

**STAFF REPORT  
URBAN DESIGN COMMISSION  
CITY OF FORT WORTH, TEXAS**

DATE: February 20, 2025

COUNCIL DISTRICT: 5

**GENERAL INFORMATION**


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<b>REQUEST</b>	Recommendation to Zoning Commission
<b>APPLICANT/AGENT</b>	Ken Newell (Riverbend Investment I)/ Brad Lonberger (Place Strategies, Inc)
<b>LOCATION</b>	7900 Trinity Blvd
<b>ZONING</b>	"TL-BM"/PD224

**ANALYSIS OF PROPOSED REQUEST**

The applicant requests approval of a recommendation to the Zoning Commission and City Council of the proposed zoning change from "PD-224" to "TL-NB (Neighborhood)".

**TRINITY LAKES DEVELOPMENT CODE****I. Introduction****1.2 Purpose & Intent**

*The purpose of Trinity Lakes is to encourage economic development within East Fort Worth to accompany a growing residential market base. The TLD Code implements specific character areas with a pedestrian oriented mix of uses and convenient access between area neighborhoods and shopping, employment, housing and neighborhood retail services. The intent is to establish Trinity Lakes as an attractive and vibrant place in the community. Therefore, the goals of the TLD Code are to provide a more functional and attractive community through the use of recognized principles of urban design and allow property owners flexibility in land use, while prescribing a higher level of detail in building design and form. Because of Trinity Lakes' adjacency to the TRE Rail Line, the plan and code are declared to be "rail-ready," in the event that Trinity Lakes becomes attractive as a future station on the TRE.*

**VI. Building Form and Development Standards****6.6 Neighborhood****6.6.1 Illustrations and Intent**

*The Neighborhood Zone building form and development standards are intended to provide*

*for a range of small-scale office and residential (low-density apartments, live-work, townhomes, multi-unit homes, patio homes, etc.) transitions between higher intensity development and the existing and proposed neighborhoods.*

*Generally, this character zone emphasizes keeping a smaller scale for residential uses and limiting building types to be compatible with the adjoining neighborhoods. Natural drainage and open space are envisioned to be amenities for these areas and should be treated as a public park and open space.*

### **CASE BACKGROUND**

Located approximately 100' south of Saranac Trail, the 39.345-acre property is currently vacant. According to the 2002 rezoning information, the subject property is part of a land reclamation program and will be utilized for single-family residential development. This rezoning request aligns with the original request for a master-planned community to reclaim the land after the mining was completed.

### **Zoning History:**

**ZC-02-274.** 8100-8400 Trinity Boulevard. APPROVED 12/10/02.

The City Council approved the application to rezone the previous 54.3-acre lot from PD-224 (Planned Development/Specific Use for All Existing Zoning Categories) to "A-5" (One-family Residential).<sup>1</sup>

**ZC-02-190.** 8200-8300 block of Trinity Boulevard. APPROVED 9/10/02.

From "AG" Agricultural and "PD-224" Planned Development Specific Use for all existing zoning categories ("I" Light Industrial and "IP" Industrial Park for subject property) plus sand and gravel mining subject to conditions to "A-5" One Family and "E" Neighborhood Commercial.

**ZN-99-025.** 8500 block of Trinity Boulevard (190 acres). APPROVED 3/11/99.

From "PO 224" Planned Development Specific Use for all existing zoning categories plus sand and gravel mining subject to conditions to "A" One Family for Tarrant Acquisition Ltd.

**ZN-96-128 | SP-96-022 | PD 224.** 7900 - 8800 Block of Trinity Boulevard. APPROVED 12/12/96.

From "I" Light Industrial, "G" Intensive Commercial, "O-2" Floodplain (Inactive district), "IP" Industrial Park (Inactive district), "C" Medium Density Multi-Family, "AG" Agricultural, "E" Neighborhood Commercial, and "PD 47" Planned Development to "PD/SU" Planned Development Specific Use for all existing zoning categories plus sand and gravel mining subject to conditions for Tarrant Aggregate Corporation.

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<sup>1</sup> *Location:* North of the Trinity River West Fork, south of Trinity Boulevard, west of Precinct Line Road and east of Loop 820 East. This land was changed from "PD-224" Planned Development/Specific Use for All Existing Zoning Categories ("E" Neighborhood Commercial, "G" Intensive Commercial and "I": Light Industrial) Plus Sand and Gravel Mining Subject to Restrictions and Conditions (See Attachment) to "A-5" One-Family District. (ZC-02-274)

**FINDINGS/RECOMMENDATIONS**

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Located in the northeast portion of the PD-224 zone approved in 1996, the site is situated on the east side of the winding West Fork Trinity River and south of the Saranac Trail. This property is closely connected to planned residential communities to the north and east, which were rezoned as "A-5" and "R1" over the past two decades. This proposed rezoning can be viewed as an extension of the existing residential development which aligns with the surrounding land uses (R1, A-5) and the City's Comprehensive Plan. The ongoing single-family development has raised the area above the previous floodplain. To facilitate residential development on the subject property, similar revisions are to be made to change the FEMA maps.

In summary, the proposed zoning "TL-NB" provides small-scale residential uses that continue the development along Trinity Boulevard and are compatible with the adjoining neighborhoods and the future zoning plan. However, with no way of understanding if the site will meet the purpose and intent of the Trinity Lakes Development code staff cannot recommend approval.

Given the above, Staff recommends the following motion:

That the requested approval of a recommendation to the Zoning Commission and City Council of the proposed zoning change from "PD224" to "TL-NB (Neighborhood)" **be denied**.

**Supplemental Information**



Figure 1: Aerial view of proposed rezoning property (ZC-25-008)

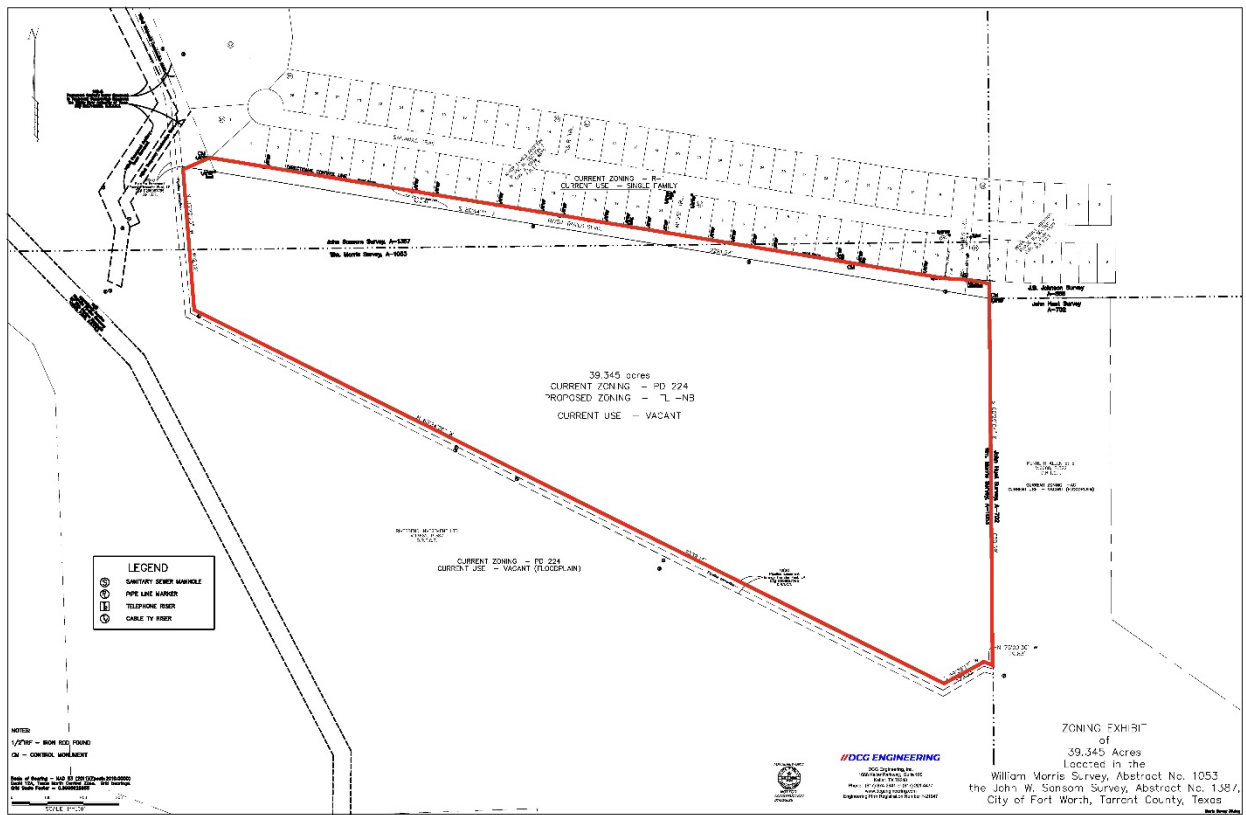


Figure 2: Site exhibit (provided by applicant)

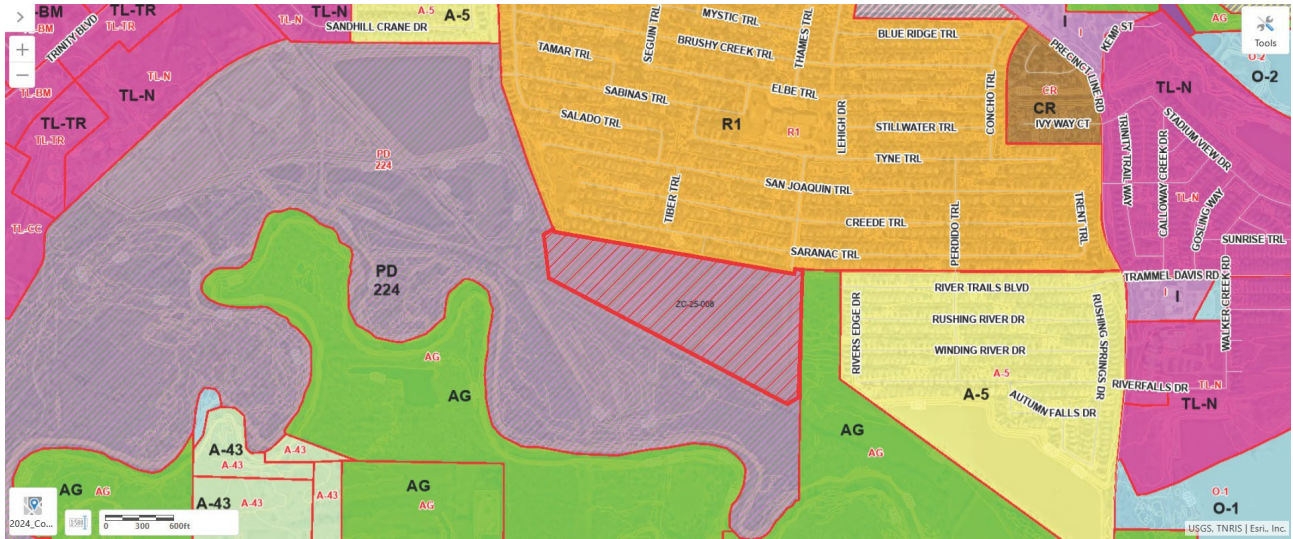


Figure 3: Current Land Use Map showing proposed rezoning properties in red hatched area.

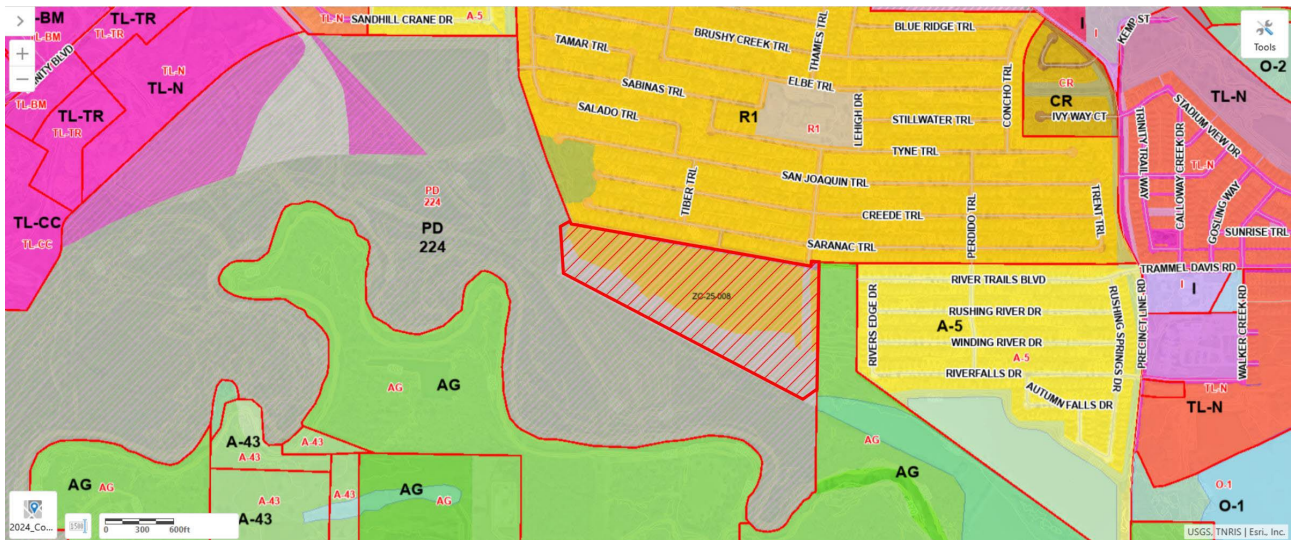







Figure 4: Future Land Use Map showing proposed rezoning properties in red hatched area.

-  EXIST. ZONING ZC-99-025
-  EXIST. ZONING ZC-02-190
-  EXIST. ZONING ZC-99-116
-  **PROP. ZONING ZC-02-274**
-  FUTURE ZONING

Lakes of River Trails  
in the  
City of Fort Worth, Tarrant County, Texas

OWNER & DEVELOPER:  
RIVERBEND INVESTMENT, LTD. &  
RIVERBEND INVESTMENT II  
8004 GIFFORD HILL ROAD  
FORT WORTH, TEXAS 76053  
(817) 284-4100

ENGINEER:  
WASHINGTON & ASSOCIATES  
ENGINEERS - PLANNERS  
3950 FOSSIL CREEK BLVD., SUITE 210  
FORT WORTH, TEXAS 76137  
(817) 306-1444

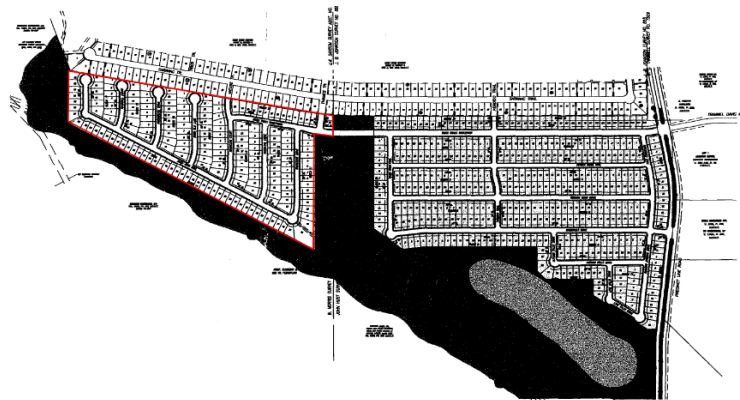


Figure 5: 2002 Zoning Diagram (ZC-02-274)