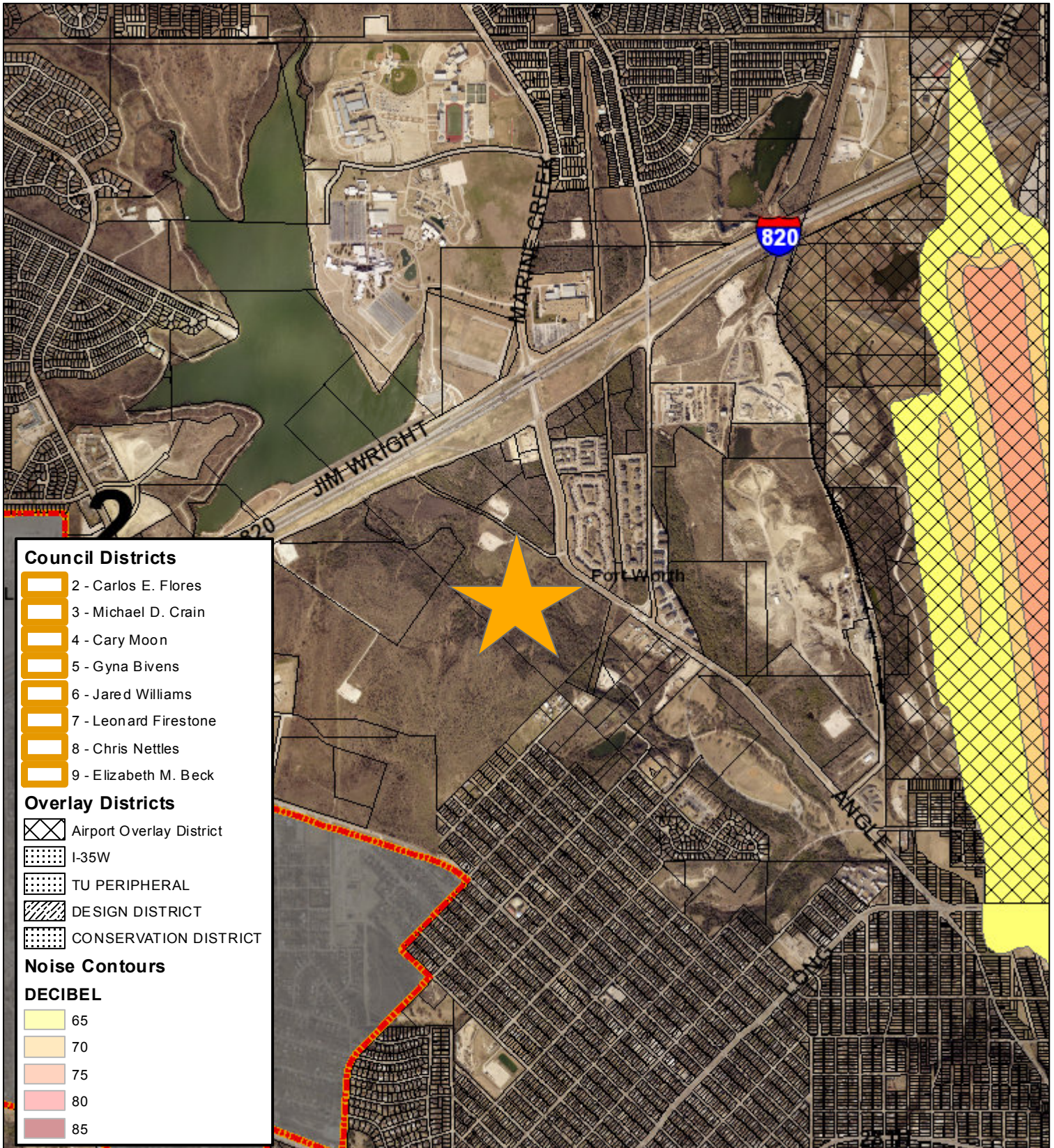
Applicant: L&S Land Company LTD
 Address: 4501 Angle Ave.
 Zoning From: C/E
 Zoning To: C
 Acres: 22.38856547
 Mapsco: 47U
 Sector/District: Northside
 Commission Date: 12/14/2022
 Contact: null



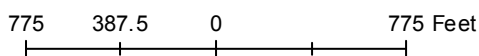
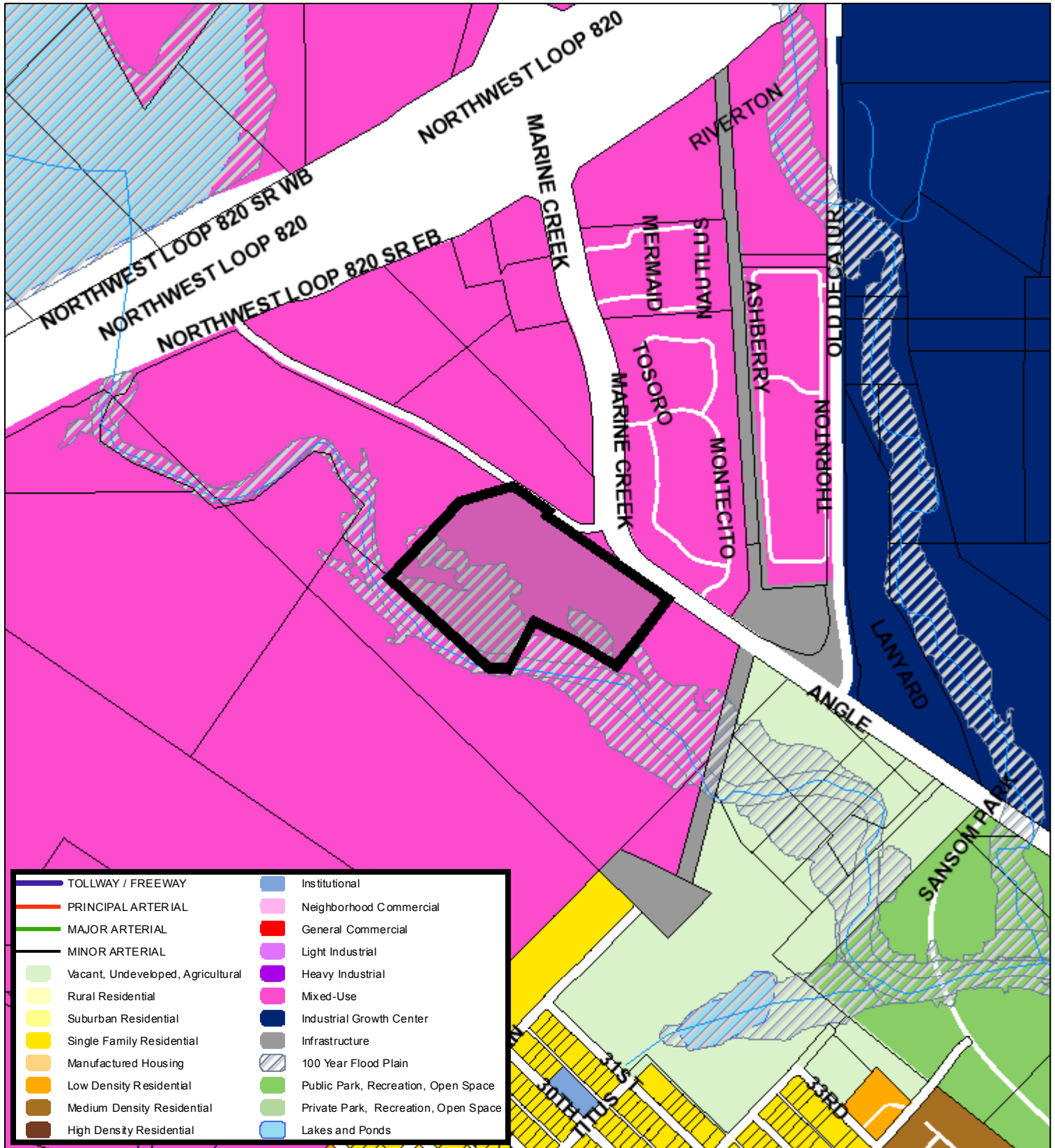
	Subject Area
	300 Foot Notification



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



0 485 970 1,940 Feet





Zoning Staff Report

Date: December 14, 2022

Case Number: ZC-22-206

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Krishna Investments Inc.

Site Location: 8401 West Freeway

Acreage: 2.81 acres

Request

Proposed Use: Multifamily

Request: From: "E" Neighborhood Commercial
To: "PD/D" Planned Development for "D" High Density Multifamily with development standards for: paving, fencing and parking in front of building, parking count, open space, signage and building orientation, 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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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 on the IH-30 eastbound service road and the corner of Laredo Street. The site is currently vacant and is zoned “E” Neighborhood Commercial. The applicant is requested a zoning change to “PD/D” Planned Development for “D” High Density Multifamily with development standards for: paving, fencing and parking in front of building, parking count, open space, signage and building orientation, site plan included. The proposed site is located within the NASJRB Airport Overlay. If approved, the applicant would be required to provide sound attenuation to meet the requirements.

The attached site plan shows a three (3) story multifamily complex, with a total of 146 units. The zoning request involves the (i) acquisition of the Express Inn, a 96 room hotel and (ii) renovating the property to convert it into multifamily supportive housing. The existing property has an extensive list of code compliance and deferred maintenance issues. The applicant’s goal is to transform this property into a safe and secure housing community with supportive services that will house families at an affordable price and assist with student mobility issues in the Las Vegas Trail area.

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

Requirement	Existing “D” Standards	Proposed “PD/D” Standards (per attached site plan)
Density	Maximum 32 units/acre	18 units per acre (Complies)
Height	Maximum height 36’	Complies
Required Yards	<u>Front Yard</u> : 20’ minimum <u>Rear Yard</u> : 5’ minimum <u>Interior Side Yard</u> : 5’ minimum <u>Corner Lot Side Yard</u> : 20’ minimum adjacent to side street	Paving between the building and West Freeway (Development Standard Requested)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area (147 required)	103 provided (Development Standard Requested)
Open Space	Minimum 35%	31% (Development Standard Requested)

Fences	Fences shall not be located in the area between building facades and the property line; Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.	Development Standard Requested
Building Orientation	Buildings located on public streets must face the street with the longest length of the building parallel / adjacent to the street.	Development Standard Requested
Parking	Located behind front of building	Development Standard Requested
Multifamily Design (MFD) Standards	MFD Submittal Required prior to building plan review	Will comply
Signage	Monument sign allowed by right	Development Standard Requested for sign increase

The proposed project has support from Fort Worth Housing Solutions and Tarrant County. The proposed rezoning is in keeping with policies that provide a wide range of affordable housing options within the City.

Surrounding Zoning and Land Uses

- North City of White Settlement / IH 30
- East “PD 163” PD/FR, site plan required / hotel
- South “CF” Community Facilities / church
- West “FR” General Commercial Restricted; auto sales

Recent Zoning History

- None

Public Notification

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



The following organizations were notified: (emailed December 2, 2022)

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

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

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “PD/D” Planned Development for “D” High Density Multifamily with development standards for: paving, fencing and parking in front of building, parking count, open space, signage and building orientation, site plan included. Surrounding land consist of IH 30 to the north, a hotel to the east, church to the south, and automotive sales to the west.

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

Comprehensive Plan Consistency –Western Hills/Ridglea

The Comprehensive Plan designates the subject property as “General Commercial”. The requested zoning change is consistent with the following Comprehensive Plan policies:

- 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.
- Support Fort Worth Housing Solutions efforts to redevelop traditional public housing sites and develop new scattered site affordable housing and mixed-income housing throughout the city, particularly high opportunity areas.

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 a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The City desires to have a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. The proposed multifamily does not meet this purpose.

Site Plan Comments

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

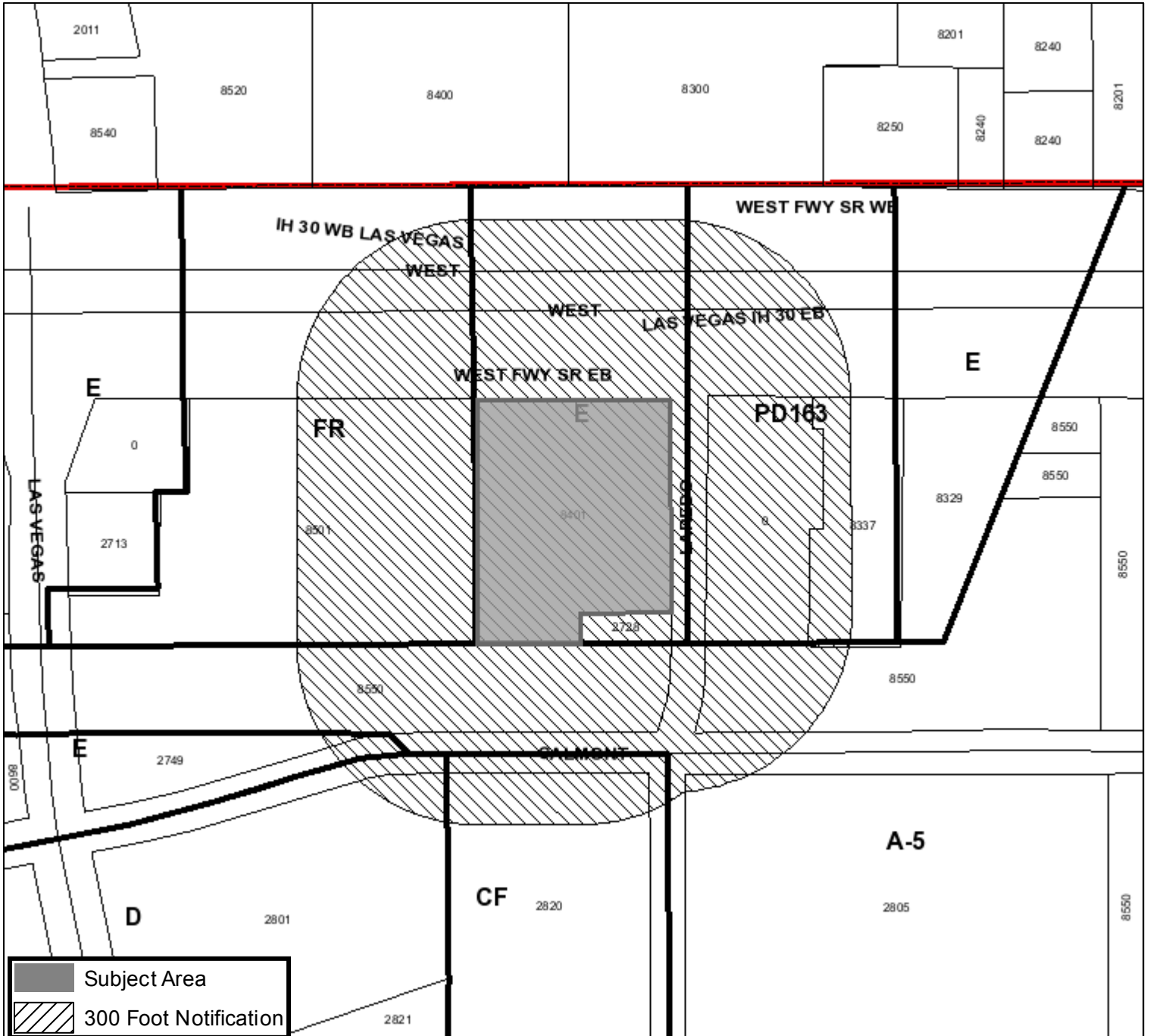
1. See table for Zoning Development Standard requests



(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.)



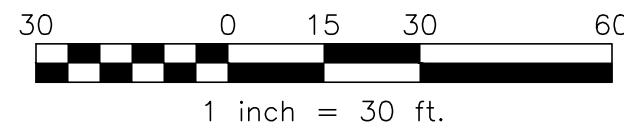
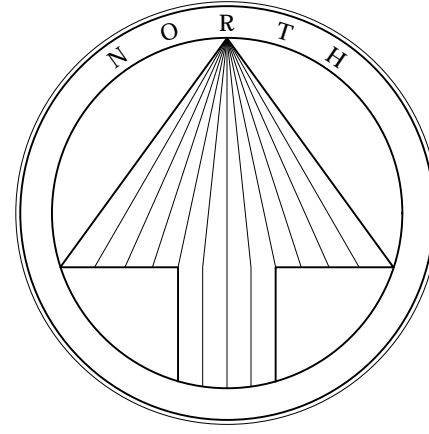
Area Zoning Map

Applicant: Krishna Investments Inc.
 Address: 8401 West Freeway
 Zoning From: E
 Zoning To: PD-D for Multifamily Use
 Acres: 2.81537234
 Mapsco: 073F
 Sector/District: W. Hills/Ridglea
 Commission Date: 12/14/2022
 Contact: 817-392-6226

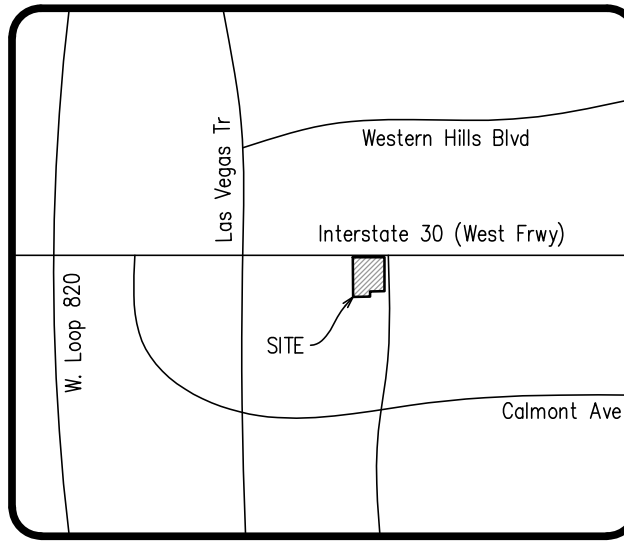


 Subject Area
 300 Foot Notification

0 120 240 480 Feet



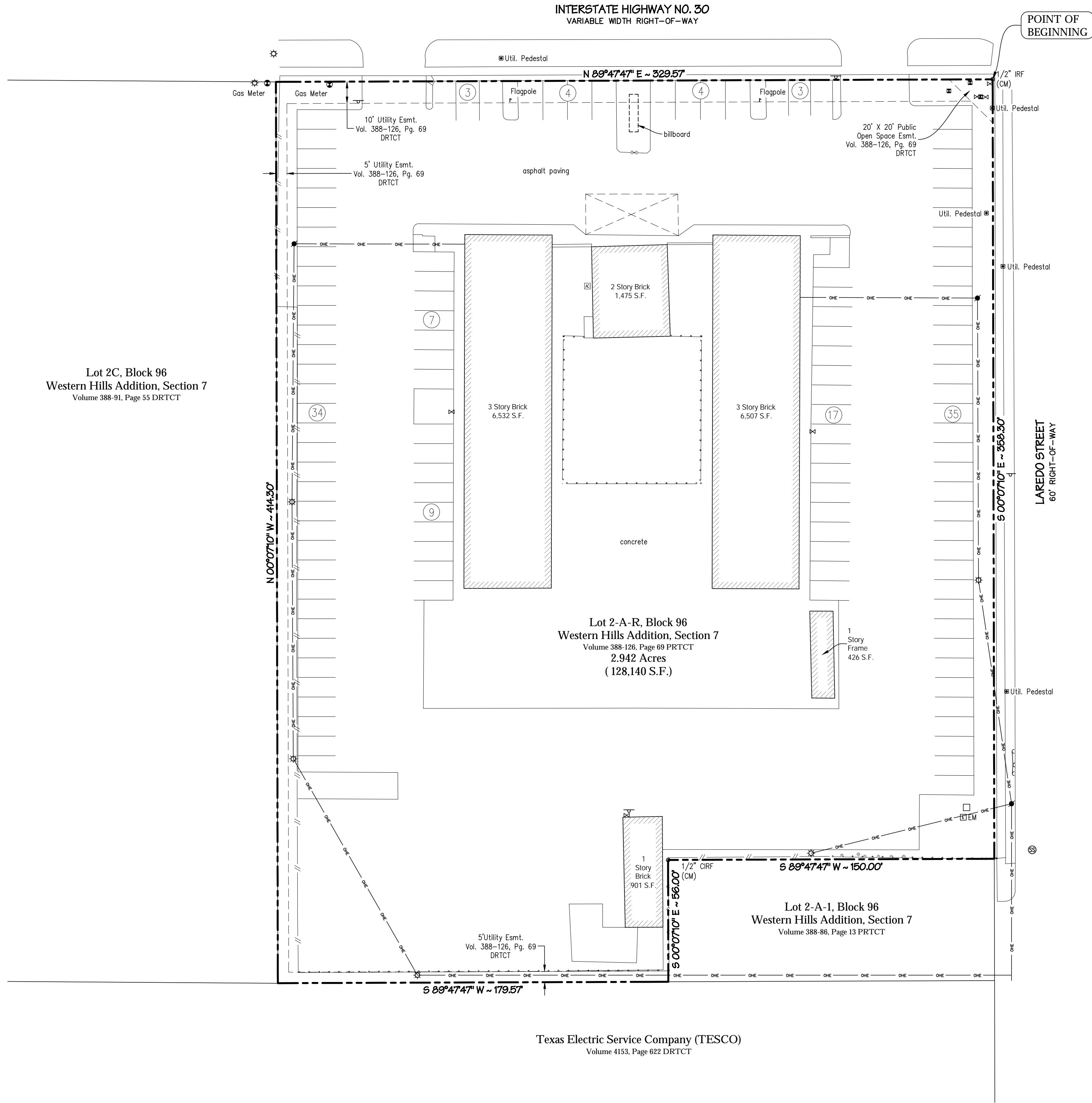
Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.



LOCATION MAP
1" = 2000'

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
●	POWER POLE
⊙	SAN. SEWER MANHOLE
⊕	STORM SEWER MANHOLE
★	LIGHT POLE/STANDARD
◁	GUY WIRE ANCHOR
○	BOLLARD
▽	SIGNPOST
♿	HANDICAP PARKING
⊕	FIRE HYDRANT
⊕	GAS MARKER
▽	GROUND LIGHT
USE	UNDERGROUND ELECTRIC LINE MARKER
UGC	UNDERGROUND CABLE MARKER
CTL	GAS TEST LEAD
GM	GAS METER
GAS	GAS LINE MARKER
FOC	FIBROPTIC CABLE MARKER
FC	FIRE SPRINKLER CONTROL BOX
EB	ELECTRIC BOX
EM	ELECTRIC METER
⊕	IRRIGATION CONTROL VALVE
⊕	WATER VALVE
⊕	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—	CHAIN LINK FENCE
—	GUARD RAIL FENCE
—	BARBED WIRE FENCE
—	WOOD FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

Lot 2C, Block 96
Western Hills Addition, Section 7
Volume 388-91, Page 55 DRTCT



Texas Electric Service Company (TESCO)
Volume 4153, Page 622 DRTCT

LEGAL DESCRIPTION

Being Lot 2-A-R, Block 96 of Western Hills Addition, Section 7, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-126, Page 69 of the Plat Records of Tarrant County, Texas.

METES AND BOUNDS DESCRIPTION

BEING a tract of land known as Lot 2-A-R, Block 96 of Western Hills Addition, Section 7, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-126, Page 69 of the Plat Records of Tarrant County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the south right-of-way line of Interstate Highway No. 30 (variable width right-of-way) and the west right-of-way line of Laredo Street (60 foot right-of-way);

THENCE, S 00°07'10" E, 358.30 feet along said Laredo Street to the northeast corner of Lot 2-A-1, Block 96 of Western Hills Addition, Section 7, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-86, Page 13 of the Plat Records of Tarrant County, Texas;

THENCE, S 89°47'47" W, 150.00 feet to a 1/2 inch capped iron rod found at the northwest corner of said Lot 2-A-1, Block 96;

THENCE, S 00°07'10" E, 56.00 feet along the west line of said Lot 2-A-1, Block 96 and lying in the north line of a tract of land conveyed to Texas Electric Service Company (TESCO), by deed recorded in Volume 4153, Page 622 of the Deed Records of Tarrant County, Texas;

THENCE, S 89°47'47" W, 179.57 feet, along said north line of TESCO tract to the southeast corner of Lot 2C, Block 96 of Western Hills Addition, Section 7, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-91, Page 55 of the Plat Records of Tarrant County, Texas

THENCE, N 00°07'10" W, 414.30 feet along the east line of said Lot 2C, Block 96 to a point lying in said south right-of-way line of Interstate Highway No. 30;

THENCE, N 89°47'47" E, 329.57 feet to the POINT OF BEGINNING with the subject tract containing 128,140 square feet or 2.942 acres of land.

ALTA/NSPS LAND TITLE SURVEY
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
Express Inn

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

Issue Dates:	
Date	11/7/22

PRELIMINARY SURVEY FOR REVIEW AND COMMENTS
This survey was prepared without the benefit of title commitment, and there may be easements, other encumbrances, or other matters of record, which have not been shown herein.
(This note will be removed after the surveyor has received current title commitment and address comments in connection with this subject tract)

SURVEYOR'S CERTIFICATE

To: _____, and their respective successors and assigns:
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed on 10/25/22.
Date of Plat or Map: 11/7/22



Darren K. Brown, RPLS 5252

No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48439C0280K, effective on 09/25/2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).

Revisions	Date

Scale: 1" = 30'
Drawn By: CN
Checked By: DKB

Sheet 1
of 1

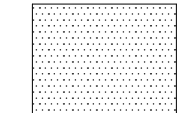
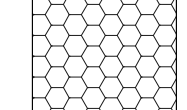
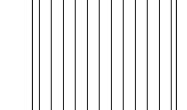
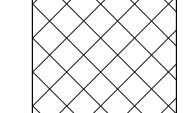
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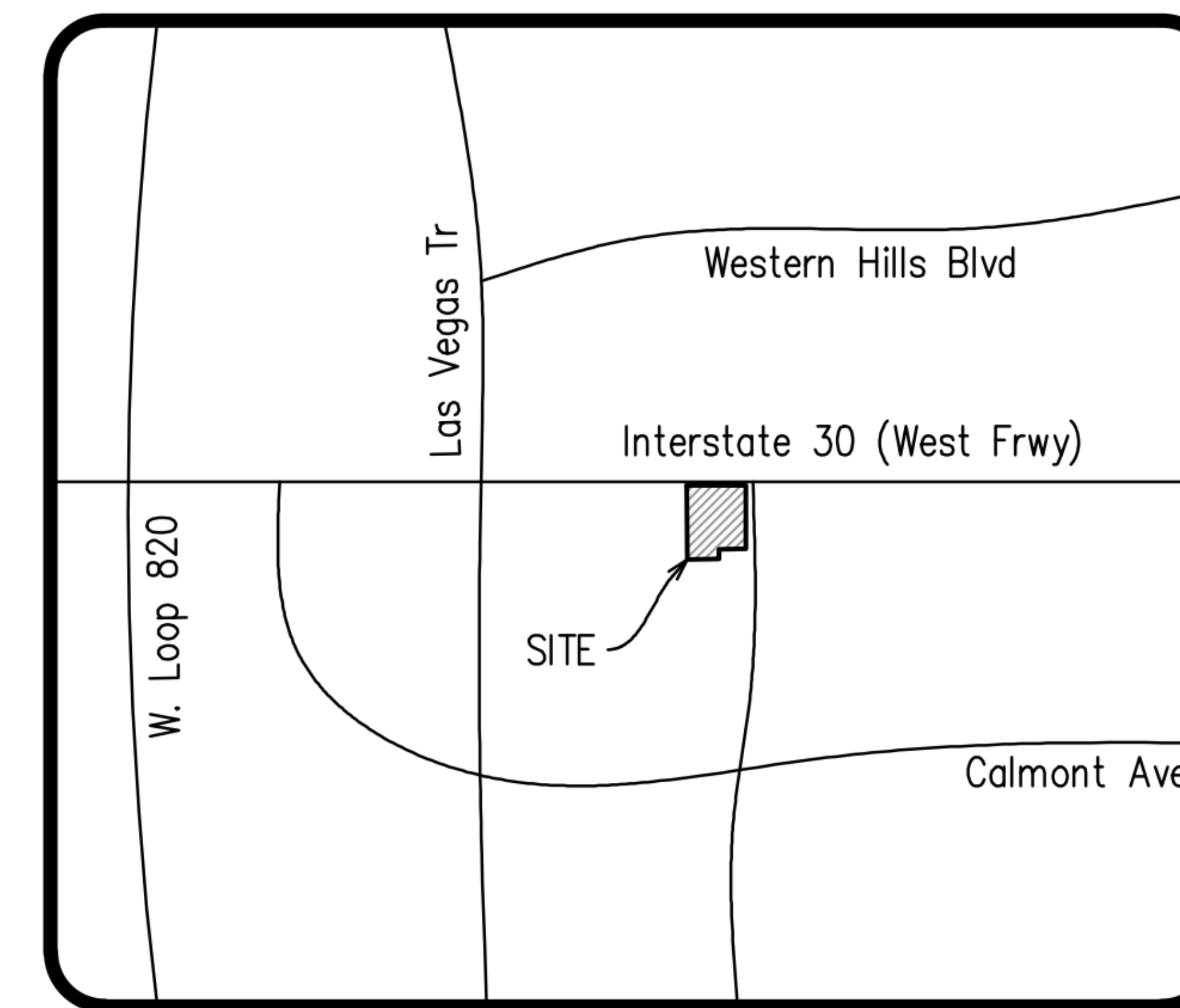
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NOTES

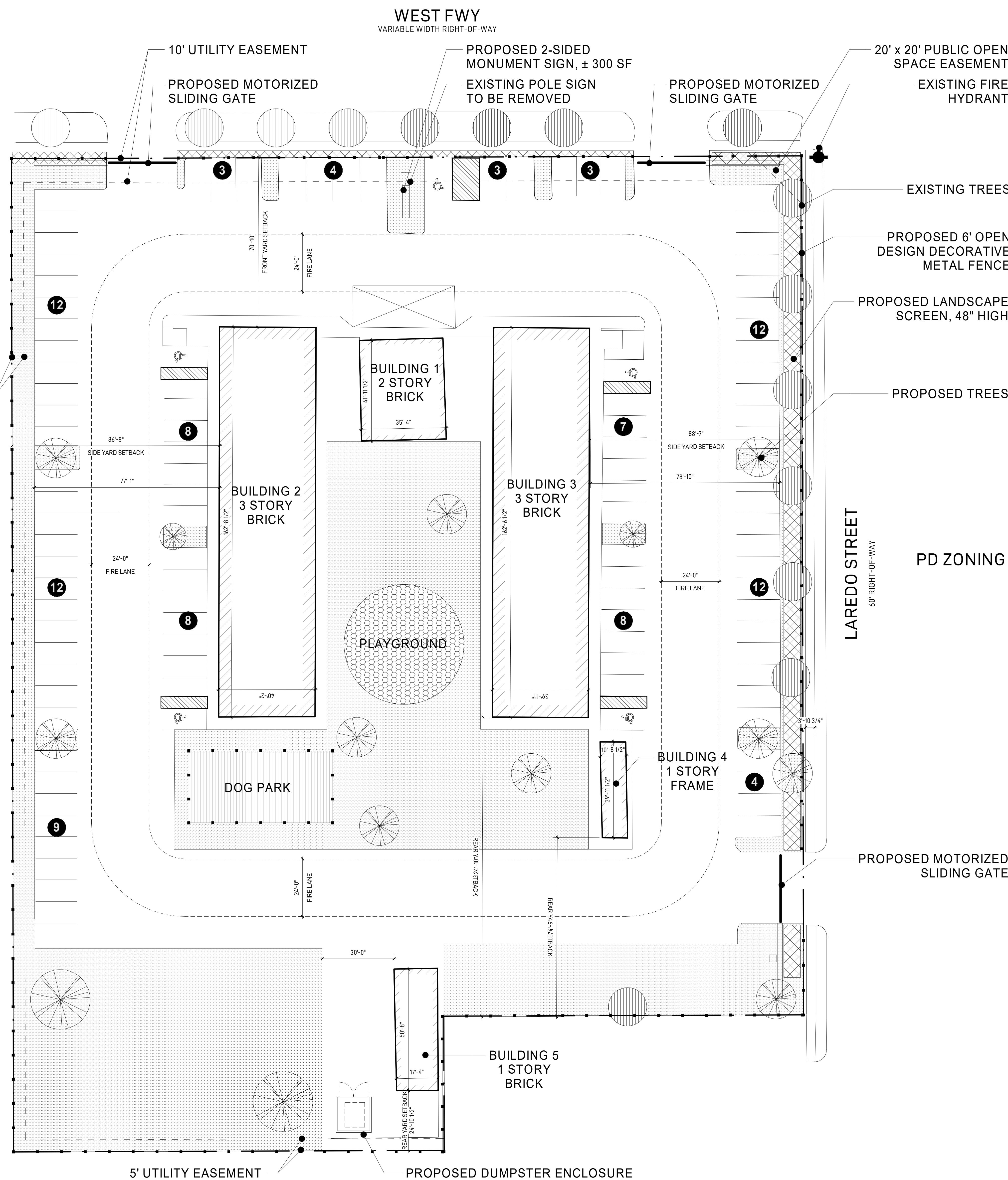
1. ALL DUMPSTERS AND GROUND LEVEL EQUIPMENT SHALL BE SCREENED FROM PUBLIC RIGHT OF WAY
2. ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE
3. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
4. LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF FORT WORTH CODE
5. EXISTING FIRE HYDRANTS ARE LOCATED IN THE VICINITY OF THE DEVELOPMENT IN ACCORDANCE WITH THE FIRE CODE
6. EXISTING BUILDING EXTERIOR CONSTRUCTION IS PRIMARILY BRICK AND WOOD SIDING OVER STANDARD WOOD FRAMING
7. EXISTING BUILDING HEIGHTS COMPLY WITH CURRENT ZONING RESTRICTIONS
8. PLEASE REFERENCE EXISTING ELEVATION DRAWINGS TO ENSURE THE BUILDING IS COMPLIANT WITH FACADE DESIGN STANDARDS
9. ALL PROVIDED LIGHTING WILL CONFORM WITH LIGHTING CODE

LEGEND

-  PROPOSED AND EXISTING OPEN SPACE
-  PLAYGROUND
-  DOG PARK
-  PROPOSED LANDSCAPE SCREEN 48" HIGH



**EXPRESS INN HOTEL
CONVERSION**
8401 WEST FWY
FORT WORTH, TX 76116



SITE DATA

GROSS ACREAGE:	2.942 ACRES
EXISTING ZONING:	E
EXISTING LAND USE:	HOTEL
PROPOSED ZONING:	PD-D
PROPOSED USE:	SUPPORTIVE HOUSING
MAX HEIGHT ALLOWED:	36' MAX W/ EXCEPTION 6.100(a)
MAX HEIGHT PROPOSED:	36'-0"
GROSS DENSITY:	128,154 SF, 2.942 AC
OPEN SPACE REQUIRED:	35%
OPEN SPACE PROPOSED:	40,071 SF/128,154 SF = 31.0% (WAIVER)
UNITS PER ACRE REQUIRED:	32 MAX
UNITS PER ACRE PROPOSED:	18

REQUIRED PARKING

MULTI-FAMILY:	143	ROOMS	1/ROOM	143 SPACES
COMMON/OFFICE:	±950	G/SF	1/250 SF	4 SPACES
TOTAL REQUIRED PARKING				147 SPACES
TOTAL PROPOSED PARKING				103 SPACES (WAIVER)

LANDSCAPE ENHANCEMENT POINT CHART (20 PT MIN):

STREET TREES:	ADDT'L TREES, AS RQ'D	10 PTS
PLAYGROUND:	1,200 SF MIN	5 PTS
DOG PARK:	W/ AMENITIES	5 PTS
TOTAL POINTS REQUIRED:		20 POINTS
TOTAL POINTS PROPOSED:		20 POINTS

BUILDING DATA

ENCLOSED SF, EXISTING:

BUILDING 01, EXISTING:	2,590 SF
BUILDING 02, EXISTING:	19,596 SF
BUILDING 03, EXISTING:	19,521 SF
BUILDING 04, EXISTING:	426 SF
BUILDING 05, EXISTING:	901 SF
TOTAL, EXISTING:	43,394 SF
(NO ADDITIONAL AREA REQUESTED)	

PROPOSED SH UNIT COUNT:	55 UNITS
PROPOSED HOTEL USE UNIT COUNT:	0 UNITS

ARCHITECT/REPRESENTATIVE:
BENNETT PARTNERS
640 TAYLOR STREET
SUITE 2323
FORT WORTH, TEXAS 76102
CONTACT: MICHAEL BENNETT
PHONE: (817) 335-4991

OWNER:
OP ACQUISITIONS, LLC
2501 N. HARWOOD STREET
SUITE 2400
DALLAS, TX 75201
CONTACT:
DANIEL SMITH
214.865.7926

ZC-22-XXX
APPROVED BY CITY COUNCIL XX/XX/XX
PD-D - SUPPORTIVE HOUSING
PD SITE PLAN OF

LVT Family Housing
8401 WEST FWY
WESTERN HILLS ADDITION, SECTION 7
BLOCK 96, LOT 2-A-R
2.942 ACRES
PREPARED NOVEMBER 4, 2022

DIRECTOR OF DEVELOPMENT SERVICES

Signature _____ Date _____

11/07/22
Michael Bennett AIA, 12795
Taylor Street, Suite 2323
Fort Worth, Texas 76102
Tel 817.335.4991 Fax 817.877.1861
www.bnpk.com
This drawing is the property of Bennett Partners and may not be used for regulatory approval, permit, or construction.

bennett partners
ARCHITECTURE
INTERIORS
PLANNING

Planned Development

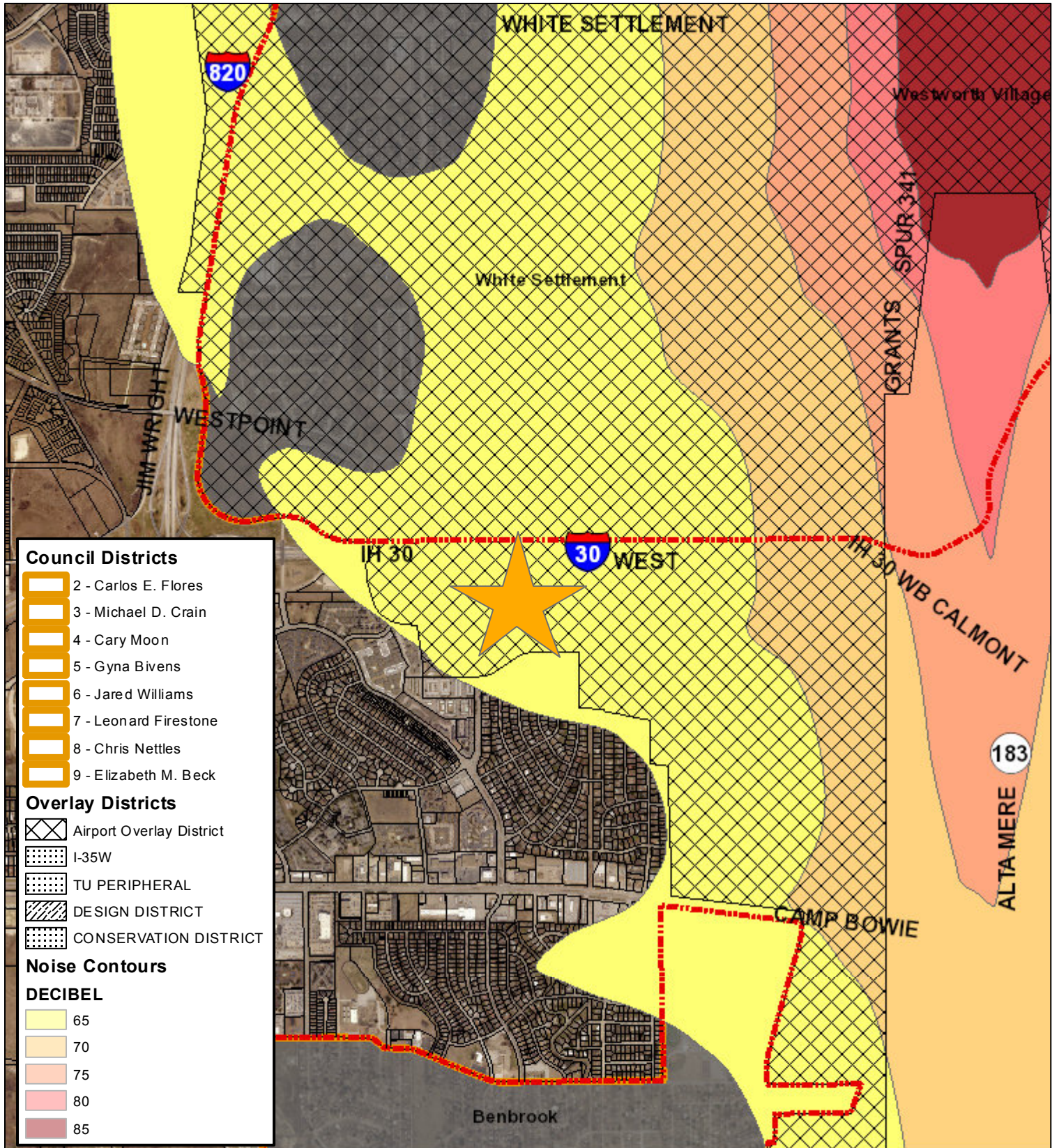
Project No:
Issue Date: 11/07/22
Rev Description Date

1 PD SITE PLAN
1" = 20'-0"
0 20' 40'

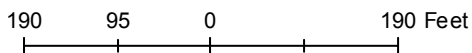
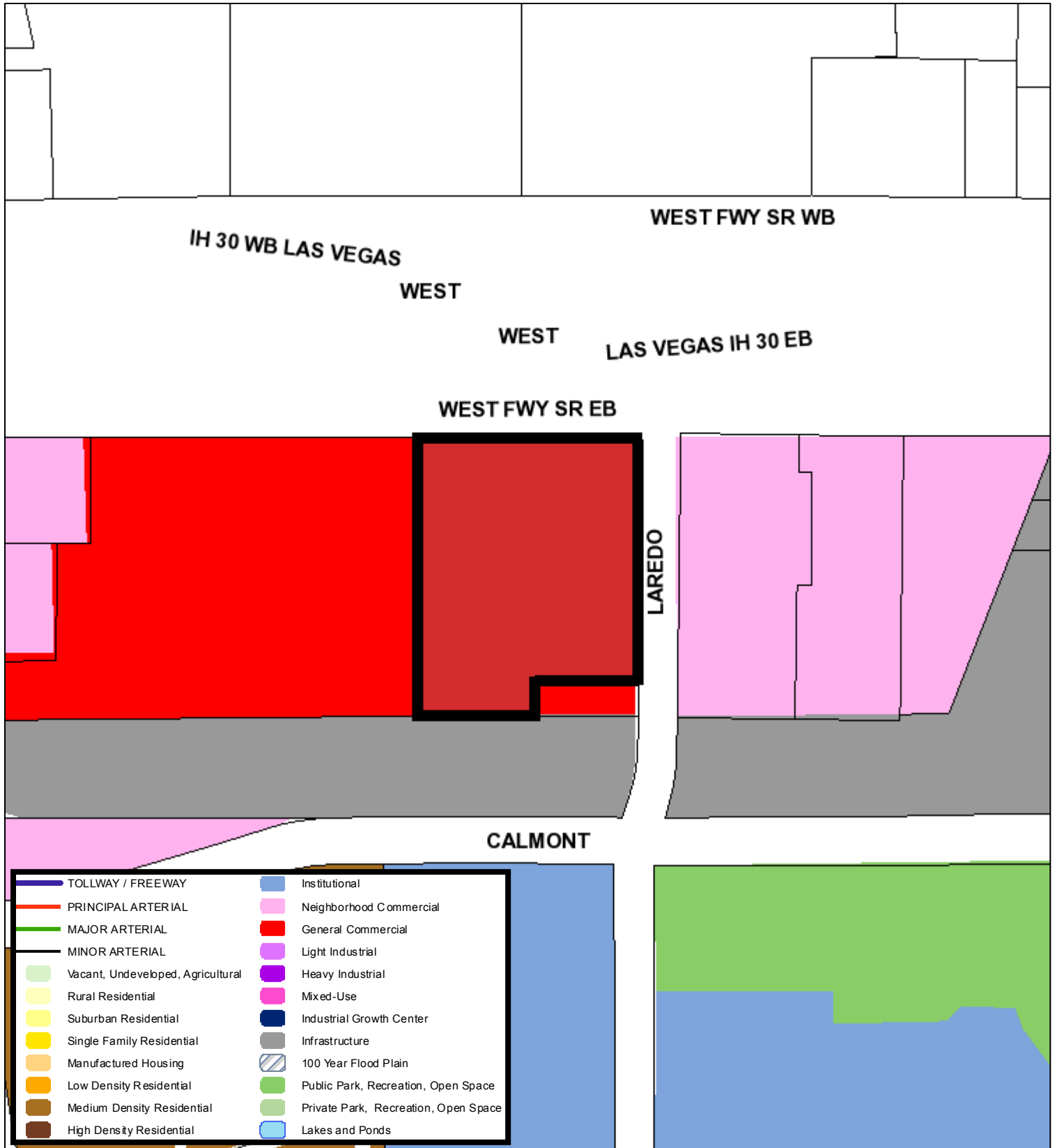
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**PLANNED DEVELOPMENT
SITE PLAN**

SP-100

Area Map



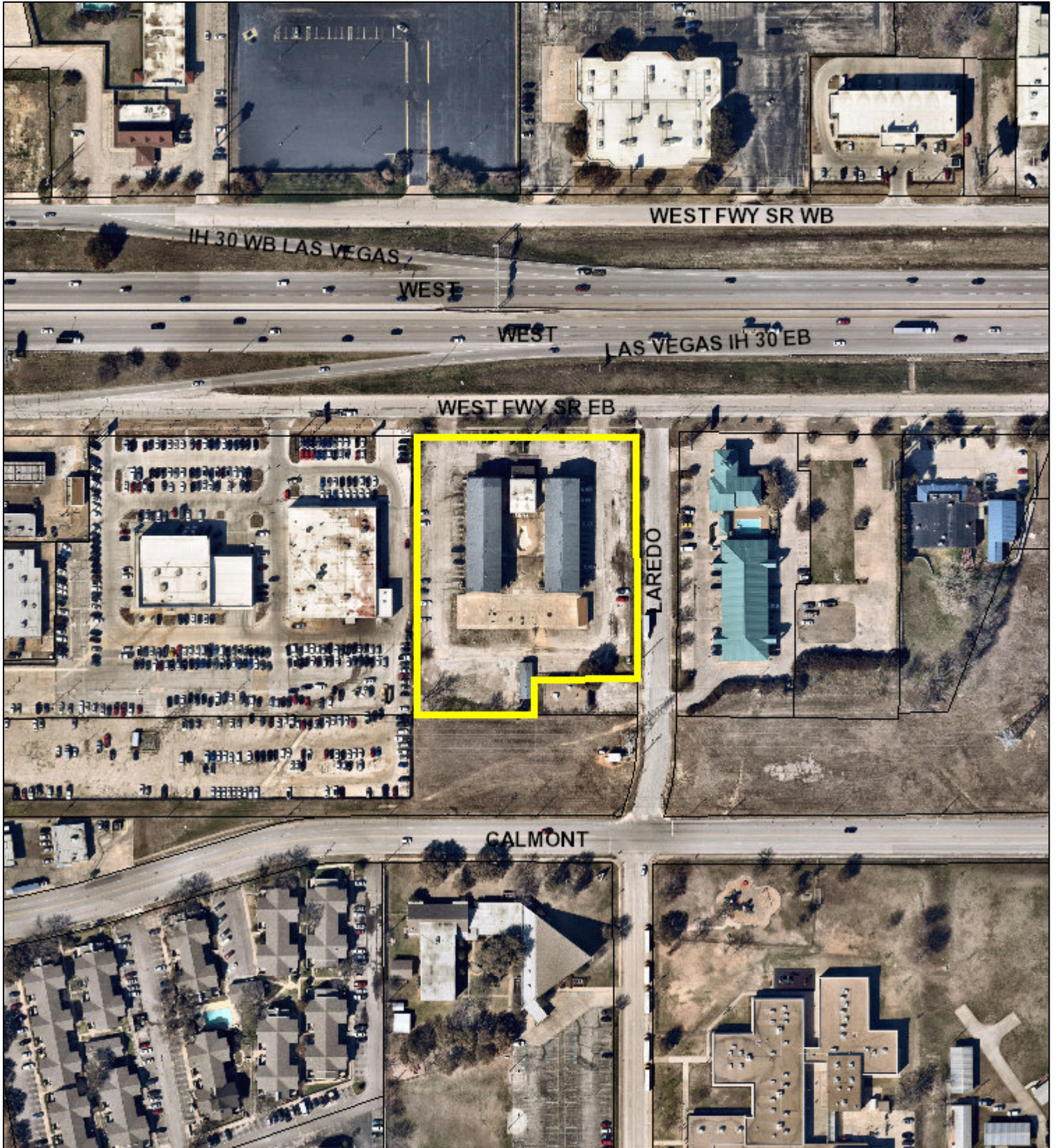
Future Land Use



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



0 120 240 480 Feet





Zoning Staff Report

Date: December 14, 2022

Case Number: ZC-22-208

Council District: 2

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Fossil Ridge, Ltd. / Versa Development, Daniel Hendren

Site Location: 2832 Sedona Ranch Drive

Acreage: 6.8518 acres

Request

Proposed Use: Amend the existing PD to provide a new site plan and unit mix – Senior Apartments

Request: From: PD-1095, Planned Development with a base of “C” Medium Density Multifamily

To: “PD-C” Planned Development with a base of “C” Medium Density Multifamily, with development standards for density, parking, fencing, and height; 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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 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
 - d. [Site Plan Comments](#)
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7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Site Plan

Project Description and Background

This is a proposed senior living multifamily development on an undeveloped site off Old Denton Road near the intersection of Loop 820 and I-35W in Council District 2. Total acreage to be rezoned is just under 7 acres. For additional details regarding this rezoning request, see narrative provided by developer in the application below:

Summary

PD-1095 was approved in 2016 under zoning case ZC-16-040 allowing memory care, assisted living, and independent living units to occupy the property located at 2832 Sedona Ranch Drive (formerly 2800 Sedona Ranch Drive). The building contained 123 units - 64 independent living, 39 assisted living, and 20 memory care. Density of 29 units per acre was approved, along with a building height of 43'.

Today the community is planned to include 198 senior independent living units with services. The community seeks to maintain flexibility in the future by keeping memory care and assisted living uses in place. This combination of uses, the approved density of 29 units per acre, and the requested building height of 48' cannot be accommodated under the base C multifamily zoning district.

The community will deliver an expanse of high-quality curated amenities to include a full-service commercial kitchen with two separate dining areas, coffee bar, bistro, grab and go prepared meals, group exercise area, conservatory/green house, wellness center with clinic, salon, library with business center, art studio, and various gathering and seating areas. Outdoor amenities will include an exterior lounge and dining porch, outdoor grill, pool, game yard, pickleball court, and dog park.

Site Plan Updates

The site plan has been updated from the previously approved version to accommodate a greater number of units, larger floorplans, additional parking, as well as a unified single courtyard. The storm water detention system is to be moved underground to allow greater connectivity with the adjacent property, improve aesthetics, and increase flexibility in design layout. Open space has been increased in comparison to the previous site plan.

Waivers Requested

- Building Height - The request is to increase allowable building height from 43' to 48' to accommodate portions of the building being 4-stories. The setback requirements from adjacent properties will be followed based on current standards.
- Parking - Requesting a reduced number of parking spaces due to nature of the development. Currently there is no distinction between senior and family-oriented multifamily developments regarding parking. Given experience with past senior communities, we have found that a parking ratio between 1.1 to 1.2 spaces per unit is adequate.
- Fencing - Request that fencing be allowed to secure ground floor units along Sedona Ranch Drive. As a community serving seniors, it is imperative that the residents feel safe and secure. Along the north of the building there are units with private balconies on the ground floor where limited access would be sought. The fence along Sedona Ranch Drive is set back a significant distance from the street and is consistent with the surrounding properties.
- Density - When seeking to develop a thriving place for seniors to call home, it is imperative to have enough residents to build a sense of community, common pride, and encourage participation in engagement activities. The number of units per acre requested is 29. PD-1095 incorporates an allowed density of 29 units per acre for senior independent living. Based on tract acreage of 6.85 acres, and proposed 198 units, the DU/acre is 28.9.

Surrounding Land Uses

The proposed community aligns with surrounding land uses. There are senior independent living properties to the east and west and a multifamily property is located to the north across Sedona Ranch Drive. The Crossing at Fossil Creek single-family home community is located to the south.

Surrounding Zoning and Land Uses

North "C" Medium Density Multifamily / apartments
East "C" Medium Density Multifamily / senior living
South "AR" One-Family Residential / single family residential
West "C" Medium Density Multifamily / senior living

Recent Zoning History

- None

Public Notification

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

Organizations Notified	
The Crossing at Fossil Creek HOA*	
Alexandra Meadows HOA	Fairway Bend HOA
Streams and Valleys Inc	Trinity Habitat for Humanity
Keller ISD	Eagle Mountain-Saginaw ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The subject site is currently undeveloped but is surrounded by existing developments. To the east and west are part of a senior living campus (Sedona Place/Sedona Village). To the north is an apartment complex (Landry at Cross Creek), and to the south is a single family residential neighborhood. The primary ingress/egress is from Old Denton Road. The development standards for the Planned Development, are listed below:

Sedona Ranch

2832 Sedona Ranch Drive

ZC-22-208

Requested Waivers

Waiver No. 1 – Reduce parking minimums (§6.201)

- Request to reduce the required number of parking spaces
From:
 - 1 BR – 112 units @ 1 space per BR = 112 spaces
 - 2 BR – 86 units @ 1 space per BR = 172 spaces
 - Administration space – 810sf @ 1 space per 250sf = 4 spaces
 - Community space – 16,246sf @ 1 space per 250sf = 65 spaces
 - Total spaces required = 353 spacesTo:
 - 1 BR – 112 units @ 1 space per unit = 112 spaces
 - 2 BR – 86 units @ 1 space per unit = 86 spaces
 - Administration Space – 810sf @ 1 space per 250sf = 4 spaces
 - Community Space – 16,246sf @ 1 space per 500sf = 33 spaces
 - Additional Guest Parking = 3 spaces
 - Total spaces requested = 238 spaces

Being an independent senior living community, 2-bedroom units are more likely to be occupied by older couples having or needing only one vehicle. Further, since the Community Spaces are for resident use exclusively, parking those areas at 1 space per 250sf would provide much more than needed. Based on past project experience, the target parking ratio for a senior living community is between 1.0 and 1.2 spaces per unit. In this instance the parking ratio is 1.2 (238 spaces/198 units).

Waiver No. 2 – Increase Building Height (§6.100(c))

- The current approved building height per PD-1095 is 43 feet from the finished slab to the top of the highest wall plate. We are requesting to increase portions of the building height to 48 feet in order to allow for a 4-story building.

Waiver No. 3 – Fencing (§4.711(d)(4)(b))

- Request that fencing be allowed to secure ground floor units along Sedona Ranch Drive. As a community serving seniors, it is imperative that the residents feel safe and secure. Along the north of the building there are units with private balconies on the ground floor where limited access would be sought. The fence along Sedona Ranch Drive is set back a significant distance from the street and is consistent with the surrounding properties.

Waiver No. 4 – Density (§4.711(c)(2)(a))

- Density – When seeking to develop a thriving place for seniors to call home, it is imperative to have enough residents to build a sense of community, common pride, and encourage participation in engagement activities. The number of units per acre requested is 29. PD-1095 incorporates an allowed density of 29 units per acre for senior independent living. Based on tract acreage of 6.85 acres, and proposed 198 units, the DU/acre is 28.9.

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

Comprehensive Plan Consistency – Far North

The 2022 Comprehensive Plan designation is Mixed-Use. Areas designated for future Mixed-Use would consider the following zoning classifications to be consistent:

COMMERCIAL

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 proposal to rezone to “PD-C” **is consistent** with the adopted 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 most recent update to this plan was approved by the City Council in January 2022. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

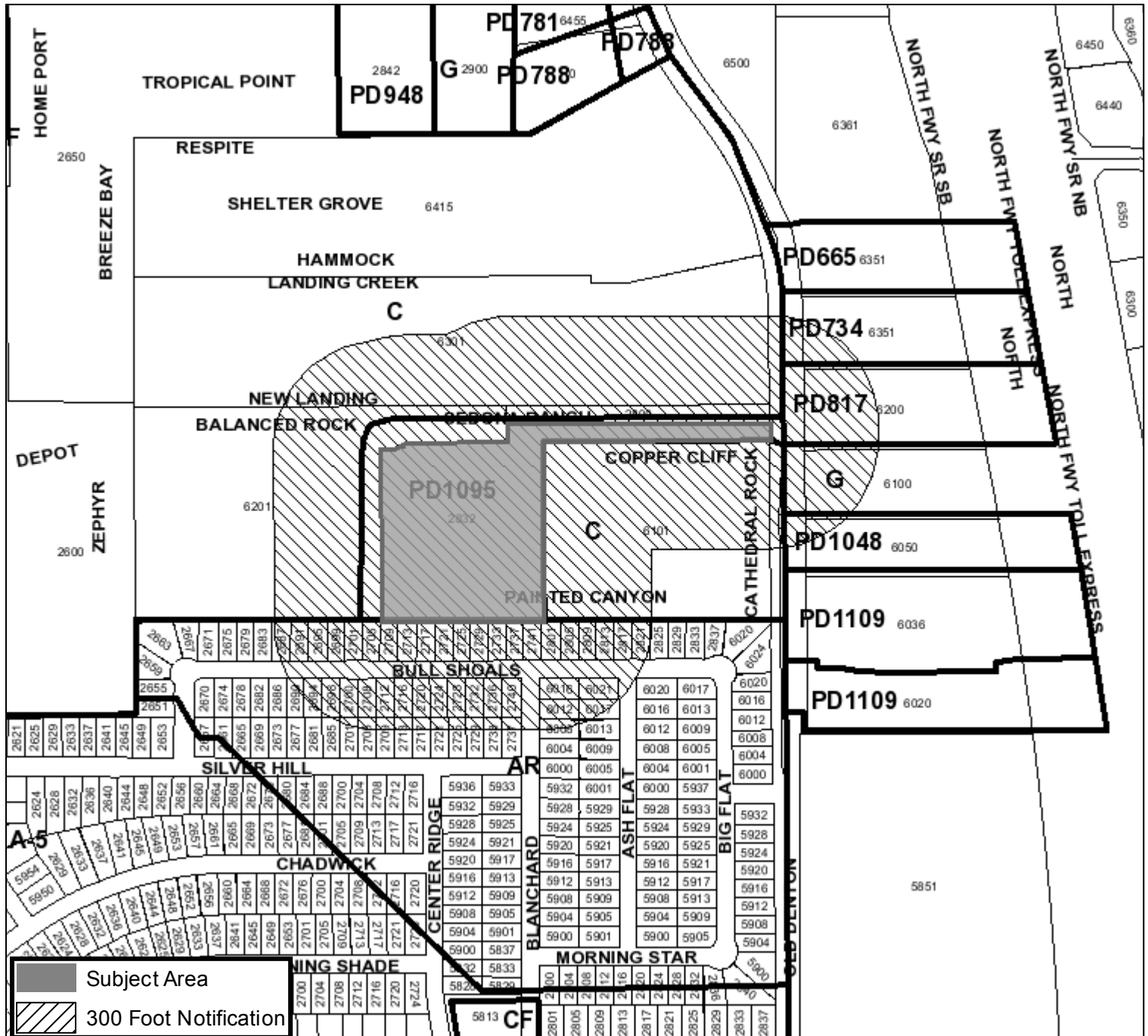
Site Plan Comments

Zoning and Land Use (greyed out since they have been addressed)

- Strike “MF” from Zoning line on Site Data Summary Table – should read “PD #1095 Base C”
- Proposed Use line should read “Senior Independent Living – Multifamily”
- Density line should read “28.90 units/acre – Waiver Requested”
- Building height line should read “48’ to top of highest plate – Waiver Requested”
- Parking Provided line should have “Waiver Requested” added to right column
- Add “C” setbacks from Section 4.711 Zoning Ordinance to Site Data Summary Table and list setbacks for the building. The setbacks for this flag lot will all be side setbacks (5’ minimum)
- Add fencing line to Site Data Summary Table requesting perimeter fencing and notate with “Waiver Requested”
- Add case reference to bottom of page “ZC-22-208”
- Remove Revision block from bottom right corner
- Since you are requesting a PD/Planned Development, you will need to be sure that you have confirmed with Urban Forestry staff on the front end that you can meet the Urban Forestry requirements before going through Zoning Commission & City Council. If you can’t meet their requirements then a waiver for Urban Forestry would need to be added to the PD submittal. If you need additional time to discuss this with our Urban Forestry team, then you can request a 30 or 60 day continuance at the December 14th Zoning Commission meeting to provide that time, if needed.

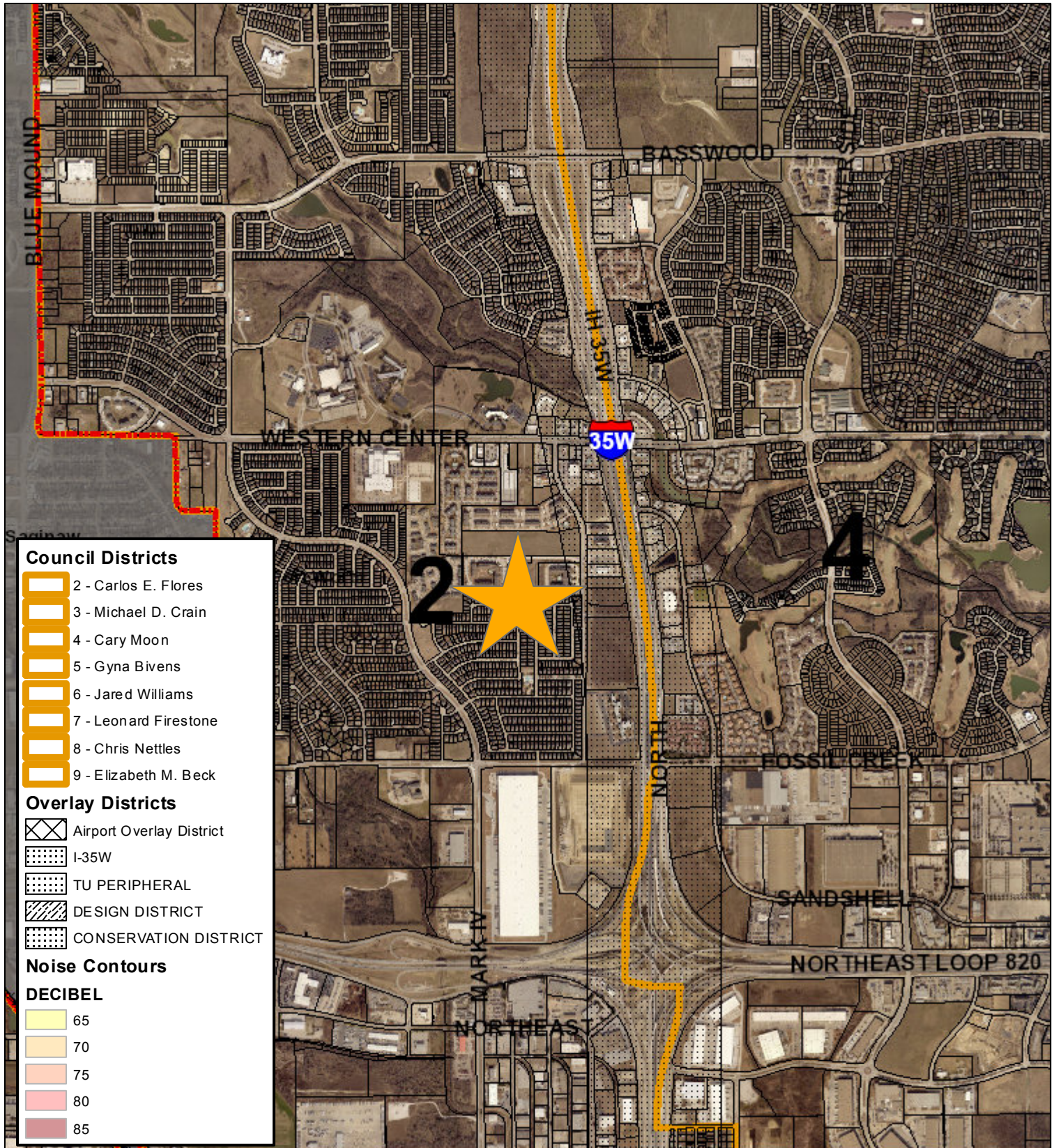
Area Zoning Map

Applicant: Fossil Ridge Ltd.
 Address: 2832 Sedona Ranch
 Zoning From: PD-1095
 Zoning To: Amend Site Plan and add waivers
 Acres: 6.00264118
 Mapsco: 035X
 Sector/District: Far North
 Commission Date: 12/14/2022
 Contact: 817-392-8043

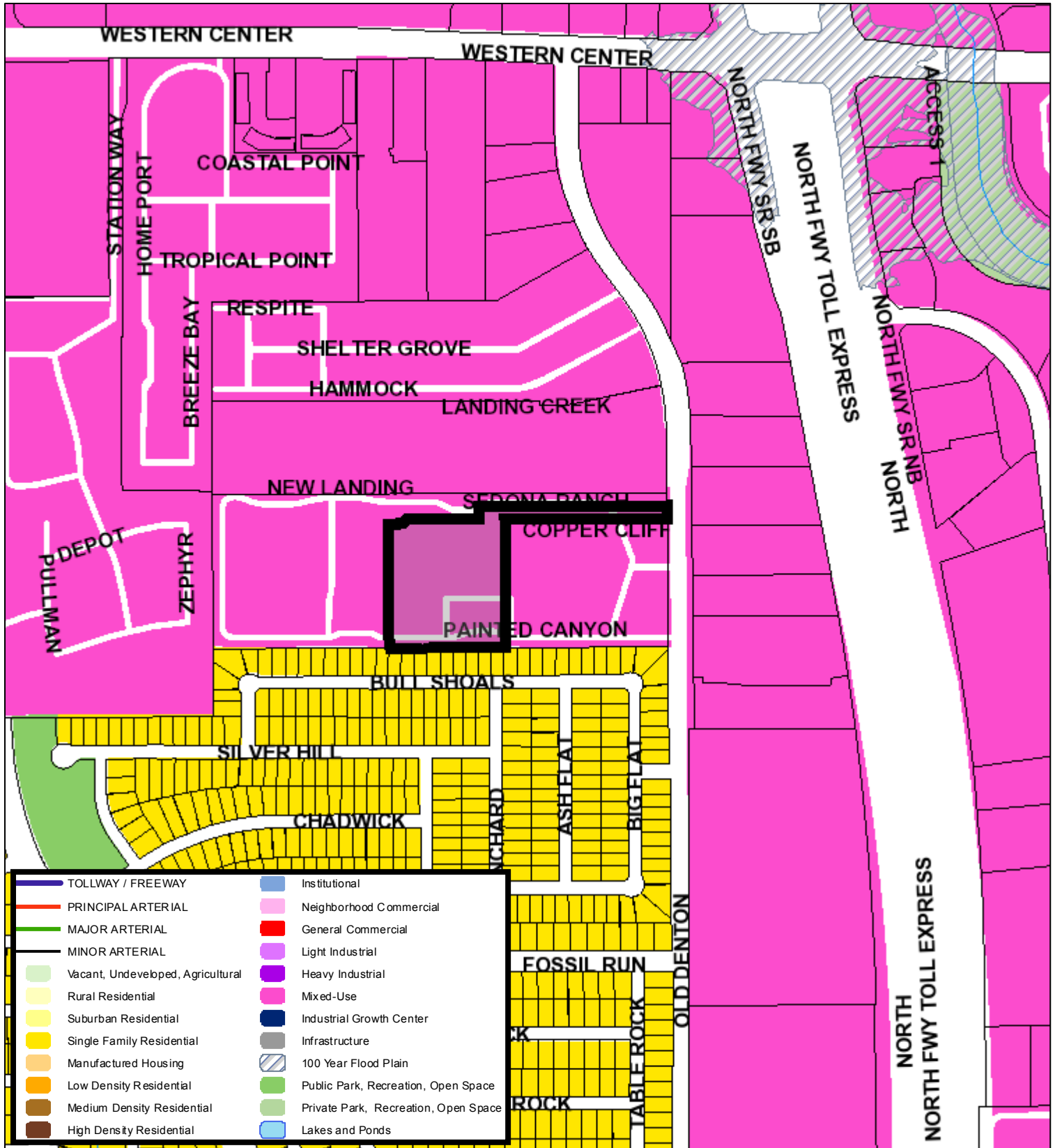


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Area Map



Future Land Use

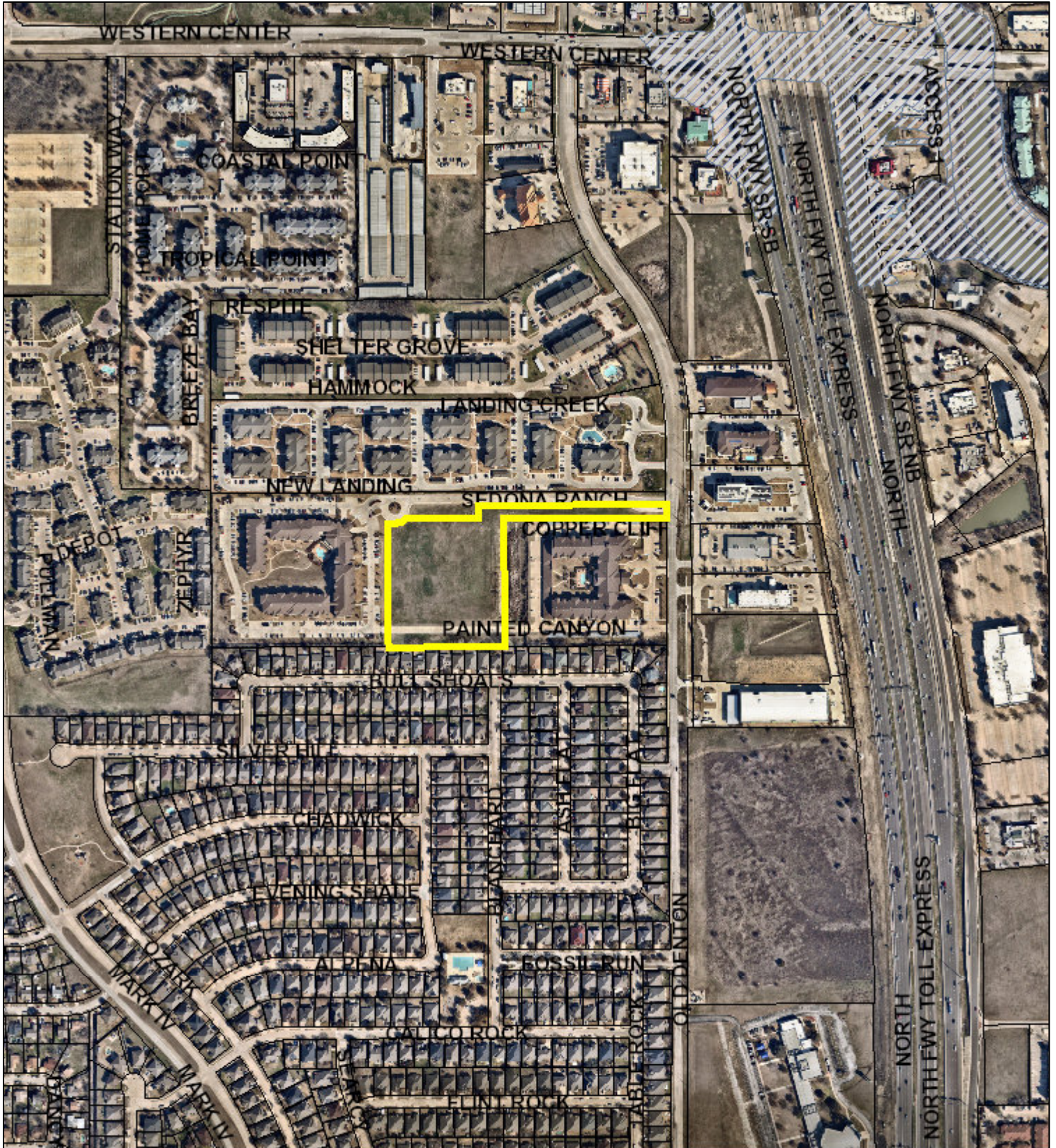


520 260 0 520 Feet

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.

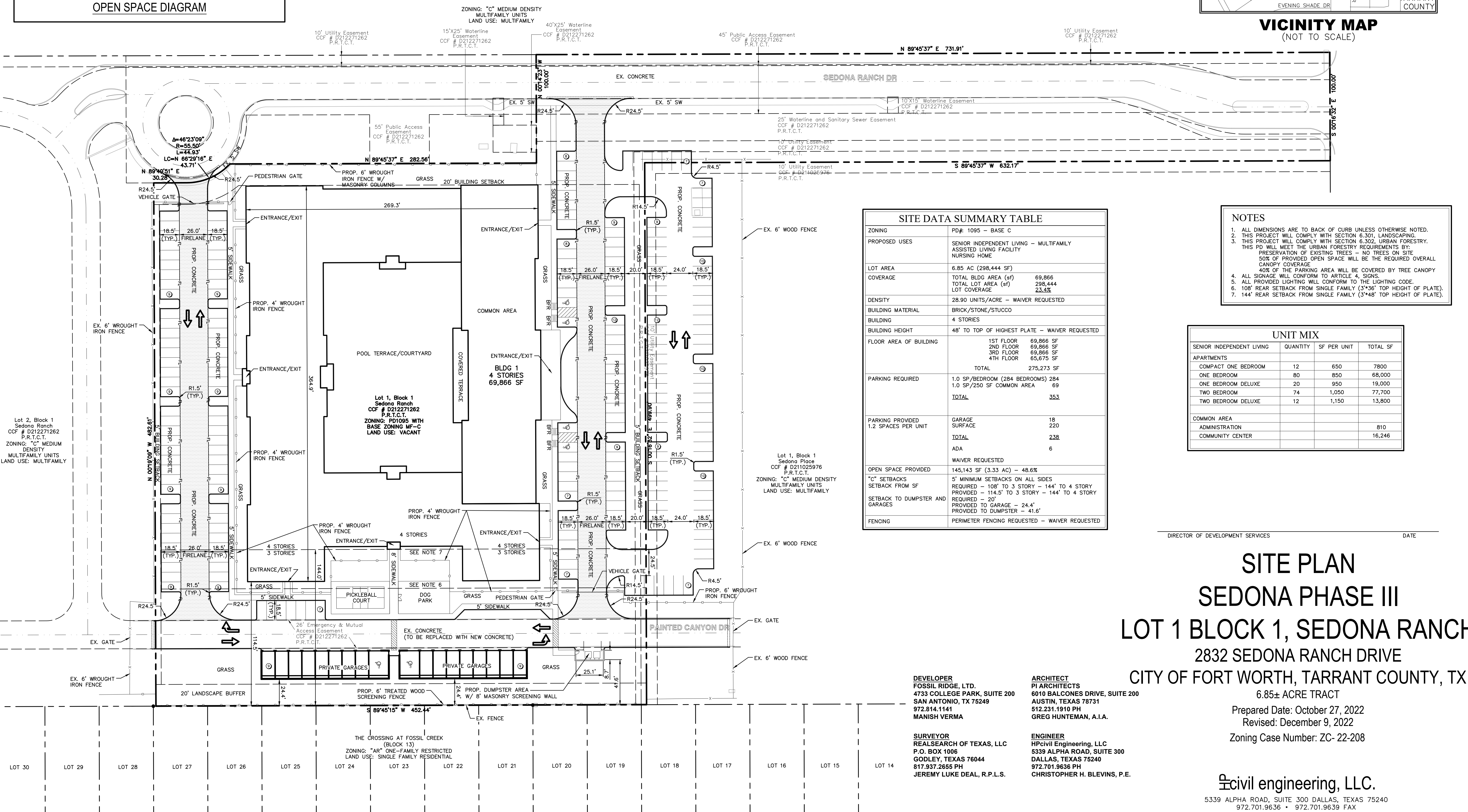
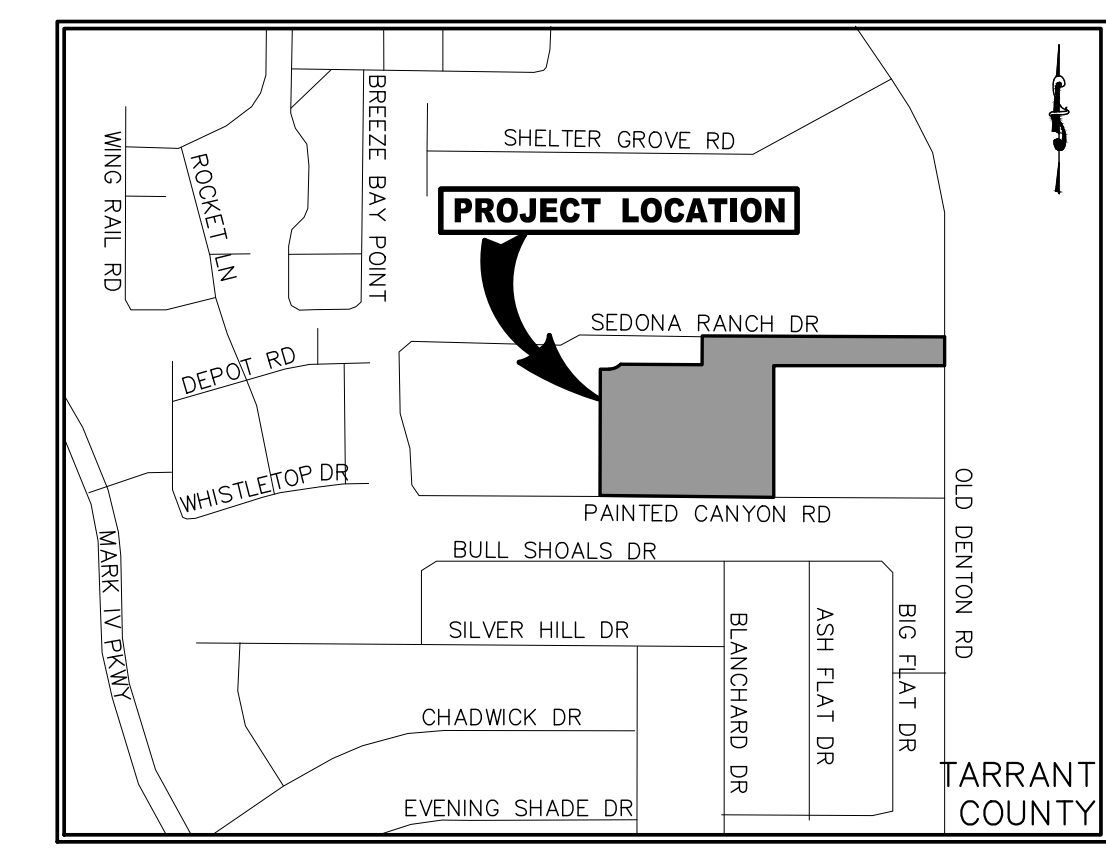
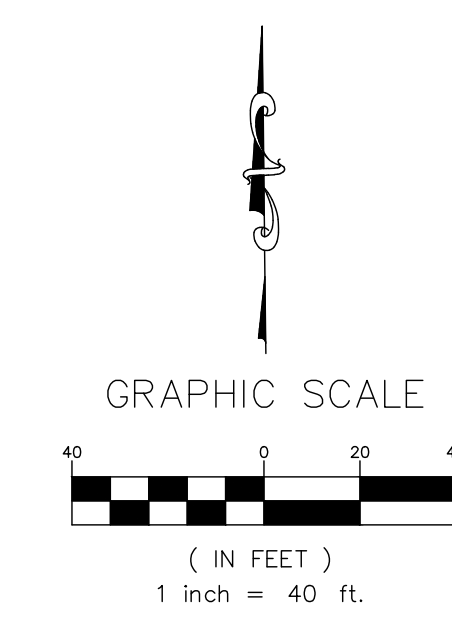
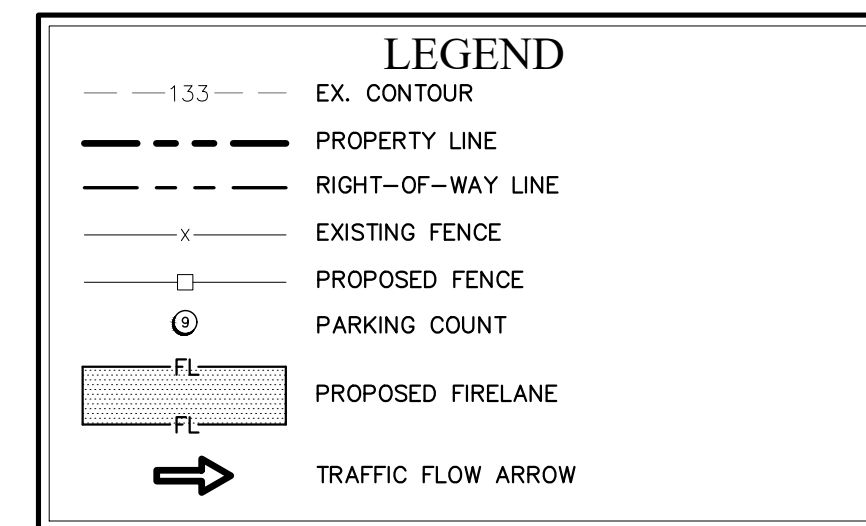
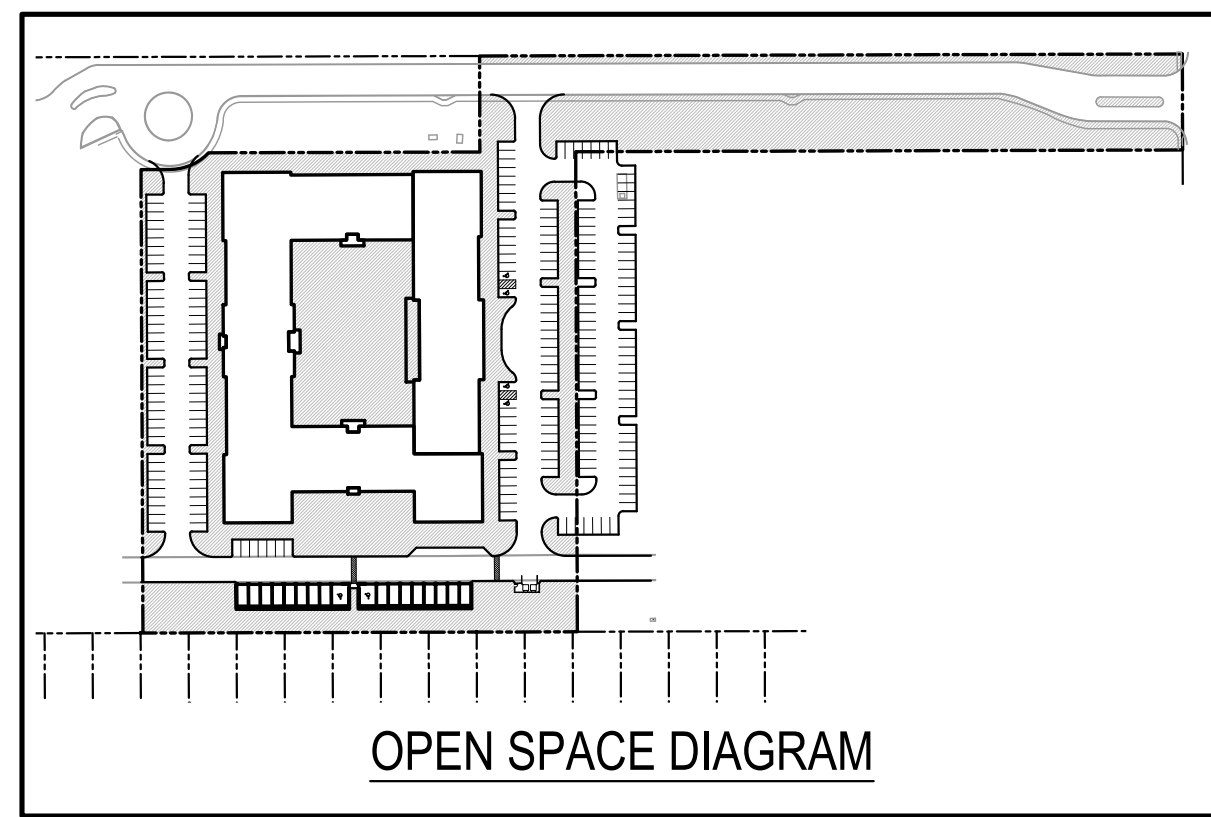


Aerial Photo Map



0 325 650 1,300 Feet





ZONING	PD# 1095 - BASE C
PROPOSED USES	SENIOR INDEPENDENT LIVING - MULTIFAMILY ASSISTED LIVING FACILITY NURSING HOME
LOT AREA	6.85 AC (298,444 SF)
COVERAGE	TOTAL BLDG AREA (sf) 69,866 TOTAL LOT AREA (sf) 298,444 LOT COVERAGE 23.4%
DENSITY	28.90 UNITS/ACRE - WAIVER REQUESTED
BUILDING MATERIAL	BRICK/STONE/STUCCO
BUILDING	4 STORIES
BUILDING HEIGHT	48' TO TOP OF HIGHEST PLATE - WAIVER REQUESTED
FLOOR AREA OF BUILDING	1ST FLOOR 69,866 SF 2ND FLOOR 69,866 SF 3RD FLOOR 69,866 SF 4TH FLOOR 65,675 SF TOTAL 275,273 SF
PARKING REQUIRED	1.0 SP/BEDROOM (284 BEDROOMS) 284 1.0 SP/250 SF COMMON AREA 69 TOTAL 353
PARKING PROVIDED	GARAGE SURFACE 18 TOTAL 238 ADA 6
OPEN SPACE PROVIDED	145,143 SF (3.33 AC) - 48.6%
C SETBACKS	5' MINIMUM SETBACKS ON ALL SIDES REQUIRED - 108' TO 3 STORY - 144' TO 4 STORY PROVIDED - 114.5' TO 3 STORY - 144' TO 4 STORY
SETBACK TO DUMPSTER AND GARAGES	REQUIRED - 20' PROVIDED TO GARAGE - 24.4' PROVIDED TO DUMPSTER - 41.6'
FENCING	PERIMETER FENCING REQUESTED - WAIVER REQUESTED

- NOTES**
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY. THIS PD WILL MEET THE URBAN FORESTRY REQUIREMENTS BY: PRESERVATION OF EXISTING TREES - NO TREES ON SITE
50% OF PROVIDED OPEN SPACE WILL BE THE REQUIRED OVERALL CANOPY COVERAGE
40% OF THE PARKING AREA WILL BE COVERED BY TREE CANOPY
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
 - 108' REAR SETBACK FROM SINGLE FAMILY (3'x36' TOP HEIGHT OF PLATE).
 - 144' REAR SETBACK FROM SINGLE FAMILY (3'x48' TOP HEIGHT OF PLATE).

SENIOR INDEPENDENT LIVING	QUANTITY	SF PER UNIT	TOTAL SF
APARTMENTS			
COMPACT ONE BEDROOM	12	650	7800
ONE BEDROOM	80	850	68,000
ONE BEDROOM DELUXE	20	950	19,000
TWO BEDROOM	74	1,050	77,700
TWO BEDROOM DELUXE	12	1,150	13,800
COMMON AREA			
ADMINISTRATION			810
COMMUNITY CENTER			16,246

SITE PLAN

SEDONA PHASE III

LOT 1 BLOCK 1, SEDONA RANCH

2832 SEDONA RANCH DRIVE
CITY OF FORT WORTH, TARRANT COUNTY, TX

DEVELOPER
FOSSIL RIDGE, LTD.
4733 COLLEGE PARK, SUITE 200
SAN ANTONIO, TX 75249
972.814.1141
MANISH VERMA

ARCHITECT
PI ARCHITECTS
6010 BALCONES DRIVE, SUITE 200
AUSTIN, TEXAS 78731
512.231.1910 PH
GREG HUNTEMAN, A.I.A.

ENGINEER
HPCivil Engineering, LLC
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
972.701.9636 PH
CHRISTOPHER H. BLEVINS, P.E.

SURVEYOR
REALSEARCH OF TEXAS, LLC
P.O. BOX 1006
GODLEY, TEXAS 76044
817.937.2655 PH
JEREMY LUKE DEAL, R.P.L.S.

6.85± ACRE TRACT
Prepared Date: October 27, 2022
Revised: December 9, 2022
Zoning Case Number: ZC-22-208

HPCivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.701.9636 • 972.701.9639 FAX
TX REGISTERED ENGINEERING FIRM F-12600
www.hpcivileng.com

FILE: X:\Projects\2022\08_Fossil_Ridge_Manish_Verma_Sedona_PhaseIII\Working Drawings\Sheet\Site Plan 22-008.dwg
USER: sedona DATE/TIME: Dec 09, 2022 10:30am



Zoning Staff Report

Date: December 14, 2022

Case Number: ZC-22-192

Council District: (future) 7

Zoning Map Amendment

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

Owner / Applicant: Double Eagle TH LLC – ARCO Murray **Acreage:** 20 acres

Site Location: 18242 S FM 156

Request

Proposed Use: Truck Terminal

Request: From: Unzoned

To: “I” Light Industrial

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

This site is located off Double Eagle Rd. & FM 156 within the Fort Worth Extra Territorial Jurisdiction (ETJ). The applicant is concurrently applying for annexation to the City of Fort Worth (AX-22-010) both cases are tentatively scheduled for City Council on January 31. If the annexation is approved as presented, the zoning will default to "AG" Agricultural. The applicant wants to keep the northern portion with the "AG" designation and rezone the southern part to "I" Light Industrial.

The site's north portion contains a gas well site with three active gas wells, a lift compressor, and four tank batteries. The gas wells have a 300' setback for structures, and all other equipment has a 200' setback which might present challenges if they decide to develop it; this may be part of why they are keeping this portion agricultural.

The southern portion of the proposed annexation site fronts Blue Mound Rd/FM 156. The Fort Worth Alliance Airport Overlay Zone encompasses this property. The applicant wants to develop the site with a Truck Terminal; this use is compatible with the Airport Overlay Zone.

Surrounding Zoning and Land Uses

North "AG" Agricultural / Northwest ISD
East "R2" Townhouse/cluster (Across FM 156)/ residences
South ETJ/undeveloped
West "I" Light Industrial/ Trucking Company

Recent Zoning History

- ZC-18-169: from unzoned to "I/AO" Light Industrial/ Alliance Airport Overlay
- ZC-19-012: from unzoned to "I/AO" Light Industrial/ Alliance Airport Overlay
- ZC-20-075: from "K" Heavy Industrial, "PD" Planned Development 403 to "D" High Density Multifamily

Public Notification

300-foot Legal Notifications were mailed on, December 1 2022.
The following organizations were notified: (emailed, December 2, 2022)

Organizations Notified	
North Fort Worth Alliance	Fairways of Champion Circle HOA
Oak Creek Trails HOA	Streams And Valleys Inc
Trinity Habitat for Humanity	Northwest ISD

Land Use Compatibility

This property is currently located on the Fort Worth ETJ and is encompassed by the Alliance Airport Overlay, which favors higher-intensity uses.

The applicant is requesting to zone the south portion of this property “I” Light Industrial to develop with a truck terminal and let the north portion default to “AG” agricultural after the annexation takes place. As stated previously, the majority of the northern portion is used by a producing gas well site which restricts the development of habitable structures due to setbacks.

Immediate surrounding properties are primarily Industrial or outside City limits. There are residential properties within a 500’ radius, but they are located across from FM 156 and the railroad tracks. FM 156 is an arterial thoroughfare that typically serves industrial portions of the City.

The proposed zoning is **compatible** with surrounding land uses based on its location and neighboring properties.

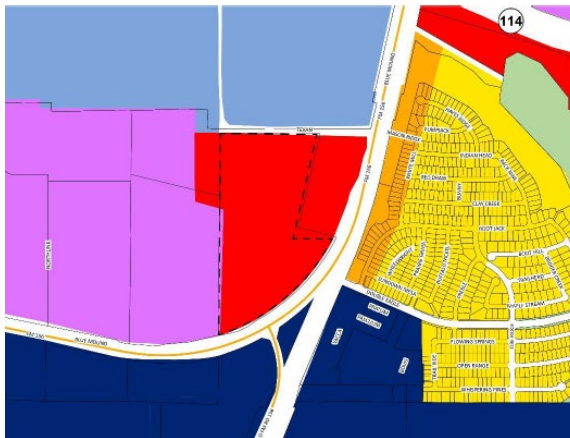
Comprehensive Plan Consistency – Far North

The adopted Comprehensive Plan currently designates the subject property as “general commercial” on the Future Land Use Map.

As it stands, the proposed zoning is **inconsistent** with the Comprehensive plan. However, after reviewing the proposed zoning change request, the City’s Planning and Data Analytics department staff, which leads the efforts of updating the Comprehensive Plan, presented the changes below to the adopted Future Land Use map, therefore, the proposed rezoning would be consistent with the amended FLU map.

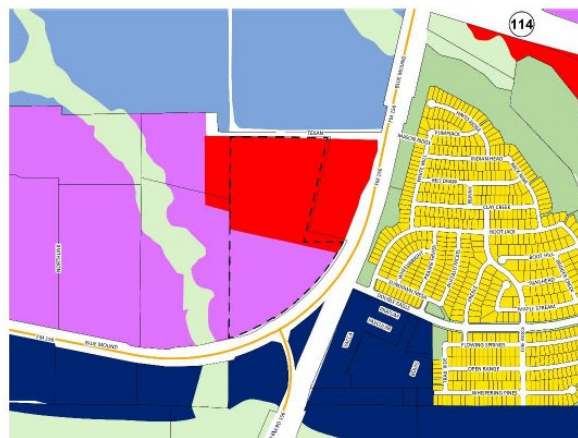
Adopted Future Land Use:

- Light Industrial
- General Commercial



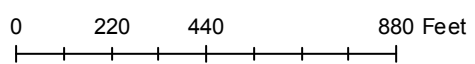
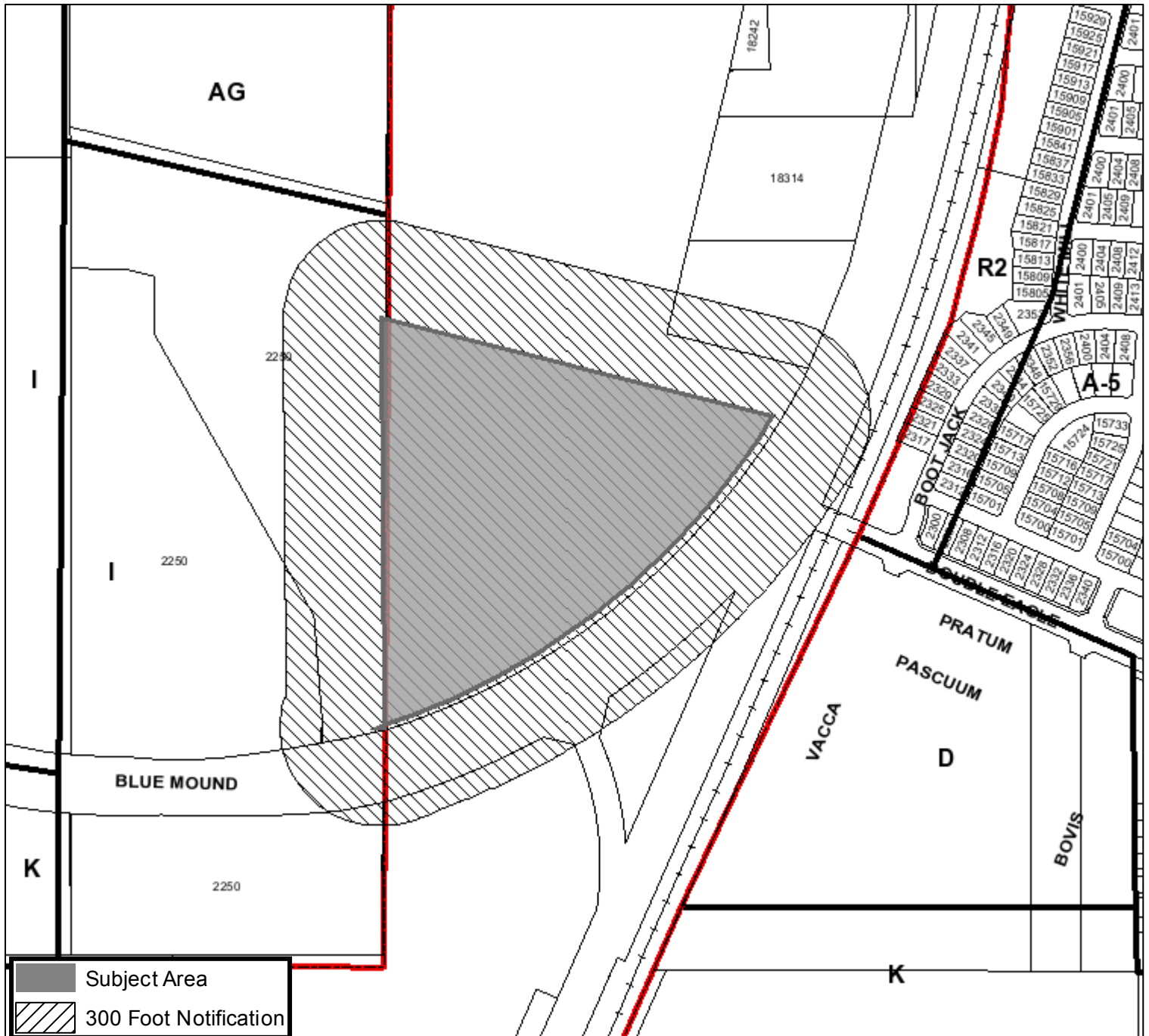
Proposed Future Land Use:

- Light Industrial
- General Commercial



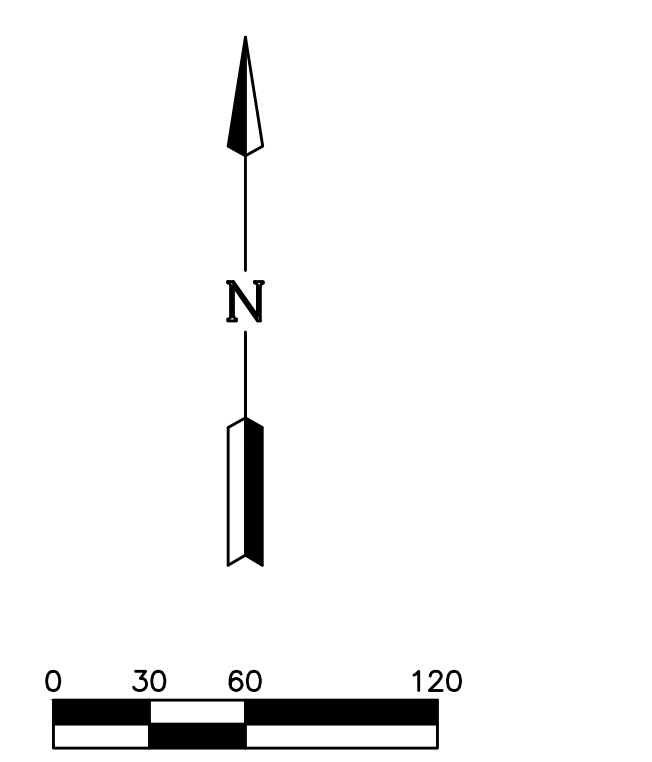
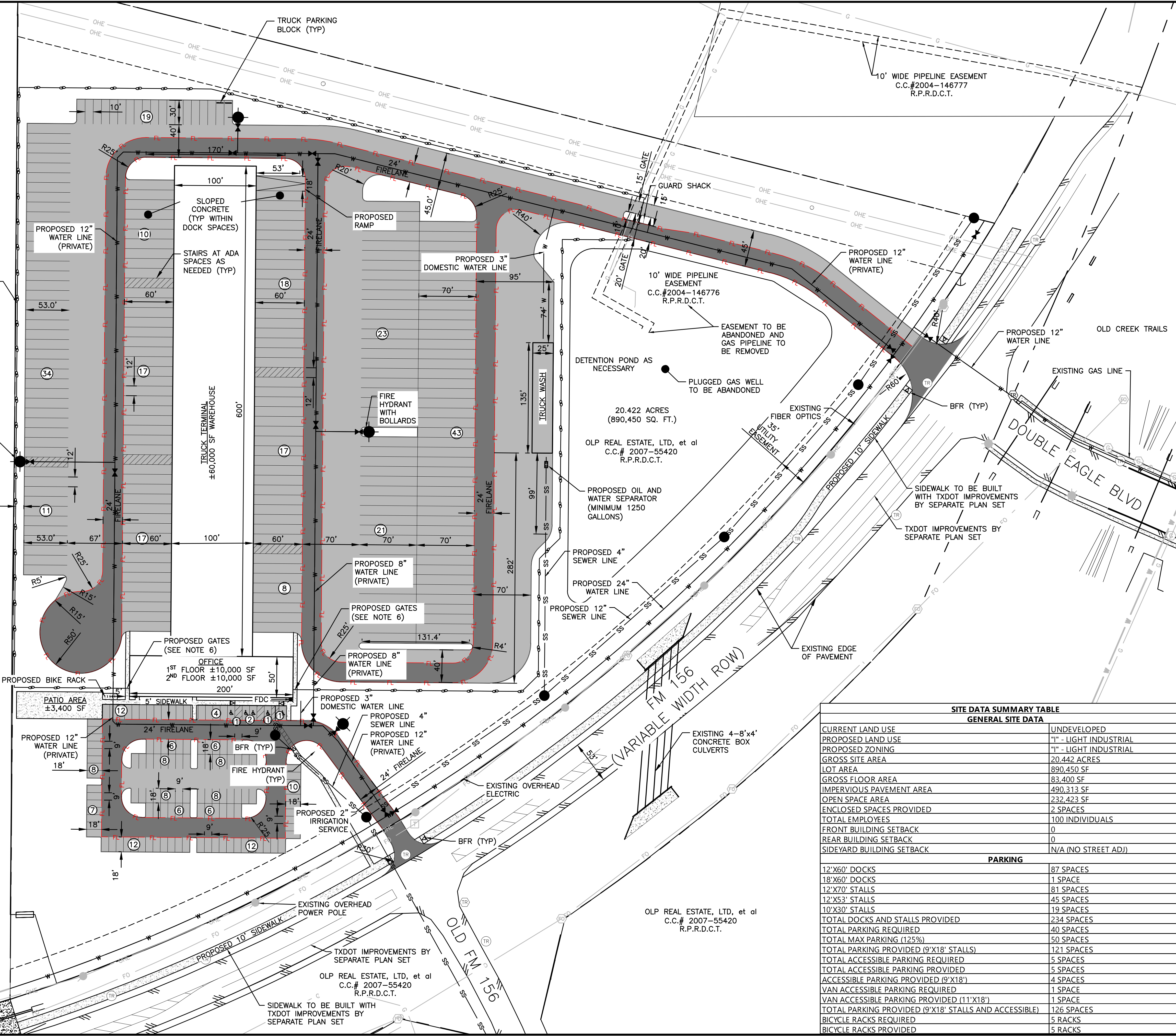
Area Zoning Map

Applicant: Double Eagle TH LLC/ ARCO Murray
 Address: FM 156
 Zoning From: Unzoned
 Zoning To: I
 Acres: 20.1561328
 Mapsco: 642E
 Sector/District: Far North
 Commission Date: 12/14/2022
 Contact: 817-392-8043



SITE PLAN NOTES:

1. ALL PARKING STALLS ARE 9'X18' UNLESS OTHERWISE SPECIFIED. REFER TO DIMENSION CONTROL PLAN FOR DIMENSIONS.
2. ALL DIMENSIONS ARE F-F UNLESS OTHERWISE SPECIFIED.
3. ALL ISLANDS ARE 9' F-F UNLESS OTHERWISE SPECIFIED.
4. ADA/TAS ACCESSIBLE ROUTES SHALL BE PROVIDED FROM ACCESSIBLE PARKING TO ALL COMMON AREAS OF AMENITY.
5. SCREENING WALLS AND FENCES TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
6. ALL MAN-GATES ARE 5' WIDE UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PLUGGING GAS WELL FROM FINISHED GRADE IN ACCORDANCE WITH TEXAS RAILROAD COMMISSION AND TEXAS ADMINISTRATIVE CODE REQUIREMENTS.



LEGEND

- PROPERTY BOUNDARY
- FIRE LANE STRIPING
- EASEMENT
- CHAIN LINK FENCE
- HANDICAP PARKING SIGN
- HANDICAP VAN SYMBOL
- 5' CONCRETE SIDEWALK
- CONCRETE PAVEMENT FIRELANE
- CONCRETE PAVEMENT PARKING
- PARKING STALL COUNT
- ACCESSIBLE CROSSWALK
- ACCESSIBLE UNIT

BENCHMARKS:
 BM#1-"X" CUT ON THE BACK OF CURB ON THE NORTH SIDE OF A PRIVATE DRIVEWAY LOCATED ON TEXAN DRIVE, APPROXIMATELY 1687.65 FEET WEST OF THE INTERSECTION OF TEXAN DRIVE AND F.M. 156. ELEV=670.85'
 BM#2-"X" CUT ON THE BACK OF CURB ON THE SOUTH SIDE OF THE NORTHWEST I.S.D. HIGH SCHOOL PARKING LOT, APPROXIMATELY 224 FEET EAST FROM THE SOUTHWEST PARKING LOT ENTRANCE. ELEV=668.05'

DATE	REVISION	BY

OVERALL SITE PLAN

MAINFREIGHT

CITY OF FORT WORTH
 DENTON COUNTY, TEXAS

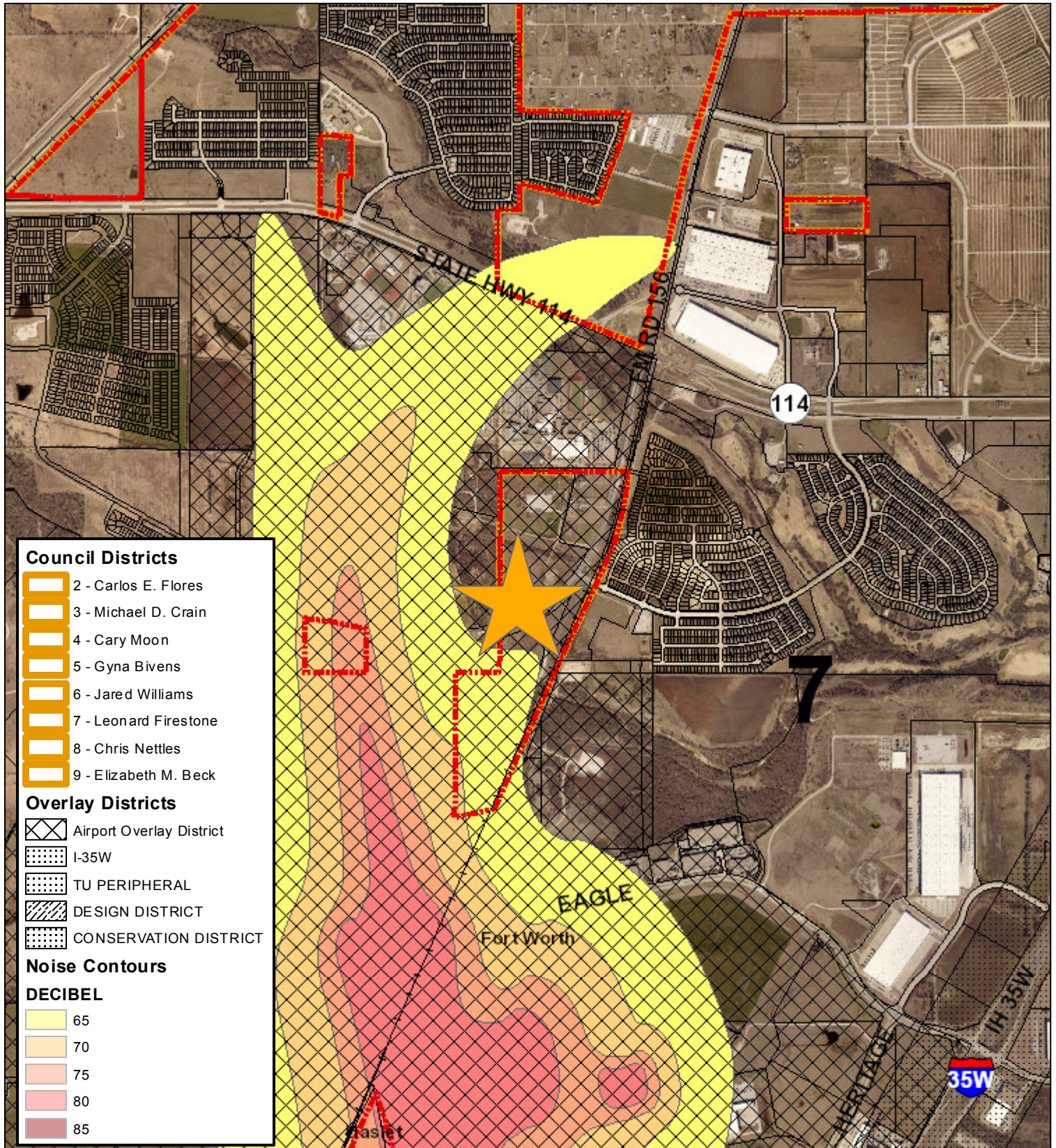
LJA Engineering, Inc.
 3017 W 7th Street
 Suite 300
 Fort Worth, Texas 76107
 Phone 817.288.1900
 FRN - F-1386

DESIGN: ANDERSON	LJA PROJECT ID NT028-0276
DRAWN: ANDERSON	DATE: NOV 2022
	SCALE
	HORZ: 1" = 60'
	VERT: N/A
	SHEET
	1
	OF 1 SHEET

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
CURRENT LAND USE	UNDEVELOPED
PROPOSED LAND USE	"I" - LIGHT INDUSTRIAL
PROPOSED ZONING	"I" - LIGHT INDUSTRIAL
GROSS SITE AREA	20.442 ACRES
LOT AREA	890,450 SF
GROSS FLOOR AREA	83,400 SF
IMPERVIOUS PAVEMENT AREA	490,313 SF
OPEN SPACE AREA	232,423 SF
ENCLOSED SPACES PROVIDED	2 SPACES
TOTAL EMPLOYEES	100 INDIVIDUALS
FRONT BUILDING SETBACK	0
REAR BUILDING SETBACK	0
SIDEYARD BUILDING SETBACK	N/A (NO STREET ADJ)
PARKING	
12'X60' DOCKS	87 SPACES
18'X60' DOCKS	1 SPACE
12'X70' STALLS	81 SPACES
12'X53' STALLS	45 SPACES
10'X30' STALLS	19 SPACES
TOTAL DOCKS AND STALLS PROVIDED	234 SPACES
TOTAL PARKING REQUIRED	40 SPACES
TOTAL MAX PARKING (125%)	50 SPACES
TOTAL PARKING PROVIDED (9'X18' STALLS)	121 SPACES
TOTAL ACCESSIBLE PARKING REQUIRED	5 SPACES
TOTAL ACCESSIBLE PARKING PROVIDED	5 SPACES
ACCESSIBLE PARKING PROVIDED (9'X18')	4 SPACES
VAN ACCESSIBLE PARKING REQUIRED	1 SPACE
VAN ACCESSIBLE PARKING PROVIDED (11'X18')	1 SPACE
TOTAL PARKING PROVIDED (9'X18' STALLS AND ACCESSIBLE)	126 SPACES
BICYCLE RACKS REQUIRED	5 RACKS
BICYCLE RACKS PROVIDED	5 RACKS

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 Path Name : S:\NTA - LAND\22276\4035AD\22 Design - Files\MainFreight\0278\01.dwg






Area Map








Council Districts

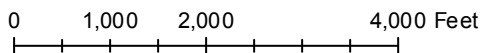
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

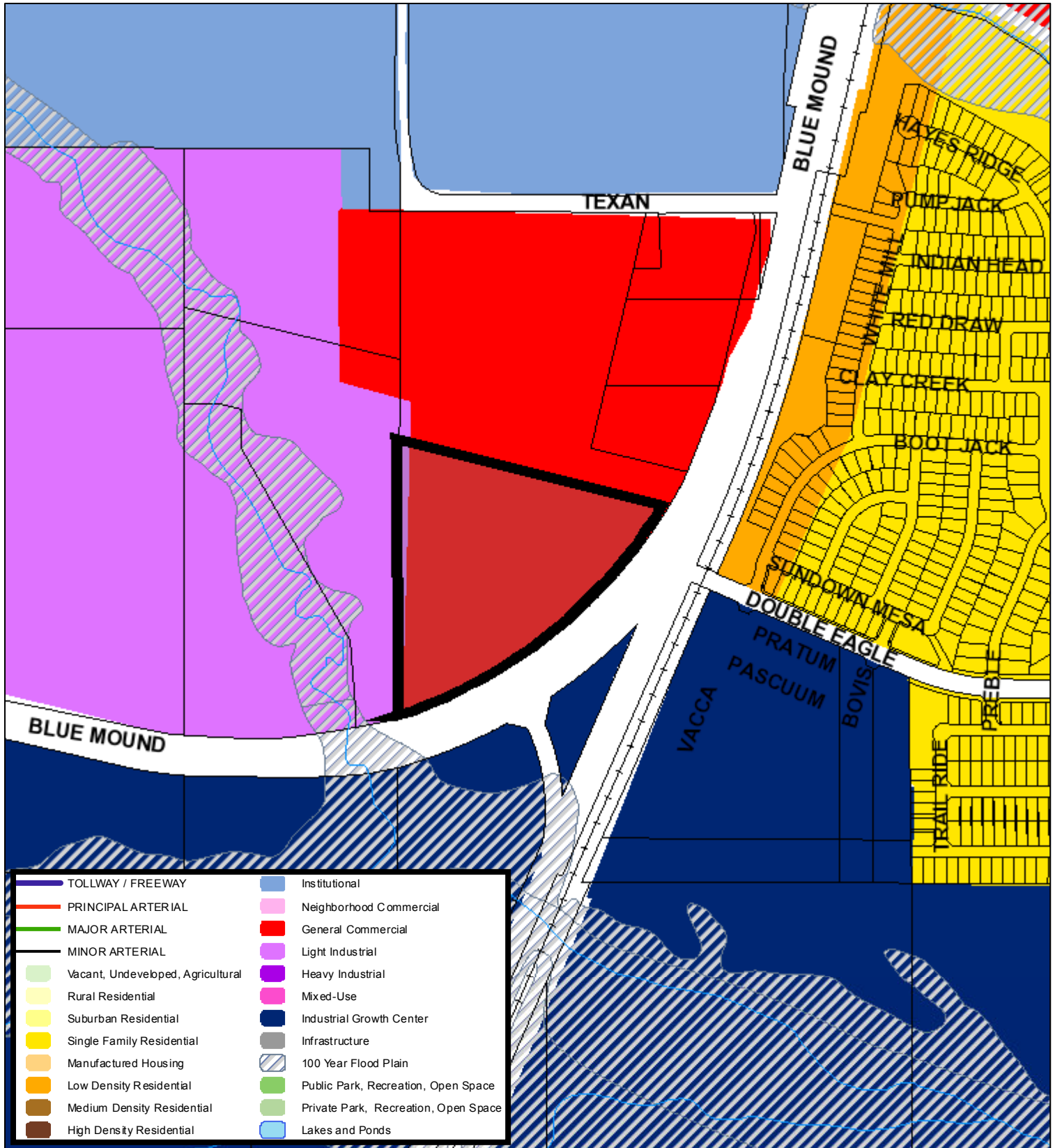
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

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



Future Land Use

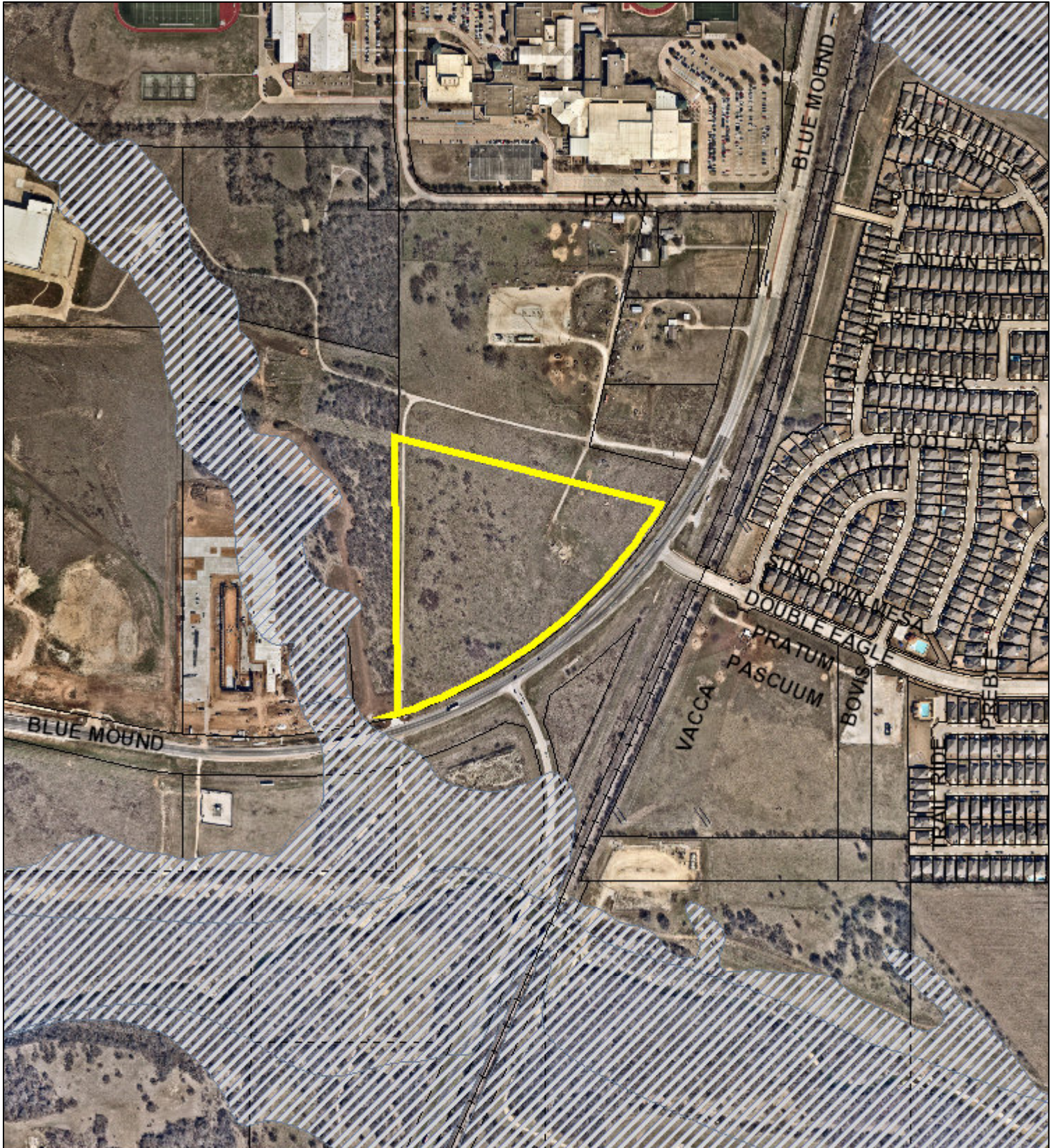


600 300 0 600 Feet

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



0 375 750 1,500 Feet





Zoning Commission

Date: December 14, 2022

Case Number: ZC-21-225

Council District: ALL

Text Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: The City of Fort Worth

Request

Request: Adopt an ordinance amending the Zoning Ordinance of the City of Fort Worth, Article 8, of Ordinance No. 21653, to add “Retail Smoke Shop” to the definitions list of uses in the category “Retail Sales and Service” with a “P” in E through K zoning districts cells to indicate that the use is allowed and amend the Supplemental Standards column for “Retail Sales and Service” to add a reference to Section 5.152

Recommendation

Urban Design Commission: Approval

Staff Recommendation: Approval

Table of Contents

1. [Project Description and Background](#)
2. Near Southside Text Amendments (Tracked Changes)
3. Recommendation Letter from Urban Design Commission

Project Description and Background

Staff is proposing Zoning Ordinance text amendments for retail smoke shops. The purpose of the amendments, is to define the use, add it to the nonresidential and form-based tables, and provide development standards. Specifically, the amendments are as follows:

SECTION 1.

Chapter 9 "Definitions", Section 9.101 "Defined Terms" of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to add the definition "retail smoke shop" to read as follows:

Sec. 9. 101 DEFINED TERMS.

RETAIL SMOKE SHOP. A store that derives 90% or more of its gross annual sales from the sale of tobacco, cigarettes, smoking and electronic smoking devices, or related products and accessories and does not sell alcoholic beverages for onsite consumption.

SECTION 2.

Article 8, "Non-Residential Use Table", Section 4.803 "Non-Residential District Use Table", of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to add "Retail Smoke Shop" to the list of uses in the category "Retail Sales and Service" with a "P" in E through K zoning districts cells to indicate that the use is allowed and amend the Supplemental Standards column for "Retail Sales and Service" to add a reference to Section 5.152.

SECTION 3.

Section 4.1203, of Article 12, "Form Based Code District Use Table" of Chapter 4, "District Regulations" of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to add "Retail Smoke Shop" to the list of uses in the category "Retail Sales and Service" with a "P" in all of the zoning districts cells with the exception of the BU-RA, TL-TR and TL-NB zoning districts which should have empty cells to indicate the use is not allowed; and amend the Supplemental Standards column for "Retail Sales and Service" to add a reference to Section 5.152

SECTION 4.

Chapter 5, "Supplemental Use Standards", Article 1, "Standards for Selected Use", of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise Article 1 to add section 5.152 to provide development standards for retail smoke shop to read as follows:

Sec. 5.152 RETAIL SMOKE SHOP.

Retail Smoke Shop may be permitted in accordance with the use tables in Chapter 4, Articles 6, 8 and 12, provided however, retail smoke shops are prohibited within 300 feet of schools, universities and hospitals. The measurement shall be in a direct line from the property line of the proposed retail smoke shop to the property line of the existing schools, universities or hospitals.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX “A” OF THE CODE OF THE CITY OF FORT WORTH (2015), TO AMEND ARTICLES 8 AND 12 RESPECTIVELY OF CHAPTER 4, “DISTRICT REGULATIONS,” SPECIFICALLY SECTION 4.803, “NONRESIDENTIAL DISTRICT USE TABLE” AND SECTION 4.1203, “FORM-BASED DISTRICT USE TABLE” TO PROVIDE FOR ZONING DISTRICTS WHERE A “RETAIL SMOKE SHOP” IS ALLOWED; TO AMEND ARTICLE 1, “STANDARDS FOR SELECTED USES” OF CHAPTER 5, “SUPPLEMENTAL USE STANDARDS” TO ADD REGULATIONS FOR RETAIL SMOKE SHOP; AND TO AMEND CHAPTER 9, “DEFINITIONS” TO ADD A DEFINITION FOR “RETAIL SMOKE SHOP”; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 21, 2007, the City Council adopted Ordinance No. 17719 to prohibit smoking in public spaces such as restaurants, bars in restaurants and office buildings, as well as within 20 feet of a primary entrance/exit of a regulated facility (the Smoking Ordinance); and

WHEREAS, on December 12, 2018, the City Council further amended the Smoking Ordinance so prohibit smoking in bars and bingo parlors and prohibit retail smoke shops within 300 feet of schools, universities and hospitals; and

WHEREAS, the Zoning Ordinance does not have a use category for “Retail Smoke Shop” to clarify that this type of use is separate from “retail” and to amend the use table to include the use and where it is allowed;

WHEREAS, it is also advisable to amend the Zoning Ordinance to affirm the prohibition of retail smoke shops within 300 feet of schools, universities and hospitals;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS AS FOLLOWS:

SECTION 1.

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SECTION 5.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Fort Worth, Texas (2015), as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 6.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same

would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 7.

Any person, firm, or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation exists shall constitute a separate offense.

SECTION 8.

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of the provisions of Ordinances No. 3011, 13896, 21653 and any other ordinances affecting zoning which have accrued at the time of the effective date of this ordinance, and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 9.

The City Secretary of the City of Fort Worth, Texas, is hereby directed to publish the caption, penalty clause and effective date of this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas, as authorized by Section 52.013, Texas Local Government Code.

SECTION 10.

All other provisions of the Zoning Ordinance of the City of Fort Worth not herein amended shall remain in full force and effect.

SECTION 11.

This ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:

By: _____
Melinda Ramos,
Sr. Assistant City Attorney

Mary J. Kayser,
City Secretary

ADOPTED: _____

EFFECTIVE: _____