# FORT WORTH Zoning Staff Report

Date: July 9, 2025 Case Number: ZC-25-027 Council District: 11

# **Zoning Map Amendment**

Case Manager: <u>Stephen Murray</u>

Owner / Applicant: Michael Parmerlee, GFC Leasing Corporation / Russ Michaels, CSH Avenue at

Lancaster, Ltd./ Jason Knotowicz

Site Location: 5733 Craig Street Acreage: 3 acres

Request

**Proposed Use:** Multifamily

**Request:** From: "B" Two-Family Residential & "E" Neighborhood Commercial

To: "PD/D" Planned Development for all uses in "D" High Density multifamily

removing golf course, group home and museum uses with development standard

for reduced parking, site plan included

Recommendation

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Map Consistency: Requested change is not consistent

Comprehensive Plan Policy Consistency: Requested change is consistent

Staff Recommendation: Approval

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# Project Description and Background

The subject site is a 3-acre tract within Council District 11. The site is currently undeveloped and is proposed to be rezoned from the existing "B" Two-Family Residential & "E" Neighborhood Commercial to "PD/D" Planned Development for all uses in "D" High Density multifamily with development standards for screening fence and required parking within an easement, site plan included. This case was continued from the March meeting in order for the applicant to meet with neighbors, hold a Predevelopment Conference, and renotice for the PD.

There area is predominantly single-family and commercial in nature. However, a case could be made for multifamily in the area due to proximity to Lancaster Avenue, public transportation, and existing commercial services.

The Subject Property to be considered by this zoning change application is a 3.00 acre tract located at 5733 Craig Street Road (aka Lot 2Rl Block A of the Holman Subdivision) and currently zoned "B," Two Family. The Applicant is requesting to change the zoning designation of the Subject Property to "D" High Density Multifamily.

The zoning change would accommodate the development of the proposed Avenue at Lancaster, a mixed-income apartment community providing affordable housing choices to seniors in the Fort Worth and surrounding communities. Avenue at Lancaster will be Class A new construction offering up to 81 units (by this zoning change) in a mix of I-bedroom and 2-bedroom unit configurations; will include the construction of upscale resident amenities and a luxury community center; and will provide a robust program of resident empowerment services. As of the time this zoning change application is submitted to development services staff (2/3/2025), the City's Neighborhood Services department has also received a 2025 City of Fort Worth Housing Tax Credit Resolution Application from the Applicant to consider support for the proposed Avenue at Lancaster development. The Applicant anticipates that the City Council will consider and provide full support for the proposed development by the time this zoning change application is considered by the Zoning Commission.

The Subject Property is situated along Craig Street, just north of the E Lancaster Ave commercial corridor, and among a variety of surrounding commercial, retail and residential uses. The surrounding land uses immediately to the north and east are residential in nature consisting of mainly single family uses. The other immediate surrounding land uses are commercial in nature, including a restaurant and bank immediately to the west, and retail and auto repair uses to the south and fronting E Lancaster Ave. The proposed development is consistent with the mix of commercial and residential uses in this area and along East Lancaster Avenue.

The Subject Property is located within Neighborhood Empowerment Zone Area #6. The proposed development contributes to the City's revitalization efforts in this NEZ Area by providing mixed-income affordable housing to residents in need, emphasizing new construction, fair housing practices, increased attainable housing choices, and a multimillion dollar investment into improvements that revitalize the community and area.

The location of the proposed Avenue at Lancaster is consistent with the Housing Focus Areas section of the Comprehensive Plan and aligns with the following:

- Promoting vibrant neighborhoods through the City's Neighborhood Empowerment Zone (NEZ) program
- The project location is within 2 miles of a major employment center, or within ¼ mile of existing or proposed rail transit stations or bus routes;
- Within an urban-village, growth center, neighborhood empowerment zone or special district;
- Promoting vibrant mixed-income and mixed use neighborhoods in downtown, urban villages, and NEZ locations;
- The City of Fort Worth's Fair Housing Ordinance aims to ensure equitable treatment of its citizens in securing housing;
- · Promotes a range of housing choices to meet market demand for smaller scale housing within neighborhood areas.

PORT WORTH.

The following table shows development standards for the proposed case:

Standard	"D" High Density Multifamily	PD/D
Parking	Required parking cannot be	Parking located within easement
	counted within easements	(staff is supportive of this
		development standard)

# Surrounding Zoning and Land Uses

North "B" Two-Family; "E" Neighborhood Commercial / single-family, commercial

South "B" Two-Family; "FR" General Commercial Restricted / commercial, single-family

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

West ""E" Neighborhood Commercial / commercial

# **Recent Zoning History**

• No recent Zoning Cases. Site has been "B" and "E" for some time.

## **Public Notification**

#### **Written Notice**

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on May 30, 2025.

#### **Posted Notice**

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

#### **Published Notice**

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

#### **Courtesy Notice**

The following organizations were emailed on May 30, 2025:

Organizations Notified		
Neighborhoods of East Fort Worth Alliance	Handley NA	
Central Meadowbrook NA	East Fort Worth Inc.	
Streams and Valleys, Inc.	Southeast Fort Worth Inc.	
Historic Handley Development Corporation	Trinity Habitat for Humanity	
East Fort Worth Business Association	FWISD	



## **Development Impact Analysis**

# Land Use Compatibility

The surrounding neighborhood is developed as single-family to the north, east, and south, with commercial both west and south. The proposed PD is less and more aligned with a lower density residential and the nature of the area.

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

# Comprehensive Plan Consistency

The 2023 Comprehensive Plan designates the subject property as single-family residential and commercial. The proposed zoning is **not consistent** with the Future Land Use map designation. However, it **is consistent** with the following policies of the Comprehensive Plan:

- 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.
- 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.
- 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.



Area Zoning Map
GFC Leasing Corp. / CSH Ave. at Lancaster

Applicant:

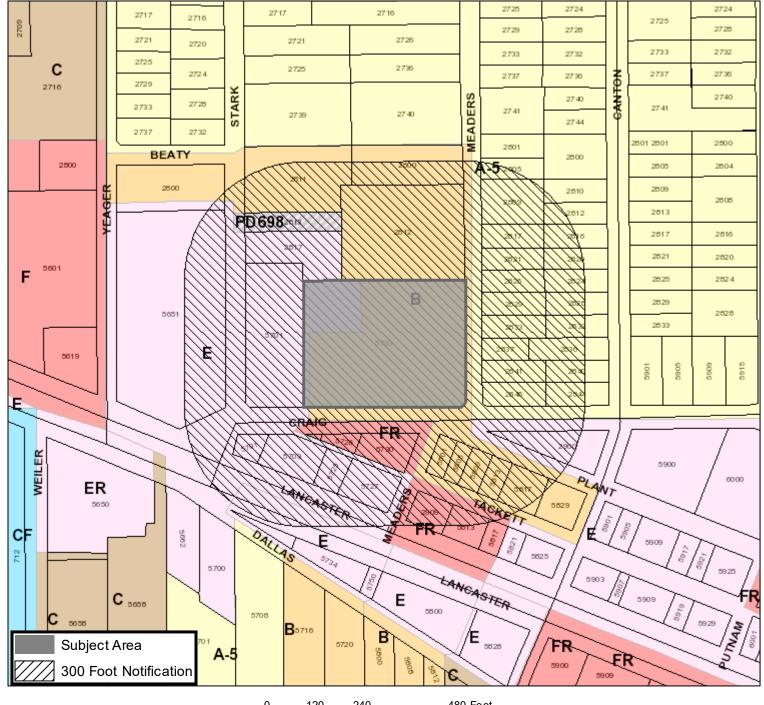
Address: 5733 Craig Street

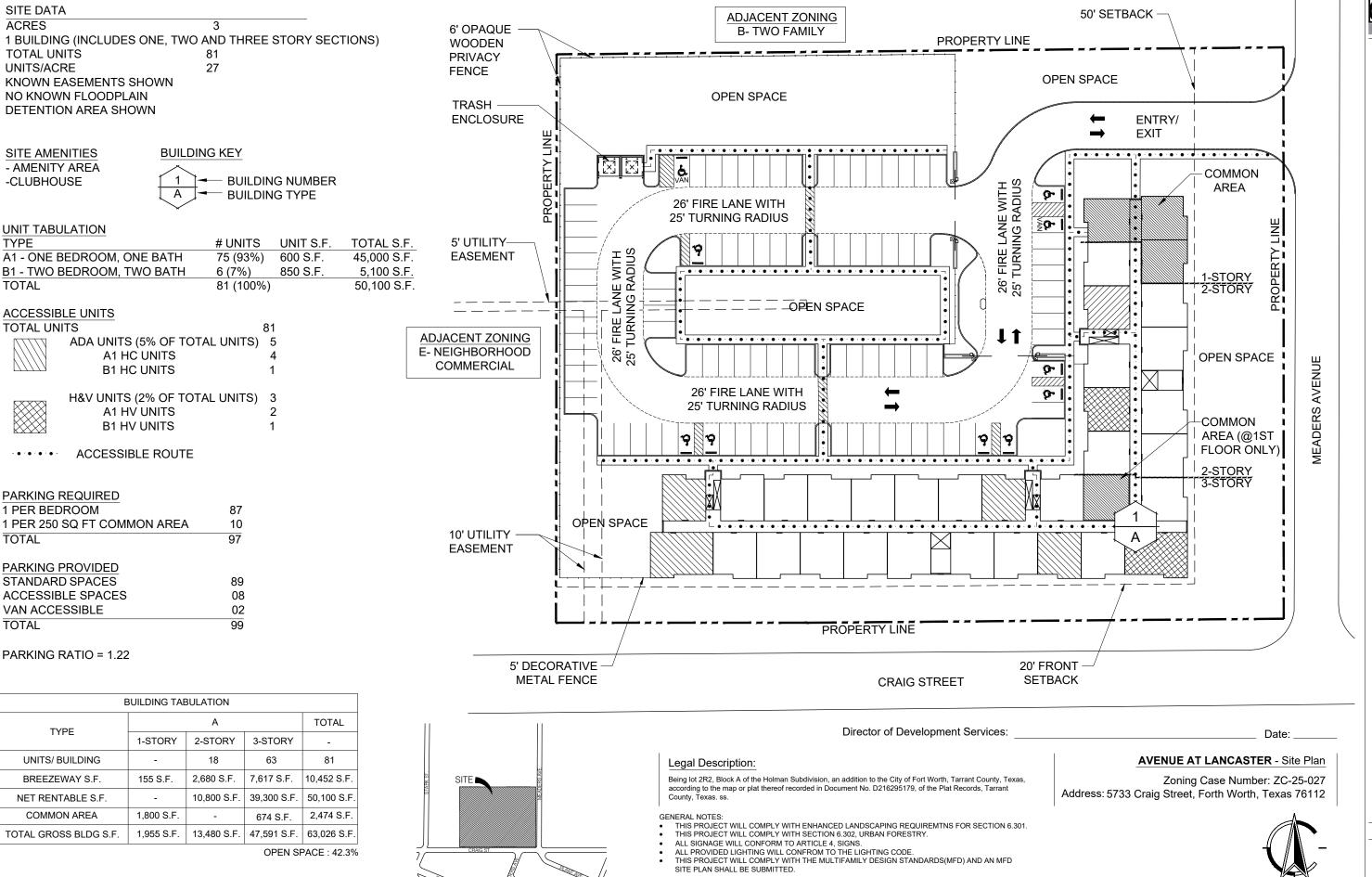
Zoning From: B, E D Zoning To:

3.00126992 Acres:

Mapsco: Text Eastside Sector/District: Commission Date: 6/11/2025 817-392-8028 Contact:







VICINITY MAP

Cross

# AVENUE AT LANCASTE FORT WORTH, TEXAS

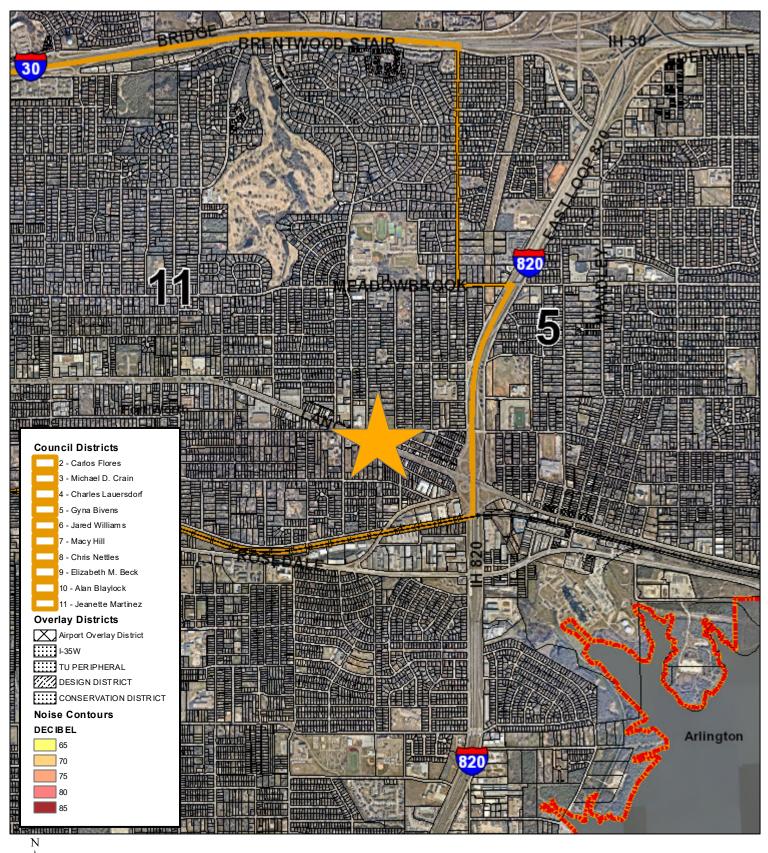
DATE: 04.21.25

SITE PLAN

Copyright © 2023

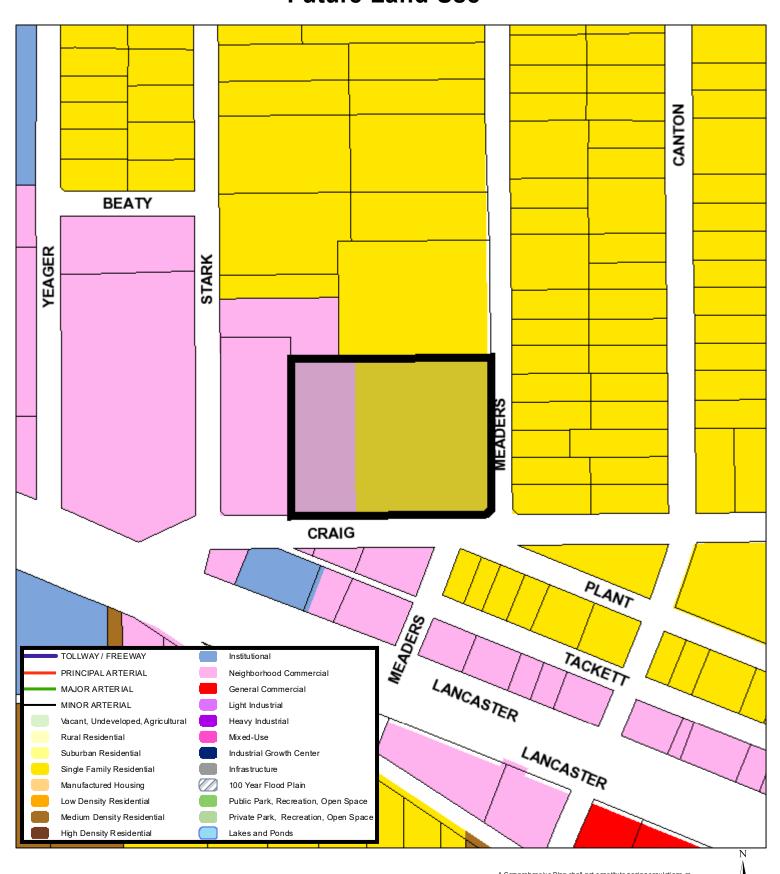
1 INCH = 50 FEET







# **Future Land Use**



190

95



# **Aerial Photo Map**







# Zoning Staff Report

Date: July 9, 2025 Case Number: ZC-25-053 Council District: 11

# **Zoning Map Amendment**

Case Manager: Beth Knight

Owner / Applicant: Chickasaw Property Investments/North Texas Flameproof & Wood Specialties

Corp./Boothe Architects *Acreage*: 3.73 acres

*Site Location:* 4215 - 4293 (odds) Chickasaw Avenue

#### Request

**Proposed Use:** Drying kilns, lumber yard

**Request:** From: "I" Light Industrial, "PD 941" Planned Development/Specific Use for lumber yard

with drying kiln and outdoor storage

To: Planned Development/Specific Use for lumber yard developed to "I" Light

Industrial standards having 4 drying kilns and outdoor storage with development standards for front and rear setbacks, front yard requirements for paving and storage, metal panel fencing material, signage on fencing, urban forestry, location of landscaping, number of parking space and location (See Staff Report); site plan

included

#### Recommendation

Land Use Compatibility: Requested change is not compatible

Comprehensive Plan Map Consistency: Requested change is consistent

Comprehensive Plan Policy Consistency: Requested change is not consistent

Staff Recommendation: Continuance

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# Project Description and Background

The applicants requested a 2-month continuance from the May 14<sup>th</sup> Zoning Commission meeting to perform significant revisions to the site plan. However, before revisions could be submitted, the applicant's architect had a major medical emergency, triggering a request for a 1-month extension.

The property is located approximately 500 feet south of the intersection of Miller Avenue and Martin Luther King Freeway (US 287 Highway). The site has a mixture of the original "PD 941" Planned Development for a lumber yard and "I" Light Industrial. The site has expanded eastward, past the approved zoning, leaving a remnant of tree canopy at the southeast corner. Martin Luther King Freeway (US 287 Highway) lies along the eastern boundary, and the site is essentially an island surrounded by less intensive uses including residential, commercial, and horse boarding. Two houses with "A-10" zoning are located across Chickasaw Avenue to the southeast.

A 2012 rezoning application requested the Planned Development for a lumber yard with drying kilns and outdoor storage. However, this request was a misclassification as the land uses are more intensive than noted. North Texas Flameproof manufactures flame retardant and preservative treated lumber, instead of selling lumber to the public as standard lumber yard. One building specifically infuses flame retardant chemicals or preservatives into the lumber under pressure. Then, the lumber is moved to the kilns that run each batch on a 2-3 day drying cycle. The site also creates sawdust in the cut bay, as well as sprays topical chemicals to allow the lumber to remain outside. The original zoning case approved a single drying kiln, but 3 kilns are noted as existing, while another kiln is proposed, bringing the total to 4 kilns on-site. These uses are applicable to a "K" Heavy Industrial district, as the number of kilns and chemical additions under pressure were not disclosed in the original zoning approvals.

Manufacturing coatings on lumber products are appropriate in intensive industrial districts where the roadways can accommodate the semi-truck traffic associated with transporting the materials to the site and then to a storage facility. The site is adjacent to Martin Luther King Freeway (US 287 Highway), Miller Avenue, and Chickasaw Avenue. Miller Avenue is noted to be a Neighborhood Connector, and Chickasaw Avenue is classified as a residential street. While the original site plan showed access to Miller, this gate is not being used, but an unpermitted second access on to Chickasaw Avenue has been added. No access to the freeway service road is shown, although this roadway is the most appropriate route for semi-truck usage.

The residential zoning across the street triggers the same setbacks on the more intensively industrial zoned subject site. The residential rear yard setback is 10 feet, and two buildings along the northern property line are as close as approximately 2 feet to the property line. While "A-10" One-Family zoning has a basic 25-foot yard setback, the houses were built with a 50-foot front yard, which becomes the minimum required front yard for the subject site. Additionally, the manufacturing facility is required to follow the same residential front yard standards that contain no buildings, outdoor storage, or parking. The site does not meet any of the front yard requirements such as buildings, paving, outdoor storage, and a metal panel fence are located within the first 50 feet along Chickasaw Avenue. No waivers were requested for these items with the 2012 rezoning case.

The site began constructing buildings for a drying kiln and storage in 2009, prior to rezoning the site to allow for a lumber yard in 2012. Only one remodeling permit was found, while three new buildings were constructed. Another building was added without a building permit in 2011. In 2020, the site expanded the business's uses onto the vacant lot to the east, but did not update their PD. The pattern of constructing buildings without permits or updating the approved PD site plan has continued from 2020 to the present. At this time, six new buildings have been erected, and two buildings have been expanded over the southern property line, and a large diesel tank has been added without associated permits.

A portion of the habitable office building is within the gas well buffer. No landscaping or tree preservation was done with any construction. While the 2012 zoning case noted signage had been removed from the fencing, signs are now affixed to the fence at all three entrances. Razor wire is also affixed to the fence along Miller Avenue and is less than 6 feet from the ground, which is a safety hazard. Because of the lack of building permits, the buildings' roofs along Chickasaw Avenue drain onto the sidewalk, and other buildings have been constructed on top of multiple easements, including a marked gas pipeline easement and a sanitary sewer easement.

The site plan fails to show the extensive outdoor storage of lumber and 275-gallon stackable plastic storage containers for fire retardant or preservative chemicals, as well as several port-a-potties. These items are placed over easements, in setbacks, and in fire lanes shown on the site plan. The lumber and chemical storage tanks are stacked above the fence or roof-high in multiple places.

The following table provides information related to the proposed waivers of the standard ordinance requirements. The significant waivers on the site plan or due to existing site conditions are bolded.

Standard	I Zoning	Proposed PD/SU
Front yard setback	Houses across the street with existing 50-foot front yard cause a residential adjacency 50-foot setback	0-foot setback
Residential front yard	No storage, parking or fences (except driveways)	Storage, parking, and fencing in front yard
Rear yard setback	Residential adjacency from "A-10" zoning causes a 10-foot setback	Approximately 2 feet
<b>Building location</b>	Not allowed in easements	In 5', 8' utility, 15' sewer, and 30' gas pipeline easements
Gas well buffering	No occupiable structures within 200 feet	Portion of occupiable structure within 200 feet
Building's roof drain	Not allowed to drain off-site	Drains into the right-of-way
Landscaping location	75% required in front of buildings	0% in front of buildings
Fire lanes	Remain completely open	Semi-truck space encroaches, Materials stacked in fire lanes
Parking	78 parking spaces required	8 parking spaces provided
Screening fence material	Wood, stone, brick, concrete products	Metal panels
Security fence wiring	Barbed wire allowed 6 feet above ground	Razor wire less than 6 feet from ground
Signage	Not allowed on fencing	Signs affixed to the fence
Urban Forestry	Tree preservation/mitigation for eastern portion inside fence	No preservation/mitigation

# Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial, "I" Light Industrial / 1 commercial use, vacant buildings and land

East "E" Neighborhood Commercial / Martin Luther King Freeway (US 287 Highway)

South "A-10" One-Family, "E" Neighborhood Commercial, "PD" Planned Developments/Specific Uses 398 for

contractor's shop and 421 for horse boarding / residential uses, horse grooming & boarding, gas well

West "E" Neighborhood Commercial / commercial uses, cell tower

## **Recent Zoning History**

ZC-09-100, Council-initiated, from FR & I, to E, approved 10/13/2009.

ZC-12-051, western portion, from E to PD/SU for lumber yard with drying kiln and outdoor storage, approved, 7/10/2012.

ZC-12-051, eastern portion, from E to I, approved, 6/22/2015.

#### **Public Notification**

300-foot Legal Notifications were mailed on April 28, 2025. The following organizations were notified: (emailed April 28, 2025)

Organizations NotifiedEcho Heights Stop Six Environmental<br/>Coalition NA\*Eastland NAEcho Heights NAFairhaven NAGlen Park NAVillage Creek NA

Fort Worth ISD

East Fort Worth, Inc.
Southeast Fort Worth Inc.

\* Located in this registered Neighborhood Association

# **Development Impact Analysis**

#### Land Use Compatibility

The applicant is proposing to zone the site to "PD/SU" for a lumber yard with drying kilns and outdoor storage; with extensive waivers to front and rear setbacks, the residential front yard requirements, landscaping, screening fence material, signage, and urban forestry. However, the use is a manufacturing facility that adds chemicals to make lumber flame retardant and has significant drying facilities, instead of stocking and selling lumber for local uses. The intensive manufacturing land use would be first allowed by right in the "K" Heavy Industrial district. The waivers are needed because the applicant has expanded and constructed a number of buildings without permits. The constrained site causes storage of lumber and chemical tanks outdoors and up to roof height.

Additional City standards for easement encroachment, stormwater, fire lanes, gas well buffers, and prohibited razor wire were also noted. If any emergency work is needed on the gas pipeline or the utility lines, the work

would be delayed because of the buildings located on top of the easements. Additionally, the tall stacks of lumber and large plastic crates with chemicals, as well as the unpermitted diesel tank, create issues for emergency responders. The surrounding uses and their roadways are significantly lower intensity, where this proposed zoning case would be better suited for a more intensive industrial area.

The proposed zoning **is not compatible** with surrounding land uses, as the site is a heavy industrial manufacturing site that applies chemicals to lumber, creates sawdust, and sprays chemicals outside, in addition to expanding without obtaining the appropriate approvals or building permits. The business ships the lumber to the site, processes it, and then ships it out to storage which creates more semi-truck trips than if the site had enough room to store the properly on-site. Both of the chemical treatments and chemical storage on-site will have to be removed in order to have the site comply with the limited uses requested in the Planned Development/Specific Use for lumber yard with drying kilns and outdoor storage.

#### Comprehensive Plan Consistency – Southeast Sector

The 2023 Comprehensive Plan currently designates the subject property as "Light Industrial" on the Future Land Use Map. While the base zoning district listed is compatible with the land use map, the current land uses are not included in the description envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below. Heavy Industrial is a more appropriate classification for the existing use.

INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2 , I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage, recycling centers, concrete batch plants	All Commercial & Industrial

The proposed zoning is not 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.
- 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.
- Maximize area of permeable surfaces in developments to reduce stormwater run-off.

Based on a lack of conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan.

#### Site Plan Comments

#### **Zoning and Land Use**

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

- 1. Add the site's address.
- 2. Revise the project's title to encompass the entire site and its actual uses as a manufacturing facility.
- 3. Include the Land Owner's and Applicant's Name, address, and telephone number.

- 4. Change the vicinity map from a Google snippet with illegible street names to a non-copy right map with streets only.
- 5. Move the utilities to a second sheet.
- 6. Remove the contour lines.
- 7. Remove the heavy dashed lines from the proposed new kiln building and breakroom area, as well as the page number references to sheets not included in the site plan.
- 8. Remove the off-site structures and labels of the cells tower and Existing Covered Area on western side unless they are accessed from the site. If accessed from the site, show doors or other access points.
- 9. Add the names of chemicals used and their quantities to the notes.
- 10. Note the site's uses and standards are based on "K" Heavy Industrial zoning.
- 11. Insert the site's zoning case number of ZC-25-053 into the lower right corner box.
- 12. The houses to the southeast were constructed with a 50-foot setback. Sec. 6.101C &D apply to the site with a 50-foot front yard, 10-foot rear yard, and 5-foot side yards. Revise the 25-foot front setback shown, and add the other setbacks. Label the closest distance to the northern building line from the buildings. If approved, add the note in bold: "Development waivers were granted to have 0-foot projected front yard setback along Chickasaw Avenue and a X-foot rear yard setback on the northern property line."
- 13. The residential front yard standards apply where fences, paving, and outdoor storage are not allowed in this 50-foot front yard setback. If approved, add the note in bold: "A development waiver was granted to have fences, paving, and outdoor storage projected front yard setback along Chickasaw Avenue."
- 14. The northeastern storage building, the eastern storage building, and the applications buildings were constructed over 4 easements. Buildings are not allowed to go over any easements. Contact the appropriate easement holders to see if any options are available. Provide the approved easement clearances or document removal for each encroachment.
- 15. Items cannot be stored outside in the easements. Contact the appropriate easement holders to see if any options are available. Provide the approved easement clearances or document removal for each encroachment.
- 16. Occupiable buildings cannot be built inside the 200-foot gas well buffer, where a portion of the office building is inside this area. Contact the Gas Well Section to see if any options are available. Provide the approved gas well clearance or document removal of the buildings.
- 17. The cut bay and office buildings' roofs on the southern property line have been constructed to drain into the parkway. Correct the buildings' drainage with gutters or other alterations to the roofs to handle drainage inside the property lines.
- 18. Amend Note #14 to note the specific fuel in the tank and the number of gallons. Obtain the appropriate permit from the Fire Department for this tank.
- 19. The 53 square foot building north of the fuel tank contains mobile fuel storage, instead of wood. Correct the building's label. Obtain the appropriate permit from the Fire Department for this tank.
- 20. The zoning case's request title in Accela notes a propone tank. Where is this tank located? Obtain the appropriate permit from the Fire Department for this tank.
- 21. Detail the use of the new kiln building's southern portion and state the use and height of the equipment attached to the western side.
- 22. Detail the chemicals collected and disposal methods for the "grate inlet" (note #5) north of the treatment plant.
- 23. Detail the chemicals and processes that take place in the treatment plant.
- 24. Detail the chemicals and processes that take place in the applicators building.
- 25. Detail how sawdust is handled in the cut bay building.
- 26. Detail what the "EM" is at the southeast corner of the treatment plant?
- 27. State the specific use of the area in note #13 and whether the door swings outward or inward.

- 28. Moveable/temporary buildings are not allowed in Fort Worth. Document the actions to modify the buildings into permanent structures and update the label.
- 29. Port-a-potties are located north of the cut bay building. Temporary restrooms are allowed only for temporary events or construction areas. Document their removal and note where the existing staff restrooms are located.
- 30. Show all overhangs in the heavy lines used for the building edges, instead of a faint dashed line.
- 31. Show all buildings' separation when less than 50 feet.
- 32. Label the distance between buildings property lines.
- 33. Note all buildings' maximum dimensions, including overhangs.
- 34. Show all buildings' doors or open sides.
- 35. Revise all buildings' area to the nearest whole foot, instead of using 2 decimal places.
- 36. Revise all buildings' dimensions to the nearest whole foot, instead of adding inches.
- 37. Add the number of stories and height to each building. A chart can be used instead of adding more labels to the site plan.
- 38. Add the building code's specific use name and code to each building.
- 39. Note the exterior materials of the new kiln, cut bay building, and the 2 small wood storage buildings.
- 40. Add a surface materials legend to include the patterns and labels for concrete, gravel/dirt, and grass.
- 41. Make the concrete pattern consistent with the actual locations, instead of in stripes across the site plan.
- 42. Ensure all ground surfaces are covered with the appropriate pattern.
- 43. Revise the parking calculations to include the formulas for both 2 spaces/1,000 square feet of gross floor area or 1 space/3 employees. The greater number of parking spaces is required; the rough calculations are 78 parking spaces are required for 39,000 square feet of floor area. If fewer parking spaces than required are shown and approved, add the note in bold: "A development waiver was granted to provide XX fewer parking spaces than required."
- 44. Revise the label from Over the Road Truck Parking to Semi-Truck and Trailer Parking.
- 45. Show the outdoor storage areas and heights, both current and proposed. Stacked material cannot exceed the limits allowed by the Fire Department.
- 46. Items are not allowed to be stacked above the height of the screening fence. If approved, add the note in bold: "A development waiver was granted to allow outdoor storage to exceed the screening fence height."
- 47. The northern semi-truck parking space and the existing outdoor storage area in the northwestern arm of site encroach into the fire lane as shown. Either move/remove the parking space and stored items or revise the fire lane.
- 48. What is the hatched area inside the southeastern fence corner that's the same pattern as the semi-truck parking?
- 49. The southeastern driveway was constructed without permits. Obtain the required parkway permit.
- 50. Landscaping is required with all post-2007 construction, to be in front of the buildings. No landscaping has been provided. If approved, add the note in bold: "A development waiver was granted to allow 0 square feet of landscaping in front of the buildings along Chickasaw Avenue."
- 51. Document how the remaining trees and grassy area meet the site's required 4% landscaping.
- 52. Trees have been removed from the eastern expansion area and from the City's right-of-way. No preservation or mitigation is noted. If approved, add the note in bold: "A development waiver was granted to remove the tree preservation/mitigation requirements."
- 53. No dumpster is shown on the site plan. Note either the site will not have a dumpster or show and label the dumpster's location.
- 54. The solid screening fence is required to be either wood, brick, stucco, or masonry products, instead of metal panels. If approved, add the note in bold: "A development waiver was granted to allow metal panel fencing around the site."
- 55. Enlarge the fencing symbol to more clearly distinguish it from the property lines.

- 56. Razor wire was noted less than 6 feet from grade. Razor wire is prohibited in Fort Worth. Document the removal of all razor wire.
- 57. Change the labels for the adjacent land uses and zoning, as well as the subject site's labels, to a standard font, instead of ghosted lettering.
- 58. General note #1 states the signage will conform to the sign ordinance. However, the site has signs on the fencing where not allowed. Either document the removal of signs or add the note that XX square feet of signage is requested on the fence. If approved, add the note in bold: "A development waiver was granted to allow XX square feet of signage on the fence."
- 59. Comments may be revised after a cleaner site plan is submitted.
- 60. Informational comment: A detached monument sign more than 20 feet from a driveway or street intersection is allowed by right.

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

#### **Stormwater**

- 1. Site will require an accepted drainage study prior to platting, grading, infrastructure plan review, and building permit issuance if land disturbance exceeds 1 acre.
- 2. No FEMA, CFRA, or PHW on site.
- 3. Storm infrastructure is located along the S US Hwy 287 Frontage per TPW Plan Set, TXDOT 8-13-016 & TXDOT 172-06-022.

#### Fire

- 1. 3/31/25: The updated site plan shows that any proposed buildings will fall outside of the setbacks cast from the adjacent gas well pad site. Accessory buildings are labeled and are not subject to the setbacks. 3/7/25: The new building and addition for break room and restroom fall within the 200' setback of a gas well lift compressor. The restroom/break room cannot be located within the setback. The kiln is allowed within the setback if it is considered an accessory building, garage, or shed. What determines if the kiln fits into this category is whether it is intended for occupancy. The existing sheds are considered accessory buildings.
  - "200' Lift Compressor Building Setback for Protected Use, Public Building, or Habitable Structure" Section 5706.3.1.3.4.2 Existing Lift Compressor.
- 2. 4/1/25: The hydrant shown on the site plan at the intersection of MLK/Chickasaw is missing from the GIS map but it is installed. Adequate hydrant hose lay is provided by this hydrant and the proposed one shown on the site plan.
  - 3/7/25 If private hydrants are not provided within the complex, additional hydrant(s) may be required. No public hydrants fall within the maximum hose lay to the proposed structures.

Hydrant requirements:

Maximum of 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and Maximum of 500 ft. hose lay distance to all points of building.

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

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

Sections 507.5.1 (2) and (3).

- 3. Section 3303.1 Fire Safety During Construction/Demolition will apply for demolition of structures.
- 4. 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.
- 5. 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 #25388-03-2022. <a href="https://www.fortworthtexas.gov/departments/fire/services/bureau">https://www.fortworthtexas.gov/departments/fire/services/bureau</a>.

#### **T/PW Engineering**

- 1. Traffic Impact Analysis A Traffic Impact Analysis (TIA), accepted by TDS, may be required prior to plat approval. Include all vehicular, bicycle, and pedestrian movements in accordance with the Transportation Engineering Manual. Any questions can be directed to TDS (tds@fortworthtexas.gov).
- 2. Rough Proportionality (RP): The tract is subject to a rough proportionality assessment and potential construction for roadway improvements based on the site's impact on the roadway system prior to final platting of any phase.
- 3. FYI: Driveways are subject to the City of Fort Worth Access Management Policy.
- 4. FYI: Sidewalks and street lights will be required on all street frontages.
- 5. FYI: Curb and gutter will need to be installed along street frontages if not currently existing.

#### **DSD Water Engineering**

- 1. Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately.
- 2. HOLD Provide a utility site plan on how all water and sewer services are running to ALL associated buildings Lot 1-7 of Block 1.
- 3. HOLD Provide a 2nd utility site plan which includes all proposed buildings and routes for lot 1-7 of Block 1.
- 4. HOLD Based on Areial view a large amount of equipment and debris is over the public sewer main and easement in lot 6 and 5, block 1. Provide proof with images that this is all cleared.
- 5. HOLD Multiple encroachments are required. 6" Bollards, Conc. Flume, 12" Concrete wall need an encroachment agreement. ADDITIONAL HOLDS MAY FOLLOW once both utility site plans have been provided. If an encroachment has already been approved, please provide said document.



Area Zoning Map
Chickasaw Property Investments/Boothe Architects

Applicant:

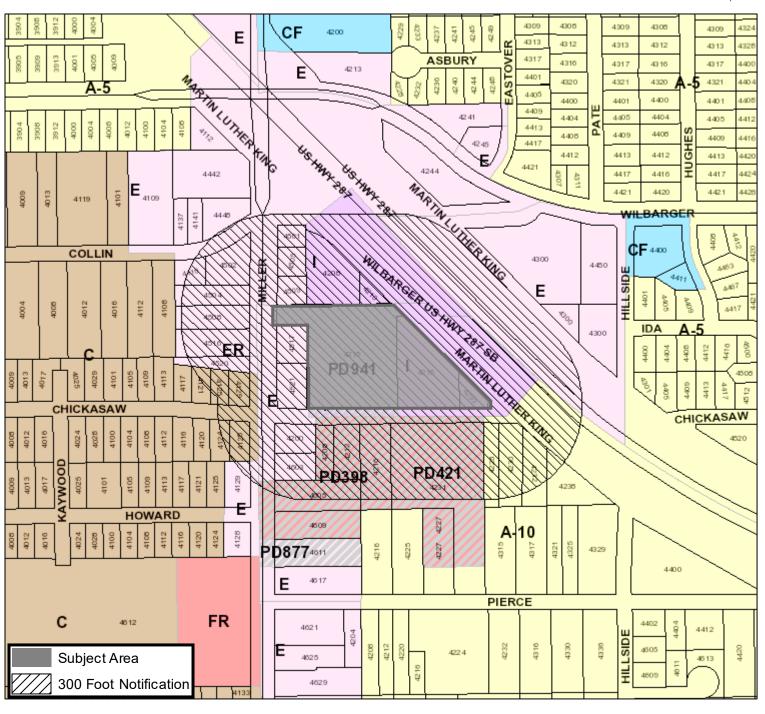
4215 - 4293 (odds) Chickasaw Avenue Address: Zoning From: I, PD 941 for lumber yard with drying kiln

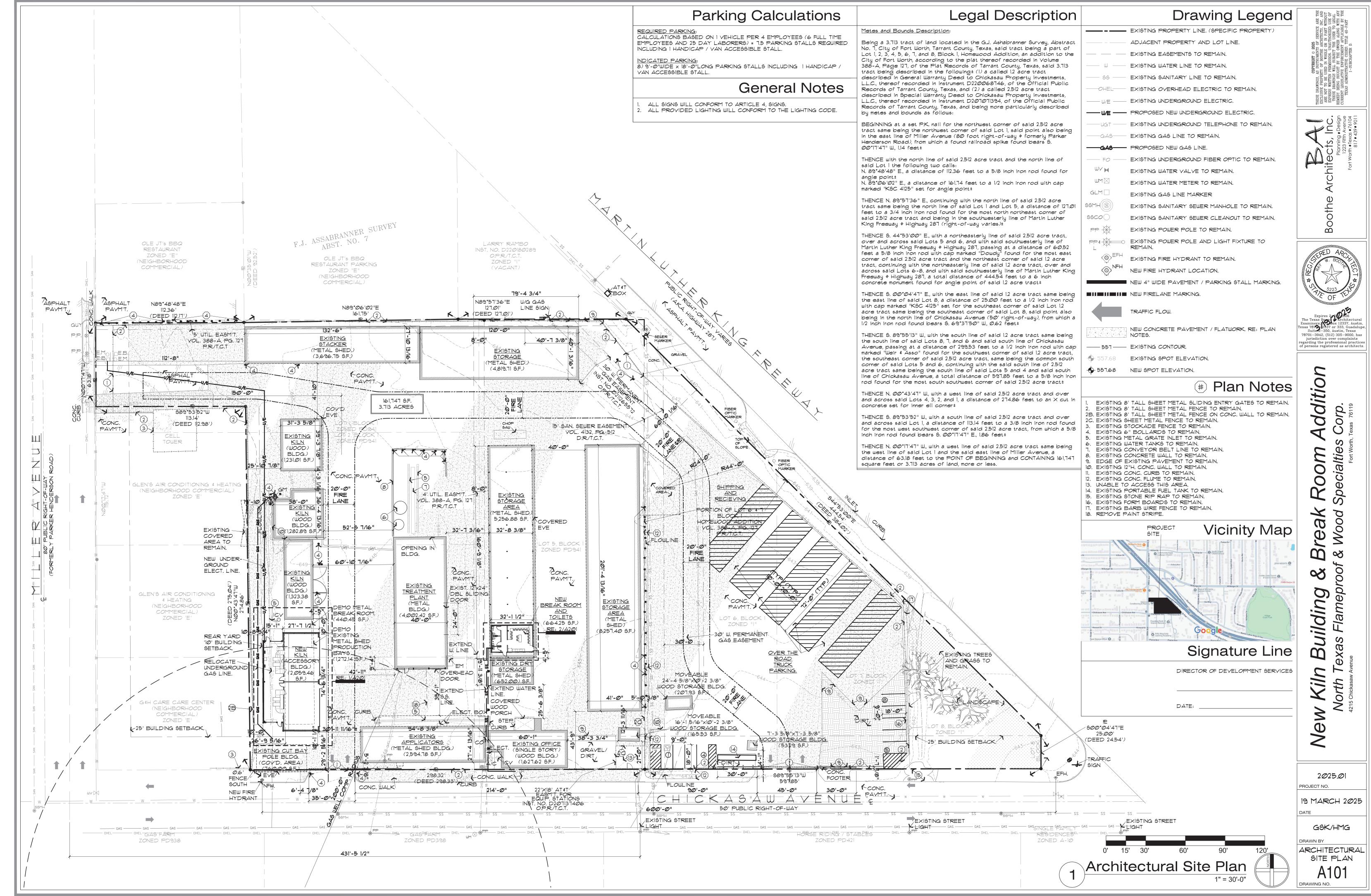
PD 941 for lumber yard with drying kiln & development waivers for setbacks, fencing mater Zoning To:

3.713 Acres: Text Mapsco:

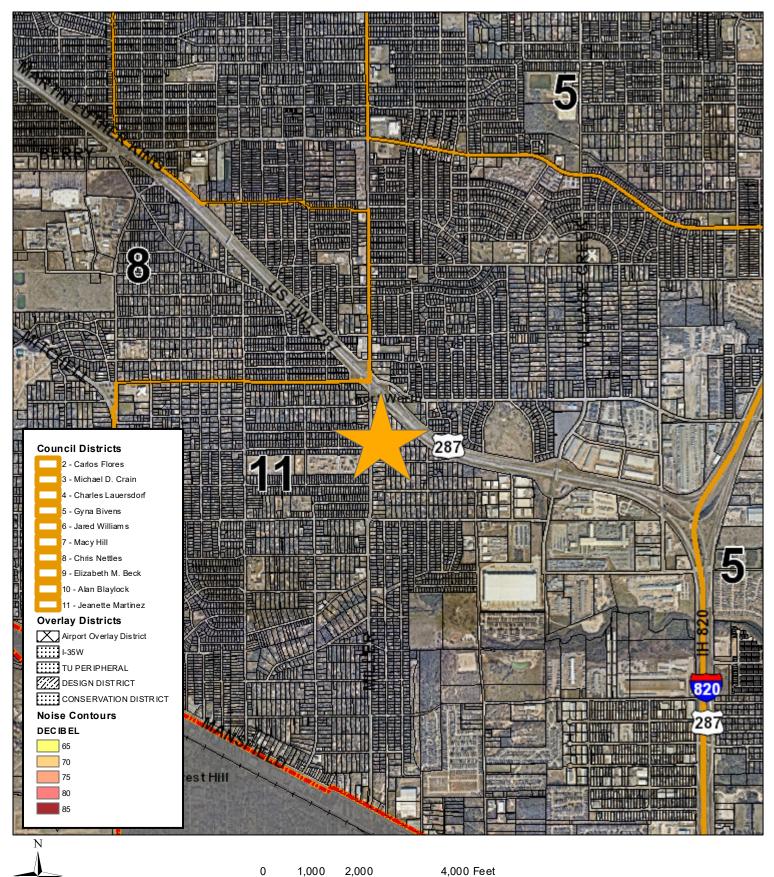
Southeast Sector/District: Commission Date: 5/14/2025 817-392-8190 Contact:









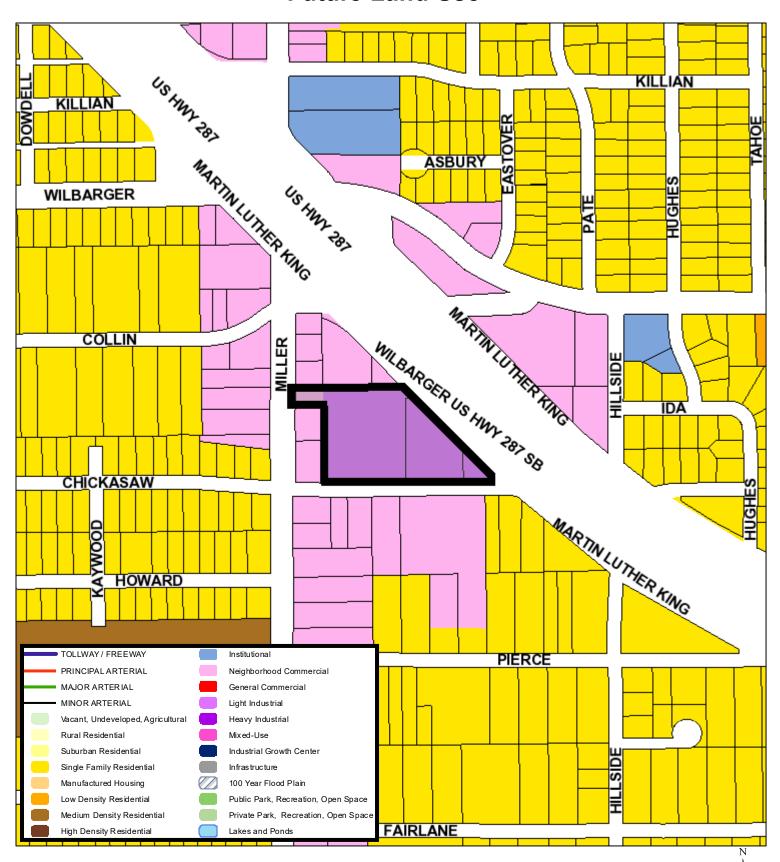


2,000

1,000



# **Future Land Use**





# **Aerial Photo Map**







# Zoning Staff Report

Date: July 9, 2025 Case Number: ZC-25-096 Council District: 8

# Zoning Map Amendment & Site Plan

Case Manager: Sandy Michel

Owner / Applicant: Alterrian Capital, LLC/ John Ainsworth

Site Location: 200 Old Highway 1187 Acreage: 9.4419 acres

#### Request

**Proposed Use:** Multi-family- 300 units

**Request:** From: "MU-1" Low-Intensity Mixed-Use

To: "PD/D" Planned Development for all uses in "D" High Density

Multifamily excluding boarding home facility, group home I and group home II, with development standards to allow fences between the building façade and the property line, reduced front yard setback, and reduced parking and waiver to the Multifamily Design (MFD) submittal, site plan

required

#### Recommendation

Land Use Compatibility: Requested change is not compatible

Comprehensive Plan Map Consistency: Requested change is not consistent

Comprehensive Plan Policy 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

- 6. Zoning Map with 300 ft. Notification Area
- 7. Exhibit: Proposed Light Industrial Uses
- 8. Conceptual Plan
- 9. Area Map
- 10. Future Land Use Map
- 11. Aerial Photograph

## Project Description and Background

The subject property encompasses approximately 9.4419 acres and is located north of Old Highway 1187. The site is currently undeveloped (**Figure 1**). The surrounding area consists of a mix of undeveloped parcels, commercial establishments, and healthcare-related uses, including a hospital facility located to the north, as well as a multifamily (+55 community) and an assisted living facility. The property is currently zoned "MU-1" Low-Intensity Mixed-Use, with adjacent zoning classifications including "E" Neighborhood Commercial, "F" General Commercial, and "CF" Community Facilities.

The applicant is proposing to develop a multifamily residential project on the site. Additional details regarding the proposed development are provided in the 'Applicant's Description' section below, and a site plan has been submitted as part of the application (Figure 2). This rezoning request includes a Planned Development (PD) designation, a formal site plan is required under Section 4.301.b of the zoning ordinance ('Site Plan Requirements'). The purpose of this requirement is to ensure compliance with applicable zoning standards and to promote thoughtful integration of the project within the surrounding context.

The applicant is requesting a planned development to allow for all uses under "D" High-Density Multifamily. However the applicant is requesting waivers from the design standards under "D" High-Density Multifamily, those waivers include:

Requirement	D Standards*	Proposed PD/D (Provided per site plan)
Setbacks	Front yard* : 20 feet minimum	To allow 10' setback along Old Hwy 1187
Parking	Multifamily Residential- 1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage); 2 spaces may be tandem if assigned to the same unit and restricted from use for storage.	
Fences and gates	Multifamily development. Fences shall not be located in the area between building facades and the property line. Frontage on a controlled access highway shall not be considered a street for purposes of this section. <b>Perimeter security fencing is prohibited</b> ; however, security fencing is permitted on interior property lines. Solid screening fences are required when adjacent to a one or two family district unless adjacent to a public park or controlled access highway when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed.	Fences shall be allowed in-between the building and property line
MFD waiver- site plan requirement	Uses. In the high density multifamily ("D") district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5. No permit shall be issued for construction, alteration or revision in a Multifamily Design development area unless there has been a site plan approved by the	No site plan required to be reviewed, presented, nor approved by the plan commission

development services director or an authorized representative and a subdivision plat approved by the plan commission.

#### **Applicant's Description**

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, "Kimley-Horn is pleased to submit the proposed zoning change request for the proposed multifamily development on Old Highway 1187 in the northeast quadrant of Interstate 35W and E. Rendon Crowley Road (FM 1187). The subject site is  $\pm 9.4$  acres and is currently zoned as MU-1. This zoning change request is for planned development with high density multifamily ("D") zoning (PD/D) with the following waivers requested:

- (4.712(d)(4)(b)) Fences shall be allowed in the area between building façade and the property line. Perimeter security fencing shall be allowed.
- (4.712)(d)(2) Parking shall be provided at 1.5 spaces per dwelling unit.  $\cdot (4.712(c)(2)(a))$  The minimum front yard setback shall be five feet.
- (4.712)(b) A MFD site plan will not be submitted for this project.

The subject site consists of two vacant single-family tracts, currently containing several uninhabitable residences, deteriorating auxiliary buildings, and overgrown vegetation. Adjacent to ongoing and recent development, the subject site presents a clear opportunity for improvements.

While the MU-1 zoning does allow for multifamily development, the type of development that it promotes is inconsistent with this submarket. By definition, MU-1 is intended "to provide areas in which a variety of housing types exist among neighborhood-serving commercial and institutional uses... designed to accommodate and encourage compact, walkable development forms..." The MU-1 is more suitable for an urban/infill or higher density area, whereas this submarket does not meet the intent, and this is the only MU property in the vicinity. Adjacent uses include full-service restaurants, the THR Hugely hospital and nearby medical offices, a fuel station, and car wash.

We offer the following narrative to support the requested waivers:

- (4.712)(b) A multifamily development (MFD) site plan shall not be required for multifamily development. o This waiver is requested because the requested PD/D zoning will be tied to the site plan included.
- (4.712(c)(2)(a)) The minimum front yard setback shall be five feet. o A reduced front yard setback will allow for more efficient land use and bring the buildings closer to Old Hwy 1187.
- (4.712(d)(4)(b)) Fences shall be allowed in the area between building facades and the property line. Perimeter security fencing shall be allowed. o Placement of fences between the building facades and property line will allow the future residents to have an enhanced sense of privacy by providing a physical and visual buffer from adjacent developments. A perimeter security fence will improve both the aesthetics and appeal of the proposed development. Based on feedback from current multifamily residents, the presence of a security fence significantly increases the desirability of a residents by creating a sense of safety and peace of mind.
- (4.712)(d)(2) Parking requirements shall be provided at 1.5 spaces per dwelling unit o A waiver is requested to allow 1.5 parking spaces per unit, Additional information and references are provided in the enclosed narrative.

The vision of the proposed development is to fill the community's need for a dense, secure, and family- oriented garden style community. By rezoning to PD/D with the requested waivers, the proposed multifamily development

May be subject to projected front yard (§ 6.101(f)). Paving shall not be permitted between the building face and street and must remain as open space.

will be able to accomplish this vision. We appreciate your consideration and respectfully request approval of the proposed zoning request.







Figure 1:All Site Photos taken by staff on 5/29/25 are from Old Highway 1187 facing north

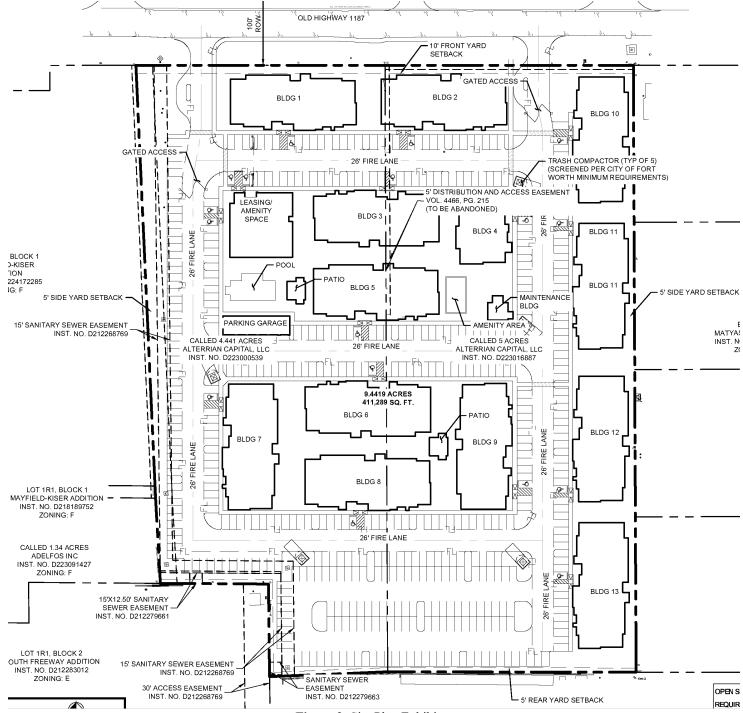


Figure 2: Site Plan Exhibit

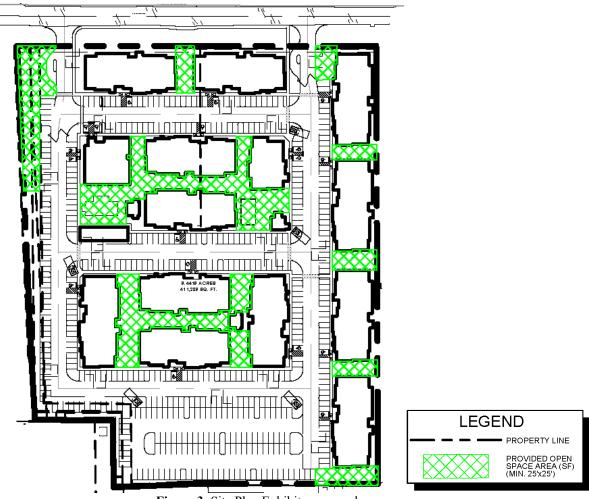


Figure 3: Site Plan Exhibit- proposed open space

# Surrounding Zoning and Land Uses

North: "CF" Community Facilities/ Health Care Facility
East: "E" Neighborhood Commercial/ Health Care Facility
South: "E" Neighborhood Commercial/ Gas Station & Car wash

West: "F" General Commercial / Restaurants

# **Recent Zoning History**

• ZC-22-177: J. Thompson, Jimmy Thompson Billy Joe Russell Trust; From "E" Neighborhood Commercial to "MU-2" High-Intensity Mixed-Use then switched to "MU-1" Low Intensity Mixed-Use at the ZC meeting. Case was approved on 12/13/2022.

<sup>\*</sup>The ordinance information used in this section can be found here.

#### **Public Notification**

#### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on May 30, 2025.

#### **Posted Notice**

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

#### **Published Notice**

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

#### **Courtesy Notice**

The following organizations were emailed on May 30, 2025:

Organizations Notified		
District 6 Alliance	Streams and Valley's Inc	
Trinity Habitat for Humanity		

<sup>\*</sup> Closest registered Neighborhood Organization

# **Development Impact Analysis**

#### Land Use Compatibility

The surrounding area consists of a mix of undeveloped parcels, commercial establishments, and healthcare-related uses, including a hospital facility located to the north, as well as a multifamily (+55 community), rehab facility, and an assisted living facility (**Figure 4-5**). The proposed multifamily residential use represents a significant departure from this pattern and does not support the current uses of the area.

By requesting a rezoning to a residential-only district—specifically "D" High-Density Residential—the applicant is reducing the range of permitted uses on the site, effectively eliminating the commercial development potential currently allowed under the "MU-1" Low-Intensity Mixed-Use zoning designation. This shift may hinder long-term land use flexibility and disrupt the area's commercial development trajectory. Introducing a high-density residential use in an area currently dominated by commercial zoning may create land use conflicts, particularly in terms of traffic patterns, access, and compatibility of building scale and intensity.

Multifamily development is more appropriate in more transitional oriented areas or as part of a broader mixed-use strategy, rezoning to a residential-only classification in this context does not align with the surrounding zoning or development patterns.

Retaining commercial uses in this area is not just appropriate—it's essential. The proximity to a major hospital, healthcare-related facilities, and senior living communities creates a clear and pressing need for nearby commercial services. These uses would directly support hospital staff, healthcare professionals, residents, and patients by offering convenient access to everyday necessities.

A shift to residential-only zoning would ignore the daily realities of those who live and work in the area. Preserving commercial zoning on this parcel supports the area's current uses while contributing to the existing area.

As such, the proposed zoning is **not compatible** with the surrounding land uses and may limit opportunities for cohesive, integrated growth in this part of the city.



**Figure 4**: Google Map- Orange highlighting: 55+ Community Multi-family, Assisted Living Facility, Rehab facility, other Multifamily.







Figure 5: Site Photo taken by staff 6/23/2025 of 55+ Community Multi-family, Assisted Living Facility, and Rehab facility

#### Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as General Commercial, as indicated on the Future Land Use (FLU) Map.

COMMERCIAL	7. 1 1	
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The proposed property's designation is consistent with the existing General Commercial outlined in the Future Land Use (FLU) Map. The rezoning request to "D" High-Density Residential does not align with the FLU designation. The FLU category allows for the following zoning districts:

- "ER" Neighborhood Commercial Restricted
- "E" Neighborhood Commercial
- "MU-1" Low-Intensity Mixed-Use (current zoning)
- "MU-2" High-Intensity Mixed-Use
- "FR" General Commercial Restricted/
- "F" General Commercial
- "G" Intensive Commercial

A multifamily-only development would not be an appropriate use for this location based on the policies outlined in the Comprehensive Plan. These policies recommend that multifamily and higher-density residential developments be situated near public transit, employment centers, recreation, and shopping to improve accessibility and reduce reliance on vehicles. Additionally, large commercial and institutional uses are encouraged along arterial streets, particularly at major intersections. Maintaining the potential commercial component that MU allows would be preferential in this situation.

#### Key policies guiding this vision include:

• Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.

<sup>\*</sup>The ordinance information used in this section can be found here.

<sup>\*\*</sup>Note: There are no applicable form-based codes for this area.

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Support zoning changes that accommodate multifamily residential development within urban villages, transitoriented developments (TOD) and designated growth centers.

Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan FLU Map and Policies.

\*The ordinance information used in this section can be found here.

#### Site Plan Comments

#### **Zoning and Land Use**

The site plan complies with proposed plan development PD/D with the development waivers. As well as the zoning regulations for Site plan submissions for planned developments outlined in Ordinance 4.301.b (*'Site Plan Requirements'*).

# Site Photos taken by Staff on 5/29/2025



Site Photos taken by staff on 5/29/25 are from Medpark Drive facing east- undeveloped land



Site Photos taken by staff on 5/29/25 are from Medpark Drive facing south



Site Photos taken by staff on 5/29/25 are from Old Highway 1187 facing east- undeveloped land



Site Photos taken by staff on 5/29/25 are from Old Highway 1187 facing west-Restaurant



Site Photos taken by staff on 5/29/25 are from Old Highway 1187 facing south- Restaurant



Site Photos taken by staff on 5/29/25 are from Old Highway 1187 facing south- Restaurant



Site Photos taken by staff on 5/29/25 are from Old Highway 1187 facing south- Gas Station



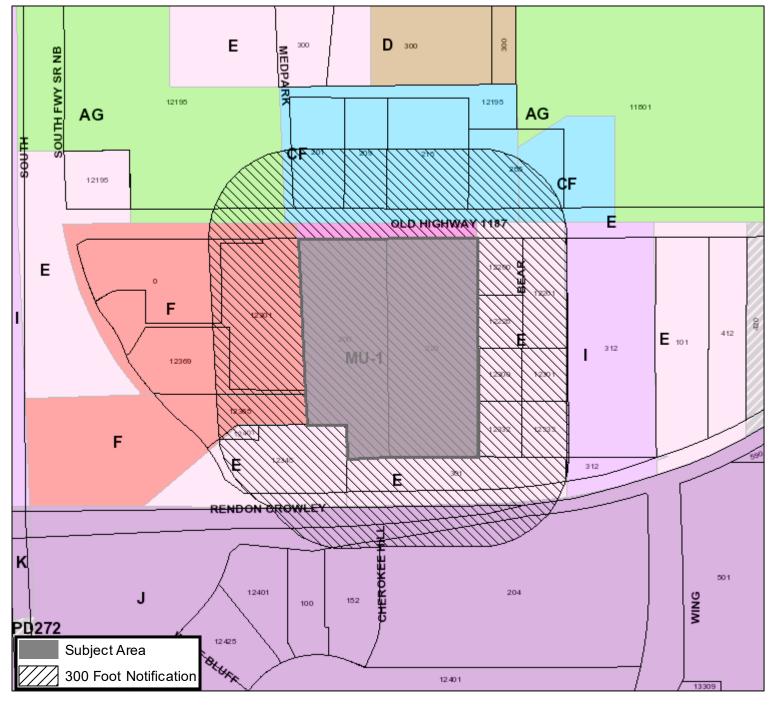
Applicant: Alterrain Capital LLC/Kimley-Horn Address: 200 & 220 Old Highway 1187

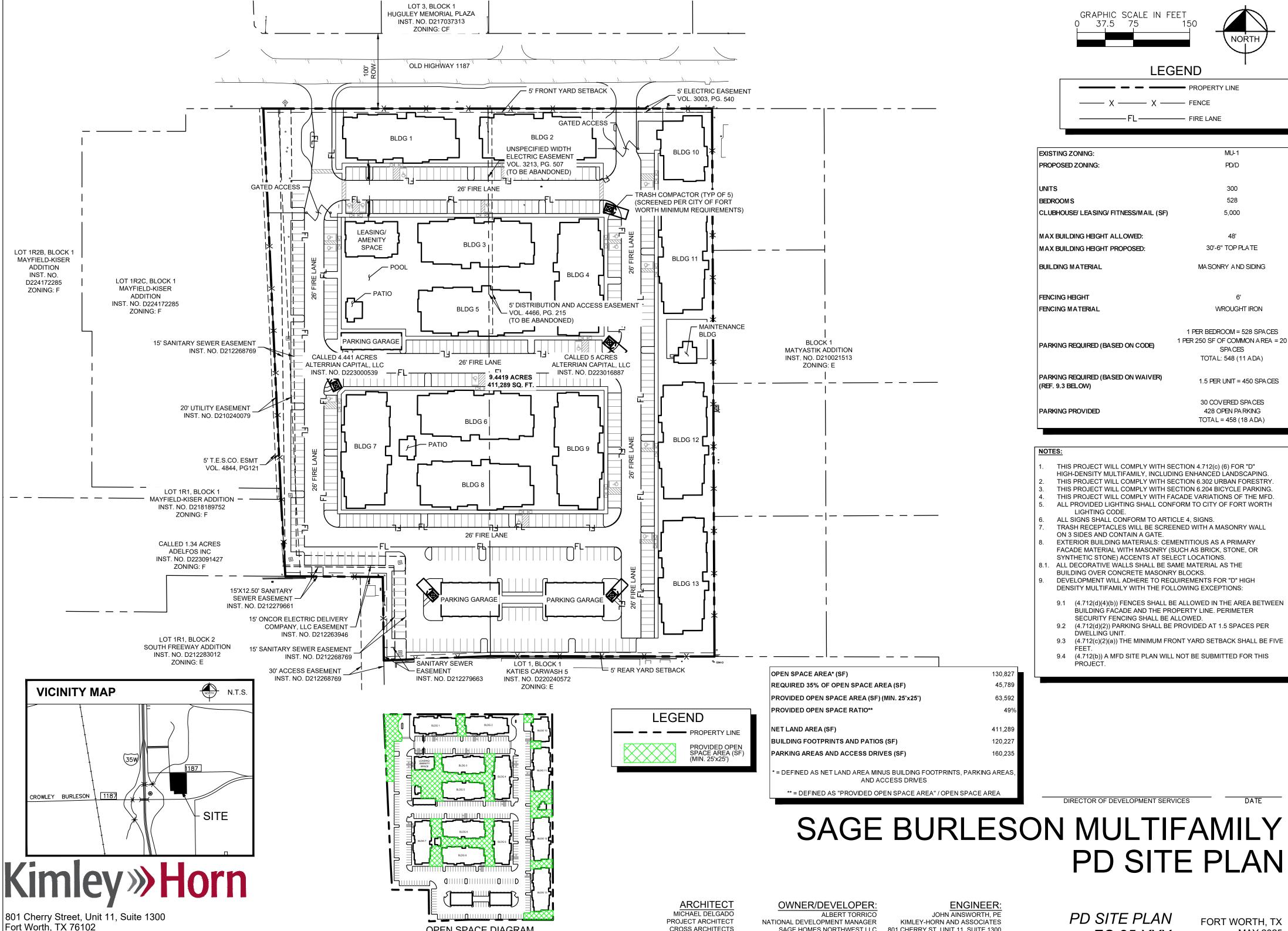
Zoning From: MU-1

Zoning To: PD for D use with waivers

Acres: 9.441
Mapsco: Text
Sector/District: Far South
Commission Date: 6/11/2025
Contact: 817-392-2806







**OPEN SPACE DIAGRAM** 

817-335-6511

State of Texas Registration No. F-928



PROPERTY LINE X — FENCE FIRE LANE

MU-1 PD/D 300 528 5,000 48' 30'-6" TOP PLATE MASONRY AND SIDING WROUGHT IRON 1 PER BEDROOM = 528 SPACES 1 PER 250 SF OF COMMON A REA = 20 SPA CES TOTAL: 548 (11 ADA) 1.5 PER UNIT = 450 SPACES 30 COVERED SPACES 428 OPEN PARKING TOTAL = 458 (18 ADA)

- THIS PROJECT WILL COMPLY WITH SECTION 4.712(c) (6) FOR "D" HIGH-DENSITY MULTIFAMILY, INCLUDING ENHANCED LANDSCAPING.
- THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY
- THIS PROJECT WILL COMPLY WITH FACADE VARIATIONS OF THE MFD.
- ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH
- TRASH RECEPTACLES WILL BE SCREENED WITH A MASONRY WALL
- EXTERIOR BUILDING MATERIALS: CEMENTITIOUS AS A PRIMARY
- FACADE MATERIAL WITH MASONRY (SUCH AS BRICK, STONE, OR
- BUILDING OVER CONCRETE MASONRY BLOCKS.
- DEVELOPMENT WILL ADHERE TO REQUIREMENTS FOR "D" HIGH
- BUILDING FACADE AND THE PROPERTY LINE. PERIMETER
- 9.2 (4.712(d)(2)) PARKING SHALL BE PROVIDED AT 1.5 SPACES PER
- (4.712(c)(2)(a)) THE MINIMUM FRONT YARD SETBACK SHALL BE FIVE

PROJECT ARCHITECT **CROSS ARCHITECTS** 

879 JUNCTION DR

ALLEN, TEXAS 75013

NATIONAL DEVELOPMENT MANAGER SAGE HOMES NORTHWEST LLC

9505 19TH AVE SE, STE 118

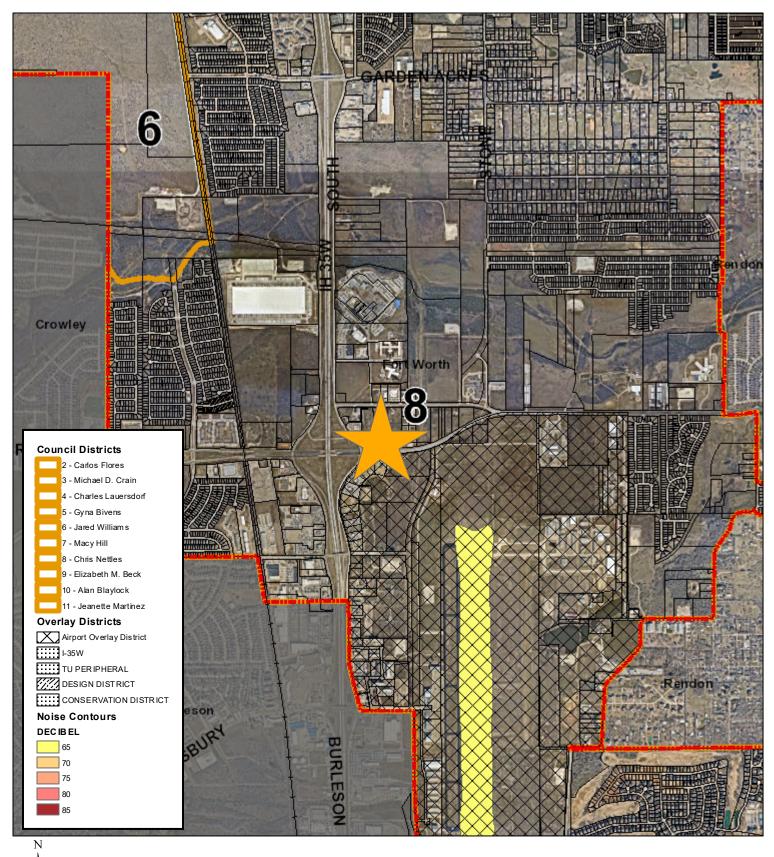
EVERETT, WA 98208

KIMLEY-HORN AND ASSOCIATES 801 CHERRY ST. UNIT 11, SUITE 1300 FORT WORTH, TX 76102 817-339-2253

ZC-25-XXX

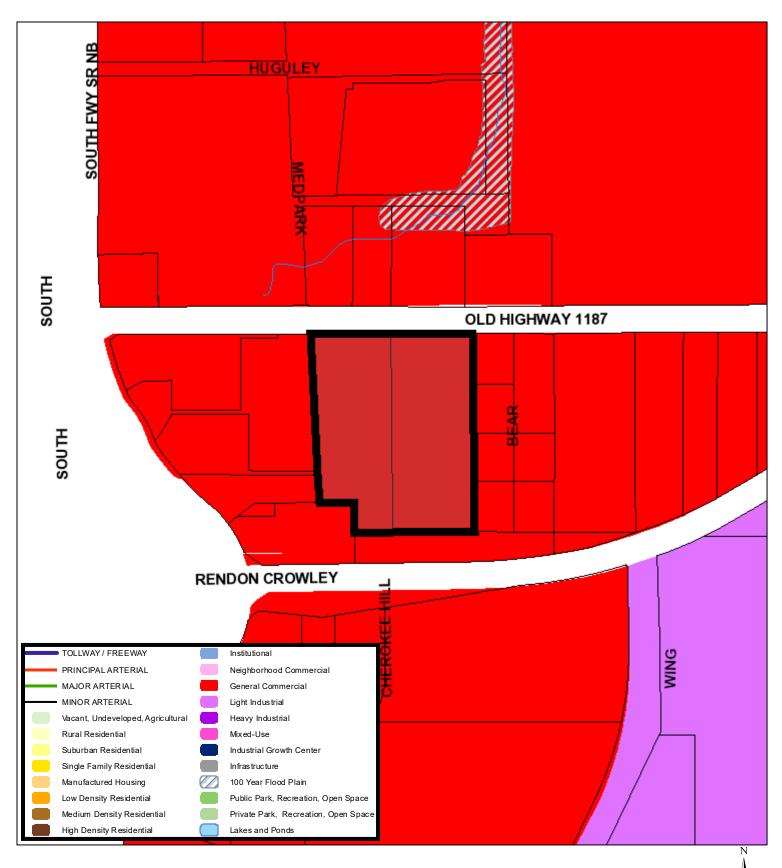
FORT WORTH, TX MAY 2025







## **Future Land Use**





## **Aerial Photo Map**







# Zoning Staff Report

Date: July 9, 2025 Case Number: ZC-25-090 Council District: 10

## **Zoning Map Amendment**

Case Manager: Beth Knight

Owner / Applicant: TOR Holdings, LLC/Tim Sansone Acreage: 7.787 acres

Site Location: 13001 Old Denton Road

### Request

**Proposed Use:** Wood recycling and composting

**Request:** From: "K" Heavy Industrial in the Alliance Airport Overlay

To: Add Conditional Use Permit (CUP) to allow parking of wood recycling and

composting, in "K" Heavy Industrial with development standard waivers for outdoor storage and fencing in front of the building, as well as screening; site plan

included

#### Recommendation

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Map Consistency: Requested change is consistent

Comprehensive Plan Policy Consistency: Requested change is consistent

Staff Recommendation: Approval

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- 4. Public Notification
- 5. Development Impact Analysis
  - a. <u>Land Use Compatibility</u>

- b. <u>Comprehensive Plan Consistency</u>
- 6. Zoning Map with 300 ft. Notification Area
- 7. Area Map
- 8. Future Land Use Map
- 9. Aerial Photograph
- 10. Exhibit

## Project Description and Background

The property is located less than 50 feet north of the intersection of Old Denton Road and Alliance Gateway Freeway (State Highway 170). The site was zoned "K" Heavy Industrial as part of its 2006 annexation into the City of Fort Worth. The site started being used for wood recycling and composting between April and December 2023, according to Google StreetViews. This land use begun without proper zoning approvals resulted Code Compliance violations in April 2025. Wood recycling is defined as wood debris brought to the site, sorted to remove contaminants, shredded or ground to create small pieces, then further ground into finer pieces to create wood mulch. Wood composting can be leafy material or wood mulch that is allowed to degrade into top soil amendments.

The site is a more intensive industrial use with outdoor wood processing and composting, than the surrounding less intensive uses including residential, commercial, warehousing, and vacant land. Single family houses with "D" zoning are located across SH 170, less than 700 feet to the southeast. South of the site, SH 170 (Alliance Gateway Freeway) is a 6-lane divided freeway with service road, which is suitable for semi-truck traffic. Old Denton Road is striped as a 2-lane undivided roadway, approximately 70 feet wide, but has paving approximately 40 feet wide. The roadway is listed on the Master Thoroughfare Plan as a Commercial Connector.

The applicants are requesting a Conditional Use Permit for wood recycling and composting be added to their "K" Heavy Industrial District, without a time limit for approval. Outdoor storage and bulk/retail sales of topsoil products are allowed by right in the industrial districts with a primary building; however, wood recycling and brush composting is only permitted with a CUP approval. The site began the Certificate of Occupancy permit for wood processing in August 2023 and revised their application to remove this use in September 2023. The applicant purchased the site in October 2023 and made the last revision to the CO in July 2024. The CO permit subsequently expired, but the applicant opened the business and is processing wood by chipping and composting. Wood chippers can produce noise up to 105 decibels, which is on par with a close jet fly-over, and 50 decibels more than the 65 decibel noise contour from the Alliance Airport Overlay. The wood grinding/composting area has been moved to be behind noise barrier walls in the rear of the site.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. While wood recycling and composting is not permitted in the "K" zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of new code violation convictions. Sec. 4.407 notes: 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 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.

The site plan shows outdoor storage areas on the western portion of the site, with additional outdoor storage in concrete bins in the front eastern portion as part of the sales area. An office building and other building are also

located in the site's center. The layout places some outdoor storage in front of the building, where non-habitable uses are required behind the building. The 300-foot front yard had the existing trees removed without an approved Urban Forestry permit and replaced with shredded wood piles. The site plan proposes to re-instate the minimum amount of the prior front landscaping on Old Denton Road to meet the site's landscaping requirements, instead of matching the front yard of the industrial use to the north. The site is currently using 2 stacked shipping containers with a banner as their sign. As part of the CUP approval, this informal signage would be removed and replaced with a standard detached sign. A small waterway runs thru the rear storage yard.

The Fire Department has noted the buildings in the middle of the site cannot be reached from the existing fire hydrants, so an additional private hydrant in the southeastern area is shown. The site plan does not show where the pallets will be located. The site contains a large tank for refueling on-site equipment. Since wood mulching and composting, as well as fuel tanks, are known fire risks, additional mitigation measures are needed to ensure any fire is contained as much as possible. The bulk of the heavy industrial uses has been moved to be on the western portion, away from the nearest residential uses. A screening fence and trees have been added to most of the southern property line to help screen the industrial uses from SH 170.

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 the use ceases 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.

The following table provides information related to the proposed waivers of the standard ordinance requirements. The significant waivers on the site plan or due to existing site conditions are bolded.

Standard	K Zoning	Proposed CUP
Non-habitable uses	Non-habitable uses behind building	Outdoor storage between the building and street

Front yard fencing	No fencing in front of the building	Fencing with ranch-style gates in front of the building
Screening fence	Solid screening required around all outdoor storage	Screening fence added to part of southern property line

Sec. 4.407 states: In approving the application, the zoning commission may recommend and the city council may impose such conditions as are reasonably necessary to mitigate adverse effects of the proposed use in accordance with these standards and the purpose and intent of this section. Conditions and modifications may include, but are not limited to:

- a. Regulation of period of time the use will be allowed;
- b. Limitation of building size or height;
- c. Increased open space;
- d. Limitations on impervious surfaces;
- e. Enhanced loading and parking requirements;
- f. Additional landscaping, curbing, sidewalk, vehicular access and parking improvements;
- g. Placement or orientation of buildings and entryways;
- h. Buffer yards, landscaping and screening;
- i. Signage restrictions and design;
- j. Maintenance of buildings and outdoor areas; and
- k. Development in accordance with a submitted site plan.

## Surrounding Zoning and Land Uses

North "K" Heavy Industrial / autonomous truck testing, outdoor storage

East "C" Medium Density Multifamily, "G" Intensive Commercial / multifamily complex, convenience retail

South "D" Medium Density Multifamily, "G" Intensive Commercial / single family residential, vacant land

West "K" Heavy Industrial / gas well, warehouse

## **Zoning History**

ZC-06-258, Council-initiated, from Unzoned to K, approved 12/12/2006.

ZC-14-036, Council-initiated, addition of Alliance Airport Overlay, approved, 4/10/2014.

#### **Public Notification**

300-foot Legal Notifications were mailed on June 27, 2025.

The following organizations were notified: (emailed June 27, 2025)

Organizations Notified	
Valley Ridge HOA*	Saratoga HOA
North Fort Worth Alliance	Keller ISD
Northwest ISD	Streams And Valleys Inc
Trinity Habitat for Humanity	

<sup>\*</sup> Located closest to this registered Neighborhood Association

## **Development Impact Analysis**

#### Land Use Compatibility

The applicant is proposing to add a Conditional Use Permit without a time limitation to the site for wood recycling and composting; with notable waivers to storing materials in front of the building, minimal landscaping, no screening fence, and urban forestry. The intensive wood processing land use is not allowed by right in any industrial district. The waivers are needed because the applicant has begun operations without permits and converted the front landscaped area into wood mulch piles. The surrounding land uses are a mix of single family, multifamily, commercial, and industrial uses.

Additional City standards for a fire hydrant to reach the buildings in the middle of the site were also noted. If a fire starts due to the combustible wood mulch or compost, the emergency response would be hampered because a fire hose cannot reach the majority of the site from the closest hydrant. Additionally, no information is available as to whether or not machinery is available on-site to pull apart the mulch piles so firefighters can adequately gain access. Based on the notes, it appears the stacked material will be 2-3 times taller than the concrete walls. The surrounding uses are lower intensity, but the loud wood shredding has been moved further away from residential uses. Noise barrier walls are also shown between the lower intensity uses and the wood shredding area. The hours of operation are noted to be generally during standard office hours, instead of operating a 24-hour facility.

The revised site plan **is compatible** with surrounding land uses, although opening for business without obtaining the appropriate approvals or building permits. The business has not preserved the existing landscaped area or many of the trees, but is proposing to now meet the minimum landscaping requirements. The site plan has been modified to show how the wood recycling and composting would not be materially detrimental to the public health, safety, and welfare; or prejudicial to other properties in the vicinity.

#### Comprehensive Plan Consistency – Far North Sector

The 2023 Comprehensive Plan currently designates the subject property as "Industrial Growth Center" on the Future Land Use Map. The requested land uses are included in the description envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below.

#### INDUSTRIAL

Industrial Growth Center

Industrial and commercial uses serving a large region

MU-2, All Commercial & Industrial

The revised zoning proposal is now consistent with the following policies of the Comprehensive Plan:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- 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.

The proposed zoning is **consistent** with the future land use map and with the policies stated above.

#### Site Plan Comments

#### **Zoning and Land Use**

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

- 1. Note the site's current "K" Heavy Industrial zoning.
- 2. Outdoor storage, fences, and gates cannot be in front of the 2-story frame building. Staff supports only the fences and gates present when annexed, instead of the newly added outdoor storage.
- 3. Landscaping is required to be in front of the buildings.
- 4. Show and label where the materials' bagging is done or note "No material is bagged on site. All bagged material is delivered from different sites."
- 5. Based on the notes, it appears the stacked material will be 2-3 times taller than the concrete walls.
- 6. State the maximum height of the bulk materials stored in the bins. It appears the bins frequently over-top the bin height, where materials can spill past this sides and rear of the bins. Note "Bins are approximately 8' tall. The material in the bins will be lowered so that it stays in the bin planned."
- 7. The site photos show pallets stored adjacent to the northern buildings. Show and label where the pallet storage is located and note its height.
- 8. The 2-story building appears to be 750 square feet/floor. State the total square footage instead.
- 9. The site is noted for both bulk and retail sales. Show where the loading areas for both semi/commercial trucks and passenger vehicles are located.
- 10. Note the gate structures' maximum height for the ranch-style overhead bars.
- 11. Note 0 parking spaces are required, as the site is more than 250 feet from residential zoning or uses.
- 12. Any trees removed will require mitigation.
- 13. Show the existing trees' locations.
- 14. Solid screening fence is required around the outdoor storage areas to be wood, brick, stucco, or masonry products. Show the screening fence location and note its height and materials.
- 15. Label the zoning of the land to the east.
- 16. The site photos show extensive chemicals on-site, including a large trailer mounted tank. Detail the chemicals' names, amounts, hazard/irritation rating, and locations or note "No chemicals are stored onsite outside of fluids for equipment. A fuel tank permit was submitted."
- 17. Waste facilities, including wood processing, are subject to enhanced site plan standards. The following items can be added to the current site plan, on an additional site plan site, or letter-sized paper as appropriate.
- 18. Show and label the zoning and land uses within ¼ mile of the site, particularly any residential uses.
- 19. Discuss the characteristics of the Old Denton Road access, including current traffic volumes and impact of proposed facility on roads and traffic.
- 20. Note the equipment/machinery's use.
- 21. Detail fire prevention and control.
- 22. Detail groundwater, drinking water and surface water protection including wash areas, stream or water course diversions, holding ponds and tanks.
- 23. Detail installation and maintenance of signage at the entrance to the facility that is clearly visible to the public and identifies the owner, operator, business address, telephone number and hours of operation of the facility
- 24. Obtain, maintain and have available on-site all required permits and comply with all federal, state and local regulations that relate to the collection, transportation, handling, processing and disposal of all materials for which the facility is approved.

- 25. Submit and maintain on-site an operations plan that addresses:
  - i. Provisions for preventing unauthorized wastes and materials from being brought to the facility;
  - ii. Procedures for identifying, handling, removing, transporting and disposing of unauthorized wastes and materials that may have been brought to the facility;
  - iii. Procedures for controlling water runoff, erosion, dust, odors, vectors and rodents;
  - iv. Procedures and employee training for fire prevention and control;
  - v. Litter control and cleanup; and
  - vi. Procedures for reporting and handling fuel and chemical spills.
- 26. Provide proof of financial security by submitting documents showing compliance with federal and/or state financial assurance requirements or by submission of performance bond sufficient to ensure that maximum amount of materials stored or accumulated on-site at any one time can be properly recovered and disposed of in the event that the owner/operator is unable to do so.
- 27. Comments may be revised when an updated site plan is submitted.
- 28. Informational comment: A detached monument sign more than 20 feet from a driveway or street intersection is allowed by right.
- 29. Informational comment: The Development Services Department may not issue a certificate of occupancy until the operator of such facility submits proof that the operation of the facility has been approved by all applicable federal and state regulatory agencies as required by law.

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

#### **Stormwater**

1. None noted as of 5/28/2025.

#### Fire

- 1. Fire Department Commercial Inspections is working with the occupant to resolve existing violations. A Certificate of Occupancy is required to continue operation.
- 2. Permits required for miscellaneous combustible storage.
  - 105.3.3 Occupancy Prohibited Before Approval
  - 315.2 Permit Required
- 3. Hydrant hose lay to all buildings on the site exceeds 500'. An additional hydrant required. Nearest hydrant is on a dead end main.
  - 507.5.1(2) Fire Hydrants
- 4. Bulk piles of wood/mulch/compost limited to 2500 cubic feet.
  - 105.5.31 Miscellaneous Combustible Storage.
- 5. Chapter 28 applies by definition of Agro-Industrial facility.
  - 2802.1 Definition -Agro-Industrial
- 6. Fire apparatus access roads (fire lanes) shall be provided for buildings and facilities in accordance with Section 503.
  - 2803.6 Fire Apparatus Access Roads
- 7. Portable extinguishers shall be provided in accordance with Section 906 for extra high hazards. Portable extinguishers shall be provided within 50' distance in travel from any machine producing shavings or sawdust.
  - 2804.3 Portable Extinguishers

- 8. Bulk piles shall not exceed 25' in height, 150' width, and 250' in length. A permit is available to exceed this maximum provided that a written fire protection plan is approved. 2808.3 Size of Piles
- 9. Bulk piles shall be separated from buildings, property lines and adjacent piles or stacks by a distance of not less than 1 1/2 times the height of the pile. The distance between rows shall be a minimum of 30'. Approved fire apparatus access roads shall be provided within the separation space in accordance with Section 503.
  - 2808.4 Pile Separation
- 10. The owner and operator shall develop a plan for monitoring, controlling and extinguishing spot fires and submit a plan to the fire code official for review and approval. 2808.10 Emergency Plan
- 11. Fuel dispensing from mobile tank to heavy equipment is present on site and must meet requirements of 5706.2.8 Dispensing from Tank Vehicles
- 12. Abandoned underground fuel tanks may be present on the site. Fire Dept has no record of these tanks.
- 13. 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.
- 14. 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 #25388-03-2022. https://www.fortworthtexas.gov/departments/fire/services/bureau.

#### **T/PW** Engineering

- 1. FYI: Gate location will need to follow the requirements of the TEM.
- 2. FYI: Sidewalks and street lights may be required at CO permit if current conditions do not meet city standards.

#### **DSD** Water Engineering

- 1. Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately.
- 2. Water taps less than 2 inch to be installed by Field Ops (817)392-8246 taps greater than 3 inch will need to go through IPRC or WMP.



**Area Zoning Map** 

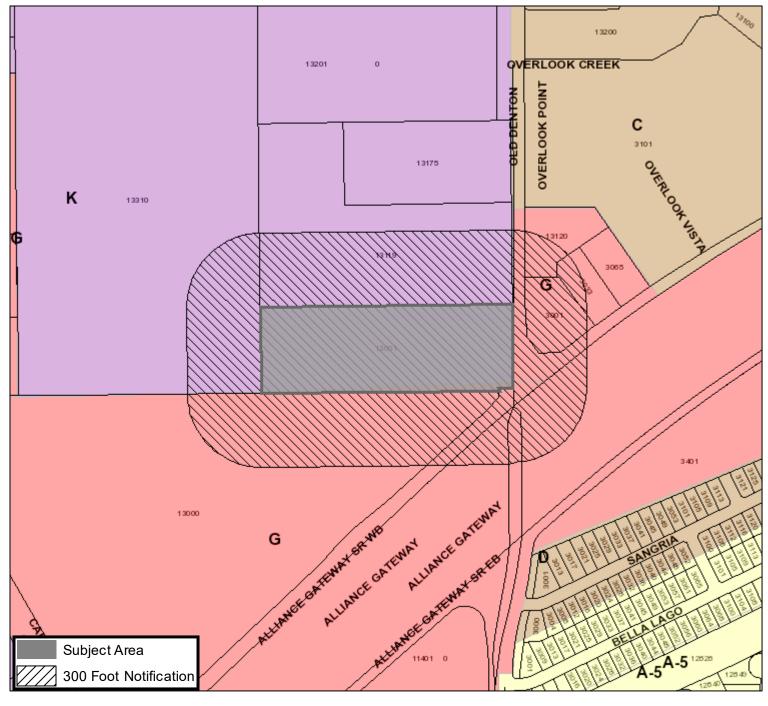
TOR Holdings, LLC Applicant: Address: 13001 Old Denton Road

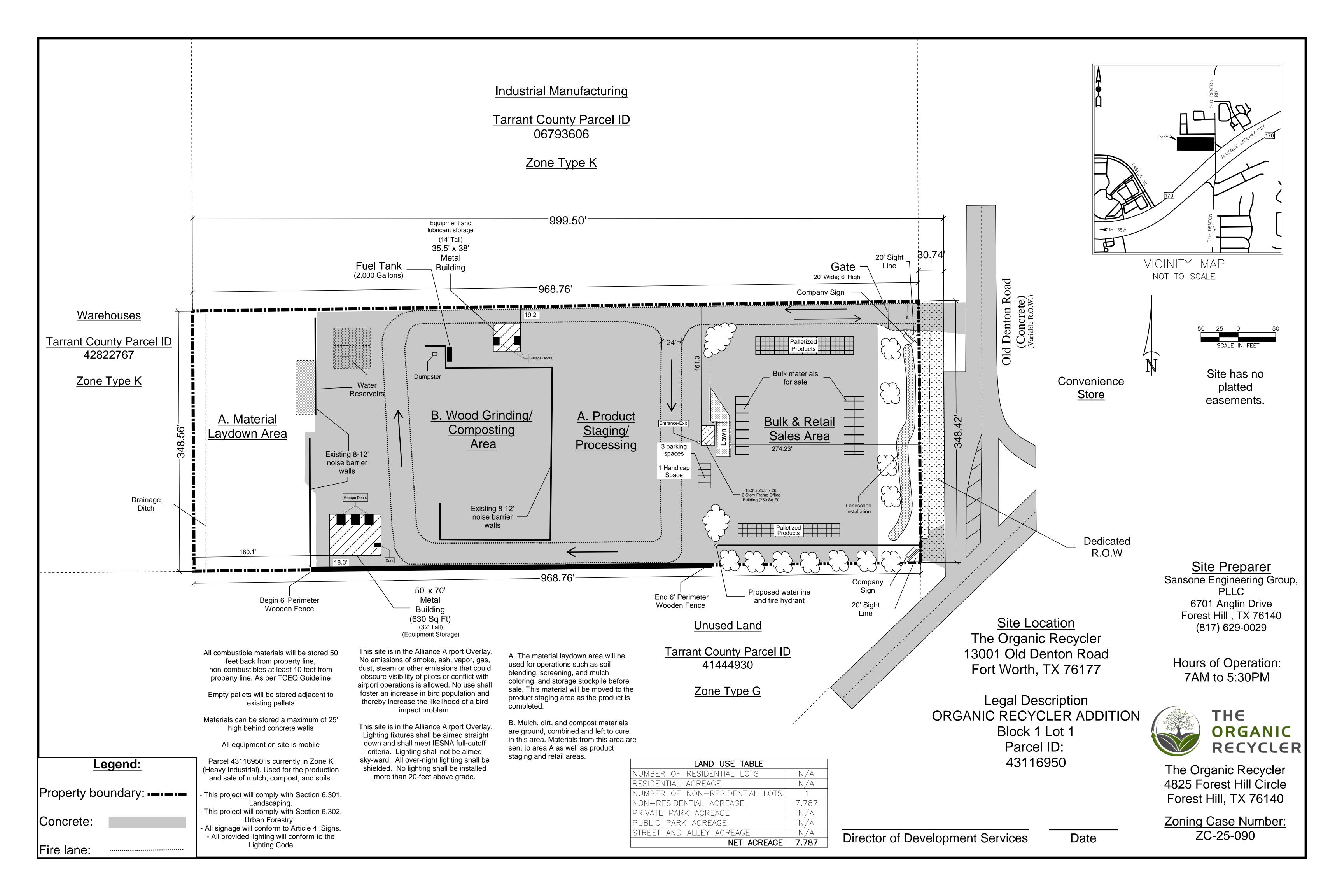
Zoning From:

Add CUP for wood recyling and composting Zoning To:

7.787 Acres: Mapsco: Text Far North Sector/District: Commission Date: 6/11/2025 Contact: 817-392-8190

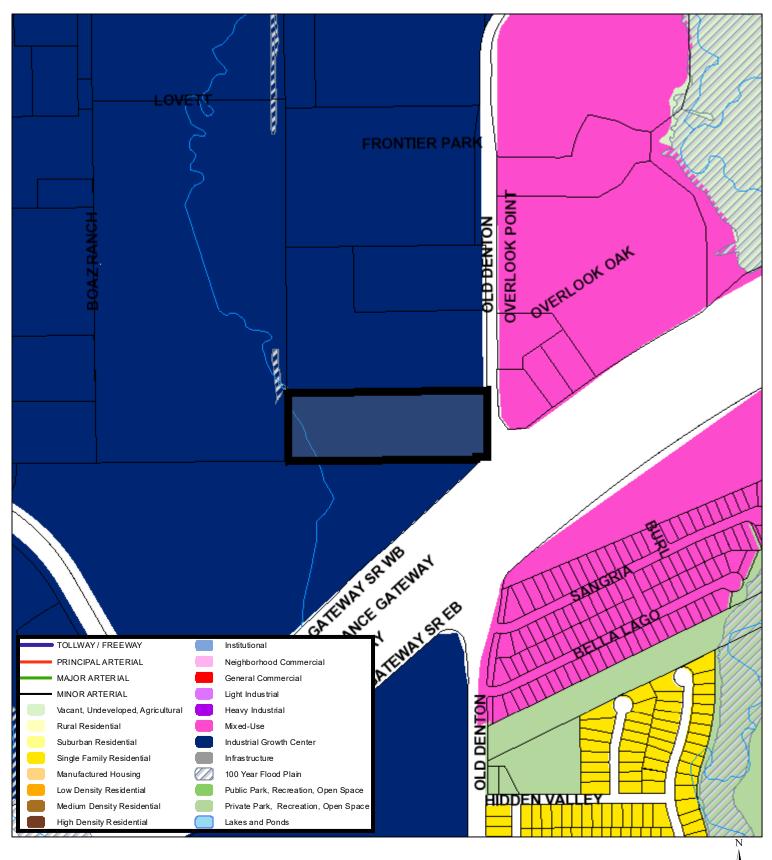




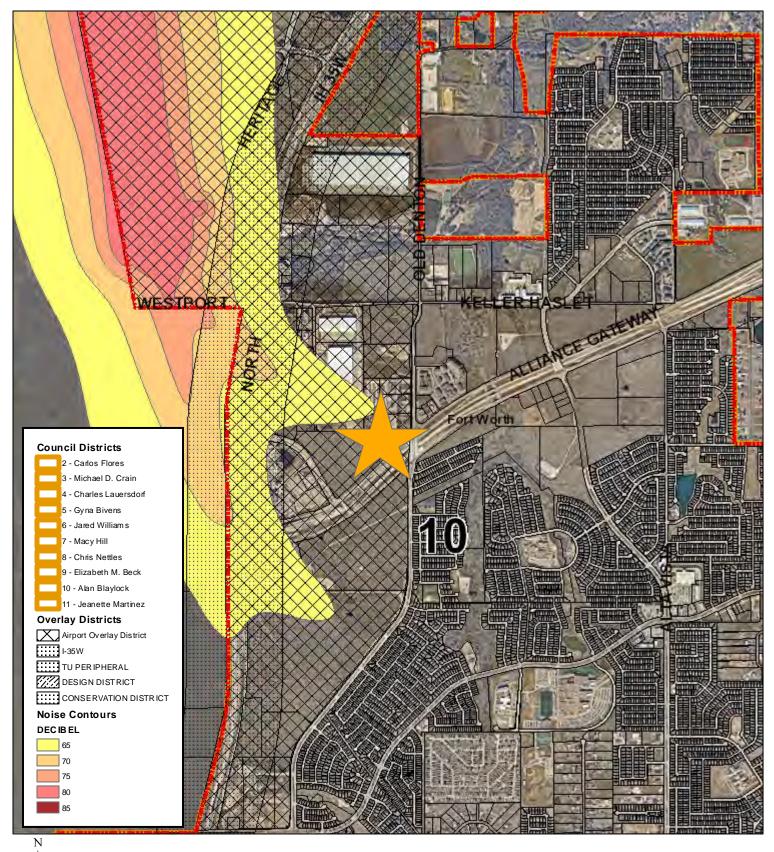




## **Future Land Use**









# Zoning Staff Report

Date: July 9, 2025 Case Number: ZC-25-029 Council District: 2

## **Zoning Map Amendment & Site Plan**

Case Manager: Sandy Michel

Owner / Applicant: Samantha Garbarino/ John Ainsworth

**Site Location:** 312 NW 28th St. & 2810, 2812, 2814 Clinton Ave. **Acreage:** 1.243 acres

### Request

**Proposed Use:** Dual-Brand Franchise Hotel

**Request:** From: "FR" General Commercial Restricted

To: "PD/FR" Planned Development for all uses in "FR" General Commercial

Restricted plus hotel within 1000 ft on a One or Two-Family district with development standards for a zero front yard setback, increase in height, ingress

and egress along Clinton Avenue, site plan included.

#### Recommendation

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Map Consistency: Requested change is consistent

Comprehensive Plan Policy Consistency: Requested change is consistent

Staff Recommendation: Approval

#### Table of Contents

- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. Recent Zoning History
- 4. Public Notification
- 5. Development Impact Analysis
  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency

- 6. Zoning Map with 300 ft. Notification Area
- 7. Exhibit: Proposed Light Industrial Uses
- 8. Conceptual Plan
- 9. Area Map
- 10. Future Land Use Map
- 11. Aerial Photograph

### Project Description and Background

The subject property, approximately 1.243 acres in size, is located at the corner of NW 28th Street and Clinton Avenue (**Figures 1-2**). It is currently being used for automotive repair, paint, and body shop services (**Figure 3**). The surrounding area includes a mix of commercial and residential uses and is situated just northwest of the Fort Worth Stockyards. The property is currently zoned "FR" (General Commercial Restricted), with surrounding zoning classifications including "FR," "MU-2" (High-Intensity Mixed-Use), "CF" (Community Facilities), and "J" (Medium Industrial).

The applicant is proposing the development of a 128-room hotel (**Figure 7**). The building would feature parking on the first floor and rise to a maximum height of five stories (65 feet) (**Figure 4**). Along the street frontage, the building would be limited to two stories, stepping up in height toward the rear of the property (**Figure 5**). Further details can be found in the 'Applicant's Description' section below.

A site plan has been included with this application, as required for Planned Developments (PD) (**Figure 7**). Per Ordinance 4.301.b ('<u>Site Plan Requirements</u>'), a site plan is necessary to ensure zoning compliance and appropriate integration with the surrounding neighborhood. It also illustrates the potential impact of the proposed rezoning.

The applicant is requesting a Planned Development to allow all uses permitted under the "FR" (General Commercial Restricted) zoning category, in addition to allowing a Hotel, Motel, or Inn use with supplemental standards. The applicant is also seeking waivers from specific design standards applicable under "FR" zoning.

These waivers include:

Requirement	"FR" General Commercial Restricted*	Proposed PD/FR (Provided per site plan)
Height	3 stories or 45 feet maximum provided, however, stealth telecommunication towers are permitted to a height of 60 feet; the urban design commission must approve the design of all stealth telecommunication towers; telecommunication towers are permitted to a height of 45 feet as a special exception approved by the board of adjustment	allowing for a total of 5 stories or a maximum height of 65 feet. The building would be two stories along the street
Requirement	5.116 Hotel, Motel or Inn**	Proposed PD/FR
		(Provided per site plan)
Ingress/egress	Ingress/egress should be taken from the major street furthest from the residential district	To provide vehicular ingress/egress from Clinton Avenue instead of NW 28th Street ( <b>Figure 7</b> ).
Requirement	6.101 YARDS***	Proposed PD/FR (Provided per site plan)
Ingress/egress	Where a corner lot abuts on the side of a lot facing the other intersecting street, there shall be a side yard on the corner lot equal to the front yard required on the lot adjacent to the rear of the corner lot or separated only by an alley.	a etha als many insurant an Clinton Assessed

<sup>\*</sup> To find more information, please visit 4.902 "FR" General Commercial Restricted for additional information.

\*\*\* To find more information, please visit 6.101 Yards for additional information

<sup>\*\*</sup> To find more information, please visit 5.116 Hotel, Motel or Inn for additional information

#### **Applicant's Description**

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, "The 28th St Hotel is a dual-branded franchise hotel. The hotel is 4 stories above a one-story parking podium totaling 5 stories at 65 feet tall. We believe the proposed hotel just off NW 28th St and North Main St will be a needed addition to the area, given the increasing popularity and commercial activity of the greater Stockyards National Historic District. The site plan of the proposed new hotel tries to take into consideration the context and potential concerns of the adjacent neighborhood and land uses in the following ways:

- We have moved the hotel building to the southern end of the site, as far away as possible from the surrounding uses that may have concerns about the hotel's height. The placement of the main mass of the building is in the parcel currently zoned as 'J', and we proposed the building would have two story portions at street frontage and stepping up to additional 3 stories. J Zoning allows for a maximum height of 120ft, but our proposed change from J to FR would reduce this height considerably, with the proposed waiver from 45ft to 65ft in the PD site plan.
- The church has a large parking lot to the west of the main church building. We have placed our parking adjacent to that since it is a similar use.
- A benefit of the site topography is that the proposed new parking lot will be recessed, further screening it from the surrounding uses. The site topography also naturally screens the lower portion of the building from the residential area and gives it the perception of being shorter than 5 stories.
- Along Clinton Ave. we are proposing additional landscaping to further screen the parking, and proposing a new sidewalk to provide safer access from the neighborhood to 28th street.

Half of our site is currently zoned as 'J - Medium Industrial' and the other half as 'FR - General Commercial restricted'. We are asking to move the 'J' zoning district into 'FR', and create a Planned Development with FR as the base zoning. The reason is because a Hotel use is permitted in the FR zoning district, but per 5.116 (a) Supplemental Use Standards, when a hotel is less than 1,000 feet away from a one-family district a planned development district shall be created. Therefore, a PD is required for this project, and we would like to create a PD-FR. The design and ownership team are requesting 2 waivers to the base FR zoning:

1. Per 4.902 (c) Property Development Standards: FR height – 3 stories or 45 feet maximum.

Requested variance: To increase the maximum height by 20 feet to 5 stories or 65 feet maximum. We have moved the hotel building to the southern end of the site, as far away as possible from the surrounding uses that may have concerns about the hotel's height. This placement of the main mass of the building is in the current J zoning parcel, and we proposed the building would have two story portions at street frontage and stepping up to additional 3 stories. J Zoning allows for 120ft, our proposed change to from J to FR would reduce this height considerably, with the proposed waiver from 45ft to 65ft in the PD site plan.

2. Per 5.116 (b) (1) Hotel, Motel or Inn: Ingress/Egress should be taken from the major street furthest from the residential district;

Requested variance: To provide vehicular Ingress/Egress from Clinton Avenue instead of NW 28th St. The primary vehicular entry to the site reuses an existing curb cut off Clinton at the far southern end of the site. We are introducing one new curb cut further north on Clinton to provide a secondary access point, but it is our expectation that the southern curb cut will carry the majority of the vehicular traffic. We believe that a vehicular ingress/egress directly onto 28th would be less safe than the arrangement shown on the site plan.



Figure 1: Site Photos taken by staff on 5/29/2025 from NW 28<sup>th</sup> Street looking north



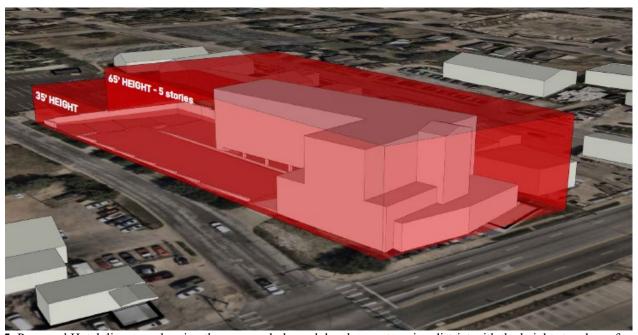
Figure 2: Site Photos taken by staff on 5/29/2025 from the corner or Clinton Avenue and NW 28th Street looking north



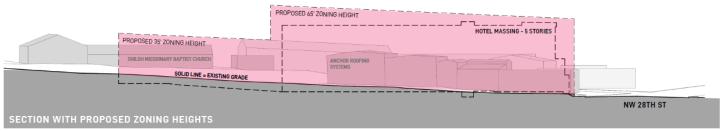
Figure 3: Site Photos taken by staff on 5/29/2025 from Clinton Avenue looking southeast



Figure 4: Proposed Hotel diagrams showing the existing zoning districts with the height step down for more of a pedestrian scale.



**Figure 5**: Proposed Hotel diagrams showing the proposed planned development zoning district with the height step down for more of a pedestrian scale.



**Figure 6**: Proposed Hotel diagrams showing the proposed planned development zoning district with the height step down for more of a pedestrian scale.



#### **RIGHT OF WAY & ALLEY IMPROVEMENTS**

- 1. New sidewalk
- 2. New street trees
- 3. New pedestrian lighting
- 4. Enhanced landscaping
- 5. Completing the landscape buffer on 28th St sidewalk
- 6. Retaining wall and landscaping to screen parking lot on North and East sides
- 7. Proposed new trees on South end of church's parking lot

Figure 7: Site Plan Exhibit

<sup>\*</sup>The ordinance information used in this section can be found here.

## Surrounding Zoning and Land Uses

North: "CF" Community Facilities/ Parking lot East- north: "CF" Community Facilities/ Church East- south: "J" Medium Industrial / Commercial

South: "MU-2" High-Intensity Mixed-Use / Commercial

West: "FR" General Commercial Restricted/ Commercial- Auto related

## **Recent Zoning History**

- **ZC-10-116**: City of Fort Worth Planning and Development; From B, C, D, E, FR, F, I, J, K, and PD 834; To A-5, B, CF, ER, E, FR, F, I, J, PD 848, and PD for FR uses plus compressor sales & service, max. 50 hp on any 1 machine, no metal cutting, welding, or acid washes; site plan waiver requested. Case was approve as amended/ deny w/o prejudice 2813 Ellis/ Continue to 8/17/10 312 NW 28th St., 2911, 2913, 3107, 3221 North Main 9-0 at the City Council meeting on August 3, 2010
- **ZC-10-116B**: City of Fort Worth Planning and Development; From FR, I, J, and PD 834; To PD for limited I uses and Retain PD 834 (PD/E plus hotel). Case was approve as Amended on 9/21/10 and deny 312 NW 28th Street at City Council on September 14, 2010

#### **Public Notification**

#### **Written Notice**

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on June 27, 2025.

#### **Posted Notice**

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

#### **Published Notice**

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

#### **Courtesy Notice**

The following organizations were emailed on June 27, 2025:

	Organizations Notified	
Ī	Inter-District 2 Alliance	Far Greater Northside Historical NA
Ī	Trinity Habitat for Humanity	Streams and Valley's Inc

<sup>\*</sup> Closest registered Neighborhood Organization

## **Development Impact Analysis**

#### Land Use Compatibility

The adjacent properties are all commercially zoned, making the proposed land use generally consistent with the surrounding area. Additionally, this request is for a Planned Development, which includes specific height restrictions and design considerations to minimize potential impacts to the neighborhood to the north (Figures 4-6) (Figure 8).

Given the nature of the proposed use and the applicant's efforts to include protective measures, the proposed zoning **is compatible** with the surrounding land uses.



Figure 8: Google map showing the existing neighborhood in reference to the site.

#### Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as Mixed-Use, as indicated on the Future Land Use (FLU) Map.

MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
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	UR, MU-1, MU-2, Form-Based Codes, All Commercial

The rezoning request to 'PD/FR' Planned Development for all uses permitted in 'FR' General Commercial Restricted, including a hotel with specific development standards, is consistent with the Future Land Use (FLU) designation, as 'FR' is listed among the approved zoning districts under this designation. The FLU category allows for the following zoning districts:

- "UR" Urban Residential
- "ER" Neighborhood Commercial Restricted
- "E" Neighborhood Commercial

- "MU-1" Low-Intensity Mixed-Use
- "MU-2" High-Intensity Mixed-Use
- "FR" General Commercial Restricted
- "F" General Commercial
- "G" Intensive Commercial

The Comprehensive Plan supports locating large-scale commercial uses adjacent to arterial streets, where access and visibility are optimal. A hotel at this location is appropriate due to its proximity to key destinations, including the Stockyards to the east, which draws significant visitor traffic. This proposal aligns with the intent of the FLU category by promoting commercial development that serves both local and regional needs. Additionally, the Comprehensive Plan emphasizes the importance of expanding suitable commercial uses in this area to support economic growth and meet demand—an objective clearly reflected in the Future Land Use (FLU) map, which designates this area for such development.

Key policies guiding this vision include:

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- 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 conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan FLU Map and Policies.

#### **Site Plan Comments**

#### **Zoning and Land Use**

The site plan complies with proposed plan development PD/FR with the development waivers. As well as the zoning regulations for Site plan submissions for planned developments outlined in Ordinance 4.301.b (*'Site Plan Requirements'*).

#### **Transportation Development**

Reviewer: Stu Burzette, 817-392-2593

Contact: stuart.burzette@fortworthtexas.gov

- Driveways are subject to Access Management Policy spacing requirements where TxDOT's do not 250 feet of spacing required from intersections and other driveways, 75 feet on Clinton Ave. Site plan appears to be in compliance on Clinton. TDS supports sole access to site on Clinton instead of NW 28th.
- NW 28th is a TxDOT road. You will want to check in with them regarding ROW width needs, if any.
- Sidewalks will likely need to be expanded to 10 feet wide along NW 28th
- Sidewalks on Clinton must be 5 feet wide or 6 feet if back of curb.
- Project may require a Traffic Impact Analysis prior to building permit approval.

<sup>\*\*</sup>Note: There are no applicable form-based codes for this area.



Area Zoning Map Stockyards Lodging LLC / Marshall Strawn

312 NW 28th Street & 2810, 2812, & 2814 Clinton Avenue Address:

Zoning From:

Applicant:

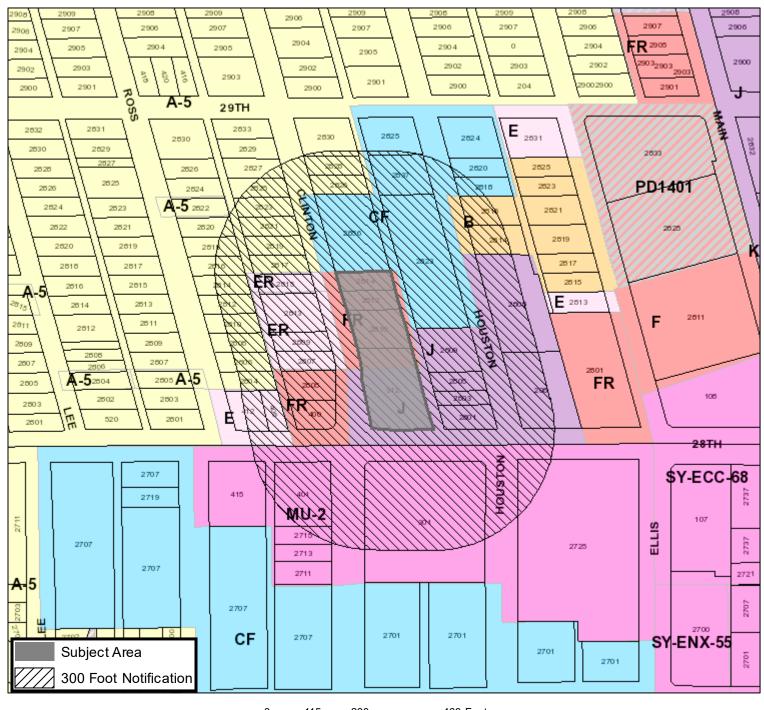
PD for FR uses plus hotel with development waivers for height & access Zoning To:

2.66927287 Acres:

Text Mapsco: Sector/District:

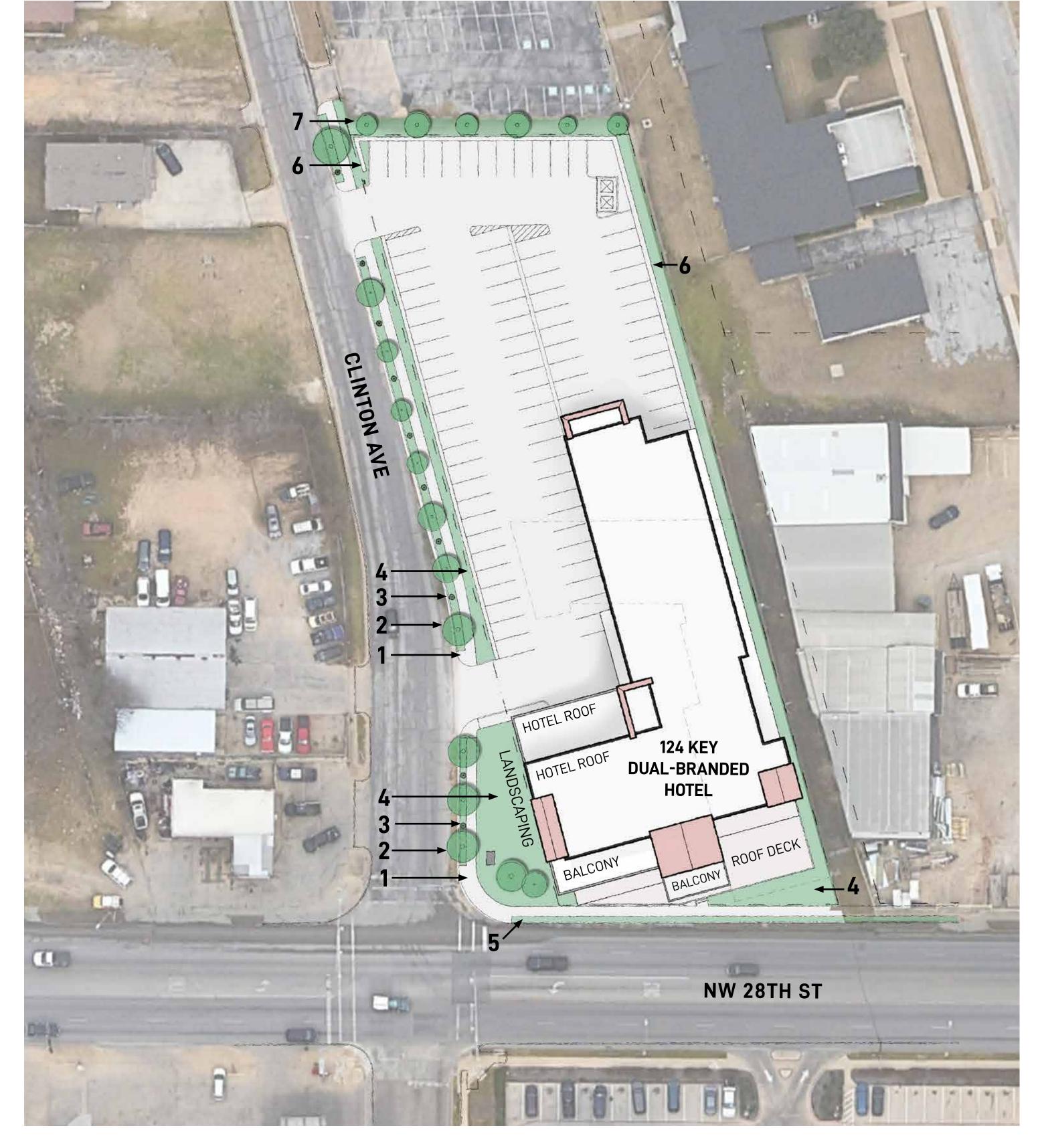
Northside Commission Date: 6/11/2025 817-392-2806 Contact:





## RIGHT OF WAY & ALLEY IMPROVEMENTS

- 1. New sidewalk
- 2. New street trees
- 3. New pedestrian lighting
- 4. Enhanced landscaping
- 5. Completing the landscape buffer on 28th St sidewalk
- 6. Retaining wall and landscaping to screen parking lot on North and East sides
- 7. Proposed new trees on South end of church's parking lot



These documents may not be used for regulatory approval, permit, or construction.

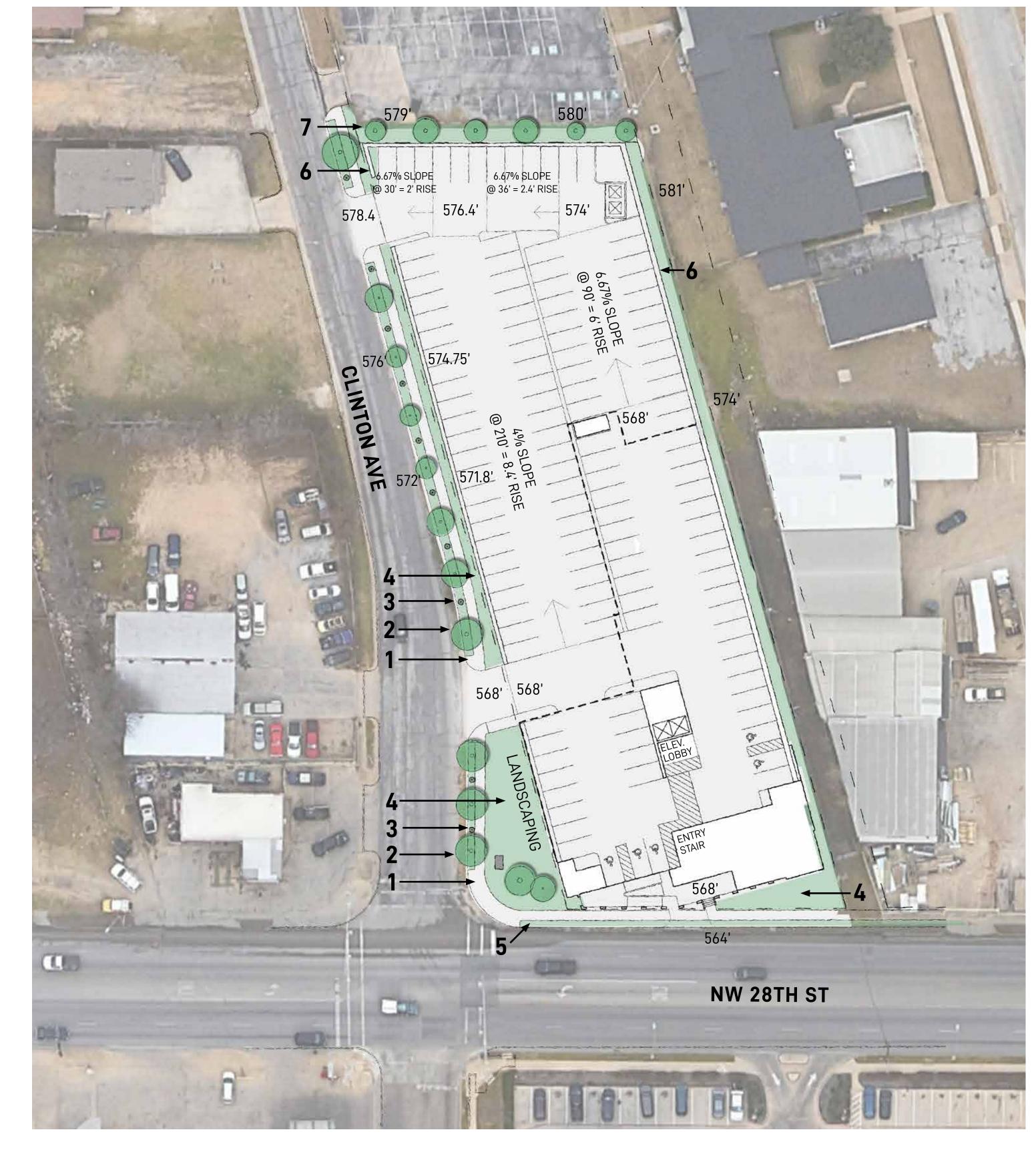
20 May 2025

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## RIGHT OF WAY & ALLEY IMPROVEMENTS

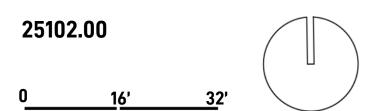
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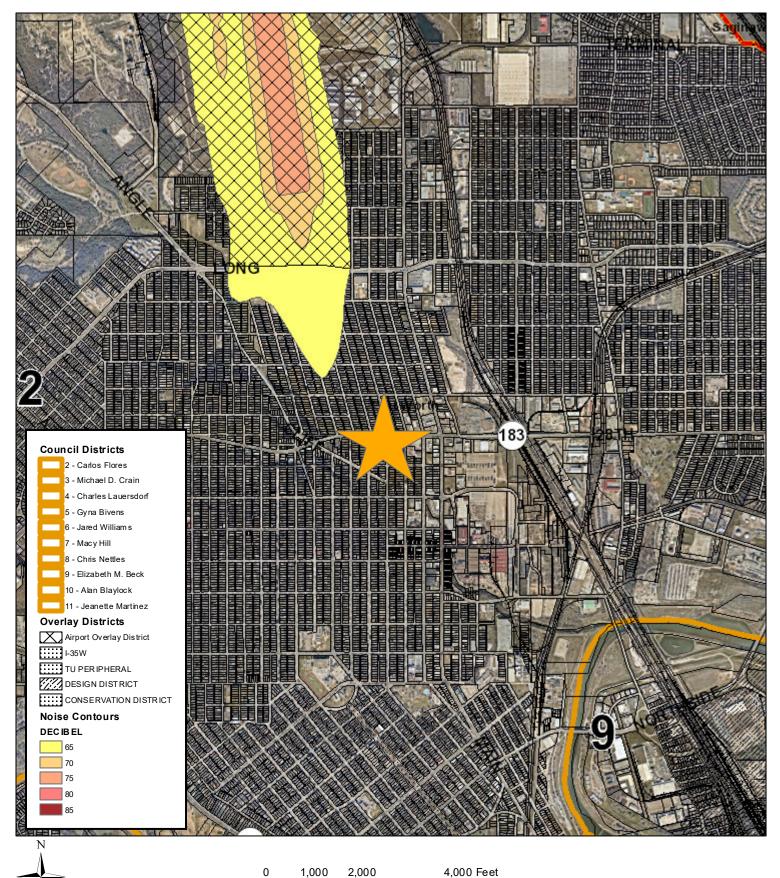
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20 May 2025

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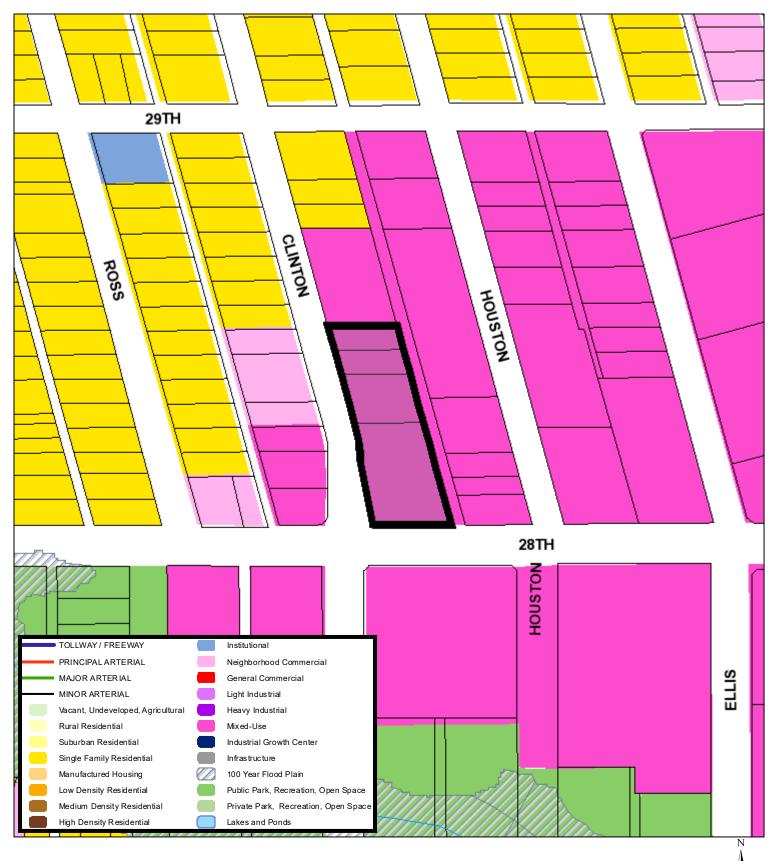








## **Future Land Use**



180



## **Aerial Photo Map**







# Zoning Staff Report

Date: July 9, 2025 Case Number: SP-25-002 Council District: 6

Site Plan

Case Manager: Lynn Jordan

Owner / Applicant: AMFP VI Chisholm Trail II, LLC / Bo Trainor, Westwood Professional Services

Site Location: 10200 Block of Brewer Boulevard Acreage: 13.50 acres

Request

**Proposed Use:** Multi-Family

**Request:** Add site plan for "PD1090" Planned Development for "D" High Density Multifamily.

Recommendation

Staff Recommendation: Approval

#### **Table of Contents**

- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
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- 5. Development Impact Analysis
  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency

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

## Project Description and Background

This is a piece of land measuring 13.50 acres in Council District 6. The land is zoned PD/D, which means it can be used for all purposes under the D category, but being a planned development, a site plan is required.

Currently, the site is vacant. The applicant intends to construct a 300-unit multifamily development, in accordance with the previously approved PD1090 standards. The applicant is submitting the required site plan for PD1090 and is not seeking any additional waivers or variances to the development standards.

## Surrounding Zoning and Land Uses

North "A-5" One Family Residential / vacant and "PD/D" Planned Development for all uses in "D" High

Density Multifamily; site plan required / vacant

East "PD1091" PD for all uses in F, site plan req / vacant

South "PD1091" PD for all uses in F, site plan req / vacant

West "A-5" One Family Residential vacant and "PD/D" Planned Development for all uses in "D" High Density

Multifamily; site plan required / vacant

## **Recent Zoning History**

- ZC-24-154 Amend "PD1090" Planned Development for all uses in "D" High Density Multifamily to add new development standards for parking between building and street and carports between building face and street; SP-24-015: Approved by Council 1/2025
- ZC-16-085:
  - From: Unzoned, "A-43" One-Family, "A-5" One-Family, "R2" Townhouse/Cluster, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "G" Intensive Commercial and "I" Light Industrial
  - To: "A-5" One-Family, "D" High Density Multifamily, "CF" Community Facility, "E" Neighborhood Commercial, "F" General Commercial, "G" Intensive Commercial, and "MU-2" high Intensity Mixed-Use
  - SP-24-015 Required site plan for "PD1090"

#### **Public Notification**

#### **Written Notice**

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **June 27, 2025**.

#### **Posted Notice**

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

#### **Published Notice**

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

#### **Courtesy Notice**

The following organizations were emailed on June 27, 2025

Organizations Notified	
Panther Heights NA	Chisholm Trail Ranch Residential Community HOA
District 6 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Crowley ISD

<sup>\*</sup> Not located within a registered Neighborhood Association

### **Development Impact Analysis**

#### Site Plan Comments

#### **Zoning & Land Use**

- 1. Add the correct site plan number in the lower right-hand corner.
- 2. Minimum open space requirement is 35% must comply or a waiver will be required through a zoning case amendment to the PD.
- 3. Provide on the site plan the setback distance from the A-5 single family district to the first building. 36 ft. is the maximum height if within 250 ft. This would also require a waiver through a zoning case amendment to the PD.

#### **Fire**

Comments

FWFD - (Lt. Adam Thornton, FirePlatting@fortworthtexas.gov)

FYI: CORRECTIONS REQUIRED: Show and label widths of fire lanes.

All access roads will have to be built above 100 year floodplain.

Internal Emergency Access Easements will need to be named. The Fire Department will assist you with that during the platting phase. I attached the standards for street names. Email Fireplatting@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat number in the subject line.

Two points of access are required from projects having more than 100 units.

Fire lanes must be a minimum of 26' wide and provide hose lay to the exterior of each structure within 150', measured in a 5' wide unobstructed path from the edge of a marked fire lane or public street. That distance MAY be increased to 300' if the building is equipped with a fire sprinkler system.

Where divided by a median, fire lanes must be a minimum of 20' on either side of the median.

Minimum turn radius for fire lanes is a minimum of 25' inside and 51' outside.

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

Hydrant requirements:

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

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

FDC's for sprinkler and standpipe systems shall be located within 50 ft. of a dedicated street or fire apparatus access road and shall be within 150 ft. hose lay distance of the nearest fire hydrant. Each building shall be equipped with its own FDC, unless otherwise approved by the fire code official.

Addresses will be verified on platted lots on permit applications. If platting, addresses will be assigned after the final plat is recorded. Please do not self-address for permit applications.

#### General information:

Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received.

Pursuant to the Fort Worth City Code, no building or structure not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the adopted Fire Code at the time of construction. Where construction is permitted, all structures subject to setbacks shall be located outside of any setback resulting from ultimate alteration of the pad site permit.

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 at the City Secretary's site for Ordinance #25388-03-2022.

#### **TPW**

#### **Comments**

TDS (Stu Burzette, 817-392-2593, stuart.burzette@fortworthtexas.gov)

- 1. Turnaround required between any gate and street
- 2. Minimum driveway spacing on Brewer is 200 feet. Show distance between site driveways and neighboring driveways
- 3. Ingress AND egress required in two locations. Cannot have only one ingress or only one egress
- 4. Show parking aisle size must be at least 24 feet between 90 degree parking stalls

#### Water

- 1. HOLD 6/24/25 Provide all proposed water and sewer easements for appurtenances and /or mains. FYI
- -- No direct connections are allowed to the 24" PVC Water main.
- -- Construction Prohibited over Easements also applies to trees, signs, light poles, retaining walls
- -- No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage

electric, cable or other utility easement of any type.

ure guaranteed at ground elevation

-- No Sewer available at this time



Applicant: AMFP VI Chisholm Trail II/Westwood Pro. Service

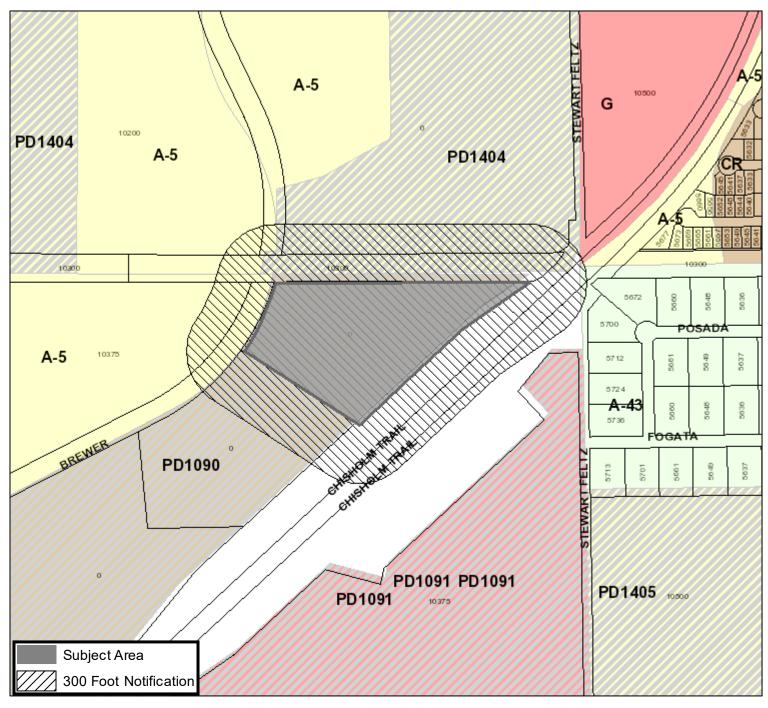
Address: 10200 block Brewer Boulevard

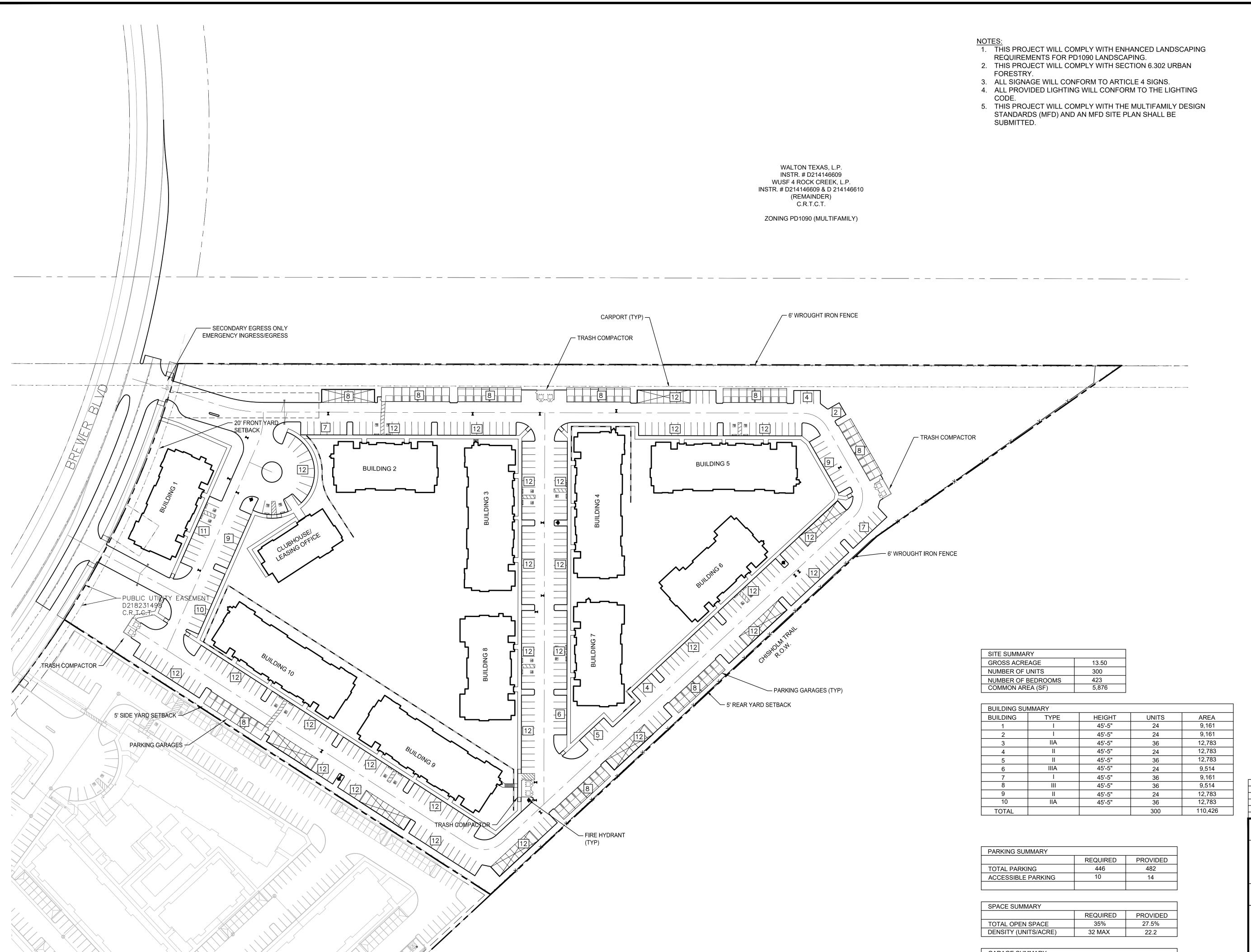
Zoning From: PD 1060 for D uses Zoning To: Add required site plan

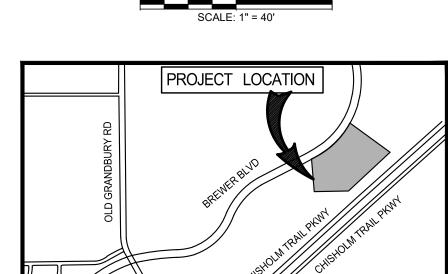
Acres: 13.497 Mapsco: Text

Sector/District: Far Southwest Commission Date: 7/9/2025 Contact: 817-392-7869









LOCATION MAP

SCALE: N.T.S.

OWNER/DEVELOPER
DUKE COMPANIES, INC.
13740 MIDWAY ROAD, SUITE 804
DALLAS, TX 75244
PHONE: 972-385-1676

ENGINEER/SURVEYOR
WESTWOOD PROFESSIONAL SERVICES
500 WEST 7th ST., SUITE 1300
FORT WORTH, TX 76102
PHONE: 817-953-2777
TX FIRM NO 12207
TBLPS FIRM NO 10177700

ARCHITECT MEEKS PARTNERS 16000 MEMORIAL DRIVE, SUITE 100 HOUSTON, TX 77079 PHONE: 281-558-8787

LANDSCAPE ARCHITECT ARTIS 1405 W. KOENIG LN. AUSTIN, TX 78756

PHONE: 512-689-0627

GARAGE SUMMARY		
	EACH	AREA
TOTAL	64	14,040 SF

RECTOR OF DEVELOPMENT SERVICES	
TE	

NO.	DATE	REVISION

CITY OF FORT WORTH, TEAXS

PD SITE PLAN SITE PLAN SP-24-010

FORT WORTH, TARRANT COUNTY, TEXAS

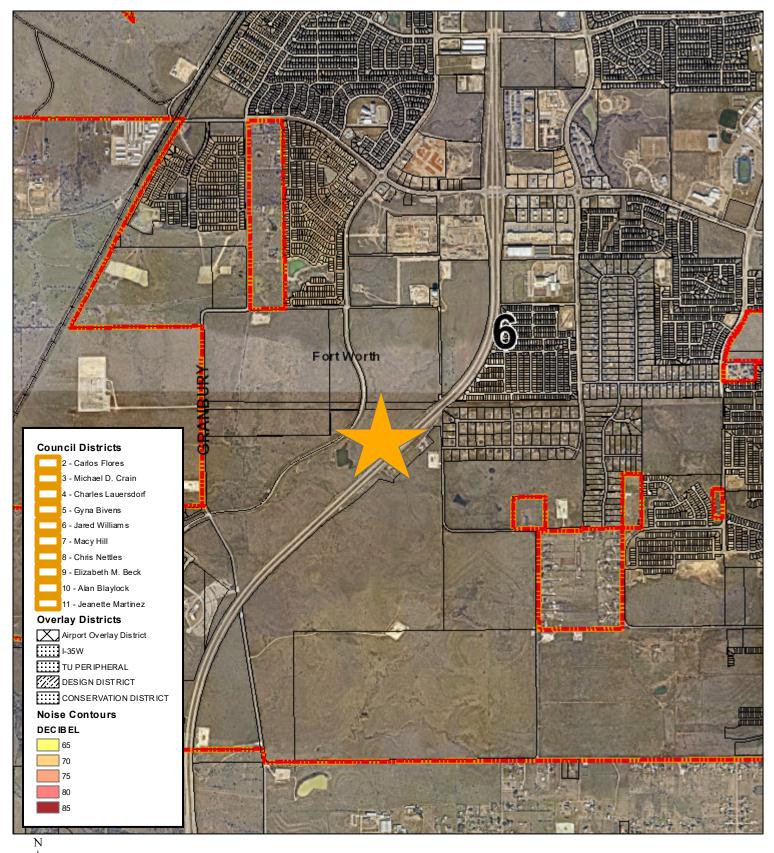
# Westwood

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177 FORT WORTH PHONE: (817) 562-3350

DRAWN: TB	DATE	PROJECT#	SHEET
DESIGNED: TB	=		0
	JUNE	R0051657.00	C1
REVIEWER: TB	2024		•

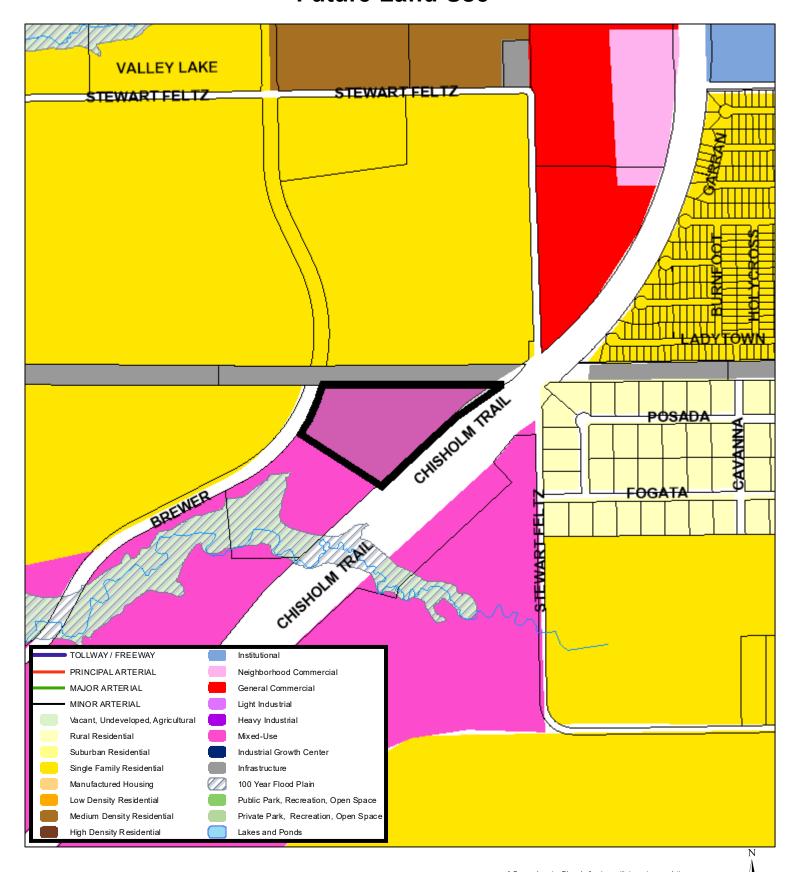
Drawing: G\UOB\005f657.01\3\_Design\35\_C\vil\351\_CAD\\_Zor







## **Future Land Use**



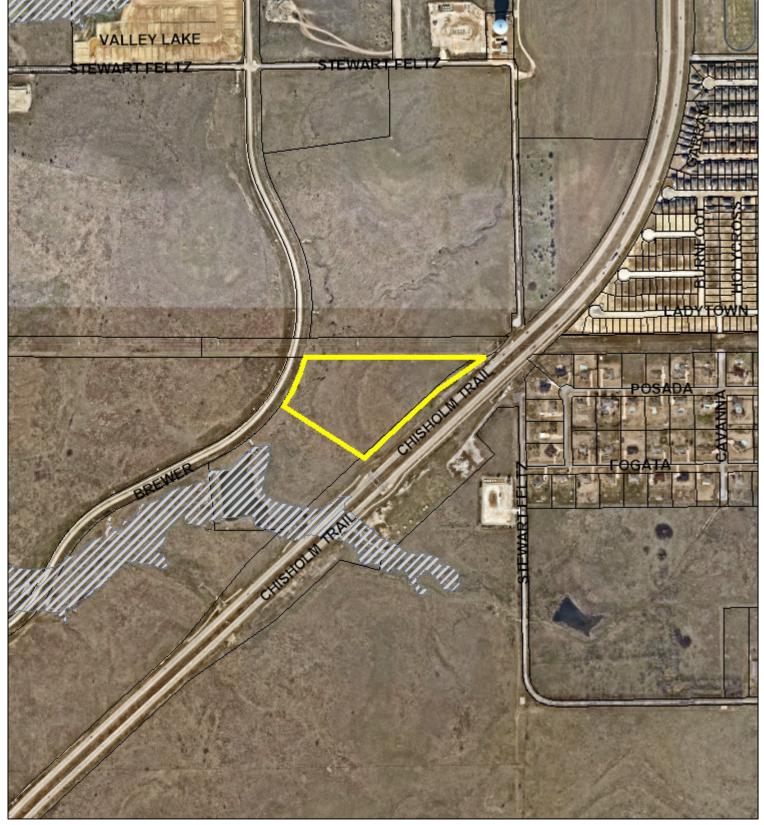
700

350

700 Feet



## **Aerial Photo Map**







# Zoning Staff Report

Date: July 9, 2025 Case Number: ZC-25-073 Council District: 9

## **Zoning Map Amendment**

Case Manager: Dave McCorquodale

Owner / Applicant: Fort Worth Community Land Trust / Place Strategies, Inc., Brad Lonberger

Site Location: 4000 Block Lubbock Ave., Merida Ave., Sandage Ave. and McCart Ave.

Acreage: 15.61 acres

## Request

**Proposed Use:** Multifamily Residential

**Request:** From: "FR" General Commercial Restricted

To: "UR" Urban Residential

#### Recommendation

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Map Consistency: Requested change is consistent.

Comprehensive Plan Policy Consistency: Requested change is consistent.

Staff Recommendation: Approval

#### Table of Contents

- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. Recent Zoning History
- 4. Public Notification
- 5. Development Impact Analysis
  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency

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

### Project Description and Background

This 15.6-acre property in the Southside Planning Sector is located along McCart Avenue and north of W. Seminary Drive in the Rosemont Neighborhood. Alice Contreras Elementary School and the Applied Learning Academy are both adjacent to the site. The property has been developed as multifamily residential for more than thirty years, though has been underutilized and in need of rehabilitation in recent years. The applicant is part of a coalition of parties proposing a community land trust model for redevelopment of the site and provided the following project description:

"Residential development including cottages, two-packs and townhomes, transitioning industrial development to west and the single-family residential to the south and east. Reuse and rehab of existing units, in addition to infill new construction. The Fort Worth CLT [Community Land Trust] will commonly own the land and platting will not be set for individual units. The format will maintain a for-sale, missing-middle neighborhood context.

The UR district is identified in its creation ordinance to be the missing middle district. The variety of housing types, transition buffer between industrial and single-family, as well as the infill nature of this project, all point towards compatibility with this district. The other UR areas all transition the areas between active non-residential areas and A-5 and B zoning districts. This project intends to be that same transition area for the Rosemont Neighborhood.

Studies of McCart Avenue are being conducted to determine the potential for McCart to become a complete street aimed at improving transit, bicycling, and walkability. The UR district is focused on improving walkable patterns of development, and this development will support the efforts of other departments to make this area of Fort Worth more walkable."

## Surrounding Zoning and Land Uses

North: "FR" General Commercial Restricted (school/institutional land use)

East: "FR" General Commercial Restricted (commercial and residential land uses)

South: "FR" General Commercial Restricted and "A-7.5" One-Family (all residential land use)

West: "K" Heavy Industrial (industrial and school/institutional land use)

## Recent Zoning History

No zoning changes within the past 20 years.

#### **Public Notification**

#### **Written Notice**

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **June 27, 2025**.

#### **Posted Notice**

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

#### **Published Notice**

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

#### **Courtesy Notice**

The following organizations were emailed on June 27, 2025:

Organizations Notified		
Rosemont NA*	Westcliff NA	
Trinity Habitat for Humanity	Bluebonnet Hills NA	
Streams and Valleys Inc.	South Hills NA	
Fort Worth ISD		

<sup>\*</sup>Located within this registered Neighborhood Association

## **Development Impact Analysis**

#### Land Use Compatibility

A wide variety of land uses surround the site. Industrial uses are located to the west as well as Contreras Elementary School. The Applied Learning Academy is along the northern boundary of the property and single-family residential area is located to the south. The eastern edge of the site along McCart Avenue has a mix of commercial and residential uses. The proposed residential land use **is compatible** with surrounding land uses.

#### Comprehensive Plan Consistency

The 2023 Comprehensive Plan Future Land Use Map designates this property as Medium Density Residential which is characterized by multifamily housing with density up to 36 units/acre. Urban Residential is described as "Medium to high density, residential-only, pedestrian-oriented development for use between higher and lower intensity uses."

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, 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 Residenital	>36 units/acre multifamily, mixed-use multifamily and pedestrianoriented development in growth center	s UR, MU-1, MU-2, Form-Based Codes

The requested Urban Residential zoning district, which allows for up to 40 units/acre in density, **is consistent** with the Future Land Use Map. The site is located between industrial uses to the west and single-family residential to the east and south. The site has served as the type of buffer between higher and lower intensity uses described in the Comprehensive Plan. The proposed rezoning and redevelopment of the site would allow the site to continue to serve as a buffer between industrial and residential land uses. The requested zoning change is also **consistent** with the following policies of the Comprehensive Plan:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrianoriented neighborhoods.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.
- Continue programs to develop affordable housing through partnerships with Fort Worth Housing Solutions and other developers and organizations.
- Promote the rehabilitation of older housing stock to increase housing values within the central city and in neighborhoods that have experienced historical disinvestment.
- Foster the preservation, improvement, and development of affordable rental and ownership housing in accordance with the City's Comprehensive Plan.
- Encourage infill of compatible housing.
- Promote adaptive re-use of older buildings and the renovation of existing multifamily units.



Area Zoning Map
Fort Worth Community Land Trust/Place Strategies

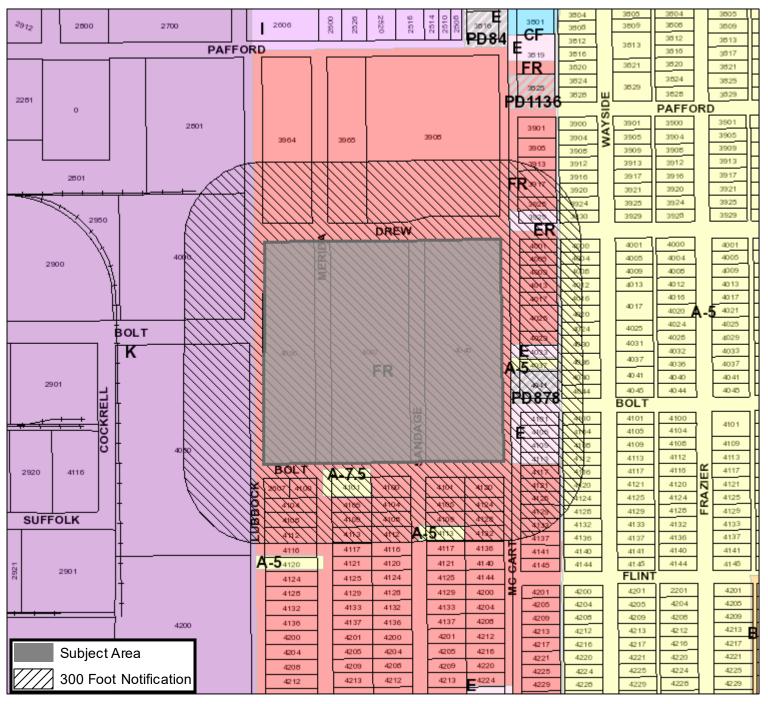
Applicant:

Address: 4000 blocks of Lubbock Ave, Merida Ave, Sandage Ave, & McCart Road

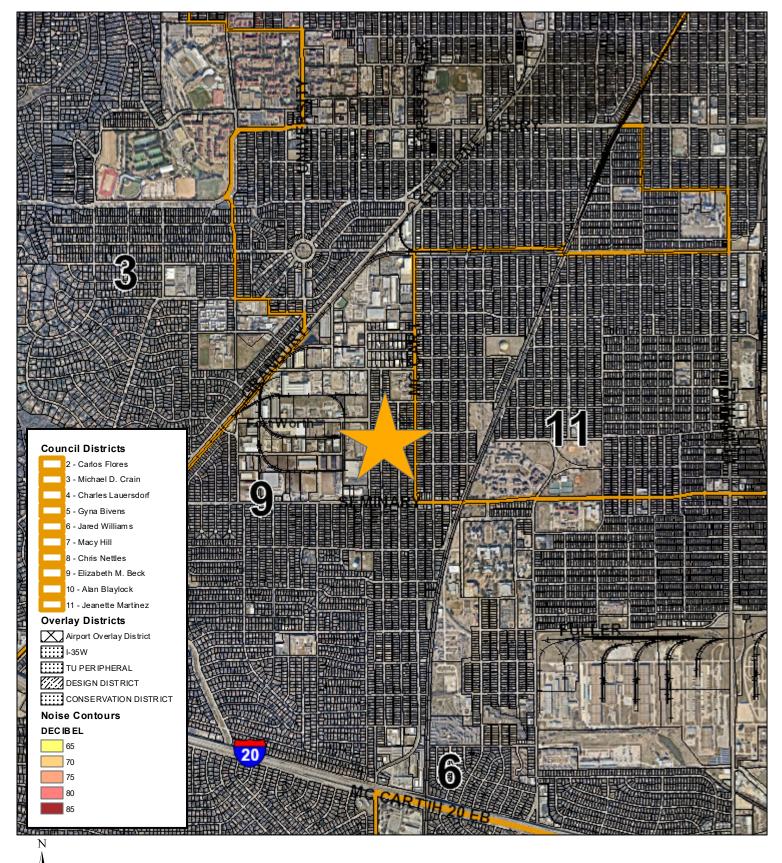
Zoning From: **FR UR** Zoning To: 15.61 Acres: Text Mapsco: Southside Sector/District: Commission Date: 7/9/2025





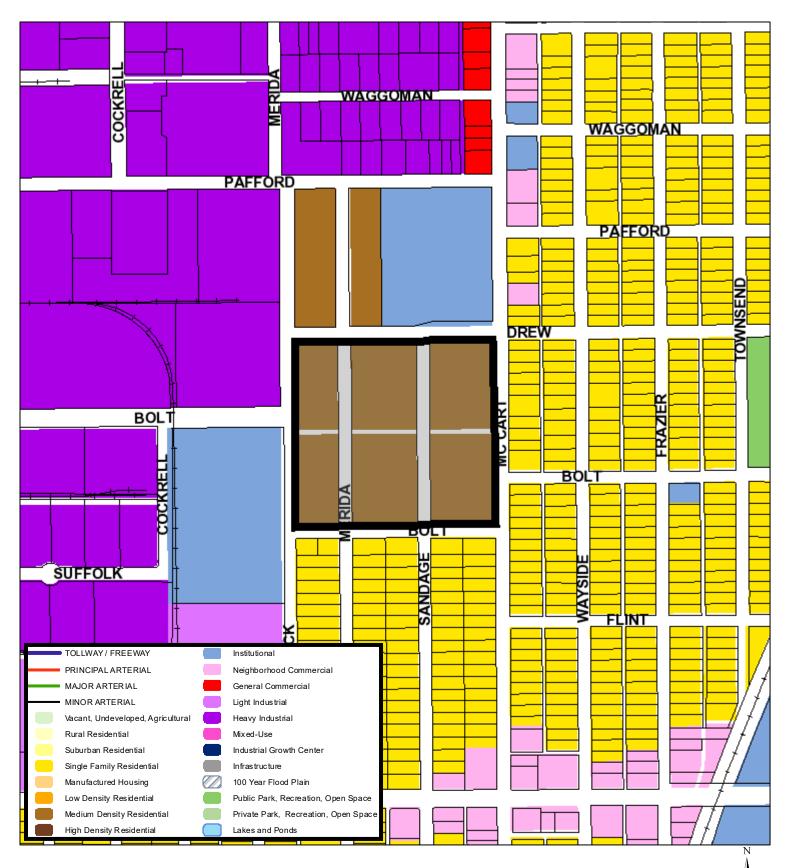








## **Future Land Use**





## **Aerial Photo Map**







# Zoning Staff Report

Date: July 9, 2025 Case Number: ZC-25-085 District: 5

## **Zoning Map Amendment**

Case Manager: Ana Alvarez

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

Site Location: Trinity Lakes Form-Based District Acreage: approx. 400+ acres

## Request

**Proposed Use:** Mixed-Use and Residential/ Add Regulating Plans; To Revise Appendix B "Maps"

Exhibit B.25 "Trinity Lakes ("TL") District and Exhibit B.26 Trinity Lakes ("TL")

District Character Zones.

**Request:** To: 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 City of Fort Worth, to Amend Sections of the Trinity Lakes Development Code as Provided by Section 4.1307.D. "Other Development Standards" of Section 4.1307, Trinity Lakes ("TL") District of Article 13, "Form Based Code Districts", of Chapter 4, "District Regulations" To Add Regulating Plans; To Revise Appendix B "Maps" Exhibit

B.25 "Trinity Lakes ("TL") District and Exhibit B.26 Trinity Lakes ("TL") District

Character Zones.

#### Recommendation

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Consistency: Requested change is consistent

Staff Recommendation: Approval

#### **Table of Contents**

- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. Recent Zoning History
- 4. Public Notification
- 5. Development Impact Analysis
  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency

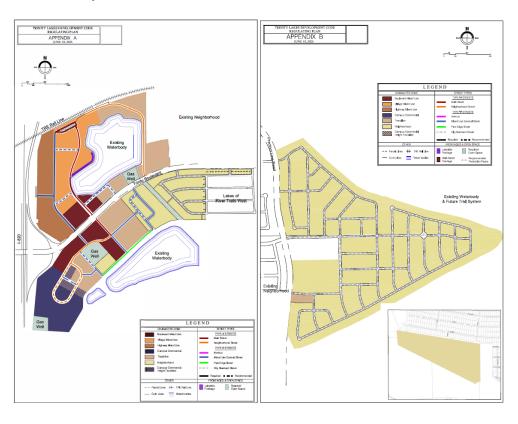
- c. Economic Development Plan
- 6. Zoning Map with 300 ft. Notification Area
- 7. Area Map
- 8. Future Land Use Map
- 9. Aerial Photograph

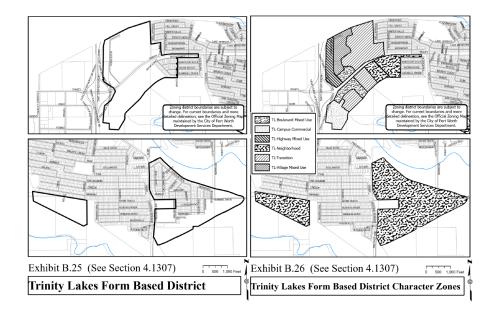
### Project Description and Background

The Trinity Lakes code was amended in August 2021. Those updates to the Trinity Lakes Form-Based Code included changes to the layout of the subdistricts which were consistent with the intent of the district, to support a "pedestrian- oriented mix of uses and convenient access between area neighborhoods and shopping, employment, housing and neighborhood retail services."

Revisions in the 2023 amendment included updates to vehicle lanes and parking in Table 7.1 in Section 7 (Street and Streetscape Standards). However, when it was updated, the regulating plans were left out of the code document. Therefore, the primary purpose of this amendment is to update the code document to incorporate the regulating plans, as well as updates to the map exhibits B.25 (Trinity Lakes District) and B.26 (Trinity Lakes District Character Zones), into Appendix B of the Zoning Ordinance.

On June 26, 2025, the Urban Design Commission recommended approval of the text amendment to the Zoning Commission and City Council.





#### FBC Document Link:

www.fortworthtexas.gov/files/assets/public/v/1/development-services/documents/all-preservation-and-design/urbandesign/form-base-code/trinity-lakes/trinity\_lakes\_development\_code-ammendment\_final-19june25.pdf

## Surrounding Zoning and Land Uses

North N/A (Hurst) East A-5, AG, and O-1

South PD-224 West K, I

## **Recent Zoning History**

- ZC-25-008; from PD-224 to TL-N
- ZC-23-050; Text Amendment to allow angled parking in certain subdistricts of TL
- ZC-21-178; from TL-BM, TL-CC, TL-HM, TL-N, TL-TR, TL-VM to TL-BM, TL-CC, TL-HM, TL-N, TL-TR, TL-VM, and Campus Commercial Height Transition
- ZC-18-088; from I, O-2, PD-588 for "J" uses to TL-N and TL-TR
- ZC-14-062; from F, O-2 to TL-N
- ZC-13-109; from A-5 to TL-N
- ZC-12-110; from E, PD-244 to Trinity Lakes Form-Based Code with 6 subdistricts

#### **Public Notification**

300-foot Legal Notifications were mailed on June 27, 2025.

## **Development Impact Analysis**

#### Land Use Compatibility

The primary purpose of this text amendment is to add regulating plans and to revise Appendix B maps of the Trinity Lakes Form-Based District.

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

#### Comprehensive Plan Consistency – Eastside

The adopted Comprehensive Plan currently designates the Trinity Lakes Form-Based District. As Mixed-Use the proposed request is consistent with the land use designations for this area, and aligns with the following policies and strategies of the Comprehensive Plan:

- 2. Promote a desirable combination of compatible residential, office, retail, and commercial uses in the mixed-use zoning districts of the Oakland Corners Urban Village, Historic Handley Urban Village, and the Trinity Lakes form-based code district.
- 5. Reduce the amount of undeveloped multifamily zoning outside of mixed-use growth centers, urban villages, and transit-oriented development (TOD) areas. Use urban residential and mixed-use zoning to accommodate walkable multifamily development in these areas.
- 7. Encourage the use of floodplains for agricultural or recreational uses, including hike and bike trails.

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

#### **Economic Development Plan**

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

- 1. Catalyst Projects in East and Southeast Fort Worth.
- 2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
- 3. 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.
- 4. Citywide urban and mixed-use development.



Area Zoning Map
Riverbend Investment LTD/City of FW Devel. Service

Applicant:

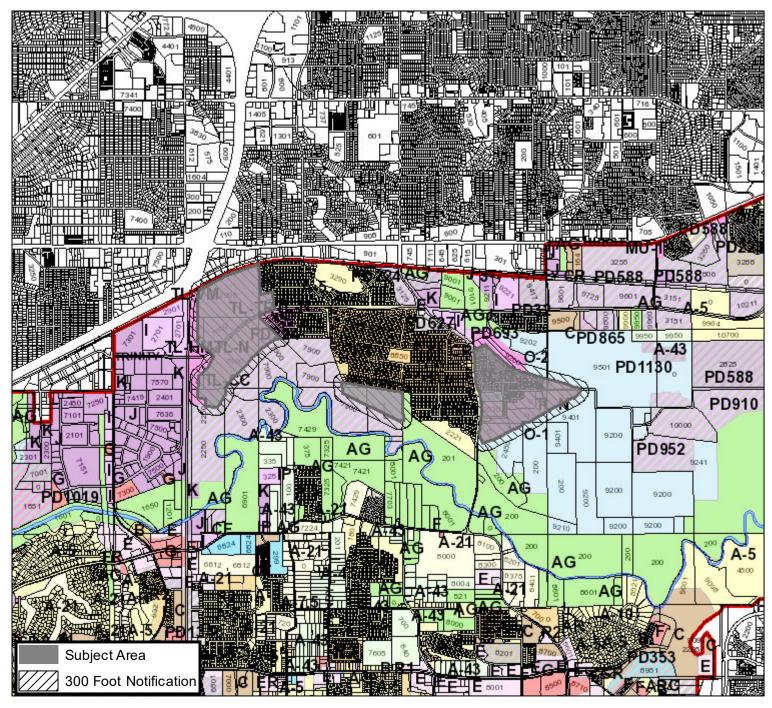
Address: 7900 - 8100 blks Trinity Blvd, South of 2500 blk of Thames Trl, area bound by 2400-2800 b

Trinity Lakes form-based districts Zoning From: Revise internal district boundaries Zoning To:

416.16367083 Acres:

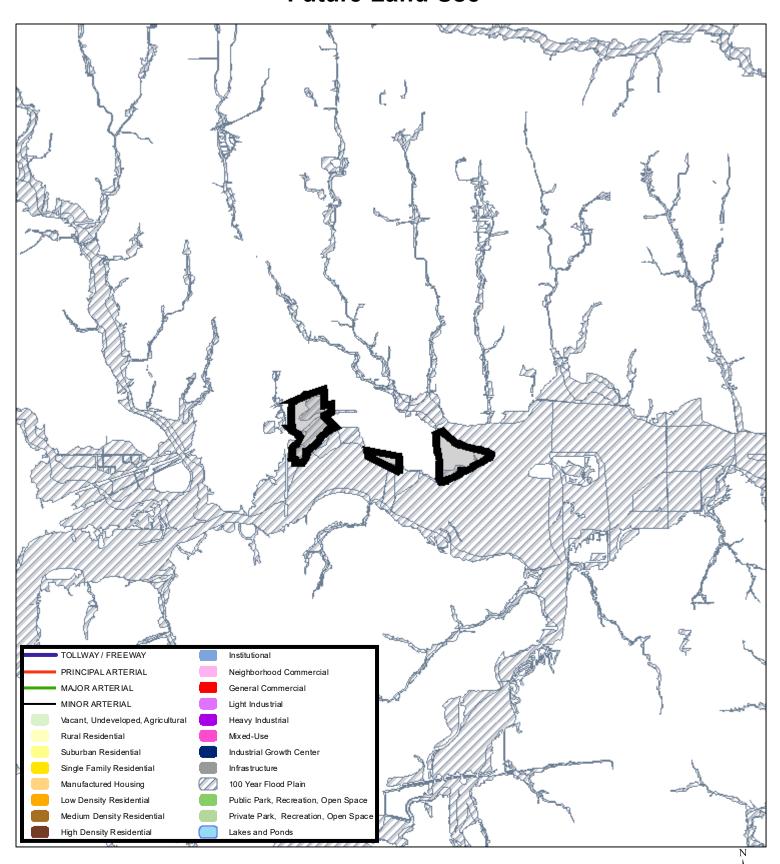
Mapsco: Text Eastside Sector/District: Commission Date: 7/9/2025 817-392-7882 Contact:



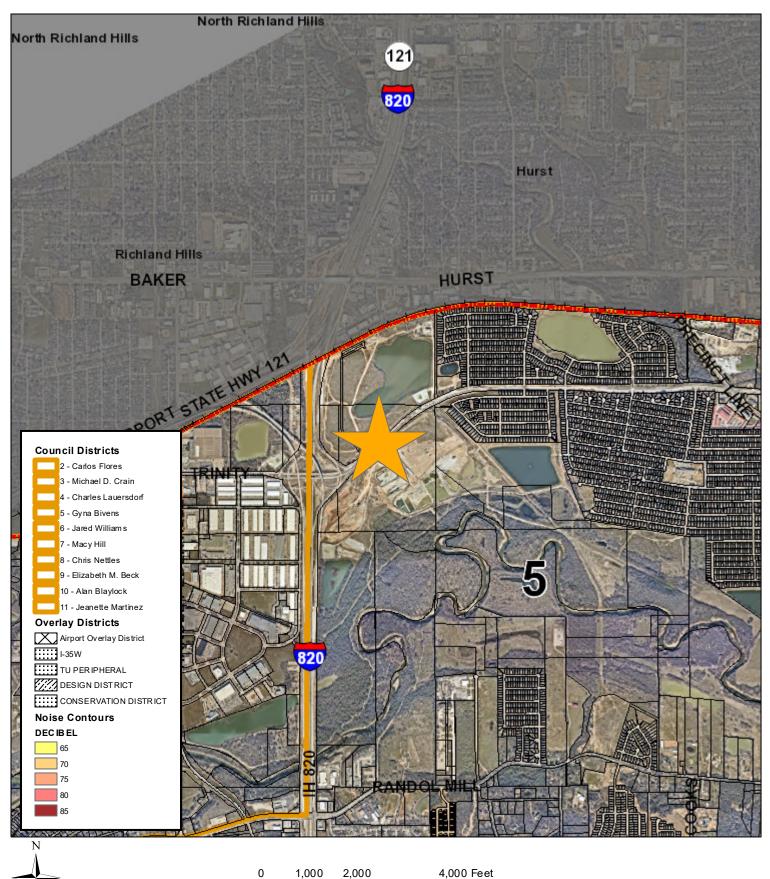




## **Future Land Use**

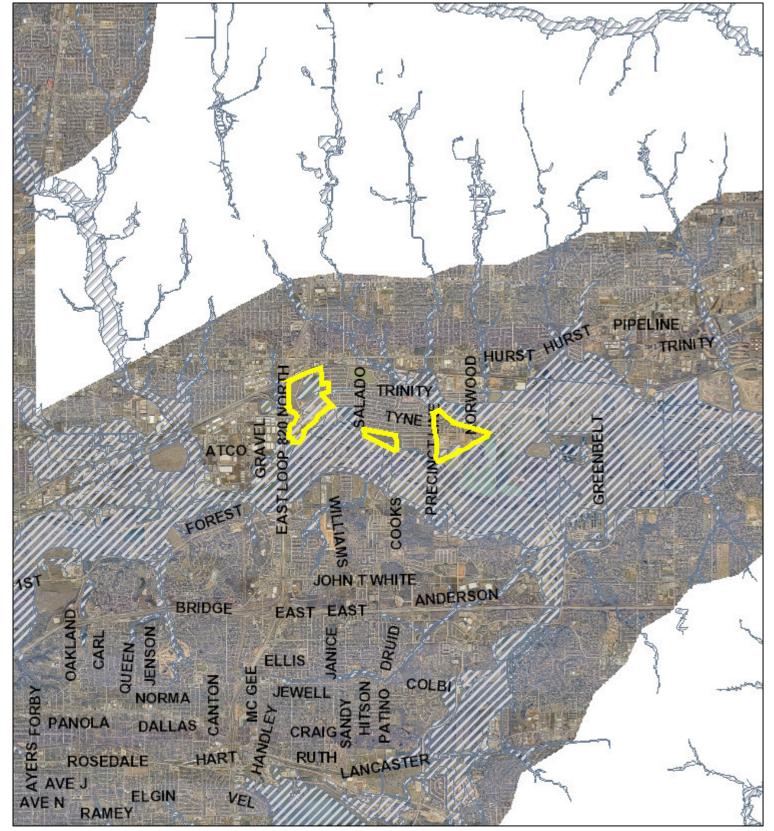








## **Aerial Photo Map**







# Zoning Staff Report

Date: July 09, 2025 Case Number: ZC-25-091 Council District: 8

## **Zoning Map Amendment & Site Plan**

Case Manager: Sandy Michel

Owner / Applicant: Myrna E. Rios

Site Location: 1224 Meriwether Avenue Acreage: 0.17 acre

### Request

**Proposed Use:** Duplex

**Request:** From: "A-5" One-Family

To: "B" Two-Family

#### Recommendation

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Map Consistency: Requested change is not consistent

Comprehensive Plan Policy Consistency: Requested change is consistent

Staff Recommendation: Approval

#### **Table of Contents**

- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. Recent Zoning History
- 4. Public Notification
- 5. <u>Development Impact Analysis</u>
  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency

- 6. Zoning Map with 300 ft. Notification Area
- 7. Exhibit: Proposed Light Industrial Uses
- 8. Conceptual Plan
- 9. Area Map
- 10. Future Land Use Map
- 11. Aerial Photograph

### Project Description and Background

The subject property, encompassing approximately 0.18 acres, is situated on the south side of Meriwether Avenue. The site is currently undeveloped and has remained vacant for an extended period. It is located within an established residential neighborhood characterized primarily by single-family and two-family (duplex) dwellings, as well as a community-serving institution such as a neighborhood church.

The property is currently zoned "A-5" One-Family, which allows for single-family residential development. Surrounding properties are predominantly zoned "B" Two-Family, permitting duplex development, except for the adjacent property to the south, which retains the "A-5" One-Family designation.

The applicant is requesting to rezone the site to construct a duplex. Additional information regarding the proposed development can be found in the 'Applicant's Description' section below.

#### **Applicant's Description**

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, "Build a multi-family home. Duplex-2. There are several duplexes on the same street."

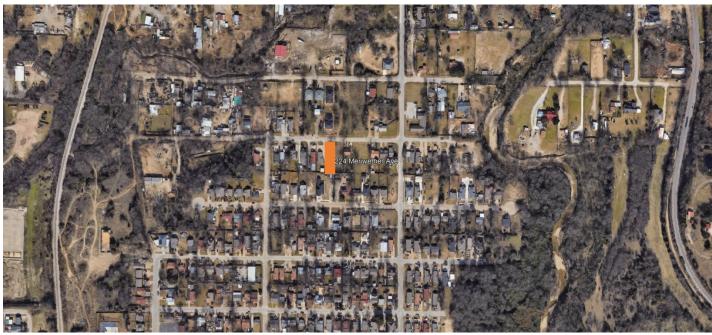


Figure 1: Google Map of site and surrounding area





Figure 1: Site Photos taken by staff on 6/23/25

## Surrounding Zoning and Land Uses

North: "B" Two-Family/ Residential East: "B" Two-Family/ Residential South: "A-5" One-Family/ Residential West: "B" Two-Family/ Residential

## Recent Zoning History

The zoning history pre-dates 2004

#### **Public Notification**

#### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on June 27, 2025.

#### **Posted Notice**

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

#### **Published Notice**

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

#### **Courtesy Notice**

The following organizations were emailed on June 27, 2025:

Organizations Notified		
United Communities Association of South Fort Worth	Carter Park NA	
Trinity Habitat for Humanity	Streams and Valley's Inc	
Southeast Fort Worth Inc		

<sup>\*</sup> Closest registered Neighborhood Organization

## **Development Impact Analysis**

#### Land Use Compatibility

The surrounding area is primarily zoned for residential use and is predominantly developed with residential structures, including single-family homes and duplexes. The exception is a neighborhood church situated at the corner of Meriwether Avenue and McClure Street, which serves as a community-oriented institutional use within the residential context (*See supplemental information*').

The proposed land use is generally consistent with the existing development pattern and character of the neighborhood, which includes a mix of single- and two-family dwellings. The requested rezoning is compatible with surrounding zoning designations and is not anticipated to have a negative impact on the character, stability, or cohesiveness of the neighborhood. Instead, it supports the continued residential nature of the area while allowing for modest increases in density.

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

#### Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as Single-Family Residential as indicated on the Future Land Use (FLU) Map.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, 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	МН
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2

The proposed property's designation is consistent with the existing Single-Family Residential outlined in the Future Land Use (FLU) Map. The rezoning request to Two-Family ("B") does not technically align with the FLU designation, as it does not include the proposed zoning district nor does it allow for the use. The FLU category allows for the following zoning districts:

- "A-10" One-Family
- "A-7.5" One-Family
- "A-5" One-Family
- "AR" One-Family Restricted

The proposed zoning district and intended use aim to preserve the character of the existing neighborhood while encouraging thoughtfully scaled, duplex structure that will complement the area. This zoning change will promote diverse housing options within the neighborhood, enhancing accessibility and variety in the local housing market. Additionally, the development will bring new life, creating curb appeal, and contributing to the area's vibrancy and overall aesthetic cohesion.

The following policies help to protect the historic property:

- 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.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.

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

## Supplemental Information Surrounding Site photos taken by Staff on 6/23/2025



Across the street at 1227 & 1216 Meriwether Avenue



Church at the corner of Meriwether Avenue and McClure Street



Applicant: Myrna Rios

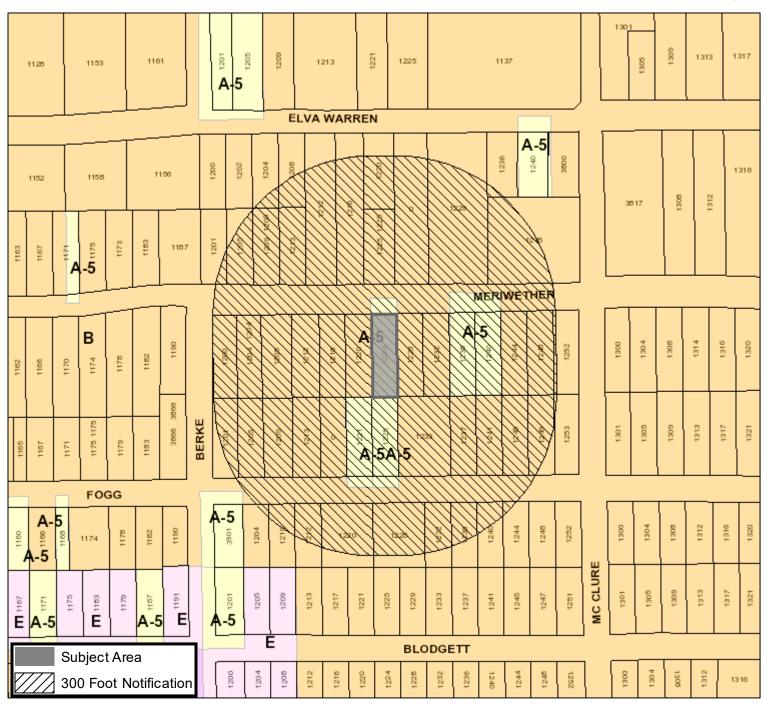
Address: 1224 Meriwether Avenue

Zoning From: A-5
Zoning To: B
Acres: 0.17
Mapsco: Text
Sector/District: Southside

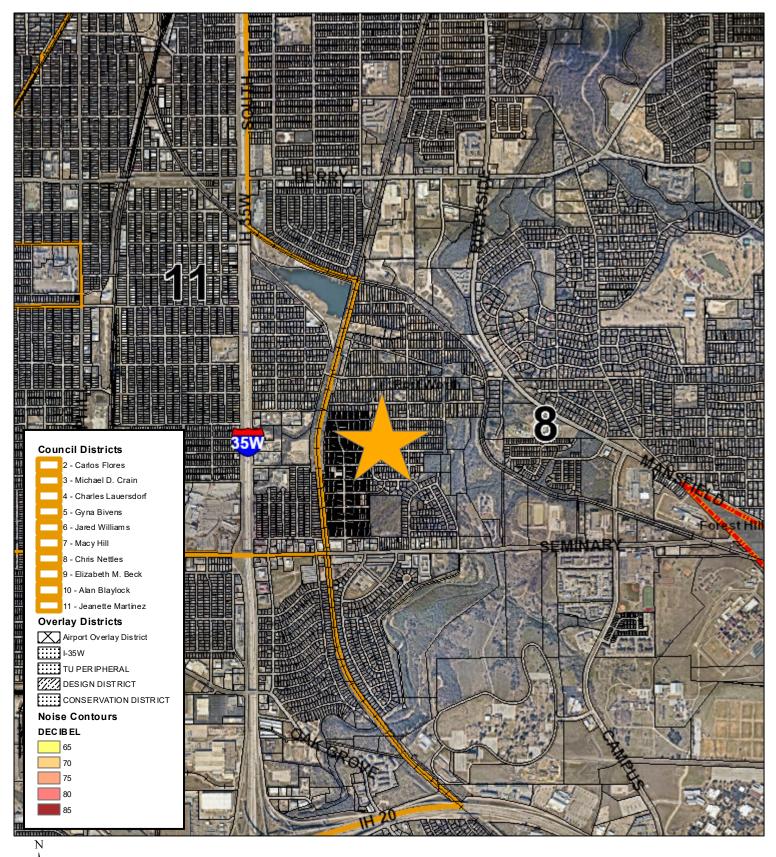
Commission Date: 7/9/2025

Contact: 817-392-2806



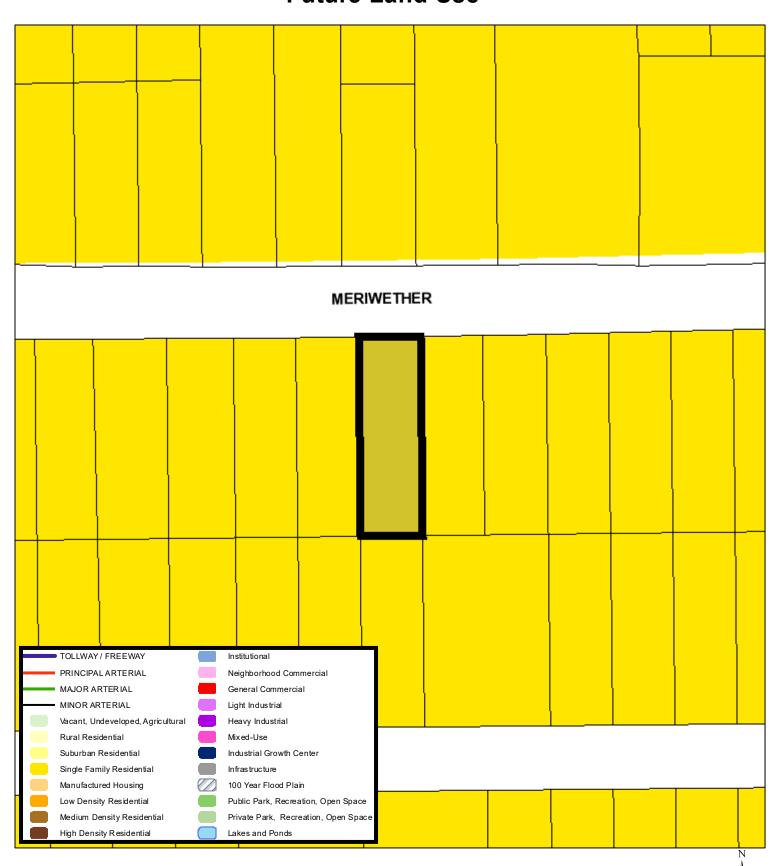








## **Future Land Use**

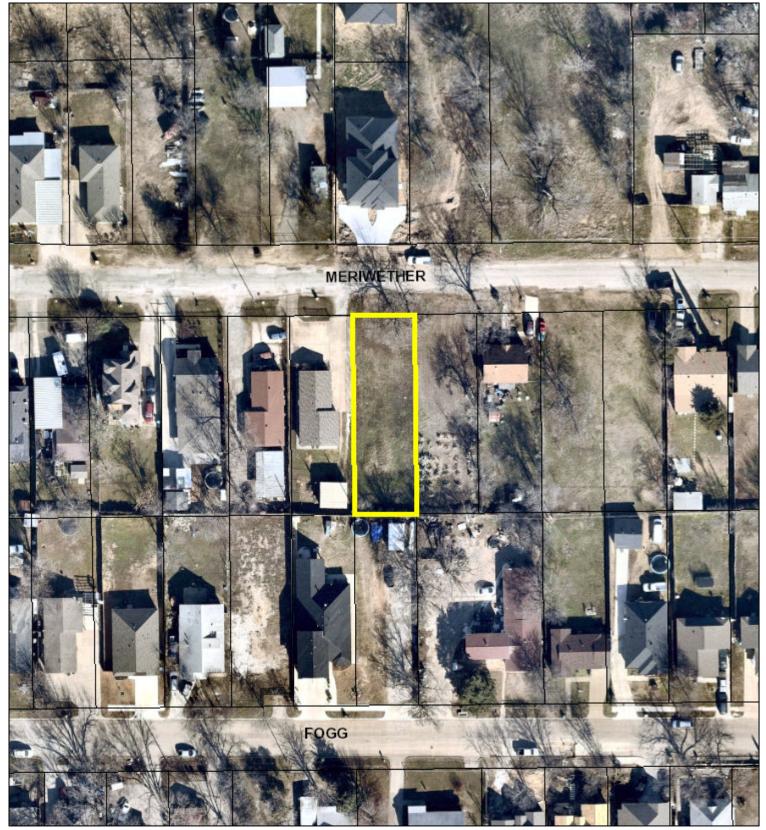


37.5

75 Feet



## **Aerial Photo Map**







# Zoning Staff Report

Date: July 09, 2025 Case Number: ZC-25-092 Council District: 10

## **Zoning Map Amendment & Site Plan**

Case Manager: Sandy Michel

Owner / Applicant: Michael Schaffer / Adam Muszynski

Site Location: Northwest Corner HWY 287 & Harmon Rd (1231 E HARMON RD) Acreage: 0.89

acre

## Request

**Proposed Use:** Automated-service car wash

**Request:** From: "F" General Commercial & "C" Medium Density Multifamily

To: "F" General Commercial and Add Conditional Use Permit (CUP) for automatic

car wash

#### Recommendation

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Map Consistency: Requested change is consistent

Comprehensive Plan Policy Consistency: Requested change is consistent

Staff Recommendation: Approval

#### **Table of Contents**

- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. Recent Zoning History
- 4. Public Notification
- 5. <u>Development Impact Analysis</u>
  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency

- 6. Zoning Map with 300 ft. Notification Area
- 7. Exhibit: Proposed Light Industrial Uses
- 8. Conceptual Plan
- 9. Area Map
- 10. Future Land Use Map
- 11. Aerial Photograph

## Project Description and Background

The subject property, approximately 0.89 acre, is located west of Harmon Road and is currently undeveloped. The surrounding area consists of a mix of commercial, undeveloped land, and residential uses, including an 7-eleven south of this property. The property is currently zoned "F" General Commercial & "C" Medium Density Multifamily, with surrounding zoning designations including "F" General Commercial north and south, with "C" Medium Density Multifamily to the west and "AG" Agricultural to the east (**Figure 1**).

The applicant proposes to develop an automated car wash on the site and is requesting to rezone a portion of the property from "C" Medium Density Multifamily to "F" General Commercial to ensure zoning consistency (**Figure 1**). Further details regarding the proposal are provided in the 'Applicant's Description' section below, along with a site plan (**Figure 2**). This rezoning request includes a Conditional Use Permit (CUP), a formal site plan is required under Section 4.301.b of the zoning ordinance ('<u>Site Plan Requirements</u>'). The purpose of this requirement is to ensure compliance with applicable zoning standards and to promote thoughtful integration of the project within the surrounding context.

#### **Applicant's Description**

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, "The purpose of this application is to adjust zoning of the subject site at the south west corner of Harmon Rd and HWY 287. The existing parcel has two identified zoning districts on the site noted as "F" - General Commercial and "C" - Medium Density Multifamily.

It has been noted by City of Fort Worth Planning & Development staff during the initial pre-application that the "C" District does not permit a car wash use and that this portion of the site must be rezoned to "F" to allow the car wash, subject to a Conditional Use Permit (CUP) approval (also anticipated as a part of this application).

The site can be described as Tract One, Josiah Walker Survey, Abstract No. 1600, City of Fort Worth, Tarrant County, Texas and is approximately 0.89 acres (38,599 SF). It is currently vacant land.

The proposed project will be an automatic (read: drive-thru) commercial car wash with self-service vacuum amenity (11 bays) and will accommodate 13 cars of queuing lanes on site. Access to the site will be from a shared existing driveway on the south side of the site, which connects to Harmon Rd. The drive east of the car wash building is existing and was constructed as a part of the 7/11 improvements. In addition, TxDOT has informed us they have already installed the required sidewalk/street lighting along Harmon Road.

The west 43' of the site is currently zoned at "C" Medium Density Multifamily and needs to be re-zoned as "F" – General Commercial and is noted as the portion in need of rezoning. Additionally, a Conditional Use Permit is required per COFW planning department for the car wash use within the zone "F" property.

Adjacent properties are as follows (and shown on supplementary map):

- NWC of Harmon Rd intersection Zone "F" to the south of the subject site with a 7/11 gas station currently under construction on the site. (2.29 acres)
- NWC of Harmon Rd intersection (West side of the site) Zone "C" Medium Density Multifamily vacant land (14.18 acres)
- SWC of Harmon Rd intersection Zone "I" light industrial vacant land (3.25 acres)
- SWC of Harmon Rd intersection Zone "A-5" Single Family developed

- NEC of Harmon Rd intersection Zone "PD 1275" Planned Development (IP, I-Light Industrial) undeveloped
- SWC of Harmon Rd intersection Zone "PD 1275" Planned Development (IP, I-Light Industrial developed warehouse
- SWC of Harmon Rd intersection Zone "PD 1370" Planned Development (C, CR, D Multifamily) undeveloped



Figure 1: Zoning Exhibit

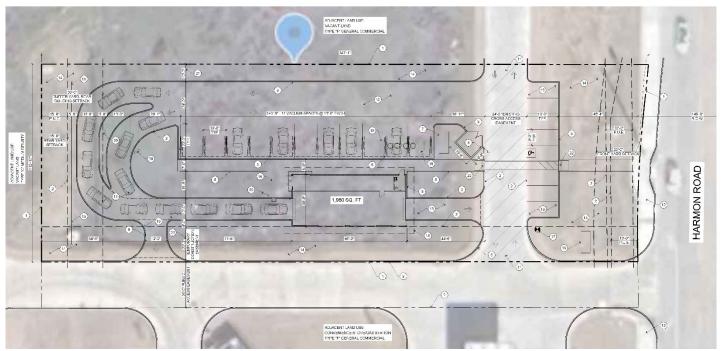


Figure 2: Site Plan

## Surrounding Zoning and Land Uses

North: "F" General Commercial/ undeveloped

East: "AG" Agricultural/undeveloped

South: "F" General Commercial/ undeveloped

West: "C" Medium Density Multifamily/ undeveloped

## Recent Zoning History

The zoning history pre-dates 2004

#### **Public Notification**

#### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on June 27, 2025.

#### **Posted Notice**

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

#### **Published Notice**

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

#### **Courtesy Notice**

The following organizations were emailed on June 27, 2025:

Organizations Notified		
Trinity Habitat for Humanity Streams and Valley's Inc		

<sup>\*</sup> Closest registered Neighborhood Organization

## **Development Impact Analysis**

#### Land Use Compatibility

The surrounding area consists largely of undeveloped land, except for a newly developed gas station to the south. The proposed land use is consistent with the existing development, which includes residential uses to the west and further south. The requested Conditional Use Permit (CUP) for a car wash is compatible with the surrounding zoning designations and will serve as a convenient neighborhood amenity for nearby residents.

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

#### Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as General Commercial as indicated on the Future Land Use (FLU) Map.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The proposed property's designation is consistent with the existing General Commercial outlined in the Future Land Use (FLU) Map. The rezoning request "F" General Commercial with CUP for automated car wash does align with the FLU designation. The FLU category allows for the following zoning districts:

- "ER" Neighborhood Commercial Restricted
- "E" Neighborhood Commercial
- "MU-1" Low-Intensity Mixed-Use
- "MU-2" High-Intensity Mixed-Use
- "FR" General Commercial Restricted
- "F" General Commercial
- "G" Intensive Commercial

The proposed zoning district will support the existing area with an appropriately scaled neighborhood-oriented commercial development. This zoning change will encourage other amenities, contributing to greater variety within the local economic market.

The following policies help to protect the neighborhood:

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

Site Plan Comments

#### **Zoning and Land Use**

The site plan complies with proposed CUP, as well as, the zoning regulations for Site plan submissions for CUP outlined in Ordinance 4.307.e('Site Plan Requirements').

<sup>\*\*</sup>Note: There are no applicable form-based codes for this area.



Area Zoning Map
Harmon Square SEI, LLC/Bowman Ramon Design Group Applicant:

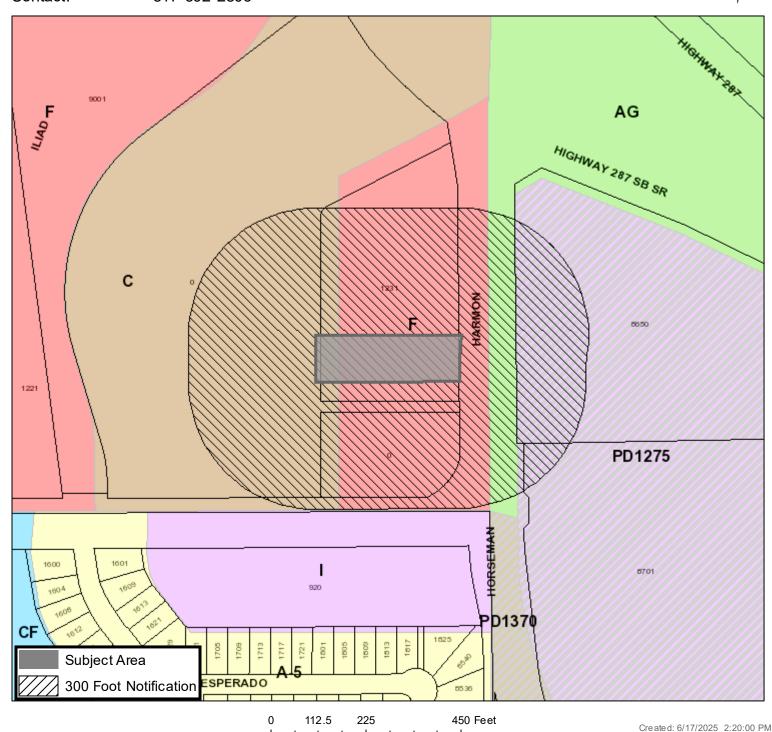
Address: 8600 block Harmon Road

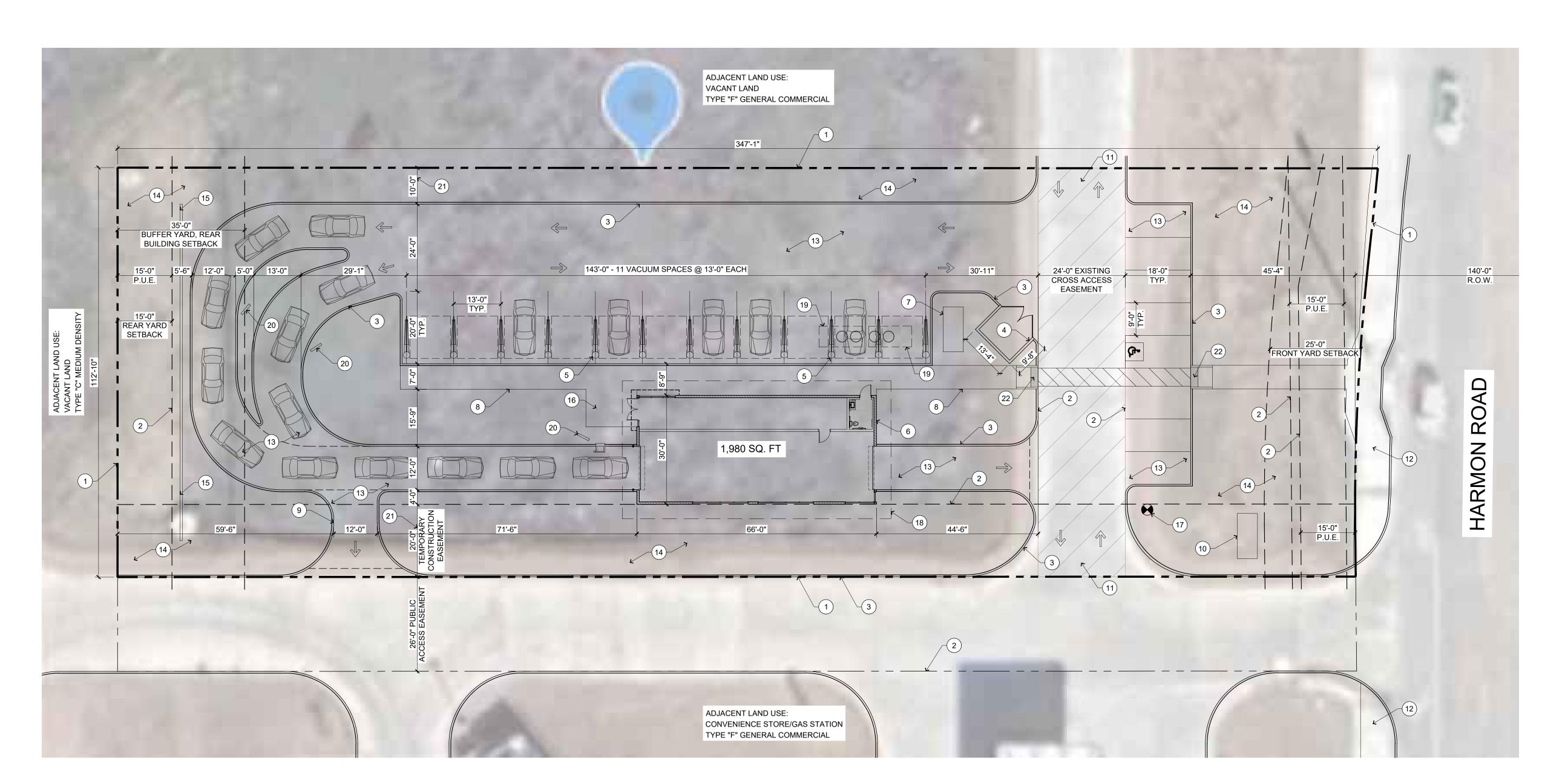
Zoning From: C, F

F with CUP for automated car wash Zoning To:

0.89 Acres: Mapsco: Text Far North Sector/District: Commission Date: 7/9/2025 817-392-2806 Contact:







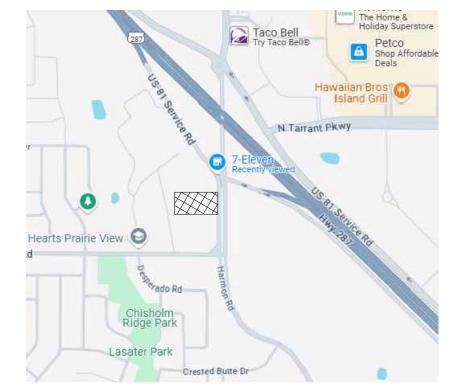
SIGNATURE - DIRECTOR OF DEVELOPMENT SERVICES

DATE

SITE PLAN

SCALE: 1/16" = 1'-0"

HARMON ROAD BEACH CLUB CAR WASH ZONING CASE NO. PDC-25-0047



VICINITY MAP

FORT WORTH, TEXAS

N.T.S.

# SITE DATA

LEGAL DESCRIPTION: TRACT ONE

JOSIAH WALKER SURVEY,

38,599 SQ. FT.

ABSTRACT NO. 1600, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SITE SIZE: 0.89 ACRES

CURRENT USE: VACANT LAND

BUILDING SIZE: 1,980 SQ. FT. 1-STORY, 24'-10" HEIGHT

MAX. HT. ALLOWED: 3-STORY, 45 FEET

PROPOSED USE: CAR WASH WITH SELF-SERVICE

VACUUM AMMENITY. CAR WASH BUILDING CONSTRUCTION: MASONRY, GLAZING, POLYCAR-BONATE TRANSLUCENT PANELS,

METAL TRIM & PANEL PRODUCTS

VACUUM BAYS: 11 BAYS AT 13'x20' EACH

QUEUING LANES: ACCOMMODATES 13 CARS

PARKING REQUIRED: 8 SPACES (4 SPACES PER 1,000 SQ. FT.)

PARKING PROVIDED: 7 STANDARD SPACES

1 ACCESSIBLE SPACE 8 SPACES TOTAL

LANDSCAPE REQUIRED: 10% (3,860 SQ. FT.) 2,895 SQ. FT. @ FRONT

LANDSCAPE PROVIDED: 44% (17,286 SQ. FT.) 5,251 SQ. FT. @ FRONT



- PROPERY LINE
- 2. EASEMENT LINE
- 3. 6" CONCRETE CURB
- 4. 6' TALL CMU REFUSE ENCLOSURE
- 5. VACUUM EQUIPMENT / SHADE CANOPY
- 6. NEW PROTOTYPE CAR WASH BUILDING
- 7. CONCRETE PAD FOR VACUUM BAY MOTOR AND ASSOCIATED EQUIPMENT
- 8. 7'-0" WIDE CONCRETE SIDEWALK
- 9. BAIL OUT LANE
- 10. MONUMENT SIGN
- 11. FIRE LANE & EXISTING CROSS ACCESS ROAD
- 12. EXISTING 10'-0" WIDE CONCRETE SIDEWALK
- 13. CONCRETE PAVING
- 14. GRASS TURF LANDSCAPING
- 15. 8' TALL CMU SCREEN WALL
- 16. BICYCLE PARKING
- 17. NEW FIRE HYDRANT
- 18. 4'-0" ROOF OVERHANG19. UNDERGROUND OIL/SAND INTERCEPTOR
- 20. MENU BOARD SIGNAGE (SEPARATE REVIEW AND APPROVAL REQUIRED)
- 21 NO SIDE SETRACK DECLIDER
- 21. NO SIDE SETBACK REQUIRED22. ACCESSIBLE RAMP

# **SITE PLAN NOTES**

- 1. THIS PROJECT WILL COMPLY WITH SECTION 6.301,
- LANDSCAPING.

  2 THIS PROJECT WILL COMPLY WITH SECTION 6.302
- THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
   ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.

  ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT
- RESIDENTIAL DISTRICTS.

  DEVELOPMENT AND USE OF THIS SITE WILL CONFORM
- WITH ALL APPLICABLE CODES AND ORDINANCES.

  6. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- 7. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE CITY OF FORT WORTH PUBLIC WORKS DEPARTMENT.
- ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE LOCAL PLUMBING CODE.

SCALE: AS NOTED

DRAWN BY: DW

DATE: 05.02.25

PROJECT NUMBER:

# DATE: DESCRIPTION:



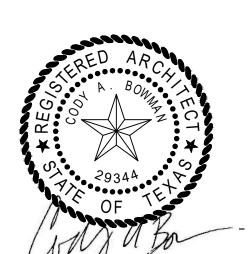
SH

SS

BEACH CLUB EXPRE PROTOTYPE
SW HWY 287 & HARMON RD FORT WORTH, TX 76131
SITE PLAN



tel 480.388.5023 ARCHITECTURE

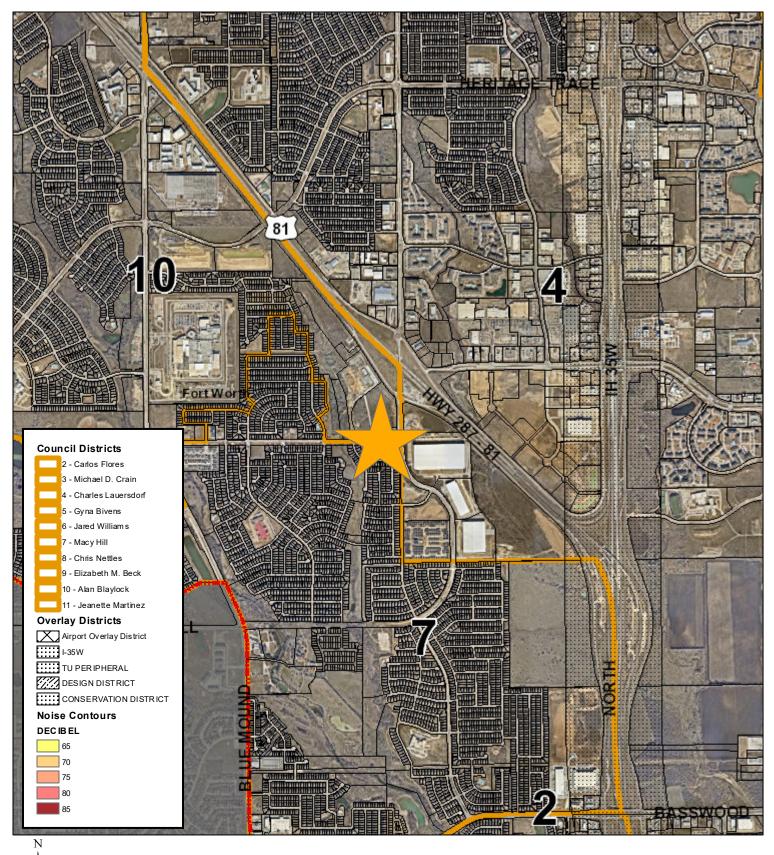


SITE PLAN

SHEET NO:

S<sub>0.1</sub>

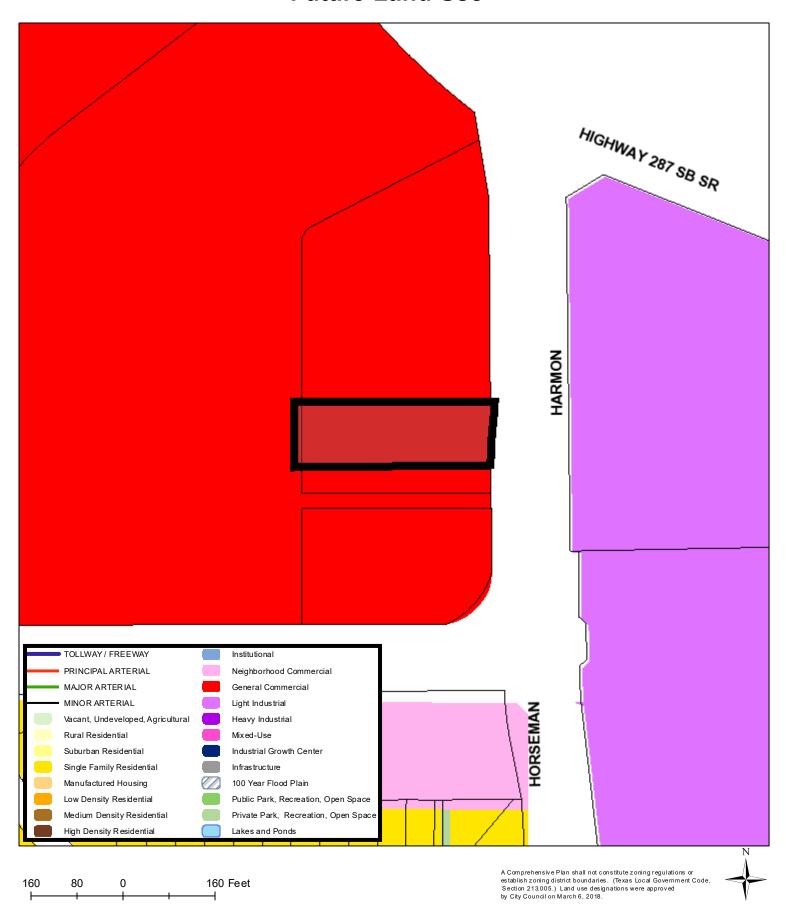




4,000 Feet



## **Future Land Use**





# **Aerial Photo Map**







# Zoning Staff Report

Date: July 9, 2025 Case Number: ZC-25-101 Council District: 10

## **Zoning Map Amendment & Site Plan**

Case Manager: Lynn Jordan

Owner / Applicant: Roanoke 35/114 Partners LP & Roanoke 35/114 O&G Partners LP / Winkelmann &

Associates, Inc., Michael Clark / Grey Dove Investments, Doug Stratton

Site Location: 15888 Championship Parkway Acreage: 6.74

## Request

**Proposed Use:** Multifamily

**Request:** From: "K" Heavy Industrial

To: "PD/D" Planned Development for all uses in "D" High Density Multifamily

excluding boarding home facility, fraternity or sorority house, group homes I and II with development standards for reduced open space, increase to 34 units per acre,

reduced front yard setback 10 ft.; site plan included

#### Recommendation

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Map Consistency: Requested change is not consistent

Comprehensive Plan Policy Consistency: Requested change is consistent

Staff Recommendation: Approval

### **Table of Contents**

- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. Recent Zoning History
- 4. Public Notification
- 5. Development Impact Analysis
  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency

- 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, encompassing 6.74 acres, is currently a vacant lot situated adjacent to "PD1170" and across the street from "PD1432", both are planned developments for multifamily based on "C" Medium Density Multifamily and "D" High Density Multifamily. The applicant is requesting "PD/D" Planned Development for all uses in "D" High Density Multifamily excluding certain uses with development standards up to 34 units per acre, reduction in open space, and a front yard setback at 10 ft.; site plan included. Directly to the south of the property is a vacant lot, across Outlet Boulevard is multifamily. Directly to the west is proposed for multifamily and existing multifamily. Directly to the east is Tanger Outlet Mall.

The applicant proposes to construct a multifamily development, consisting of 269 units (34 units per acre), building height at 43 ft., open space at 23%, and a 10 ft. front yard setback, as stated in the zoning application. This development could serve as another catalyst for further residential mixed-use projects in the area. The description below was provided by the applicant:

#### **DETAILED PROJECT DESCRIPTION**

The project is a 4-story multifamily development with units fronting the perimeter streets and parking internalized. There will be a clubhouse with amenities as well as a small dog park. The facility will be gated with a single entry from Outlet Boulevard and a secondary exit on Championship Parkway. The buildings will be constructed of brick and stucco.

The waivers (or 'development standards') for the proposed PD-D are provided in the table below. The waivers are only for aspects that fall short of the "D" standards. All other "D" standards not listed will be met or exceed the standards.

Standard	D Zoning	Proposed PD/D	
Setback	Minimum front yard setback 20 ft.	Development Standard required (10 ft. along Championship and Outlet Boulevard)	
Open Space	35% minimum	Development Standard required (23% provided)	
Units per acre	32 maximum units per acre	Development Standard required 34 units per acre requested	

## **Facing East**



Facing South



## **Recent Zoning History**

North	"PD1170" Planned Developm	nent for "D"	' High Density	Multifamily	, height up to 45', plus
	1 11.1 1 1, 1, 1	1 / 1,	• •1 🔥	11 0 '1	4/0010

additional units; site plan approved / multifamily; Approved by Council 4/2018

East "PD1170" Planned Development for "D" High Density Multifamily with height up to 45' plus

additional units; site plan approved / vacant; Approved by Council 4/2018

South "PD1015" Planned Development for "MU-2" High Intensity Mixed-Use excluding detached

single-family with waivers / multifamily; Approved by Council 7/2014

West "PD1432" "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus

detached multifamily with development standards; site plan approved / vacant; Approved by

Council 5/2025

## **Public Notification**

#### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on June 27, 2025.

#### **Posted Notice**

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

#### **Published Notice**

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

## **Courtesy Notice**

The following organizations were emailed on June 27, 2025:

Organizations Notified	
North Fort Worth Alliance	Beechwood Creeks HOA*
Streams and Valleys Inc	Trinity Habitat for Humanity
NWISD	

<sup>\*</sup> Closest registered Neighborhood Organization

## **Development Impact Analysis**

## Land Use Compatibility

The surrounding land uses consists of multifamily to the north and south, vacant, commercial and retail to the east, proposed multifamily to the west. The applicant seeks to rezone the property to build multifamily, the adjacent property is zoned "PD1170" Planned Development for a "C" multifamily and the nearest one-family zoning district is to the west of the site more than 250 feet away.

The proposed zoning is **compatible** with surrounding land uses. The proximity to commercial and presence of an established neighborhood with single-family and proposed cottage community uses in the immediate vicinity make the proposed multifamily compatible with the surrounding area.

## Comprehensive Plan Consistency- FLU Map and Policies

The adopted 2023 Comprehensive Plan currently designates the subject property as "General Commercial" on the Future Land Use Map. The proposed property's designation does not align with this category.

However, the following land use policies below are supported by the rezoning request:

• Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic

• Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

Furthermore, such a rezoning effort underscores the City's commitment to promoting stable, family-oriented neighborhoods, which can attract residents seeking a suburban lifestyle within the urban framework. This approach supports sustainable development by ensuring that land use decisions are made in harmony with the overarching planning strategy, ultimately enhancing the quality of life for residents and fostering a sense of community. As a result, the proposed rezoning to "PD-D" **is consistent** with the Comprehensive Plan policies.

#### Site Plan Comments

## Zoning and Land Use Comments:

- \* Maximum units per acre is 32 (Waiver required for more units per acre)
- \* Minimum front yard setback is 20 ft. (Waiver required for less)
- \* Required Open Space is 35%. (Waiver required for less)
- \* Fencing is not permitted in front of the building along Championship Parkway and Outlet Boulevard (Waiver required)
- \* Along Outlet Boulevard there are two parking spaces in front of the building. Remove or relocate or a waiver will be required.
- \* Any gates proposed at the entrances needs to be indicated on the site plan.
- \* Any carports proposed need to be indicated on the site plan.

#### Fire Department Comments:

#### **Comments**

 $FWFD - (Lt.\ Donna\ York,\ donna.york@fortworthtexas.gov\ or\ fireplatting@fortworthtexas.gov)$ 

Fire lanes, access, and fire lane/building hose lay shown as compliant.

Section 503.1.1 Buildings and Facilities

Section 503.1.6 Secondary Access

Section 503 Fire Lanes

Gates will required Knox keyed devices. Permit required for electrically operated gates.

Section 503.6 Security Gates

Availability of sufficient address numbers will determined need for named Emergency Access Easements.

Additional hydrants will be required to meet the following.

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

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

Be mindful of the location of the Fire Dept Connection for the following:

Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided: 150 ft. for a standpipe system, and/or a sprinkler system.

Sections 507.5.1 (2) and (3)

#### **General Comments**

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 #25388-03-2022.

https://www.fortworthtexas.gov/departments/fire/services/bureau

## **Transportation Comments:**

#### **Comments**

TDS (Stu Burzette, 817-392-2593, stuart.burzette@fortworthtexas.gov)

#### All comments FYI:

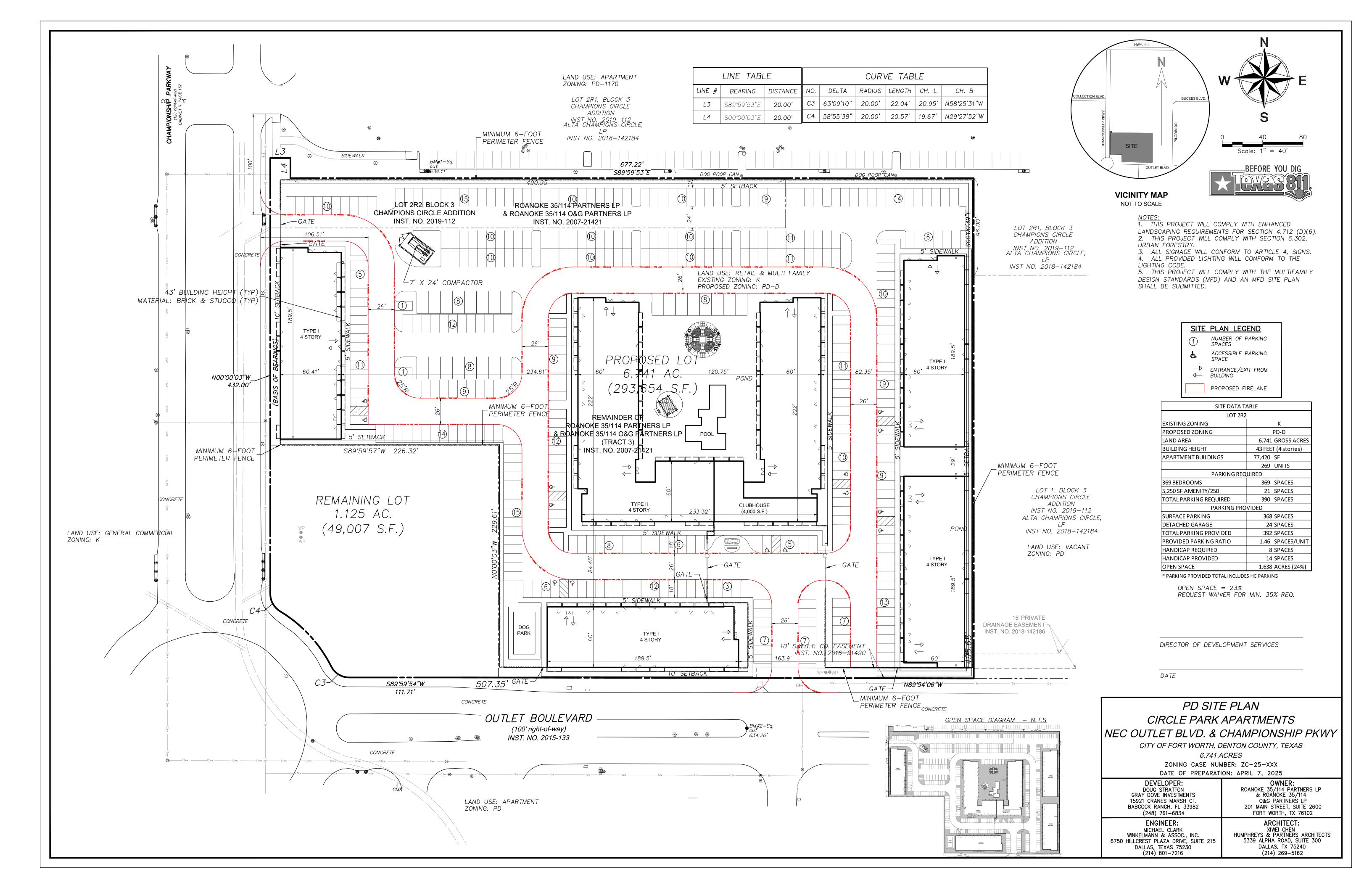
Traffic Impact Analysis – A Traffic Impact Analysis (TIA), accepted by Transportation Development Services, may be prior to plat approval. Include all vehicular, bicycle, and pedestrian movements in accordance with the Transportation Engineering Manual. Any questions can be directed to TDS (tds@fortworthtexas.gov). Previous decisions regarding this need may apply.

Rough Proportionality (RP): The tract is subject to a rough proportionality assessment and potential construction for road improvements based on the site's impact on the roadway system prior to final platting of any phase. Previous assessment may apply.

Developer may be responsible for constructing a left turn lane in the median on Outlet Blvd

Sidewalks and street lights will be required on all street frontages if not currently existing a. sidewalk width will likely need to match the surrounding developments

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





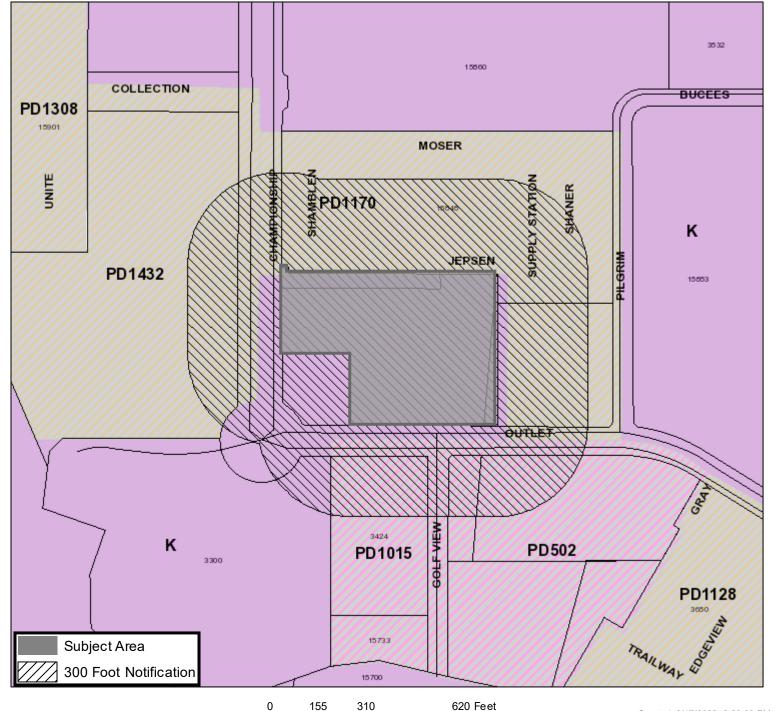
Applicant: Roanoke 35/114 Partners and O&G Partners
Address: 15836 & 15888 Championship Parkway

Zoning From: K

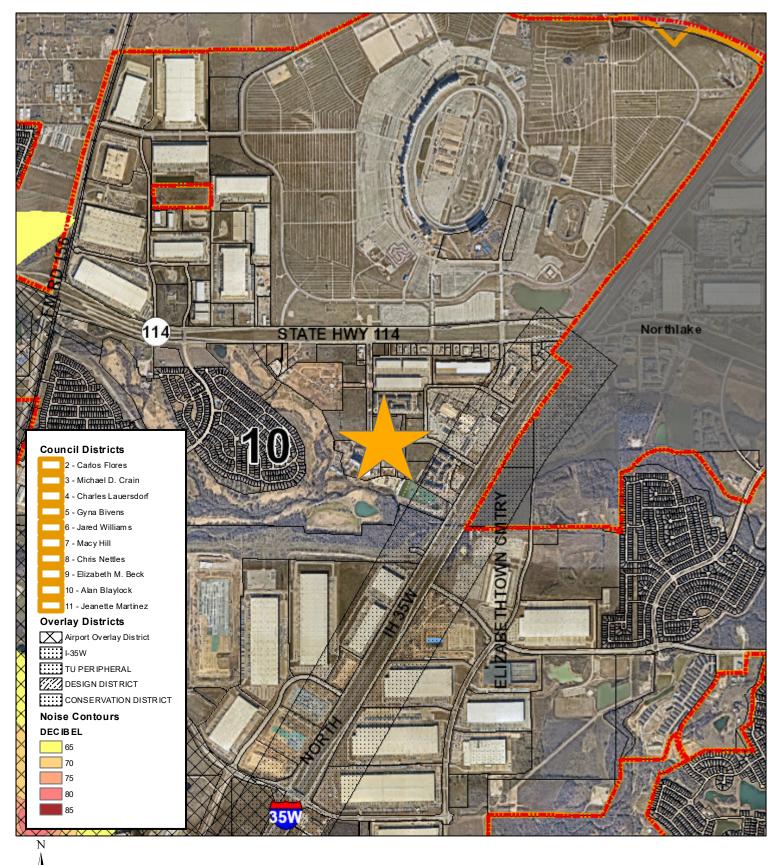
Zoning To: PD for D uses with waivers to density, open space, setbacks, height, and fencing

Acres: 6.741
Mapsco: Text
Sector/District: Far North
Commission Date: 7/9/2025
Contact: 817-392-7869



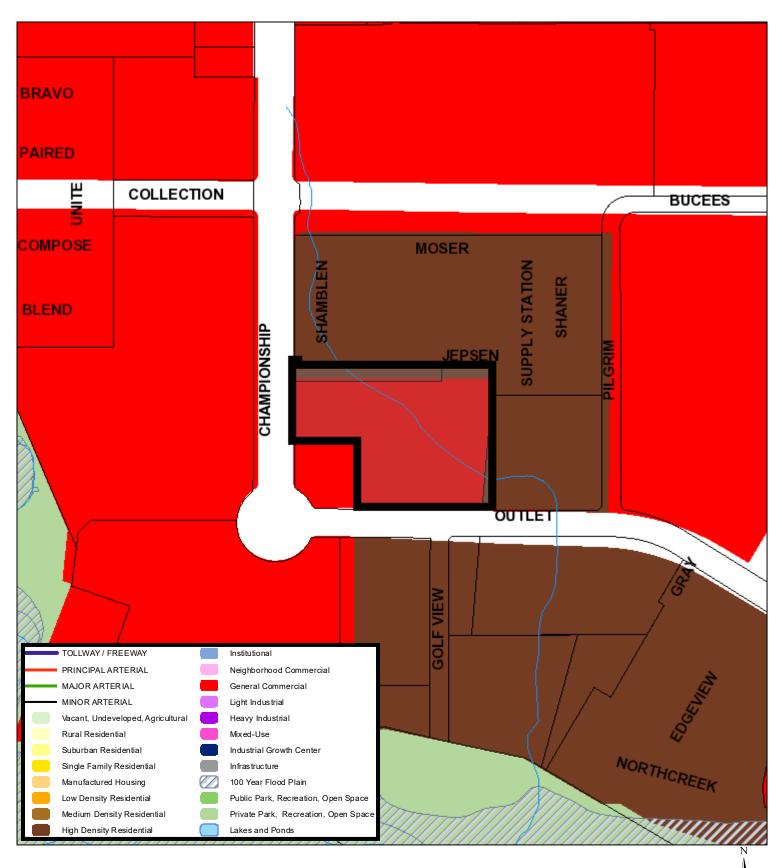








## **Future Land Use**





# **Aerial Photo Map**







# Zoning Staff Report

Date: July 9, 2025 Case Number: ZC-25-102 Council District: 11

## **Zoning Map Amendment**

Case Manager: Dave McCorquodale

Owner / Applicant: SAI Reeds Properties, Inc. / J.D. Ouda

Site Location: 2521Oakland Boulevard Acreage: 0.76 acres

## Request

**Proposed Use:** Commercial (Convenience Store)

**Request:** From: "ER" Neighborhood Commercial Restricted

To: "E" Neighborhood Commercial

## Recommendation

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Map Consistency: Requested change is consistent.

Comprehensive Plan Policy Consistency: Requested change is not consistent.

Staff Recommendation: Denial

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- 3. Recent Zoning History
- 4. Public Notification
- 5. <u>Development Impact Analysis</u>
  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency
- 6. Zoning Map with 300 ft. Notification Area

- 7. Area Map
- 8. Future Land Use Map
- 9. Aerial Photograph

## Project Description and Background

This 0.76-acre site in the Eastside Planning Sector is one block north of the intersection of East Lancaster Avenue and Oakland Boulevard. The property sits adjacent to the northern edge of the Oakland Corners Urban Village. The property is currently developed as a professional office suite building. The applicant proposes to redevelop the site into a convenience store.





The applicant provided the following project description:

This application is submitted to rezone the above mentioned property from ER Neighborhood Commercial Restricted to E Neighborhood Commercial, with the intent of establishing a convenience store. The convenience store will serve as a vital resource for the local community, providing easy access to essential goods and services.

#### Rationale for Rezoning

- Community Needs: There is a growing demand for a convenience store in the area, which will offer residents quick access to everyday items, groceries, snacks, and beverages. This convenience will enhance the quality of life for local residents.
- Economic Development: The establishment of a convenience store will create job opportunities for community members and contribute to the local economy through sales tax revenue and increased foot traffic to the area.
- 3.Alignment with Local Plans: The proposed rezoning aligns with the city's goals for economic development and community service enhancement, as outlined in the comprehensive land use plan.
- 4. Compatibility with Surrounding Businesses: The convenience store will complement existing businesses in the area, attracting customers and increasing overall foot traffic, which can benefit neighboring establishments.
- Improved Accessibility: The property is conveniently located near residential areas, making it easily accessible for local residents. This strategic location is ideal for a convenience store, ensuring that it meets the daily needs of the community.
- Infrastructure Support: The property has adequate infrastructure, including parking and access to utilities, which will support the operations of a convenience store without requiring extensive modifications.

In summary, rezoning this property to fully commercial is essential for establishing a convenience store that will meet the needs of the community while contributing to local economic growth. We respectfully request the approval of this application to support the development of a valuable community resource.

## Surrounding Zoning and Land Uses

North: "A-21" One-Family Residential (residential land use) East: "A-10" One-Family Residential (residential land use) South: "A-10" One-Family Residential (residential land use)

West: "MU-1" Low-Intensity Mixed Use (commercial and residential land use)

## Recent Zoning History

ZC-09-141: part of large City Council-initiated rezoning of the Meadowbrook Neighborhood area. The site is comprised of two tracts – one was zoned "E" and the other was zoned "ER". The 2009 rezoning downzoned the "E" tract to "ER", leaving both tracts zoned "ER" Neighborhood Commercial Restricted.

## **Public Notification**

#### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **June 27, 2025**.

#### **Posted Notice**

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

#### **Published Notice**

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### **Courtesy Notice**

The following organizations were emailed on June 27, 2025:

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

<sup>\*</sup>Located within this registered Neighborhood Association

## **Development Impact Analysis**

## Land Use Compatibility

A wide variety of land uses can be found within this block of Oakland Boulevard. More intensive commercial uses are found along East Lancaster Avenue to the south. The Low-Intensity Mixed Use (MU-1) zoning of the Oakland Corners Urban Village allows for residential and commercial land uses to be located adjacent to one another with minimal buffering or separation between uses. Most of the uses within the urban village area are commercial.

Moving north along Oakland Boulevard, the land uses transition to predominantly residential and "ER" Neighborhood Commercial Restricted land uses. Single-family residential properties surround three of the four sides of the subject property. To the west sits a single-family residence and a small one-story multi-tenant building with a church, daycare, and several other professional service businesses.

The subject property, zoned "ER" Neighborhood Commercial Restricted, is surrounded on three sides by single family residential land use. Development standards of "ER" Neighborhood Commercial Restricted are intended to alleviate land use compatibility concerns and mitigate negative impacts on surrounding properties. The table below identifies several key Development Standards that contribute to mitigating potential negative impacts on properties surrounding "ER" districts.

Comparison of selected Development Standards for "ER" and "E" districts		
	"ER" Neighborhood Commercial Restricted	"E" Neighborhood Commercial
Business size	5,000 sq. ft. max gross floor area per tenant	No limitation
Building size	10,000 sq. ft. gross floor area	60,000 sq. ft. gross floor area
Building lot coverage	30% maximum	No limitation
Alcohol sales	Not allowed	Allowed

In addition to the Development Standards shown above, the Non-Residential District Use Table allows for more intensive uses in the "E" district than the more restrictive "ER" district. Some of those permitted uses in the "E" Neighborhood Commercial district have operating characteristics that are higher in intensity and have longer typical operating hours which present the potential for negative impacts on surrounding land uses. For these reasons, staff finds the proposed "E" Neighborhood Commercial zoning **not compatible** with surrounding residential land uses.

## Comprehensive Plan Consistency

The 2023 Comprehensive Plan Future Land Use Map designates this property as Neighborhood Commercial, which is described as "Retail, services, offices and mixed uses serving daily needs for a local market area."

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The table excerpt above from the Comprehensive Plan provides a range of zoning districts suitable to achieve neighborhood commercial land uses. The site's current zoning of "ER" as well as "E", "MU-1" and applicable form-based districts are all suitable implementing zoning districts for this location. The requested zoning change **is consistent** with the Future Land Use Map.

While the permitted land uses within the "E" and ""ER" districts are generally neighborhood/local market serving uses, a site's location and surroundings are considerations that provide context for land use decisions. The site's adjacency to three single-family properties raise concerns about adequate separation of higher and lower intensity land uses. Typical convenience store site design suggests that the building would be situated near the back of the property to allow room for gasoline sales near the front of the site. Trash dumpsters are located either to the side or behind the building, which would be in close proximity to existing homes. Convenience stores and associated fueling areas are typically open 24 hours a day and brightly illuminated throughout the night. The policies of the Comprehensive Plan provide guidance for ensuring compatibility between different types of land uses. The requested zoning change is not consistent with the following policies of the Comprehensive Plan:

- 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.
- Preserve the character of rural and suburban residential neighborhoods.

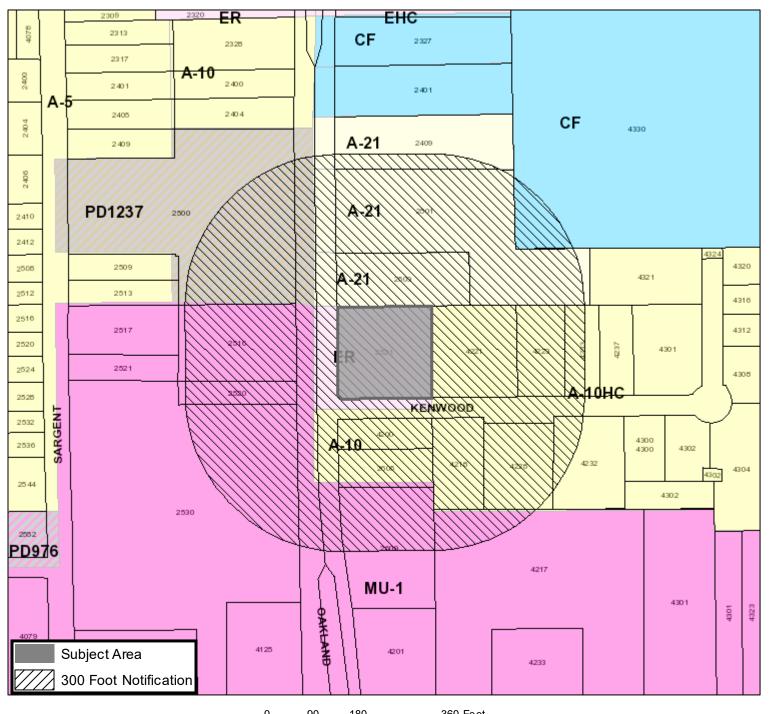


Applicant:

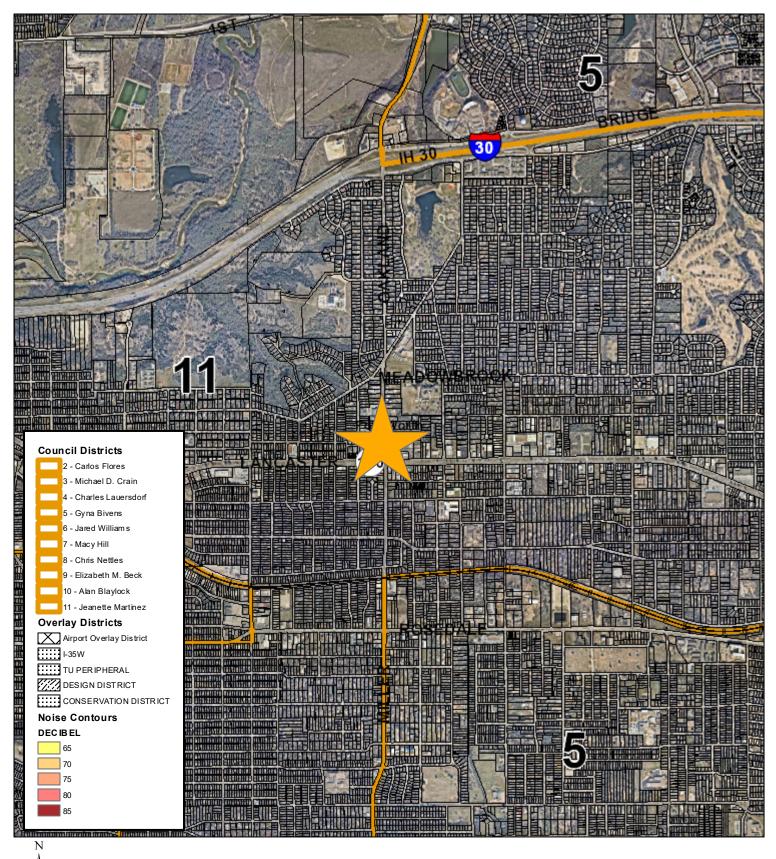
Address: 2521 Oakland Boulevard

Zoning From: ER Ε Zoning To: 0.76 Acres: Mapsco: Text Eastside Sector/District: Commission Date: 7/9/2025 Contact: 817-392-8043



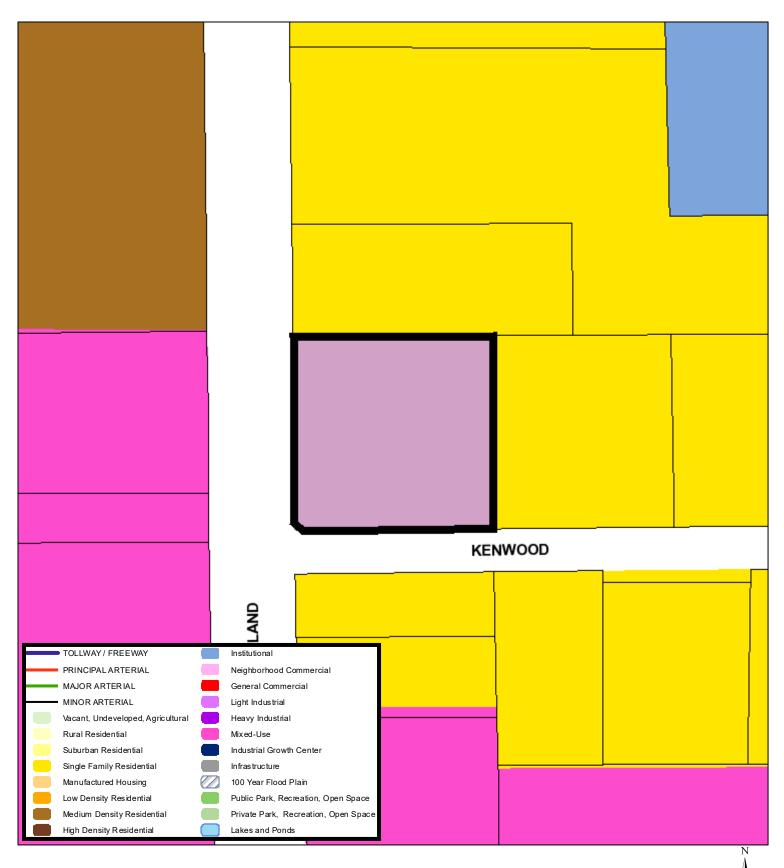








## **Future Land Use**

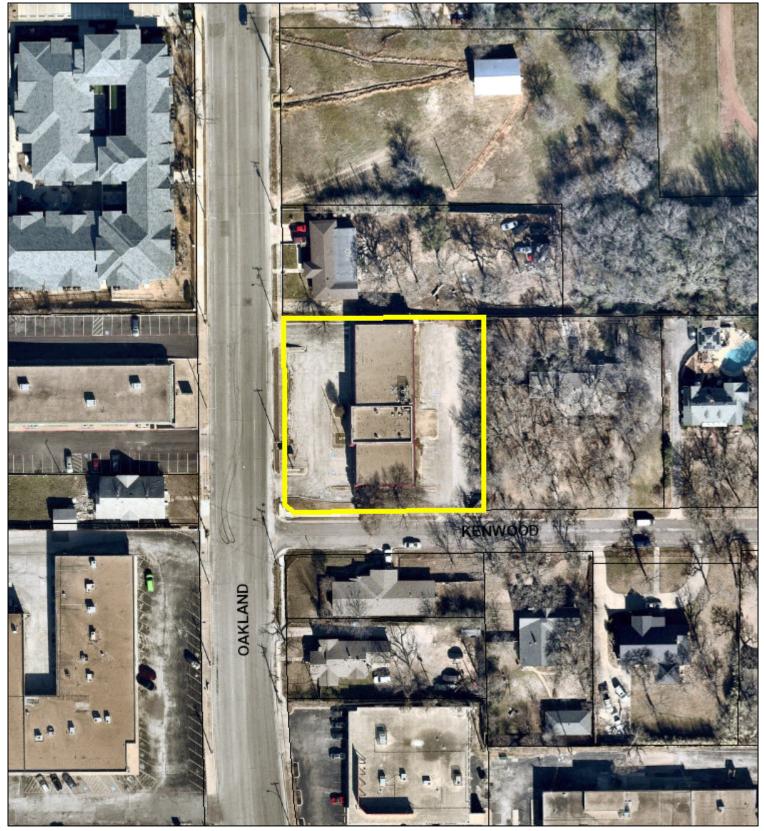


90 Feet

45



# **Aerial Photo Map**







# Zoning Staff Report

Date: July 9, 2025 Case Number: ZC-25-103 Council District: 5

## **Zoning Map Amendment**

Case Manager: Lynn Jordan

Owner / Applicant: Wal-Mart Estate Business Trust, Joann Joy / Juan Moreira, Kimley-Horn

Site Location: 2900 Renaissance Square Acreage: 19.11 acres

Request

**Proposed Use:** Drone Delivery

Request: To: Amend "PD720" Planned Development for "E" Neighborhood Commercial

excluding certain uses with development standards to add drone delivery as a

permitted use; site plan included

## Recommendation

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Map Consistency: Requested change is consistent

Comprehensive Plan Policy Consistency: Requested change is consistent

Staff Recommendation: Approval

### **Table of Contents**

- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. Recent Zoning History
- 4. Public Notification
- 5. Development Impact Analysis
  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency

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

## Project Description and Background

The subject property is approximately 19.11 acres south of Renaissance Square within Council District 5. The subject area will consist of an area in the parking lot for the drones to be kept and a staging area just east of the building. The property was rezoned Planned Development for "E" Neighborhood Commercial uses in 2009 (Ordinance 18192).

The applicant is seeking to add the drone delivery service as permitted use, a site plan was provided to show where the staging areas are. An 8 ft. metal ornamental screening fence is proposed to enclose the area. There will be an overall reduction of 34 parking spaces

No further amendments are proposed under this application. The applicant solely seeks to add a drone delivery as permitted use. The primary use will remain retail.

## Applicants Proposal

Walmart is partnering with Zipline to bring drone delivery of groceries to the Fort Worth area. This scope of work includes 9 charging stations for the drones and 2 loading stations where they will be taking off from. All proposed improvements will be fenced off from the public.

## Surrounding Zoning and Land Uses

North: "PD720" Planned Development for "E" Neighborhood Commercial excluding certain uses with development standards; site plan waived / commercial and retail

East: "PD720" PD for "E" Neighborhood Commercial uses excluding certain uses with development standards; site plan waived / vacant

South: "PD916" PD for all uses in "D" High Density Multifamily with development standards; site plan required / multifamily

West: "PD720" PD for "E" Neighborhood Commercial excluding certain uses with development standards; site plan waived / commercial

## Recent Zoning History

- PD720 Planned Development for certain "E" Neighborhood Commercial uses
- PD721 Planned Development for "A-5" One-Family with a restricted use buffer
- PD722 Planned Development for "CF" Community Facilities with development standards
- PD915 Planned Development for "ER" Neighborhood Commercial Restricted plus certain uses with development standards
- PD916 Planned Development for "D" High Density Multifamily with development standards
- PD1374 Planned Development for "R2: Townhouse/Cluster for attached and cluster housing

## **Public Notification**

#### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on June 27, 2025.

#### **Posted Notice**

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

#### **Published Notice**

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

## **Courtesy Notice**

The following organizations were notified: (emailed June 27, 2025)

Organizations Notified		
New Mitchell Boulevard NA*	Glencrest Civic League NA	
Polytechnic Heights South NA	Streams and Valleys Inc	
United Communities Association of South Ft. Worth	Trinity Habitat for Humanity	
Eastland NA	Southeast Ft. Worth Inc.	
East Ft. Worth Inc.	Fort Worth ISD	

<sup>\*</sup>Located within this registered Neighborhood Associations

## **Development Impact Analysis**

### Land Use Compatibility

The site is bounded by "PD720" Planned Development for "E" Neighborhood Commercial excluding certain uses with development standards to the north, west and east. To the south "PD916" Planned Development for "D" High Density Multifamily with development standards, proposed multifamily.

One change of use is proposed with this application and the zoning has been in place since 2006. As a result, the proposed use **is compatible** at this location.

## Comprehensive Plan Consistency – Southeast Sector

The adopted Comprehensive Plan currently designates the subject property as Neighborhood Commercial on the Future Land Use Map. The purpose of this PD amendment is to add a drone delivery as permitted use. The proposed zoning is consistent with the land use designations for this area.

This request is consistent with the Comprehensive Plan future land use map designation.

## **Development Impact Analysis**

## Site Plan Comments

## **Zoning & Land Use**

- \*Label on the site plan where the drone area and charging stations are to be located, so it is clear moving forward.
- \* Verify if 34 parking spaces are being utilized for the drone area.
- \*Add the zoning case number in the lower right-hand corner.
- (FYI) Any permanent structures will require building permits.
- (FYI) Has there been communication with FAA

## **Fire**

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov) or fireplatting@fortworthtexas.gov) Fire Code does not have requirements specific to drone operations.

Battery charging stations must comply with Section 309.

Any structures for the charging or storage of equipment are subject to Fire Code.

Available hydrants and access are provided with existing conditions.

#### **General Comments**

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 #25388-03-2022. https://www.fortworthtexas.gov/departments/fire/services/bureau

#### **TPW**

No comment has been made at this time

#### Water

\*\*\*\*\*\* Water Department Comments \*\*\*\*\*\*\*

Plat case review Performed On: 6/3/2025 Anthony Vallejo | Anthony.vallejo@fortworthtexas.gov | 817-392-7815

- 1) FYI 3.8.6 Minimum Horizontal Clearance The minimum horizontal clearance between proposed lines and existing/proposed foundations, piers, or other vertical structures shall be 10 feet, as measured from outside edge to outside edge.
- 2) FYI An encroachment agreement will be needed for the proposed electrical trenching shown to be going over the 12" PVC Water Main on the proposed two station charging stand located on the west side of the Walmart store.

## **Development Services--Platting**

No comment has been made at this time

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



Area Zoning Map
Wal-Mart Real Estate Business Trust/Kimley-Horn

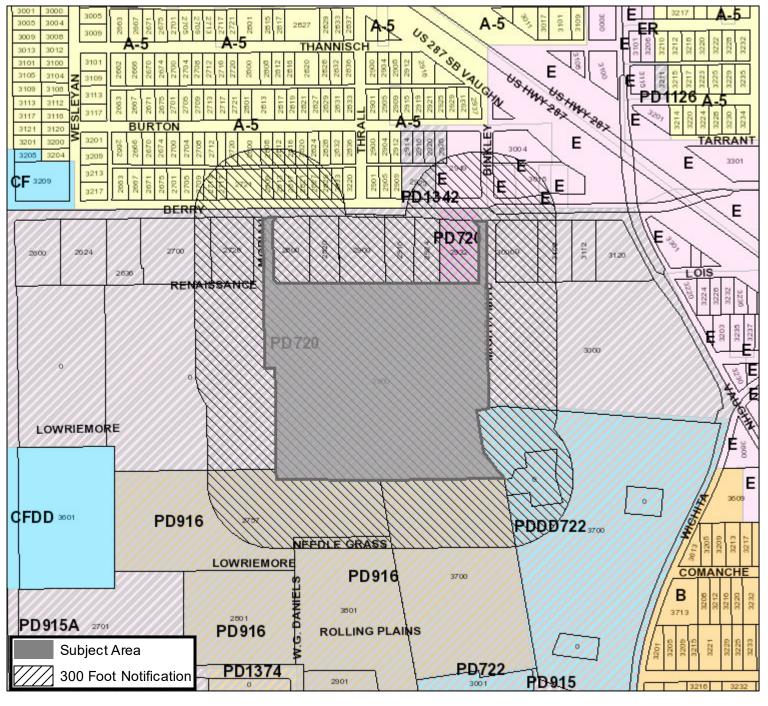
Address: 2900 Renaissance Square Zoning From: PD 720 for certain E uses

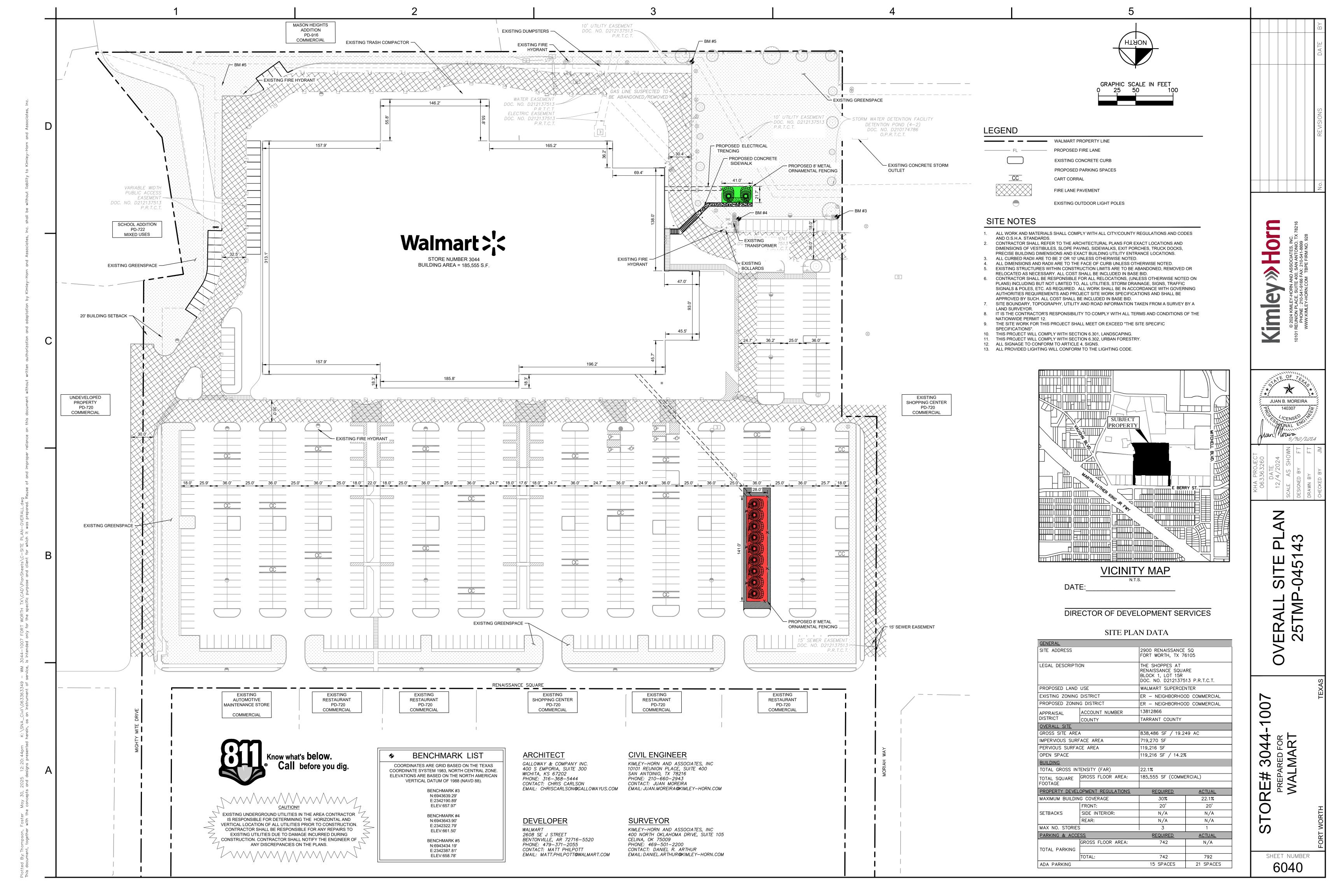
Zoning To: Add CUP for delivery drones stored outdoors

Acres: 19.11
Mapsco: Text
Sector/District: Southeast
Commission Date: 7/9/2025
Contact: 817-392-7869

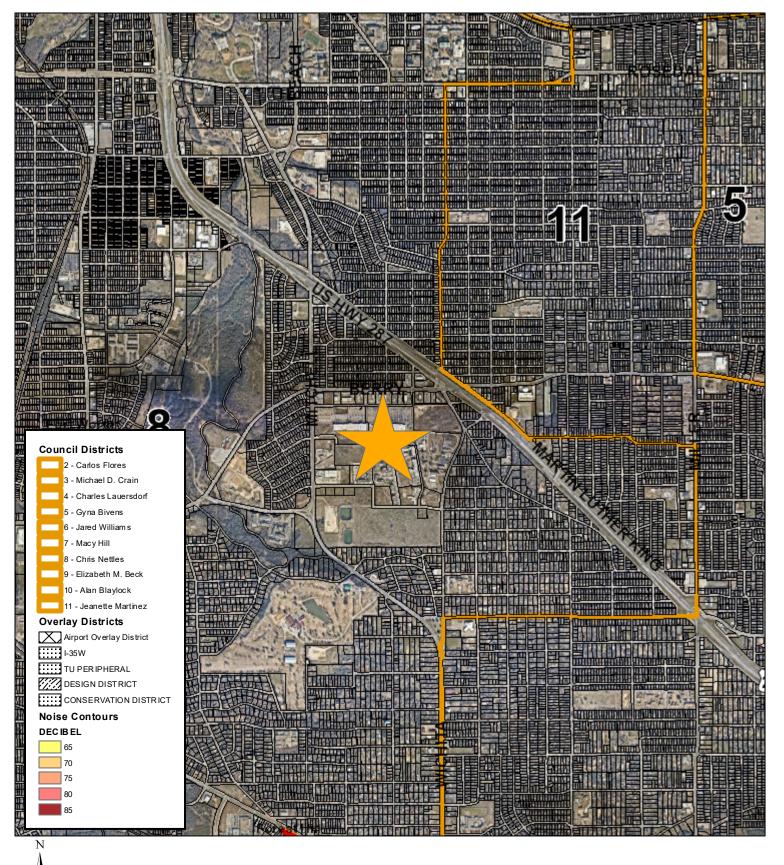
Applicant:





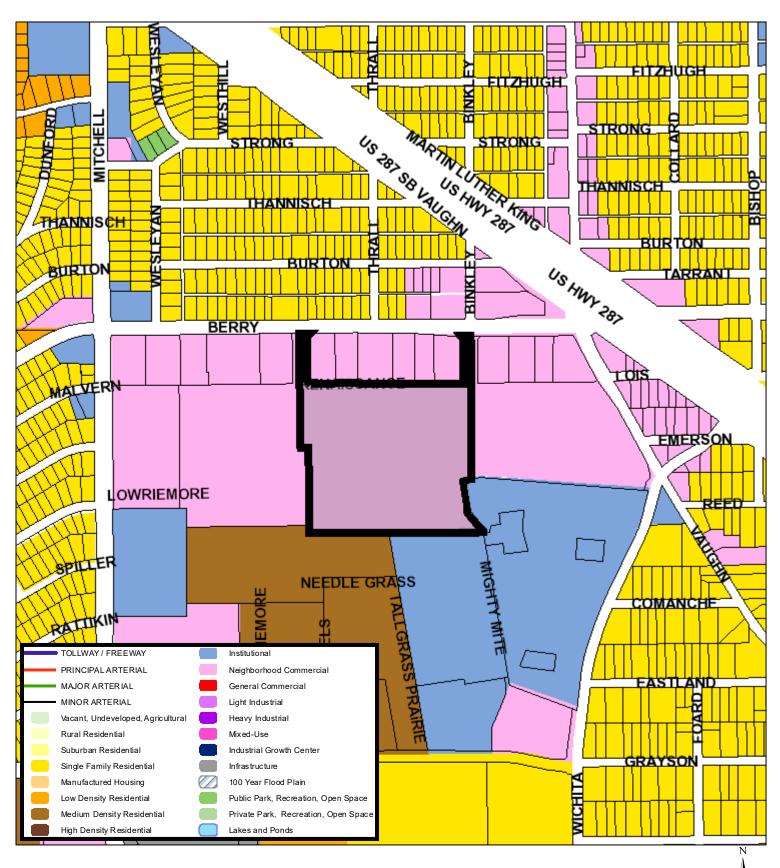








## **Future Land Use**





# **Aerial Photo Map**







# Zoning Staff Report

Date: July 9, 2025 Case Number: SP-25-008 Council District: 5

## Site Plan

Case Manager: Lynn Jordan

Owner / Applicant: Primera Organizacion Internacional De Iglesias Evangelicas Apostles Y Profetas Inc /

Nikko Moore, MMA

Site Location: 7100 block (evens) John T. White Road, 1000 block (evens) Williams Road

Acreage: 12.31 acres

## Request

**Proposed Use:** Place of Worship

**Request:** To: Add site plan for church with accessory uses in "PD/CF" Planned

Development/Community Facilities District

## Recommendation

Staff Recommendation: Approval

## **Table of Contents**

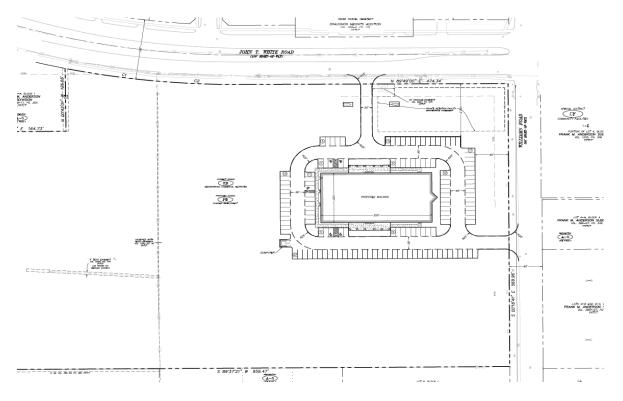
- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. Recent Zoning History
- 4. Public Notification
- 5. Development Impact Analysis
  - a. Site Plan Comments

- 6. 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 property is located at the intersection of John T. White Road and Williams Road. The current zoning of this site is Planned Development/Community Facilities, which was approved by Council June 2025 to allow for certain uses in "CF" Community Facilities, place of worship, museum, government facility, recreation facility, education and cultural facility; site plan required. The applicant is submitting the required site plan to allow development for a new place of worship.

The site plan depicts a 20,000-square foot building, one-story. John T. White and Williams Road will provide access. 139 parking spaces are being provided to meet minimum ordinance requirements. The site plan complies with all requirements for "CF" Community Facilities zoning district and no waivers or specific development standards are being requested.



Surrounding properties consist of vacant, single-family to the north, east and south. Two-Family duplexes to the west, vacant, single-family and landscaping business to the south.

## Surrounding Zoning and Land Uses

North "A-5" One-Family / vacant & office/professional

East "CF" Community Facilities, "A-5" One-Family / place of worship, single-family

South "PD 124" Planned Development for landscaping business with 5 horses for family and "A-5" One-Family / commercial, single-family, vacant

West "CR" Low Density Multifamily /duplexes and apartment complex

## **Recent Zoning History**

• "PD124" Planned Development for landscaping business and keeping up to 5 horses for family: Approved 7/1991

#### **Public Notification**

#### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **June 27, 2025**.

#### **Posted Notice**

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

#### **Published Notice**

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

#### **Courtesy Notice**

The following organizations were emailed on June 27, 2025:

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

<sup>\*</sup> Closest registered Neighborhood Association

## **Development Impact Analysis**

#### Site Plan Comments

#### **Zoning and Land Use**

- #1. Need to know how many seats are in the sanctuary, noted on the site plan.
- #2. Confirm the only use in this proposed building is the Church.
- #3. Indicate on the site plan the approximate location of any signage. Need to be outside of any setbacks or easements.
- #4. Add SP-25-008 to the lower right-hand corner. Remove ZC-25-074.
- #5. Indicate on the site plan the square footage of each lot and add the lot and block numbers. I need to know where the lot line actual is on the site plan.

#6. Add to the notes any building or parking lot lighting shall not trespass off the property. (FYI)

Any future development will require a separate submittal of the site plan. Remove square legend.

#### **Platting**

1. The attached plat is not recorded. Need to replat the proposed development as shown on the attached plat. Cannot get a building permit on remainder lots. Once the final plat is recorded and addressed and the address is uploaded to GIS this project can submit for a building permit.

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



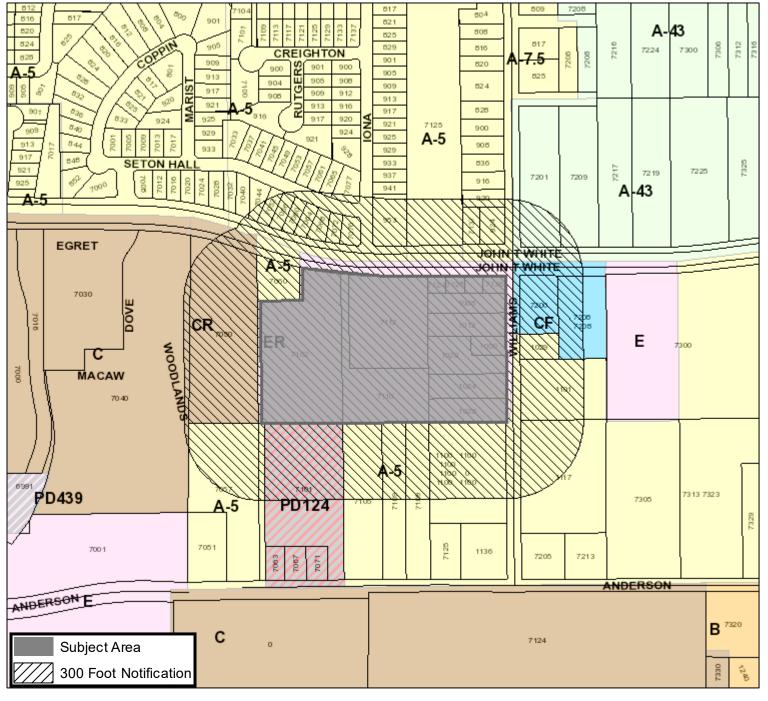
Area Zoning Map
Primera Organizacion International de Iglesias/MMA

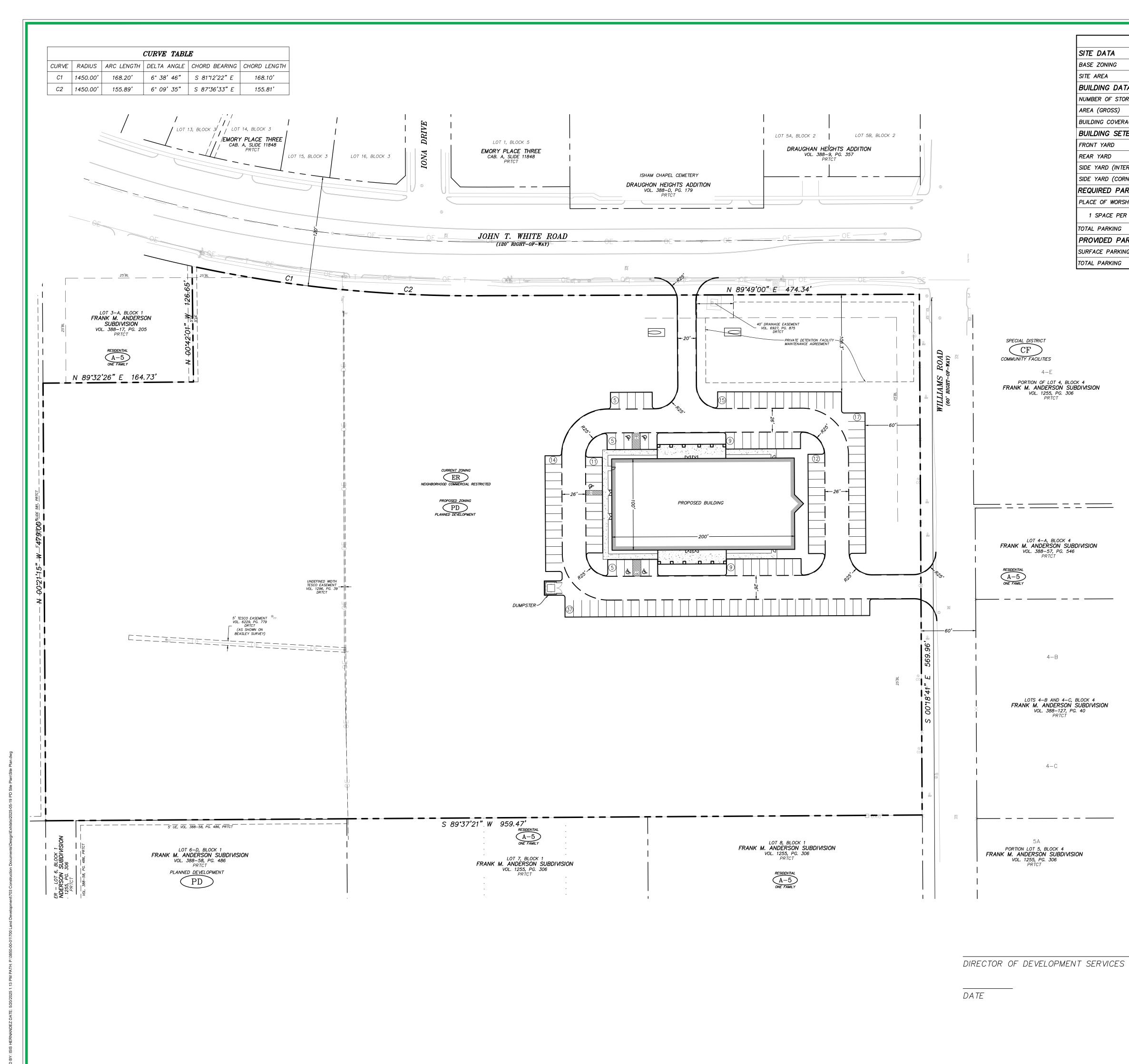
Applicant:

7100 block (evens) John T. White Road, 1000 block (evens) Williams Road Address:

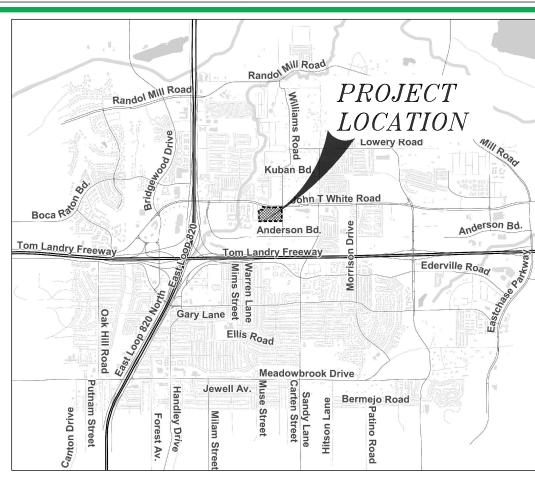
Zoning From: ER **CF** Zoning To: 12.319 Acres: Mapsco: Text Eastside Sector/District: Commission Date: 7/9/2025 Contact: 817-392-7869





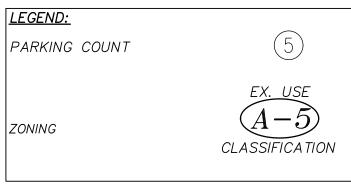


SITE DATA TABLE SITE DATA BASE ZONING CF SITE AREA 12.32 AC/536,504 SF BUILDING DATA NUMBER OF STORES 1 STORY AREA (GROSS) 20,098 SF. 20,098 SF (3.75%) BUILDING COVERAGE BUILDING SETBACKS FRONT YARD 20' MIN. REAR YARD 5' MIN. SIDE YARD (INTERIOR) 5' MIN. SIDE YARD (CORNER) 20' MIN. TO SIDE STREET REQUIRED PARKING PLACE OF WORSHIP 1 SPACE PER 5 SEATS IN SANCTUARY OR WORSHIP AREA 132 SPACES TOTAL PARKING 132 SPACES PROVIDED PARKING SURFACE PARKING 139 SPACES TOTAL PARKING 139 SPACES



VICINITY MAP NO SCALE

1 inch = 50 ft.



# NOTES:

OWNER/DEVELOPER:

PRIMERA ORGANIZACION INTERNACIONAL DE IGLESIAS EVANGELICAS APOSTOLES Y PROFETAS INC.

6626 BRIDGES AVENUE

RICHLAND HILLS, TEXAS 76118

CONTACT: RUBEN SAAVEDRA

TEL: (214)-715-3558

EMAIL: armandosf@hotmail.com

- 1. ALLOWED USES WILL INCLUDE PLACE OF WORSHIP, RECREATION, EDUCATION OR MUSEUM/CULTURE FACILITY.
- 2. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH THE COMMERCIAL DEVELOPMENT STANDARDS.
- 3. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING AND SECTION 4.7.11.D.6A, ENHANCED LANDSCAPING.
- 4. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- 5. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH ARTICLE 4, SIGNS.
- 6. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

PLANNED DEVELOPMENT SITE PLAN

IGLESIA EVANGELICA APOSTOLES Y PROFETAS FRANK M. ANDERSON SUBDIVISION LOTS 1-R AND 2-R BLOCK 1

> CITY OF FORT WORTH, TARRANT COUNTY, TEXAS MAY 2025

ZONING CASE # ZC-25-074

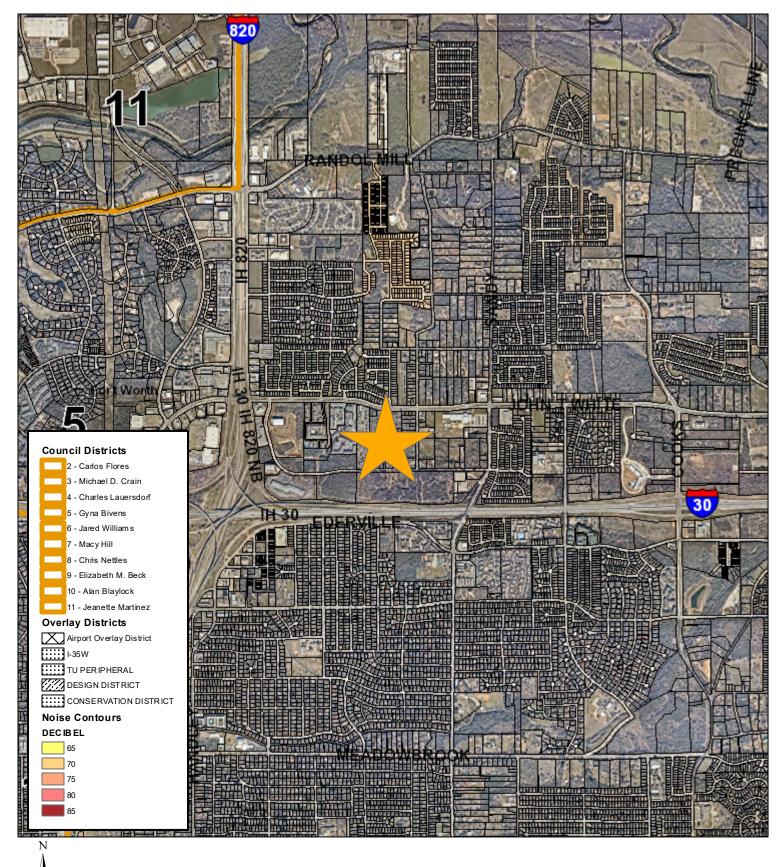
ENGINEER

tbpels registration number: f - 2759 tbpels registration/license number: 10088000 519 east border arlington, texas 76010 8 1 7 - 4 6 9 - 1 6 7 1 fax: 817-274-8757 www.mmatexas.com

CONTACT: ROB CRONIN, P.E.

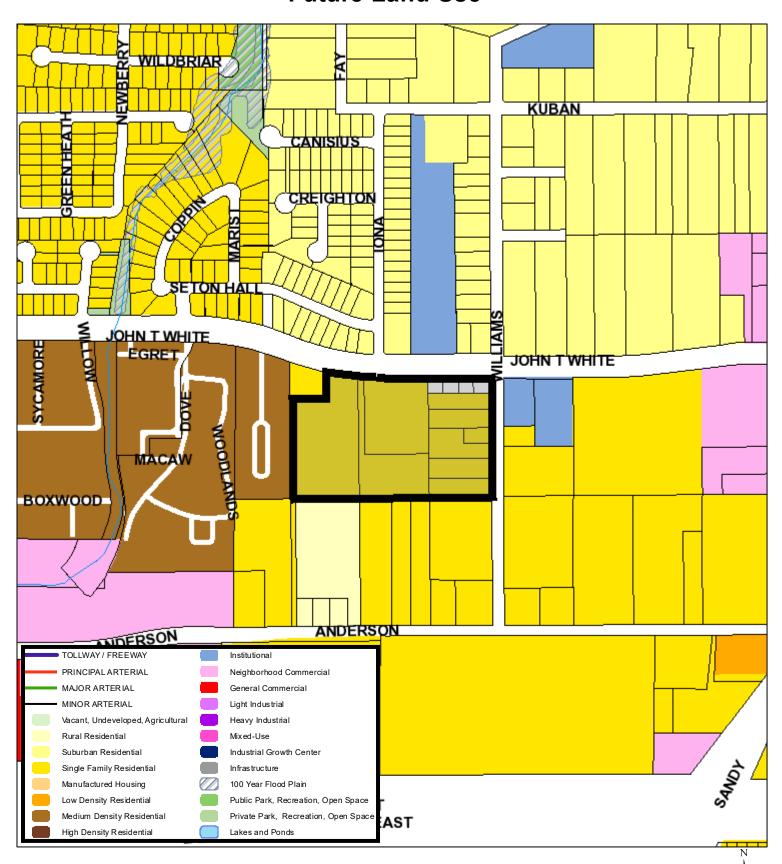
05/20/2025 SHEET 1 OF 1





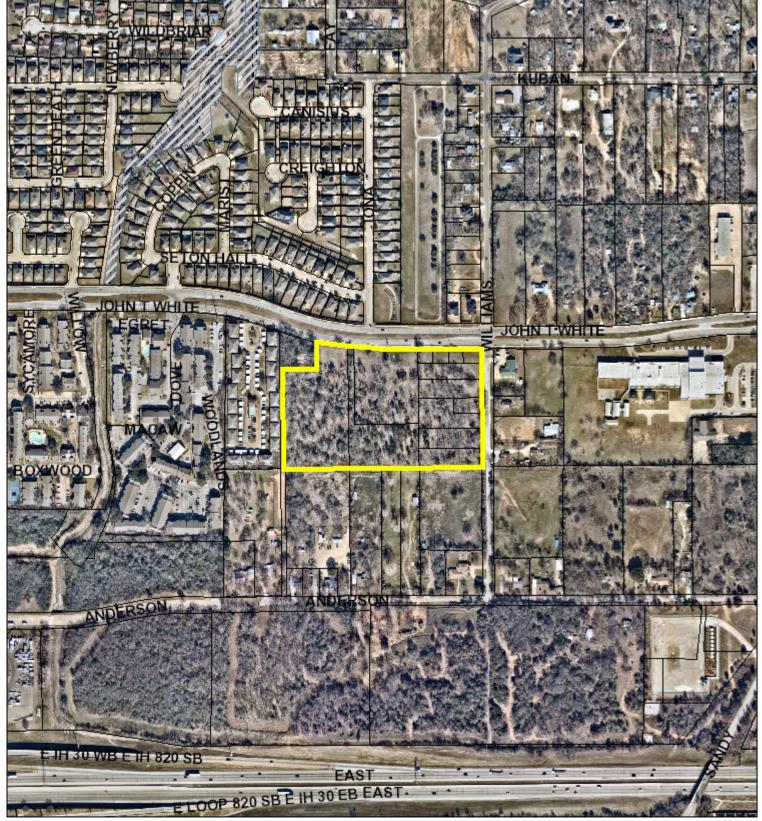


# **Future Land Use**





# **Aerial Photo Map**







# Zoning Staff Report

Date: July 9, 2025 Case Number: SP-25-009 Council District: 5

# **Zoning Map Amendment**

Case Manager: Beth Knight

Owner / Applicant: Huong Dao Vipassana B Center/ Westwood

Site Location: 4717 E. Rosedale Street Acreage: 3.00 acres

### Request

**Proposed Use:** To add accessory storage building to the Buddhist Temple

**Request:** Add site plan for church with accessory uses in "PD/CF" Planned

Development/Community Facilities District

Recommendation

Staff Recommendation: Approval

#### **Table of Contents**

- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. Recent Zoning History
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- 10. Aerial Photograph

## Project Description and Background

The subject property is part of the Buddhist temple located along the north side of E. Rosedale Street, at the northeast corner of Edgewood Terrace. The current zoning of this site is Planned Development PD 1417, which was approved in 2024 to allow certain "CF" Community Facility uses, with development standards for height, parking, signs and urban forestry; site plan required. Although the zoning was approved in 2024, the temple has been operating on the site since the early 2000s. Roughly 40% of the area within the PD is developed, and the subject area contains the temple's oldest buildings. The applicant is submitting the required site plan to add development of a new accessory storage building.

All immediately surrounding properties to the north, east, and west are also located within PD 1417. An existing commercial building and vacant land lies to the south of this site across E. Rosedale Street. The proposed location is behind the main temple that is accessed from Edgewood Terrace. A new kitchen is located due south of the proposed building, and residential buildings for the religious complex have been constructed to the north. Vacant land for the temple's expansion and used for intermittent celebrations lies to the east. Additional land for future expansions is found at the end of Edgewood Terrace, furthest from E. Rosedale Street.

The site plan depicts a two story 2,880-square foot non-habitable building with 1,440 square feet on each floor. Since the building is not habitable, no additional parking spaces are needed to meet minimum ordinance requirements. However, construction of new habitable buildings in later phases is likely to trigger the need to pave the existing parking lot, consisting of a grassy surface and no striped spaces. The site plan complies will all requirements for "CF" Community Facility zoning, and no waivers or specific development standards are being requested.

## Surrounding Zoning and Land Uses

North: "PD-1417" for certain CF uses / Residential quarters

East: "PD-1417" for certain CF uses / Vacant land

South "E" Neighborhood Commercial / 1 commercial use, vacant land

West: "PD-1417" for certain CF uses / Parking area

## **Zoning History**

- ZC-11-030: site and surrounding area, Council-initiated rezoning, from multiple district to be in conformance with the Comprehensive Plan, 4/6/2011.
- ZC-19-116: site and surrounding area, staff-initiated rezoning, add Stop Six Residential Overlay, approved, 9/11/2019.
- ZC-23-202: from B, E, I, to PD for CF uses with waivers to height, parking, signs and urban forestry, approved, 12/10/2024.

#### **Public Notification**

300-foot Legal Notifications were mailed on June 27, 2024.

The following organizations were notified: (emailed June 27, 2024)

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

<sup>\*</sup>Located within this Neighborhood Association

## **Development Impact Analysis**

#### Site Plan Comments

#### **Zoning and Land Use**

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

- 1. Note the site is part of Tract 3 in PD 1417.
- 2. Note the project's specific addition of the accessory storage building in the title.
- 3. Update the site's zoning case number to SP-25-009 in the lower right corner.
- 4. Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title.
- 5. Please remove the topo lines.
- 6. Please label the proposed building's setback dimensions to the eastern property line.
- 7. Label the proposed building as either storage or non-habitable accessory.
- 8. Label the proposed building's height.
- 9. Note all existing buildings' uses, stories, and height. A chart could be used if the labels start to overlap.
- 10. Show and label all the existing structures where the legal description and ownership labels have been placed in the north central portion.
- 11. Add a surface materials legend and ensure all ground improvements have a material.
- 12. Show all pedestrian paths.
- 13. Show and label the dumpster or note the site does not have a dumpster.
- 14. Label the western gate's height.
- 15. Note the site has no platted easements.
- 16. Show the required PD setbacks.
- 17. Informational comment: addition of a non-habitable building will not trigger paving of the existing parking area to the west at this time. Future building that add habitable space are likely to necessitate the parking area to be formally paved and striped.
- 18. Label the zoning and use of the sites to the south.
- 19. Instead of the standard landscaping, urban forestry, and signage notes, please change them to say the site will comply with the landscaping, urban forestry, and signage standards in the approved PD 1417.

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

# DS - Transportation 1. None noted.

## **Fire**

1. None noted.



Applicant: Area Zoning Map

Huong Dao Vipassana B Center/ Westwood

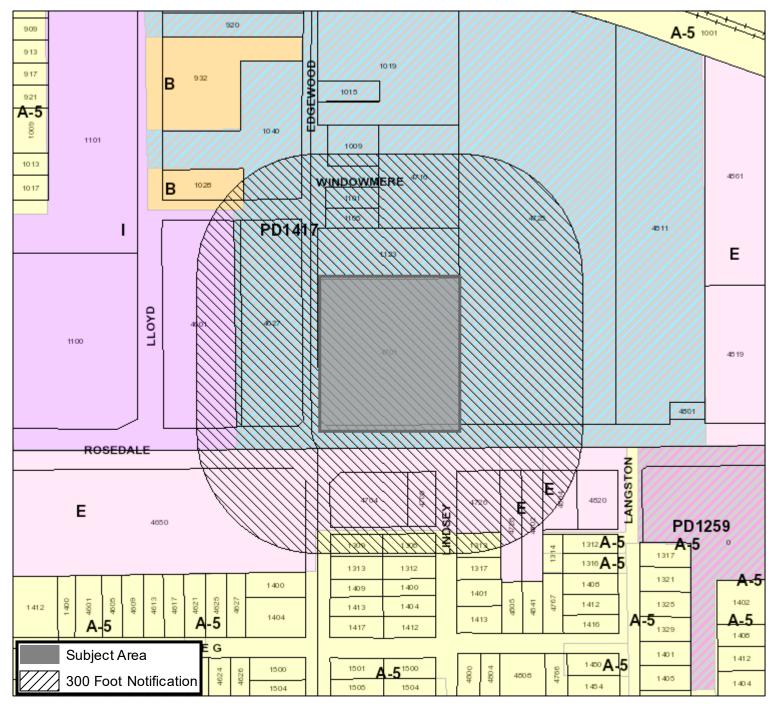
Address: 4717 E. Rosedale Street

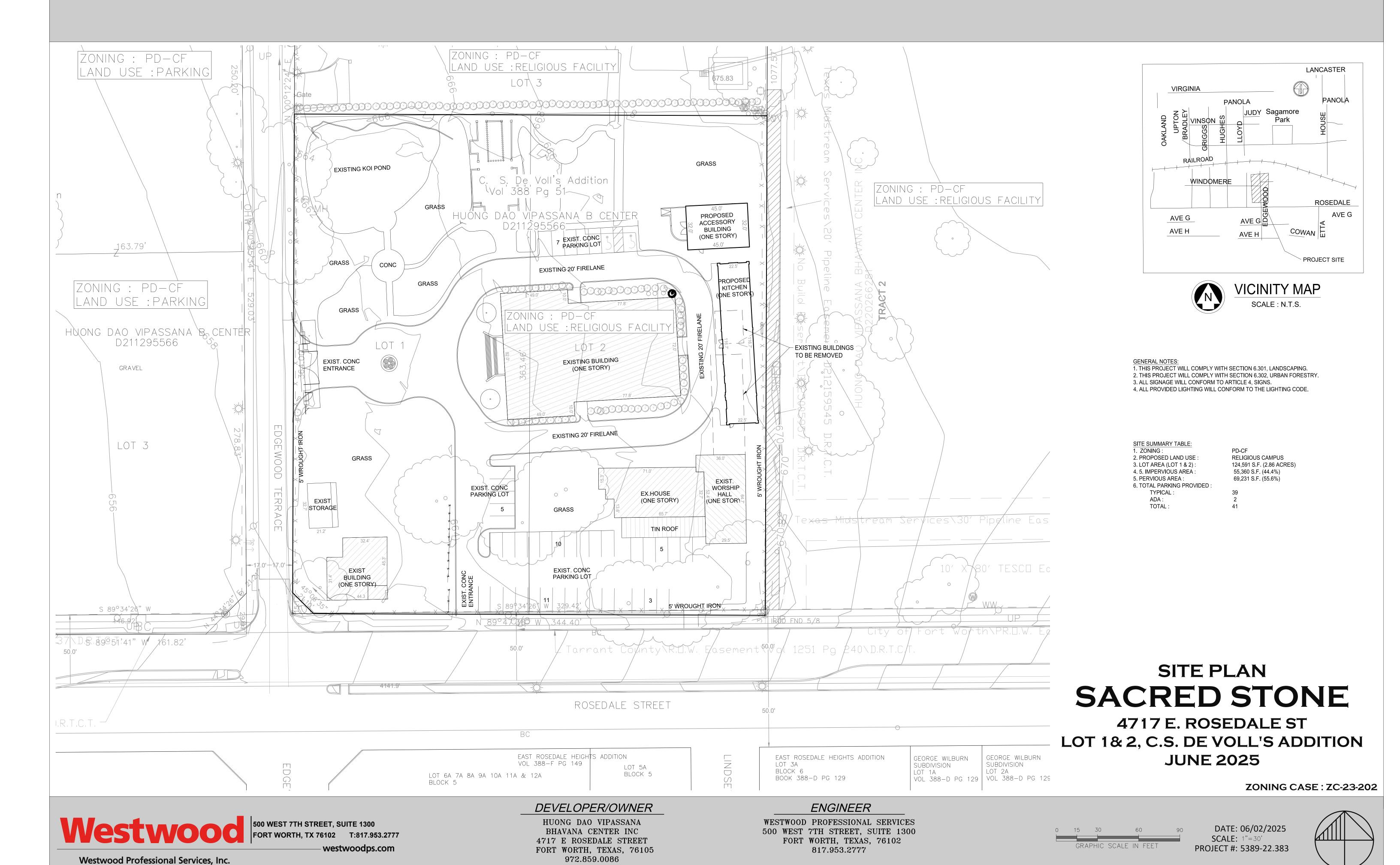
Zoning From: PD 1417 for CF uses with religious campus

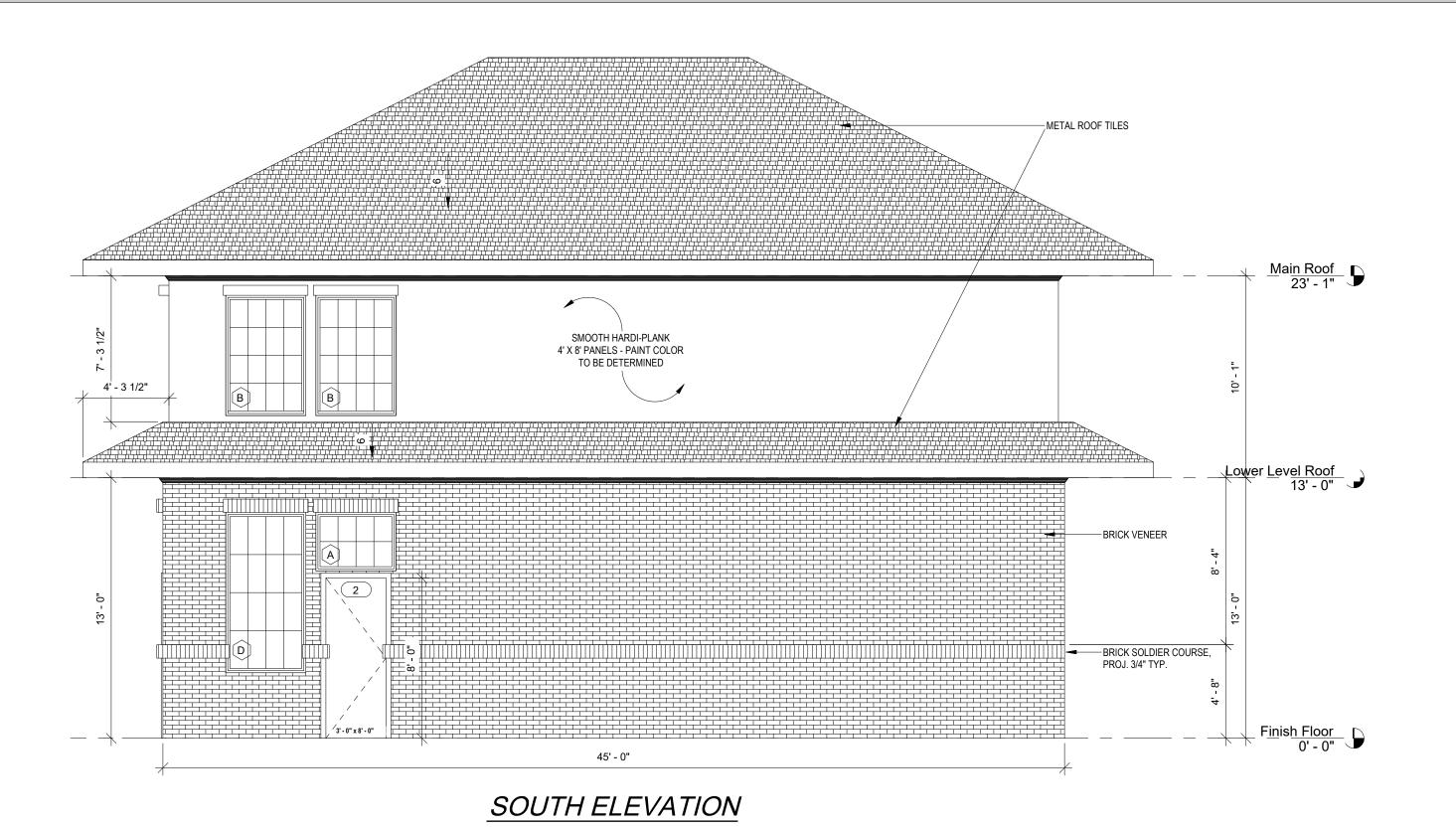
Zoning To: Required site plan to add accessory storage building

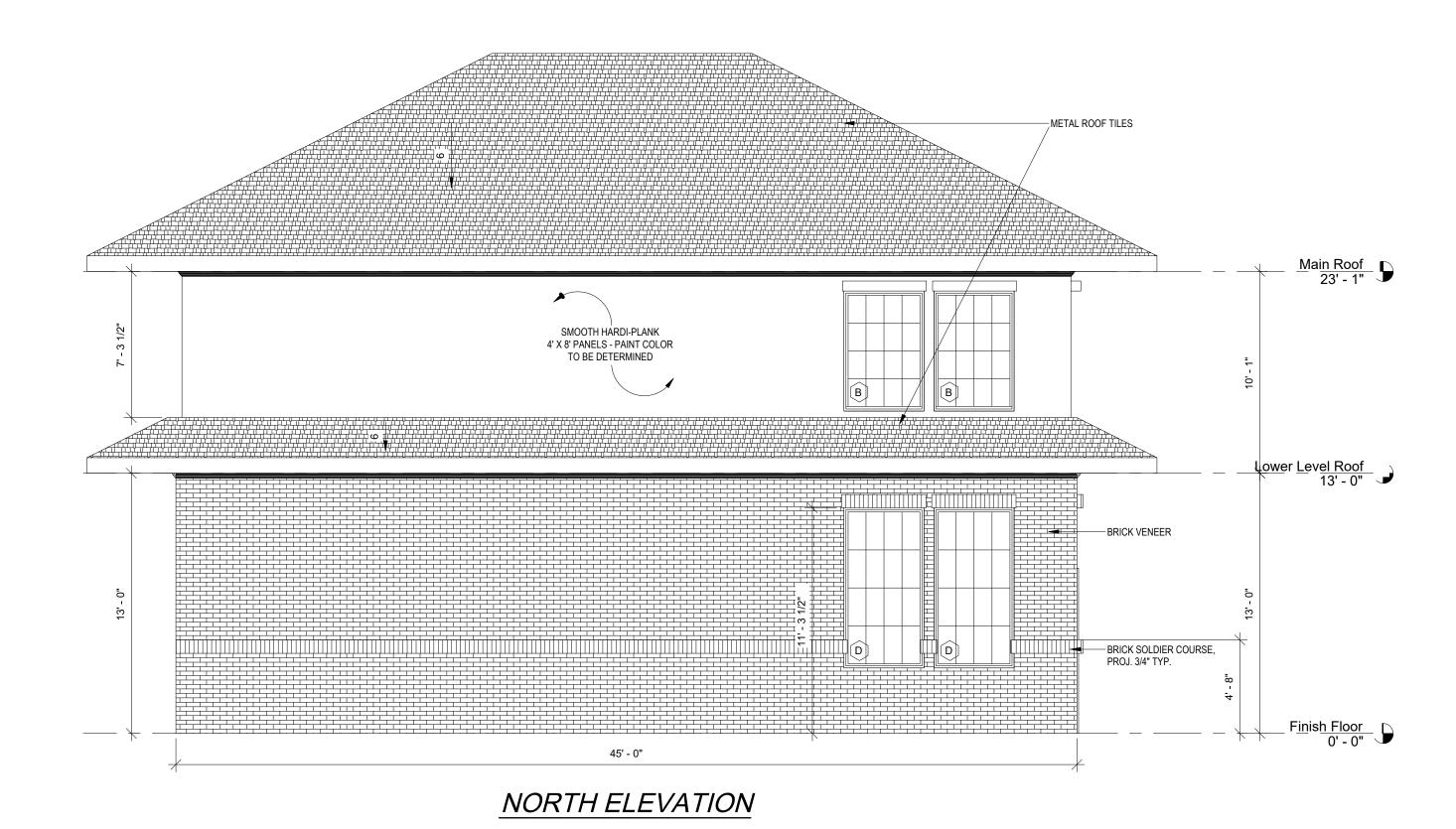
Acres: 3
Mapsco: Text
Sector/District: Southeast
Commission Date: 7/9/2025
Contact: 817-392-8190

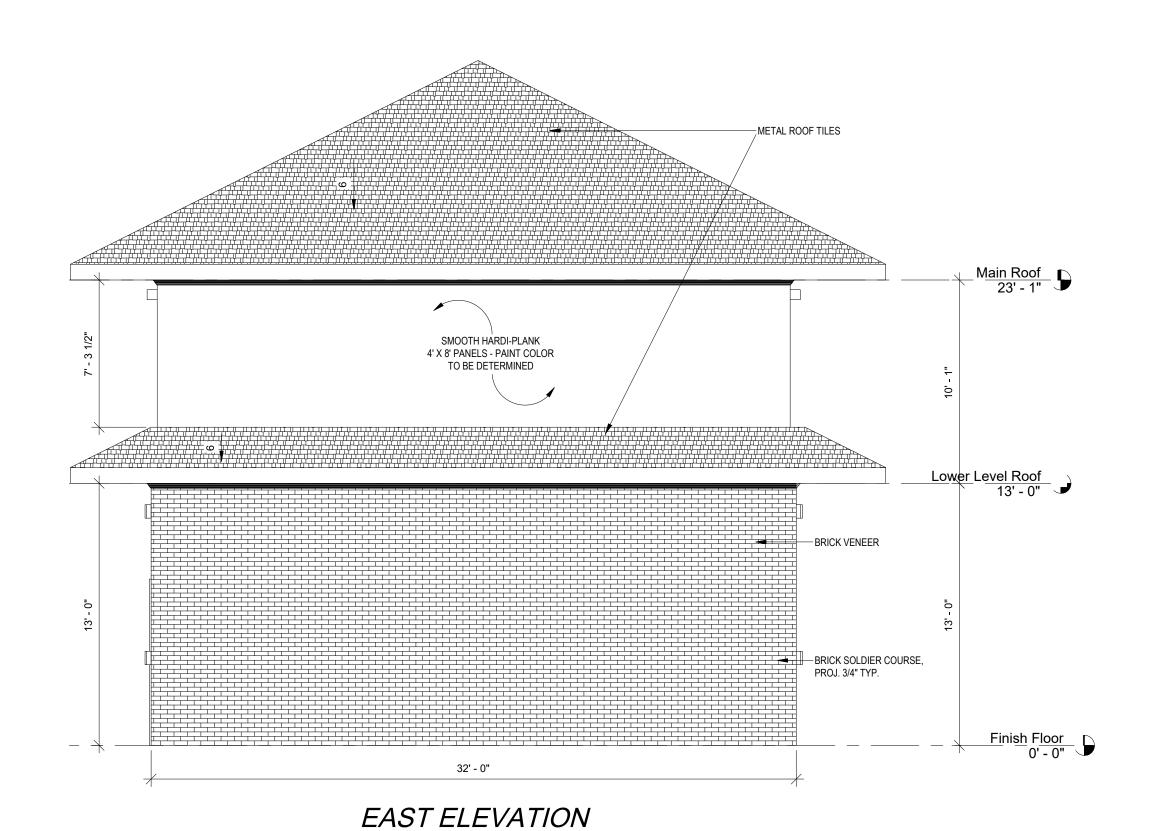












# **BUILDING ELEVATIONS** SACRED STONE

4717 E. ROSEDALE ST LOT 1 & 2, C.S. DE VOLL'S ADDITION **JUNE 2025** 

SCALE: N.T.S.

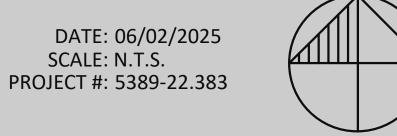
# DEVELOPER/OWNER

HUONG DAO VIPASSANA BHAVANA CENTER INC 4717 E ROSEDALE STREET FORT WORTH, TEXAS, 76105 972.859.0086

# **ENGINEER**

WESTWOOD PROFESSIONAL SERVICES 500 WEST 7TH STREET, SUITE 1300 FORT WORTH, TEXAS, 76102 817.953.2777

**ZONING CASE: ZC-23-202** 



WEST ELEVATION

EXISTING TREE CANOPY COVERAGE

	TREE SPECIES	CALIPER (in)	CANOPY CO	OVERAGE
ID		DBH	AVE. DIA(FT)	AREA(SF)
1	HACKBERRY	9	18	255
2	HACKBERRY	19	31	755
3	POST OAK	16	35	692
4	POST OAK	15	21	346
5	POST OAK	24		1775
6	POST OAK	20.5		1307
7	POST OAK	16	33	855
8	POST OAK	18	40	1257
9	POST OAK	17	41	1320
10	POST OAK	30.5		2901
11	POST OAK	20		1247
12	POST OAK	20		1229
13	LIVE OAK	15		750
14	POST OAK	16	27	540
15	POST OAK	22		1485
16	HACKBERRY	11	23	415
17	POST OAK	21	30	707
18	POST OAK	20.5		1357
19	POST OAK	31		2989
20	POST OAK	19	29	631
21	POST OAK	17	26	660
22	POST OAK	21.5		1446
23	HACKBERRY	18		555
24	POST OAK	18		569
25	LIVE OAK	18		989
26	LIVE OAK	15		921
27	OAK	4		99
28	OAK	6		105
29	RED OAK	7		110
30	RED OAK	7		115
31	COTTON WOOD	8		136
32	CEDAR ELM	10		140
33	MAPLE	4		89
34	LIVE OAK	4		88
35	LIVE OAK	4		90
36				

TREE PRESERVATION AND MITTIGATION

REE SPECIES	CALIPER (in)	CANOPY CO	OVERAGE		Net Urban Forestry
	DBH	AVE. DIA(FT)	AREA(SF)	А	Gross area of propo
IACKBERRY	9	18	255	В	Utility Right of Way
IACKBERRY	19	31	755		regulated by Public
OST OAK	16	35	692	С	Net Urban Forestry
OST OAK	15	21	346		Net orban rorestry
OST OAK	24		1775	*	
OST OAK	20.5		1307		Required Tree Cano
OST OAK	16	33	855	D	Net Urban Forestry
OST OAK	18	40	1257	E	Land Use/Canopy (
OST OAK	17	41	1320	<u>.                                    </u>	Commercial (30% C
POST OAK	30.5		2901	2_	
POST OAK	20		1247	F	Additional 5% if us
POST OAK	20		1229	G	Required canopy co
IVE OAK	15		750		
OST OAK	16	27	540		Preservation/Retent
OST OAK	22		1485	Н	Cuinting trans conson
IACKBERRY	11	23	415	5//	Existing tree canop
OST OAK	21	30	707	I	Preservation require
OST OAK	20.5		1357	J	Additional 5% if us
OST OAK	31		2989	K	Minimum retention
OST OAK	19	29	631	L	Area of existing ca
OST OAK	17	26	660		
OST OAK	21.5		1446		
IACKBERRY	18		555		
OST OAK	18		569		
IVE OAK	18		989		
IVE OAK	15		921		
)AK	4		99		Now Tree Dissin-
)AK	6		105		New Tree Planting
RED OAK	7		110	М	Required new planti

	Net Urban Forestry Area	Calculation	Square Feet	Acres
Α	Gross area of property	->	127,056	2.9168
В	Utility Right of Ways or easements regulated by Public Utility Commision	->	0	0
)	Net Urban Forestry area	(A-B)	127,056	2.9168

nopy Area

	AND THE RESERVE AND THE PROPERTY OF THE PROPER			
D	Net Urban Forestry Area	С	127,056	2.9168
E	Land Use/Canopy Coverage Ratio: Commercial (30% Coverage)	(D x %)	38,117	0.8750
F	Additional 5% if using Method B	(D x .05)	0	0
G	Required canopy coverage	E+F	38,117	0.8750

ntion of Existina Canopy

Existing tree canopy area	->	35,973	0.8258
Preservation requirement (25%)	(H x .25)	8,993	0.2065
Additional 5% if using Method B	(H x .05)	0	0
Minimum retention	(1 + J)	8,993	0.2065
Area of existing canopy retained	->	35,973	0.8258

New Tree Planting	Calculation	S.F.	Acres
Required new planting coverage	(G-L)	2,144	0.0492
2 Large canopy trees @ 2000 sf per tree	(Qty x 2000)	4,000	0.0918
Medium canopy trees @ 700 sf per tree	(Qty x 700)	0	0
Small canopy trees @ 100 sf per tree	(Qty x 100)	0	0
Total planting	(N+O+P)	4,000	0.0918

Parking Areas: Commercial/Industrial Uses

R	Area of parking and drives	->	20,500	0.4706
S	Required canopy coverage of parking areas (40%)	(R x 0.4)	8,200	0.1882
Т	Area of canopy coverage being provided	->	8,565	0.1966

	Significant Trees	Calculation	DRH (in)	Canony
W	Amount exceeding requirements	(V - U)	1,856	0.0426
٧	Provided canopy coverage	(L + Q)	39,973	0.9177
U	Required canopy coverage	(G)	38,117	0.8750

	Significant Trees	Calculation	DBH (in)	Canopy (
X	All Post Oaks/Blackjack Oaks .ge. 20" dbh (if east of 1—35)	->	0	0
Υ	All other trees .ge. 30" dbh (regardless of species or location)	->	0	0
Z	Total of significant trees to be preserved	>	0	0
aa	Significant tree preservation credit	(Zsqft x 1.5)	0	0
bb	Total of significant trees to be removed	(X+Y-Z)	0	0

TABULATION

LAND AREA (LOT 1 & 2) = 130088 S.F. (2.9864 ACRES) USABLE LAND AREA = 130088 S.F. - 3022 S.F. (CONVEYED TO TARRANT COUNTY) = 127066 S.F. (2.9170 ACRES)TOTAL BUILDING SIZE & PAVEMENT = 55360 S.F. TOTAL LAND SIZE - TOTAL BUILDING SIZE & PAVEMENT = 71706 S.F NUMBER OF TREES REQUIRED =  $7,170 \times 0.1 / 500 = 14$ NUMBER OF SHRUBS REQUIRED =  $7,170 \times 0.1 / 50 = 143$ NUMBER OF EXIST. TREES = 37

LANDSCAPE LEGEND

SHADE TREE-LARGE CANOPY
25' L.F. MAX. SPACING-3" CALIPER.



BURFORD HOLLY will be a minimum of thirty-six (36) inches in height at time of planting - 5 gallons minimum in size - and will meet or exceed the required six (6) foot screening height and density within three (3) years of the date of planting.

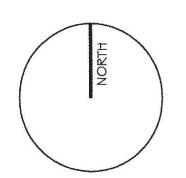


DESIGNATED GRASS AREA

NOTE: DESIGN MAY BE ADJUSTED IN FINAL LANDSCAPE PLANS, USING THE SAME TREE BUFFER REQUIREMENTS.

UFC09-0053 Approved Revised UFP1&2 Plans

**APPROVED** By Caleb Olson at 3:02 pm, Jan 10, 2025

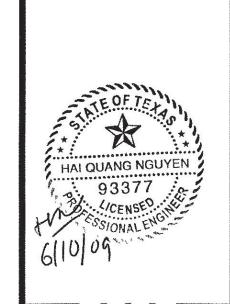


LANDSCAPE PLAN

**ARCHITECTURE ENGINEERING &** CONSTRUCTION 905 RIVIERA DR

MANSFIELD, TEXAS 76063 PHONE: (817) 832-1305

FAX: (817) 453-8956

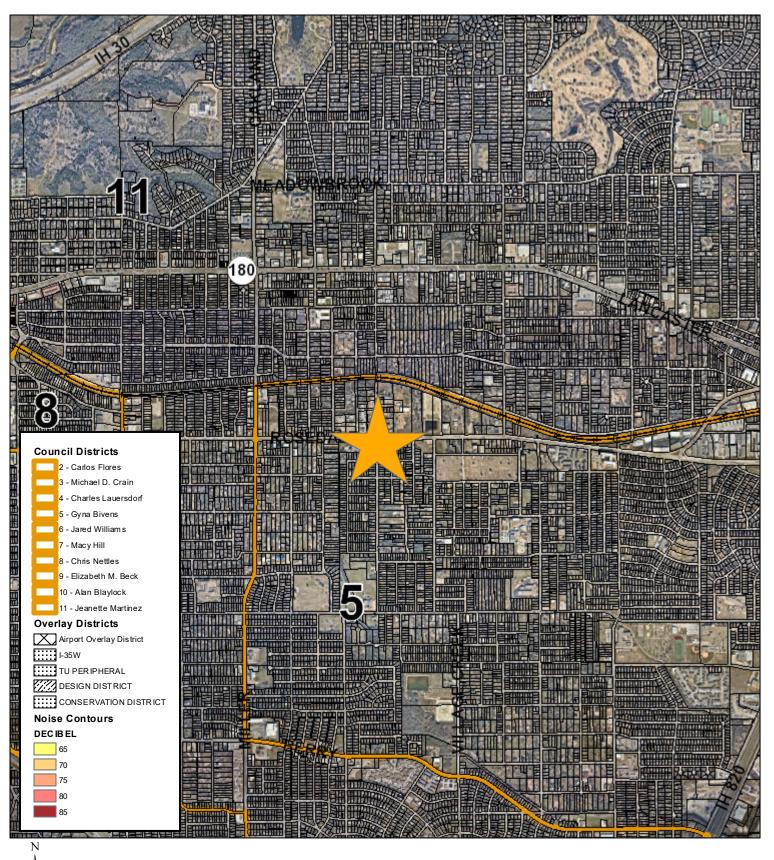


LOT ST 7610

1 06/9/09

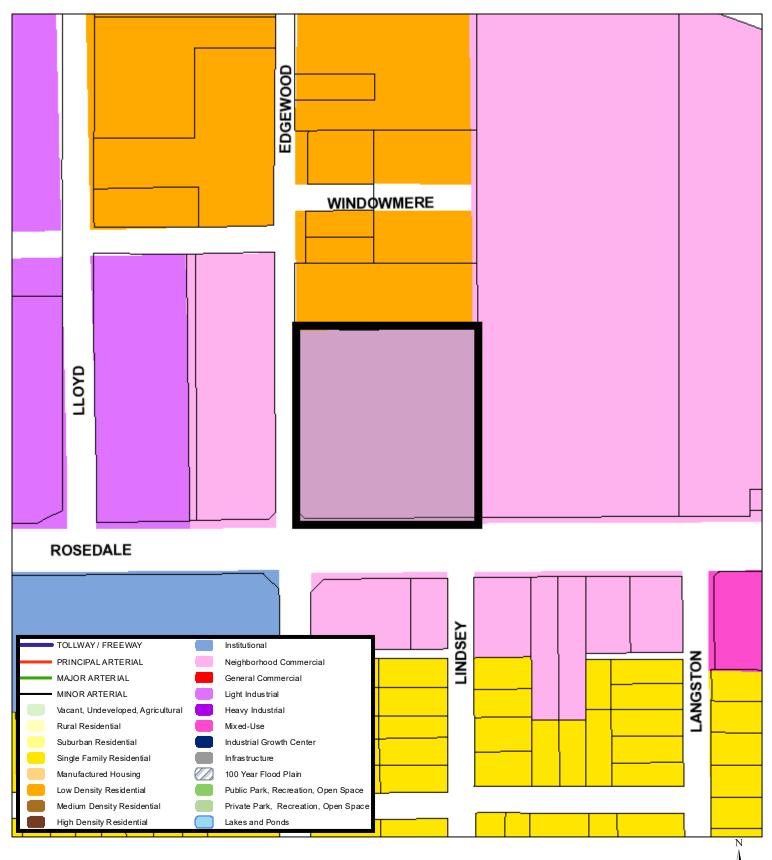
Project No. 00809 Sheet No.







# **Future Land Use**





# **Aerial Photo Map**







# Zoning Staff Report

Date: July 9, 2025 Case Number: ZC-25-104 Council District: 9

# **Zoning Map Amendment**

Case Manager: Dave McCorquodale

Owner / Applicant: RC Homes, LLC / Eric Arteaga

Site Location: 900 & 1001 East Felix Street Acreage: 0.40 acres

## Request

**Proposed Use:** Townhomes

**Request:** From: "B" Two-Family Residential

To: "UR" Urban Residential

### Recommendation

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Map Consistency: Requested change is not consistent.

Comprehensive Plan Policy Consistency: Requested change is consistent.

Staff Recommendation: Approval

#### **Table of Contents**

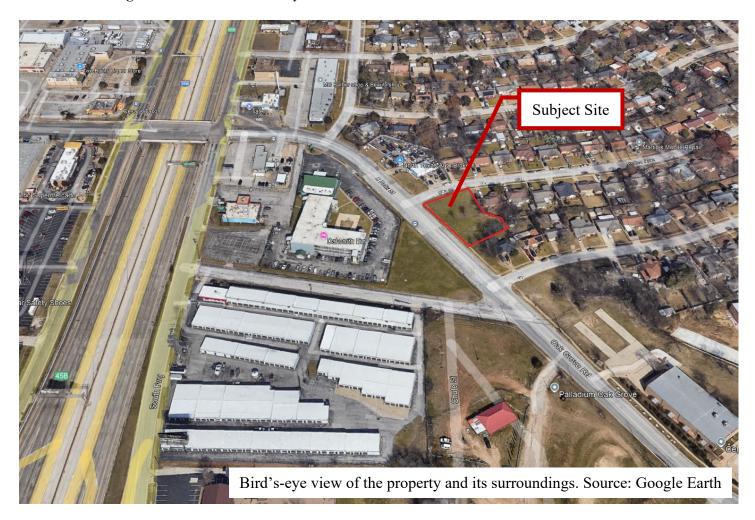
- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. Recent Zoning History
- 4. Public Notification
- 5. Development Impact Analysis
  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency
- 6. Zoning Map with 300 ft. Notification Area

- 7. Area Map
- 8. Future Land Use Map
- 9. Aerial Photograph

### Project Description and Background

This 0.40-acre corner lot in the Sycamore Planning Sector is located approximately one-half mile north of the I-35W & I-20 freeway interchange and one block east of I-35W. Located at the corner of East Felix Street and East Fuller Avenue, the property has been vacant/undeveloped since at least the mid-1990's. The property sits between an established residential neighborhood to the east and more intensive commercial uses along the interstate to the west. The applicant provided the following project description:

"I am requesting a zoning change from "B" Two-Family to "UR" Urban Residential to accommodate a single lot structure development featuring five to seven side by side townhome style units with a rear access driveway. Due to [East] Felix Street being an arterial road, placing driveways at the back enhances safety and traffic flow while maintaining a cohesive residential layout."



The applicant provided the conceptual rendering to help illustrate the character of the proposed development. The conceptual rendering is not intended to be a final site plan submitted for approval, but to show the general character of the project intent.







SOUTHLAND TERRACE TOWNHOMES

E. FELIX STREET | FT. WORTH, TX

## Surrounding Zoning and Land Uses

North: "ER" Neighborhood Commercial Restricted (auto sales & repair)

East: "A-5" One-Family Residential (single family dwelling) South: "A-5" One-Family Residential (single family dwelling)

West: "PD 634" "PD-SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial,

plus: Bus Passenger Pick Up Facility. Site Plan Waived. (motel land use)

## Recent Zoning History

No zoning changes within the past 20 years.

#### **Public Notification**

#### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **June 27, 2025**.

#### **Posted Notice**

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

#### **Published Notice**

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

#### **Courtesy Notice**

The following organizations were emailed on June 27, 2025:

Organizations Notified		
Carter Park NA*	Fort Worth ISD	
Southeast Fort Worth, Inc.	Everman ISD	
Trinity Habitat for Humanity.		
Streams and Valleys Inc.		

<sup>\*</sup>Located within this registered Neighborhood Association

# **Development Impact Analysis**

#### Land Use Compatibility

The subject site sits along the western edge of the Southland Terrace neighborhood and single-family residential land use abuts the property to the east and south. An automotive sales and repair facility is located to the north of the property across East Fuller Avenue.

More intensive I-35W corridor land uses are found to the west across East Felix Street. A motel, restaurant, ministorage facility, Enterprise car rental, convenience store and other commercial businesses are all found within several blocks of the site. The proposed residential townhome land use **is compatible** with existing land uses surrounding the site.

#### Comprehensive Plan Consistency

The 2023 Comprehensive Plan Future Land Use Map designates this property as Single Family Residential which is typified by 3,500+ square foot lots.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, 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 Residenital	>36 units/acre multifamily, mixed-use multifamily and pedestrianoriented development in growth center	s UR, MU-1, MU-2, Form-Based Codes

The unique location of the property – on the boundary between the interstate corridor and a residential neighborhood – provides an opportunity to buffer the residential area from high-intensity land uses associated with the freeway. While the requested zoning change is **not consistent** with the Future Land Use Map designation, the "UR" Urban Residential zoning district **is consistent** with the following policies of the Comprehensive Plan:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- 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.



**Area Zoning Map** 

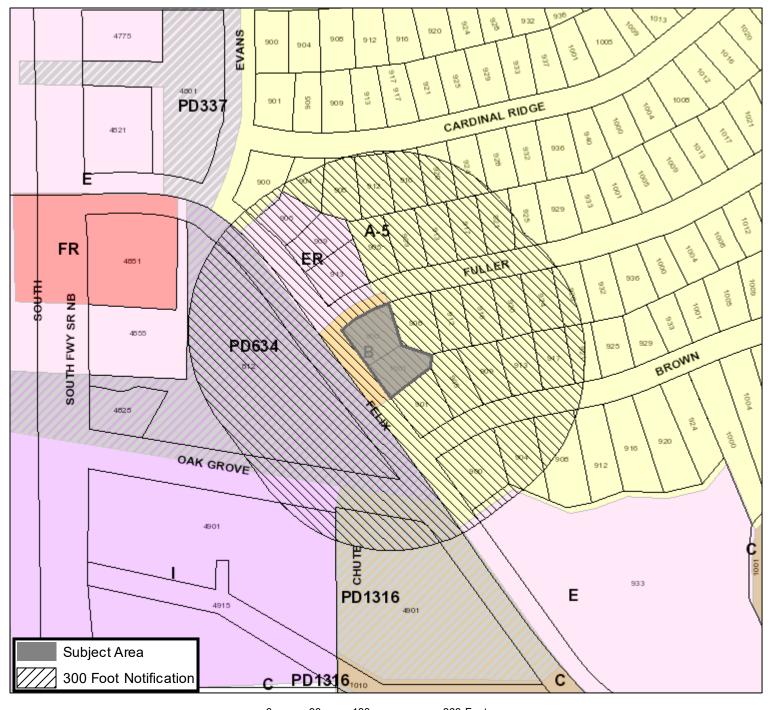
Applicant: RC Homes LLC/Eric Arteaga Address: 900 & 1001 E. Felix Street

Zoning From: B
Zoning To: CR
Acres: 0.39
Mapsco: Text
Sector/District: Sycamore

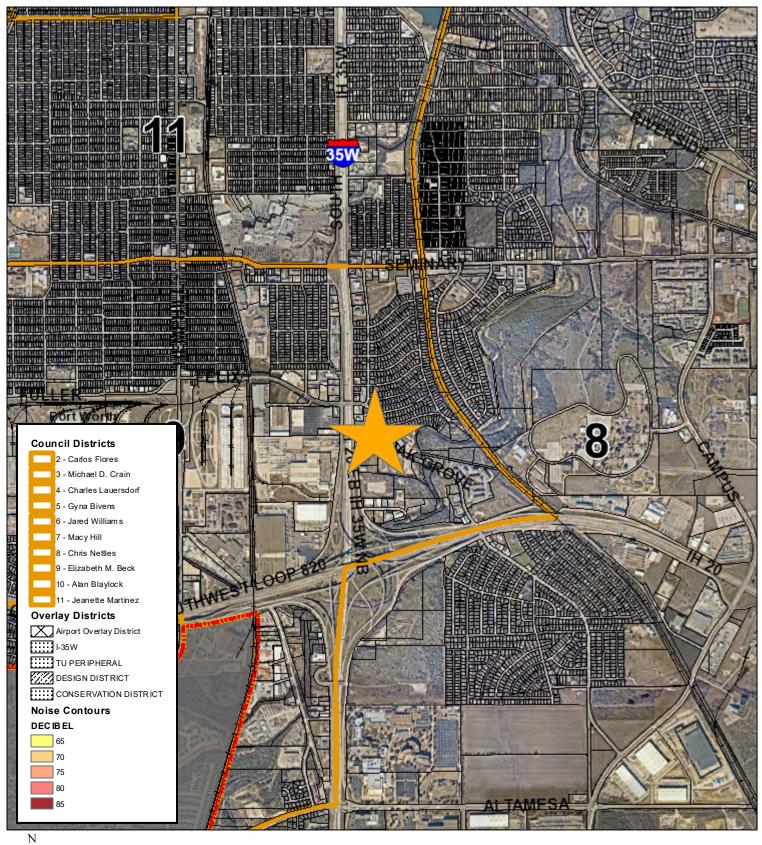
Commission Date: 7/9/2025

Contact: 817-392-8043



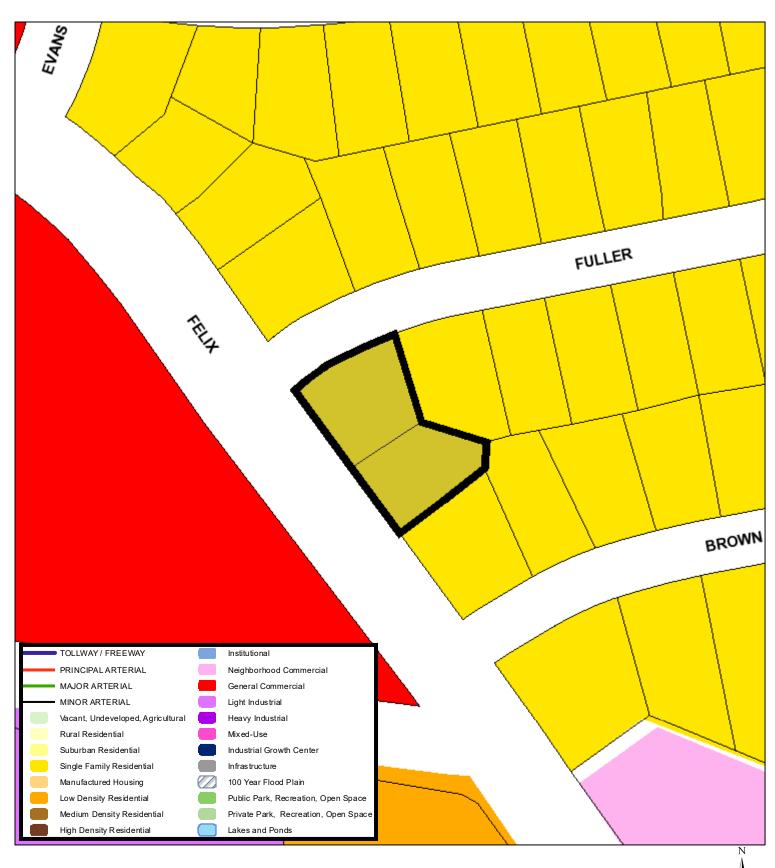








# **Future Land Use**





# **Aerial Photo Map**







# Zoning Staff Report

Date: July 9, 2025 Case Number: ZC-25-105 Council District: 11

# **Zoning Map Amendment**

Case Manager: Beth Knight

Owner / Applicant: Eagle Mt.-Saginaw ISD/TNPinc

Site Location: 6716 Bob Hanger Street Acreage: 31.48 acres

## Request

**Proposed Use:** Middle school

**Request:** From: "A-5" One-Family, "R1" Zero Lot Line/Cluster

To: "CF" Community Facilities

#### Recommendation

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Map Consistency: Requested change is consistent

Comprehensive Plan Policy Consistency: Requested change is consistent

Staff Recommendation: Approval

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- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. Recent Zoning History
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  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency
  - c. Site Plan Comments
- 6. Zoning Map with 300 ft. Notification Area
- 7. Site Plan

- 8. Area Map
- 9. Future Land Use Map
- 10. Aerial Photograph

### Project Description and Background

The applicant is requesting rezoning of the Creekview Middle School that was constructed in 2004. The site is in the northeast quadrant of Huffines Boulevard and Cromwell Marine Creek Road, in the midst of the Marine Creek Hills and Park Hills neighborhoods. The site is surrounded by single family uses with a mix of residential zoning: "A-5" One-Family, "R1" Zero Lot Line/Cluster, and "PD 409" Planned Development for R1 uses with 5-foot side yards. The area is intensely developed with no vacant lots in the vicinity.

The school only has frontage on Bob Hanger Street, which is classified as a residential street, serving the adjacent residential subdivisions. The applicants would like to install an illuminated monument sign. Monument signs with internal illumination are not allowed by right in the requested "CF" Community Facilities zoning. The applicant must submit a Board of Adjustment case for this sign, if the current rezoning case is approved.



# Surrounding Zoning and Land Uses

North "A-5" One-Family, "PD 409" Planned Development for R1 uses with 5-foot side yards / Single family residential uses

East "A-5" One-Family, "R1" Zero Lot Line/Cluster / Single family residential uses

South "R1" Zero Lot Line/Cluster / Single family residential uses

West "A-5" One-Family / Single family residential uses

## **Zoning History**

None.

#### **Public Notification**

300-foot Legal Notifications were mailed on June 27, 2025. The following organizations were notified: (emailed June 26, 2025)

Organizations Notified				
Marine Creek Hills NA*	Parkview Hills HOA*			
Marine Creek Hills V HOA	Marine Creek Ranch HOA			
Villages of Eagle Mountain HOA	Northwest Fort Worth Neighborhood Alliance			

Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD
Streams and Valleys Inc	

<sup>\*</sup> Located closest to these registered Neighborhood Associations

## **Development Impact Analysis**

#### Land Use Compatibility

The applicant is proposing to rezone the middle school to "CF" Community Facilities, a zoning district specifically intended for educational uses. The adjacent properties are zoned entirely for single family uses and are immediately adjacent to the school on three sides. The proposed "CF" zoning would take its development standards for height and setbacks from the most restrictive residential zoning, helping to ensure its compatibility with the single-family residences. "CF" zoning would also allow the school to have a separate daycare on-site, if desired. The requested zoning allows the applicants to submit for a larger sign than would be allowed in the current residential zoning. The proposed zoning request for the school in "CF" Community Facilities zoning is compatible with the surrounding land uses.

#### Comprehensive Plan Consistency – Far Northwest Sector

The 2023 Comprehensive Plan currently designates the subject property as "Institutional" on the Future Land Use Map. The requested industrial land uses would be included in the list of zoning districts envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below and is considered to be **consistent**.

FUTURE LAND USE	JTURE LAND USE DESCRIPTION	
SPECIAL		
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF

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

- Preserve the character of rural and suburban residential neighborhoods.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Work with independent school districts in growing areas to identify future school sites that can be served by existing or currently planned infrastructure. Depict the identified sites on the City's future land use maps.

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



Applicant:

Address: 6716 Bob Hanger Street

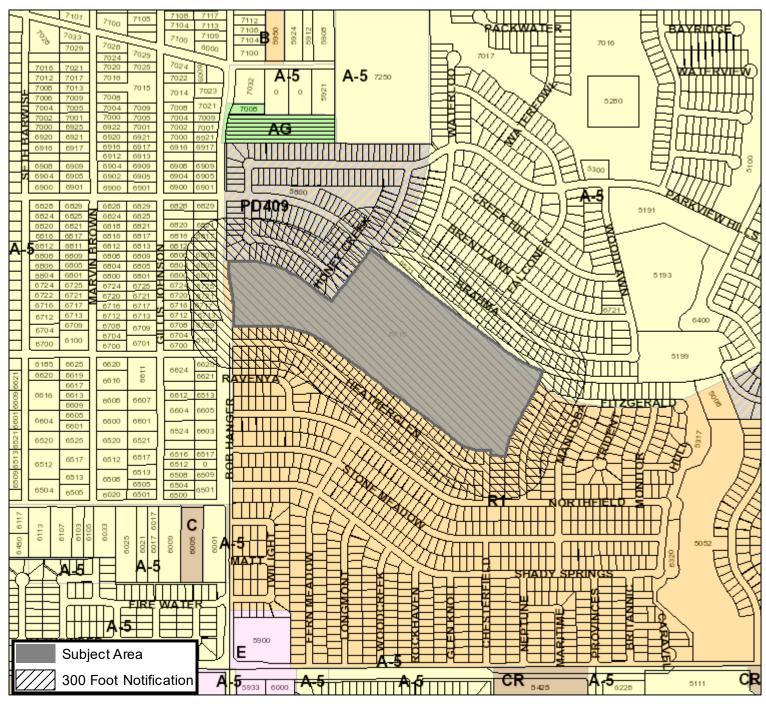
Zoning From: A-5, R1 CF Zoning To: 31.48 Acres: Text Mapsco:

Far Northwest Sector/District:

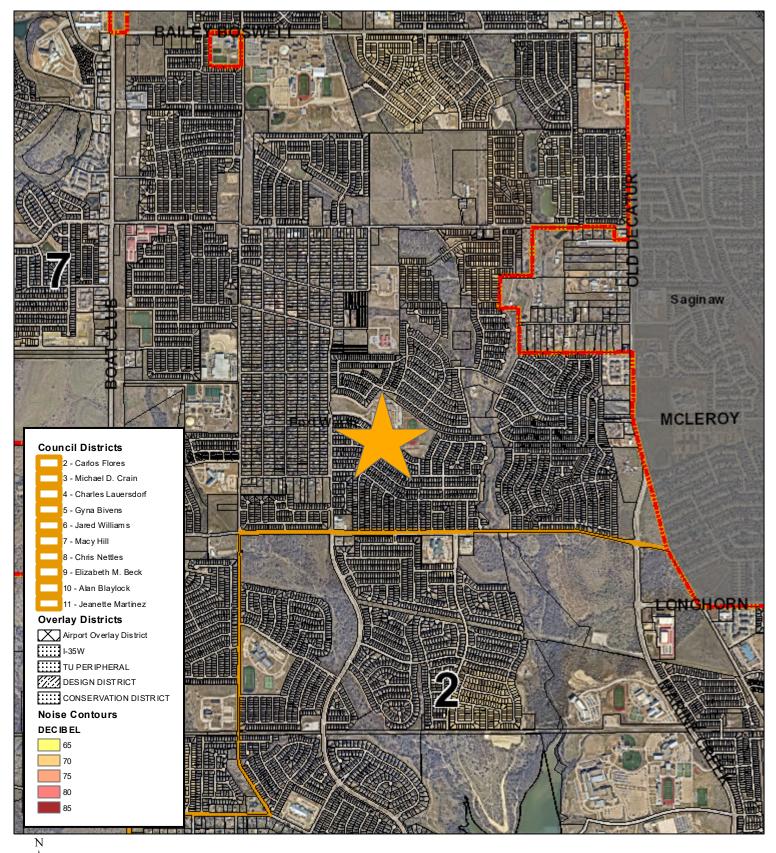
Commission Date: 7/9/2025

Contact: 817-392-8190



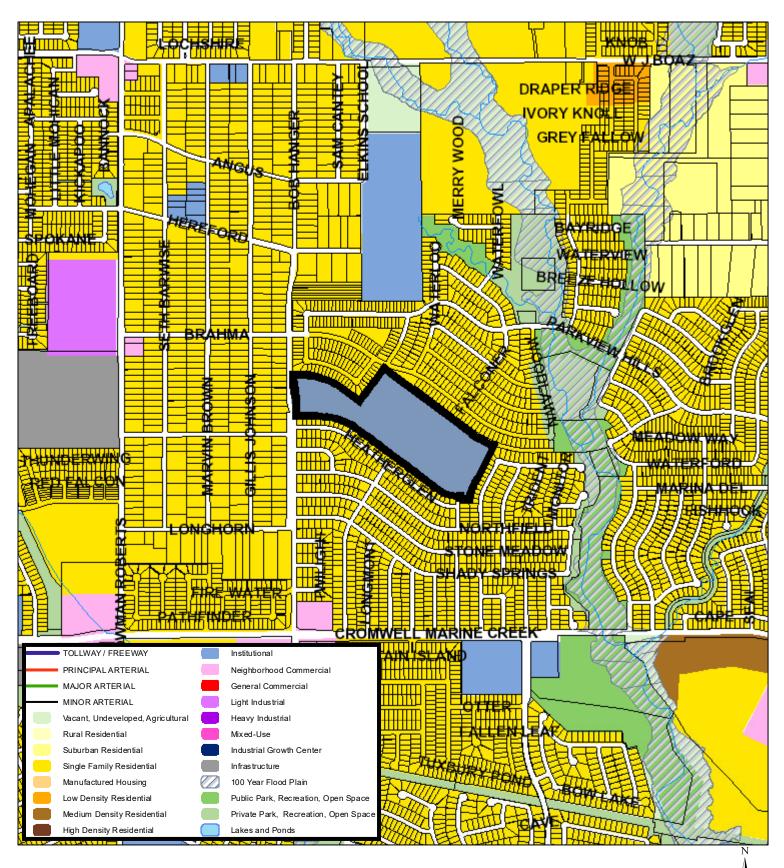








# **Future Land Use**



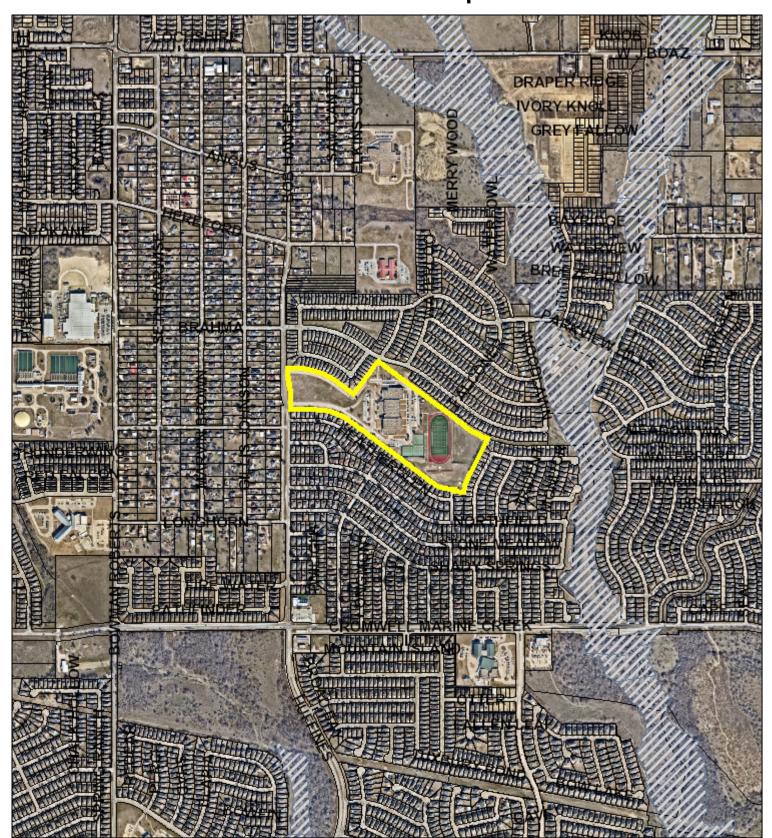
1,000

500

0

1,000 Feet









# Zoning Staff Report

Date: July 09, 2025 Case Number: ZC-25-107 Council District: 7

# **Zoning Map Amendment & Site Plan**

Case Manager: Sandy Michel

*Owner / Applicant:* Fitzco Investments, LP/ Mary Nell Poole

Site Location: 4928 & 4932 Byers Avenue Acreage: 0.30 acre

### Request

Proposed Use: Medical clinic, massage therapy and spa

**Request:** From: "C" Medium Density Multifamily

To: "E" Neighborhood Commercial

#### Recommendation

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Map Consistency: Requested change is not consistent

Comprehensive Plan Policy Consistency: Requested change is consistent

Staff Recommendation: Approval

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- 1. Project Description and Background
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- 5. Development Impact Analysis
  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency

- 6. Zoning Map with 300 ft. Notification Area
- 7. Exhibit: Proposed Light Industrial Uses
- 8. Conceptual Plan
- 9. Area Map
- 10. Future Land Use Map
- 11. Aerial Photograph

### Project Description and Background

The subject property, approximately 0.30 acre in size, is located north of Byers Avenue and currently contains a vacant residential structure (**Figure 1**). The surrounding area features a mix of commercial and residential uses, including architecture firms, art galleries, health spas, medical clinics, single-family homes, duplexes, townhouses, fourplexes, and multifamily developments (**Figure 2, 4**). The property is currently zoned "C" Medium Density Multifamily, with surrounding mix of zoning districts including "B" Two-Family, "E" Neighborhood Commercial, "C" Medium Density Multifamily, and "CF" Community Facilities.

The applicant proposes to develop a medical clinic, massage therapy facility, and spa on the site. Additional details are provided in the 'Applicant's Description' section below, along with a conceptual site plan (Figure 3) illustrating the proposed development. While the conceptual plan offers an initial overview, a formal site plan is not required at this stage of the rezoning application.

#### **Applicant's Description**

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, "The applicant currently operates the Restore-Revive Wellness Center directly across the street and would like to expand the business in a companion building on these two properties. The property is zoned C Multifamily with 3 rental units currently existing on the site. These units have been vacant for approximately 6 months. The site is adjacent to a condo residential development to the east and a chiropractic practice to the west.

The new building would be approximately 8,300 sf in compatible design to the Restore-Revive Wellness Center. The plan is to construct a 2-story building with first floor parking providing an elevator and stairwell to the second floor. The wellness center services would occupy the second floor. The building will maintain the existing 20' front yard setback and 20' rear yard setback. There will be a 5' landscape bufferyard along the rear property line abutting the B 2-Family zoning."





Figure 1: Site Photos taken by staff on 6/23/25



Figure 2: Site Photo taken by staff on 6/23/25- Restore-Revive Wellness Center south Byers Avenue, across subject parcel

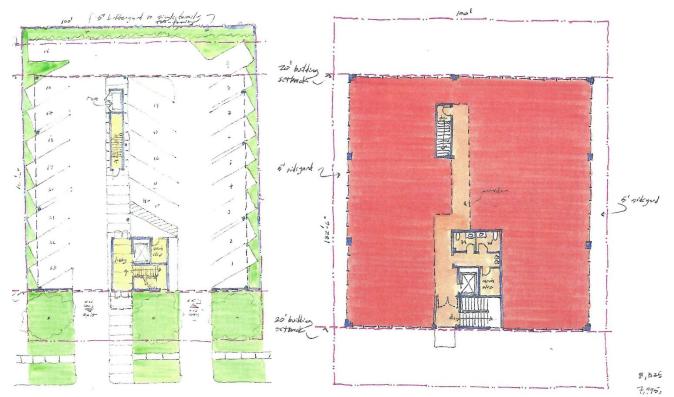


Figure 3: Site Plan Exhibit



Figure 4: Google Map highlighting commercial properties block facing Camp Bowie Blvd.

## Surrounding Zoning and Land Uses

North: "B" Two-Family / Residential

East: "C" Medium Density Multifamily/Residential South: "E" Neighborhood Commercial/ Art Gallery West: "CF" Community Facilities/ Medical Clinic

## **Recent Zoning History**

The zoning history pre-dates 2004

#### **Public Notification**

#### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on June 27, 2025.

#### **Posted Notice**

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

#### **Published Notice**

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

#### **Courtesy Notice**

The following organizations were emailed on June 27, 2025:

Organizations Notified			
West Side Alliance	Crestline Area NA		
Trinity Habitat for Humanity	Streams and Valley's Inc		

<sup>\*</sup> Closest registered Neighborhood Organization

## **Development Impact Analysis**

#### Land Use Compatibility

The surrounding area features a mix of uses, influenced by its proximity to the Camp Bowie Corridor, the block to the south, and the adjacent property to the west (**Figures 3–4**). The proposed land use is generally consistent with the existing development pattern and character of the neighborhood, which includes a blend of commercial and residential uses. The requested rezoning is compatible with the surrounding zoning designations and is not expected to negatively impact the character, stability, or cohesiveness of the neighborhood. Rather, it supports the area's continued mixed-use nature while allowing for a modest increase in density.

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

#### Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as Medium-Density Residential as indicated on the Future Land Use (FLU) Map.

RESIDENTIAL						
Rural Residential	1+ acre single-family	A-2.5, 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				

The proposed property's designation is consistent with the existing Medium-Density Residential outlined in the Future Land Use (FLU) Map. The rezoning request to "E" Neighborhood Commercial does not technically align with the FLU designation, as it does not include the proposed zoning district nor does it allow for the use. The FLU category allows for the following zoning districts:

- "CR" Low Density
- "C" Medium Density
- "D" High Density

The proposed zoning district and intended use will preserve the character of the existing mix use neighborhood while supporting appropriately scaled neighborhood-oriented commercial development. This zoning change will encourage a diverse mix of uses, enhancing accessibility and contributing to greater variety within the local economic market. In addition, the proposed development is expected to revitalize the site, improve curb appeal, and enhance the overall vibrancy and aesthetic cohesion of the area.

The following policies help to protect the neighborhood:

- 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.

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



Applicant:

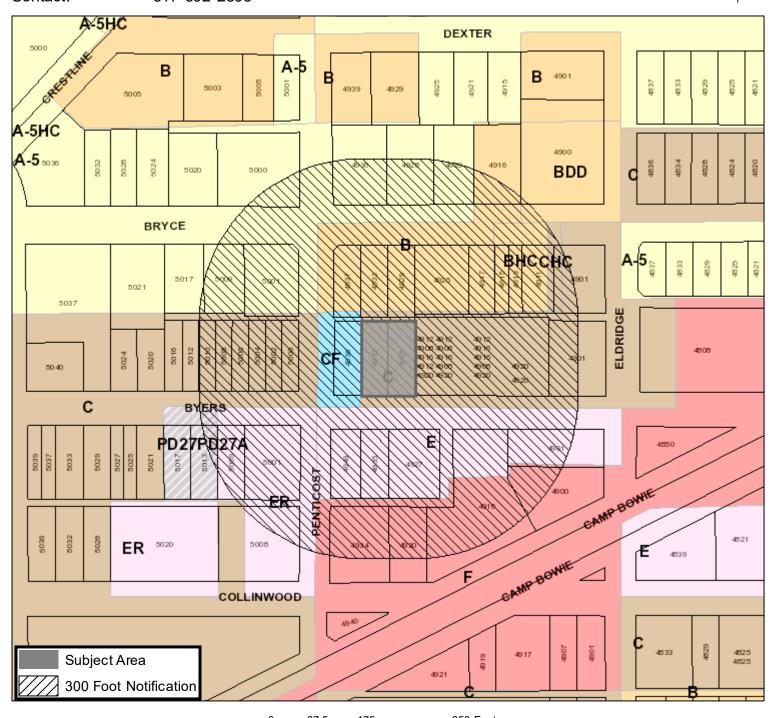
Address: 4928 & 4932 Byers Avenue

Zoning From: Ē Zoning To: 0.3 Acres: Mapsco: Text

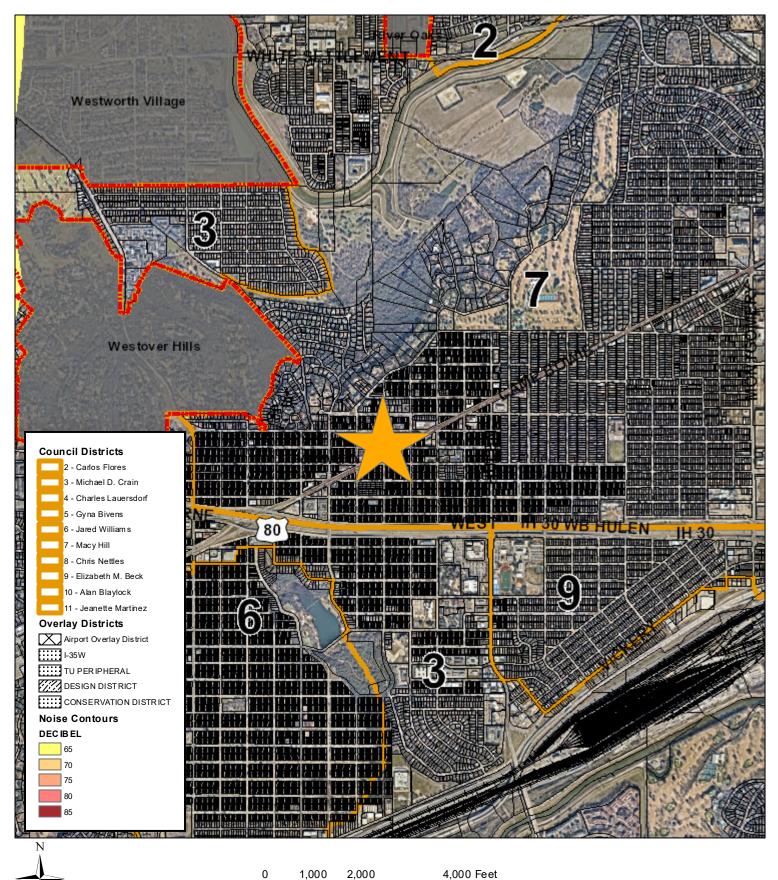
Arlington Heights Sector/District:

Commission Date: 7/9/2025 817-392-2806 Contact:



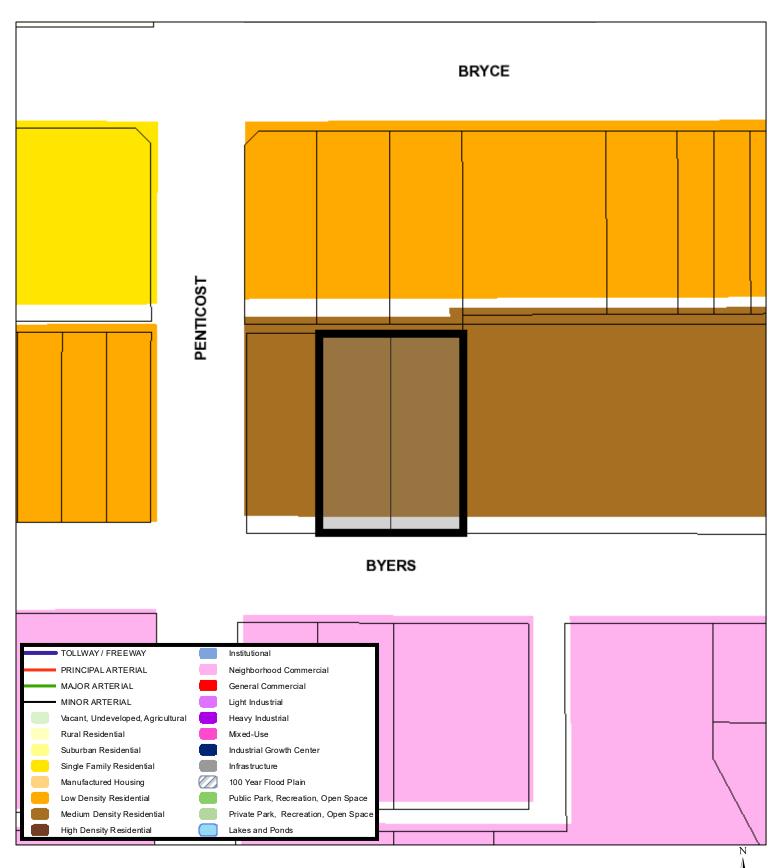








# **Future Land Use**



60 Feet



# **Aerial Photo Map**







# Zoning Staff Report

Date: July 9, 2025 Case Number: ZC-25-108 Council District: 4

# **Zoning Map Amendment**

Case Manager: Beth Knight

Owner / Applicant: Punjab Investments LLC/Animas Civil Engineering Acreage: 2.69 acres

Site Location: 8420 Parkwood Hill Boulevard

### Request

**Proposed Use:** Mini-warehouse storage of private automobiles, boats, and recreational vehicles with light

maintenance repair for the upkeep of stored vehicles

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

To: PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus

mini-warehouse storage of private automobiles, boats, recreational vehicles with development standards for no screening fence, dumpster location in setback,

reduced landscaping, and no bike rack; site plan included

#### Recommendation

Land Use Compatibility: Requested change is not compatible

Comprehensive Plan Map Consistency: Requested change is not consistent

Comprehensive Plan Policy Consistency: Requested change is not consistent

Staff Recommendation: Denial

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- 1. Project Description and Background
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- 4. Public Notification
- 5. Development Impact Analysis
  - a. <u>Land Use Compatibility</u>

- b. <u>Comprehensive Plan Consistency</u>
- 6. Zoning Map with 300 ft. Notification Area
- 7. Area Map
- 8. Future Land Use Map
- 9. Aerial Photograph
- 10. Exhibit

# Project Description and Background

The property is located approximately ¼ mile southwest of the intersection of N. Tarrant Parkway and Denton Highway (US 377 Highway). The site is in a transitional area from the more intensive commercial uses at the major intersection to the east to less intensive residential and community facility uses. The commercial uses are generally pockets 700 feet deep along N. Tarrant Parkway with residential neighborhoods surrounding the commercial uses. The site is the last undeveloped lot on the southern side of N. Tarrant Parkway between Park Vista Boulevard and US 377.

The site only has frontage on Parkwood Hill Boulevard, which is considered a minor arterial roadway with one lane in each direction and a shared central turn lane. The lot's frontage also contains a 4-foot deep drainage swale. Two schools with "CF" zoning are located less than ¼ mile to the south. The site is surrounded by commercial uses to the north and east, a church to the west, and a daycare on the southern property line. Single family houses are less than 100 feet to the southwest.

While the application notes luxury storage units, the basic land use is mini-warehouses. No office or manager's apartment is included. The general configuration is primarily pavement and buildings with strips of landscaping around the edges. Mini-warehouses are first allowed by right in "J" Medium Industrial zoning, and the site is six classifications less intensive with "E" Neighborhood Commercial zoning. The adjacent daycare and the church to the west also have "E" Neighborhood Commercial zoning, but are less intensive uses that would be allowed by right in "CF" Community Facilities zoning. The zoning intensity steps down to single family uses beyond the daycare and church.

The "A-5" One-Family residential zoning across the street triggers the same setbacks on the more intensively commercial zoned subject site. The residential side and rear yard setbacks are 5 feet, and a 20-foot front yard which is the same front yard required for "E" Neighborhood Commercial. Additionally, the mini-warehouse facility is required to follow the same residential front yard standards that contain no solid fencing in front of the buildings. The site plan shows a solid 8-foot masonry wall approximately 5 feet from the front property line, where "E" zoning requires a 20-foot setback for the buildings with the fence behind the front wall. The fence's location does not appear to leave enough room to place the approximately 8,800 square feet of landscaping required in front of the buildings. The fencing is shown on top of multiple easements, where permanent structures are not allowed.

The following table provides information related to the proposed waivers of the standard ordinance requirements. The significant waivers on the site plan are bolded.

Standard	E Zoning	Proposed PD
Front yard setback	20-foot front yard setback	5-foot setback
Residential front yard	No solid fences	8-foot solid fencing in front yard
Fencing location	Not allowed in easements	In multiple easements

Landscaping location	75% required in front of buildings	Approximately 15% in front of buildings
Parking	1 ADA parking space required	0 ADA parking spaces provided
Bicycle parking	1 bike rack required	0 bike racks provided
<b>Dumpster location</b>	Allowed behind front building wall furthest from the street	In front of the building

## Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / Commercial uses East "E" Neighborhood Commercial / Commercial uses

South "E" Neighborhood Commercial / Daycare, single family residences

West "E" Neighborhood Commercial / Religious facility, single family residences

## **Zoning History**

ZC-17-039, from E to PD/E for mini-warehouses, withdrawn, 3/9/2017.

#### **Public Notification**

300-foot Legal Notifications were mailed on June 27, 2025.

The following organizations were notified: (emailed June 27, 2025)

Organizations Notified				
Park Glen NA*	North Fort Worth Alliance			
Parkwood Hill Estates HOA	The Vineyards at Heritage HOA			
Valley Brook Estates HOA	Public Improvement District #6			
Streams And Valleys Inc,	Keller ISD			
Trinity Habitat for Humanity				

<sup>\*</sup> Located closest to this registered Neighborhood Association

# **Development Impact Analysis**

#### Land Use Compatibility

The applicant is proposing to zone the site to "PD" Planned Development for "E" Neighborhood Commercial uses plus mini-warehouses; with waivers to the front setback, fencing in the front yard, ADA parking, dumpster location, and landscaping. The use is an industrial use by function and layout, instead of providing everyday commercial services or goods for local neighborhood. The intensive land use would be first allowed by right in the "J" Medium Industrial district. The proposed site plan does not help mitigate the intensive use and large amount of hard surface with additional landscaping or buffering.

The 8-foot solid fence and general configuration of the project creates a large visual encroachment into the 100-foot setbacks created by the daycare's lawn to the south and the retail building to the north. The gated facility allows access to only a few people, essentially pulling the site out of the flow of the neighborhood. The surrounding uses and their roadways are significantly lower intensity, where this use is better suited to locations with less traffic and away from neighborhoods. The proposed zoning **is not compatible** with surrounding commercial and community facility land uses, due to the industrial nature and configuration of the use.

#### Comprehensive Plan Consistency – Far North Sector

The 2023 Comprehensive Plan currently designates the subject property as "Neighborhood Commercial" on the Future Land Use Map. The proposed land use is not included in the description envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below. Light Industrial is a more appropriate classification for the proposed use.

#### COMMERCIAL

Neighborhood Commercial

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

ER, E, MU-1, Applicable Form-Based Codes

The proposed zoning is not 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.
- 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.
- Maximize area of permeable surfaces in developments to reduce stormwater run-off.
- Promote industrial development within the Meacham, Alliance, and Alliance Gateway East Industrial Growth Centers.

Based on a lack of conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan.

#### Site Plan Comments

#### **Zoning and Land Use**

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

- 1. Add the site's address of 8420 Parkwood Hill Boulevard.
- 2. Revise the project's title to its actual uses as a mini-warehouse facility.
- 3. Update the site's zoning case number of ZC-25-108.
- 4. Note the gross buildings' area.
- 5. Note the buildings exterior construction materials.
- 6. Add the number of stories and height to each building or add a note.
- 7. Label the squares on the western sides of the buildings below the riser rooms.

- 8. Dimension the distance between the buildings and the property lines.
- 9. Show the fire lane as a more solid line, so the actual location can be discerned.
- 10. Dimension the driveway and fire lane widths.
- 11. Dimension the parking spaces.
- 12. While no parking spaces are required for un-monitored mini-warehouses, any parking spaces provided must include the proportionate number of ADA spaces. Convert a parking space into ADA parking.
- 13. Bicycle parking is required for commercial sites. Add a bike rack.
- 14. Add a surface materials legend to include the patterns and labels for concrete, buildings, and landscaping.
- 15. Ensure all ground surfaces are covered with the appropriate pattern.
- 16. Landscaping is required with all post-2007 construction, with the majority to be in front of the buildings (Sec. 6.301H1c). It does not appear the site has the approximately 8,800 square feet of landscaping area in front of the buildings.
- 17. Document how the grassy areas meet the site's required 10% landscaping.
- 18. The tree in the southwest corner could be retained to help meet the site's required tree plantings.
- 19. The dumpster is shown in front of the building's front wall that is furthest away from the street. Please revise the dumpster's location (Sec. 5.302B1).
- 20. Add the height of the dumpster's screening enclosure.
- 21. The houses to the southeast project their residential front yard standards onto this side of the block, where solid fencing is not allowed by right. Sec. 6.101C applies to the site where solid fencing is not allowed within the 20-foot front yard. Move the solid fencing out of the front yard.
- 22. The solid screening fence is not allowed to be in front of the buildings (Sec. 5.305B). The fencing can be even with the buildings' front walls.
- 23. The solid fencing is not allowed to be in easements. Either move the fencing out of all easements or obtain easement encroachment agreements for each fence portion that breaks the easement's plane.
- 24. Note the height and materials of the fences' gates.
- 25. Note the land uses of the other sites in the vicinity.
- 26. Move the applicable PD standards from separate letter-sized sheets to either be notes on the PD site plan or add an additional site plan sheet.
- 27. Informational comment: Signage is not allowed on fencing or gates.

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

#### **Stormwater**

- 1. Site will require an accepted drainage study prior to platting, grading, infrastructure plan review, and building permit issuance if land disturbance exceeds 1 acre.
- 2. No FEMA, CFRA, or PHW on site.
- 3. Storm infrastructure is located along the S US Hwy 287 Frontage per TPW Plan Set, TXDOT 8-13-016 & TXDOT 172-06-022.

#### <u>Fire</u>

- 1. Vehicle battery charging stations must comply with Section 309.
- 2. Existing hydrant: provide hydrant/building hose lay within 500'. The Riser Room for the Fire Sprinkler System in the large building appears to be farther than 150' from the nearest available hydrant. A remote FDC or additional hydrant would be required. Sections 507.5.1 (2) and (3).

- 3. Access and building hose lay are compliant. Section 503.1.6 Access. Section 503.1.1 Buildings and Facilities.
- 4. 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
- 5. 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 #25388-03-2022. <a href="https://www.fortworthtexas.gov/departments/fire/services/bureau">https://www.fortworthtexas.gov/departments/fire/services/bureau</a>.

#### **DSD** Transportation

times.

- 1. Sidewalks along entire frontage will need to be 6 feet wide.
- 2. Turnaround space required for the gated entrance off Parkwood Hill.
- 3. At least one ADA spot is likely required.

#### **DSD Water Engineering**

- 1. Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately.
- 2. 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.



Applicant: Area Zoning Map

Applicant: Punjab Investments LLC/Animas Civil Engineering

Address: 8420 Parkwood Hill Boulevard

Zoning From: E

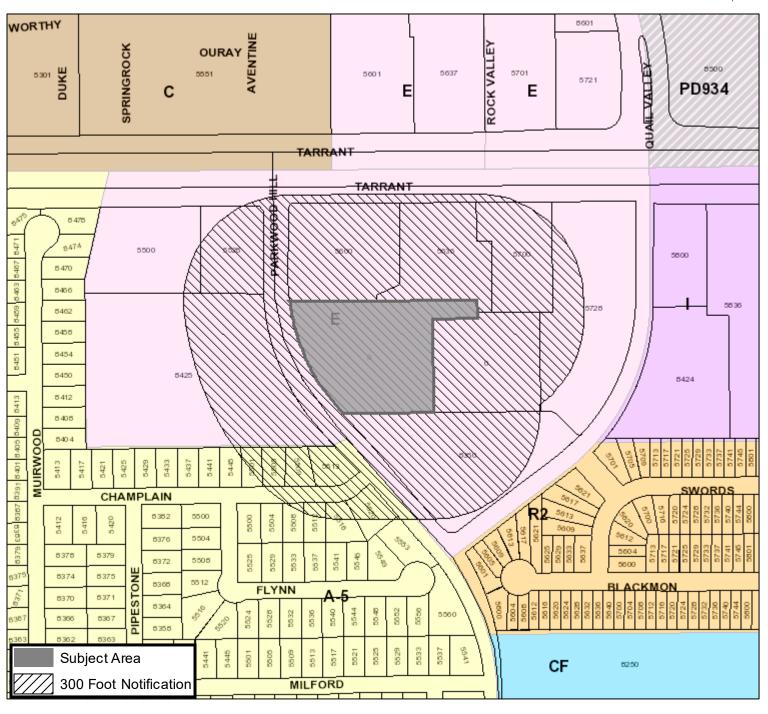
Zoning To: PD for E uses plus mini-warehouse storage of private automobiles, boats, recreational vehi

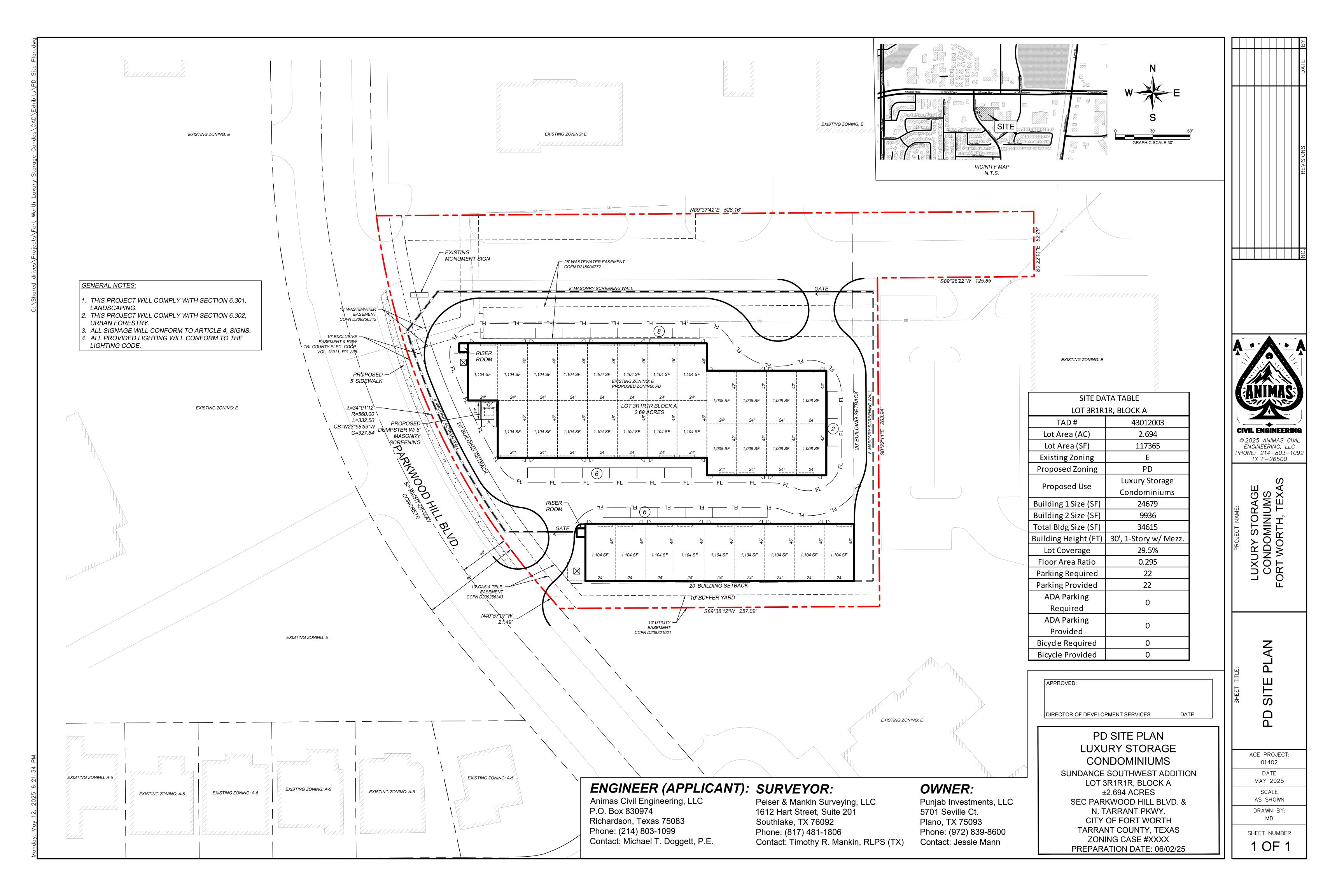
Acres: 2.69
Mapsco: Text
Sector/District: Far North

Commission Date: 7/9/2025

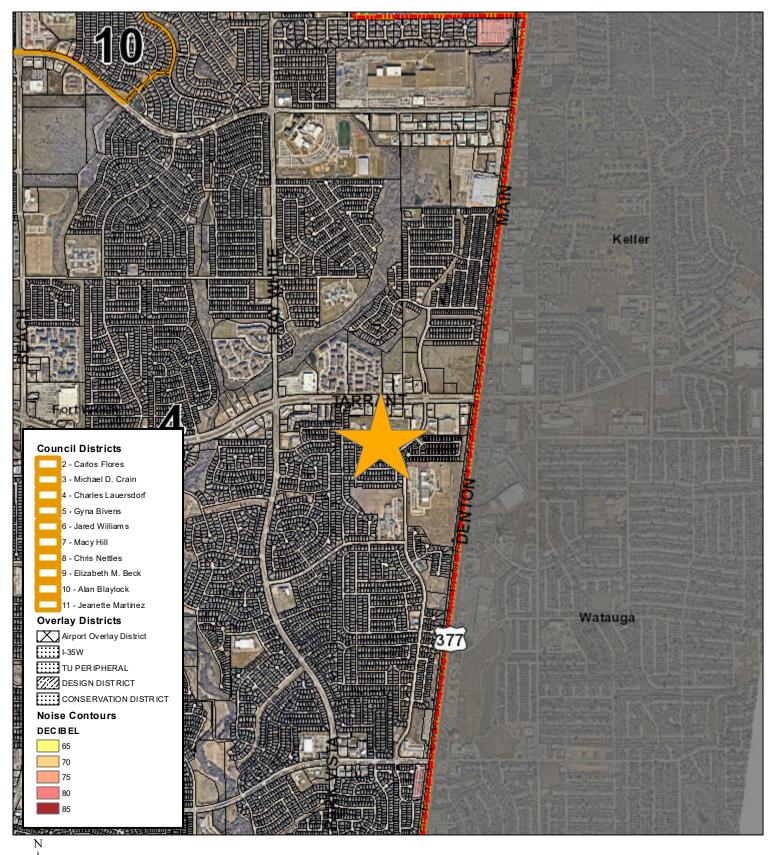
Contact: 817-392-8190





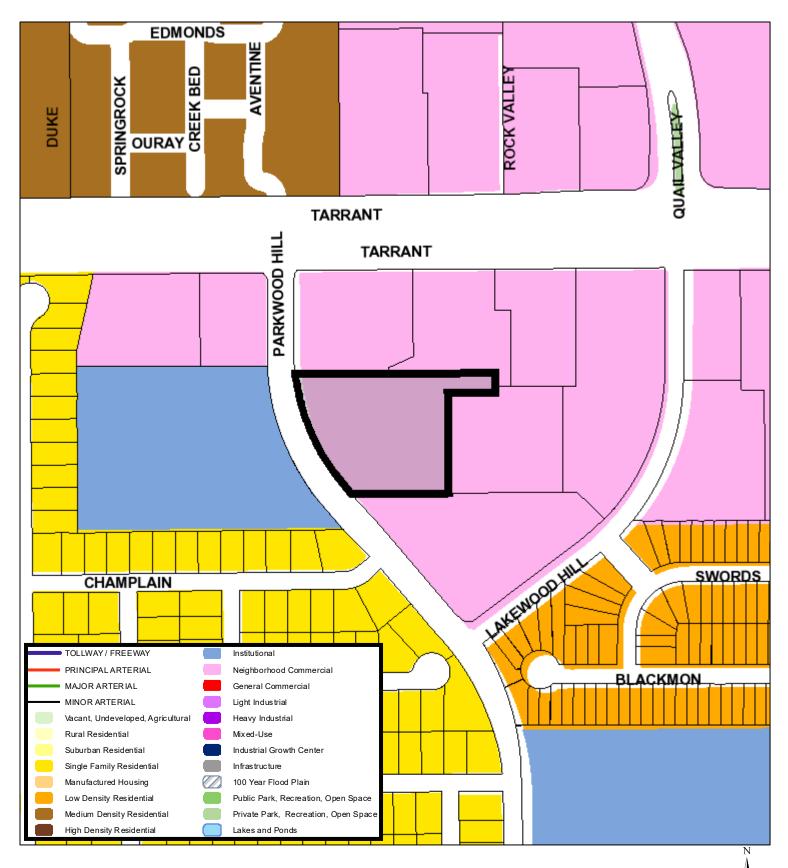






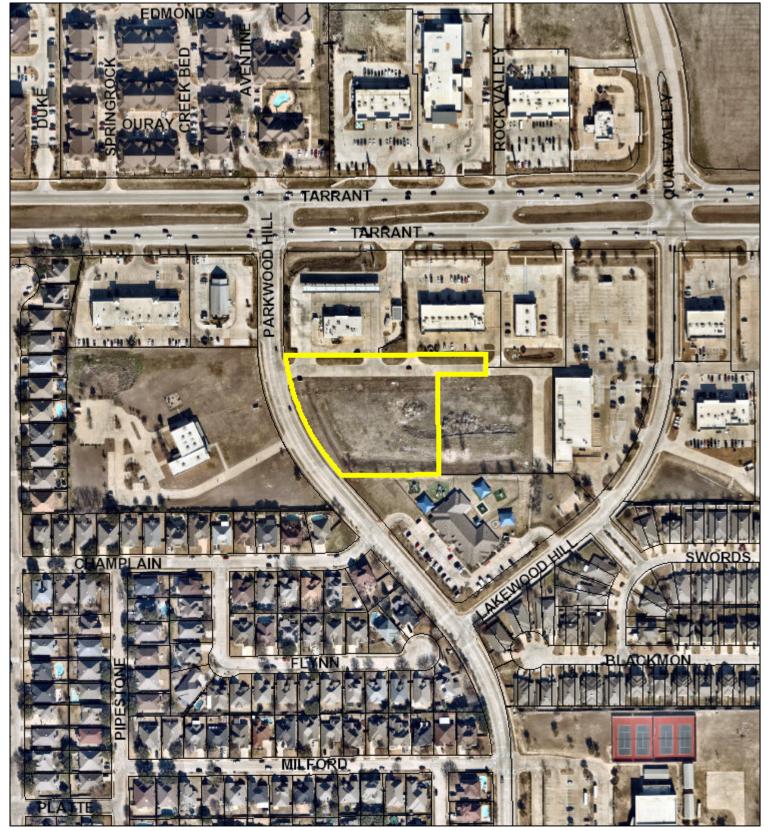


# **Future Land Use**





# **Aerial Photo Map**







# Zoning Staff Report

Date: July 9, 2025 Case Number: ZC-25-109 Council District: 11

# **Zoning Map Amendment**

Case Manager: Beth Knight

Owner / Applicant: PG Inc./Jake Petrie

Site Location: 6025 E. Lancaster Avenue Acreage: 0.24 acres

# Request

**Proposed Use:** Industrial printing of large volume orders, books, and promotional items (banners,

magnets, pens, cups, shirts, & tote bags)

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

To: "E" Neighborhood Commercial and add Conditional Use Permit (CUP) for

industrial type printing of large volumes signs, books, and promotional items (mugs, shirts, bags, etc.) with development standard waivers for supplemental

setback and dumpster screening; site plan included

#### Recommendation

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Map Consistency: Requested change is not consistent

Comprehensive Plan Policy Consistency: Requested change is consistent

Staff Recommendation: Approval for "ER" and add CUP for industrial printing of

large volume orders, books, and promotional materials with

only development waivers of bufferyard setback and

landscaping, as well as outdoor storage

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

### Project Description and Background

The subject property is located on the north side of E. Lancaster Avenue, generally one block west of East Loop 820 South. The site started advertising for industrial printing of book and promotional items, such as banners, magnets, pens, cups, shirts, and tote bags, between 2019 and 2021, according to Google Street View. The applicant noted the site has been operating as an industrial print shop since the early 2000s. The applicant has placed a shipping container behind the building on the property line in January 2025 without proper zoning approvals, resulting in a Code Compliance violation. In order to remedy this situation and correct the intensive printing activities in "E" Neighborhood Commercial zoning, the applicants are requesting to down-zone their property to "ER" Neighborhood Commercial Restricted District and add a Conditional Use Permit.

The site is part of a narrow commercial corridor one lot deep lining E. Lancaster Avenue with single family uses immediately behind the commercial uses. This section of E. Lancaster Avenue is listed on the Master Thoroughfare Plan as a System Link, developed as 6-lane divided roadway for State Highway 180. A residential street lies along the eastern property line. The site was developed as an approximate 5,300 square foot building with parking on the eastern and southern sides, leaving an unusable western side yard and small rear yard. The delivery doors face the rear yard.

The site has outdoor storage behind the rear yard fence including a 50-square foot storage building in the northwest corner, loose items, a delivery vehicle, and a shipping container. The dumpster outside the rear yard fence is unscreened and viewable from both the street and adjacent residential lots. The rear yard is enclosed with a chain-link fence. Outdoor storage and industrial scale printing are allowed by right in the industrial districts only or in commercial districts with a CUP approval. The site plan shows development waivers for all aspects of the supplement buffer yard including a solid screening fence, the 5-foot landscaping yard, and no structures or outdoor storage in the 20-foot setback. The site has minimal landscaping areas due to the site's development in 1974, prior to landscaping requirements. The eastern row of parking spaces cannot be counted towards the required parking requirements because the spaces are partially in the public right-of-way, instead of being entirely inside their property lines.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. While industrial scale printing, as well as outdoor storage, is not permitted in commercial zoning districts by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of new code violation convictions.

The printing is done entirely in the building that slightly exceeds the maximum allowed tenant size of 5,000 square feet in "ER" zoning. The single family neighborhood in "B" Two-Family zoning immediately to the north triggers the residential supplemental setback. However, a storage building was placed in the rear yard between 2001 and 2003 without a building permit, and a delivery vehicle has been parked in the rear yard generally since 2007. The new 160 square foot shipping container is proposed to be permanently anchored to the site as part of this project. While the site plan shows the shipping container 5 feet from the property line, the container is currently placed on the property line.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit can contain a timeframe that limits the length of time a use can be allowed. 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.

The following table provides information related to the proposed waivers of the standard ordinance requirements. The significant waivers on the site plan or due to existing site conditions are bolded.

Standard	ER Zoning	Proposed CUP	
Outdoor storage	No outdoor storage is allowed	Outdoor storage behind the building	
Solid screening fence	Solid screening fence required along property line adjacent to residential zoning	Chain link fence enclosing rear yard	
<b>Dumpster screening</b>	Solid screening enclosure	No screening shown	
Supplemental landscaping	5 feet wide required along property line adjacent to residential zoning	No landscaping shown	
Supplemental setback	20-foot setback along property line adjacent to residential zoning	0-foot setback along property line adjacent to residential zoning	
Landscaping	10% of site for new construction, none for existing site	Any???	

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 "B" Two-Family, "E" Neighborhood Commercial, "FR" General Commercial Restricted / Single family uses, office uses

East "FR" General Commercial Restricted / Auto repair, E. Loop 820 South

South "FR" General Commercial Restricted, "PD 278" Planned Development for FR uses plus indoor shooting gallery / Office, auto repair, auto sales, shooting range

West "E" Neighborhood Commercial, "FR" General Commercial Restricted / Office uses, auto repair

### **Recent Zoning History**

None.

#### **Public Notification**

300-foot Legal Notifications were mailed on June 27, 2025. The following organizations were notified: (emailed June 27, 2025)

Organizations Notified				
Handley NA*	Neighborhoods of East Fort			
	Worth Alliance			
Carver Heights East NA	Central Meadowbrook NA			
Echo Heights Stop Six Environmental Coalition	Historic Carver Heights NA			
Historic Rosedale Park NA	East Fort Worth Business			
	Association			
East Fort Worth, Inc.	Fort Worth ISD			
Historic Handley Development Corporation	Southeast Fort Worth Inc			
Streams and Valleys Inc	Trinity Habitat for Humanity			

<sup>\*</sup>Located in this registered Neighborhood Association

# **Development Impact Analysis**

#### Land Use Compatibility

The applicant is proposing to downzone the site from "E" Neighborhood Commercial to "ER" Neighborhood Commercial Restricted and add a Conditional Use Permit for an industrial print shop with development waivers. A site plan is included that shows development waivers needed for the supplemental rear bufferyard standards of a solid screening fence, 5-foot landscaped area, and 20-foot supplemental setback, as well as outdoor storage. The applicants have proposed to upgrade the existing chain link fence to be a solid screening fence. However, a storage building and outdoor storage are in the area required for landscaping and no business activity. The eastern parking spaces cannot be counted towards to required number of parking spaces because they are not entirely inside the site. This area could be converted to landscaping to help meet the intent of the supplemental setback. The dumpster is proposed to be moved inside the rear screening fence, which would bring it into compliance.

The Conditional Use Permit has been requested due to the informal addition of a shipping container in the rear and the subsequent land use review of their Certificate of Occupancy that does not allow industrial scale printing. The business has existed as an approximate 20-year non-compliant land use without noticeable impact on the adjacent residential uses because the majority of the activity is inside the building with approximately 700 square

feet of outdoor storage. The proposed zoning request **is compatible** with surrounding commercial land uses, if the solid screening is added to surround the rear yard, bringing the unscreened dumpster into compliance, and the unusable parking on the east is converted into street landscaping.

#### Comprehensive Plan Consistency - Eastside Sector

The 2023 Comprehensive Plan currently designates the subject property as "Neighborhood Commercial" on the Future Land Use Map. The requested rezoning district, but not the CUP land use, is included in the description envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below.

#### COMMERCIAL

Neighborhood Commercial

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

ER, E, MU-1, Applicable Form-Based Codes

The proposed zoning 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.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- 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.
- Maximize area of permeable surfaces in developments to reduce stormwater run-off.

Based on a lack of conformance with the future land use map but conformance with the policies stated above, the proposed zoning **is partially consistent** with the Comprehensive Plan.

#### Site Plan Comments

#### **Zoning and Land Use**

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

- 1. Add the lot's platted Legal Description.
- 2. Note the project's specific CUP request in the lower right corner or right side to Industrial printing of large volume orders, books, and promotional items.
- 3. Include AG Design's telephone number.
- 4. Update the site's zoning case number to ZC-25-109 in the lower right corner.
- 5. Please label the building's setback dimensions to the property lines.
- 6. Note the main building is exempt from the 20-foot supplemental setback due to its construction in 1974.
- 7. Show the existing storage building's location in the 5-foot building setback and note its building materials, square footage, and height if it will not be removed. If approved, add the note in bold: "Development waiver was granted to have X-foot rear yard setback on the northern property line."
- 8. Five feet of landscaping is not shown along the northern property line. If approved, add the note in bold: "Development waiver was granted to have no landscaping buffer."
- 9. Note the building's height.
- 10. Note the storage container's height and square footage.
- 11. Show the location of the second southern building entrance.

- 12. The windows' advertisements are required to be reduced to no more than 10% of each window's area.
- 13. Eleven parking spaces are required for this size industrial building. Only 10 spaces are entirely inside the property lines on the south. If approved, add the note in bold: "Administrative waiver was granted to reduce the required number of parking spaces by one."
- 14. The ADA (handicap) space must be shown. Converting the easternmost space on the southern group is likely to be the easiest option.
- 15. The parking spaces on the eastern side of the building cannot be counted towards the site's parking since they are partially in the ROW. Remove these parking spaces. Converting these spaces to landscaping would help meet the intent of the landscaping requirements.
- 16. Add a note with the landscaped/grassy areas' square footage.
- 17. The dumpster is unscreened. Either screen the dumpster with a solid enclosure or move it behind the solid screening fence.
- 18. A solid screening fence is required under Sec. 6.100 for all commercial sites adjacent to residential zoning. Please replace the northern and eastern fences with an appropriate solid screening fence. Add a note with the height and materials.
- 19. Show and label the areas for outdoor storage and parking of the delivery vehicle. If approved, add the note in bold: "Development waiver was granted to allow outdoor storage of loose items and delivery vehicle."
- 20. Note the site has no platted easements.
- 21. Label the proposed zoning of the site, as well as the zoning and land use of the sites to the east and south.
- 22. A change of use Certificate of Occupancy will be required for the industrial print shop.

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

#### **DS - Transportation**

- 1. Significant reconstruction, if it ever occurs, will trigger sidewalk and parking changes.
- 2. Lancaster is a TxDOT road permit to have parking backing into the ROW may be necessary at some point.
- 3. Parking in the ROW on Mel may need an encroachment agreement.

#### Fire

- 1. Access and building hose lay are compliant under Section 503.1.6 Access and Section 503.1.1 Buildings and Facilities.
- 2. No new Fire Code requirements apply unless there is a change of use.
- 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.
- 4. 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 #25388-03-2022. https://www.fortworthtexas.gov/departments/fire/services/bureau.



Applicant: PG Inc./Jake Petrie

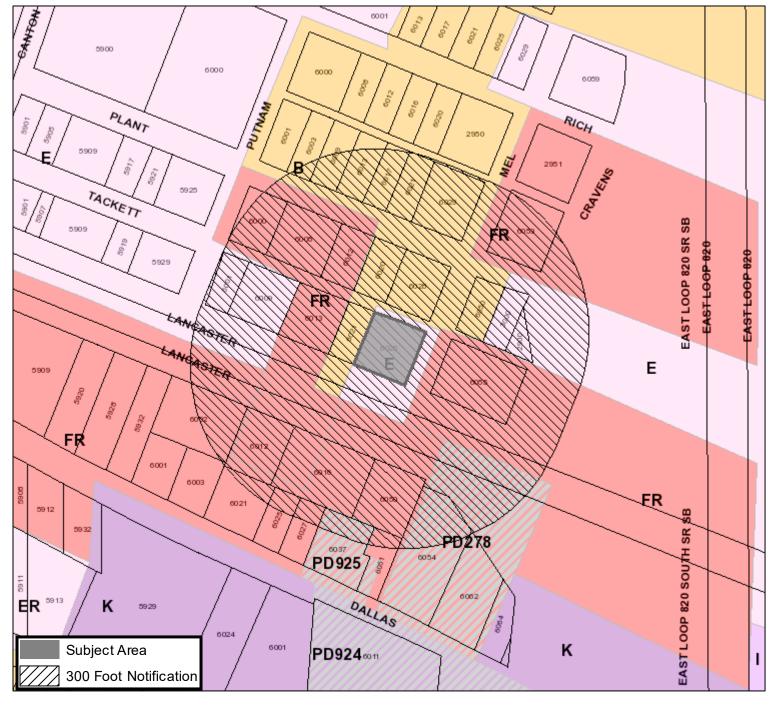
Address: 6025 E. Lancaster Avenue

Zoning From: E

Zoning To: E with CUP for industrial type printing of large volumes, signs, books, promotional material

Acres: 0.24
Mapsco: Text
Sector/District: Eastside
Commission Date: 7/9/2025
Contact: 817-392-8190





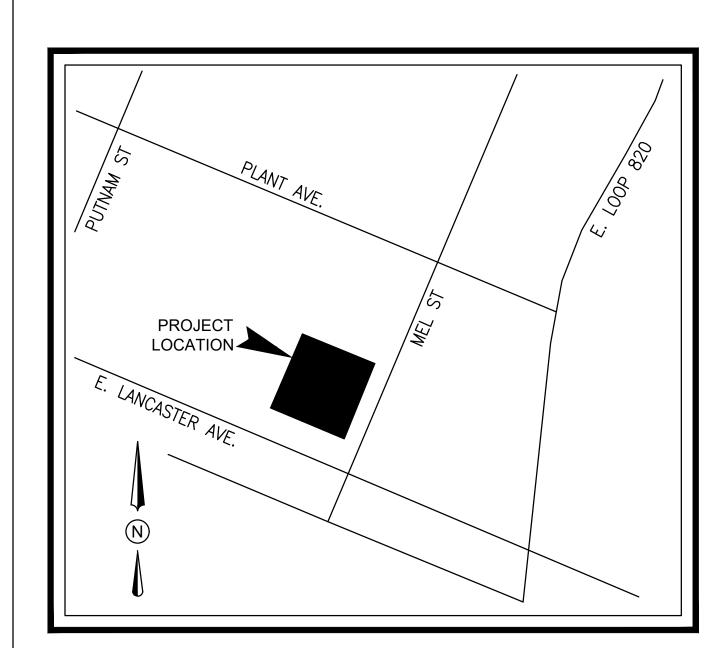
# GENERAL NOTES:

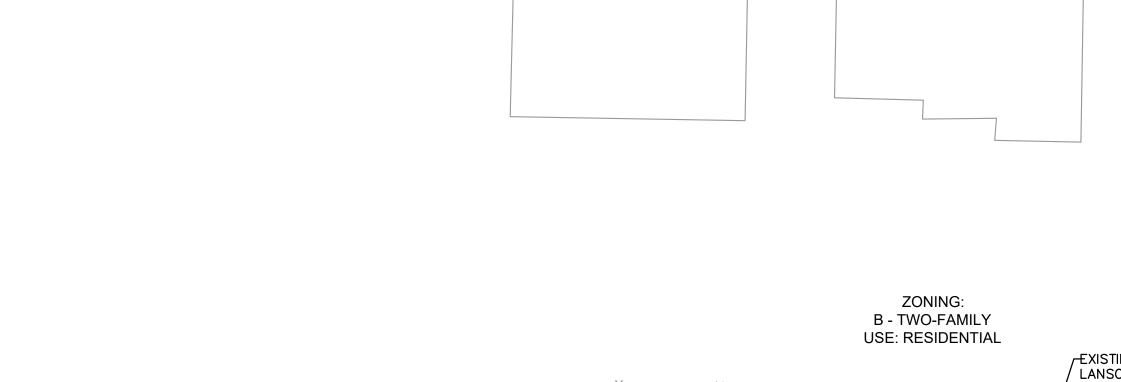
- 1. CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY
- OUT ALL SITE WORK. 2. CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY
- DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING. 3. DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
- 4. ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE. 5. ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF FORT WORTH BUILDING ORDINANCES. A
- BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF FORT WORTH. 6. A LANDING MUST BE PROVIDED AT EACH EXIT DOOR. THE FLOOR SURFACE ON BOTH SIDES OF THE DOOR SHALL BE AT THE SAME ELEVATION AS PER THE TEXAS FIRE PREVENTION
- 7. VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION
- CODE. 8. ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITE TREATMENT.
- 9. ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN
- ACCORDANCE WITH FORT WORTH MUNICIPAL CODE. 10. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- 11. HOURS OF OPERATION:
- PRINT WORLD 5 DAYS A WEEK, 9:00 AM TO 5:00 PM.
- 12. EXTERIOR MATERIALS FOR BUILDING WILL BE SPLIT FACE CMU BLOCK, ARCHITECTURAL WALL PANELS AND STORE FRONT WINDOW PANELS.
- 13. APPLICANT WILL COMPLY WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES.
- 14. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- 15. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING. 16. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- 17. 2 (TWO) EMPLOYEES PER SHIFT.
- 18. ANY LIGHTS USED TO ILLUMINATE THE AREA SHALL BE DIRECTED DOWNWARD AND AWAY
- FROM ADJACENT RESIDENTIAL PROPERTIES. 19 THIS PROJECT WILL CONFIRM WITH LIRRAN FORESTRY STANDARDS

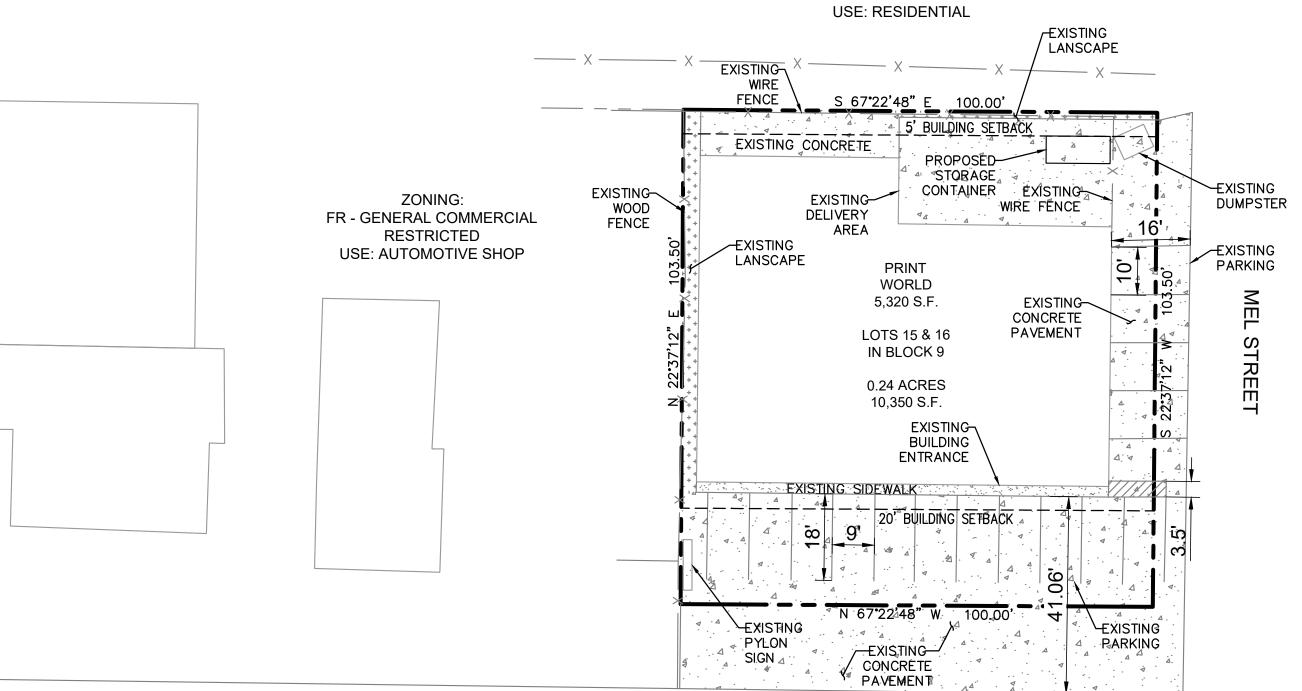
19.	THIS PROJECT	WILL	CONFIRM	WITH	OKRAN	FORESTRY	STANDARDS.

SITE DATA SUMMARY TABLE					
SITE ACREAGE:	0.24 ACRES (10,350 SQ. FT.)				
EXISTING ZONING:	B-TWO-FAMILY				
PROPOSED ZONING:	ER-NEIGHBORHOOD COMMERCIAL RESTRICTED				
EXISTING USE:	PRINT SHOP				
BUILDING AREA:	5,320 S.F.				
NUMBER OF STORIES:	1				
BUILDING COVERAGE:	51%				
FLOOR AREA RATIO:	0.51				
IMPERVIOUS AREA:	9,987 S.F. (96.5%)				
PERVIOUS/LANDSCAPE AREA:	363 S.F. (3.5%)				
REGULAR PARKING PROVIDED:	16 SPACES				
HANDICAP PARKING PROVIDED:	0 SPACES				
TOTAL PARKING PROVIDED:	16 SPACES				

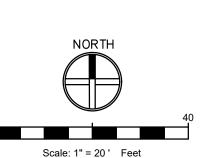
EXISTING PAVEMENT LEGEND						
EXISTING CONCRETE	· · · · · · · · · · · · · · · · · · ·					
EXISTING LANDSCAPE	+ + + + + + + + + + + + + + + + + + +					
EXISTING SIDEWALK						







E. LANCASTER AVE./180 SPEED LIMIT: 40 M.P.H.



Developer/Owner: Jake Petrie Address: P.O. Box 383023 City/State: Duncanville, Texas 75138 Telephone Number: 682.583.4962 E-mail Address: jake@1836commercial.com

ZONING: FR - GENERAL COMMERCIAL

RESTRICTED
USE: AUTOMOTIVE SHOP

JOB NO: 2025.16 DRAWN: STAFF CHECKED: AG

DATE: 6.2.2025





DUNCANVILLE, TX 75138

711 N. FIELDER RD. ARLINGTON, TX 76012 PH: (817) 635-5696 FAX: (817) 635-5699

WORLD PRINT

REVISIONS

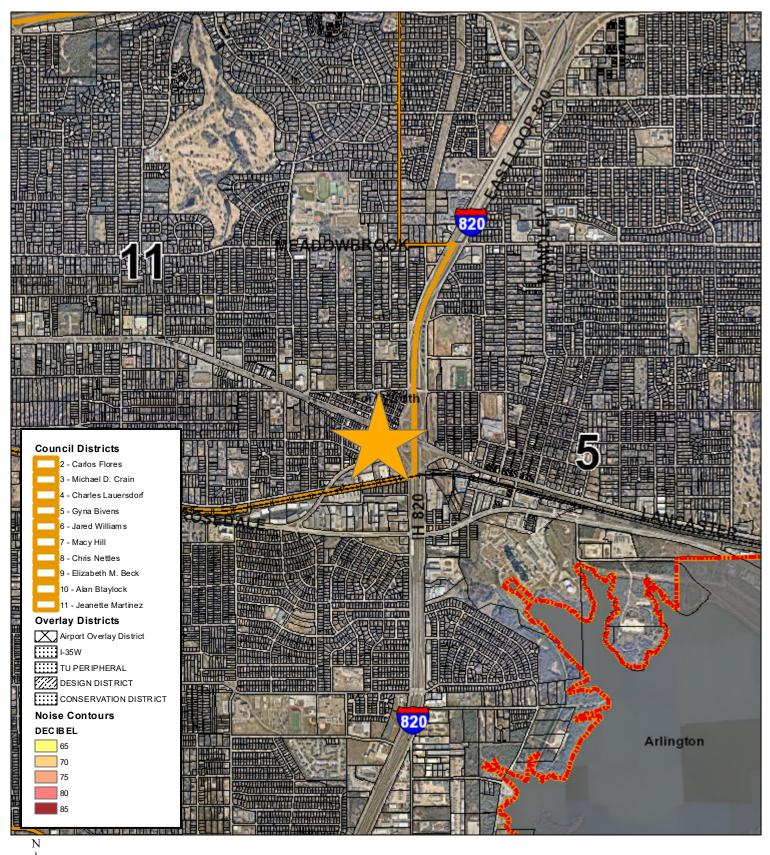
SITE PLAN

Zoning Case Number: 00-00-000

Director of Development Services

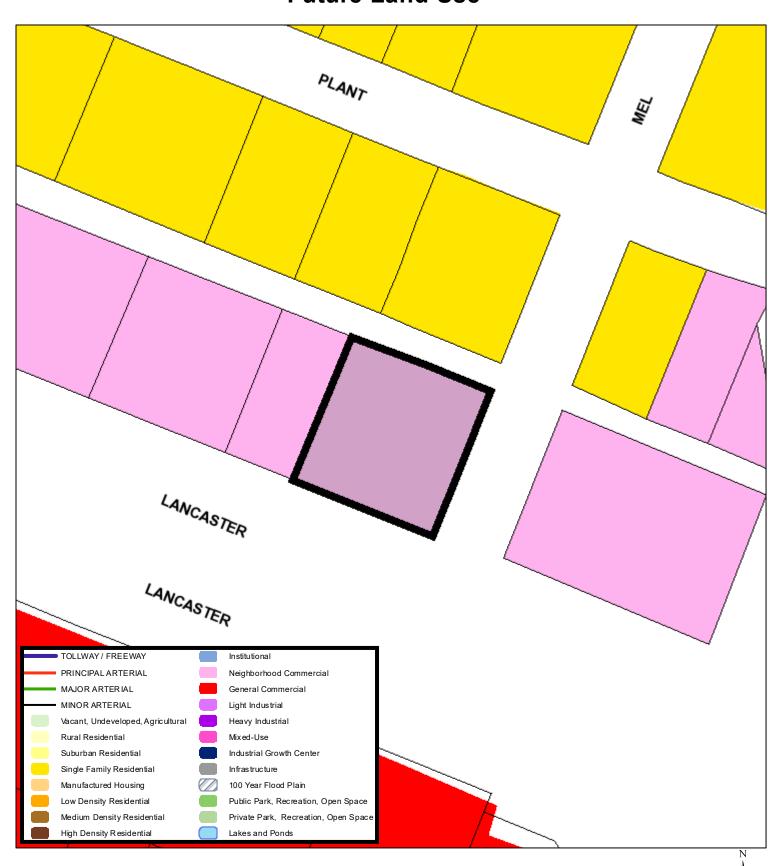
SHEET NUMBER







# **Future Land Use**





# **Aerial Photo Map**







# Zoning Staff Report

Date: July 9, 2025 Case Number: ZC-25-114 District: 2

# **Zoning Map Amendment**

Case Manager: Lorelei Willett

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

Site Location: Stockyards Historic and Form-Based Code District Acreage: approx. 21.11

## Request

**Proposed Use:** Mixed-Use

**Request:** From: "TNX-55" Transition Neighborhood Mixed-Use, "ENX-40" Edge Neighborhood

Mixed-Use, "TSA-130" Transition Swift/Armour To: "HSH-55" Historic Shopfront,

"HCO-130" Historic Core

#### Recommendation

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Consistency: Requested change is consistent

Staff Recommendation: Approval

#### **Table of Contents**

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

9. Aerial Photograph

## Project Description and Background

A map amendment to the City of Fort Worth Zoning Ordinance to rezone certain properties within the Stockyards ("SY") District to certain Stockyards sub-districts.

300 W Exchange Avenue From: "TNX-55" Transition Neighborhood Mixed Use To: "HSH-55" Historic Shopfront;

301 W Exchange Avenue From: "TNX-55" Transition Neighborhood Mixed Use To: "HSH-55" Historic Shopfront;

Portion of 307 W Exchange Avenue From: "TNX-55" Transition Neighborhood Mixed Use To: "HSH-55" Historic Shopfront;

309 W Exchange Avenue From: "ENX-40" Edge Neighborhood Mixed Use To: "HSH-55" Historic Shopfront;

2414 Clinton Avenue From: "ENX-40" Edge Neighborhood Mixed Use To: "HSH-55" Historic Shopfront;

Portion of 660 Union Stockyard Boulevard From: "TSA-130" Transition Swift/Armour To: "HCO-130" Historic Core;

Portion of 2394 Niles City Boulevard "TSA-130" Transition Swift/Armour To: "HCO-130" Historic Core;

Portion of 701 E Exchange Avenue From: "TSA-130" Transition Swift/Armour To: "HCO-130" Historic Core;

Portion of 2540 Swift Armour Boulevard From: "TSA-130" Transition Swift/Armour To: "HCO-130" Historic Core;

Portion of 601 E Exchange Avenue From: "TSA-130" Transition Swift/Armour To: "HCO-130" Historic Core;

Portion of 1091 NE 23rd Street From: "TSA-130" Transition Swift/Armour To: "HCO-130" Historic Core;

Portion 1001 NE 23rd Street From: "TSA-130" Transition Swift/Armour To: "HCO-130" Historic Core

See attached HCLC-24-022 Staff Report for details and attachments.

On July 8, 2024, the Historic and Cultural Landmark Commission recommended approval of the text amendment to the Zoning Commission and City Council.

## Surrounding Zoning and Land Uses

North SY-ENX-40 and SY-TNX-55 / Commercial Retail and Restaurants

East SY-HSH-40 / Dance Hall, Law Offices, and Parking Lots South SY-ENX-40 and SY-TNX-55 / Vacant and Parking Lots

West UR / Apartments and Residences

## **Recent Zoning History**

- ZC-22-061; to amend the land use table in the Stockyards FBC and Design Guidelines to remove multifamily from: SY-ECC-68, SY-TNE-105, SY-TNX-55, SY-TNX-80, SY-TSA-80, SY-TSA-105 (north), SY-TSA-105 (south), and SY-TSA-55 (north)
- ZC-17-045; from Various to Stockyards FBC w/Historic Transition and Edge Districts
- ZC-16-021; from E, F, MU-1, MU-2, UR, J, K, PD993, PD1017 to Stockyards FBC
- ZC-11-006; from A-5, B, B/DD, C, C/HC, CF, ER, E, E/DD, FR, F, F, I, I/DD, I/HC, J, J/HC, and PDs 101, 107, 117, & 619 to A-5, A-5/HC, A-5/DD, AR, B, B/DD, UR, CF, CF/DD, ER, E, E/DD, MU-1, MU-1/HSE, MU-1/HC, MU-1/DD, MU-2, MU-2/HC, and MU-2/DD

#### **Public Notification**

300-foot Legal Notifications were mailed on June 27, 2025.

## **Development Impact Analysis**

#### Land Use Compatibility

The primary purpose of this map amendment is to amend the City of Fort Worth Zoning Ordinance to rezone certain properties within the Stockyards ("SY") District to certain Stockyards sub-districts (as noted above).

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

#### Comprehensive Plan Consistency - Northside

The adopted Comprehensive Plan currently designates the subject properties as Mixed Use. The future land use and zoning were changed to mixed use with a historic core to reflect the intended redevelopment form.

The below policies from the Comprehensive Plan apply to this proposed change.

- As a matter of public policy, the identification, protection, enhancement, and perpetuation of landmarks or districts of historical, cultural, architectural, or archeological significance are necessary to safeguard and promote the economic, cultural, education, and general welfare of the public.
- Develop "stewardship" vs "ownership" opportunities for private property owners.
- Promote commercial, mixed-use, and urban residential development within the Downtown, Historic Stockyards, and Marine Creek Mixed-Use Growth Centers.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

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

#### Economic Development Strategic Plan

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

- 1. Continue supporting high-quality redevelopment projects in and around the Fort Worth Stockyards National Historic District. Partner with Trinity Metro, area landowners, and the real estate community to pursue transit-oriented development projects within a 10-minute walk of the TEXRail North Side Station.
- 2. Citywide Urban and Mixed-Use Development
- 3. 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.



Applicant: Area Zoning Map

City of Fort Worth Development Services

Address: Certain sites in 1000 blk NE 23rd St, 2500 blk Swift Armour Blvd, 600-700 blks E Exchange

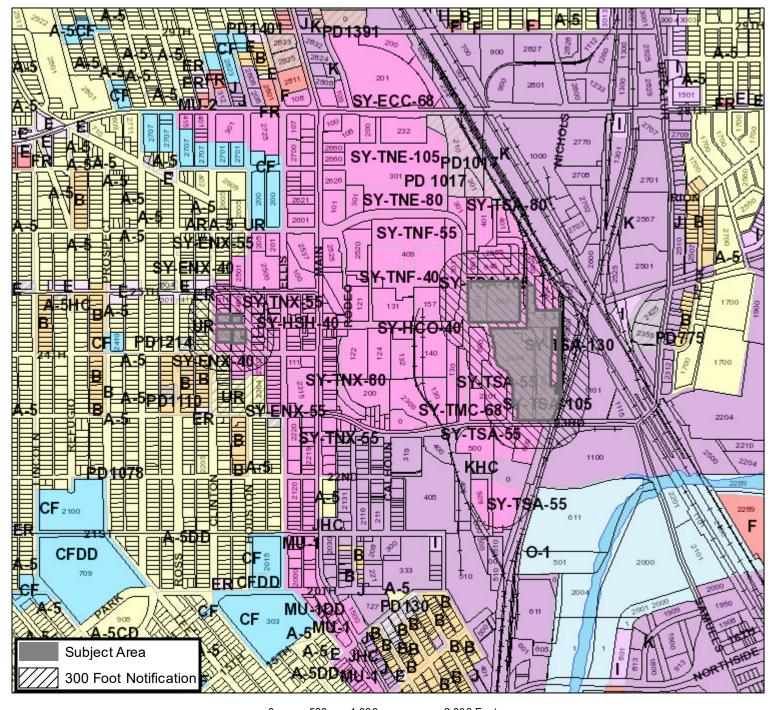
Zoning From: SY(ENX-40/TNX-55/TSA-130)

Zoning To: SY(HSH-55/HCO-130)

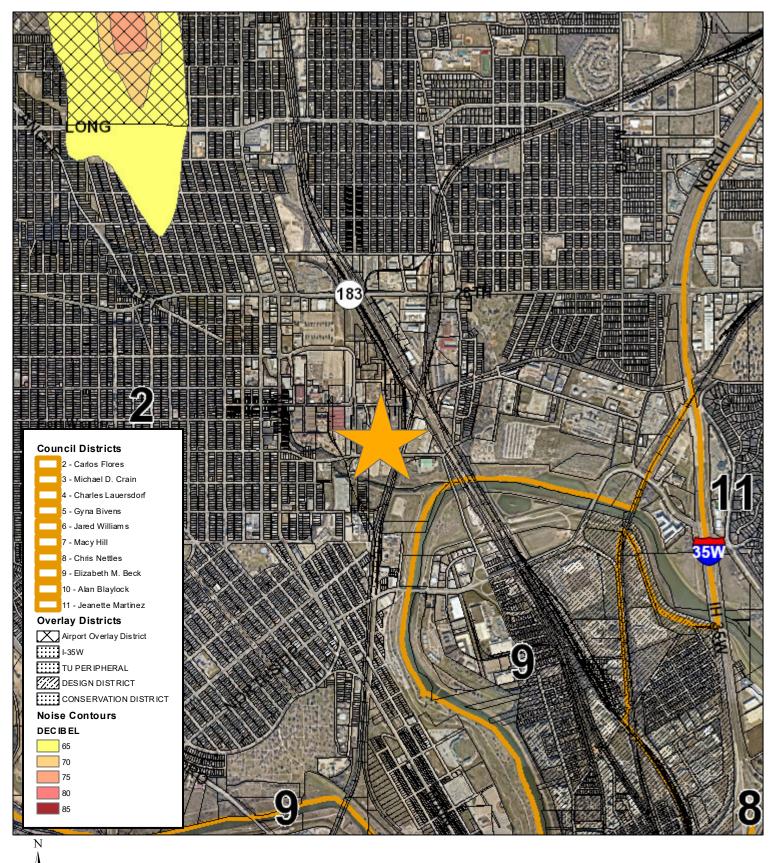
Acres: 21.39617225

Mapsco: Text
Sector/District: Northside
Commission Date: 7/9/2025
Contact: 817-392-8015









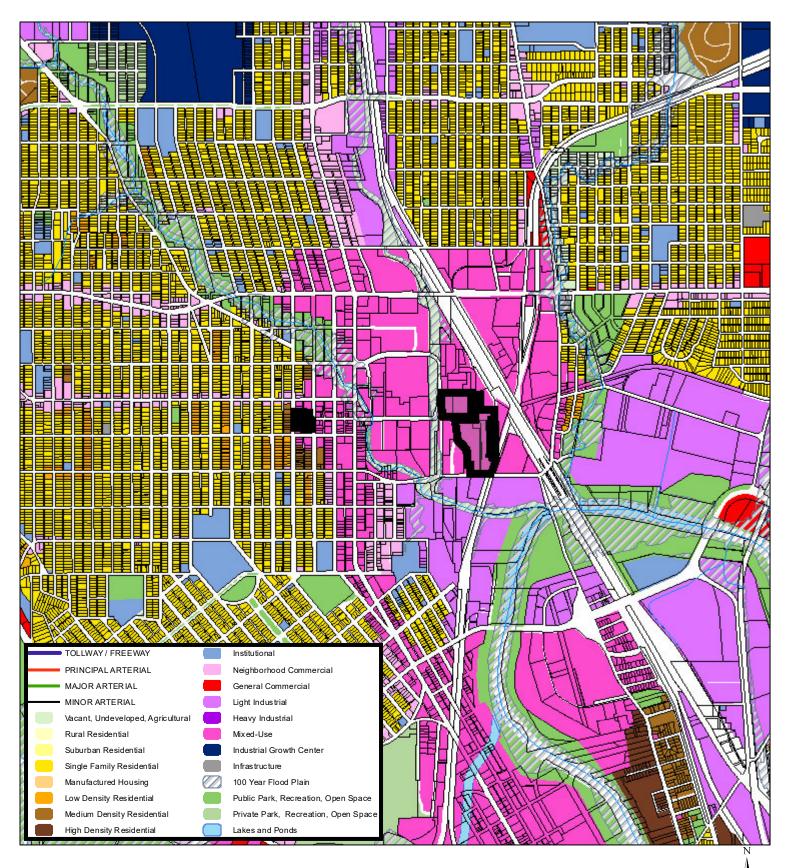
1,000

2,000

4,000 Feet



# **Future Land Use**



1,600

800

1,600 Feet



# **Aerial Photo Map**

