



**ZONING COMMISSION  
AGENDA**

Wednesday, October 12th, 2022

Work Session 12:00 PM

Public Hearing 1:00 PM

**Work Session**

In-Person:

City Hall Conference Room 2020

200 Texas Street

2<sup>nd</sup> Floor-City Hall

Fort Worth, Texas 76102

**Public Hearing**

In-Person:

City Council Chamber

200 Texas Street

2<sup>nd</sup> Floor-City Hall

Fort Worth, Texas 76102

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e94d13ded38961c8de610cbf5ce6c86d9>

Meeting/ Access Code: 2555 615 3056

Registration Required

**Teleconference**

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

Meeting/ Access Code: 2555 615 3056

**Viewing Only**

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

**For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website:**

<https://www.fortworthtexas.gov/government/boards/list-boards-commissions/virtual-meetings>

**To view the docket for this meeting visit:** <https://www.fortworthtexas.gov/calendar/boards-commission>

**This meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act.**

**Members of the Zoning Commission may be participating remotely in accordance with the Texas Open Meetings Act. The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting.**

**\*\*Any member of the public who wishes to address Zoning Commission regarding an item on a listed agenda must sign up to speak no later than 5 p.m. on the day before the scheduled meeting. To sign up, please register through WebEx in accordance with the directions on the City’s website above. This link should be used to register whether you plan to participate in-person or virtually. For questions or assistance with registration, please contact Sandra Cejas at sandra.cejas@fortworthtexas.gov or (817)392-8047.**

**Please note that the City of Fort Worth is using a third party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.**

**COMMISSION MEMBERS:**

Jarod Cox, CD 1	_____	Dr. Mia Hall, CD 6	_____
Willie Rankin, Chair, CD 2	_____	Jacob Wurman, CD 7	_____
Beth Welch, CD 3	_____	Wanda Conlin, Vice Chair, CD 8	_____
Jesse Gober, CD 4	_____	Kimberly Miller, CD 9	_____
Rafael McDonnell, CD 5	_____		

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

**II. PUBLIC HEARING 1:00 PM**

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, NOVEMBER 8, 2022 AT 6:00 P.M. UNLESS OTHERWISE STATED.

**A. CALL TO ORDER**

**B. APPROVAL OF MEETING MINUTES OF September 14, 2022** \_\_\_\_\_ **Chair**

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

**C. CONTINUED CASES**

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

- a. Site Location: Generally bounded by NE/NW 22nd St, Clinton Ave, NE 29th St, and SLSW Railroad
- b. Acreage: 130.01
- c. Applicant/Agent: City of Fort Worth
- d. Request: To: To amend the land use table in the Fort Worth Stockyards Form-Based Code and Design Guidelines to remove multifamily from certain Stockyard districts. Multifamily will no longer be an allowed use in the following districts: “SY-ECC-68”, “SY-TNE-105”, “SY-TNX-55”, “SY-TNX-80”, “SY-TSA-80”, “SY-TSA-105” (north), “SY-TSA-105” (south), “SY-TSA-130”, and “TSA-55” (north).

**2. ZC-22-085**

**CD 2**

- a. Site Location: Generally bounded by NE 23rd, Packers, Stockyards Blvd, and SLSW Railroad
- b. Acreage: 29.74
- c. Applicant/Agent: City of Fort Worth
- d. Request: From: "SY-TSA-55" Stockyards Transition Swift/Armour-55 (south), "SY-TSA-105" Stockyards Transition Swift/Armour-105 (south), and "SY-TSA-130" Stockyards Transition Swift/Armour-130.  
To: Boundary change between SY-TSA-55, SY-TSA-105, and SY-TSA-130 to accommodate the street relocation of Niles City Boulevard.

**3. ZC-22-114**

**CD 8**

- a. Site Location: 2212 E. 4<sup>th</sup> Street
- b. Acreage: 21.2
- c. Applicant/Agent: Stonehawk Capital Partners
- d. Request: From: "PD 310R" Planned Development/Specific Use for multi-family and commercial subject to 37 acres of multi-family residential at a density of 30 to 36 units per acre, 7 acres of multi-family residential at a density of 30 to 50 units per acre, 12.5 acres of retail restaurant and commercial.  
To: Amend "PD 310" to remove the multifamily density per acre restriction to allow 44 acres with a maximum unit count of 1,682 and 12.5 acres of retail, restaurant and commercial.

**4. ZC-22-122**

**CD 6**

- a. Site Location: 7424 Granbury Road
- b. Acreage: 22.34
- c. Applicant/Agent: Archco RCM Dylan Land Manager, LLC
- d. Request: From: "PD 823" Planned Development with base of Mixed-Use Low Intensity (MU-1)  
To: "PD" Planned Development with a base of "C" Medium Density Multifamily, adding Office (commercial shared workspace) and restricting Gas drilling & production, Golf course, Country club (Private), Museum, library, fine arts center (Govt.); with specific development standards for open space, front yard building setback, building setback adjacent to one-family residential zoning, and a waiver to the MFD submittal; Site Plan included.

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

**5. SP-22-010**

**CD 9**

- a. Site Location: 300-400 blocks Carroll Street
- b. Acreage: 17.81
- c. Applicant/Agent: Riokim Montgomery LP
- d. Request: To: Amend Site Plan for PD 574 Planned Development for all uses in "MU-2" Mixed-Use with "DD" Demolition Delay

**D. NEW CASES**

**6. ZC-22-130**

**CD 5**

- a. Site Location: 601 E. Loop 820
- b. Acreage: 6.47
- c. Applicant/Agent: 820 & Sandy Brook LLC / Oziel Vigil, Reliable Commercial
- d. Request: From: "E" Neighborhood Commercial  
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus warehouse (warehouse use not to exceed 80% of square footage with a minimum of 20% office/showroom/retail); welding shop; assembly of pre-manufactured parts, except for vehicles, trailers, airplanes, or mobile homes; site plan included

**7. ZC-22-135**

**CD 2**

- a. Site Location: 1500 E. Northside Drive
- b. Acreage: 4.09
- c. Applicant/Agent: Trinity River Group LP
- d. Request: From: "PD456" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus hotel/motel within 1000 feet of a residential district with accessory use for restaurant/bar; site plan waived  
To: "MU-2" High Intensity Mixed-Use

**8. SP-22-017**

**CD 8**

- a. Site Location: 4250 Mitchell Boulevard
- b. Acreage: 117.3
- c. Applicant/Agent: Bourbon House, LLC
- d. Request: To: Amend site plan for PD 1016 Planned Development/Specific Use for distillery and associated uses, restaurant, retail, guest cottages, events, and a security residence with "I" Light Industrial development standards and with a waiver for height, plus A-21 uses to add new warehouse building; site plan included

**9. ZC-22-151**

**CD 8**

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

**10. ZC-22-153**

**CD 7**

- a. Site Location: 3900 West 7th Street
- b. Acreage: 0.46
- c. Applicant/Agent: 3900 West 7th Apartment, LLC/ Courtney Putney
- d. Request: From: "A-5" One-Family  
To: "C" Medium Density Multifamily

**11. SP-22-020 (ZC-22-154)**

**CD 6**

- a. Site Location: Southeast corner of Granbury Rd and Mesa Springs Drive
- b. Acreage: 6.5
- c. Applicant/Agent: Kroger Texas LP
- d. Request: To: Add site plan for medical clinic, site plan included

**12. ZC-22-155**

**CD 7**

- a. Site Location: 5300 Golden Triangle Boulevard
- b. Acreage: 1.48
- c. Applicant/Agent: Keller305 WHW Ltd. / Tunnel Equity Partners
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "F" General Commercial; with development waivers for dumpster placement and screening fence, site plan included.

**13. ZC-22-157**

**CD 2**

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

**14. ZC-22-158**

**CD 6**

- a. Site Location: 801 W. Rendon Crowley Rd
- b. Acreage: 0.89
- c. Applicant/Agent: Virginia M. Purcell
- d. Request: From: "E" Neighborhood Commercial  
To: "FR" General Commercial Restricted

**15. ZC-22-159**

**CD 3**

- a. Site Location: 15000 block Old Weatherford Road
- b. Acreage: 35.548
- c. Applicant/Agent: Aledo WC 34 LLC / Bo Trainor, Peloton Land Solutions
- d. Request: From: Unzoned  
To: "R2" Townhouse/Cluster

**16. ZC-22-160**

**CD 3**

- a. Site Location: SE corner of FM 3325 & Old Weatherford Road
- b. Acreage: 249.98
- c. Applicant/Agent: Geo Beggs Aledo Ranch LP & Rockriver Partnership, LTD
- d. Request: From: Unzoned  
To: "G" Intensive Commercial, "D" High Density Multi Family, "R2" Townhouse/Cluster, and "A-5" One Family Residential

**17. ZC-22-161**

**CD 8**

- a. Site Location: 4826 Wichita Street
- b. Acreage: 0.87
- c. Applicant/Agent: Vernon L. McCoy / Christopher Bonilla, Bonilla Group
- d. Request: From: "A-7.5" One Family Residential  
To: "E" Neighborhood Commercial

**18. ZC-22-162**

**CD 3**

- a. Site Location: 3632 Longvue Avenue
- b. Acreage: 0.72
- c. Applicant/Agent: Amy Seeling
- d. Request: From: "PD 1132" PD/CF Planned Development for all uses in "CF"  
Community Facilities plus event center; site plan waived  
To: "E" Neighborhood Commercial

**19. ZC-22-164**

**CD 7**

- a. Site Location: 14501 Old Blue Mound Rd.
- b. Acreage: 46.2
- c. Applicant/Agent: AIL Investments LP
- d. Request: From: "AG" Agricultural  
To: "K" Heavy Industrial

**20. ZC-22-165**

**CD 2**

- a. Site Location: 5851 North Freeway
- b. Acreage: 17.9
- c. Applicant/Agent: Brookhollow 1170, LTD/ IHS Real Estate Holdings, LLC
- d. Request: From: "G" Intensive Commercial  
To: "D" High Density Multifamily

**21. ZC-22-166**

**CD 7**

- a. Site Location: 12951 Saginaw Boulevard
- b. Acreage: 22.099
- c. Applicant/Agent: Hunter Crossroads LP / David Pitcher, KFM Engineering & Ray Oujesky
- d. Request: From: "G" Intensive Commercial  
To: "PD" Planned Development with a base of "C" Medium Density  
Multifamily, with specific development standards for open space,  
building orientation, and a waiver to the MFD submittal; site plan  
included.

**22. ZC-22-172**

**CD 3**

- a. Site Location: 5628 Houghton Avenue
- b. Acreage: 0.14
- c. Applicant/Agent: City of Fort Worth – Development Services
- d. Request: From: "CB-TF" Camp Bowie Transition Zone  
To: "A-5" One-Family

- a. Site Location: 2500-2700 blocks SH 114
- b. Acreage: 30.65 acres
- c. Applicant/Agent: Roanoke 35/114 Partners, LP & Roanoke 35/114 O & G Partners, LP
- d. Request: From: "K" Heavy Industrial  
To: "PD/C" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for building orientation, open space, and parking in front of primary building, and a waiver to the MFD; site plan included.

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

**ASSISTANCE AT THE PUBLIC MEETINGS:**

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

**ASISTENCIA A REUNIONES PUBLICAS:**

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

**Executive Session.**

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



# Zoning Staff Report

**Date:** October 12, 2022

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

**Council District:** 2

## Zoning Text Amendment

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

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

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

### Request

**Proposed Use:** Mixed Use

**Request:** From: N/A

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

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

### Recommendation

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

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

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

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



# Zoning Staff Report

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8. Zoning Map with 300 ft. Notification Area
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10. Future Land Use Map
11. Aerial Photograph

## Project Description and Background

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

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

The City is requesting approval of the proposed Text Amendment.

## Surrounding Zoning and Land Uses

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

East “K” Heavy Industrial, / vacant.

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

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

## Recent Zoning History

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

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

## Public Notification

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

## Development Impact Analysis

### Land Use Compatibility

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

### Comprehensive Plan Consistency – Northside

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

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

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

### Economic Development Plan

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

Applicable Stockyards Form-Based Code:

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

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

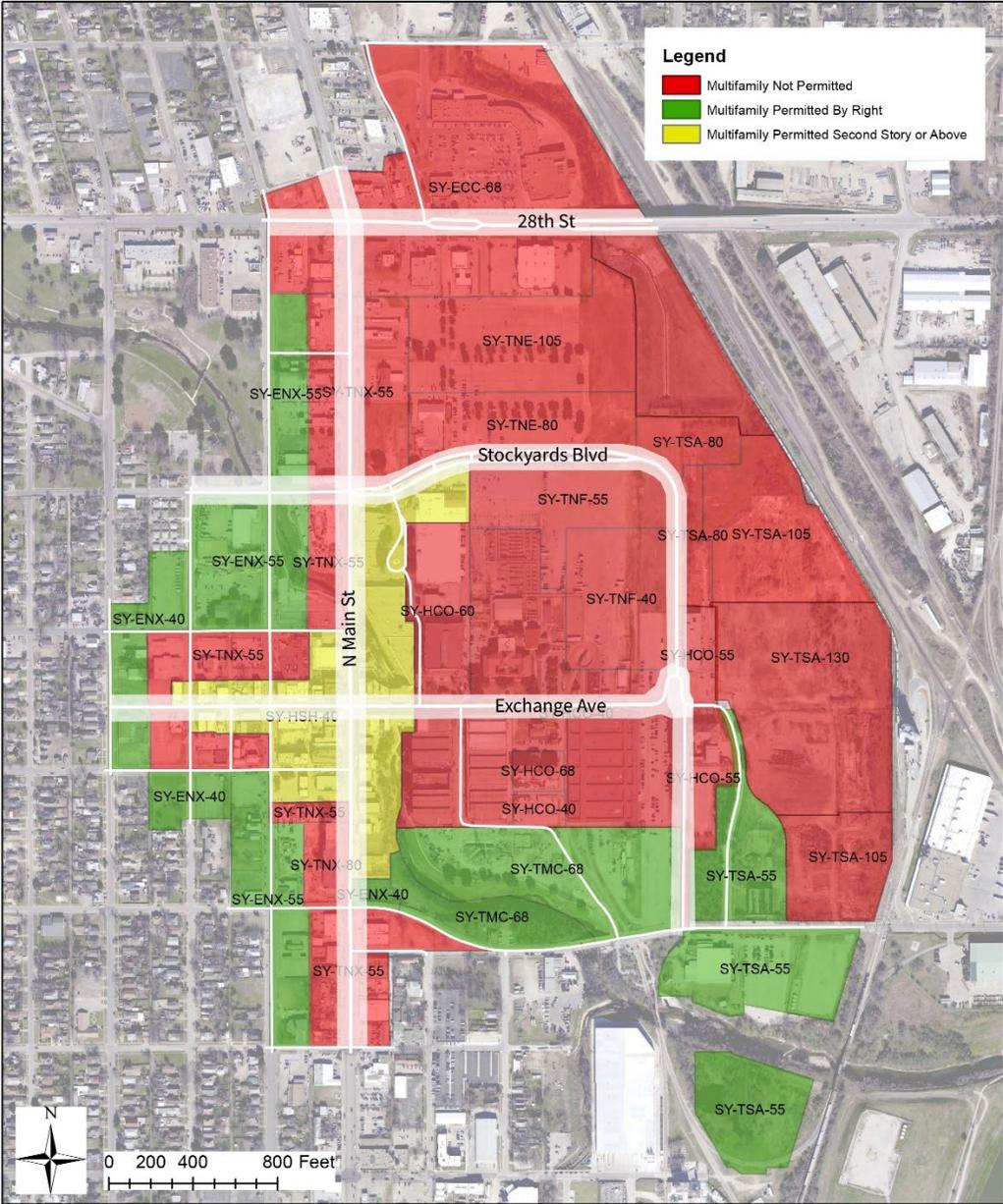
#### **Edge Districts – Stockyards Form-Based Code Intent (Sec. 4.1)**

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

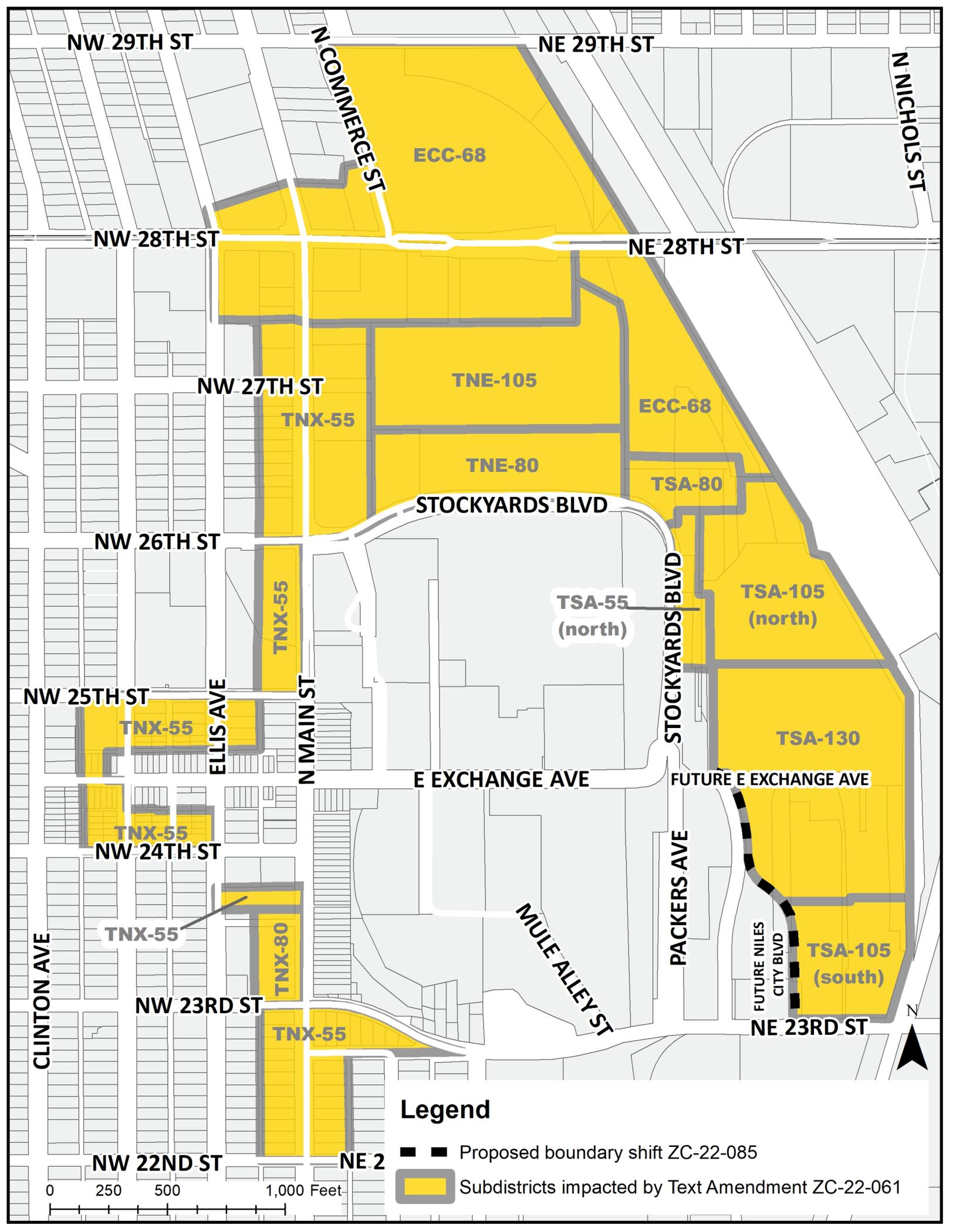




# Stockyards - Proposed Status of Multifamily



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**Legend**

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

0 250 500 1,000 Feet



# Zoning Staff Report

**Date:** October 12, 2022

**Case Number:** ZC-22-085

**Council District:** 2

## Zoning Map Amendment

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

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

**Site Location:** Generally bounded by NE 23rd Street, Packers Avenue, Stockyards Blvd, and SLSW Railroad. **Acreage:** 29. acres

### Request

**Proposed Use:** Mixed Use

**Request:** From:  
“SY-TSA-55” Stockyards Transition Swift/Armour-55 (south), “SY-TSA-105” Stockyards Transition Swift/Armour-105 (south), and “SY-TSA-130” Stockyards Transition Swift/Armour-130.

To:  
Boundary change between SY-TSA-55, SY-TSA-105, and SY-TSA-130 to accommodate the street relocation of Niles City Blvd.

### Recommendation

Adjust the subdistrict boundaries between SY-TSA-55, SY-TSA-105, and SY-TSA-130 to accommodate the street relocation of Niles City Blvd.

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

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

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



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11. Aerial Photograph

## Project Description and Background

### **Background:**

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

The subject properties are located east of Packers Avenue/Stockyards Blvd, south of Stockyards Blvd, north of 23rd street, and west of the SLSW railroad. The area is composed of approximately six (6) parcels that were previously the site of the Swift meatpacking plant. These parcels are largely vacant and are owned by Fort Worth Heritage Development.

A proposed 305-unit multifamily development has been planned at the southwest corner of the area at the intersection of Packers Avenue and 23rd street. The design for the project proposed the re-alignment of Niles City boulevard such that its terminating point on 23rd street is relocated approximately 250 feet east of its current connection point. The preliminary plat (PP-21-065) is approved. The final plat for the project (FP-22-018) and the infrastructure plan set (IPRC21-0160) are currently under review.

In the Stockyards Form-based Code, Niles City Boulevard defines the boundary between three subdistricts; “SY-TSA-55” Stockyards Transition Swift/Armour-55, the southern portion of “SY-TSA-105” Stockyards Transition Swift/Armour-105, and “SY-TSA-130” Stockyards Transition Swift/Armour-130. The proposed re-alignment of the street creates split zoning on the site of the proposed Swift multifamily project. The requested map amendment will adjust and align the sub-district boundaries with the new street alignment. This will eliminate any future split zoning.

The City is requesting approval of the proposed map amendment.

## Surrounding Zoning and Land Uses

North “SY-TSA-80” Stockyards Transition Swift/Armour-80 (mixed-use)/ vacant.

East “K” Heavy Industrial / vacant.

South “SY-TSA-55” Stockyards Transition Swift/Armour-55 (mixed-use)/ vacant.

West “SY-TNF-40” Stockyards Transition North Forty-40, “SY-TNF-55”, Stockyards Transition North Forty-55, “SY-TSA-55” Stockyards Transition Swift/Armour-55 (mixed-use), “SY-HCO-55” Stockyards Historic Core District -55 (mixed-use/ historic).

## Recent Zoning History

- ZC-17-044: on 02/05/2017 Council approved the adoption of the Stockyards Form-Based Code as approved and amended by Ordinance No. 22702-05-2017.
- ZC-17-045: on 02/05/2017 Council approved the rezoning of the Stockyards Area Generally bounded by 29th Street, UPRR, 23rd Street, Ellis and Clinton Streets from "E" Neighborhood Commercial, "F" General Commercial, "MU-1" Low Intensity Mixed Use, "MU-2" High Intensity Mixed Use, "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial, PD 993 (Planned Development base E), and PD1017 (Planned Development base MU-2); To: Stockyards Form Based Code with Subdistricts: 1. Historic Shopfront (SY- HCO); 2. Historic Core (SY-HSH) 3. Transition Marine Creek (SY-TMC); 4. Transition North Forty (SY-TNF); 5. Transition Neighborhood Mixed Use (SY- TNX); 6. Transition Northern Edge (SY-TNE); 7. Transition Swift/Armour (SY- TSA); 8. Edge Neighborhood Mixed Use (SY-ENX); and 9. Edge Commercial Corridor (SY-ECC).

## Public Notification

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

Organizations Notified	
Inter-District 2 Alliance	Fort Worth Downtown Neighborhood Alliance
Far Greater Northside Historical NA	Diamond Hill Jarvis NAC
North Side NA	Tarrant Regional Water District
Streams and Valleys Inc.	Trinity Habitat for Humanity
North Fort Worth Historical Society	Fort Worth ISD

## Development Impact Analysis

### Land Use Compatibility

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

### Comprehensive Plan Consistency – Northside

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

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



- Encourage and support implementation of the 2011 Northside Economic Development Strategy Report.

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

## Economic Development Plan

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Section 3.1.7. of the Economic Development Strategic Plan calls for the city to “Encourage high-density, mixed-use corridor development to strengthen the linkages between downtown Fort Worth and surrounding urban districts.” The proposed map amendment facilitates a development in this district that is adding housing and infrastructure improvements to the Stockyards.

### Applicable Stockyards Form-Based Code:

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

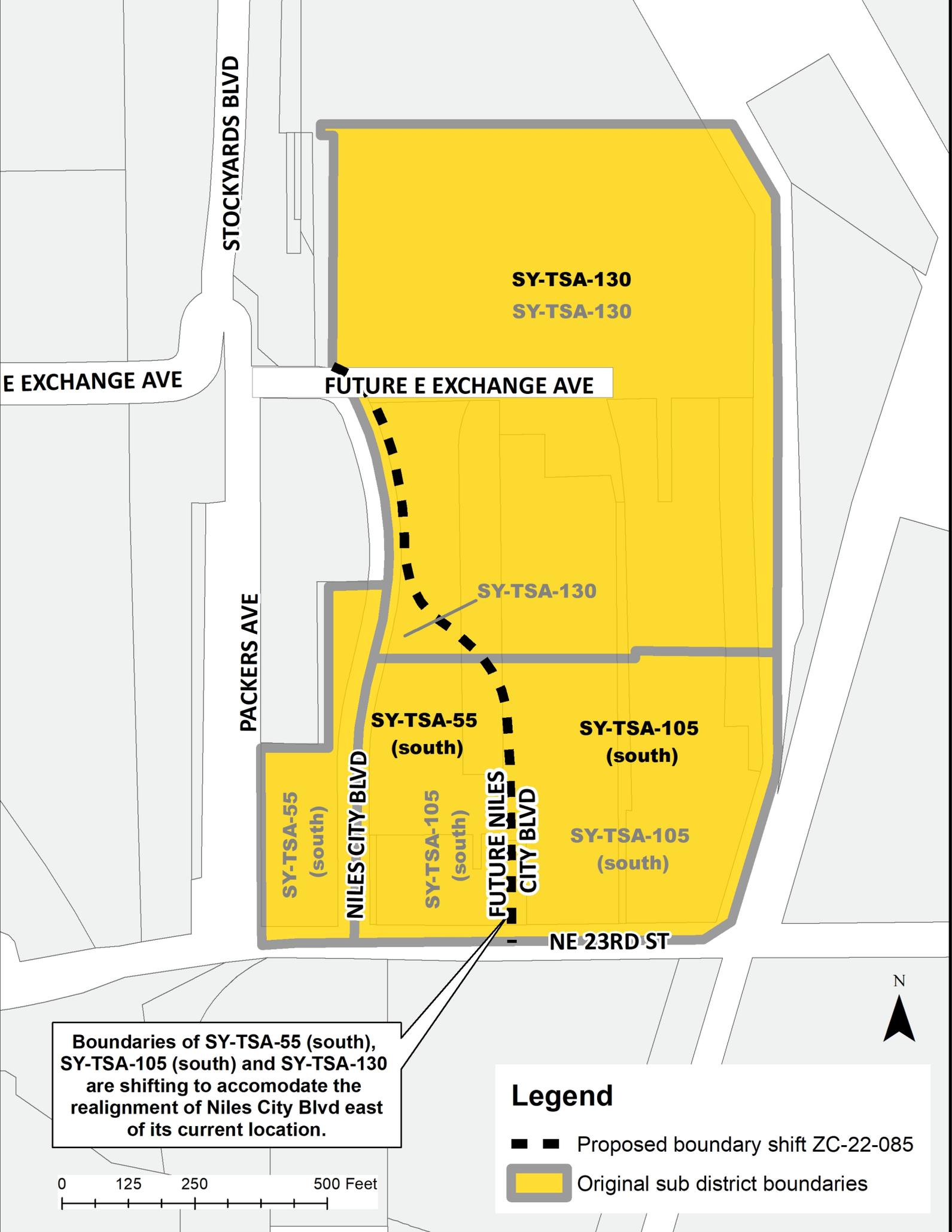
The Transition Districts are intended to provide a transition in scale and character to non-historic areas of the Stockyards. The objective is to promote development that is compatible with the Historic District along its edge, while permitting a transition to buildings of larger scale farther away from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

#### **Swift/Armour Transition Districts – Stockyards Form-Based Code Intent (Sec. 3.2.5)**

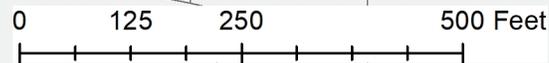
The Transition Swift/Armour (SY-TSA) District is intended to serve as a transition in scale and character from the Historic District while complementing the earlier scale and form of building in contemporary ways. An objective is to promote a mixed-use urban area with walkable streets and contextually sensitive buildings that adapt historic resources to new functions. Therefore, the SY-TSA District is intended to accommodate new development that reflects the general mass and scale of building that appeared here historically. For this reason, there is the potential for taller buildings and with larger footprints than in other parts of the Stockyards. Site design also is intended to draw upon historic precedents.







Boundaries of SY-TSA-55 (south), SY-TSA-105 (south) and SY-TSA-130 are shifting to accommodate the realignment of Niles City Blvd east of its current location.



**Legend**

- ■ Proposed boundary shift ZC-22-085
- Original sub district boundaries



# Zoning Staff Report

Date: October 12, 2022

Case Number: ZC-22-114

Council District: 8

## Zoning Map Amendment

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

**Owner / Applicant:** Stonehawk Capital Partners / Kimley-Horn

**Site Location:** 2212 E. 4<sup>th</sup> Street

**Acreage:** 21.2 acres

### Request

**Proposed Use:** Multi Family

**Request:** From: “PD 310R” Planned Development/Specific Use for multi-family and commercial subject to 37 acres of multi-family residential at a density of 30 to 36 units per acre, 7 acres of multi-family residential at a density of 30 to 50 units per acre, 12.5 acres of retail restaurant and commercial.

To: Amend “PD 310” to remove the multifamily density per acre restriction to allow 44 acres with a maximum unit count of 1,682 and 12.5 acres of retail, restaurant and commercial.

### Recommendation

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

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

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

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

## Project Description and Background

The proposed site is located south of East 4<sup>th</sup> Street and just north of the TRE commuter rail. A portion of this area falls within the floodplain. The subject property includes a gas compression facility and is adjacent to a gas well pad site with seven (7) active gas wells, tank batteries and a lift compressor. It is just south of the new Top Golf facility.

In 1998 a Zoning request application was submitted to change the zoning from “C” Multi-family, “E” and “F” Commercial and “J” Medium Industrial to “PD/SU” Planned Development/Specific Use for multi-family and commercial subject to 37 acres of multi-family residential at a density of 30 to 36 units per acre, 7 acres of multi-family residential at a density of 30 to 50 units per acre, 12.5 acres of retail, restaurant and commercial.

The PD request 310 zoning on this property was originally approved by City Council in 1998, subject to the following density requirements:

- o 37 Acres 30-36 units/acre
- o 7 Acres 30-50 units/acre
- o 12.5 acres retail, restaurant and commercial

Per the PD, a site plan was to be submitted at the time of development.

*Figure 1 – Total area of PD310*



In 2017, the PD was amended to add a use for natural gas production for a period of ten (10) years.

In 2021 the applicants submitted a site plan to develop the north portion of the PD. Please see Figures 2 and 3 below:

Figure 2

SITE DATA STONEHAWK 4TH			
	PD 310R : Z-98-117A		
FLOOD ZONE:	SUBJECT PROPERTY LOCATED IN SUMP. FFE REQUIRED TO BE MINIMUM OF 2' ABOVE SUMP ELEVATION OF 520.8'. EXISTING AREA BELOW SUMP ELEVATION TO BE MAINTAINED POST DEVELOPMENT.		
SITE AREA:	9.1171 ACRES		
UNIT MIX:	336 UNITS; 33 STUDIO, 219 (1) BDRM, 84 (2) BDRM		
PARKING CALCULATIONS:	MIN: 1 SPACES PER BEDROOM + 1 SPACE PER 250 SQ. FT OF COMMON AREAS. 420 BEDROOMS + 10000 SQ FT COMMON SPACE = 460 SPACES		
<u>PARKING SUMMARY:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>	
SURFACE PARKING:	460	414 SPACES	
ATTACHED GARAGES:	0 SPACE	58 SPACE	
TOTAL SPACES:	460	472 SPACE	
BUILDING HEIGHT:	47' FROM SLAB TO TOP OF ROOF ± 50' TO TOP OF PARAPET		
PROPOSED DENSITY:	36.85 UNITS PER ACRE		





Figure 4



The only remaining density available is at 30-36 units per acre, limiting the proposed development to under 300 units ( $36 \times 8.27 = 298$ ). This is the reasoning behind the zoning request to remove the density requirement (keeping remaining units available at 1,346), allowing for more flexibility.

## Surrounding Zoning and Land Uses

North "A-5" One-Family / HWY 121/ Greenway Park  
East "O-1" Floodplain District / Vacant/Trinity River  
South "O-1" Floodplain District / Harmon Field Park  
West "J" Medium Industrial / I-35 W

## Recent Zoning History

- ZC-15-133: From PD 310 for multifamily & commercial uses To PD for F uses plus net poles up to 170 feet in height.
- ZC-17-050: PD/SU for natural gas line compressor
- SP-20-033: Required Site Plan for multifamily

## Public Notification

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

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

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Riverside Alliance
Vintage Riverside NA	Tarrant Regional Water District
Friends of Riverside Park	East Fort Worth, Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
Riverside Business Alliance	Oakhurst Scenic Drive Inc.
Oakhurst Alliance of Neighbors	United Riverside Rebuilding Corporation, Inc.
East Fort Worth Business Association*	Fort Worth ISD

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

## Development Impact Analysis

### Land Use Compatibility

The existing zoning of this site is “PD 310” PD Planned Development/Specific Use for multi-family and commercial subject to 37 acres of multi-family residential at a density of 30 to 36 units per acre, 7 acres of multi-family residential at a density of 30 to 50 units per acre, 12.5 acres of retail restaurant and commercial.

The amendment request does not intend to change the land use, only to remove the density requirements for this portion of the PD310 district to build the maximum number of units allowed.

Properties to the north are part of the planned development, and multi-family units are currently under construction. A newly constructed Top Golf is located northeast of the proposed amendment.

Trinity trails and river are located to the east, providing recreation and fitness opportunities and using alternate transportation.

Property to the south is zoned “O-1” Floodplain and the location of Harmon Field Community park.

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

## Comprehensive Plan Consistency – Northeast

The 2022 Comprehensive Plan currently designates the subject property as “Mixed Use” on the Future Land Use Map. As shown in the excerpt below from the 2022 Comprehensive Plan, various zoning districts and land uses can be appropriate within the mixed-use designation, including all multi-family residential and commercial uses.

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

Furthermore, the proposed zoning aligns with the following policies in the comprehensive plan:

- Encourage compatible redevelopment along the Trinity River, particularly within the Rock Island Bottoms and Butler Place sites

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

## Site Plan Comments

### Zoning and Land Use

- Per the current PD a site plan will be required to be submitted at the time of development.

### Stormwater Development Services

- Drainage study for site already accepted, DS-21-0133
- Encroachment agreement for private SD crossing Water easement must be approved by all reviewing departments prior to grading permit issuance.
- FDP-21-00274 is for waterline only, FDP for private construction still needed (FDP-22-00096 was approved)
- Post-construction LOMR will be required

### Fire Department

- Building Setback radii from the Tank Battery and equipment and label:
- "200' Tank Battery Building Setback for Protected Use, Public Building, or Habitable Structure"
- IFC 2021/CFW Adopted Amendments Ordinance No 25388-03-2022 Section 5706.3.1.3.3 Existing Natural Gas Wells
- According to exhibit, non-permitted well heads and lift compressors do not impact this site. A set of tank batteries exists near the eastern border of the site.

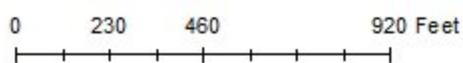
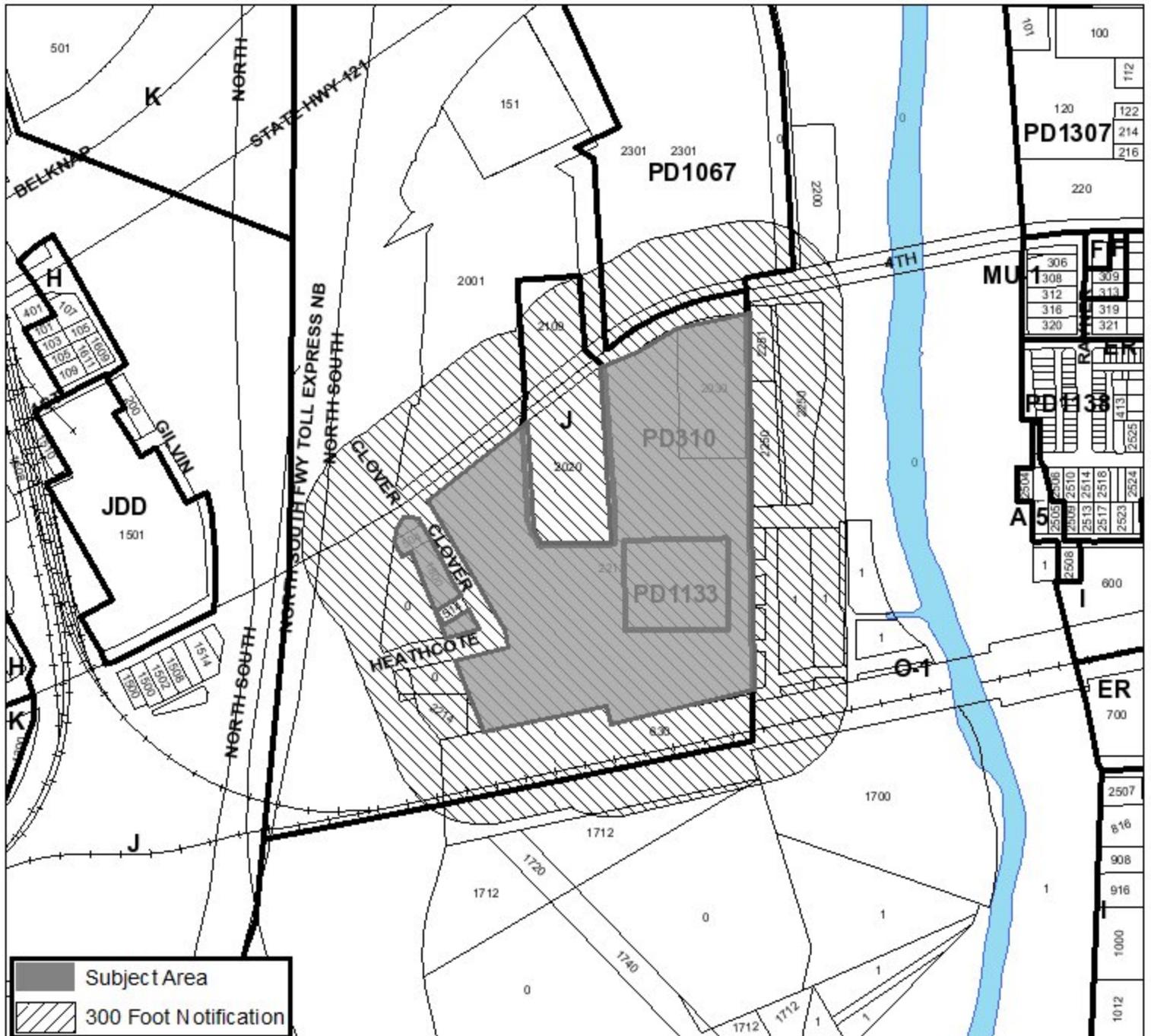
- The lots numbers don't match the exhibit and the zoning case shading in GIS doesn't match the exhibit (east side). If the gas well pad site is included, as shown in GIS, then a lift compressor setback (200') and non-permitted gas well setbacks (300' from well head) will apply.
- Minimum standards for Multi-family developments would apply for each lot with mixed use if any part of the development is multi-family.
- General information:
  - Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.
  - It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.
- The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.CFW

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

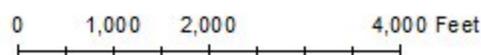
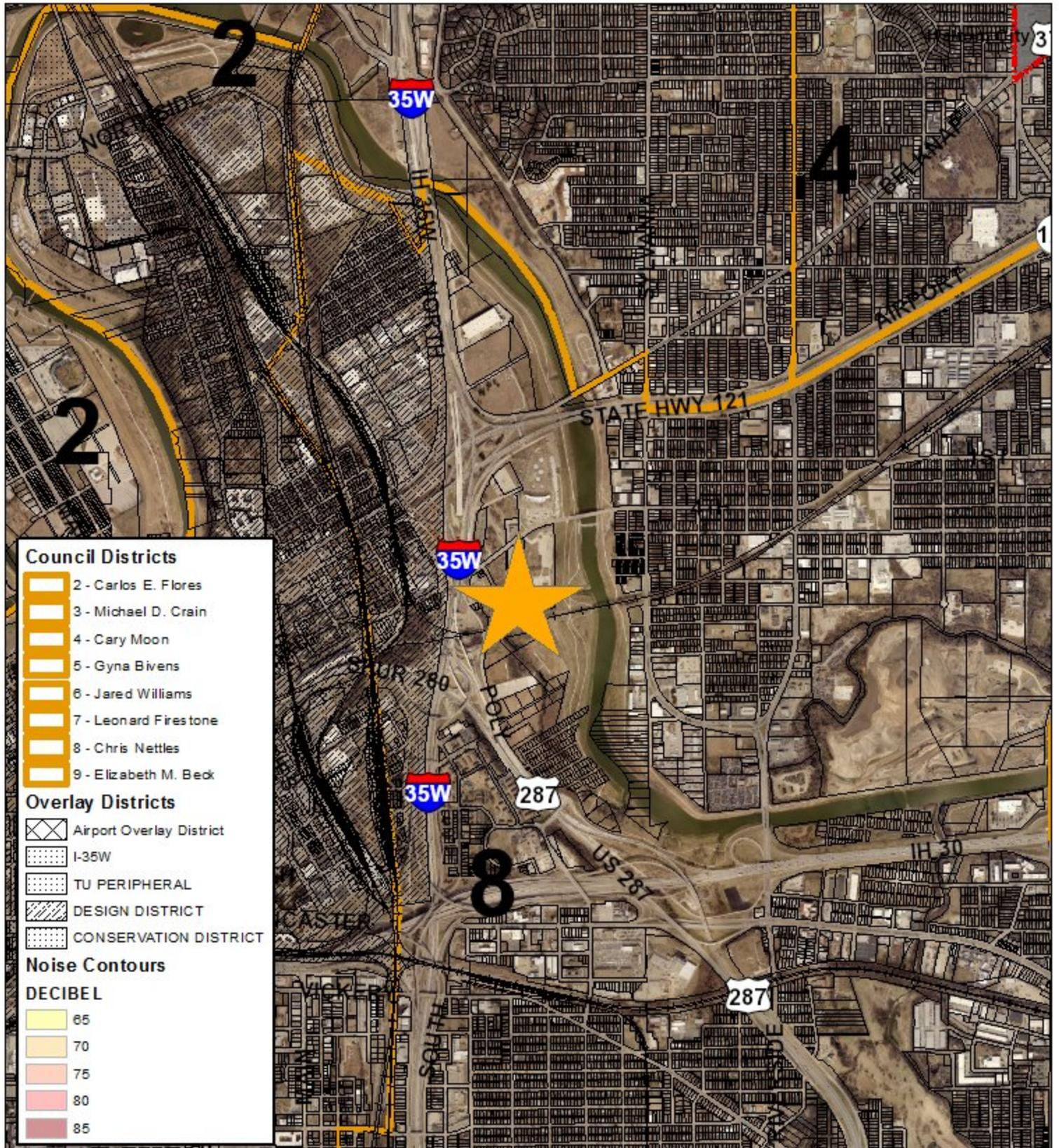


# Area Zoning Map

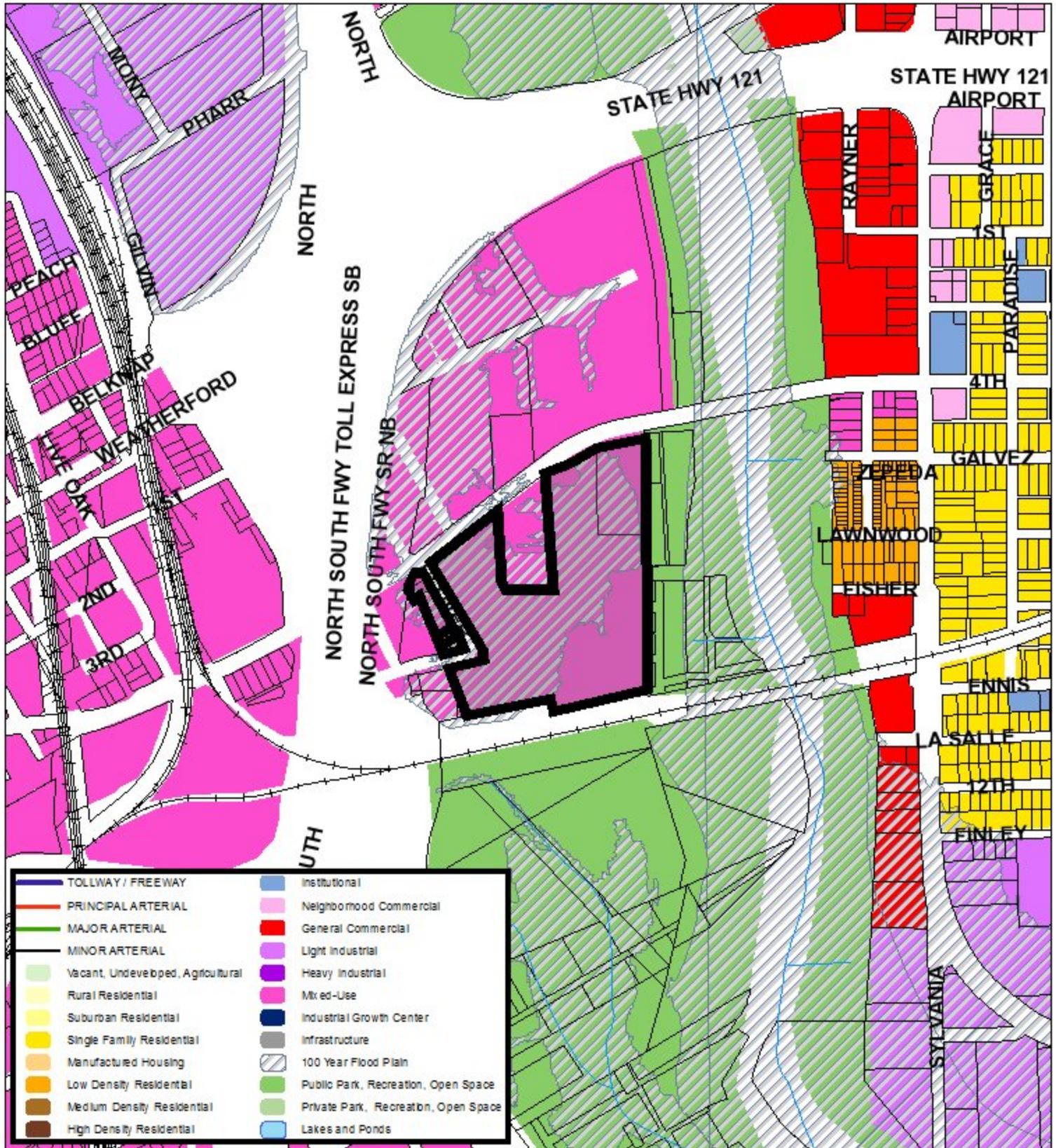
Applicant: TOTAL E&P USA REAL ESTATE LLC  
 Address: 2212 E. 4th Street  
 Zoning From: PD310  
 Zoning To: Amend PD310 to remove density requirements, but maintain max. amount of units  
 Acres: 21.20156832  
 Mapsco: 63X  
 Sector/District: Northeast  
 Commission Date: 9/14/2022  
 Contact: 817-392-8047



## Area Map



### Future Land Use

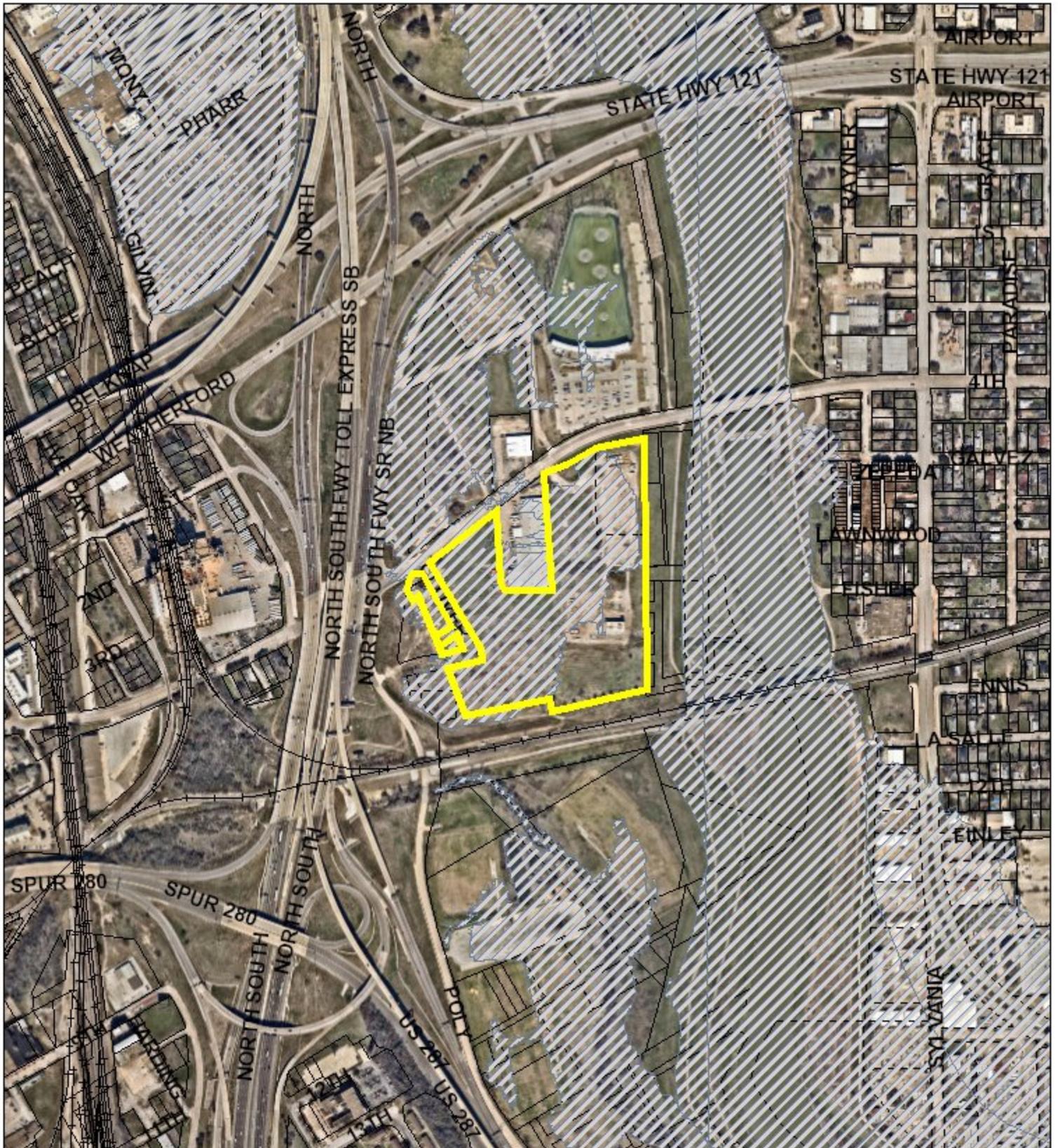


650 325 0 650 Feet

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



## Aerial Photo Map



0 400 800 1,600 Feet





# Zoning Staff Report

**Date:** October 12, 2022

**Case Number:** SP-22-010

**Council District:** 9

## Site Plan

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

**Owner / Applicant:** Riokim Montgomery LP / KIMCO Realty Corporation

**Site Location:** 300-400 blocks Carroll Street

**Acreage:** 17.81 acres

## Request

**Proposed Use:** Amend Required Site Plan of PD574 for lots 1R and 3R for multifamily and mixed-use

**Companion Cases:** ZC-03-320A; SP-03-055

**Request:** Amend Site Plan for PD 574 Planned Development for all uses in “MU-2” Mixed-Use with ”DD” Demolition Delay

## Recommendation

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

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7. Site Plan
8. Exhibit of Public Access Easements
9. SP-03-055 Site Plan 1 (Blurry)
10. SP-03-055 Site Plan 2 (Legible, revised)
11. Area Map
12. Future Land Use Map
13. Aerial Photograph

## Project Description and Background

The subject site is located north of West 7<sup>th</sup> Street and east of Carroll Street, within the Planned Development PD574, which encompasses the Montgomery Plaza development. This case is for the northeast portion of the Planned Development along the railroad tracks. The Planned Development has a Demolition Delay overlay. It is located within the West Seventh Urban Village.

The purpose of the “MU-2” High Intensity Mixed-Use base zoning is to provide areas in which a variety of higher density housing types exist among commercial, institutional, and selected light industrial uses. The “MU-2” District is designed to accommodate and encourage compact, walkable development forms that are more land-efficient, cost effective, and revenue positive for the City than low-density, single-use developments. In addition to the purpose statements above, the intent of the “MU-2” District is to: promote a pedestrian-oriented urban form; require excellence in design of the public realm and of buildings that front public spaces; encourage creativity, architectural diversity, and exceptional design; promote sustainable development that minimizes negative impacts on natural resources; promote walkability; maximize connectivity and access; and promote affordable housing and mixed income communities.

As the main street running through this Mixed-Use area, West 7<sup>th</sup> Street is listed on the Master Thoroughfare Plan (MTP) as a Commercial Mixed-Use Street, which is designed to accommodate pedestrian, bicycle, and commuter traffic, as well as promote low traffic speeds, to provide for a mix of commercial, retail, and residential living. These districts are purposefully designed so individuals have multiple options for transportation, thus reducing the vehicular traffic count and traffic impacts. Due consideration should be given to the nature of the district and the nature of the MTP.

In the 2022 Comprehensive Plan of the City of Fort Worth, the Future Land Use designation of the area is Mixed-Use.

Because there is an approved site plan for PD574, any major changes to the site plan must go through the public hearing process. This northeast portion of the Planned Development is submitting a new site plan for their portion of the Planned Development. The site will remove the existing retail buildings and redesign the site with two new buildings, one entirely residential multifamily and one mostly residential with some commercial use located on the ground floor.

The existing PD574 was established via ZC-03-320A was adopted on 6/8/04. The below screenshot is from Ordinance 16001, which created the Planned Development.

### **2601 W. 7<sup>th</sup> Street**

**Description: Lot 1, Block 1, Montgomery Ward & Company Addition.**

### **Zoning Change:**

**From: “J” Medium Industrial**

**To: “PD/MU-2” Planned Development for High Intensity Mixed Use with Outdoor Sales and Storage of Masonry/Paving Materials; Fencing; Plants/Landscaping; Tool Shed; Lawn Equipment, and Outdoor Furniture permitted for both Large Retail Development. Site Plan required. (See SP-03-055)**

The associated SP-03-055 was approved at the same time as the Zoning Case. Since 2003, several minor amendments have been made to the overall site plan; these minor amendments have been handled administratively, as they were not large enough items to necessitate coming back through the public hearing process. No cases to revise the site plan have come to the Zoning Commission until this case. The original approved site plan and a 2010 amended site plan are both included as attachments to this report.

As this is a Site Plan case, it is not changing any of the development standards of the Planned Development. This case is only for the approval of the new proposed site plan for that footprint of PD574.

If the project is greater than 90% residential use, a proximity test must be completed and submitted to staff prior to building permits. Refer to 4.1302(b)(4) of the “MU-2” High Intensity Mixed-Use Ordinance.

This site was initially heard at the July 13 Zoning Commission and was continued for 60 days to allow more time to meet with the surrounding neighbors and to allow time to work out site plan items with staff. The applicant worked with staff to revise the site plan to bring it into compliance with the “MU-2” High-Intensity Mixed-Use standards for the September Zoning Commission. The case returned for the September 14 Zoning Commission and was continued for another 30 days to allow time for the Development Services-Transportation and Public Works staff to fully review the various traffic study documents and allow time for more communication between the community and the applicant.

The applicant submitted a traffic study to the Development Services-Transportation and Public Works staff for review. Tom Simerly, of the City staff, provided a letter on September 29 stating “Based on the City of Fort Worth Traffic Impact Analysis Guidelines, the report accurately represents the theoretical impact of the proposed development on the area infrastructure.” The full letter is provided in the correspondence for this zoning case.

The proposed residential and commercial uses are allowed by right at this site. With the site plan in compliance with the requirements for the “MU-2” High-Intensity Mixed-Use district, this project is allowed; it is only due to the established Planned Development Site Plan that this case is now coming before the Zoning Commission and City Council for approval of the proposed site plan.

## Surrounding Zoning and Land Uses

North “I” Light Industrial / Commercial and Industrial  
East “MU-2” High Intensity Mixed-Use / Residential Apartments  
South PD574 / Mixed Use  
West PD574 / Mixed Use

## Recent Zoning History

- ZC-22-091 from A-5 to UR; west of subject site; current zoning case continued to today’s docket
- ZC-22-047 from C to E; went to ZC April 2022; west of subject site
- ZC-21-193 from C to MU-1; effective 5/3/22; west of subject property
- ZC-21-026 from A-5 to PD/UR with development standards and site plan; effective 7/2/21; west of subject site
- ZC-21-069 from F to MU-2; effective 11/1/21; west of subject site

- SP-10-005 amend PD574 site plan for lot 4R; site plan with waiver requests for Chick-Fil-A which was denied without prejudice by City Council 8/3/10 because Chick-Fil-A submitted a site plan to staff that met the standards of the ordinance and no longer needed to site plan case; west-adjacent of subject site
- ZC-07-144 Council-initiated rezoning of 28 acres in Linwood from B, C, D, ER, I to A-5, R2, MU-1; effective 9/4/07; northwest of subject site
- ZC-06-195 creating Trinity Uptown District (now Panther-Island); northeast of subject site

## Public Notification

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

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

Organizations Notified	
West 7 <sup>th</sup> Neighborhood Alliance	Inter-District 2 Alliance
Fort Worth Downtown Neighborhood Alliance	SO7 Townhome Association
Montgomery Plaza Residential Condominium Association*	Linwood NA*
Tarrant Regional Water District	Streams and Valleys Inc
Trinity Habitat for Humanity	Montgomery Plaza Master Condominium Association, Inc.
Cultural District Alliance	Fort Worth ISD

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

## Development Impact Analysis

### Site Plan Comments

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

*The site plan is in general compliance with the Zoning Ordinance. The below comments are intended to provide further information and clarity for the record of this case. There are not conditions of the site plan that must be revised in order to be brought into compliance with the zoning requirements.*

- Plat was not provided with the application documents, but an exhibit of existing and proposed access easements was provided. Platted Public Access Easements affect requirements of the MU-2 Ordinance, such as, but not limited to, the following:
  - 4.1302(g)(5) Buildings must have their main entrance from a public sidewalk or plaza, or from a private sidewalk or plaza that is publicly accessible through a public use easement. Primary entrances shall not be from a parking lot. Secondary entrances from parking lots are permitted.
  - 4.1302(g)(5)(e)(1) Apartments, condominiums, and manor houses with street level units must provide individual street-oriented entries for each unit along the primary street frontage
  - 4.1302(g)(5)(f)(1) Each retail use with exterior ground level exposure along a street or public space shall have an individual public entry from the street or public space.
  - Setbacks
- To obtain the height bonus for the 7-story building, project must meet requirements of 4.1302(d)(8). Applicant has expressed intent to meet 4.1302(d)(8)b for the Structured Parking height bonus (providing

100% of all off-street parking within the structured parking) and 4.1302(d)(8)c for Open Space (providing a publicly accessible pocket park).

- MU-2 has a maximum parking permitted of 100% of the calculated requirement. Parking calculations provided by the applicant provide for the calculated required parking.
- Surface parking must meet the landscape requirements of 4.1302(f)(3).
- As applicable, any fence or structure that is located within an easement will require permission of the easement holder(s) to encroach. Underground or aerial utilities include electricity, gas, water, sewer, telephone, etc. Awnings that encroach the right-of-way require an encroachment agreement.
- Enhanced Landscaping is not shown on the site plan, but it should be noted that it will be required to meet the Street Trees and Pedestrian Scaled lighting along all Rights-of-Way and all Public Access Easements that are acting as ROW. This note is shown on the site plan.
- Urban Forestry plantings are not shown on the site plan. Project must comply with Urban Forestry requirements per MU-2 standards. This note is shown on the site plan.
- Signs are not shown on the site plan. All signs will conform to Article 4, Signs, and the additional provisions of the MU-2 Ordinance in 4.1302(h)(1). This note is shown on the site plan.
- Many items of the MU-2 Ordinance are not able to be determined with a site plan and will be reviewed upon building permit submittal: façade variation, entrance locations, fenestration, entrance awnings, etc.
- Plans must be designed to comply with the MU-2 Ordinance. Any items that do not meet the Ordinance must be added as a Development Standard/Waiver to the PD. The item would first need to go before the Urban Design Commission (UDC) for a recommendation and then to Zoning Commission (ZC) with the final decision coming from City Council.
- Parking is being calculated per the requirement established via the original SP-03-055, rather than the current MU-2 standard. This note is shown on the site plan.

### **Fire Department**

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
- Firefighter Air Replenishment Systems (FARS) are now required for any new building construction with 5 or more floors, 2 or more floors below grade, or 500,000 square feet or more.  
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Appendix L
- Emergency Responder Radio Coverage Systems (ERCCS) may be required per Section 510. Signal strength testing required for any new building construction having 3 or more floors or anything over 50,000 square feet, or any basements, or any facility having Low-E or RF blocking windows.  
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 510
- Open parking garages may require fire sprinkler systems dependent on their height, size, etc.  
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 903
- All dry pip fire sprinkler systems must meet the 60 second trip time requirement, regardless of volume.  
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 903
- A building where the topmost occupied floor level is more than 55' in height above the lowest level of fire department vehicle access shall be accessible by a public street or fire apparatus access road that is not less than 15' nor more than 25' from the inside curb to the building face along at least 1/2 of the length of 2 sides of the building. The measurement does not need to be contiguous.  
Such buildings shall also be provided with 2 separate and approved fire apparatus access roads. IFC

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.4 Buildings Taller Than 55'

- Buildings greater than 55 ft. in height and Group E and H occupancies: the two access roads shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.  
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.2  
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.7 Secondary Access-Multiple-family Residential
- Emergency Access/Fire Lane requirements IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022. This includes all fire access roads.  
Minimum turn radius: 25' inside and 51' outside (Section 503.2.4)  
Where divided by a median, the minimum width on either side of the median is 20' (Section 503.2.1)  
Minimum of 26' wide for multi-family or for buildings over 55' in height (Section 503.2.1)  
Minimum overhead clearance is 14' (Section 503.2.1)
- Existing hydrants may need to be relocated to meet requirements for hose lay to FDC:  
The Sprinkler and Standpipe FDC shall be located within 50 ft. of a dedicated street or fire apparatus access road shall be within 150 ft. of the fire hydrant. Each building shall be equipped with its own FDC, unless otherwise approved by the fire code official.  
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Reference Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants
- General information:  
Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.  
It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.
- The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022

### **Park & Recreation Department**

- PARD/PDP: This development is within the boundaries of Park Planning District 4; the Neighborhood & Community Park Dedication Policy applies.
- There is a required \$1225.50 fee due for each residential unit.
- All fees must be paid in full, at or before the time of applying for a building permit.
- No City permits will be issued until the PDP fees have been paid.
- Call or email Lori Gordon at 817-392-5743 or [lori.gordon@fortworthtexas.gov](mailto:lori.gordon@fortworthtexas.gov) for additional information.

### **TPW Engineering**

- TDR (Armond Bryant, 817-392-8702, [Armond.Bryant@fortworthtexas.gov](mailto:Armond.Bryant@fortworthtexas.gov))
- (Subdivision Ordinance) Traffic Assessment Study (Ch. 31-106.K.1.) - Submit a Traffic Impact Analysis (TIA) for TPW approval.

## **TPW Stormwater**

- Contact: [sds@fortworthtexas.gov](mailto:sds@fortworthtexas.gov)
- Site will require an accepted drainage study prior to final plat recording, final grading permit, and building permit issuance.

## **Development Services – Water Section**

- Water Department Comments  
Plat case review Performed On: 7/13/2022  
You may inquire about comments by emailing: [DSWS@fortworthtexas.gov](mailto:DSWS@fortworthtexas.gov)
- FYI Comments:
- Construction Prohibited over Easements  
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.
- No private plumbing allowed to cross property lines
- Cut and plug existing services prior to demolition

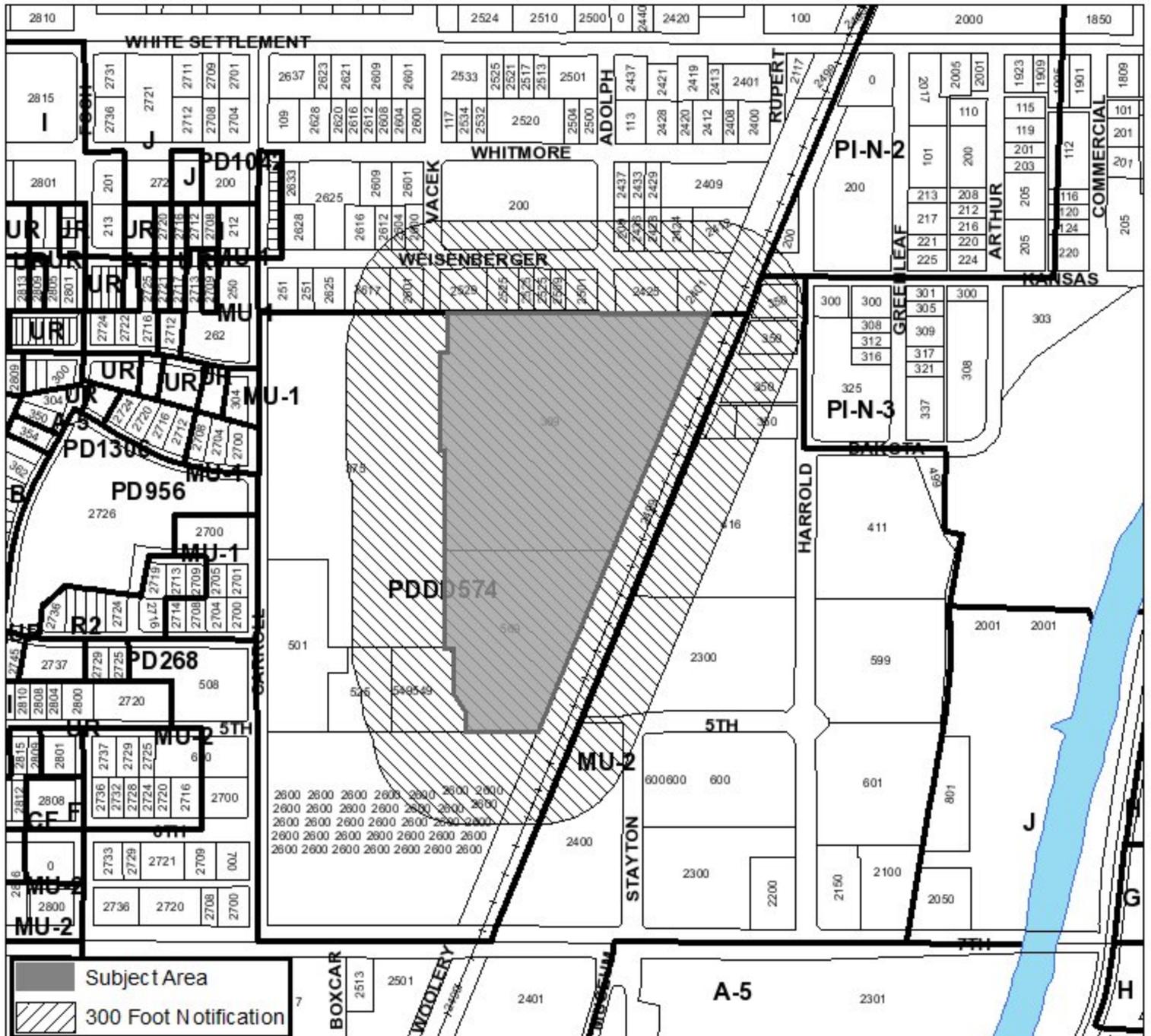
***(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)***



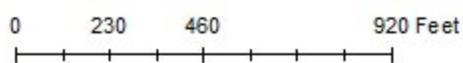


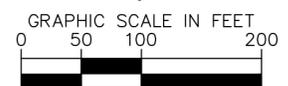
# Area Zoning Map

Applicant: Riokim Montgomery LP  
 Address: 300 - 400 blocks Carroll Street  
 Zoning From: PD 574 for MU-2 uses with Demolition Delay  
 Zoning To: Amend Site Plan for PD 574  
 Acres: 17.8151612  
 Mapsco: 62X  
 Sector/District: Arlington Heights  
 Commission Date: 7/13/2022  
 Contact: 817-392-2806



Subject Area  
 300 Foot Notification

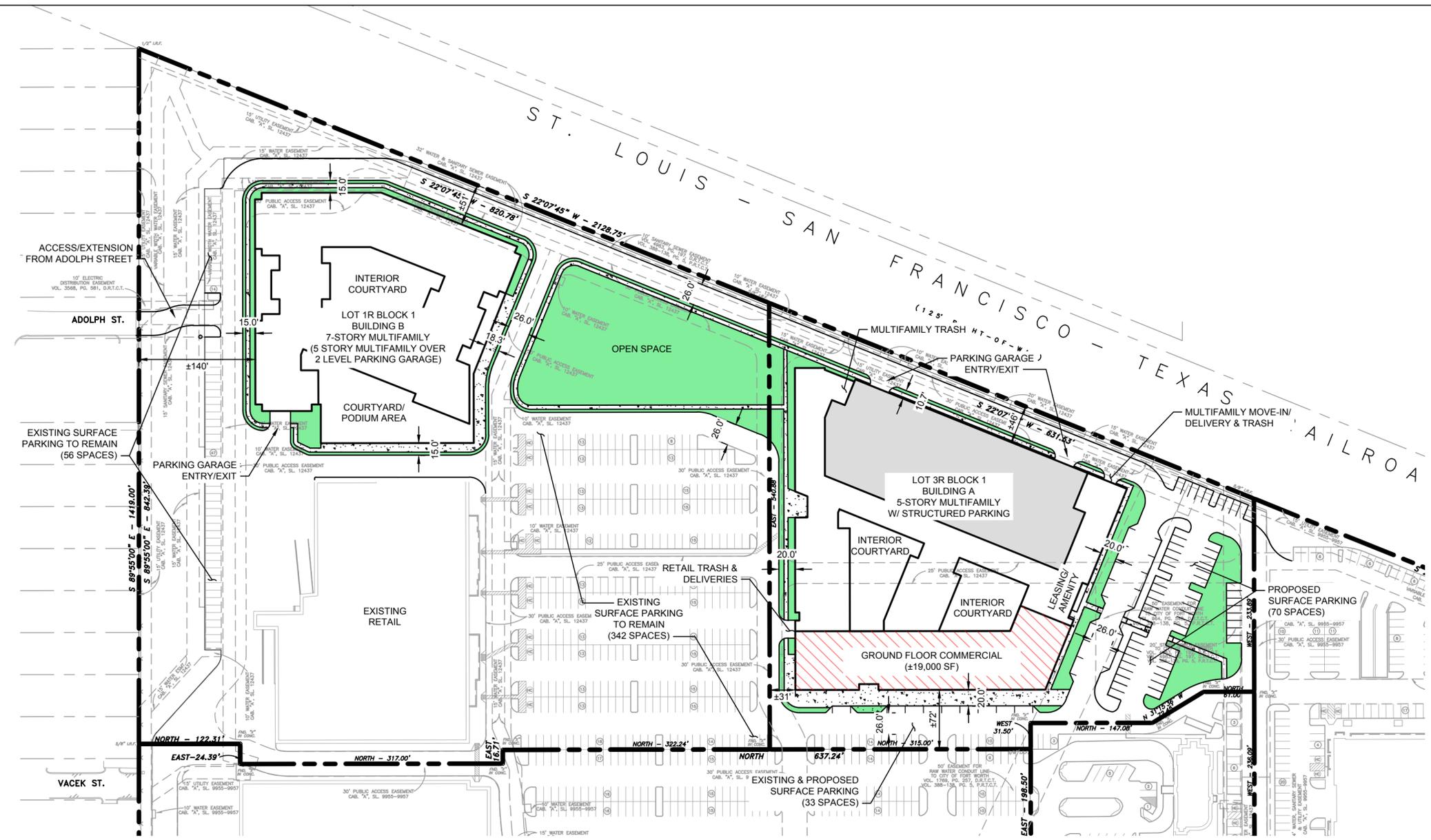




**LEGEND**

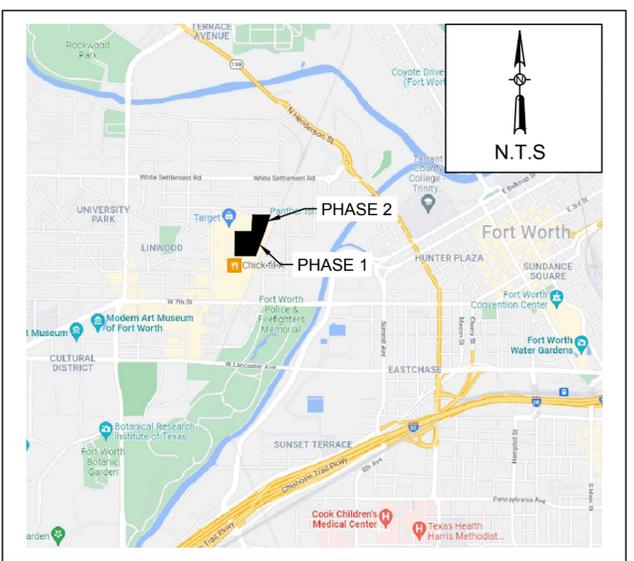
PROPERTY LINES	
PROP. OPEN SPACE / LANDSCAPE / HARDSCAPE AREA	
PROP. GARAGE	
PROP. GROUND FLOOR COMMERCIAL	
PROP. CONCRETE SIDEWALK	

- NOTES:**
1. THIS PROJECT WILL COMPLY WITH URBAN FORESTRY REQUIREMENTS PER MU-2 STANDARDS
  2. THIS PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING.
  3. ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
  4. ALL SIGNS SHALL CONFORM TO ARTICLE 4, SIGNS, THE UNIFIED SIGN AGREEMENT, AND THE ADDITIONAL PROVISIONS OF THE MU-2 ORDINANCE IN 4.1302(h)(1).
  5. EXTERIOR TRASH RECEPTACLES WILL BE SCREENED WITH A MASONRY WALL ON 3 SIDES AND CONTAIN A GATE.
  6. THIS PROJECT WILL COMPLY WITH 4.1302(F) BUFFERS, LANDSCAPING, AND PEDESTRIAN LIGHTING, INCLUDING ENHANCED LANDSCAPING 4.1302(F)(2).
  7. THE POCKET PARK USED TO ATTAIN THE HEIGHT BONUS WILL BE DESIGNED TO MEET THE REQUIREMENTS OF 4.1302(d)(8)c.



SITE DATA TABLE		
ZONING	PD/MU-2 (PD574)	
SUBDIVISION	MONTGOMERY PLAZA ADDITION	
LOT & BLOCK	LOT 1R, BLOCK 1	LOT 3R, BLOCK 1
LOT AREA (AC)	12.2551	5.3919
HEIGHT (MAX)	7 STORIES*	5 STORIES
MULTIFAMILY UNITS	595 (MAX) w/ ±7,500 SF AMENITY/LEASING EACH (15,000 SF TOTAL)	
COMMERCIAL	±68,111 SF (EX. TO REMAIN)	±19,000 SF (PROPOSED)
PARKING RATIOS (PER REQUIREMENT ESTABLISHED ON PREVIOUS SP-03-055)	1.5 SPA PER DWELLING UNIT 4 SPA PER 1,000 SF COMMERCIAL/AMENITY 10 SPA PER 1,000 SF RESTAURANT	
PARKING REQUIRED		
MULTIFAMILY	953	
COMMERCIAL	273	103
<b>TOTAL</b>	<b>1329</b>	
PARKING PROVIDED		
GARAGE*	953	
PROPOSED SURFACE	0	79
EXISTING SURFACE (TO REMAIN)	398	24
<b>TOTAL SURFACE</b>	<b>398</b>	<b>103</b>
<b>TOTAL</b>	<b>1454</b>	

\* MULTIFAMILY PARKING WILL BE WHOLLY CONTAINED WITHIN GARAGE FOR HEIGHT BONUS.  
 \*\* ANTICIPATES UP TO 4,400 SF OF RESTAURANT IN THE ±19,000 SF OF COMMERCIAL SPACE IN LOT 3R, BLOCK 1.



CODE COMPARISON TABLE				
	MU-2 (NOV 2021)	PD574	PROPOSED	COMPLIES (Y/N)
HEIGHT - RESIDENTIAL, MAX	7 STORIES*	N/A	7 STORIES (MAX)	YES
SETBACK - PRIMARY STREET	0' MIN / 20' MAX	N/A	0' MIN / 20' MAX	YES
SETBACK - SIDE STREET	0' MIN / 20' MAX	N/A	0' MIN / 20' MAX	YES
SETBACKS - REAR	5' (MIN)	N/A	5' (MIN)	YES
PARKING - MULTIFAMILY	0.75 TO 1 PER BEDROOM PLUS 2 PER 500 SF LEASING/AMENITY	1.5 PER DU	1.5 PER DU	YES
PARKING - COMMERCIAL	4 PER 1,000 SF \ 10 PER 1,000 SF (RESTAURANT)	4 PER 1,000 SF/10 PER 1,000 SF	4 PER 1,000 SF/10 PER 1,000 SF	YES

\* ANTICIPATES HEIGHT BONUSES FOR STRUCTURED PARKING AND OPEN SPACE FOR LOT 1R.

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

# MONTGOMERY PLAZA SITE PLAN

**Kimley»Horn**  
 801 Cherry Street, Unit 11, Suite 1300  
 Fort Worth, TX 76102  
 817-335-6511  
 State of Texas Registration No. F-928

**ARCHITECT**  
 GFF  
 2808 FAIRMOUNT STREET, SUITE 300  
 DALLAS, TX 75201  
 CONTACT: BRIAN MOORE, AICP  
 (214) 303-1500

**OWNER/DEVELOPER:**  
 KIMCO REALTY  
 2600 W 7TH ST  
 FORT WORTH, TX 76107  
 CONTACT: CHRISTOPHER HERMAN  
 (682) 204-9484

**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 801 CHERRY ST. UNIT 11, SUITE 1300  
 FORT WORTH, TX 76102  
 CONTACT: JOHN AINSWORTH, PE  
 (817) 335-6511

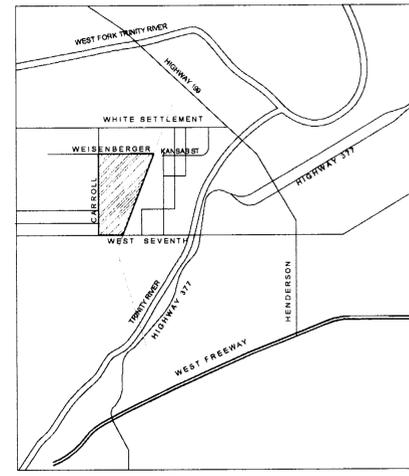
**ZONING SITE PLAN**  
 SP-22-010  
 PD574

FORT WORTH, TX  
 AUGUST 29, 2022

RELATED CASES:  
 ZC-03-320A  
 SP-03-055

# Staff Note for SP-22-010:

The original case file SP-03-055 has several different versions of the Site Plan. This is the latest date in the file that appears to be signed after the case went to City Council and appears similar to the layout that was constructed. This scan is blurry; see next map for legible version.



VICINITY PLAN



**EXAMPLE OF BUILDING ELEVATION FOR SIGNAGE**  
SCALE: N/A

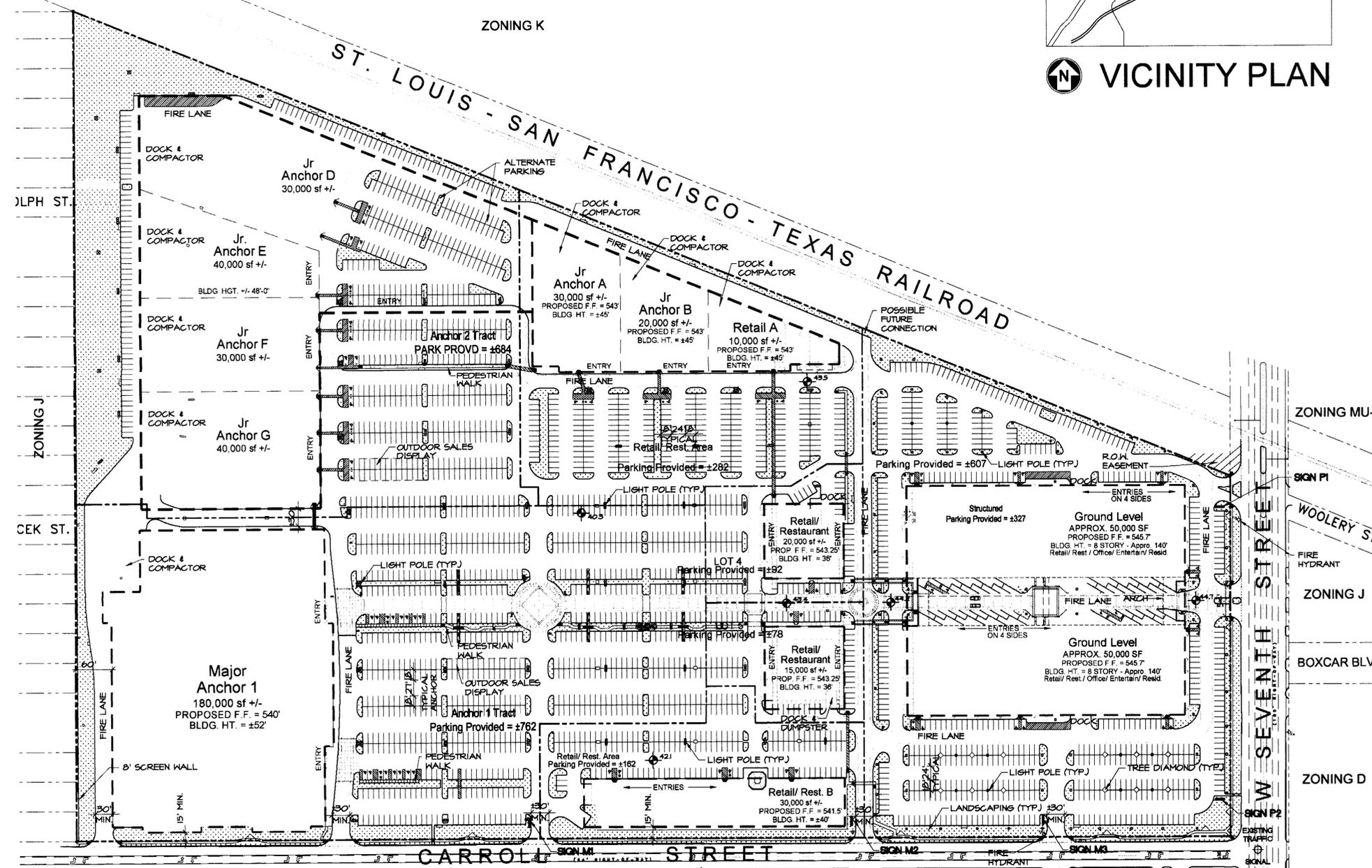
**MAXIMUM SIGNAGE AREA WILL BE AS FOLLOWS:**  
ANCHOR STORES: 50,000 SQ. FT. OR LARGER- 15% OF WALL SURFACE UP TO 1,000 SQ. FT. PER WALL  
JR. ANCHOR STORES: 15,000 SQ. FT. TO 49,999 SQ. FT.- 15% OF WALL SURFACE UP TO 500 SQ. FT. PER WALL  
ALL OTHER TENANTS: - 15% OF WALL SURFACE UP TO 300 SQ. FT. PER WALL  
EACH TENANT IS ALLOWED TO HAVE MULTIPLE SIGNS. SIGNS ARE ALLOWED ON MORE THAN ONE WALL OF THE BUILDINGS.

TABULATIONS	APPROXIMATE BLDG AREA	CITY PRK'G REQ'D	
Anchor/Jr.	370,000	4:1,000	1480
Retail/ Rest./Assembly (ASSUME 16,000 SF REST./ASSEMBLY)	75,000	4:1,000 / 10:1000	396
Exist. Mont. Wards (1st Floor) (ASSUME 18,900 SF REST./ASSEMBLY/ENTERTAINMENT)	100,000	4:1,000 / 10:1000	514
(2nd - 8th Floor) (W/MULTI-FAMILY/ASSEMBLY/ENTERTAINMENT/RECREATION)	600,000		*604
<b>TOTAL</b>	<b>1,145,000</b>		<b>2994 Total W/ Garage</b>

**PARKING PROVIDED** 2558 Surface  
327 Garage

**TOTAL SITE AREA** 46.19 ac  
2885 Total Surface & Garage

\* NOTE: 1. PARKING REQUIREMENT USED IS 1 1/2 SPACES MIN. PER DWELLING UNIT (APPROX. 1 SPACE PER BEDROOM) TOTAL NUMBER OF UNITS ARE APPROX. 224 WHICH REQUIRED 336 PARKING SPACES, PLUS (HEALTH CLUB AND ASSEMBLY/ ENTERTAINMENT/RECREATION) WHICH REQUIRED 268 SPACES FOR A TOTAL REQUIRED OF 604.



**GRAPHIC LEGEND**

- LANDSCAPE AREA
- PAVERE, STAINED/PATTERNED CONC. OR EXPOSED AGGREGATE PAVING LOT OR WALKWAYS
- STRIPED AREA
- CONCRETE PAVING LOT OR WALKWAYS
- SITE LIGHTING HT. - 41'-0"
- 400-1000H SHROBBOX FIXTURE COLOR, CHAMPAGNE OR DARK BRONZE
- FIRE HYDRANT
- SITE GRADE

**Exterior Materials List**

**Masonry Units**  
MU-1 Acme Brick/ Blackson Brick  
Select Stone/ Amiscraft Masonry Units  
Finish: Smooth

MU-2 Acme Brick/ Blackson Brick  
Select Stone/ Amiscraft Masonry Units  
Finish: Textured

MU-3 Acme Brick/ Blackson Brick  
Select Stone/ Amiscraft Masonry Units  
Type: Cut Trim Profile

**Brick**  
B-1 Acme Brick - Buff  
B-2 Acme Brick - Terra Cotta  
B-3 Acme Brick - Teupe

**Stone Tile**  
ST-1 Cantera Stone Tile  
Color: Orange  
Finish: Hewn/Smooth

ST-2 Cantera Stone Tile  
Color: Anoaquin White  
Finish: Hewn/Smooth

**Clay Tile**  
RT-1 Clay Roof Tile  
Color: Terra Cotta  
Type: Barrel

**Texture Coat**  
TC-1 Field Wall  
Color: White, Textured

TC-2 Field Wall  
Color: Almond, Textured

TC-3 Field Wall  
Color: Beige, Textured

TC-4 Accent Color  
TC-5 Accent Color  
TC-6 Accent Color

**EIFS**  
E-1 Dryvit  
Color: Off White  
Finish: Sand Blasted

**Metal Awnings**  
MA-1 Pre-Finished Metal Awning  
Type: Flat, Rod Supported  
Finish: Black, Metallic, Accent Color

MA-2 Pre-Finished Metal Awning  
Type: Sloped, Frame Supported  
Finish: Black, Metallic, Accent Color

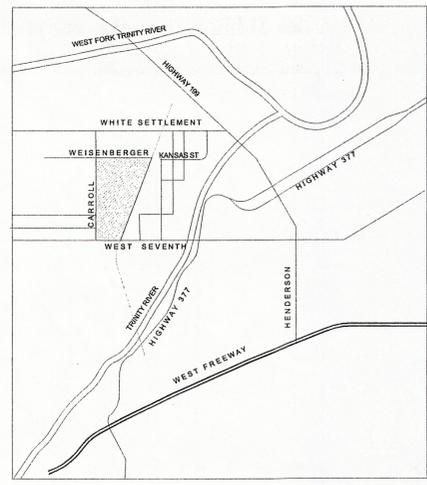
Note: Materials subject to change based on design & availability. Color palette to remain similar.

**NOTES**

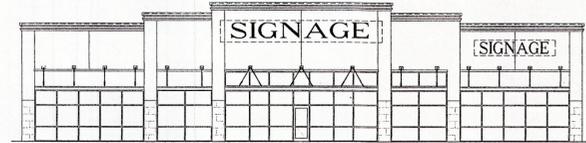
1. All work shall be in accordance with the City of Ft. Worth specifications and standards.
2. All work shall be in accordance with the City of Ft. Worth specifications and standards.
3. All work shall be in accordance with the City of Ft. Worth specifications and standards.
4. All work shall be in accordance with the City of Ft. Worth specifications and standards.

**SIGNAGE BLOCK**  
ZONING CASE # ZC003320  
SITE PLAN # SP-03-055  
APPROVED BY [Signature] CITY OF FT. WORTH

**Staff Note for SP-22-010:**  
 Text portions of the original case file  
 SP-03-055 are blurry. This administrative  
 revision site plan from 2010 has all text legible.



VICINITY PLAN



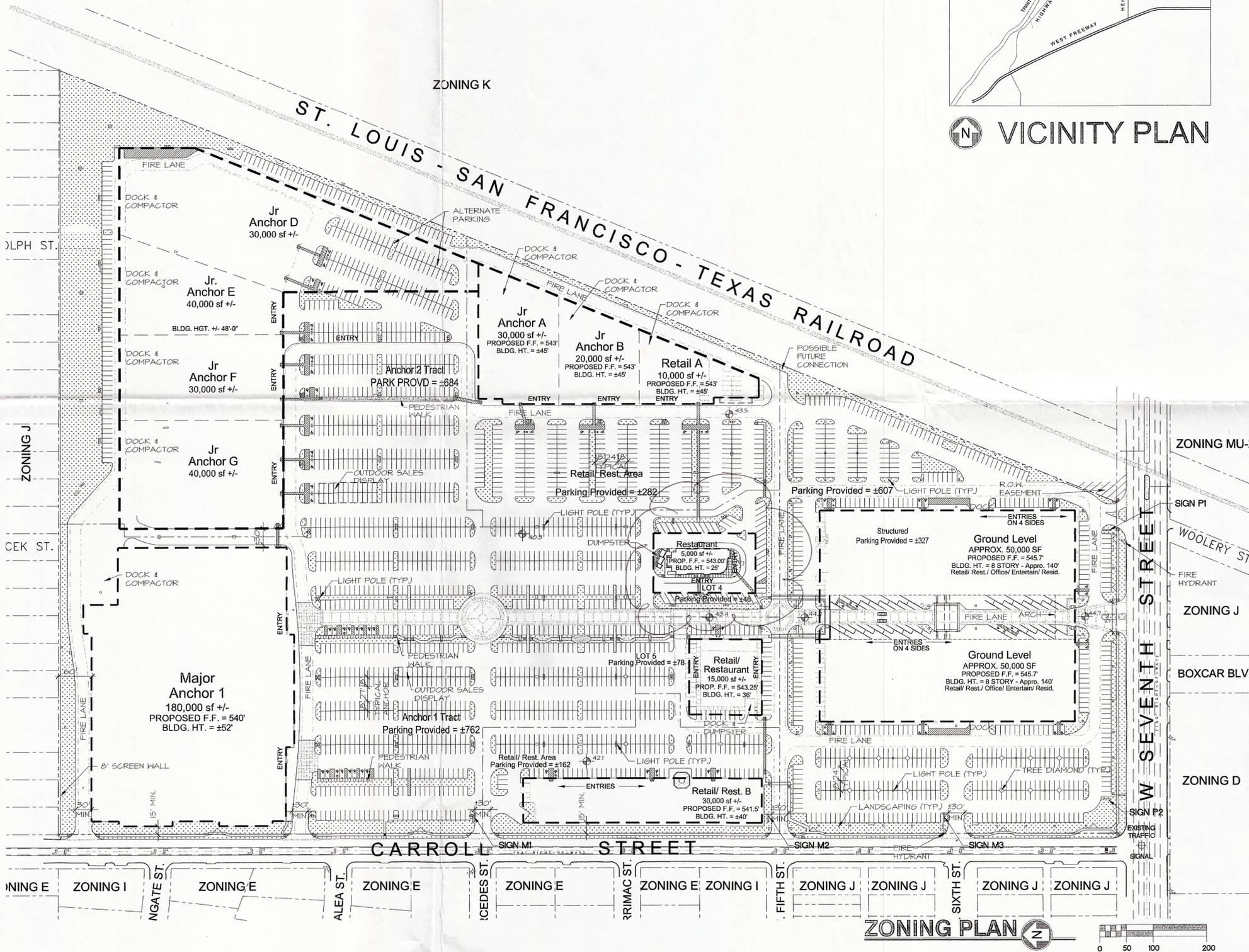
**EXAMPLE OF BUILDING ELEVATION FOR SIGNAGE**

MAXIMUM SIGNAGE AREA WILL BE AS FOLLOWS:  
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 JR. ANCHOR STORES: 15,000 SQ. FT. TO 49,999 SQ. FT.- 15% OF WALL SURFACE UP TO 500 SQ. FT. PER WALL  
 ALL OTHER TENANTS: - 15% OF WALL SURFACE UP TO 300 SQ. FT. PER WALL  
 EACH TENANT IS ALLOWED TO HAVE MULTIPLE SIGNS. SIGNS ARE ALLOWED ON MORE THAN ONE WALL OF THE BUILDINGS.

TABULATIONS	APPROXIMATE BLDG AREA	CITY PRK'G REQ'D
Anchor/Jr.	370,000	4:1,000 1480
Retail/ Rest./Assembly	60,000	4:1,000 / 10:1000 336
Exist. Mont. Wards (1st Floor)	100,000	4:1,000 / 10:1000 514
(2nd - 8th Floor)	600,000	*604
<b>TOTAL</b>	<b>1,145,000</b>	<b>2934 Total W/ Garage</b>

**PARKING PROVIDED** 2512 Surface  
 327 Garage  
**TOTAL SITE AREA** 46.19 ac 2839 Total Surface & Garage

\* NOTE: 1. PARKING REQUIREMENT USED IS 1 1/2 SPACES MIN. PER DWELLING UNIT (APPROX. 1 SPACE PER BEDROOM) TOTAL NUMBER OF UNITS ARE APPROX. 224 WHICH REQUIRED 336 PARKING SPACES. PLUS HEALTH CLUB AND ASSEMBLY/ ENTERTAINMENT/RECREATION WHICH REQUIRED 268 SPACES FOR A TOTAL REQUIRED OF 604.



**GRAPHIC LEGEND**

LANDSCAPE AREA	SITE LIGHTING	HT: - 4'-0"
PAVERS, STAINED/ PATTERNED CONC. OR EXPOSED AGGREGATE PARKING LOT OR WALKWAYS	FIRE HYDRANT	TYPE: - METAL HALIDE
STRIPED AREA	SITE GRADE	400-1000W SHOEBOX FIXTURE
CONCRETE PARKING LOT OR WALKWAYS		COLOR: CHAMPAGNE OR DARK BRONZE

**PD Site Plan**

- Setbacks as shown on plan
- Building height is approx. as shown on plan with a 60' maximum for all buildings except existing 8 story building. It will remain as is with an added feature in the central element increasing the height approximately 10' above the existing height.
- Proposed Finish Floor elevations are approximate.
- Signage also subject to unlit site plan.
- Existing signs on top of 8 story building to remain & be renovated to say "Montgomery Plaza" or similar.

**TE**

**Landscaping**

- Landscape area required on the site shall be 10% of net site area. Calculation is based on total site acreage of 46.19 ac. Individual lot calculation not required.
- Landscape islands in the parking lot will be approximately 5 sq. ft per parking space.
- Parking Area to be screened from right-of-way by landscaping consisting of shrubs to be a minimum 36" mature height.
- Minimum 75% of interior landscape islands within parking lot will have 2 trees, 3" caliper.

**8-Story Building to contain the following**

- 1st Level - Combination of retail, restaurant, office, entertainment and ancillary residential use.
- 2nd & 3rd Level and Partial Level 4 - parking, retail, entertainment & office.
- Levels 3 thru 8 - residential/hotel/office/entertainment uses. If residential, approximately 224 units.

**Parking/ Drives**

- Parking requirements may be reduced by 25% for uses. Parking provided will be as shown on the plan with approximately, 327 parking spaces in structured parking within the 8 story building.
- Structured parking within an existing building will have parking spaces that minimum of 8' wide with a one-way drive min. width of 18'-0" at the post and existing columns.

**Large Retail Store Ordinance**

- The setback and restricted activities within 100' of residential use does not apply, except that Art. 1, Section 5.133, B, 5, b will apply with the following exception: 18 wheeler refrigeration trucks will be allowed to run at any time the truck is docked.
- No truck dock screening is required at the north side of the property except for a continuous 8'-0" tall screen fence along the north property line.
- Texture coated concrete is an acceptable building finish material.
- Display windows and/or storefronts allowed on the West Building faces of major Anchor 1 and Retail/Restaurant B adjacent to Carroll Street.

**General Conditions - Uses**

**MU2 Uses with the following amendments:**

- Furniture sales with outdoor storage and display (new)
- Outdoor sales and storage consisting of the following for Major Anchors: masonry/ paving materials, fencing, plants/ landscaping, tool sheds, lawn equipment, outdoor furniture.
- Storage yard, building materials
- Yards, contractors, lumber or storage

**Preliminary Schedule**

Major Anchor 1 November 2005  
 Junior Anchors, and Retail/Restaurant Buildings November, 2006  
 Existing 8-Story Building, First Level November, 2005

**Exterior Materials List**

**Masonry Units**

- MU-1 Acme Brick/ Blackston Brick  
 \*Select Stone/ Artiscraft Masonry Units  
 Finish: Smooth
- MU-2 Acme Brick/ Blackston Brick  
 \*Select Stone/ Artiscraft Masonry Units  
 Finish: Textured
- MU-3 Acme Brick/ Blackston Brick  
 \*Select Stone/ Artiscraft Masonry Units  
 Type: Cut Trim Profile

**Brick**

- B-1 Acme Brick - Buff
- B-2 Acme Brick - Terra Cotta
- B-3 Acme Brick - Taupe

**Stone Tile**

- ST-1 Cantera Stone Tile  
 Color: Orange  
 Finish: Hewn/Smooth
- ST-2 Cantera Stone Tile  
 Color: Anacquin White  
 Finish: Hewn/Smooth

**Clay Tile**

- RT-1 Clay Roof Tile  
 Color: Terra Cotta  
 Type: Barrel

**Texture Coat**

- TC-1 Field Wall  
 Color: White, Textured
- TC-2 Field Wall  
 Color: Almond, Textured
- TC-3 Field Wall  
 Color: Beige, Textured
- TC-4 Accent Color
- TC-5 Accent Color
- TC-6 Accent Color

**EIFS**

- E-1 Dryvit  
 Color: Off White  
 Finish: Sand Blasted

**Metal Awnings**

- MA-1 Pre-Finished Metal Awning  
 Type: Flat, Rod Supported  
 Finish: Black, Metallic, Accent Color
- MA-1 Pre-Finished Metal Awning  
 Type: Sloped, Frame Supported  
 Finish: Black, Metallic, Accent Color

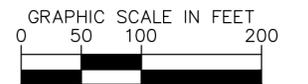
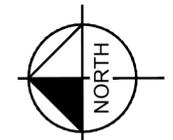
Note: Materials subject to change based on design & availability. Color palette to remain similar.

RECEIVED  
 MAY 27 2010  
 BY: [Signature]

APPROVED  
 By Council  
 Date: Jan. 26, 09

SIGNAGE BLOCK  
 ZONING CASE # ZC003320  
 SITE PLAN # SP-03-055  
 APPROVED BY [Signature] CITY OF FT. WORTH

# Exhibit of Public Access Easements

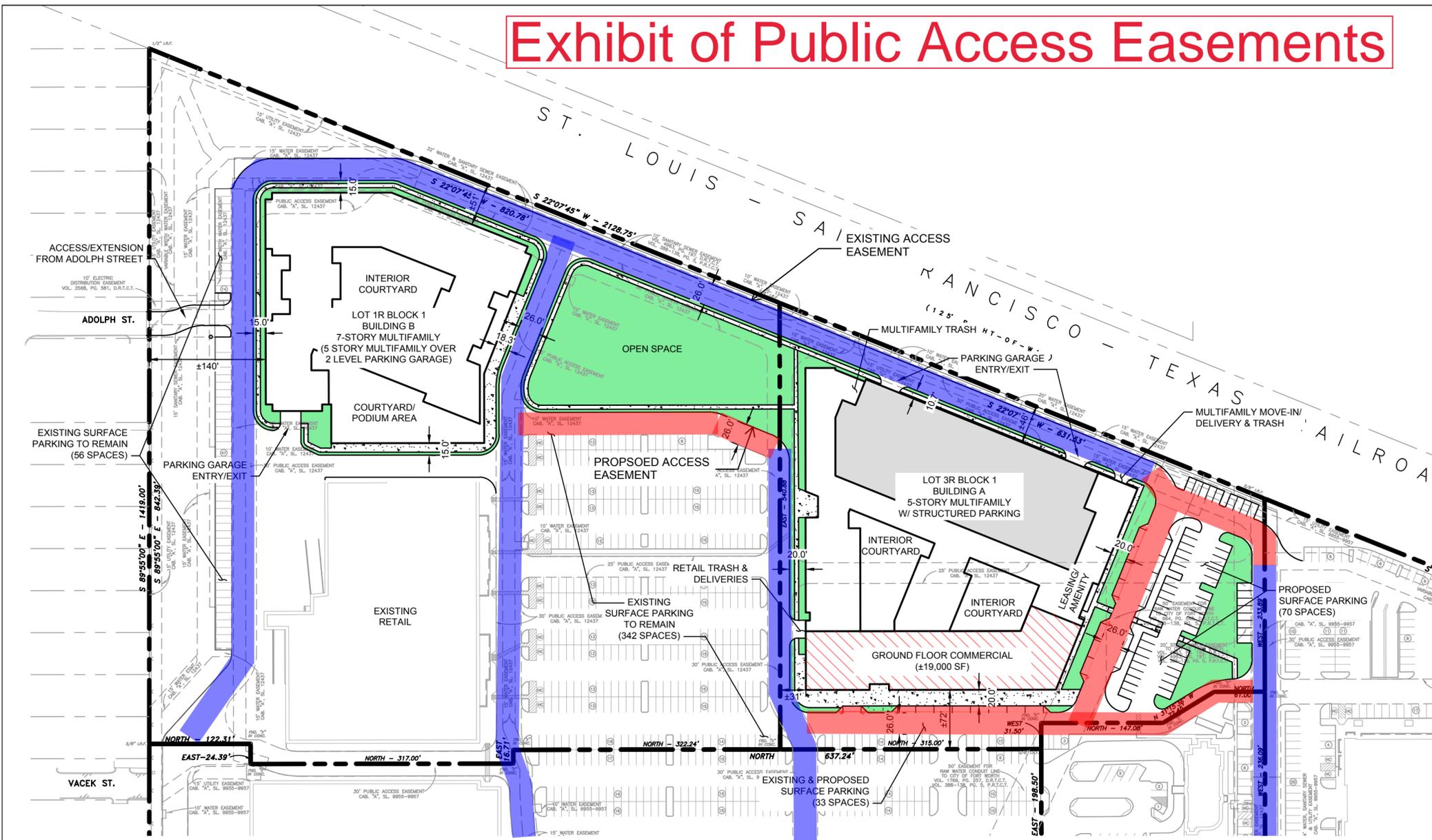


### LEGEND

PROPERTY LINES	
PROP. OPEN SPACE / LANDSCAPE / HARDSCAPE AREA	
PROP. GARAGE	
PROP. GROUND FLOOR COMMERCIAL	
PROP. CONCRETE SIDEWALK	

### NOTES:

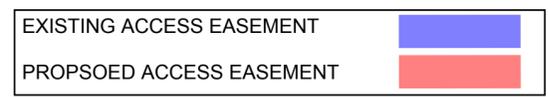
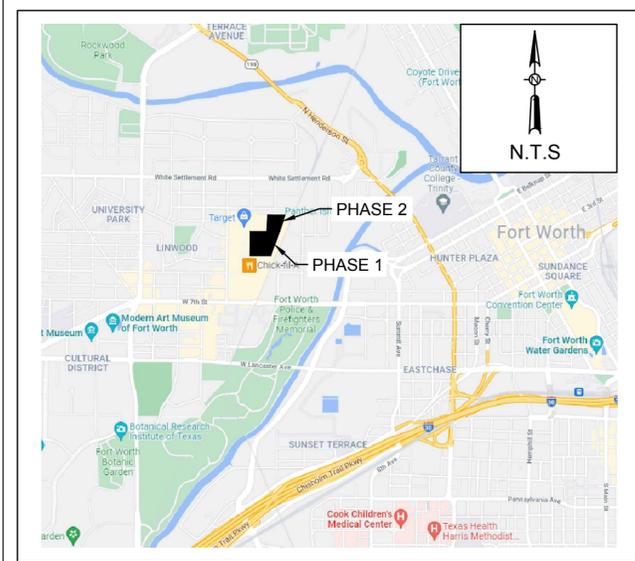
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- THE POCKET PARK USED TO ATTAIN THE HEIGHT BONUS WILL BE DESIGNED TO MEET THE REQUIREMENTS OF 4.1302(d)(8)c.



### SITE DATA TABLE

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MULTIFAMILY	953	
COMMERCIAL	273	103
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PARKING PROVIDED		
GARAGE*	953	
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<b>TOTAL</b>	<b>1454</b>	

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 \*\* ANTICIPATES UP TO 4,400 SF OF RESTAURANT IN THE ±19,000 SF OF COMMERCIAL SPACE IN LOT 3R, BLOCK 1.



### CODE COMPARISON TABLE

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HEIGHT - RESIDENTIAL, MAX	7 STORIES*	N/A	7 STORIES (MAX)	YES
SETBACK - PRIMARY STREET	0' MIN / 20' MAX	N/A	0' MIN / 20' MAX	YES
SETBACK - SIDE STREET	0' MIN / 20' MAX	N/A	0' MIN / 20' MAX	YES
SETBACKS - REAR	5' (MIN)	N/A	5' (MIN)	YES
PARKING - MULTIFAMILY	0.75 TO 1 PER BEDROOM PLUS 2 PER 500 SF LEASING/AMENITY	1.5 PER DU	1.5 PER DU	YES
PARKING - COMMERCIAL	4 PER 1,000 SF \ 10 PER 1,000 SF (RESTAURANT)	4 PER 1,000 SF/10 PER 1,000 SF	4 PER 1,000 SF/10 PER 1,000 SF	YES

\* ANTICIPATES HEIGHT BONUSES FOR STRUCTURED PARKING AND OPEN SPACE FOR LOT 1R.

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

# MONTGOMERY PLAZA SITE PLAN

RELATED CASES:  
 ZC-03-320A  
 SP-03-055

ZONING SITE PLAN  
 SP-22-010  
 PD574

FORT WORTH, TX  
 AUGUST 29, 2022



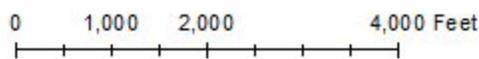
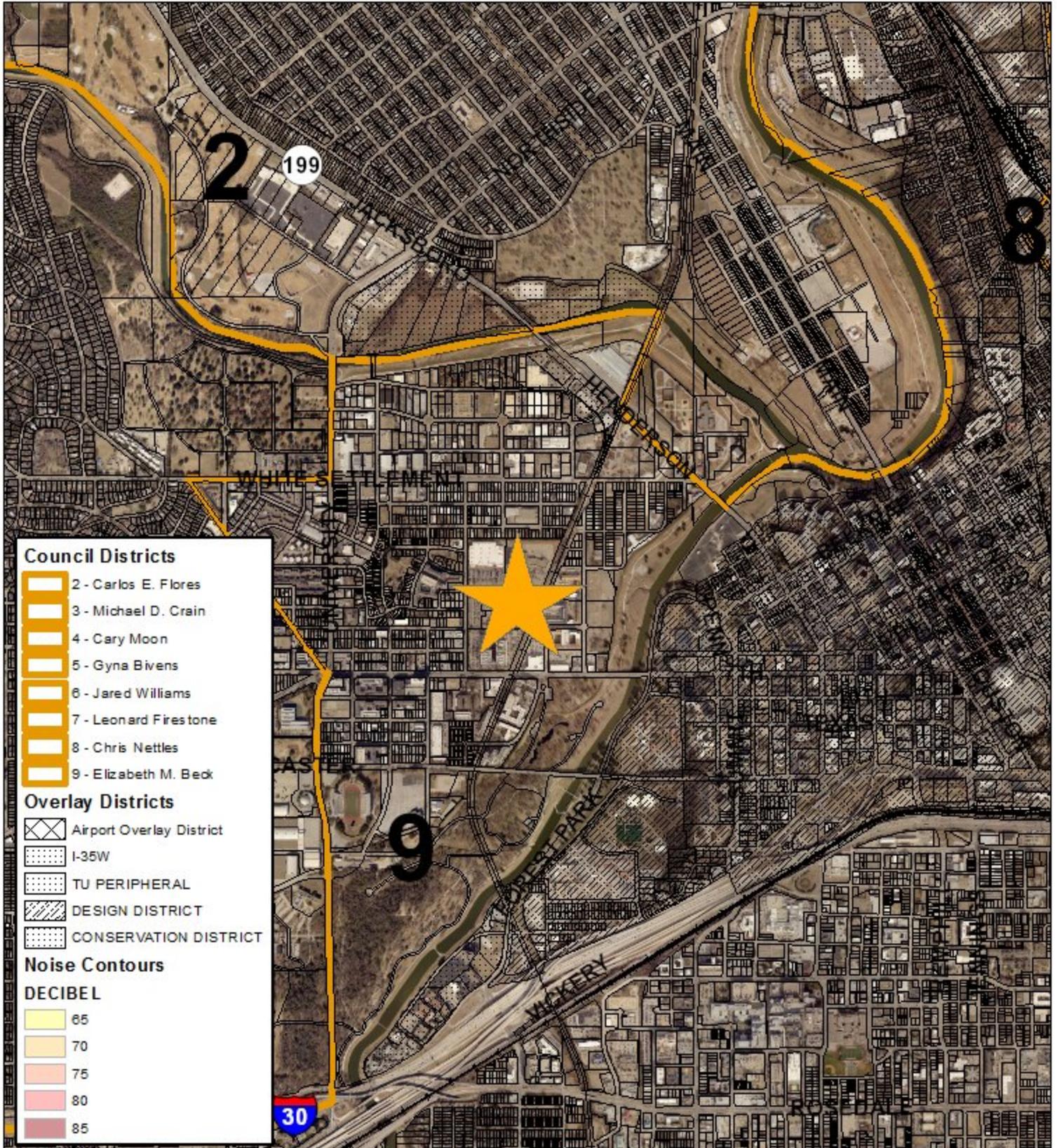
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 State of Texas Registration No. F-928

ARCHITECT  
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 2808 FAIRMOUNT STREET, SUITE 300  
 DALLAS, TX 75201  
 CONTACT: BRIAN MOORE, AICP  
 (214) 303-1500

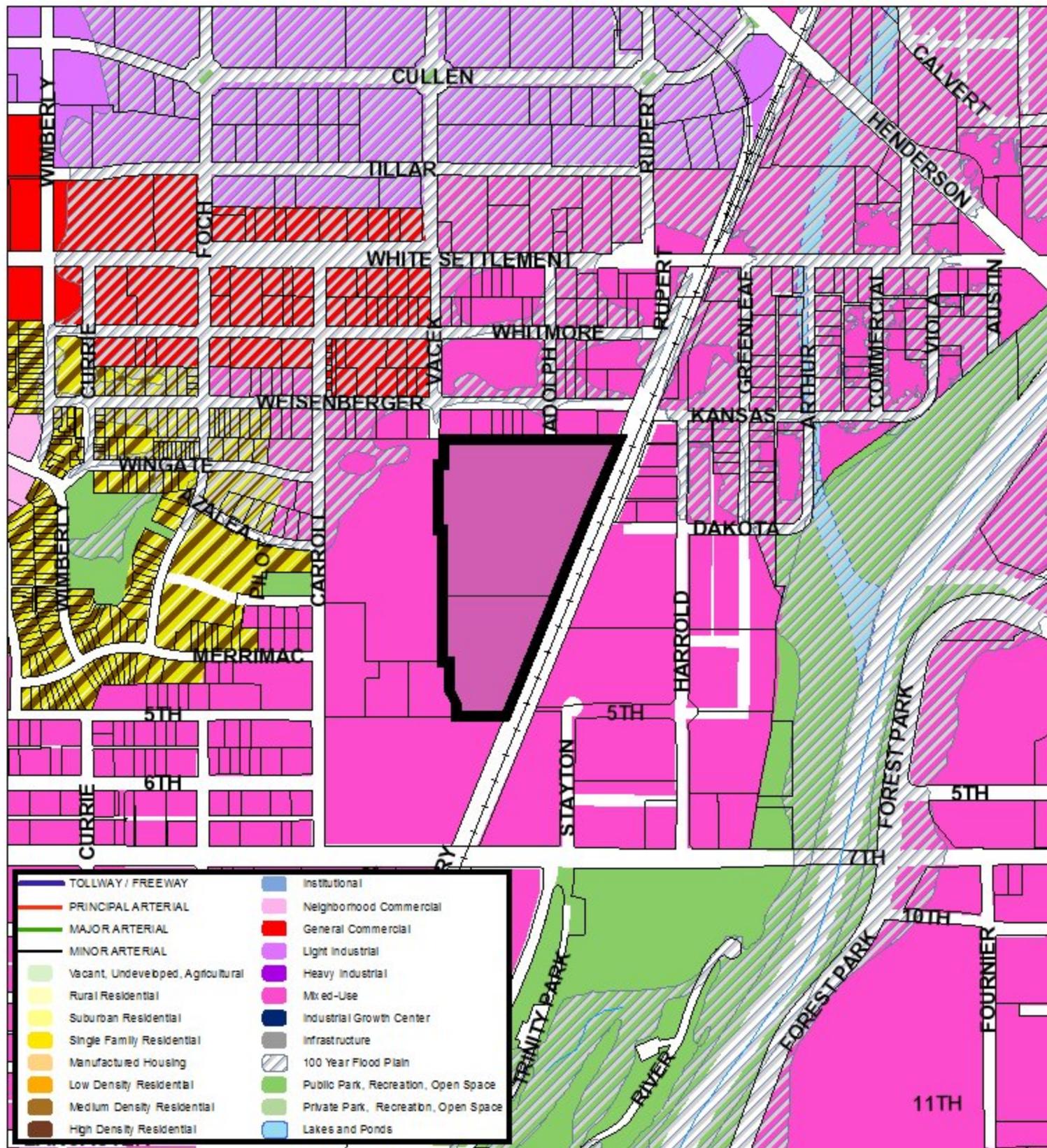
OWNER/DEVELOPER:  
 KIMCO REALTY  
 2600 W 7TH ST  
 FORT WORTH, TX 76107  
 CONTACT: CHRISTOPHER HERMAN  
 (682) 204-9484

ENGINEER:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 801 CHERRY ST. UNIT 11, SUITE 1300  
 FORT WORTH, TX 76102  
 CONTACT: JOHN AINSWORTH, PE  
 (817) 335-6511

## Area Map



### Future Land Use



650 325 0 650 Feet

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







# Zoning Staff Report

Date: October 12, 2022

Case Number: ZC-22-130

Council District: 5

## Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: 820 & Sandy Brook LLC / Oziel Vigil, Reliable Commercial

Site Location: 601 E. Loop 820

Acreage: 6.47 acres

### Request

Proposed Use: Flex Office and Warehouse Space

Request: From: "E" Neighborhood Commercial

To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus warehouse (warehouse use not to exceed 80% of square footage with a minimum of 20% office/showroom/retail); welding shop; assembly of pre-manufactured parts, except for vehicles, trailers, airplanes, or mobile homes; site plan included

### Recommendation

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

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

Staff Recommendation: **Approval, conditional upon working with staff to correct the site plan**

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  - [a. Land Use Compatibility](#)
  - [b. Comprehensive Plan Consistency](#)
  - [c. Economic Development Plan](#)
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6. Zoning Map with 300 ft. Notification Area
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8. Area Map
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## Project Description and Background

This project is located east of E Loop 820, just south of Sandybrook Dr. The site is located about 1000 feet north of John T White Rd. and about 2000 feet south of Randol Mill Rd. The 820 Loop is to the west of the site and a single-family residential neighborhood is to the east. The site is currently undeveloped.

The applicant is requesting to rezone from “E” Neighborhood Commercial to a Planned Development “PD/E” plus the following additional uses:

- Warehouse (not to exceed 80% of the square footage, with a minimum of 20% to be office/showroom/retail)
- Welding Shop
- Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes, or mobile homes.

The intent is, besides the additional proposed uses, that all tenants be users allowed by right in the base “E” Neighborhood Commercial district. In “E” Neighborhood Commercial, buildings are allowed to have warehouse space, as long as it is the minority (49% or less) of the building’s square footage, with 51% or more of the square footage used for the use allowed in “E”. However, this Planned Development seeks to allow the proposed uses to have a larger percentage of the building used for warehouse space. The rear of the buildings will have roll-up bay doors to each suite, while the front of the suite will have an office/retail look and use.

The applicant has also submitted a site plan for the project. Any changes made to the site plan after its approval must either be handled administratively by staff (if it is deemed a minor amendment to the site plan) or must go back through the public hearing process if the changes are greater than what can be approved administratively, per the Zoning Ordinance.

## Surrounding Zoning and Land Uses

North PD1083 / undeveloped  
East “A-5” One-Family / Single Family Neighborhood  
South “E” Neighborhood Commercial / commercial  
PD74 / Public Storage mini-warehouse  
West East Loop 820 with multifamily (“C” Medium Density) on the other side

## Recent Zoning History

- ZC-22-074 from E to PD/CR for detached multifamily; case withdrawn; northwest of subject site
- ZC-21-074 from ER to CF; denied by City Council August 3, 2021; southeast of subject site
- ZC-21-036 from A-43 to A-7.5; case withdrawn; southeast of subject site
- SP-20-015 amend site plan for PD1071 for contractor yard; effective 9-24-2020; south of subject site
- ZC-19-156 713 acres from various to various; Council-Initiated Rezoning; effective 12-28-2019; east of subject site
- ZC-19-156R from C to R2 and from E to A-21; effective 3-19-2020; east of subject site

## Public Notification

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

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

*\* Not located within an active registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The surrounding land uses are undeveloped tracts to the north, interstate highway to the west, single-family residential to the east, and commercial to the south. Further out are apartments, self-storage units, and a church.

While the overhead bay doors on the rear of the buildings are not necessarily compatible with the single-family to the rear, the buildings are placed roughly 100 feet away from the property line that abuts the neighborhood. A bufferyard with screening must be implemented. The bay doors are not true loading docks as typically seen in a warehouse. Additionally, just south of this project is a mini-warehouse (self-storage) facility which also has bay doors.

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

### Comprehensive Plan Consistency – Eastside

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

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

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

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

The Planned Development's base of "E" Neighborhood Commercial is consistent, while the added uses not typically allowed in "E" zoning would technically not be consistent; Therefore, overall, the proposed use is consistent.

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

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

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

## Economic Development Plan

---

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

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

## Site Plan Comments

---

### Zoning

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

### FYI Comments

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

### Fire Department

- FWFD - (Lt. Donna York, [donna.york@fortworthtexas.gov](mailto:donna.york@fortworthtexas.gov))
- Additional hydrants will be required to accommodate the following:
  - ? 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and
  - ? 500 ft. hose lay distance to all points of building.
- Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided:
  - ? 150 ft. for a standpipe system, and/or a sprinkler system.
- IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1 (2) and (3)
- One point of access per lot is required. Shared access must be platted as mutual access.
- IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.7 Access
- General information:
  - Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.
  - The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

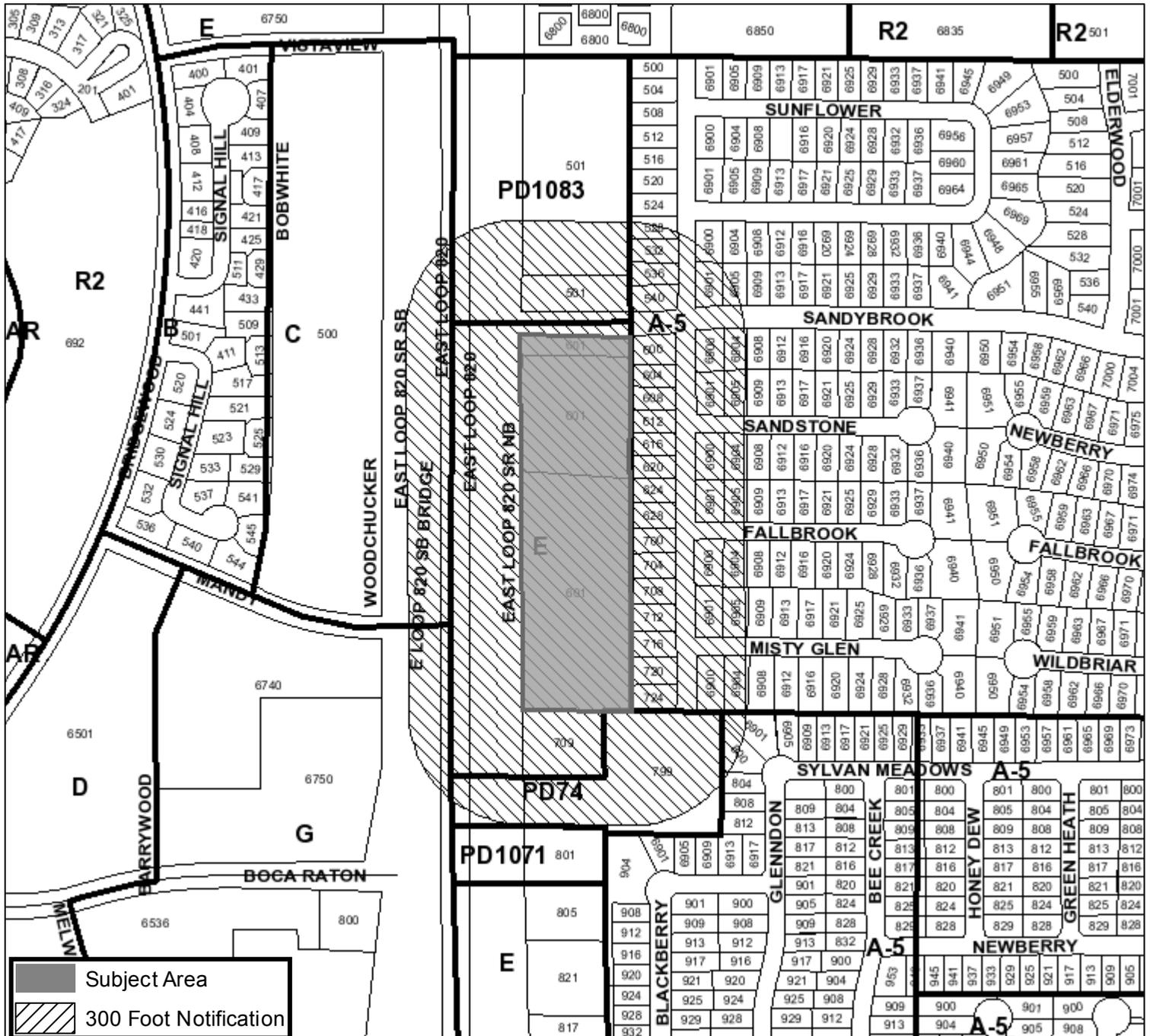
### Development Services-Water Section

- Water and Sewer extensions required to serve each proposed lot

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

### Area Zoning Map

Applicant: 820 & Sandy Brook LLC  
 Address: 601 E. Loop 820  
 Zoning From: E  
 Zoning To: PD for E uses plus flex office and warehouse  
 Acres: 6.47423773  
 Mapsco: 66PT  
 Sector/District: Eastside  
 Commission Date: 10/12/2022  
 Contact: 817-392-2806

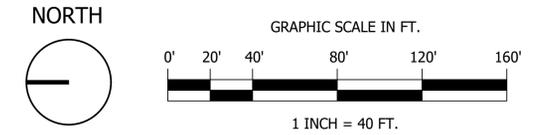


Subject Area  
 300 Foot Notification

0 190 380 760 Feet

**DEVELOPMENT/PROJECT NAME:**  
**LFP DEVELOPMENT**

**LOCATION:**  
 SEC OF LOOP 820 & SANDYBROOK DR.  
**CITY:**  
 CITY OF FORT WORTH, TEXAS



**PROJECT INFORMATION:**

BLDG. SF TABLE:		
BUILDING:	SF:	Bldg. Height:
BUILDING A	16,000 SF	25 ft.
BUILDING B	16,000 SF	25 ft.
BUILDING C	19,600 SF	25 ft.
<b>TOTAL:</b>	<b>51,600 GROSS SF</b>	

Here it says 16,000 -- see note on the building for conflicting values.

SITE SUMMARY TABLE:	
EXISTING ZONING:	"E" - NEIGHBORHOOD COMMERCIAL
PROPOSED USE:	PD-E. E USES PLUS LISTED USES
LOT AREA:	6.442 AC / 280,639 SF
LOT 1 SQUARE FOOTAGE:	16,000 SF
LOT 2 SQUARE FOOTAGE:	35,600 SF
TOTAL SQUARE FOOTAGE:	51,600 SF
LOT COVERAGE:	51,600 SF - 18.3%
FLOOR AREA RATIO:	18.3%

This is correct if Bldg 2 is 16,000, needs to increase if bldg 2 is 16,800.

Parking calculations need to have a warehouse component. If up to 80% of the building can be warehouse, you need warehouse in your parking-- can't be 50% office and 50% retail.

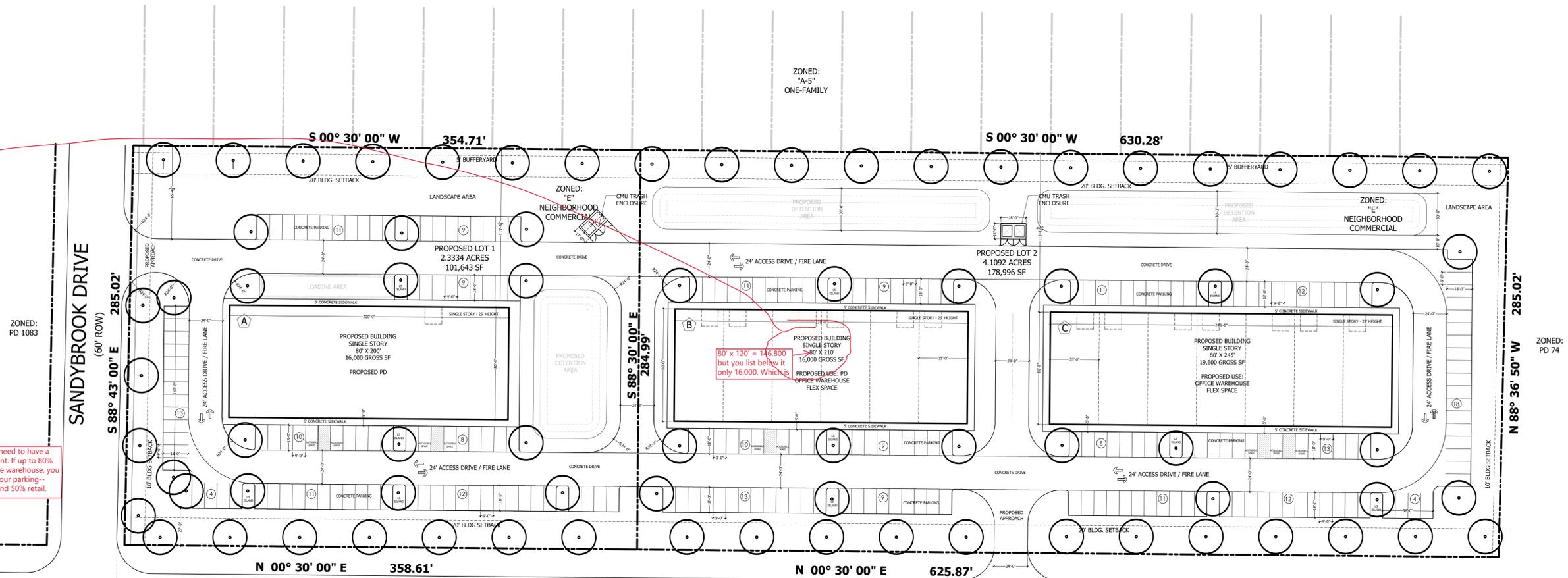
LOT 1 PARKING TABLE:			
USE:	SF:	REQUIRED:	PROVIDED:
OFFICE/PROFESSIONAL BLDG.	8,000	20 SPACES	20 SPACES
RETAIL	8,000	32 SPACES	71 SPACES
ACCESSIBLE SPACES:	-	3 SPACES	4 SPACES
<b>OVERALL REQUIRED:</b>		<b>52 SPACES</b>	<b>91 SPACES</b>

LOT 2 PARKING TABLE:			
USE:	SF:	REQUIRED:	PROVIDED:
OFFICE/PROFESSIONAL BLDG.	18,200	46 SPACES	50 SPACES
RETAIL	18,200	73 SPACES	100 SPACES
ACCESSIBLE SPACES:	-	5 SPACES	5 SPACES
<b>OVERALL REQUIRED:</b>		<b>119 SPACES</b>	<b>150 SPACES</b>

This totals to 36,400 -- this is based on Bldg 2 being 16,800. But other places Bldg 2 is listed as only 16,000.

**GENERAL NOTES:**

- SANITATION CONTAINER SCREEN WALLS WILL BE CMU MASONRY, WITH PRIMED AND PAINTED METAL GATE. CONTAINER WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY DESIGN REQUIREMENTS.
- ALL ROOFTOP EQUIPMENT WILL BE SCREENED FROM VIEW.
- LANDSCAPING:  
ALL PLANTINGS WILL COMPLY WITH THE CITY OF FORT WORTH LANDSCAPE ORDINANCE AND STANDARDS.
- PRIMARY BUILDING MATERIALS - EXTERIOR WALLS ARE TO BE COMPOSED OF MASONRY MATERIALS SUCH AS BRICK, SPLIT FACE BLOCK, ARCHITECTURALLY FINISHED TILT-WALL, 3 COAT STUCCO, OR EIFS.
- SECONDARY EXTERIOR MATERIALS CONSIST OF NON-MASONRY MATERIALS INCLUDING ACCENT METAL OR ALUMINUM. SECONDARY MATERIAL SHALL NOT COMPRISE MORE THAN 15% OF EACH FACADE ELEVATION.
- EXCEPT FOR BRICK OR STONE, SURFACES SHALL BE PAINTED IN SUBTLE, NEUTRAL OR EARTH TONE COLORS, SPECIFICALLY INCLUDING WITHOUT LIMITATION WHITE, TAN, BROWN, AND GRAY. TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.



80' x 120' = 146,800 but you list below it only 16,000. Which is

**01 | SITE CONCEPT**

SCALE: 1" = 40 FT.

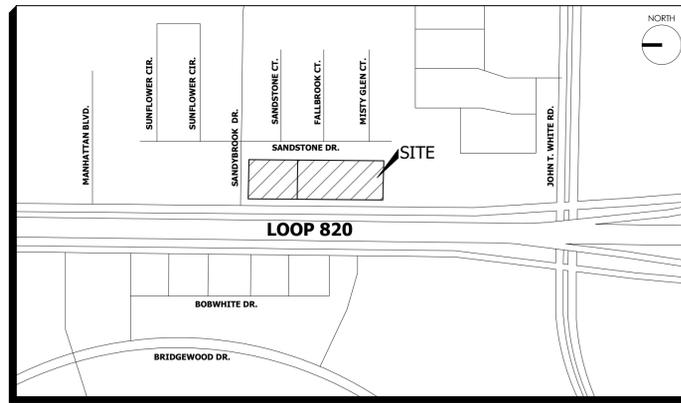
**PD FOR ALL "E" USES PLUS:**

- WAREHOUSE USE AT A MAXIMUM RATE OF 80% WAREHOUSE AND 20% OFFICE/SHOWROOM.
- WELDING SHOP USE ON LOT 1.
- ASSEMBLY OF PRE-MANUFACTURED PARTS LOT 1, EXCEPT VEHICLES, TRAILERS, AIRPLANES, OR MOBILE TOWN HOMES.
- GENERAL RETAIL SALES.

4. This use is allowed by right in E zoning--no need to list it here as an added use.

**SITE PLAN NOTES**

- AREA LIGHTING:**
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- SIGNS:**
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- LANDSCAPING:**
- PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
  - PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
  - Project will comply with Section 6.300, Bufferyards.



VICINITY MAP

NTS

**OWNER:**  
 820 & Sandy Brook LLC  
 411 Harwood Rd.  
 Bedford, TX 76021  
 Phone: 817-903-8098  
 email: derek@dequireproperties.com  
 Attn: Derek

**APPLICANT:**  
 Peyco Southwest Realty, Inc.  
 1703 North Peyco Dr.  
 Arlington, TX 76001  
 Phone: 817-980-2999  
 email: jmaibach@peycosouthwest.com  
 Attn: Jim Maibach

**CONTRACT PURCHASER:**  
 LFP Properties Inc.  
 7505 Glenview Dr. Ste. 150  
 North Richland Hills, TX 76180  
 Phone: 817-896-1884  
 email: luis@lfp.com  
 Attn: Luis Pardo

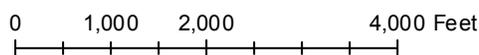
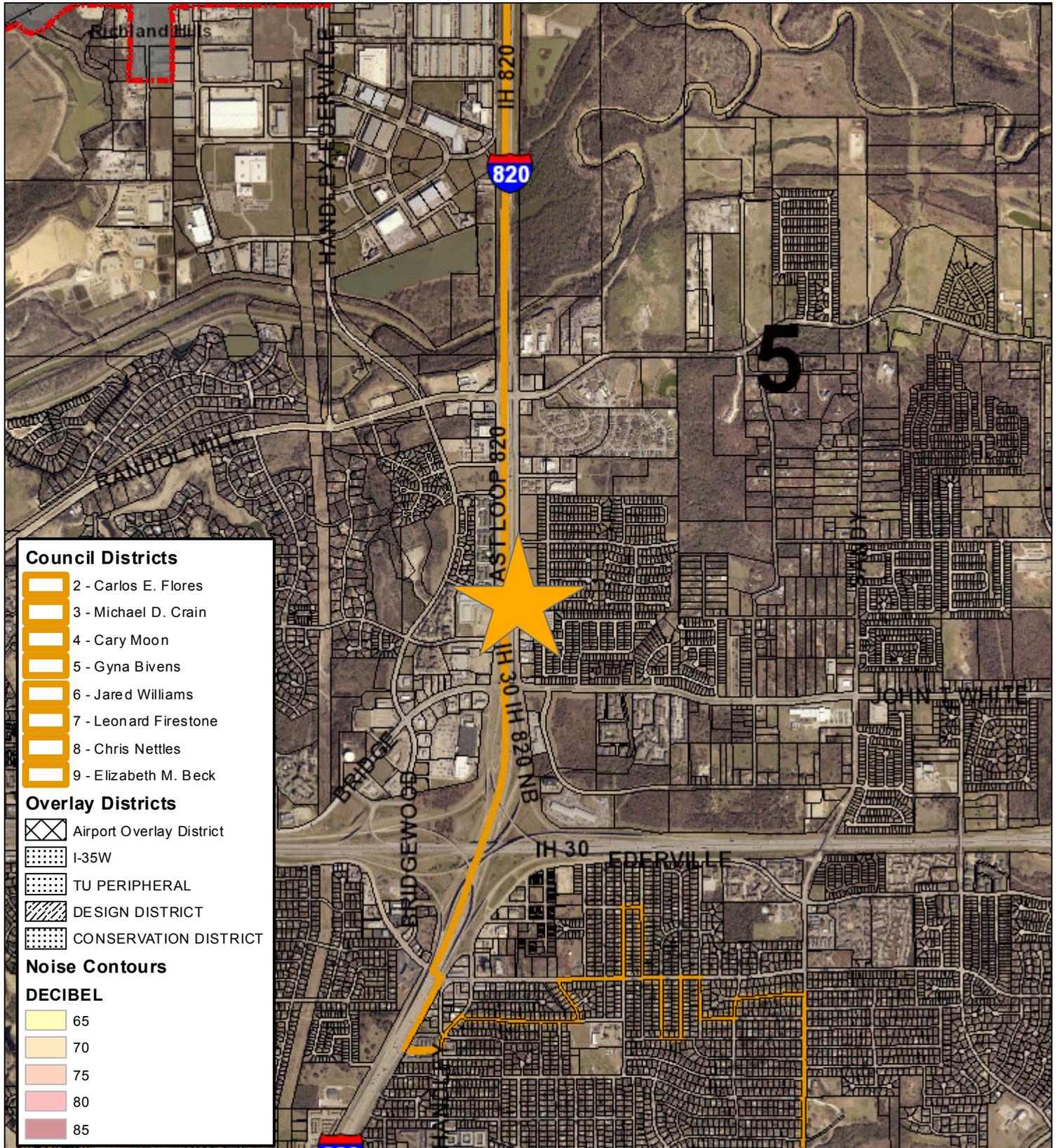
CITY OF FORT WORTH, TEXAS

By: \_\_\_\_\_  
 Director of Development Services

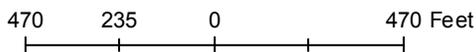
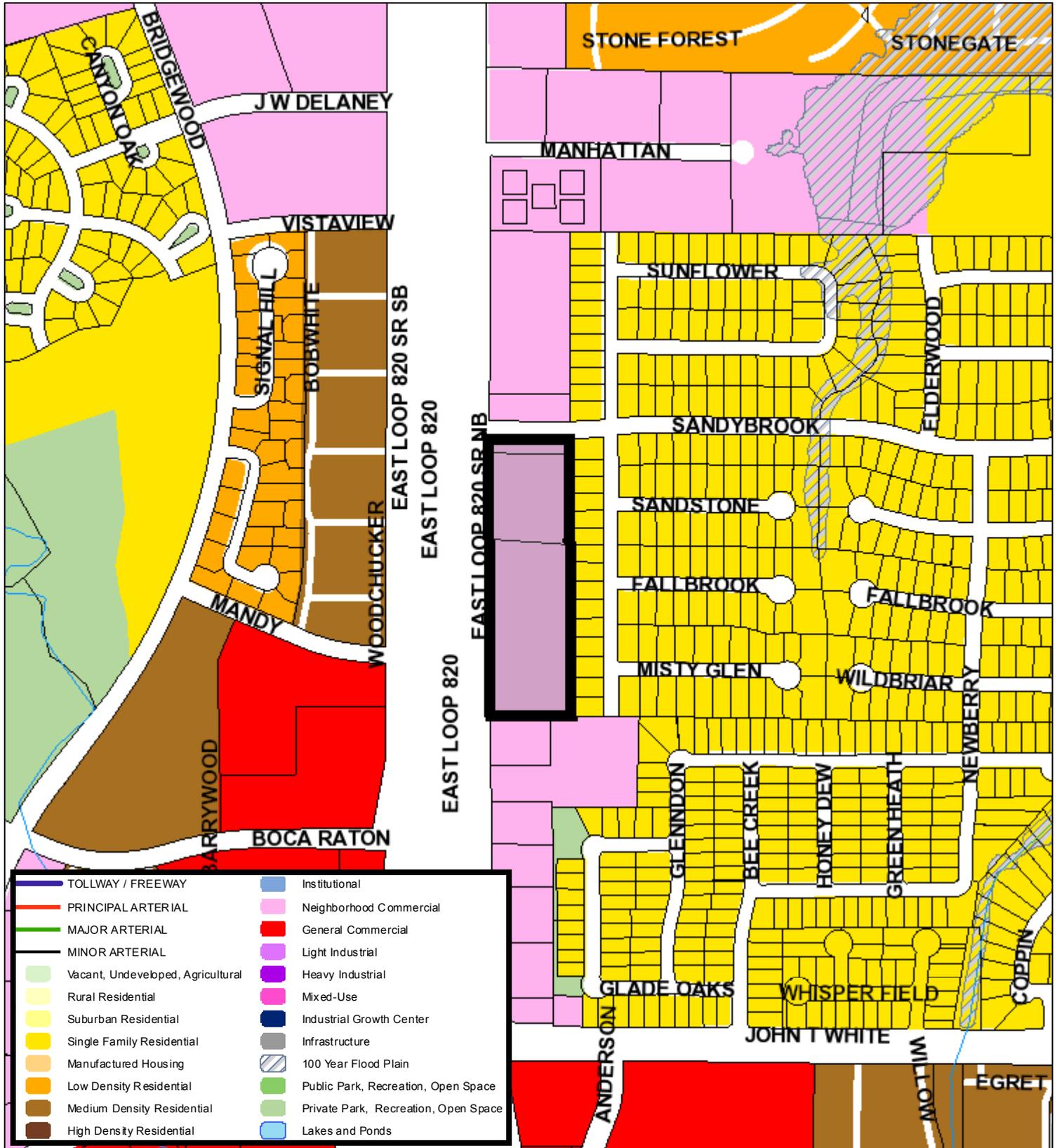
Date: \_\_\_\_\_

**LFP LOOP 820 DEVELOPMENT**  
**CONCEPT SITE PLAN FOR PD**  
 FT. WORTH ZONING CASE #: **ZC-22-130**  
 ROBERT RAY SURVEY, ABSTRACT NO. 1290  
 6.443 ACRES  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 July 1, 2022

## Area Map



### Future Land Use



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



## Aerial Photo Map



0 295 590 1,180 Feet





# Zoning Staff Report

**Date:** October 12, 2022

**Case Number:** ZC-22-135

**Council District:** 2

## Zoning Map Amendment

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

**Owner / Applicant:** Trinity River Group LP / Stonehawk Capital Partners

**Site Location:** 1500 E. Northside Drive

**Acres:** 4.09 acres

### Request

**Proposed Use:** Multifamily

**Request:** From: “PD456” Planned Development/Specific Use for all uses in “E” Neighborhood Commercial plus hotel/motel within 1000 feet of a residential district with accessory use for restaurant/bar; site plan waived

To: “MU-2” High Intensity Mixed-Use

### Recommendation

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

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

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

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  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
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6. Zoning Map with 300 ft. Notification Area
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## Project Description and Background

The site is located along Northside Drive, just as it crosses the Trinity River north of Downtown. Interstate 35W is about one-third of a mile to the east of this site. The site is across the river from the Downtown Urban Design District Overlay.

The applicant is requesting to rezone to “MU-2” High Intensity Mixed-Use from “PD456” Planned Development/Specific Use for all uses in “E” Neighborhood Commercial plus hotel/motel within 1000 feet of a residential district with accessory use for restaurant/bar; site plan waived. The proposed use is multifamily apartments.

The site was rezoned in 2002 from “O-2” Floodplain to the Planned Development. The site, however, has remained undeveloped since then.

A number of trees appear to be on the site. Any site development must comply with the Urban Forestry requirements. At this location, the riverfront will also be treated as Right-of-Way for development standards; if the site rezones to “MU-2” High Intensity Mixed-Use, any necessary waivers must go before the Urban Design Commission and, depending on the item requiring a waiver, possibly also the Board of Adjustment.

## Surrounding Zoning and Land Uses

North “O-1” Floodplain / undeveloped  
East “O-1” Floodplain / undeveloped  
South West Fork Trinity River  
West “O-1” Floodplain / undeveloped

## Recent Zoning History

- ZC-22-035 to amend PD586 to allow transitional housing; case withdrawn; about a half mile to the east across I-35W
- ZC-20-106 from J to PD/D; Case withdrawn by applicant 8/13/20; east of subject site
- SP-19-015 to amend PD399 multifamily Site Plan; effective 12/29/19; southeast of subject site
- SP-17-011 to amend PD399 multifamily Site Plan; effective 8/31/17; southeast of subject site
- SP-17-008 to amend PD586 church site plan; effective 8/31/17; about a half mile to the east across I-35W

## Public Notification

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

Organizations Notified	
Inter-District 2 Alliance	Riverside Alliance
Vintage Riverside NA	Tarrant Regional Water District
Friends of Oakhurst Park	Trinity Habitat for Humanity
Oakhurst Scenic Drive Inc.	Fort Worth ISD
Fort Worth Downtown Neighborhood Assn.	Diamond Hill Jarvis NAC
Oakhurst NA	Friends of Riverside Park
Streams and Valleys Inc	Riverside Business Alliance
Oakhurst Alliance of Neighbors	

*\* Not located within a registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The site is immediately surrounded by undeveloped land with the Trinity River to the south. In the larger context, the site does have some industrial, multifamily, and commercial around it. Across the river is the Downtown Industrial Overlay District. The proposed zoning is **compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Northeast

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

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

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

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

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

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

- Promote pedestrian and bicycle connectivity between Downtown, Panther Island, the Near Southside, the West Seventh Urban Village, and the Trinity Trails.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Promote extension of the public trail system along the Trinity River, and convenient trail connections to neighborhoods.
- Encourage compatible redevelopment along the Trinity River, particularly within the Rock Island Bottoms and Butler Place sites.

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

## Economic Development Plan

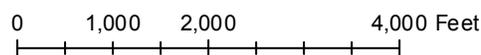
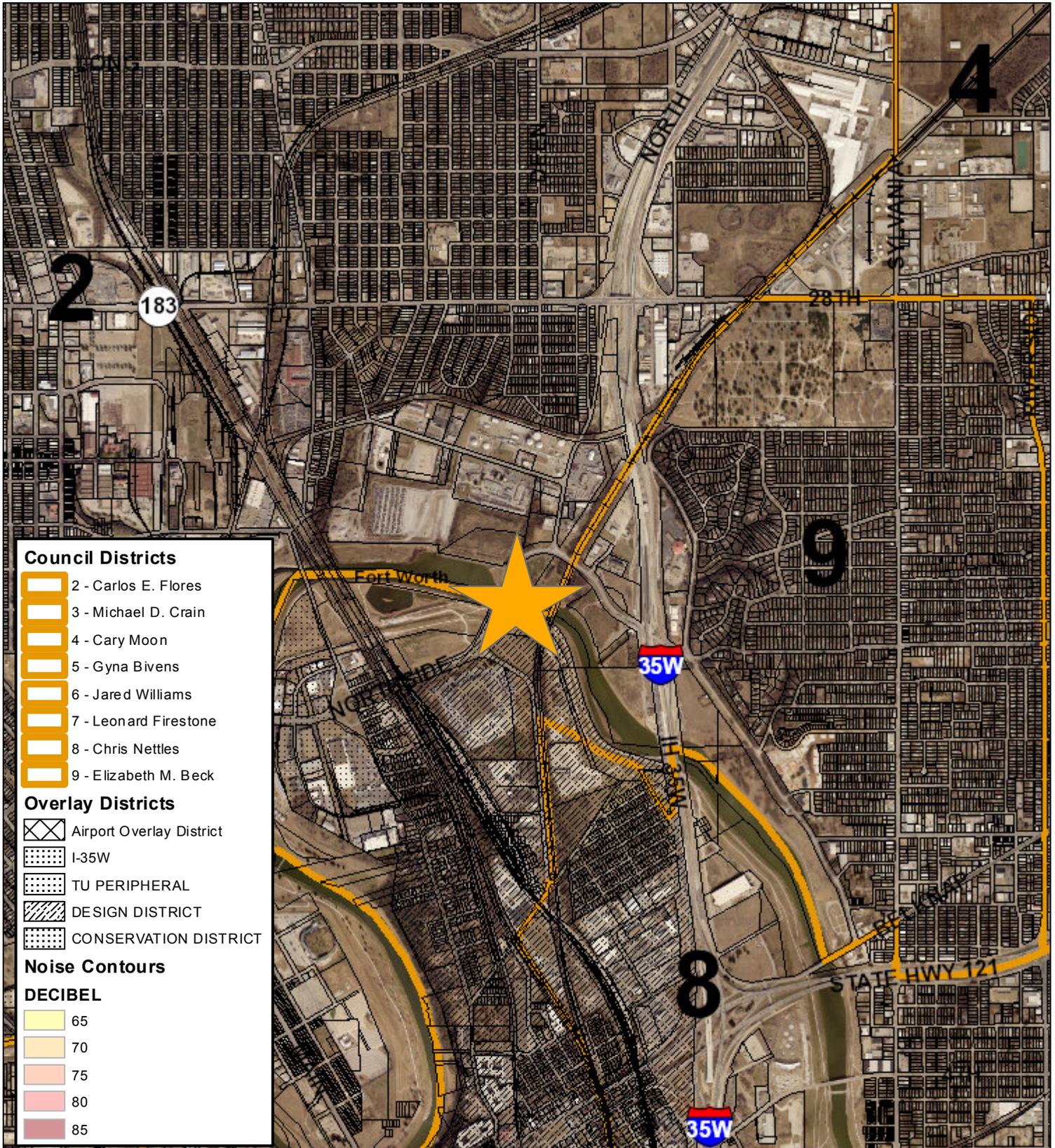
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The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

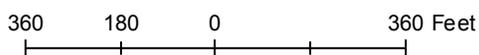
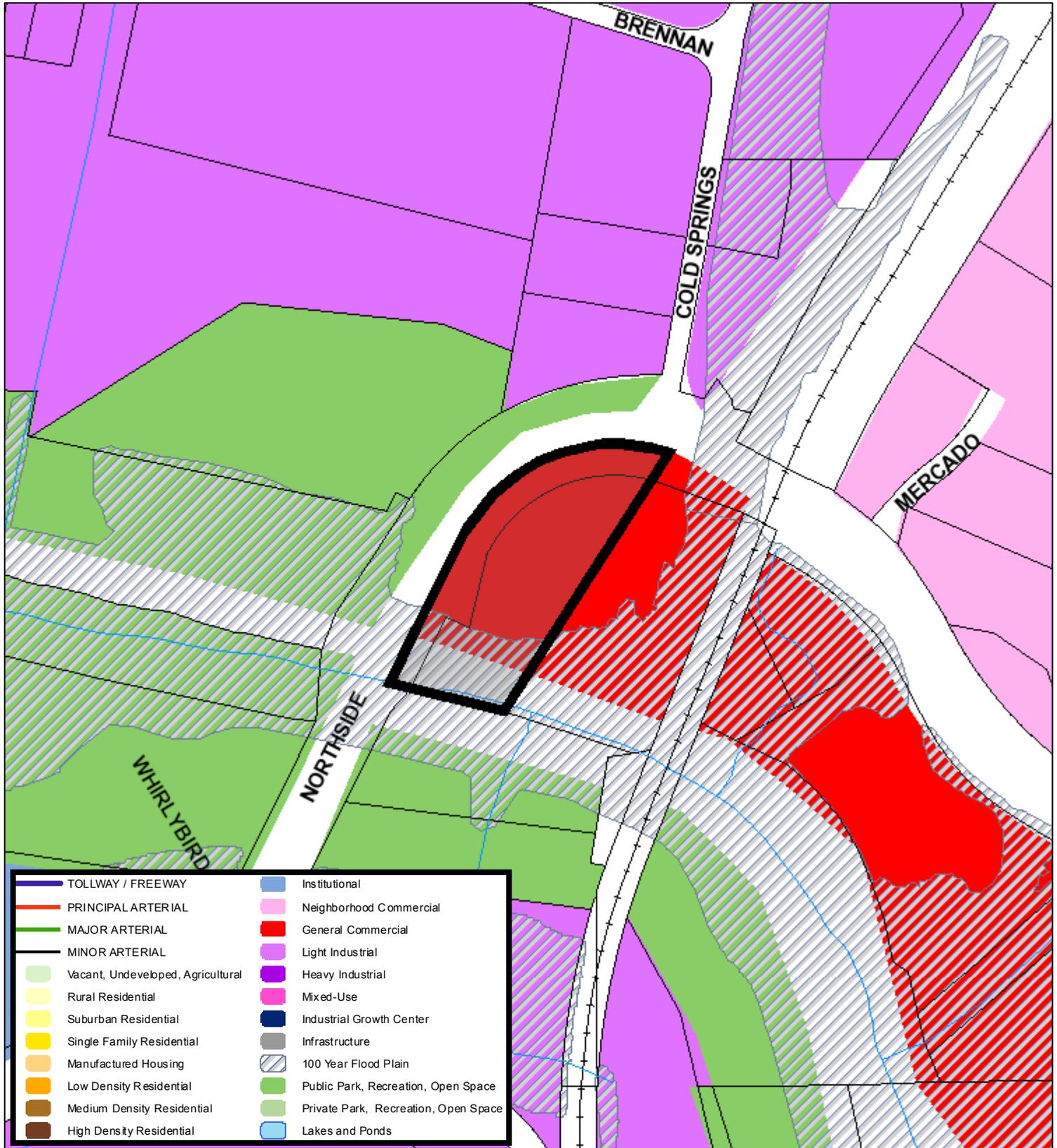
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4.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



### Area Map



### Future Land Use



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



## Aerial Photo Map



0 230 460 920 Feet





# Zoning Staff Report

**Date:** October 12, 2022

**Case Number:** SP-22-017

**Council District:** 8

## Site Plan

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

**Owner / Applicant:** Bourbon House, LLC

**Site Location:** 4250 Mitchell Boulevard

**Acreage:** 117.3

## Request

**Proposed Use:** Add warehouse to existing distillery

**Companion Case:** ZC-14-068/PD 1016

**Request:** To: Amend site plan for PD 1016 Planned Development/Specific Use for distillery and associated uses, restaurant, retail, guest cottages, events, and a security residence with "I" Light Industrial development standards and with a waiver for height, plus A-21 uses to add new warehouse building; site plan included

## Recommendation

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

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## Project Description and Background

The subject property is located on Mitchell Blvd near Glen Garden in southeast Fort Worth. The current zoning for the property is PD 1016 Planned Development/Specific Use for distillery and associated uses, restaurant, retail, guest cottages, events, and a security residence with “I” Light Industrial development standards and with a waiver for height, plus A-21 uses; site plan included. The applicant is requesting to amend the approved site plan by adding roughly 17,000 sf warehouse to the existing distillery campus. The proposed building is located at the north end of the bottling building, the “Juice Barn” will function as a warehouse for product after bottling. Staff recommends approval for this proposal.

## Surrounding Zoning and Land Uses

North “A-21” One-Family; “A-7.5 One-Family / single-family  
East “A-21” One-Family; “A-7.5 One-Family / gas well, single-family  
South “A-10” One-Family / park, single-family  
West “A-10” One-Family; “A-7.5 One-Family / single-family

## Recent Zoning History

- ZC-14-068: PD 1016 Planned Development/Specific Use for distillery and associated uses, restaurant, retail, guest cottages, events, and a security residence with “I” Light Industrial development standards and with a waiver for height, plus A-21 uses; site plan included. (subject property)

## Public Notification

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

Organizations Notified	
United Communities Association of South Fort Worth	Glencrest Civic League NA*
Southeast Fort Worth Inc.	Glen Park NA
The New Mitchell Boulevard NA	Fort Worth ISD
Glen Eden NA	Streams and Valleys Inc.
Trinity Habitat for Humanity	

\* Located within this registered Neighborhood Association

## Development Impact Analysis

### Site Plan Comments

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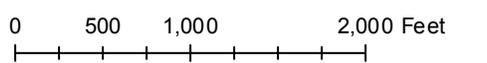
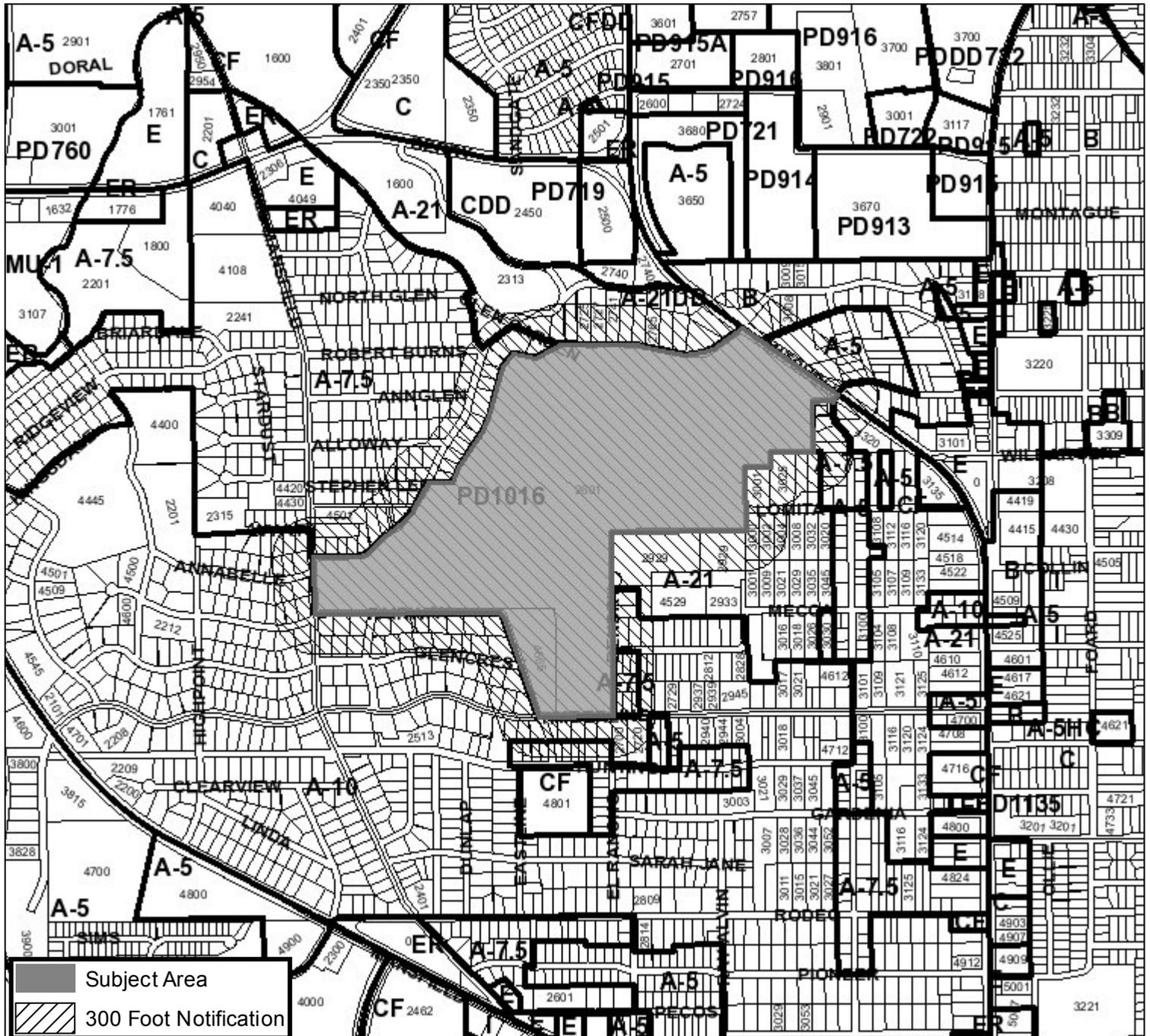
The site plan as submitted is consistent with Zoning requirements.

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



## Area Zoning Map

Applicant: Bourbon House, LLC  
 Address: 4250 Mitchell Boulevard  
 Zoning From: PD 1016  
 Zoning To: Amend SP to add juice barn (warehouse)  
 Acres: 117.38199684  
 Mapsco: 92A  
 Sector/District: Southeast  
 Commission Date: 10/12/2022  
 Contact: null



**BUILDING DATA FOR VISITOR CENTER**

Gross Floor Area = 6,943 SF  
 Number of Stories = 1  
 Building Height = 30'-7"  
 Exterior Construction Materials:  
 metal roof, metal wall panel  
 siding, reclaimed barn wood  
 siding and trim, stone

**BUILDING DATA FOR EXECUTIVE OFFICE**

Gross Floor Area = 3,610 SF  
 Number of Stories = 1  
 Building Height = 24'-7"  
 Exterior Construction Materials:  
 metal roof, cement board  
 siding, wood railings and trim

**BUILDING DATA FOR DISTILLING**

Gross Floor Area = 19,337 SF  
 Number of Stories = 2  
 Building Height = 53'-9"  
 Exterior Construction Materials:  
 metal roof, metal siding,  
 burnished concrete masonry  
 units, reclaimed barn wood  
 siding and trim

**BUILDING DATA FOR BOTTLING HOUSE**

Gross Floor Area = 16,390 SF  
 Number of Stories = 1  
 Building Height = 28'-4"  
 Exterior Construction Materials:  
 metal roof, metal siding,  
 burnished concrete masonry  
 units, reclaimed barn wood  
 siding and trim

**BUILDING DATA FOR GUARD HOUSE**

Gross Floor Area = 251 SF  
 Number of Stories = 1  
 Building Height = 11'-0"  
 Exterior Construction Materials:  
 metal roof, reclaimed barn  
 wood siding and trim

**BUILDING DATA FOR BARREL BARN**

Gross Floor Area = 19,938 SF  
 Number of Stories = 1  
 Building Height = 42'-7 3/16"  
 Exterior Construction Materials:  
 26 gauge galvalume metal  
 roof and 26 gauge  
 prefinished metal wall panel.

**PD ZONING SUMMARY SITE INFORMATION**

AREA	108.02 Ac.
ZONING TYPE	PD 1016
EXISTING LAND USE	GOLF COURSE/DISTILLERY
EXISTING ADDRESS:	2916 GLEN GARDEN DRIVE FORT WORTH, TEXAS 76119

**SITE PLAN NOTES**

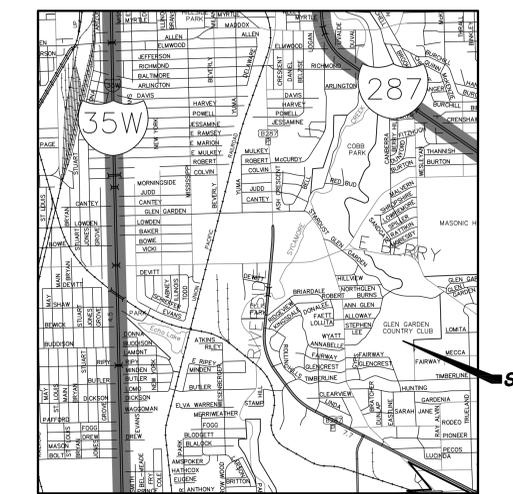
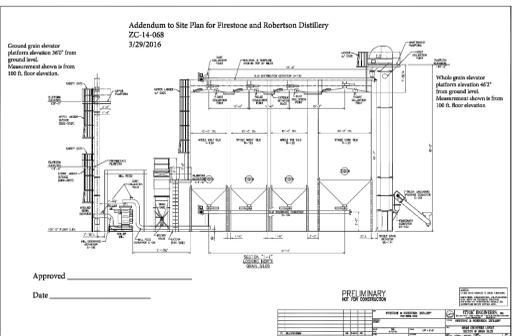
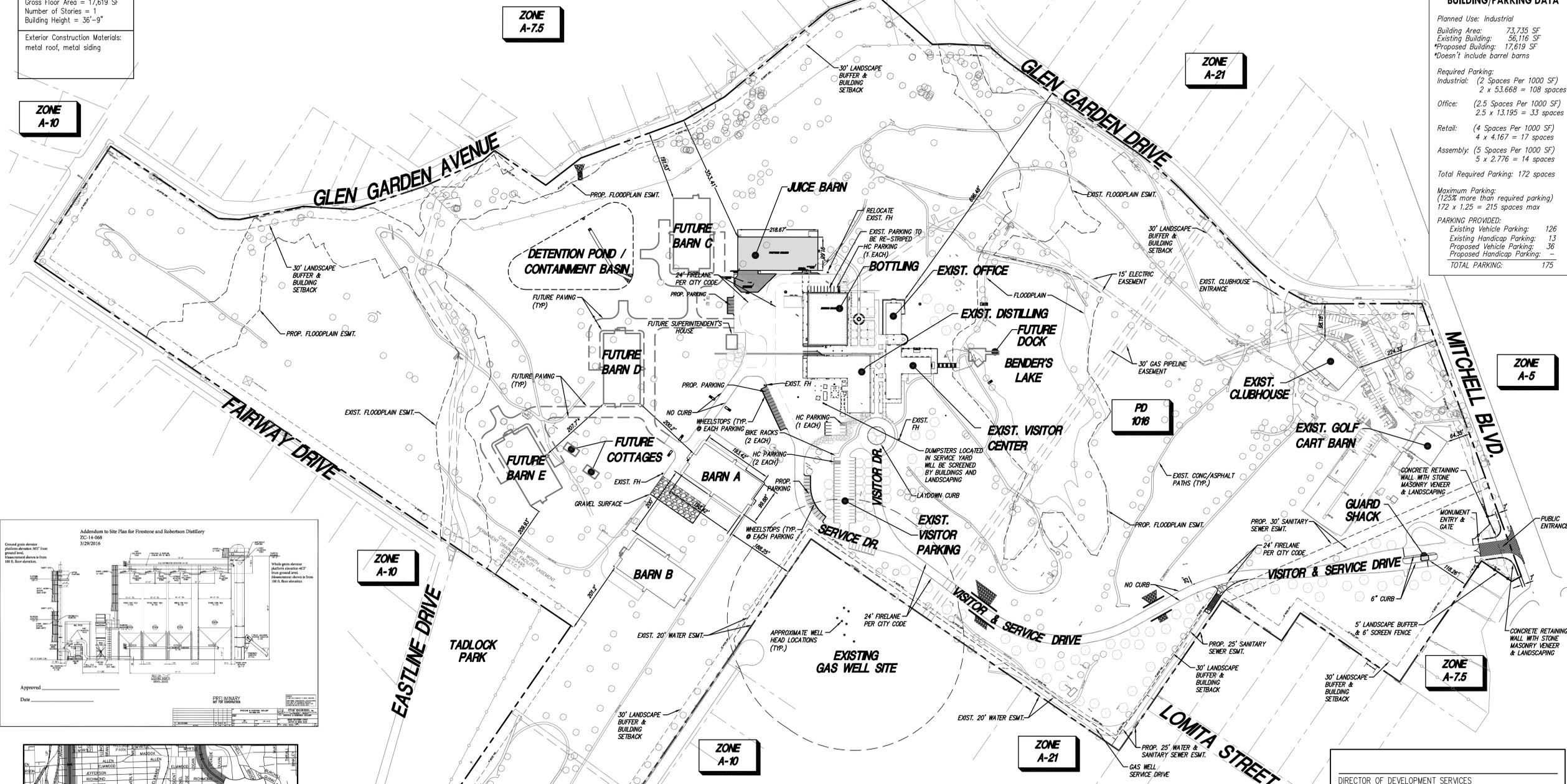
1. ALL LIGHTING SHALL CONFORM TO THE LIGHT INDUSTRIAL (I) ZONING AND THE LIGHTING CODE.
2. ALL SIGNAGE SHALL CONFORM TO ARTICLE 4, SIGNS & CITY'S LIGHTING CODE.
3. LANDSCAPING SHALL COMPLY WITH SECTION 6.301.
4. LANDSCAPING SHALL COMPLY WITH SECTION 6.302, URBAN FORESTRY REQUIREMENTS.
5. ALL OPEN SPACE AREAS ARE GRASS, UNLESS PAVING IS INDICATED.

**BUILDING DATA FOR JUICE BARN**

Gross Floor Area = 17,619 SF  
 Number of Stories = 1  
 Building Height = 36'-9"  
 Exterior Construction Materials:  
 metal roof, metal siding

**BUILDING/PARKING DATA**

Planned Use: Industrial  
 Building Area: 73,735 SF  
 Existing Building: 56,116 SF  
 \*Proposed Building: 17,619 SF  
 \*Doesn't include barrel barns  
 Required Parking:  
 Industrial: (2 Spaces Per 1000 SF)  
 2 x 53,668 = 108 spaces  
 Office: (2.5 Spaces Per 1000 SF)  
 2.5 x 13,195 = 33 spaces  
 Retail: (4 Spaces Per 1000 SF)  
 4 x 4,167 = 17 spaces  
 Assembly: (5 Spaces Per 1000 SF)  
 5 x 2,776 = 14 spaces  
 Total Required Parking: 172 spaces  
 Maximum Parking:  
 (125% more than required parking)  
 172 x 1.25 = 215 spaces max  
 PARKING PROVIDED:  
 Existing Vehicle Parking: 126  
 Existing Handicap Parking: 13  
 Proposed Vehicle Parking: 36  
 Proposed Handicap Parking: -  
 TOTAL PARKING: 175



**OVERALL SITE PLAN FOR FIRESTONE & ROBERTSON DISTILLERY**

**OWNER:**  
 FIRESTONE & ROBERTSON  
 DISTILLING CO.  
 4250 MITCHELL BLVD.  
 FORT WORTH, TX 76119  
 817 840-9140

**ARCHITECT:**  
 HAHNFELD HOFFER STANFORD  
 200 BAILEY AVE #200  
 FORT WORTH, TEXAS 76107  
 817-921-5928

**ENGINEER/SURVEYOR:**  
 TEAGUE NALL & PERKINS  
 3200 S. INTERSTATE 35E, SUITE 1129  
 DENTON, TEXAS 76210  
 940-383-4177

**ENGINEER:**  
  
 teague nall & perkins  
 3200 S. Interstate 35E, Suite 1129  
 Denton, Texas 76210  
 940.383.4177 ph  
 www.tnpsc.com  
 TBPE Registration No. F-230  
 tnp project number BDG22256

**LEGEND**

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	CRUSHED GRAVEL
	CONCRETE FLATWORK
	EXIST. TREES
	NEW TREES

**SITE PLAN FOR FIRESTONE & ROBERTSON DISTILLERY**

LOT 1, BLOCK 1  
 FIRESTONE & ROBERTSON DISTILLERY ADDITION  
 AN ADDITION TO THE CITY OF FORT WORTH,  
 TARRANT COUNTY, TEXAS  
 BEING A REPLAT OF BLOCK 5, GLEN GARDEN,  
 FIRST FILING, AND A PORTION OF BLOCKS 2 & 3,  
 TRUENDLAND , SECOND FILING, AND GOLFERS  
 STREET, JENNIE STREET, BUNDY STREET, AND  
 COLEMAN STREET AS ABANDONED BY CITY  
 ORDINANCE No. \_\_\_\_\_  
 TOTAL ACREAGE: 108.020 AC.  
 JULY 2022  
 ZONING CASE NUMBER: ZC-14-068  
 SITE PLAN NUMBER: SP-XX-XXX



**Firestone & Robertson  
 Distilling Company**  
 CITY OF FORT WORTH, TEXAS

**REVISIONS**

<b>DIRECTOR</b> SAG	<b>PROJ. ENG.</b> SAG
<b>DESIGNER</b> TNP	<b>DRAWN BY</b> TNP

**ISSUE DATE**  
 AUGUST 1, 2022

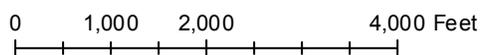
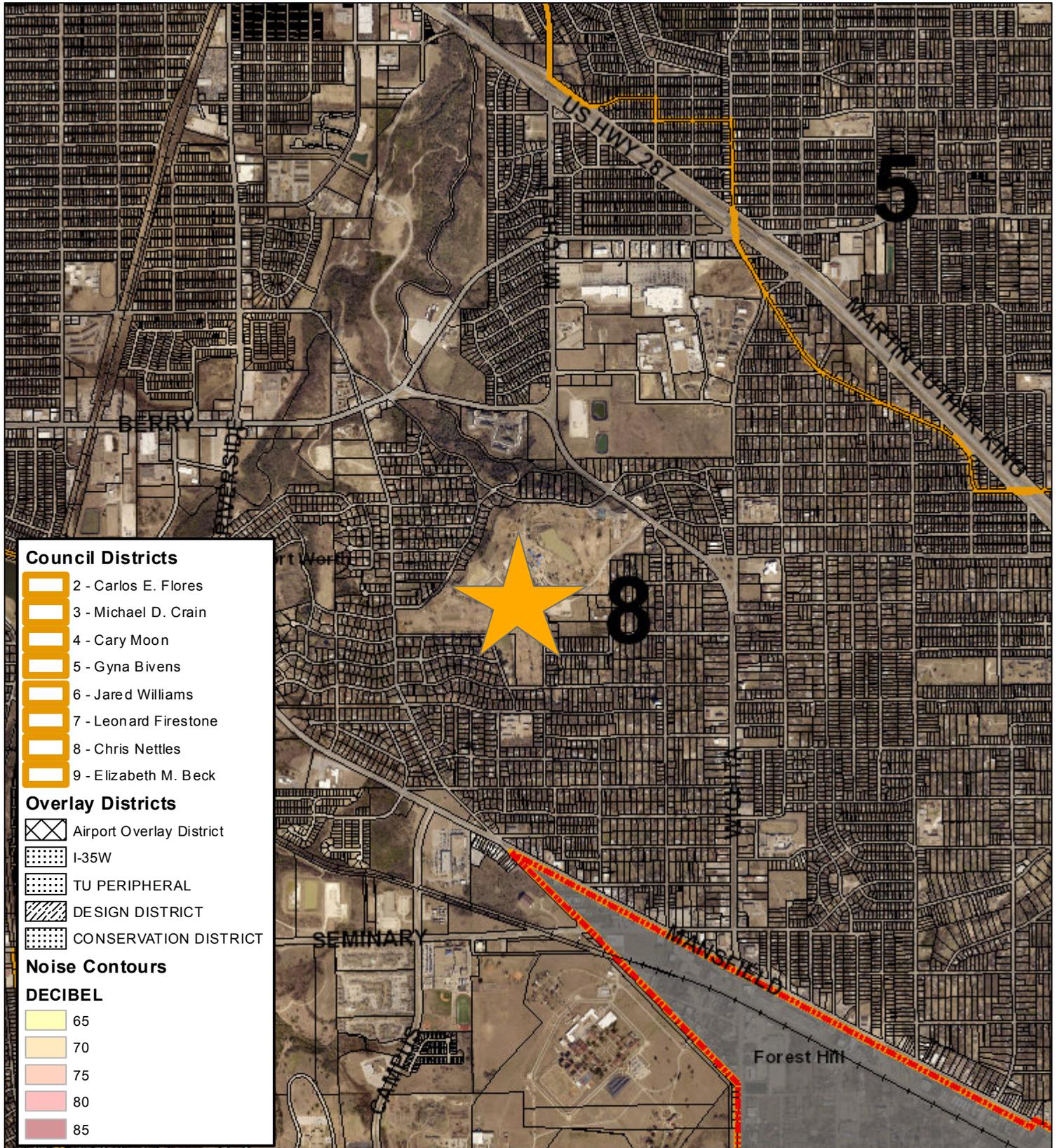
This document is for interim review and is not intended for construction, bidding or permit purposes.  
 SCOTT A. GIBSON, P.E.  
 Date: AUGUST 1, 2022  
 Tx. Reg. # 89290

**SHEET TITLE**  
 SITE PLAN

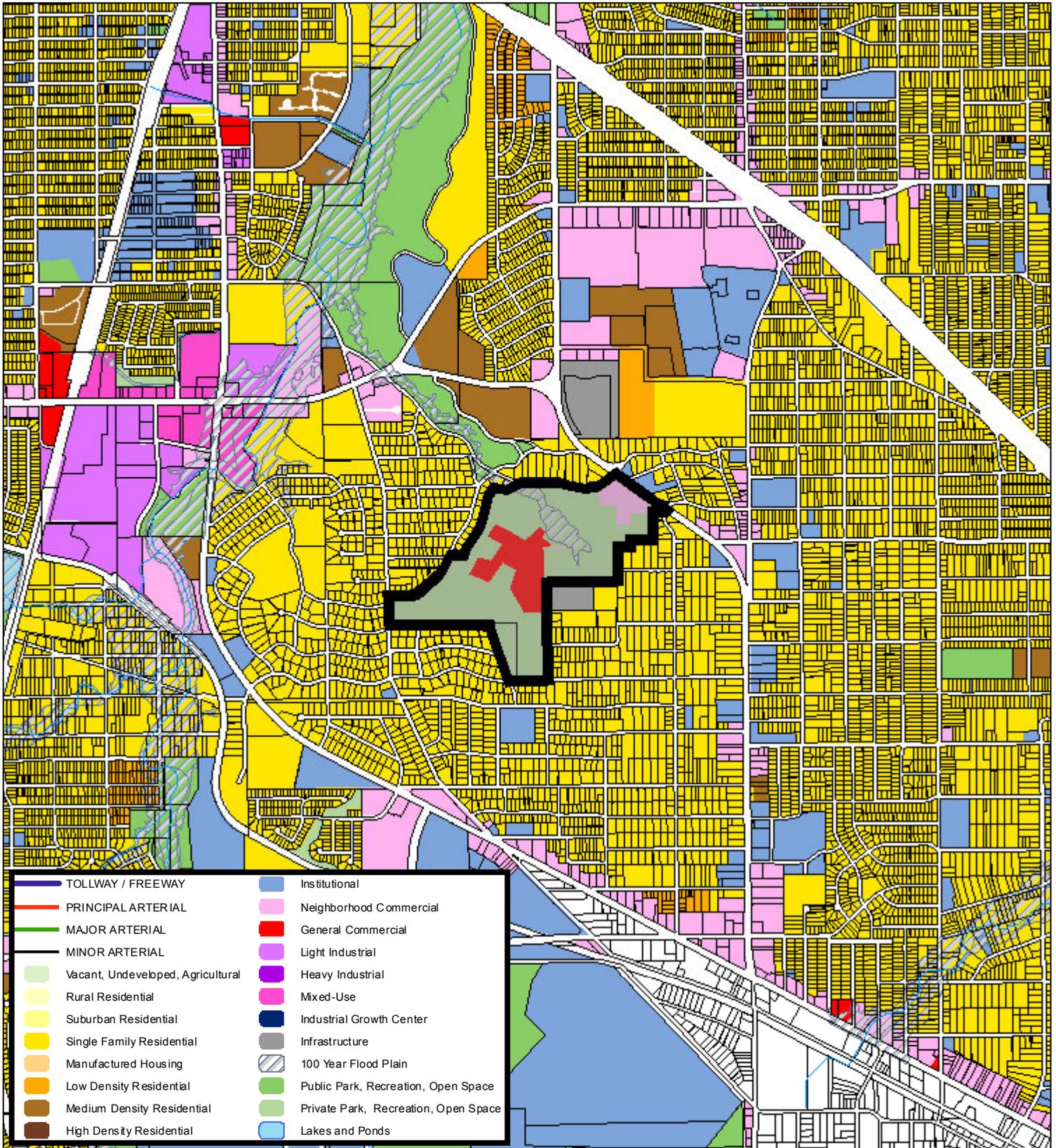
**PROJECT NO.**  
 BDG22256

**SHEET NO.**  
 1

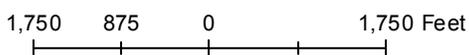
## Area Map



### Future Land Use



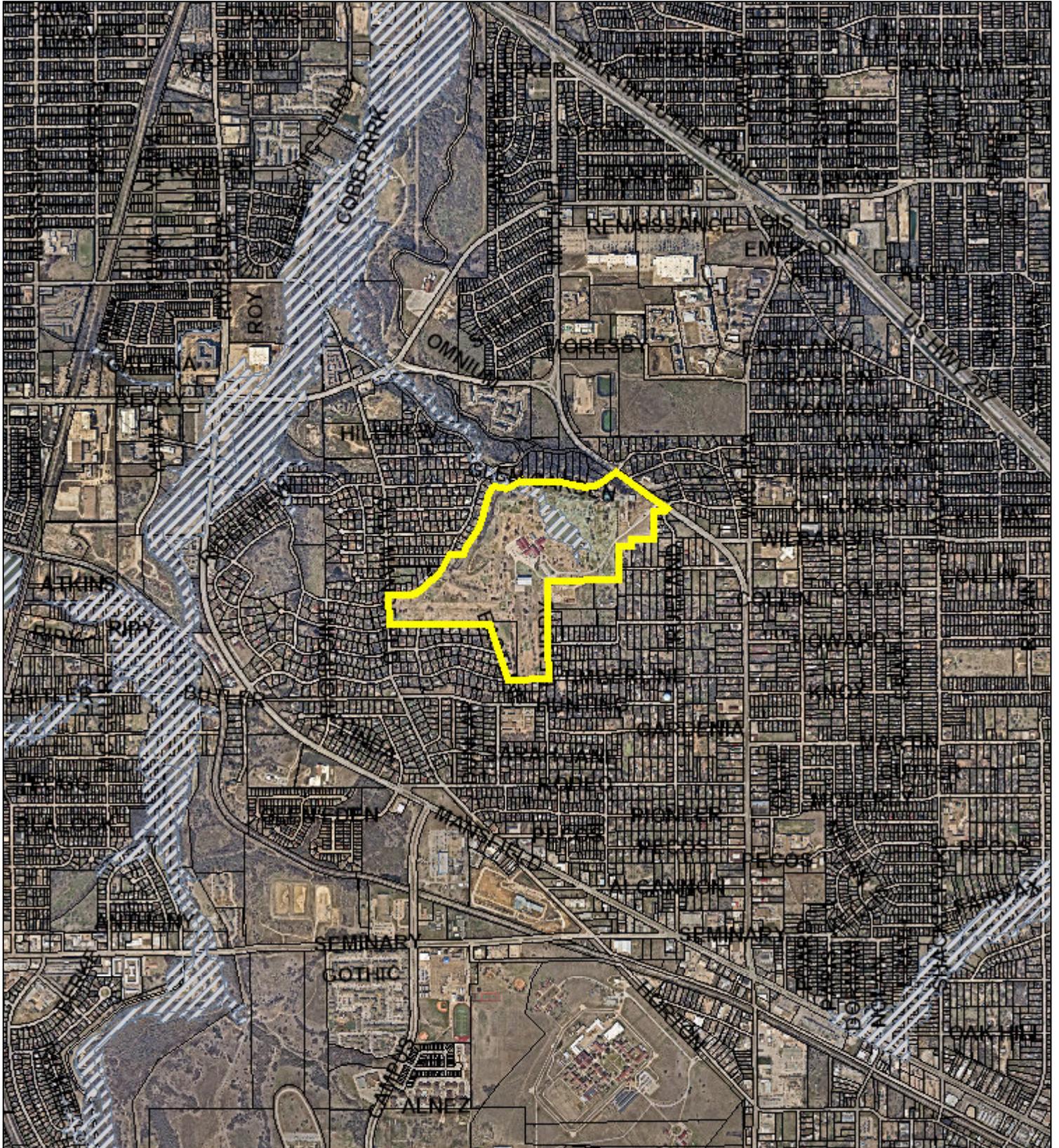
1,750 875 0 1,750 Feet



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



## Aerial Photo Map



0 1,150 2,300 4,600 Feet





# Zoning Staff Report

Date: October 12, 2022

Case Number: ZC-22-151

Council District: 8

## Zoning Map Amendment

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

**Owner / Applicant:** Jaime Saucedo

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

### Request

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

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

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

### Recommendation

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

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

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

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

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

## Project Description and Background

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

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



Figure 1- Aerial View



*Figure 2- View to the South*



Duplex



Office

## Surrounding Zoning and Land Uses

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

## Recent Zoning History

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

## Public Notification

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

Organizations Notified			
Riverside Alliance	Vintage Riverside NA	Carter Riverside NA	United Riverside NA*
Tarrant Regional Water District	Friends of Riverside Park	East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Oakhurst Alliance of Neighbors	United Riverside Rebuilding Corp Inc	East Fort Worth Business Association

*\* Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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

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

### Comprehensive Plan Consistency – Northeast

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

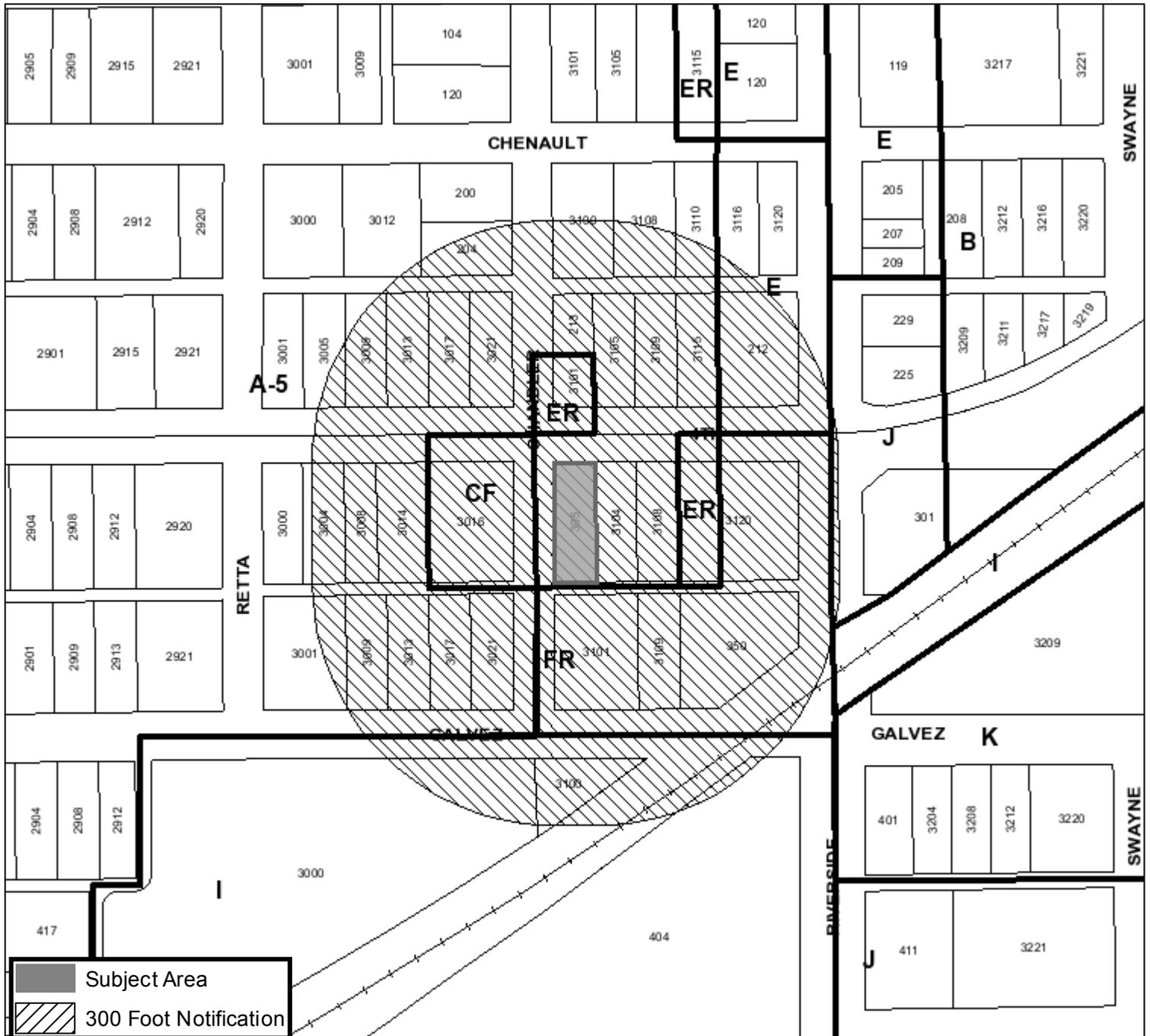
The proposed zoning change request **not consistent** (technical inconsistency) with the Comprehensive Plan.



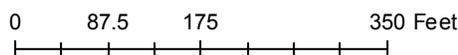


# Area Zoning Map

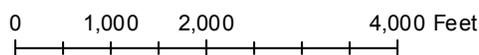
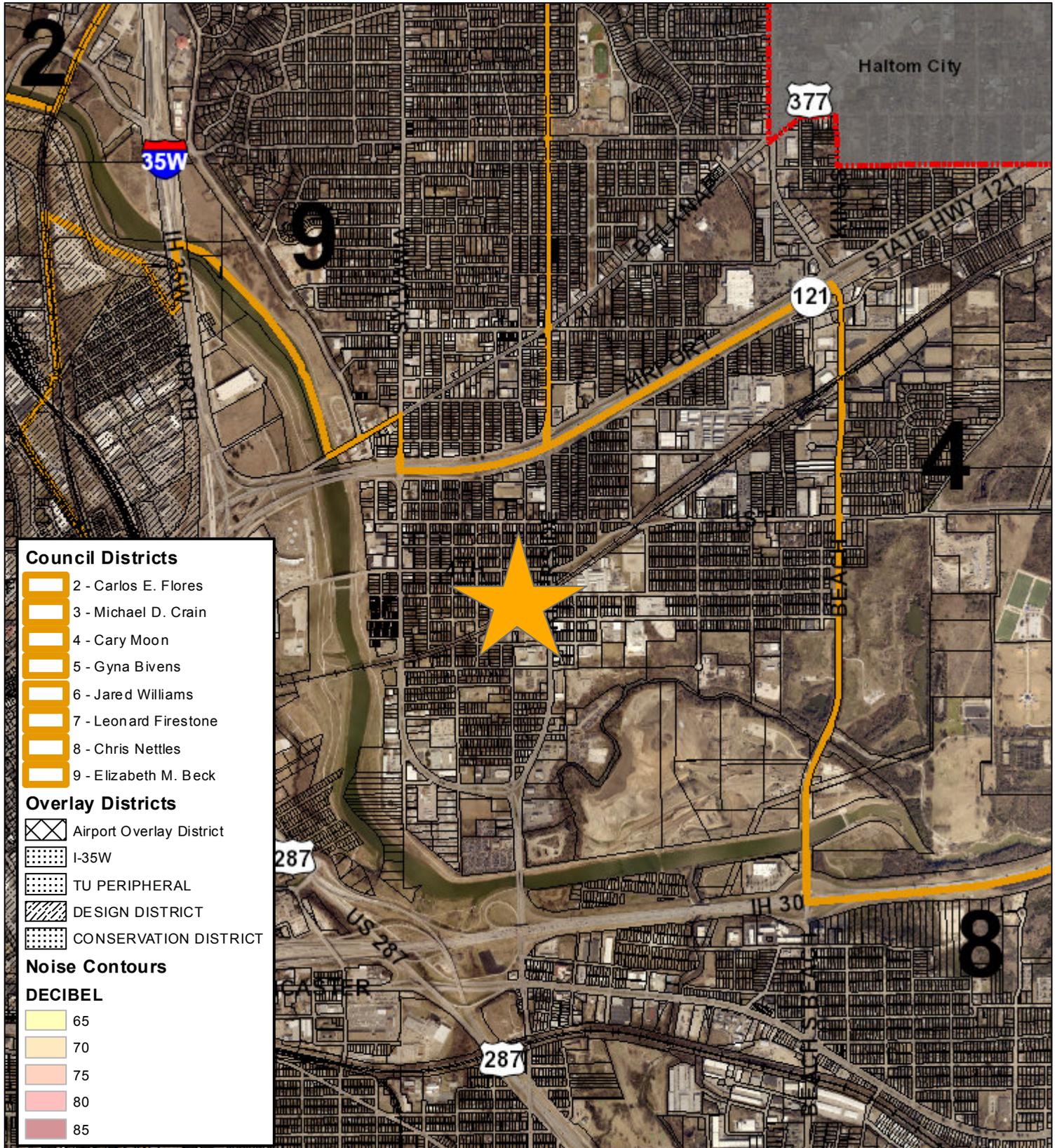
Applicant: Jaime Saucedo  
 Address: 305 S. Chandler Drive  
 Zoning From: A-5  
 Zoning To: PD/E for professional office, barbershop and duplex  
 Acres: 0.17599068  
 Mapsco: 63V  
 Sector/District: Northeast  
 Commission Date: 10/12/2022  
 Contact: 817-392-2495



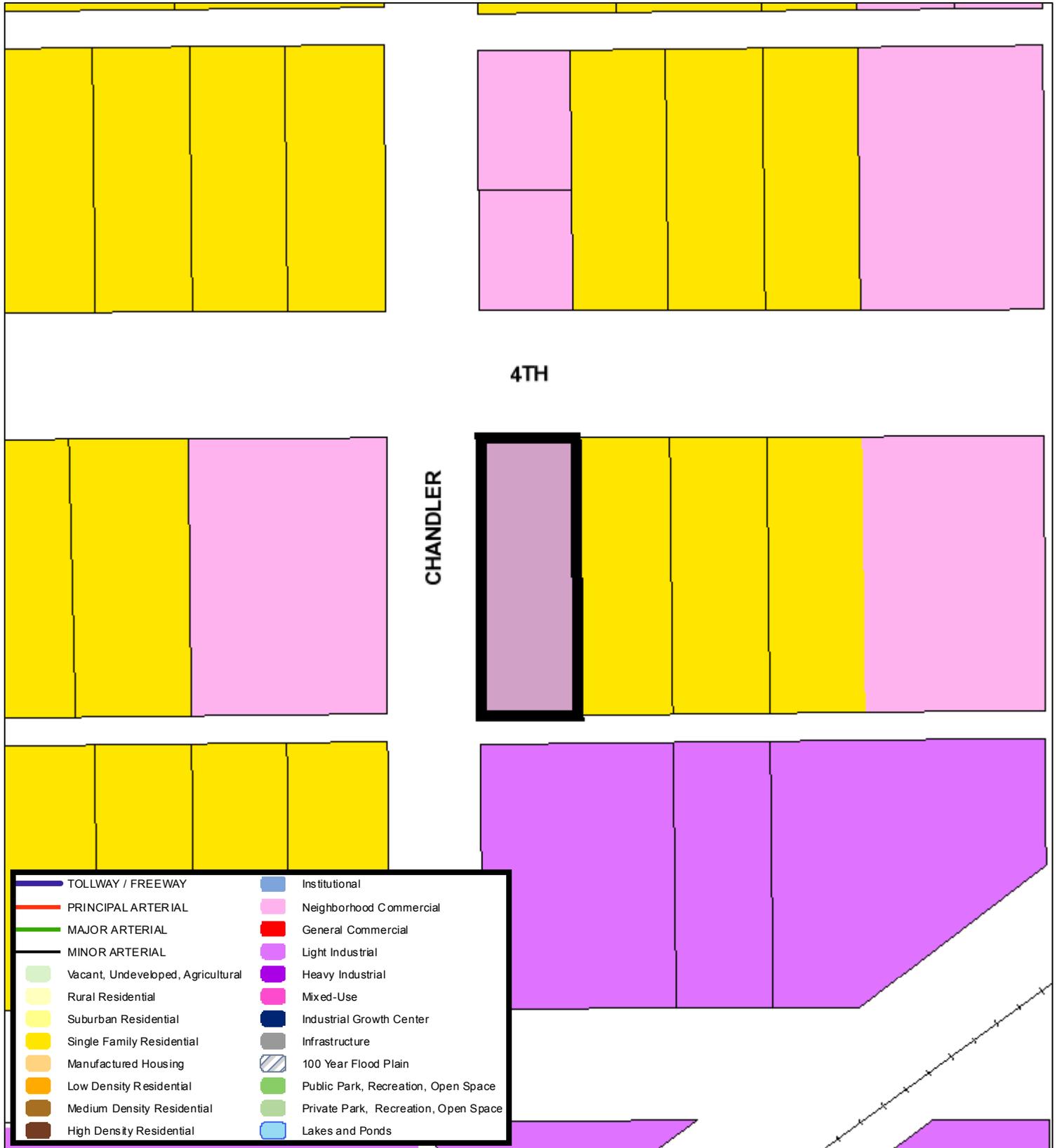
Subject Area  
 300 Foot Notification



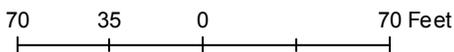
### Area Map



### Future Land Use



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



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



### Aerial Photo Map



0 45 90 180 Feet





# Zoning Staff Report

**Date:** October 12, 2022

**Case Number:** ZC-22-153

**Council District:** 7

## Zoning Map Amendment

**Case Manager:** [Beth Knight](#)

**Owner / Applicant:** 3900 West 7th Apartment, LLC/ Courtney Putney

**Site Location:** 3900 West 7th Street

**Acreage:** 0.46 acres

### Request

**Proposed Use:** Multifamily

**Request:** From: “A-5” One-Family

To: “C” Medium Density Multifamily

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is not consistent (Minor Boundary Adjustment)**

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

### Table of Contents

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  - 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 is located at the northwest corner of W. 7<sup>th</sup> Street and Belle Place, surrounded by single family and multifamily uses, and is currently a 23-unit apartment building. An elementary school is located within close proximity to the southeast. A single family home was noted on the lots in the 1956 historical aerials, but was developed as the current multifamily building in 1962. No information is available regarding the zoning since 1962. The multifamily use is a legal non-conforming structure.

The proposal to rezone this lot would change the current “A-5” zoning allowing one (1) single family dwelling unit to “C” zoning allowing 11 dwelling units by right if the current building is demolished. The site is approximately 20,000 square feet, which would leave the current multifamily building as a legal non-conforming structure, but more in compliance than the current zoning allows. The site would remain non-conforming in regards to the other “C” standards of 45% open space, parking in the front yard, 20-foot minimum side yard setbacks, and 1 parking stall per bedroom behind the front building line.

## Surrounding Zoning and Land Uses

North “B” Two-Family, but approved for “A-5” One-Family / single-family residences  
East “C” Medium Density Multifamily but approved for “B” Two -Family / single-family residences, duplexes, and multifamily units  
South “A-5” One-Family, “B” Two-Family, “C” Medium Density Multifamily / single-family residences, duplex, and multifamily units  
West “A-5” One-Family / single-family residences

## Recent Zoning History

- ZC-22-078, north and east of subject, Council-initiated rezoning from various districts to be in conformance with the Comprehensive Plan, approved 7/14/2022.

## Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.  
The following organizations were notified: (emailed September 28, 2022)

Organizations Notified	
Arlington Heights NA	Camp Bowie District, Inc
Crestline Area NA	Cultural District Alliance
Monticello NA *	Streams and Valleys Inc
North Hi Mount NA	Trinity Habitat for Humanity
West Side Alliance	Fort Worth ISD

\* Located within this registered Neighborhood Association

# Development Impact Analysis

## Land Use Compatibility

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The applicant is requesting to change the zoning of this property from “A-5” One-Family District to “C” Medium Density Multifamily, which would allow 11 multifamily units by right. The zoning change would bring the existing multifamily uses built in 1962 closer into compliance with the current zoning ordinance. Although most homes in this area are single family residential, the property is directly across the street to two older small apartment complexes to the east and southeast. To the north, west, and south are neighboring single family properties. Additionally, three (3) transit lines run within a ½ mile of this site (Trinity Metro bus routes 2 & 52 and The Dash), which supports slightly more intensive development than the current “A-5” One-Family zoning.

Based on the 60-year history of multifamily uses on the site, the proximity to transit, and other small apartment buildings in the vicinity, the proposed zoning **is compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Arlington Heights

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The 2022 Comprehensive Plan currently designates the subject property as Low Density Residential. This classification is comparable to “B”, “R1”, or “R2” zoning. “C” Medium Density Multifamily zoning for multifamily uses would be classified as Medium Density Residential on the Future Land Use Plan. The difference between Low Density Residential and Medium Density Residential is minimal in this location as both have a residential character that is more dense than single family uses. The existing apartment complex is more intense than three single family residences on the same lots, but has been a part of the neighborhood for the last 60 years and is compatible with the other apartment complex to the southeast that is already designated Medium Density Multifamily.

The proposed zoning is not strictly consistent with the land use designation for this area, however the proposed zoning would be in alignment with the following policies of the Comprehensive Plan:

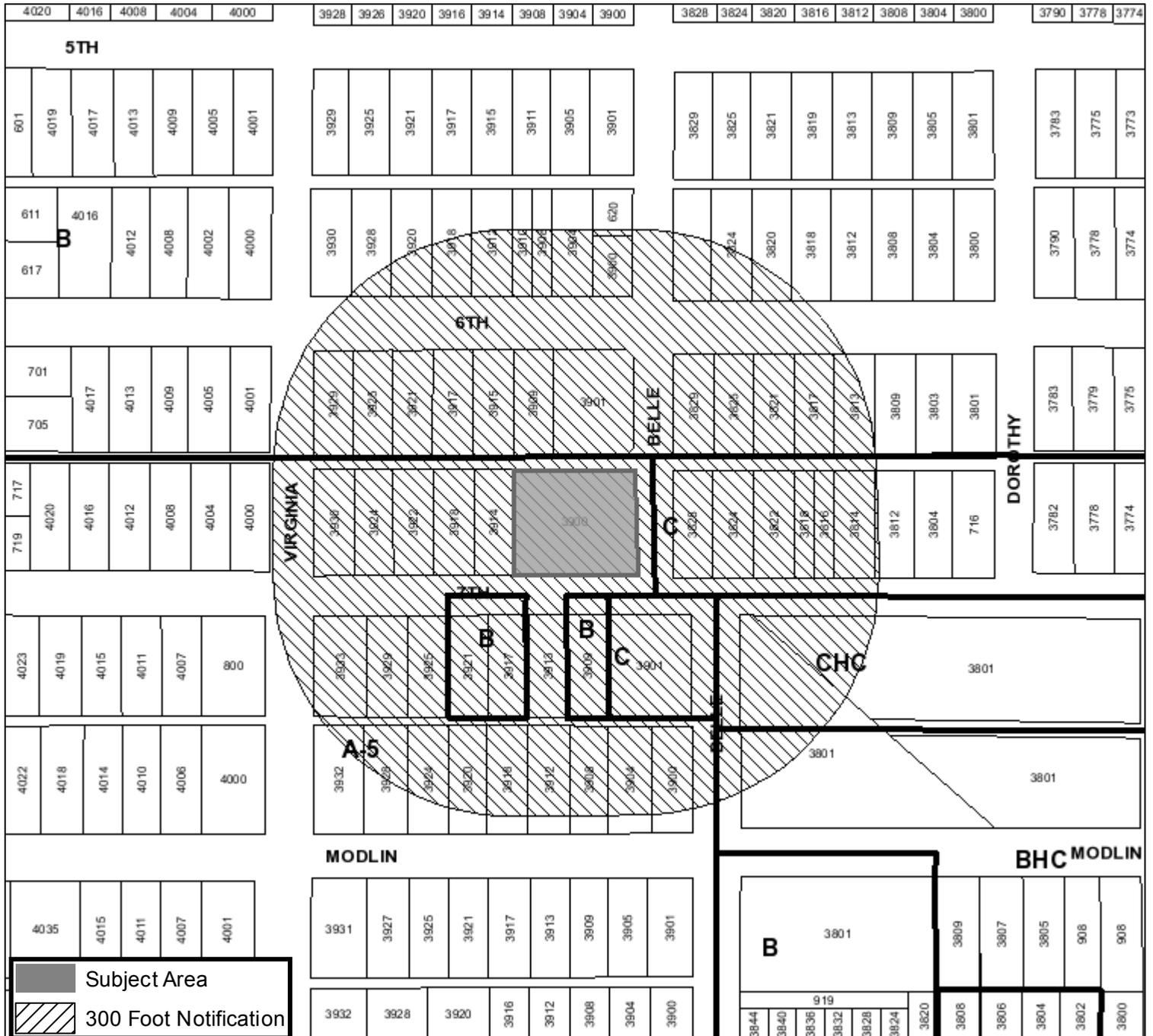
- Encourage Urban Residential [which is higher than Medium Density Multifamily] and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Encourage locating multiple-unit residential structures on corner lots.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.

While the proposed use is in conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

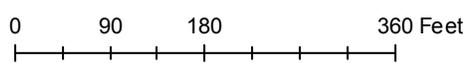


# Area Zoning Map

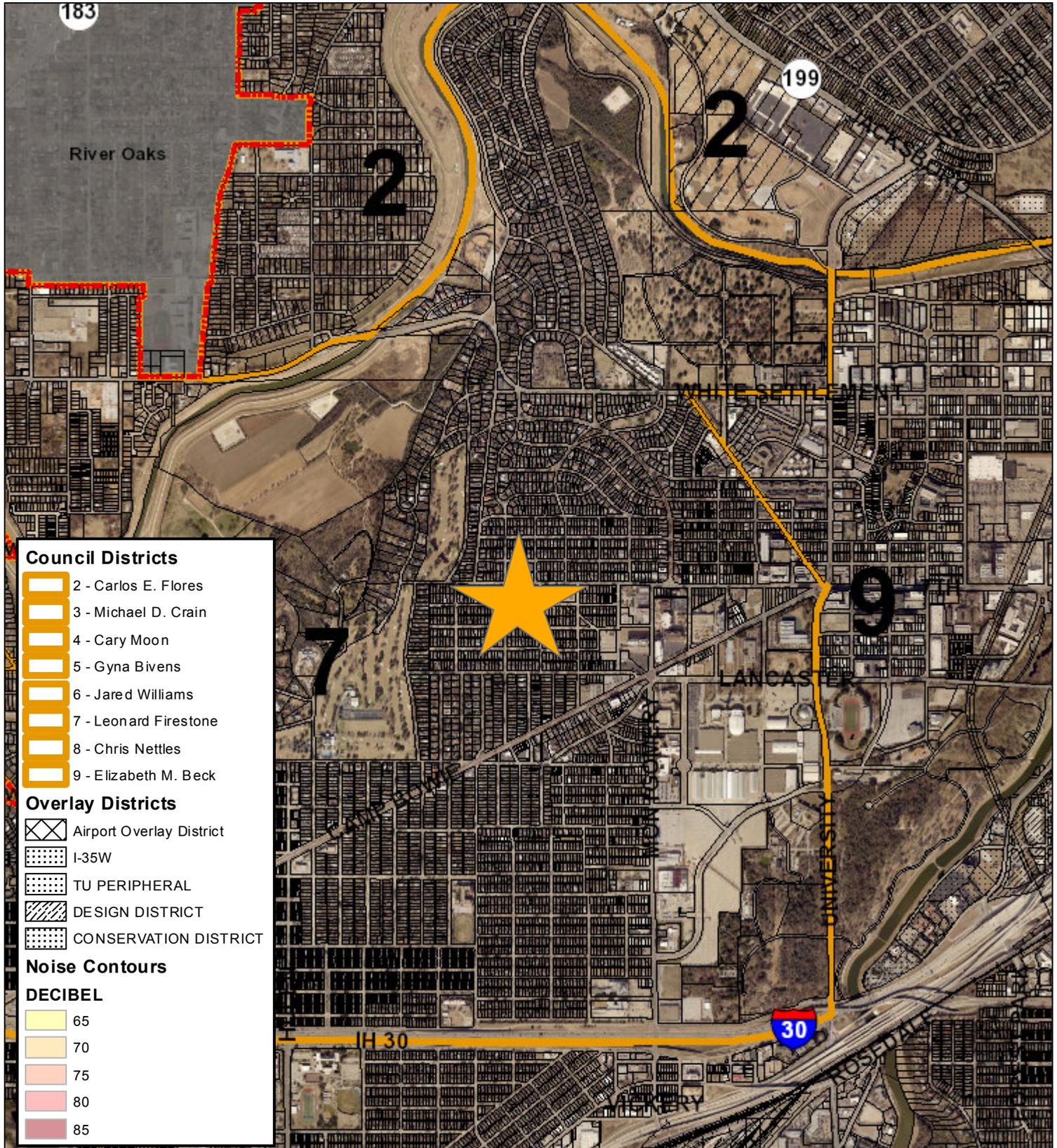
Applicant: 3900 West 7th Apartment, LLC  
 Address: 3900 W. 7th Street  
 Zoning From: A-5  
 Zoning To: C  
 Acres: 0.45934908  
 Mapsco: 075D  
 Sector/District: Arlington Heights  
 Commission Date: 10/12/2022  
 Contact: null



Subject Area  
 300 Foot Notification



### Area Map



**Council Districts**

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

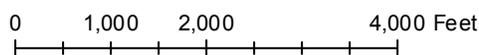
**Overlay Districts**

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

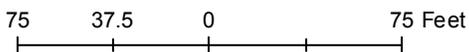
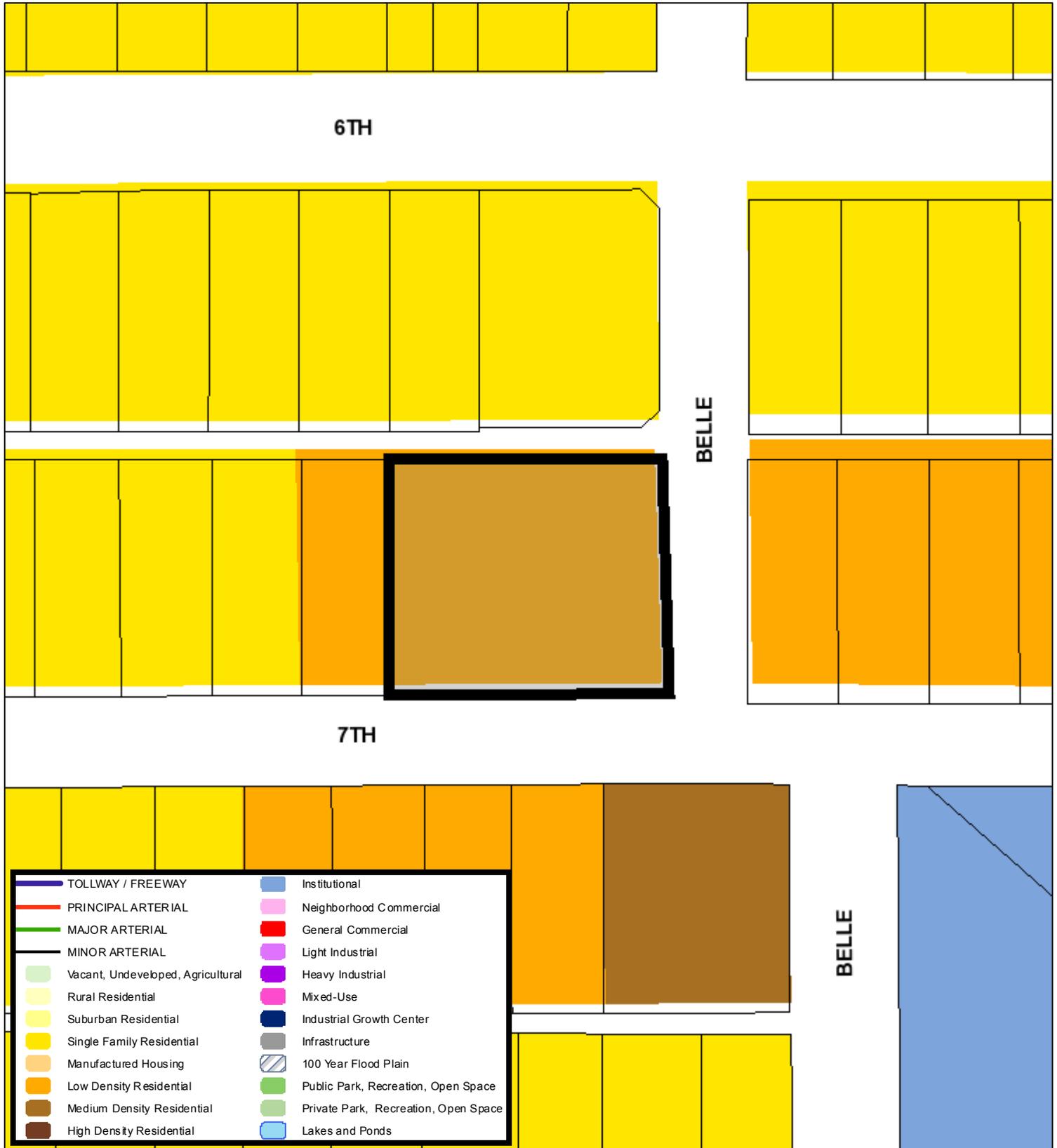
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



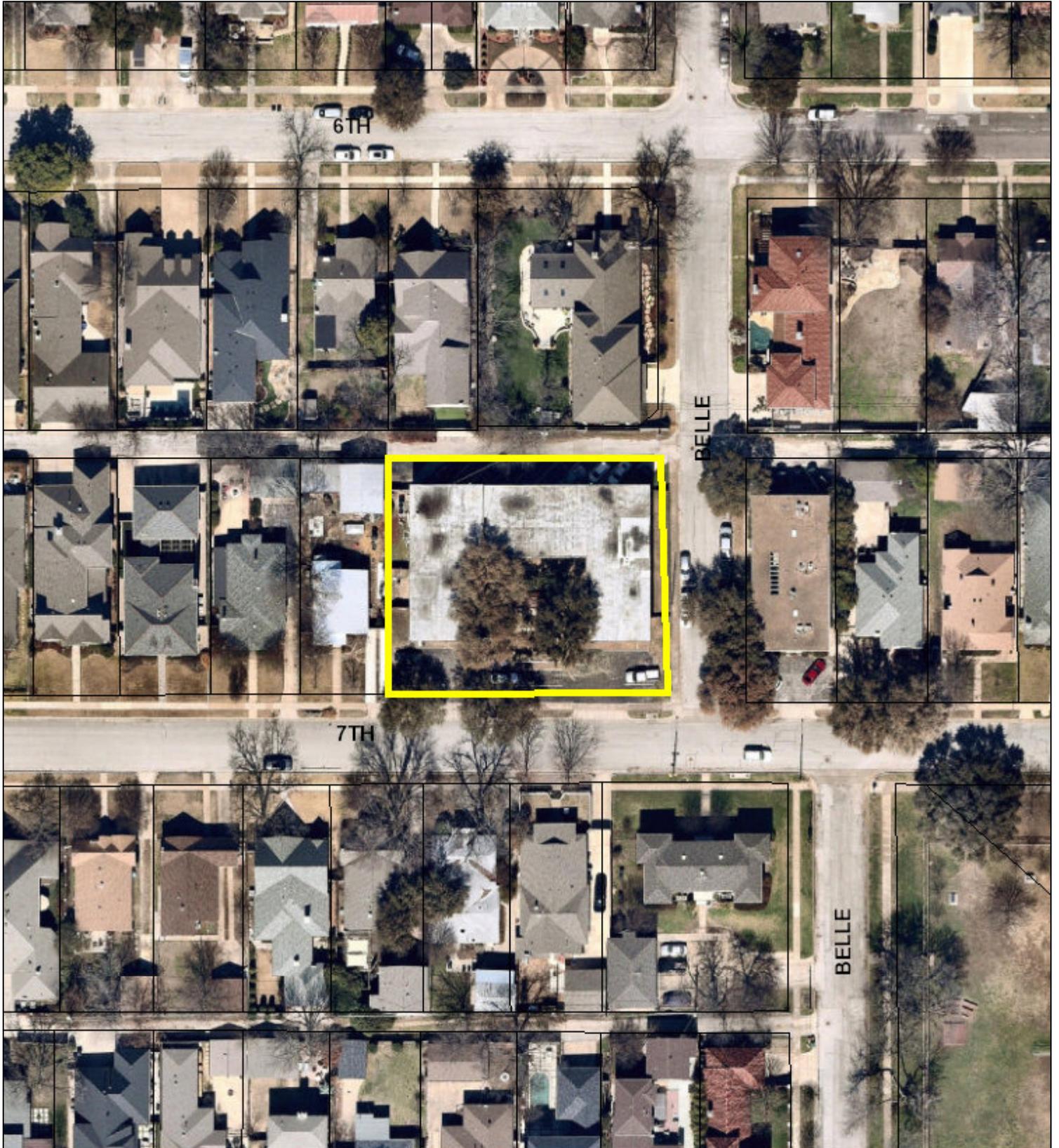
### Future Land Use



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



Aerial Photo Map



0 45 90 180 Feet





# Zoning Staff Report

**Date:** October 12, 2022

**Case Number:** SP-22-020  
(ZC-22-154)

**Council District:** 6

## Zoning Map Amendment

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

**Owner / Applicant:** Kroger Texas, LP/SBL Architecture Contact Cliff Spruill

**Site Location:** SE Corner of Granbury Rd. and Mesa Springs Dr.

**Acreage:** 6.42 acres

### Request

**Proposed Use:** Medical Clinic

**Request:** From: “PD 655” PD/SU for all uses in "F" excluding SOB, tattoo parlor, pool hall, bar, tavern, cocktail lounge unless w a restaurant. No detached pole signs. No wooden wall or fence to be constructed adjacent to residential property

To: Amend “PD 655R” to add Medical Clinic use.

### Recommendation

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

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5. [Development Impact Analysis](#)
  - a. [Site Plan Comments](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The subject property is located at the southeast corner of Granbury Rd. and Mesa Springs Dr. This site was included in a 94-acre rezoning approved in 2005 that created Planned Developments “PD655” and “PD656.”

The site is within Planned Development district “PD655”. This district allows uses in “F” General Commercial with exclusions and development standards.

The applicant is proposing to add a medical clinic facility on the subject property, which is allowed under the current zoning.

The site plan depicts 40,000 square feet of medical office building single-story in height. The site will access Granbury Rd. and Mesa Springs Drive. 224 parking spaces are being provided, including ADA parking to meet minimum ordinance requirements.

The site plan complies with all requirements for “F” Neighborhood Commercial zoning, and no waivers or specific development standards are being requested.

Lots to the north and the south are currently vacant. Property immediately to the west is developed with a psychiatric hospital, and the property to the east across from Granbury Rd. is zoned “A-5” One-Family and is developed with single-family dwellings.

## Surrounding Zoning and Land Uses

North “PD 655/F” and “PD/D 1264” / vacant  
East “A-5” One-family residential /vacant  
South “PD-I 656” Planned Development / vacant  
West “PD 710-A1” / Mesa Springs Psychiatric Hospital

## Recent Zoning History

- ZC-19-119 Zoning from PD 655 & PD 656 to PD for D uses plus cottage community (withdrawn)
- SP-17-003 Amend site plan for PD 655, PD 656 to expand buildings

## Public Notification

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

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

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

## Site Plan Comments

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### **Zoning and Land Use**

- Land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site are required.
- Please update the Zoning case number to ZC-22-154.

### **Fire Department**

FYI COMMENTS:

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

- FYI: Additional hydrants will be required to accommodate the following:
- 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and
- 500 ft. hose lay distance to all points of building.
- Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided:
- 150 ft. for a standpipe system, and/or a sprinkler system.
- IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1 (2) and (3)

General information:

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

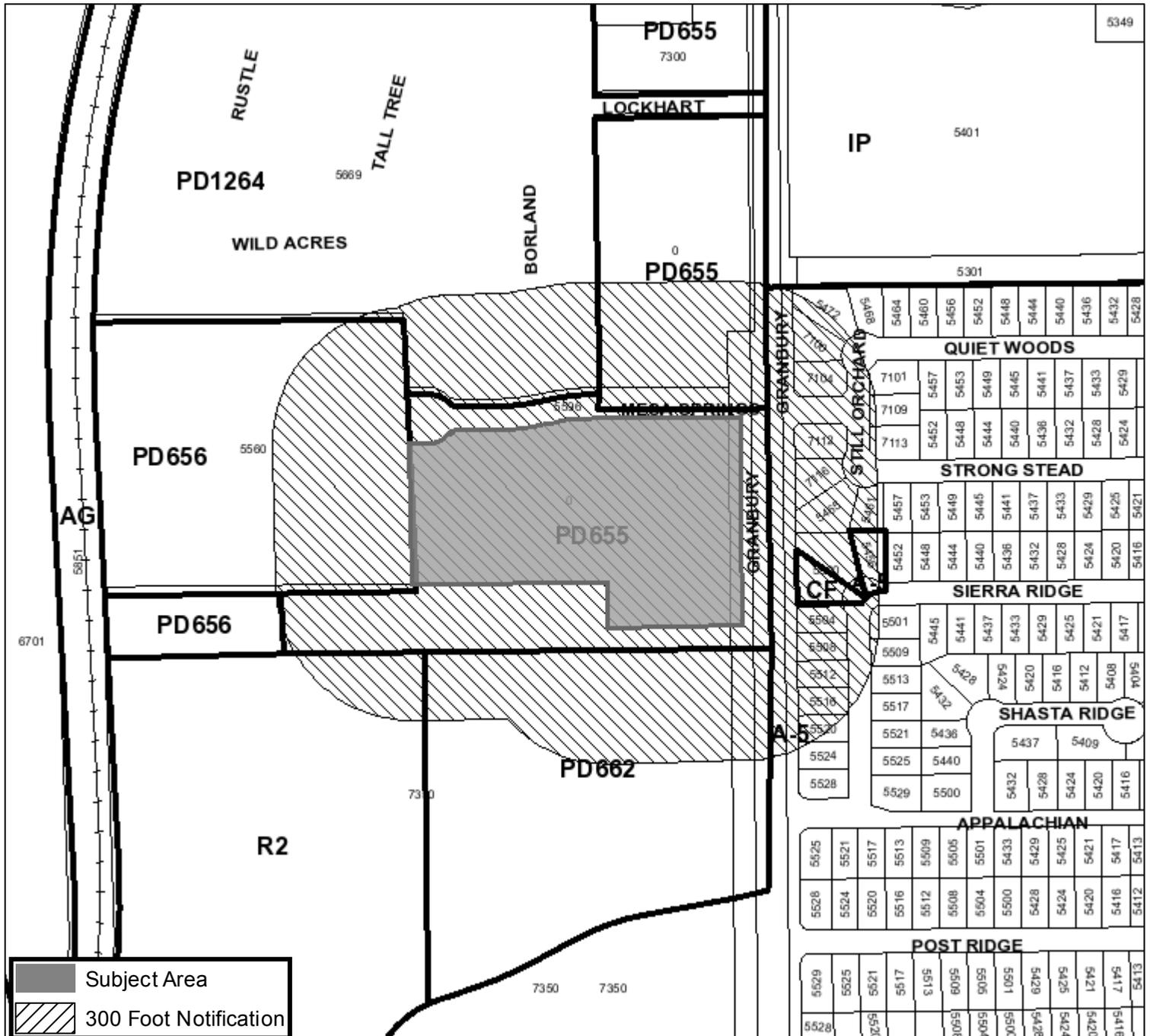
It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

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

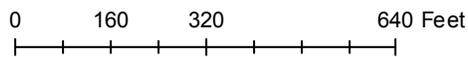
***(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)***

### Area Zoning Map

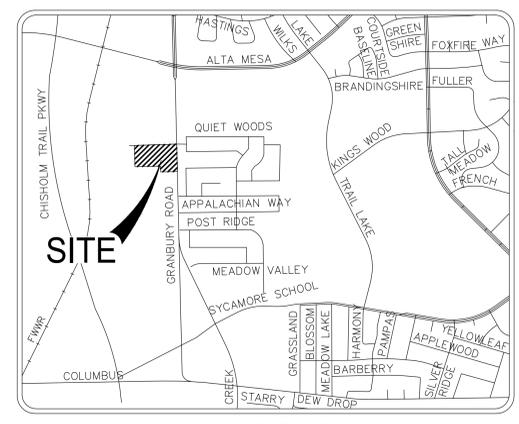
Applicant: Kroger Texas LP  
 Address: Southeast Corner of Granbury Road. and Mesa Springs Drive  
 Zoning From: PD 655 F  
 Zoning To: Amend Site plan to include medical clinic  
 Acres: 6.53131384  
 Mapsco: 102H  
 Sector/District: Wedgwood  
 Commission Date: 10/12/2022  
 Contact: null



	Subject Area
	300 Foot Notification



PARKING ANALYSIS			
	# of Employees	# Parking Space Needed	Minimum Parking Requirements
Doctors	16 (15 urgent care/ clinic doctors plus 1 eye doctor)	16	1 Space per Doctor
Extra Provider Workstations	2	2	1 Space per Doctor
Employees	83	21	1 Space per 4 employees
Social Workers/ LPC	7	2	1 Space per 4 employees
Gross Floor Area (SF)	39,600	159	1 Space per 250 square feet of gross floor area
<b>Total Minimum Parking Required:</b>		<b>200</b>	
<b>Required Minimum Number of Accessible Parking Spaces</b>		<b>6</b>	
<b>Required Minimum Number of Van Accessible Parking Spaces</b>		<b>1</b>	
<b>Total Parking Available:</b>		<b>219</b>	
<b>Number of Accessible Parking Spaces</b>		<b>8</b>	
<b>Number of Van Accessible Parking Spaces</b>		<b>2</b>	



**SBL Architecture**  
SBL Architecture, Inc. 1810 Sterling Barnett Lane, Inc.

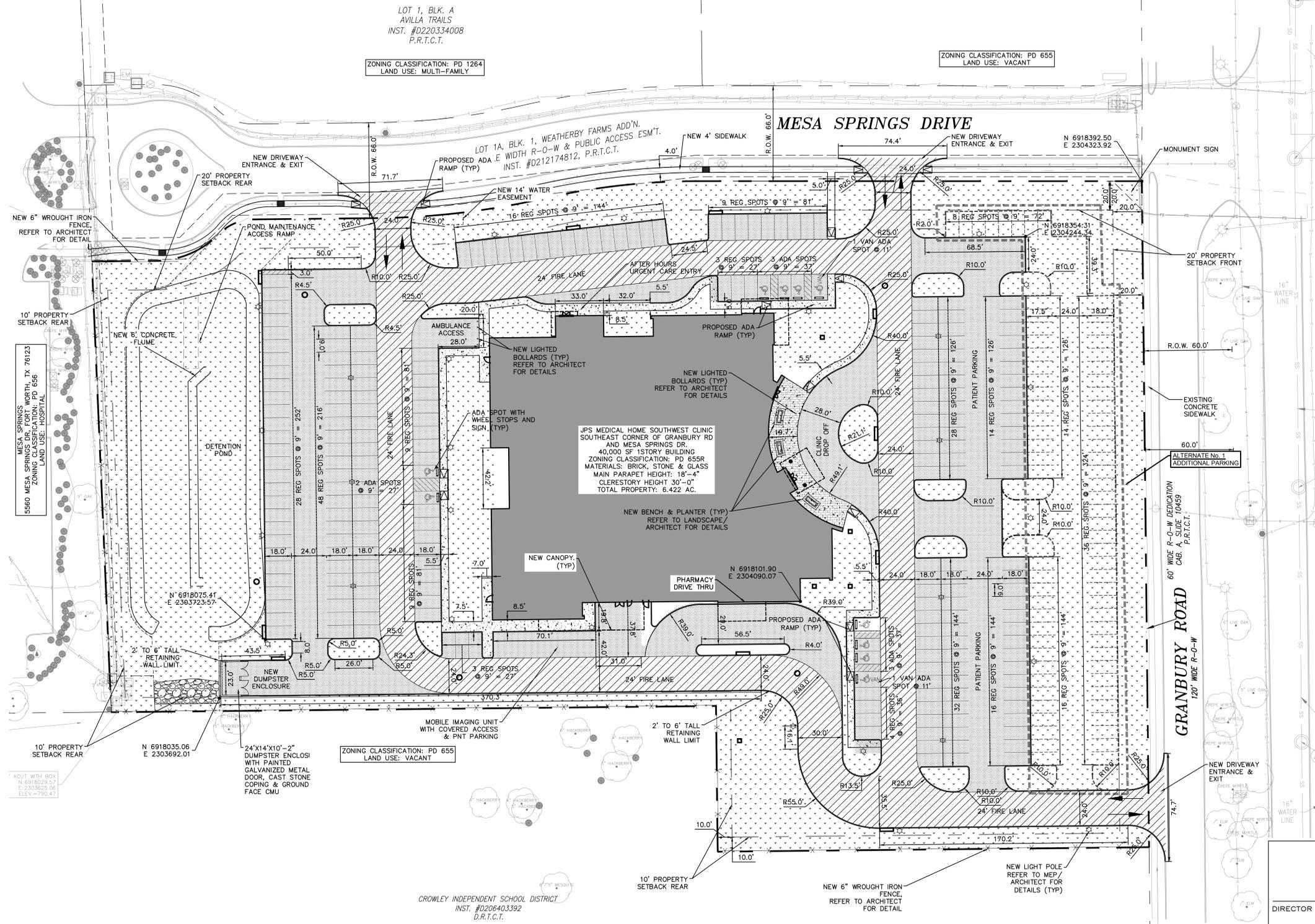
**PROJECT TEAM**  
ARCHITECT: SBL ARCHITECTURE, INC. TEL: (817) 792-2100  
CIVIL: JQ INFRASTRUCTURE, LLC TEL: (972) 392-7340  
STRUCTURAL: JQ INFRASTRUCTURE, LLC TEL: (972) 392-7340  
M.E.P.: KAI ENTERPRISES TEL: (972) 761-1193  
EQUIPMENT PLANNER: COVALIS TEL: (972) 392-7340  
INTERIOR DESIGN: SBL ARCHITECTURE, INC. TEL: (817) 792-2100  
TECHNOLOGY: TCI ENGINEERING SOLUTIONS, INC. TEL: (855) 123-4567

LOT 1, BLK. A  
AVILLA TRAILS  
INST. #D220334008  
P.R.T.C.T.

KROGER TEXAS L.P.,  
an Ohio limited partnership  
INST. #D217030190  
D.R.T.C.T.  
(TRACT 1)

ZONING CLASSIFICATION: PD 1264  
LAND USE: MULTI-FAMILY

ZONING CLASSIFICATION: PD 655  
LAND USE: VACANT



**Site Plan Legend**

- PROPOSED BUILDING
- PROPERTY LINE
- UTILITY EASEMENT
- 
- FIRE LANE
- 
- 
- 
- LANDSCAPE AREA (GRASS)

**General Notes:**

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

**ENGINEER:**  
JQ INFRASTRUCTURE, LLC - OVI SIPOS  
100 GLASS STREET, SUITE 201  
DALLAS, TEXAS 75207  
OSIPOS@JQENG.COM  
(214)623-5872

**ARCHITECT:**  
SBL ARCHITECTURE - CLIFF SPRUILL  
1000 BALLPARK WAY, SUITE 200  
ARLINGTON, TEXAS 76011  
CSPRUILL@SBLINC.COM  
(817)792-2100

**SURVEYOR:**  
TEAQUE NALL & PERKINS INC. - SCOTT GIBSON  
5237 N. RIVERSIDE DR. SUITE 100  
FORT WORTH, TEXAS 76137  
SGIBSON@TNPINPINC.COM  
(817)665-7158

**DEVELOPER/OWNER:**  
KROGER TEXAS, LP  
1014 VINE STREET  
CINCINNATI, OH 45202  
(513)762-4621

**BENCHMARKS:**  
A "BOX-CUT" WITH "X" LOCATED ON THE WEST SIDE OF A CONCRETE LIGHTPOLE BASE IN MEDIAN, SOUTHSIDE OF INTERSECTION BETWEEN GRANBURY RD. AND MESA SPRINGS DR. APPROX. 20' SOUTH OF MEDIAN NOSE.  
N: 6918359.11  
E: 2304378.03

A "BOX-CUT" WITH "X" LOCATED ON THE SOUTHEAST CORNER OF A LARGE CONCRETE CABINET CONCRETE SLAB, APPROX. 68' SOUTHWEST OF THE SOUTHWEST CORNER OF THE PARKING LOT OF MESA SPRINGS.  
ELEV=790.47  
N: 6918029.57  
E: 2303625.06

A "BOX-CUT" WITH "X" LOCATED ON THE EAST EDGE ON SIDEWALK AND WEST OF GRANBURY RD. SOUTH APPROX. 500.0' TO ENTRANCE OF MESA SPRINGS DR.  
ELEV=808.03  
N: 6917918.06  
E: 2304334.46

DIRECTOR OF DEVELOPMENT SERVICES DATE:

**JPS HEALTH NETWORK  
MEDICAL HOME SOUTHWEST**  
ZONING CASE NUMBER: PENDING

shaping the built environment

**JQ INFRASTRUCTURE, LLC**  
180 GALLSFREET, SUITE 300  
DALLAS, TEXAS 75201  
972.392.7340  
PROJECT NO: 4220148

**INTERIM REVIEW DOCUMENTS**

NOT VALID FOR RECORD FILING OR SUBSTITUTION

OWNER: M. SIPOS  
TRAC# 2024070001 No. 111707  
DATE: 10-08-2024

**JPS HEALTH NETWORK  
MEDICAL HOME SOUTHWEST**  
PD Permit  
FORT WORTH, TEXAS

REVISIONS

FILE  
**ENGINEERING  
SITE PLAN - PD  
PERMIT**

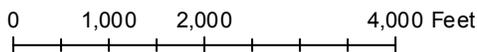
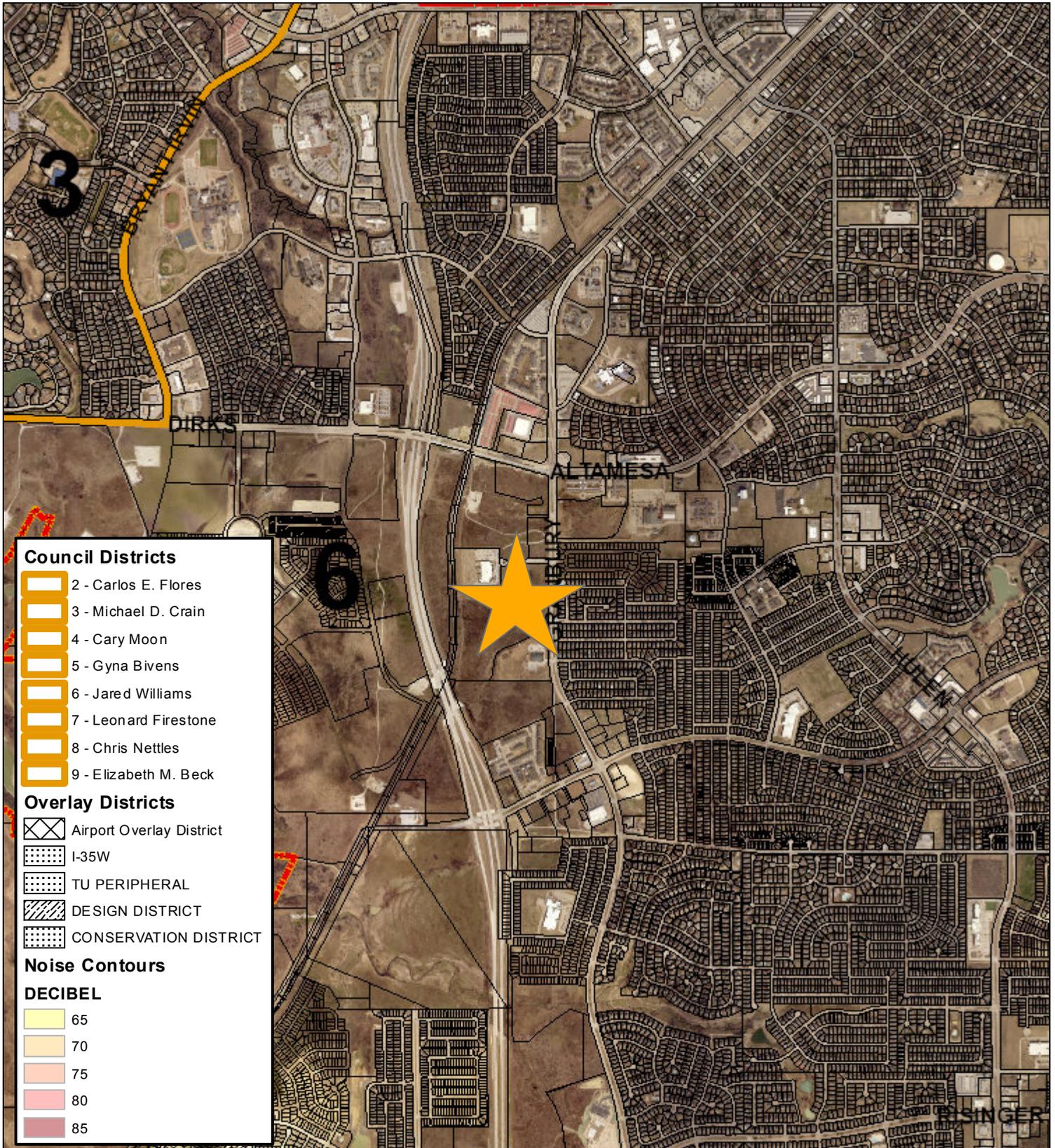
PROJECT NO.  
**P30481.01**

ISSUE DATE  
**10.05.2022**

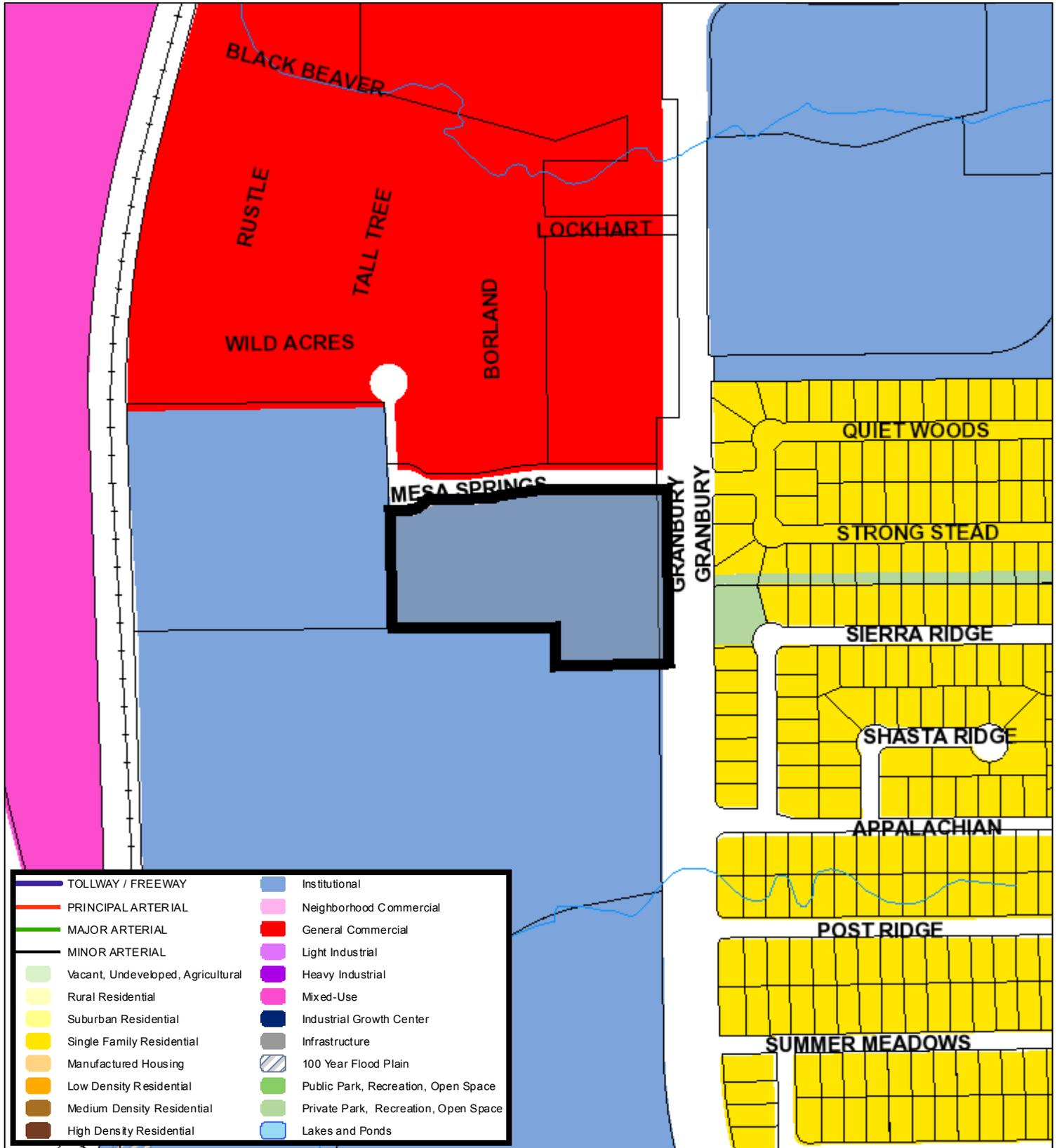
DRAWING NO.  
**C3.00**

CP-5 (RM)  
N: 6917918.06  
E: 2304334.46  
ELEV = 808.03

### Area Map



### Future Land Use



350 175 0 350 Feet

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



## Aerial Photo Map



0 225 450 900 Feet





# Zoning Staff Report

**Date:** October 12, 2022

**Case Number:** ZC-22-155

**Council District:** 7

## Zoning Map Amendment

**Case Manager:** [Beth Knight](#)

**Owner / Applicant:** Keller305 WHW Ltd. / Tunnel Equity Partners

**Site Location:** 5300 Golden Triangle Boulevard

**Acres:** 1.48 acres

### Request

**Proposed Use:** Automated car wash

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

To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in “F” General Commercial; with development waivers for dumpster placement and screening fence, site plan included.

### Recommendation

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

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

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

### Table of Contents

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

The proposed site is located in a midblock location of Golden Triangle Boulevard, between Park Vista Boulevard and Main Street in Keller, also known as US 377. The applicant is requesting to add a Conditional Use Permit to allow an automated carwash facility; site plan included.

Carwashes are only permitted within commercial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the “F” district for a drive-thru carwash facility in an approximately 4,800 sq. ft. building. Self-service vacuum spaces are shown in beside and behind the carwash building. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

The subject site and the general area to the south and west are designated as General Commercial. The area has no bus service and is not in a scenic corridor. The City of Keller owns the land immediately adjacent to the eastern property line, which is generally used for that city’s outdoor athletic facilities, although zoned as single family and commercial districts.

While a carwash is not permitted in the “F” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently vacant land. The site is surrounded by residential uses north of Golden Triangle Boulevard, Keller’s sport park to the east, a large commercial shopping area to the south, and vacant land to the west. The nearest residential district and use, “PD 1029” Planned Development for R1 uses, lies on the opposite side of Golden Triangle Boulevard. The car wash dryer faces Golden Triangle Boulevard towards the closest residential uses to the north. Although this residential use is approximately 125 feet from the closest boundary of the rezoning case, the car wash has been configured to have the dryer 300 feet and the vacuums 250 feet from the closest residential building. Because sound volume decreases noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 18 vacuums are unlikely to have a significant detrimental impact on the neighborhood.

The site plan shows 18 vacuum stalls, menu boards, and the payment kiosks behind of the front building wall. A portion of the Keller athletic fields have single family zoning (SF-36 Single Family with 36,000 square feet) which triggers the requirement for a 6-foot screening fence. This item will require a development waiver. The site plan drawing shows the building and vacuum canopies to be more than 35 feet from the eastern property line, adjacent to the residential district. However, the dumpster is approximately 32 feet from the residential district, and will also require a development waiver for being in the 35-foot supplemental setback. Waiving the solid screening fence and supplemental setback for the dumpster is appropriate as the site plan shows a minimum 12-foot landscaping area along the entire eastern side, as well as the adjacent land being used for public park space, instead of residential dwellings.

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

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

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.

- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

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

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

Below is a chart that illustrates the differences between the base regulations and the proposed CUP:

<b>Requirement</b>	<b>Car Wash Standards</b>	<b>Proposed CUP</b>
Dumpster Placement	35 feet away from residential district	The dumpster is approximately 32 feet from a residential district <i>(requires Development Regulation Waiver)</i>
Screening Fence	Along property line with residential zoning district	None <i>(requires Development Regulation Waiver)</i>

## Surrounding Zoning and Land Uses

- North “PD 1029” Planned Development for R1 uses and “F” General Commercial / Single family uses and vacant land
- East “SF-36” Single Family and “C” Commercial (City of Keller) / Athletic fields and vacant land
- South “F” General Commercial / Retail buildings
- West “F” General Commercial / vacant land

## Recent Zoning History

None.

## Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.  
The following organizations were notified: (emailed September 29, 2022)



Organizations Notified	
Big Bear Creek Meadows HOA	Villages of Woodland Springs HOA
Kingsridge Estates HOA	North Fort Worth Alliance
Pine Tree Estates MHP LOA	Streams and Valleys Inc
Pine Tree Estates II LOA*	Trinity Habitat for Humanity
Ranchette Estates NA	Keller ISD

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

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the “F” zoning district. Surrounding land uses consist of commercial uses or zoning to the south and west, with an athletic complex to the east, and additional commercial land with residential uses further to the north. The closest residential district shares the common eastern property line, with the closest residential building approximately 125 feet away from the rezoning boundary. However, the proposed car wash dryer has been configured to be 300 feet away from the closest residential building. Car wash dryer noise significantly diminishes beyond 300 feet. Development waivers for screening fence and dumpster placement will be required adjacent to the sports complex that is partially zoned for single family uses.

The proposed zoning request **is compatible** with surrounding land uses due the lack of noise impacts on the surrounding residential uses 300 feet away and the development waivers that do not impact any residential uses.

### Comprehensive Plan Consistency – Far North

The 2022 Comprehensive Plan currently designates the subject property as general commercial, where vehicular uses are encouraged. The proposed zoning is consistent with the land use designations for this area, and with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- 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 fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

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

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

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

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

## Site Plan Comments

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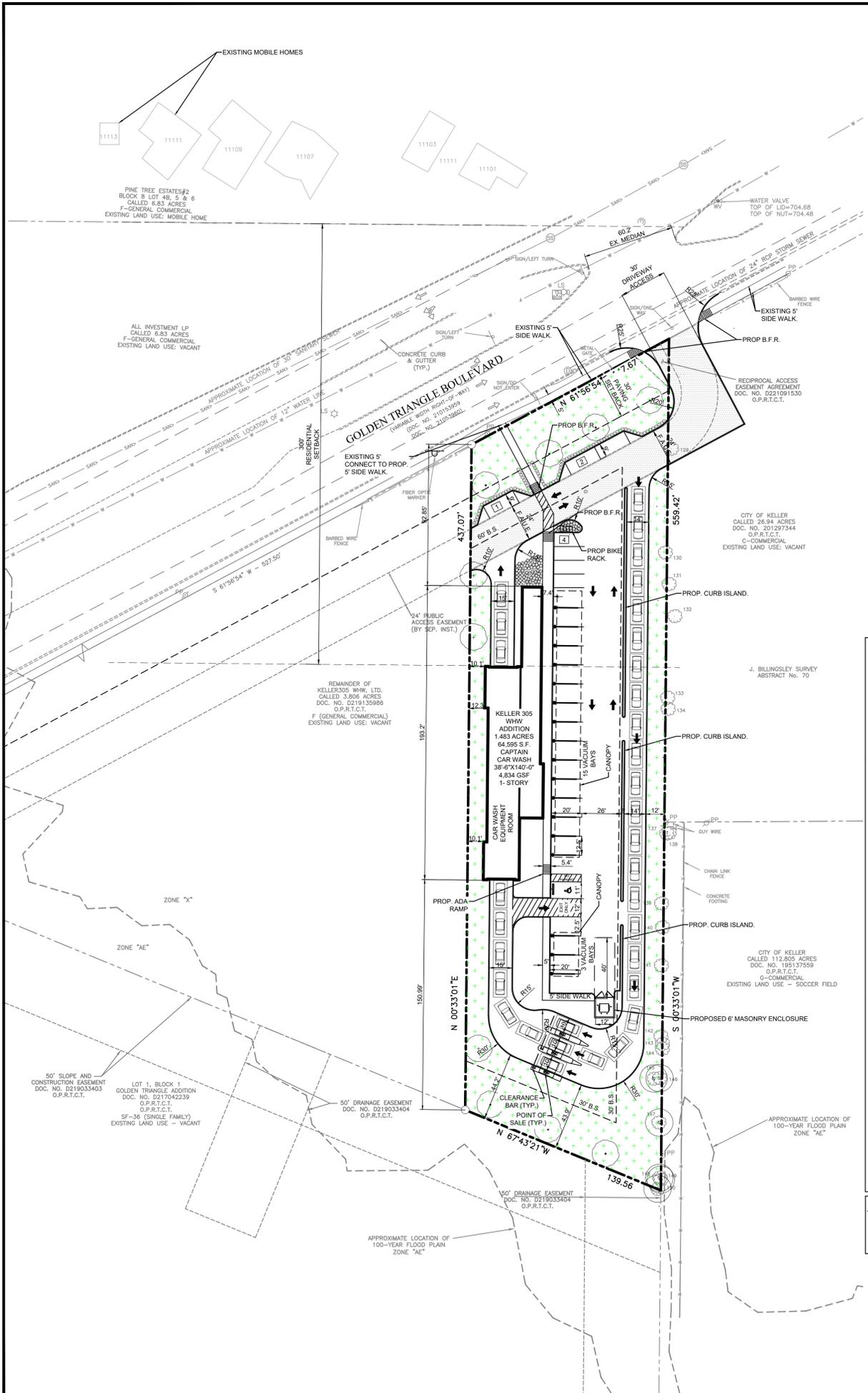
### **Zoning and Land Use**

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

1. What are the porch-type structures on the roofs at both ends of the building?
2. Revise the parking calculations to 5 parking spaces for each car on the wash line. The vacuum spaces do count towards the required parking.
3. **A waiver is being requested to the screening fence along the southeastern side.**
4. **A waiver is being requested to the dumpster location less than 35 feet to a residential district.**
5. Revise the zoning and existing land uses to the south of the site.
6. Label the other use of the building that is not the car wash tunnel.

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





**PLANT MATERIAL SCHEDULE**

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	LO	3	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 14' ht., 7' spread, 5' clear trunk
	LO	7	Live Oak	Quercus virginiana	4" cal.	B&B, 14' ht., 7' spread, 5' clear straight trunk
SHRUBS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	DYH	58	Dwarf Burford Holly	Ilex cornuta burfordii 'hans'	5 gal.	container, 24" ht., 20" spread
			Dwarf Yaupon Holly	Ilex vomitoria 'hans'	5 gal.	container, 20" ht., 18" spread
			Adagio Maiden Grass	Miscanthus sinensis 'Adagio'	5 gal.	container full, well rooted

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

**FLOOD PLAIN NOTE**

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0070K, DATED SEPTEMBER 25, 2009. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

**EASEMENT/SETBACK LEGEND**

BUILDING SET BACK	B.S.
BARRIER FREE RAMP	B.F.R.
FIRE LANE ACCESS UTILITY EASEMENT	F.A.U.E.

**SITE DATA SUMMARY TABLE**

SITE ACREAGE:	1.483 ACRES (64,595 S.F.)
ZONING:	F- GENERAL COMMERCIAL
PROPOSED USE:	AUTOMATED SERVICE CAR WASH
BUILDING AREA:	4,834 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	38'-6"
BUILDING COVERAGE:	7.4%
FLOOR AREA RATIO:	0.74
IMPERVIOUS AREA:	44,344.87 S.F. (68.66%)
PERVIOUS/LANDSCAPE AREA:	20250.13 S.F. (31.34%)
REGULAR PARKING REQUIRED:	
NUMBER OF VEHICLES THE BUILDING CAR WASH AT ONE TIME IS 5 CARS.	5 SPACES
REGULAR PARKING PROVIDED:	7 SPACES
HANDICAP PARKING REQUIRED:	1 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	8 SPACES

**LAND DESCRIPTION**

Being a 1.483 acre tract of land situated in the J. Billingsley Survey, Abstract No. 70, City of Fort Worth, Tarrant County, Texas, being a portion of a tract of land conveyed to KELLER305 WHW, LTD, by Limited Warranty Deed, recorded in Document No. D219135986, of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "RPLS 6066" (Control Monument (CM)) found on the common northeasterly corner of said KELLER305 tract, and the northwesterly corner of a called 26.94 acre tract of land conveyed to the City of Keller, by deed recorded in Document Number 201297344 (O.P.R.T.C.T.), said iron rod also being on the southwesterly right-of-way line of Golden Triangle Boulevard (variable width right-of-way);

**THENCE** South 00 degrees 33 minutes 01 seconds West, departing the southwesterly right-of-way line of said Golden Triangle Boulevard, and being along the common easterly line of said KELLER305 tract, and the westerly line of said City of Keller tract, passing an aluminum monument found on the southwesterly corner of said City of Keller, same being the northwesterly corner of a called 112.805 acre tract of land conveyed to the City of Keller, by deed recorded in Document Number 195137559 (O.P.R.T.C.T.), at a distance of 317.68 feet, and continuing a total distance of 559.42 feet to a 5/8 inch iron rod with cap stamped "Dunaway" (CM) found on the southeasterly corner of said KELLER305 tract, and the westerly line of said City of Keller tract, and also being on the northeasterly corner of Lot 1, Block 1, Golden Triangle Addition, an addition to the City of Fort Worth, according to the plat thereof recorded in Document Number D217042239 (O.P.R.T.C.T.);

**THENCE** North 67 degrees 43 minutes 21 seconds West, departing the westerly line of said City of Keller tract, and being along the common southerly line of said KELLER305 tract, and the northerly line of said Lot 1, Block 1, Golden Triangle Addition, a distance of 139.56 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the aforesaid common line;

**THENCE** North 00 degrees 33 minutes 01 seconds East, departing the northerly line of said Lot 1, Block 1, Golden Triangle Addition, and being across said KELLER305 tract, a distance of 437.07 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common northerly line of said KELLER305 tract and the southwesterly right-of-way line of said Golden Triangle Boulevard, from which a 5/8 inch iron rod with cap stamped "Dunaway" (CM) found on the most northwesterly corner of said KELLER305 tract, bears South 61 degrees 56 minutes 54 seconds West, a distance of 527.50 feet;

**THENCE** North 61 degrees 56 minutes 54 seconds East, along the common northerly line of said KELLER305 tract and the southwesterly right-of-way line of said Golden Triangle Boulevard, a distance of 147.67 feet to the **POINT OF BEGINNING** and containing 1.483 acres of land (64,595 square feet), more or less.

- NOTES**
1. A WAIVER IS BEING REQUESTED TO THE SCREENING FENCE ALONG THE SOUTHEASTERN SIDE.
  2. A WAIVER IS BEING REQUESTED TO THE DUMPSTER LOCATION LESS THAN 35 FEET TO A RESIDENTIAL DISTRICT.

**SITE LEGEND**

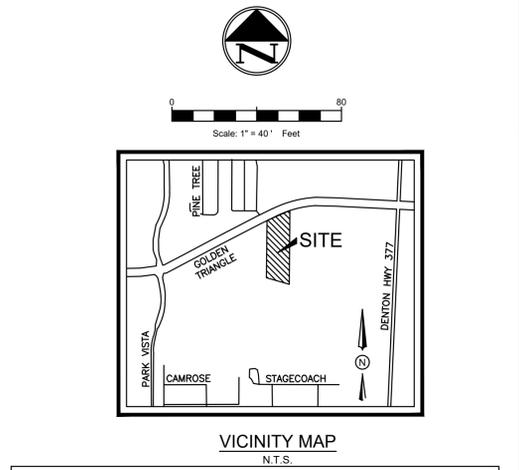
- CONCRETE CURB
- SAW-CUT LINE
- FENCE
- FIRE LANE
- STRIPING
- FIRE LANE HATCH
- LANDSCAPE AREA
- PARKING SPACES
- MONUMENT/PYLON SIGN
- WHEEL STOPS
- HANDICAP LOGO
- HANDICAP SIGN
- RAMP
- BOLLARD
- TRAFFIC ARROW
- FIRE HYDRANT
- DUMPSTER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER DOUBLE CLEANOUT
- SANITARY SEWER SAMPLE PORT
- GREASE TRAP
- DOMESTIC WATER METER
- IRRIGATION METER
- GAS METER
- TRANSFORMER
- LIGHT POLE
- POWER POLE

**EXISTING LEGEND**

- 1/2" IR FOUND
- 1/2" IR SET
- 5/8" IR FOUND
- 3/8" IR FOUND
- 60-D NAIL FOUND
- PK NAIL SET
- 1/2" IP FOUND
- X-FOUND
- X-SET
- 1" IR FOUND
- 1" IP FOUND
- POINT FOR CORNER
- CON. MONUMENT
- 3/4" IP FOUND
- TELE. BOX
- CABLE BOX
- ELECTRIC BOX
- BRICK COLUMN
- STONE COLUMN
- STORM DRAIN MH
- SAN. SEW. CO.
- BOLLARD POST
- LIGHT POLE
- SAN. SEW. MH.
- IRRIGATION VALVE
- WATER VALVE
- FIRE HYDRANT
- IR VALVE
- UTILITY POLE
- WATER METER
- GAS METER
- A.C. PAD
- TRANS. BOX
- GAS MARKER
- OVERHEAD UTILITY LINE
- GUY WIRE ANCHOR
- 3/4" IP FOUND
- IRON FENCE
- CHAINLINK FENCE
- WOOD FENCE
- PIPE RAIL FENCE
- COVERED AREA
- ASPHALT
- FIRE LANE STRIPE
- BRICK RET. WALL
- STONE RET. WALL
- CON. RET. WALL
- NO PARKING
- CONCRETE
- GRAVEL
- BRICK
- STONE
- WOOD DECK
- BUILDING WALL
- TILE
- BUILDING LINE
- EASEMENT
- BOUNDARY
- HIGHBANK LINE
- PARKING STRIPE
- HANDICAP SPACE

**PLANT MATERIAL LEGEND**

- EXISTING TREE TO REMAIN
- LIVE OAK- 3" CALIPER
- CEDAR ELM- 3" CALIPER
- DWARF BURFORD HOLLY- 5 GALLON
- DWARF YAUPON HOLLY- 5 GALLON
- ADAGIO MAIDEN GRASS- 5 GALLON



- SITE GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
  2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
  3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
  4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
  5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
  7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
  8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

- CITY GENERAL NOTES:**
1. ALL SIGNS SHALL CONFORM TO THE CITY OF FORT WORTH ARTICLE 4, SIGNS.
  2. PROJECT WILL COMPLY CITY OF FORT WORTH ORDINANCE. ZERO FOOT CANDLE AT PROPERTY LINE.
  3. PROJECT WILL COMPLY WITH SECTION 6.301 & 6.302 CITY OF FORT WORTH LANDSCAPING & URBAN FORESTRY ORDINANCE.
  4. THE PROPOSED BUILDING WILL COMPLY "CUP" ARCHITECTURAL STANDARDS.
  5. THE PROPOSED BUILDING SHALL BE DESIGNED IN COMPLIANCE WITH THE TUNNEL EXIST IS 300 FEET FROM RESIDENTIAL ZONING.
  6. ANY BUILDING AND PARKING LOT LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD OF ANY RESIDENTIAL DISTRICT.

**PROJECT CONTACT LIST**

<b>ENGINEER</b> TRIANGLE ENGINEERING LLC 1782 McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	<b>OWNER/DEVELOPER</b> CAPTAIN CAR WASH 1700 PACIFIC AVE, SUITE 250 DALLAS, TX, 75201 KEVIN KOTTWITZ PHONE: 214-396-4284
<b>SURVEYOR</b> TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TX, 75244 CHASE CRAWFORD PHONE: 469-784-9321	<b>ARCHITECT</b> A PLUS DESIGN GROUP 2653 SAGEBRUSH DRIVE, SUITE 200 FLOWER MOUND, TX, 75028 JAMIE KOSICH PHONE: 972-724-4400

ZONING CASE NO. Zc-22-155

**SITE PLAN**

**CAPTAIN CAR WASH**

5300 GOLDEN TRIANGLE BOULEVARD

CITY OF FORT WORTH

TARRANT COUNTY, TEXAS 76244

TRIANGLE SUBDIVISION LOT 1, BLOCK A

**TRIANGLE ENGINEERING LLC**

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
W: triangle-engr.com | O: 1782 McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MK	10-03-22	SCALE BAR	079-22	C-3.0

TX. P.E. FIRM #11525

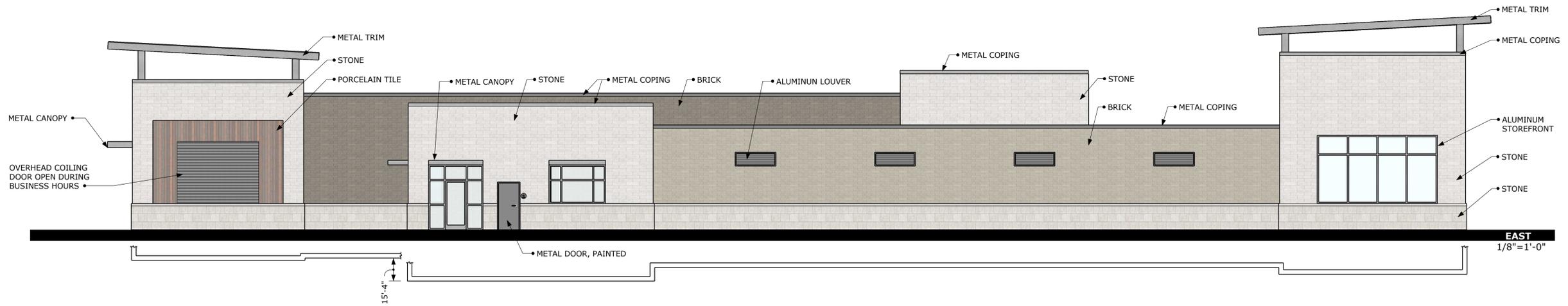
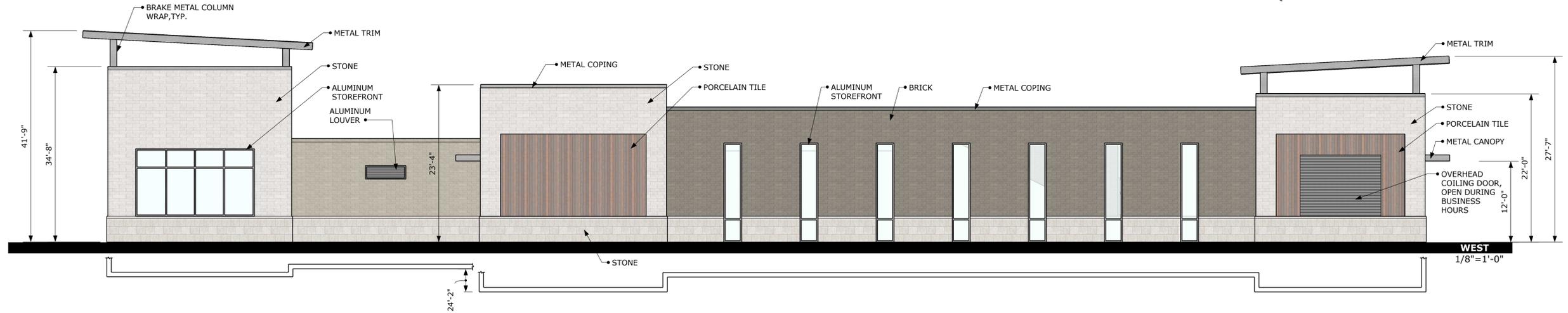
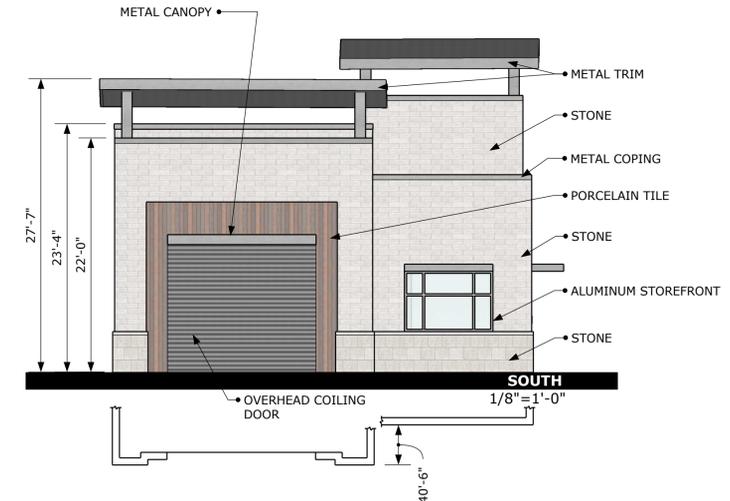
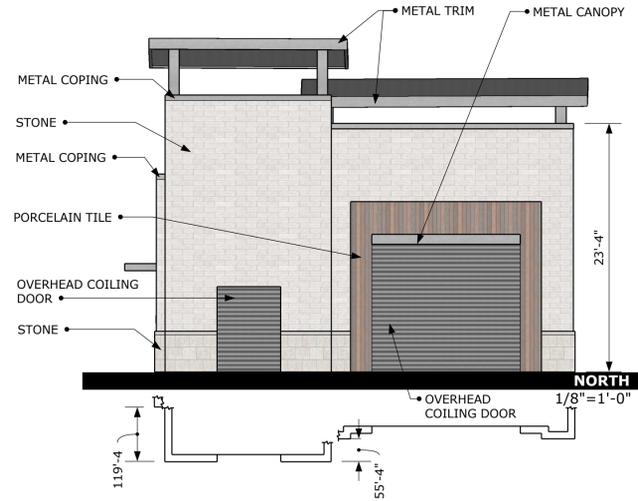
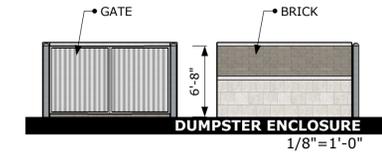
NO.	DATE	DESCRIPTION	BY
1	09-06-22	SITE PLAN SUBMITTAL	KP
2	09-27-22	REVISED SITE PLAN	KP
3	10-03-22	2 nd SITE PLAN SUBMITTAL	KP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.



North			EAST		
PRIMARY MATERIALS	Square Feet	Percent of total	PRIMARY MATERIALS	Square Feet	Percent of Total
Brick	0	0%	Brick	1502	34%
Stone	614	60%	Stone	1950	45%
Glass	0	0%	Glass	308	7%
Doors	216	21%	Doors	132	3%
Louvers	0	0%	Louvers	48	1%
Metal (Canopies and Coping)	91	9%	Metal (Canopies and Coping)	295	7%
Wood look (Porcelain Tile)	107	10%	Wood look (Porcelain Tile)	124	3%
<b>Total</b>	<b>1028</b>	<b>100%</b>	<b>Total</b>	<b>4359</b>	<b>100%</b>

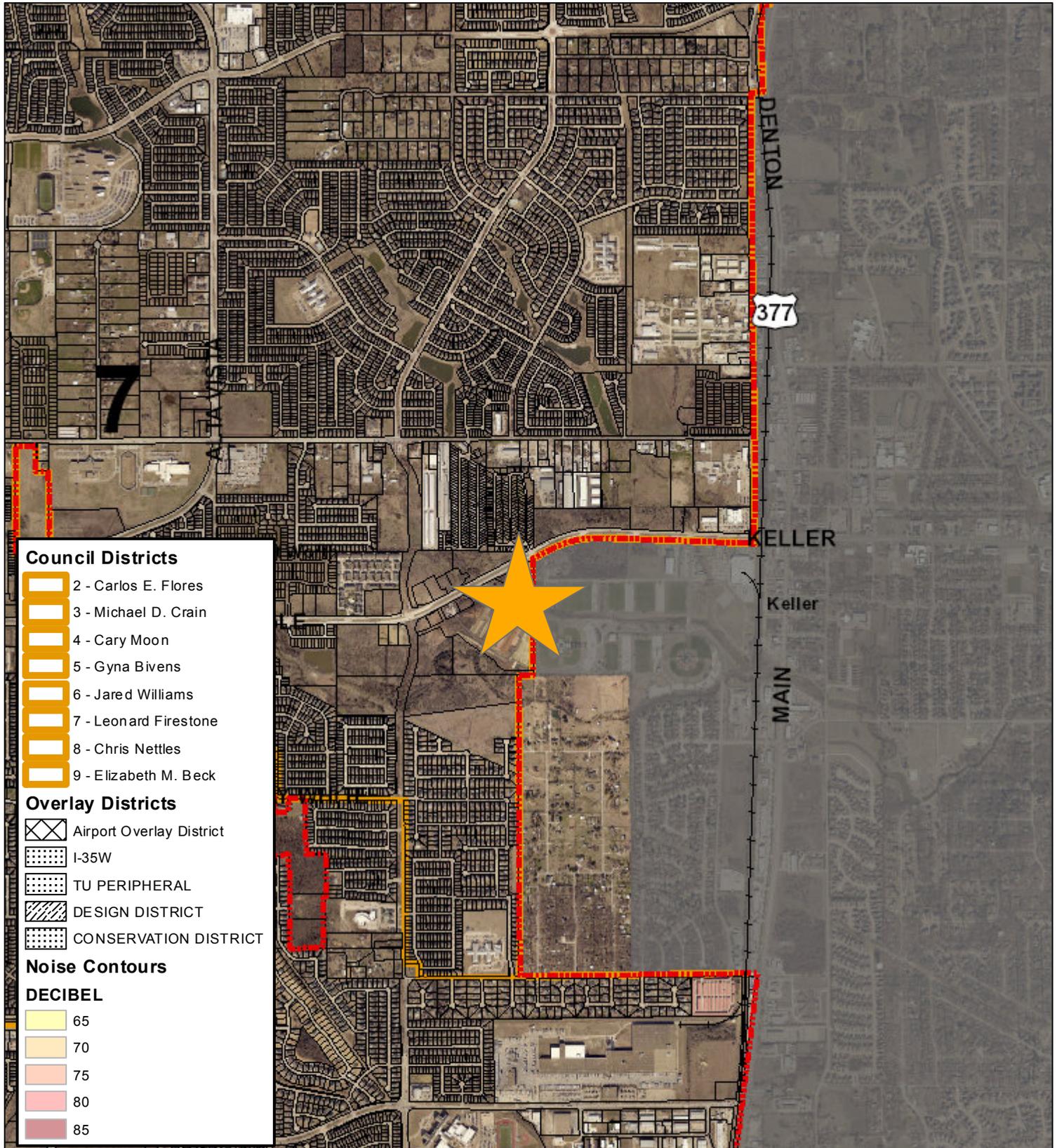
South			West		
PRIMARY MATERIALS	Square Feet	Percent of total	PRIMARY MATERIALS	Square Feet	Percent of Total
Brick	0	0%	Brick	1468	35%
Stone	647	60%	Stone	1510	36%
Glass	47	4%	Glass	450	11%
Doors	168	15%	Doors	109	3%
Louvers	0	0%	Louvers	12	0%
Metal (Canopies and Coping)	125	11%	Metal (Canopies and Coping)	236	6%
Wood look (Porcelain Tile)	106	10%	Wood look (Porcelain Tile)	388	9%
<b>Total</b>	<b>1093</b>	<b>100%</b>	<b>Total</b>	<b>4173</b>	<b>100%</b>



**A NEW FACILITY FOR:**

**CAPTAIN CAR WASH**  
5300 GOLDEN TRIANGLE  
FORT WORTH, TX. 76244  
ZONING CASE #20-22-155

### Area Map



**Council Districts**

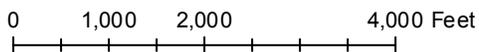
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

**Overlay Districts**

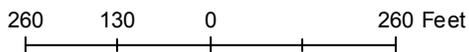
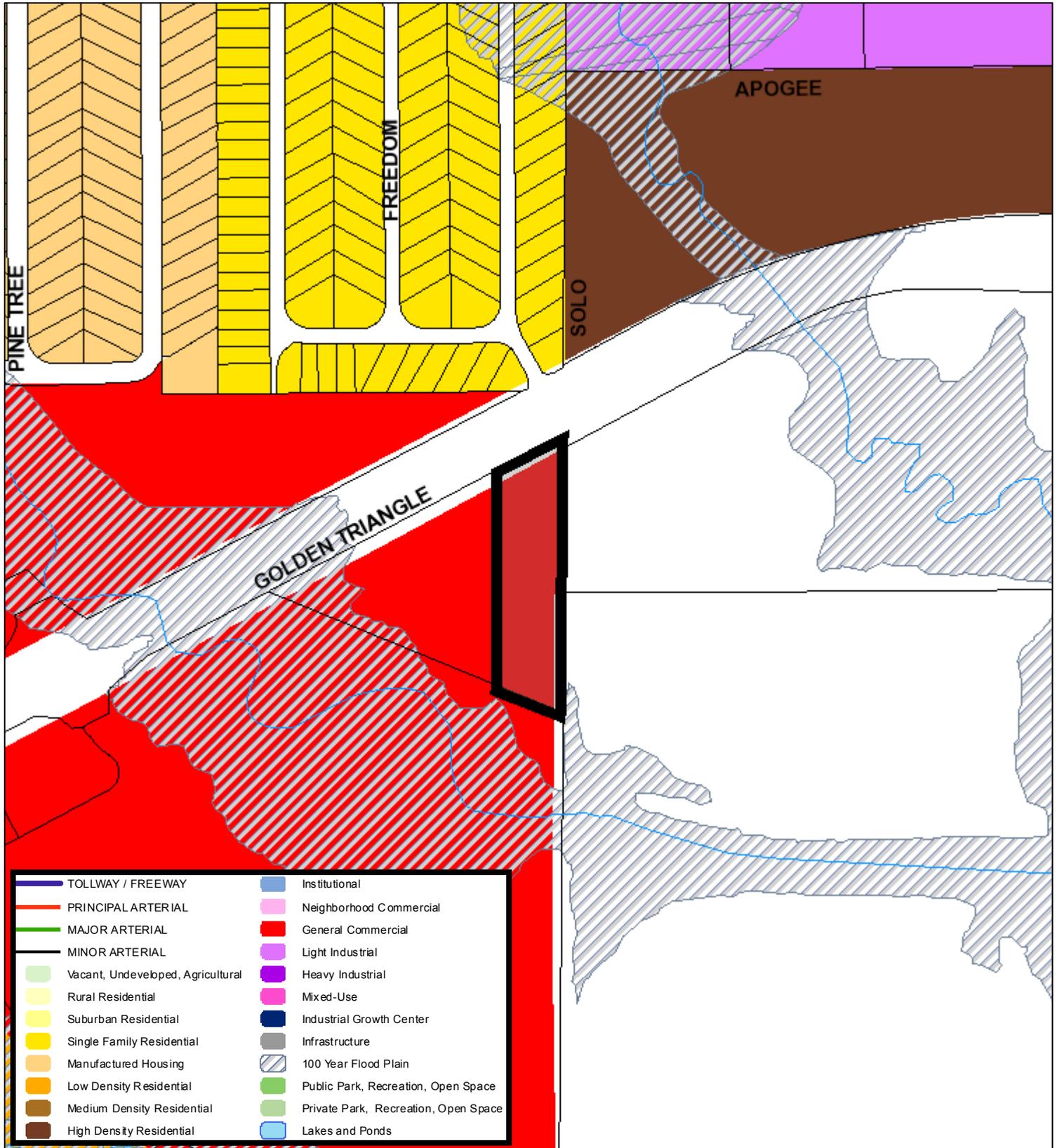
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

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



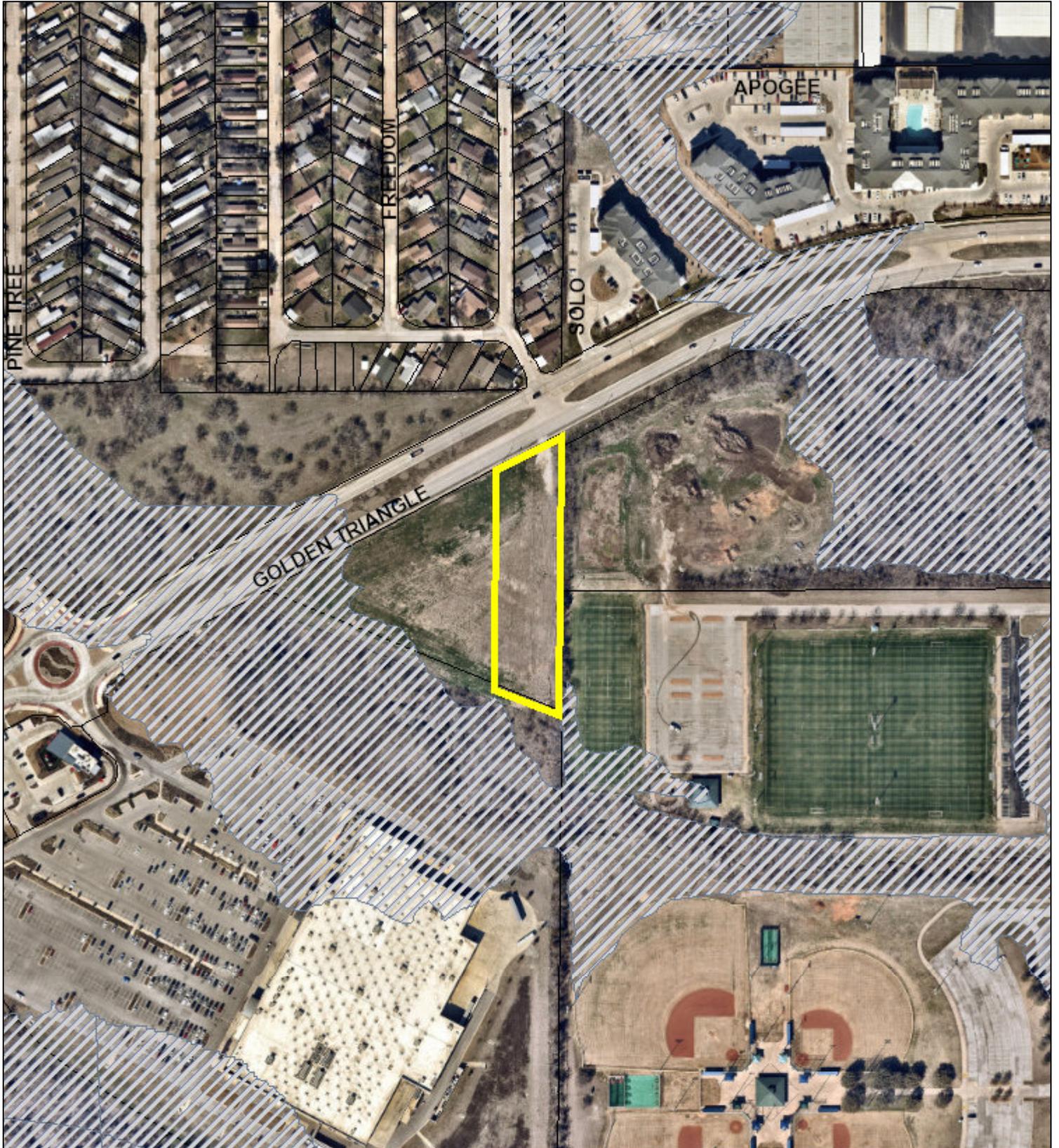
### Future Land Use



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



## Aerial Photo Map



0 170 340 680 Feet





# Zoning Staff Report

Date: October 12, 2022

Case Number: ZC-22-157

Council District: 2

## Zoning Map Amendment & Site Plan

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

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

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

### Request

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

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

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

### Recommendation

**Land Use Compatibility:** Requested change for “PD-C” portion **is compatible**  
Requested change for “E” portion **is compatible**

**Comprehensive Plan Consistency:** Requested change for “PD-C” portion **is consistent**  
Requested change for “E” portion **is consistent**

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

### Table of Contents

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

## Project Description and Background

This is a proposed multifamily and commercial development on an undeveloped site at Old Decatur Road and Loop 820 in Council District 2. A portion of the site was formerly a quarry, which is where the name for the proposed development “Quarry Falls” originates. Total acreage is 83.074 acres, with 48 acres intended to be dedicated to the City of Fort Worth for use as a public park. The remaining land will be divided into two distinct sections, a multifamily residential community in two phases comprising approximately 34.5 acres, and a commercial node of just over 4 acres to accommodate two pad sites on the corner of Old Decatur Road and Loop 820. For additional details, see narrative provided by developer in the application below:

### DETAILED PROJECT DESCRIPTION

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

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

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

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

## Surrounding Zoning and Land Uses

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

## Recent Zoning History

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

# Public Notification

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

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

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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

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

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

- a. OPEN SPACE REQUIREMENT SHALL BE A MINIMUM OF 44 PERCENT, EXCLUSIVE OF LOT 4 USED FOR PARKLAND DEDICATION.
- b. A BUFFER YARD OF THIRTY FEET (30) MINIMUM SHALL BE REQUIRED ALONG THE NORTHERN PROPERTY LINE ONLY, REGARDLESS OF CLASSIFICATION OF ABUTTING ZONING DISTRICT.
  - i. THE BUFFER YARD NEED NOT EXTEND INTO OR BEYOND ANY EASEMENT THAT IS REQUIRED TO PROVIDE ACCESS TO PROPERTIES DIRECTLY TO THE NORTH.
  - ii. EXISTING WOOD RESIDENTIAL FENCING IS ALLOWABLE AND SHALL REMAIN.
  - iii. BUILDING BALCONIES MAY ENCR OACH UP TO A MAXIMUM OF FIVE FEET INTO THE BUFFER YARD.
- c. SIGNS SHALL COMPLY WITH THE C MULTIFAMILY AND CITY SIGNAGE ORDINANCE WITH THE FOLLOWING EXCEPTIONS:
  - i. A SIGN OR COMBINATION OF MONUMENT SIGNS SHALL HAVE A MAXIMUM ALLOWABLE AREA OF EXPOSURE ON THE DEDICATED STREET FRONTAGE OF NOT MORE THAN TWO (2) SQUARE FEET FOR EACH TEN (10) LINEAR FEET OF FRONTAGE ALONG SAID STREET.
  - ii. TWO MONUMENT SIGNS SHALL BE ALLOWED ON OLD DECATUR ROAD.
    1. AN ILLUMINATED MULTI-TENANT MONUMENT SIGN SHALL SERVE THE COMMERCIAL AND PHASE I MULTIFAMILY DEVELOPMENT WITH A MAXIMUM SQUARE FOOTAGE OF 100 SQUARE FEET.
    2. PHASE II MULTIFAMILY DEVELOPMENT MONUMENT SIGN SHALL BE SITUATED ON SOUTH EDGE OF DRIVEWAY #2, NOT TO INTERFERE WITH TRAFFIC SIGHTLINES.
- d. THE SHORTER SIDE OF BUILDINGS MAY FRONT OLD DECATUR ROAD.

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

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

## Comprehensive Plan Consistency – Far North

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

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

The section proposed to be rezoned to “PD-C” zoning **is consistent** with the adopted Comprehensive Plan.

The section proposed to be rezoned to “E” zoning **is consistent** with the adopted Comprehensive Plan.

## Economic Development Plan

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The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The most recent update to this plan was approved by the City Council in January 2022. A performance metric regarding the City’s tax base is included below for reference:

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

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

## Site Plan Comments

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### **Zoning and Land Use**

(All comments addressed as of 10/3)

- Add case reference ZC-22-157 to both Sheets.
- Both sheets say “Sheet 1 of 2”.
- Missing Site Address (if no address – just use corner of intersection) label on both sheets.
- General note 3 on both sheets should reference Section 4.711.d.6.a in addition to Section 6.301.

- Building setbacks on the Site Data Table for Commercial Requirements should read: Front – 0’ (adjacent to arterial), Rear Yard – 15’ (adjacent to residential district), Side yard (interior) – 0’, Side yard (corner) – 0’.
- Add list of variances to Site Plan page showing close up of developed site, titled as “Development Standards”.
- 2 spaces project in front of building (northwest corner of multifamily site) need to be removed or relocated.
- Strike building height variance from listing (the development is the same as the “C” standard of 36’).

## **Fire Department**

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

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

FYI: Additional hydrants will be required to accommodate the following:

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

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

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

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

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

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

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

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

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

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

## **Water**

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

Water and sewer along full frontage required.

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

Ensure Installation Policy and Design Criteria is met:

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

## **Transportation/Public Works**

Cleared workflow in Accela, but no comments provided

## **Stormwater**

Cleared workflow in Accela, but no comments provided

## **Platting**

No response provided

## **Park & Recreation**

No response provided

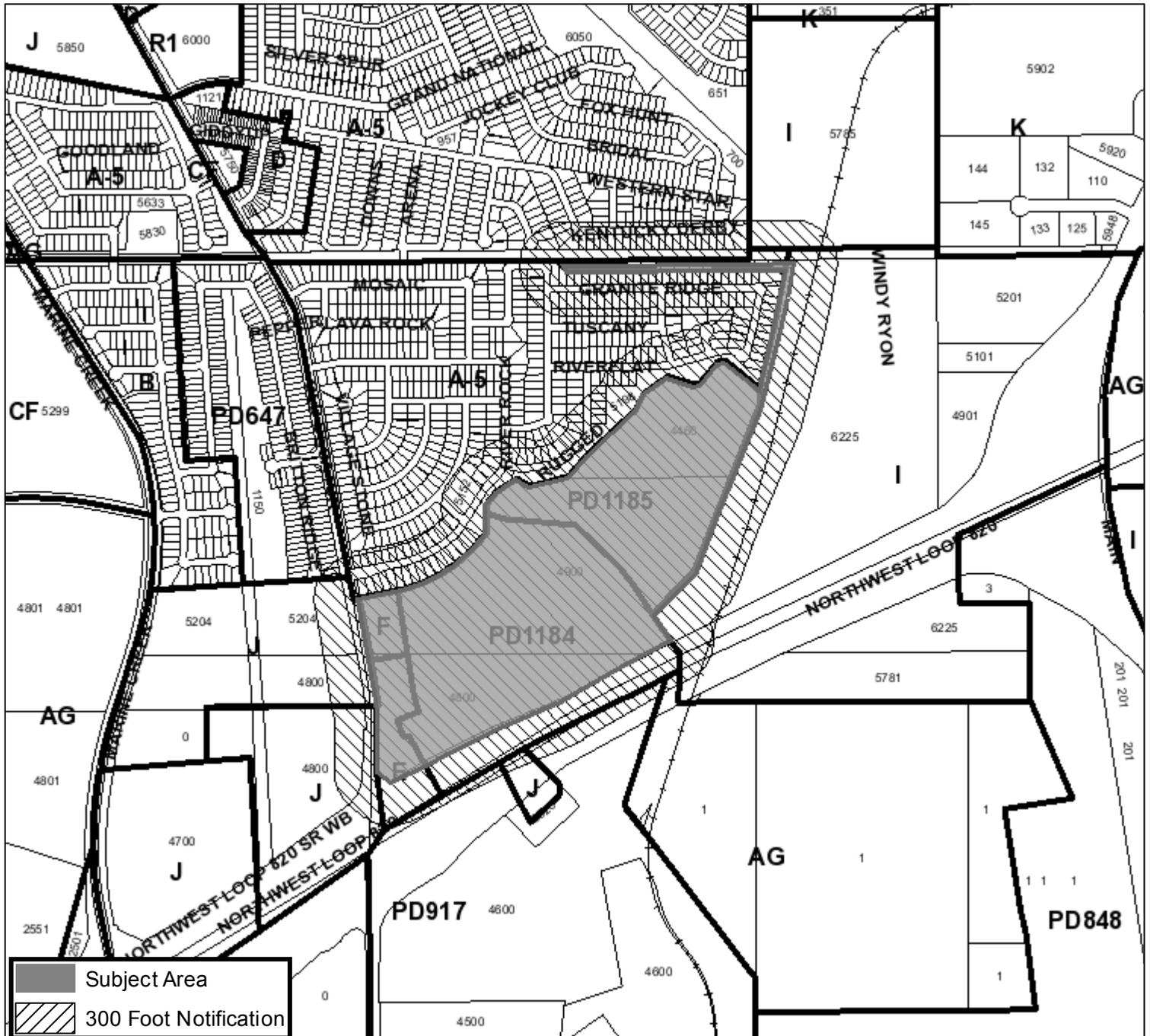
## **Building Plan Review**

No response provided

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

### Area Zoning Map

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



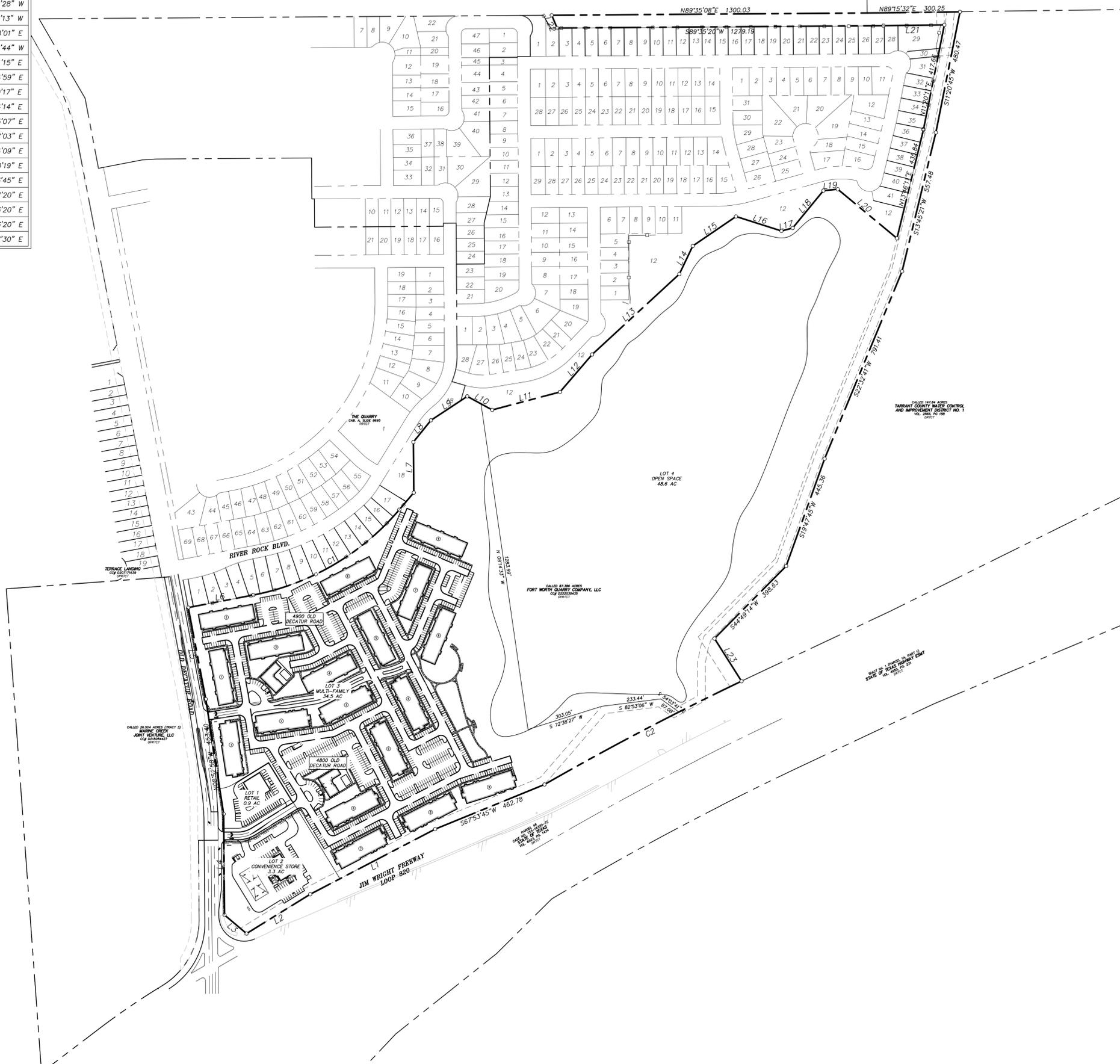
Subject Area  
 300 Foot Notification

0 487.5 975 1,950 Feet

LINE #	LENGTH	DIRECTION
L1	551.44'	S 62°34'45" W
L2	293.20'	S 58°24'45" W
L3	112.78'	N 49°55'35" W
L4	393.98'	N 00°29'28" W
L5	364.13'	N 10°52'13" W
L6	259.74'	N 79°08'01" E
L7	197.38'	N 00°28'44" W
L8	109.08'	N 39°01'15" E
L9	170.56'	N 56°44'59" E
L10	111.15'	S 61°30'17" E
L11	274.63'	N 75°14'14" E
L12	193.20'	N 40°45'07" E
L13	464.30'	N 47°27'03" E
L14	121.45'	N 25°34'09" E
L15	205.01'	N 55°50'19" E
L16	186.68'	S 72°23'45" E
L17	45.54'	N 75°27'20" E
L18	189.19'	N 39°33'20" E
L19	56.57'	N 84°33'20" E
L20	300.83'	S 50°27'30" E

LINE #	LENGTH	DIRECTION
L21	238.72'	S 89°16'04" W
L22	54.14'	N 23°00'51" W
L23	197.31'	S 32°30'13" E

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	674.89'	999.95'	38° 40' 14"	N 59°47'54" E	662.16'
C2	871.46'	11659.00'	4° 16' 57"	S 62°25'45" W	871.26'

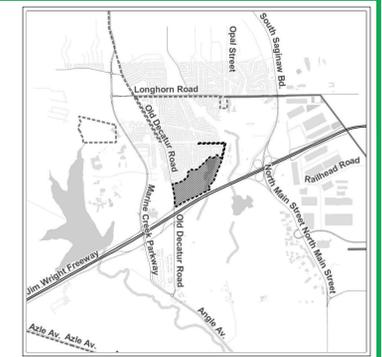


OVERALL SITE DATA TABLE	
GROSS ACREAGE	87.4 ACRES
EXISTING ZONING	E, F, PD
EXISTING LAND USE	UNDEVELOPED
PROPOSED ZONING	PD-C & F

SITE DATA (LOT 1 & 2)	
GROSS ACREAGE	4.3 ACRES
BASE ZONING	E
PROPOSED LAND USE	COMMERCIAL

SITE DATA (LOT 3)	
GROSS ACREAGE	34.5 ACRES
BASE ZONING	C
PROPOSED LAND USE	MULTI-FAMILY
TOTAL UNITS	756
GROSS DENSITY	21.9 UNITS/AC
OPEN SPACE PROVIDED	15.0 AC/44%

SITE DATA (LOT 4)	
GROSS ACREAGE	48.6 ACRES
BASE ZONING	C
PROPOSED LAND USE	OPEN SPACE

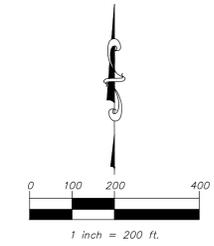


**VICINITY MAP**  
NO SCALE

LEGEND:	
PARKING COUNT	(5)
ZONING	EX. USE (A-5) CLASSIFICATION

- NOTES:
- UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH THE MULTIFAMILY DEVELOPMENT STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.
  - UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH THE COMMERCIAL DEVELOPMENT STANDARDS.
  - UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING AND SECTION 4.7.11.D.6A, ENHANCED LANDSCAPING.
  - UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
  - UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH ARTICLE 4, SIGNS.
  - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

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



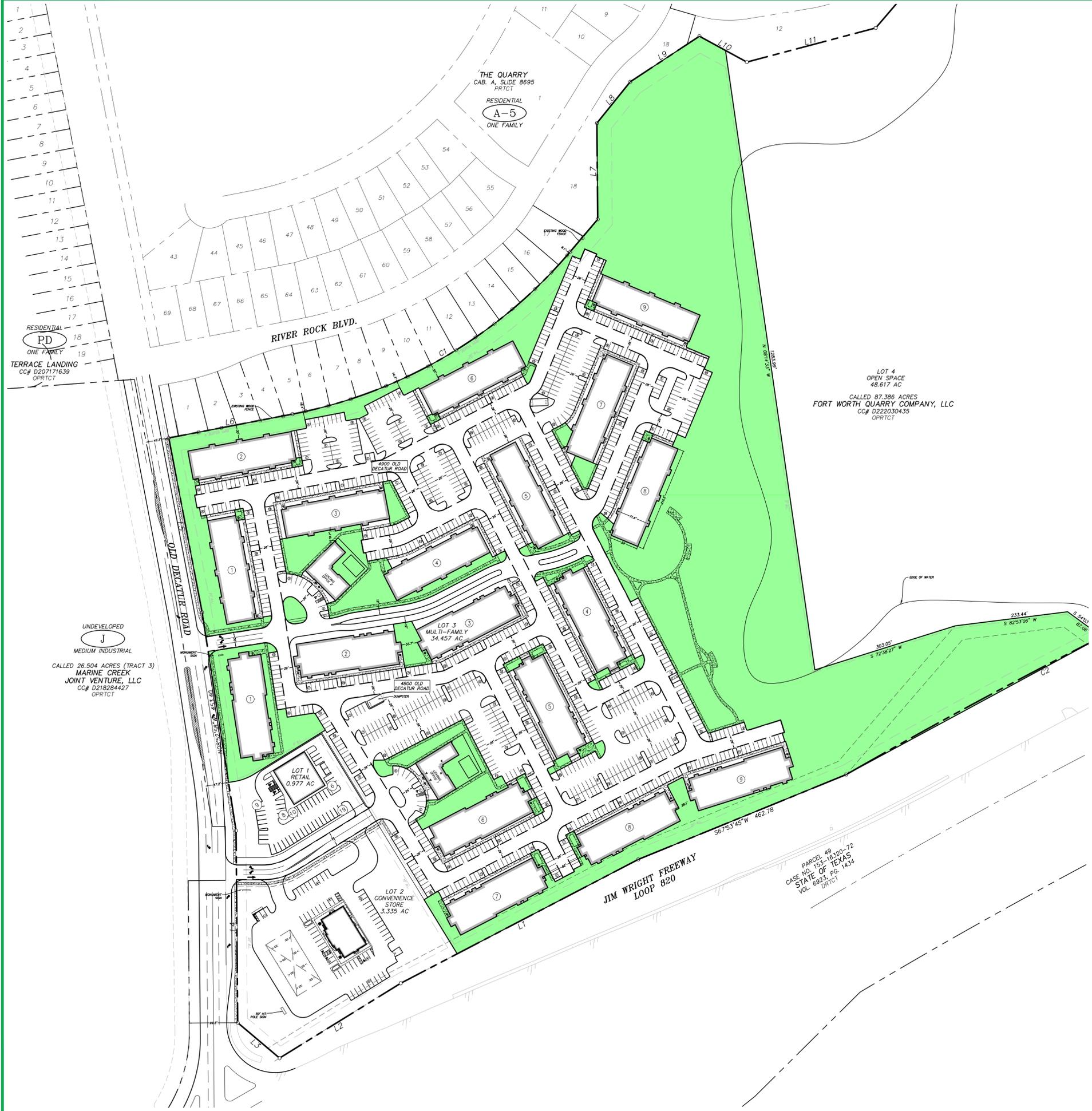
PLANNED DEVELOPMENT  
**SITE PLAN**  
QUARRY FALLS  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS  
AUGUST 2022  
ZONING CASE # ZC-22-157

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

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

**mima**  
civil engineering surveying landscape architecture planning  
texas registration number: 1 - 2759  
texas registration/issuance number: 10088000  
519 e 41st border  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mimatexas.com  
09/30/2022 SHEET 1 OF 2

PLOTTED BY: JACOBS SUBMITTER DATE: 10/30/2022 1:31 PM PLOT: P:\3032\3032\000\000\Planning & Zoning\001\_Zoning\_Representation\Design\Site\Sheet\ZONING SITE PLAN.dwg



THE QUARRY  
CAB. A, SLIDE 8695  
PRCT

RESIDENTIAL  
**A-5**  
ONE FAMILY

LOT 4  
OPEN SPACE  
48,617 AC

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

UNDEVELOPED  
**J**  
MEDIUM INDUSTRIAL

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

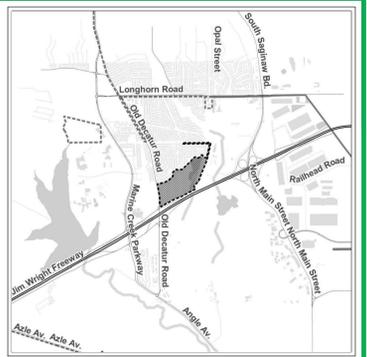
RESIDENTIAL  
**PD**  
ONE FAMILY

TERRACE LANDING  
CC# D207171639  
OPRTCT

PARCEL 49  
CASE NO. 193-16320-72  
STATE OF TEXAS  
VOL. 6923, PG. 1434  
DIRCT

SITE DATA TABLE		
MULTI-FAMILY REQUIREMENTS		
<b>SITE DATA</b>		
BASE ZONING	C	
SITE AREA	34.5 AC	
UNITS	756	
BUILDING COVERAGE	135,072 SF (9%)	
DENSITY	21.9 DU/AC	
<b>LAND DATA</b>		
OPEN SPACE (MIN. 25' WIDE)	<b>REQUIRED</b> 675,426 S.F. (45%)	<b>PROVIDED</b> 655,478 S.F. (44%)
<b>BUILDING DATA</b>		
NUMBER OF STORES	3 STORES; 36' MAX.	
AREA (GROSS)	659,286 SF.	
<b>BUILDING SETBACKS</b>		
FRONT YARD	20' MIN.	
REAR YARD	5' MIN.	
SIDE YARD (INTERIOR)	5' MIN.	
SIDE YARD (CORNER)	20' MIN. TO SIDE STREET	
ADJACENT TO ONE OR TWO FAMILY RESIDENTIAL	30 MIN.	
<b>UNIT TYPE</b>		
	<b>NUMBER</b>	<b>SIZE (SF)</b>
1 BEDROOM	432	667 SF
2 BEDROOM	270	986 SF
3 BEDROOM	54	1,305 SF
<b>REQUIRED PARKING</b>		
MULTI-FAMILY RESIDENTIAL		
1 PARKING SPACES PER BEDROOM	1,134 SPACES	
1 PARKING SPACES PER 250 SF OF COMMON AREA, OFFICES	41 SPACES	
TOTAL PARKING	1,175 SPACES	
<b>PROVIDED PARKING</b>		
SURFACE PARKING (INCLUDING CARPORTS)	1,200 SPACES	
TOTAL PARKING	1,200 SPACES	

SITE DATA TABLE		
COMMERCIAL REQUIREMENTS		
<b>SITE DATA</b>		
BASE ZONING	E	
SITE AREA	4.3 AC	
LOTS	2	
BUILDING COVERAGE	NA	
<b>LAND DATA</b>		
OPEN SPACE(10% REQUIRED)	<b>REQUIRED</b> 10% MIN.	<b>PROVIDED</b> 10% MIN.
<b>BUILDING DATA</b>		
NUMBER OF STORES	3 STORES OR 45' MAX.	
<b>BUILDING SETBACKS</b>		
FRONT YARD (ADJACENT TO ARTERIAL)	0' MIN.	
REAR YARD (ADJACENT TO RESIDENTIAL)	15' MIN.	
SIDE YARD (INTERIOR)	0' MIN.	
SIDE YARD (CORNER)	0' MIN.	
<b>REQUIRED PARKING</b>		
RETAIL (4 PARKING SPACES PER 1,000 SF)	24 SPACES	
CONVENIENCE STORE (4 PARKING SPACES PER 1,000 SF)	21 SPACES	
TOTAL PARKING	45 SPACES	
<b>PROVIDED PARKING</b>		
RETAIL	52 SPACES	
CONVENIENCE STORE	63 SPACES	
TOTAL PARKING	115 SPACES	



**VICINITY MAP**  
NO SCALE

**LEGEND:**

OPEN SPACE

PARKING COUNT

ZONING

BUILDING ENTRY/EXIT

EX. USE CLASSIFICATION

- NOTES:**
- UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH THE MULT-FAMILY DEVELOPMENT STANDARDS (MFD) AND MFD SITE PLAN SHALL BE SUBMITTED.
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  - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

DIRECTOR OF DEVELOPMENT SERVICES

DATE \_\_\_\_\_

- "C" MEDIUM DENSITY MULTI-FAMILY - DEVELOPMENT STANDARDS:**
- OPEN SPACE REQUIREMENT SHALL BE A MINIMUM OF 44 PERCENT, EXCLUSIVE OF LOT 4 USED FOR PARKLAND DEDICATION.
  - A BUFFER YARD OF THIRTY FEET (30) MINIMUM SHALL BE REQUIRED ALONG THE NORTHERN PROPERTY LINE ONLY, REGARDLESS OF CLASSIFICATION OF ABUTTING ZONING DISTRICT.
    - THE BUFFER YARD NEED NOT EXTEND INTO OR BEYOND ANY EASEMENT THAT IS REQUIRED TO PROVIDE ACCESS TO PROPERTIES DIRECTLY TO THE NORTH.
    - EXISTING WOOD RESIDENTIAL FENCING IS ALLOWABLE AND SHALL REMAIN.
    - BUILDING BALCONIES MAY ENCRoACH UP TO A MAXIMUM OF FIVE FEET INTO THE BUFFER YARD.
  - SIGNS SHALL COMPLY WITH THE C MULTIFAMILY AND CITY SIGNAGE ORDINANCE WITH THE FOLLOWING EXCEPTIONS:
    - A SIGN OR COMBINATION OF MONUMENT SIGNS SHALL HAVE A MAXIMUM ALLOWABLE AREA OF EXPOSURE ON THE DEDICATED STREET FRONTAGE OF NOT MORE THAN TWO (2) SQUARE FEET FOR EACH TEN (10) LINEAR FEET OF FRONTAGE ALONG SAID STREET.
    - TWO MONUMENT SIGNS SHALL BE ALLOWED ON OLD DECATUR ROAD.
      - AN ILLUMINATED MULTI-TENANT MONUMENT SIGN SHALL SERVE THE COMMERCIAL AND PHASE I MULTIFAMILY DEVELOPMENT WITH A MAXIMUM SQUARE FOOTAGE OF 100 SQUARE FEET.
      - PHASE II MULTIFAMILY DEVELOPMENT MONUMENT SIGN SHALL BE SITUATED ON SOUTH EDGE OF DRIVEWAY #2, NOT TO INTERFERE WITH TRAFFIC SIGHTLINES.
    - THE SHORTER SIDE OF BUILDINGS MAY FRONT OLD DECATUR ROAD.

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

ZONING CASE # ZC-22-157

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

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

**mima**  
civil engineering surveying landscape architecture planning

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

09/30/2022 SHEET 2 OF 2

## PLANNED DEVELOPMENT STANDARDS FOR QUARRY FALLS

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

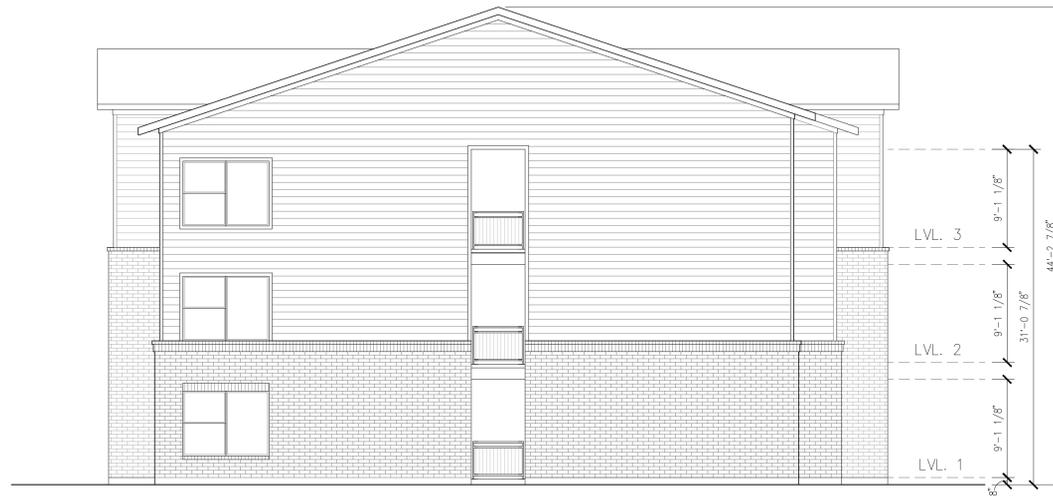
### Development Standards:

1. **Unless otherwise noted, all “C” Medium Density Multifamily zoning ordinance sections apply.**
  - a. Open Space Requirement shall be a minimum of 44 percent, exclusive of Lot 4 used for parkland dedication.
  - b. A buffer yard of thirty feet (30) minimum shall be required along the northern property line only, regardless of classification of abutting zoning district.
    - i. The buffer yard need not extend into or beyond any easement that is required to provide access to properties directly to the north.
    - ii. Existing wood residential fencing is allowable and shall remain.
    - iii. Building balconies may encroach up to a maximum of five feet into the buffer yard.
  - c. Signs shall comply with the C Multifamily and City signage ordinance with the following exceptions:
    - i. A sign or combination of monument signs shall have a maximum allowable area of exposure on the dedicated street frontage of not more than two (2) square feet for each ten (10) linear feet of frontage along said street.
    - ii. Two monument signs shall be allowed on Old Decatur Road.
      1. An illuminated multi-tenant monument sign shall serve the commercial and Phase I multifamily development with a maximum square footage of 100 square feet.
      2. Phase II multifamily development monument sign shall be situated on south edge of Driveway #2, not to interfere with traffic sightlines.
  - d. The shorter side of buildings may front Old Decatur Road.
2. **The following Enhanced Landscaping shall be required (20 points Minimum).**
  - a. Street trees (10 points)
  - b. Pedestrian-Scaled Lighting (10 points)
  - c. Pool in both Phase I and Phase II (10 points)
  - d. Dog Park (5 points)
  - e. Proximity to Public Park (5 points)
  - f. Dedicating 48.617 acres of parkland in lieu of park, impact, and traffic fees associated with the project.
3. **Additional Elements Owner agrees to provide:**
  - a. Activated park area behind Building 9 in open space and connectivity to proposed parkland being dedicated.









**2** BUILDING TYPE I - SIDE  
1/8"=1'-0"



**1** BUILDING TYPE I - REAR  
1/8"=1'-0"

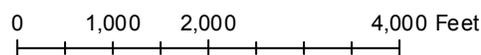
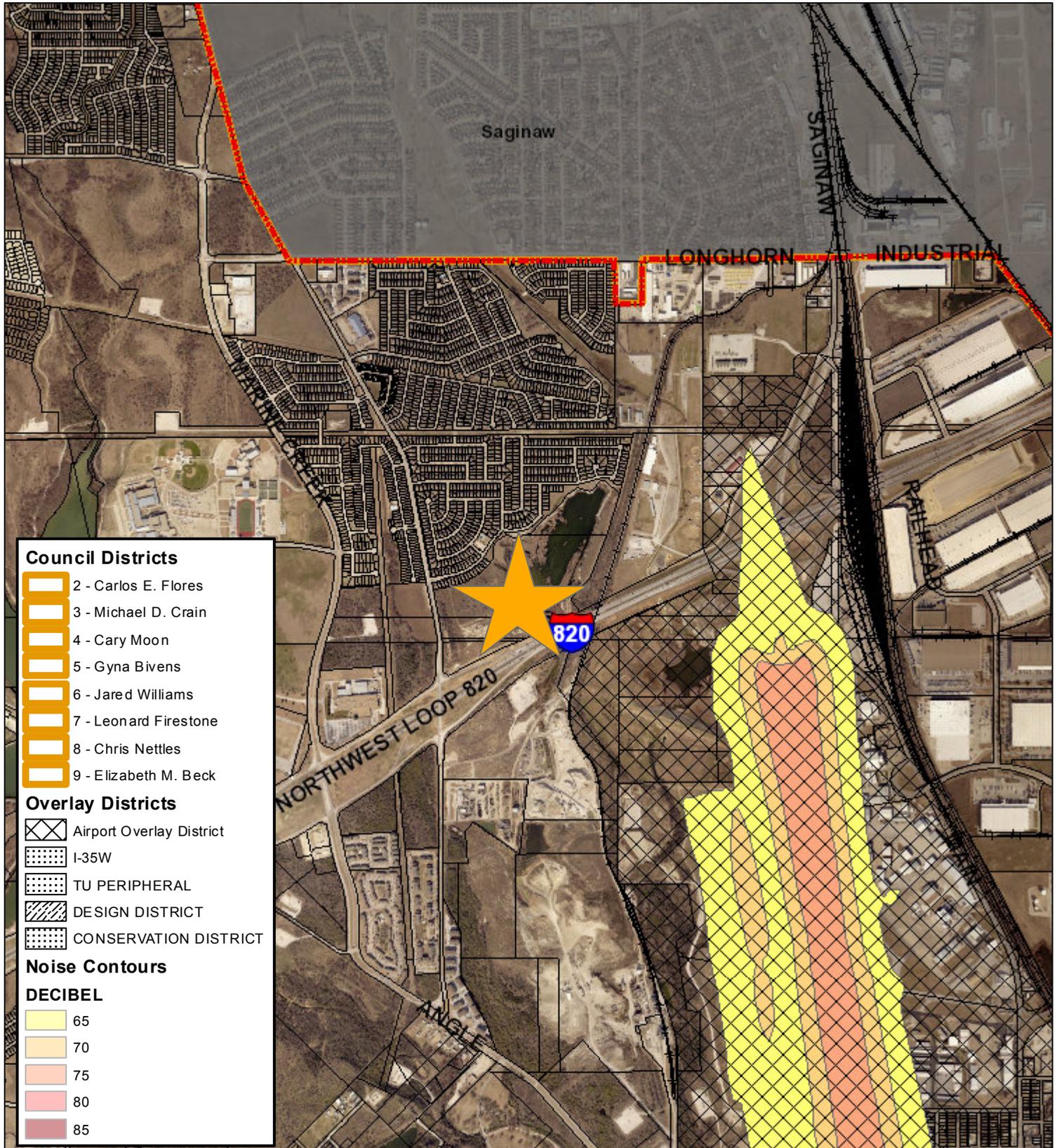
**PRELIMINARY BUILDING ELEVATIONS - QUARRY FALLS PHASE II**  
FORT WORTH, TX - GREYSTAR

**MEEKS PARTNERS**  
16000 Memorial Drive  
Suite 100  
Houston, Texas 77079  
281.558.8787

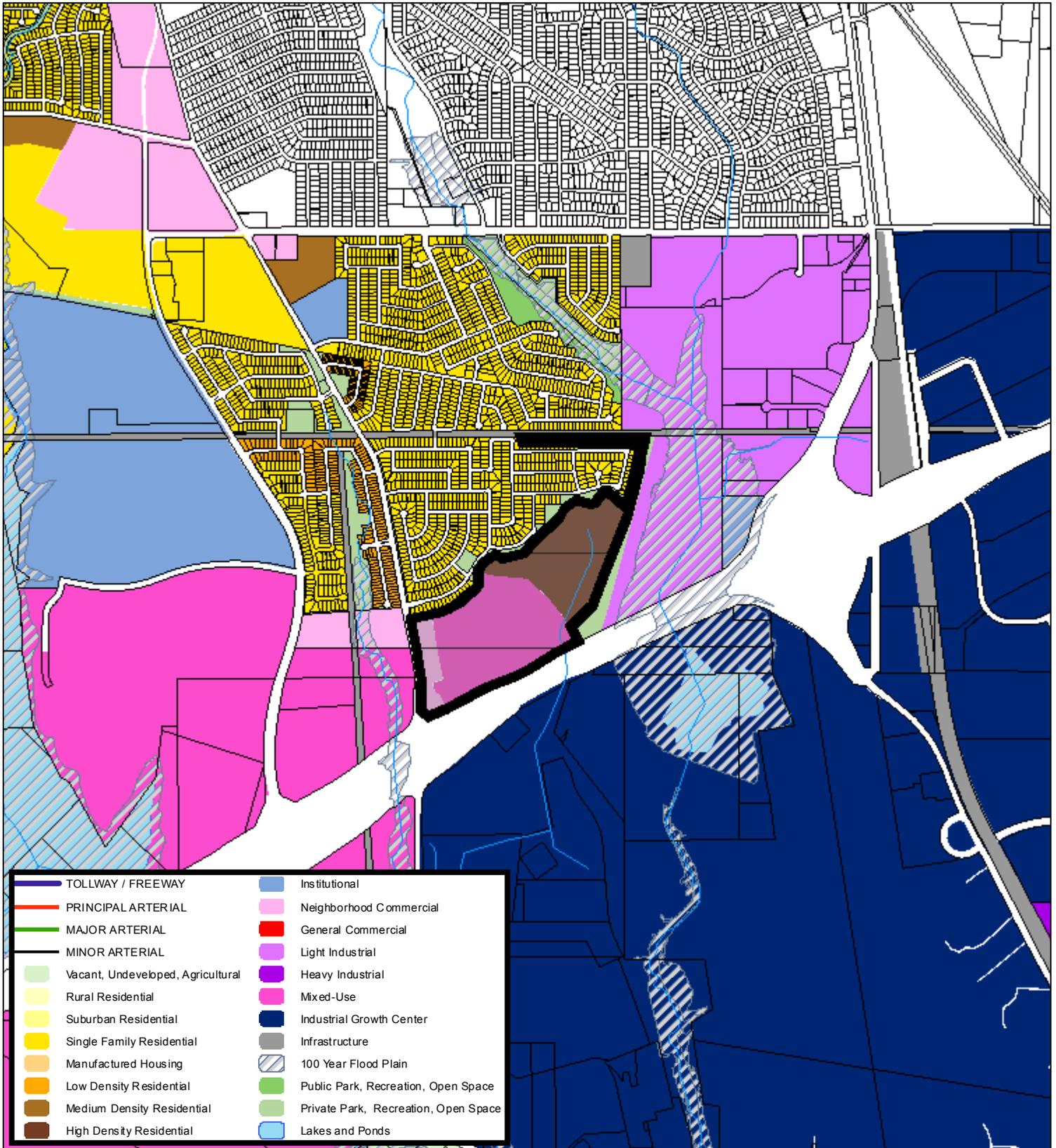
2022 08 15  
**A-04**  
JOB NO. 22028

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### Area Map



### Future Land Use

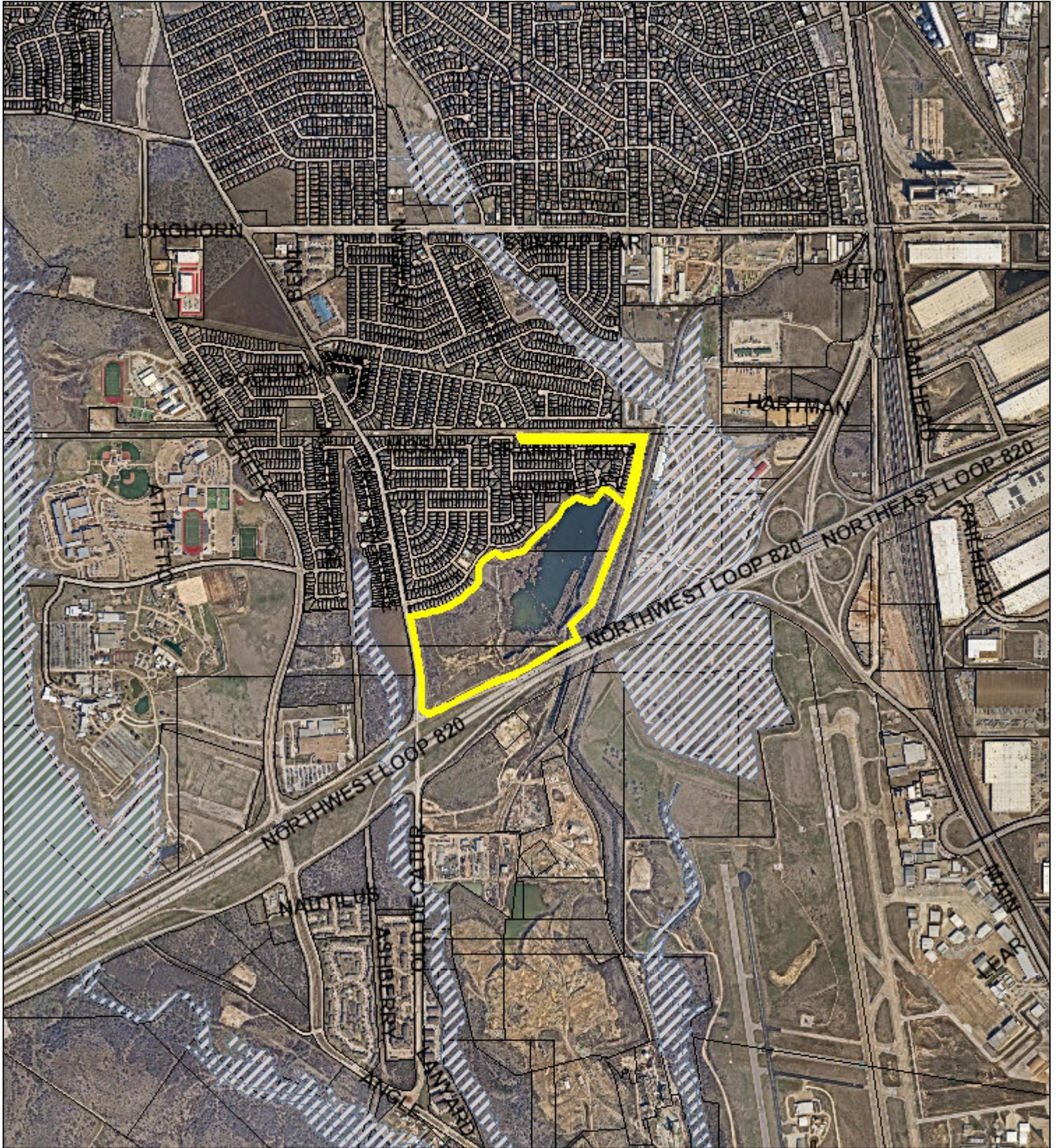


1,600 800 0 1,600 Feet

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



## Aerial Photo Map



0 1,050 2,100 4,200 Feet





# Zoning Staff Report

Date: October 12, 2022

Case Number: ZC-22-158

Council District: 6

## Zoning Map Amendment

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

**Owner / Applicant:** Virginia M. Purcell

**Site Location:** 801 W. Rendon Crowley Rd

**Acres:** 0.89 acres

### Request

**Proposed Use:** Auto Repair

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

To: "FR" General Commercial Restricted

### Recommendation

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

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

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

### Table of Contents

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

## Project Description and Background

The proposed site is located on the south side of Rendon Crowley Road, approximately .75 miles from I-35W. The applicant is requesting a zoning change from “E” Neighborhood Commercial to “FR” General Commercial Restricted for automotive repair/brake shop. Surrounding land uses are primarily vacant with commercial uses to the west. Staff supports this request because the site is located along a principal arterial with no adjacent or nearby residential uses.

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / vacant and FM 1187  
East “E” Neighborhood Commercial / vacant  
South “E” Neighborhood Commercial / vacant  
West “E” Neighborhood Commercial / commercial uses

## Recent Zoning History

No zoning cases in vicinity.

## Public Notification

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

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

\* Located closest to this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing to change the zoning of this site from “E” Neighborhood Commercial to “FR” General Commercial Restricted. The site is along a principal arterial roadway, designed for traffic from the larger community. Properties to the north, east, and south are zoned “E” and are vacant. The property to the west has a commercial use. The site is located approximately 1,000 ft from a A-5 One-Family district and the proposed automotive repair would have minimal impact.

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

## Comprehensive Plan Consistency– Far South

---

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

However, the site is located along a principal arterial and heavier commercial uses are appropriate along these thoroughfares. The proposed zoning is also 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.
- Attract freeway commercial uses that portray a positive image and lasting investment.

## Economic Development Plan

---

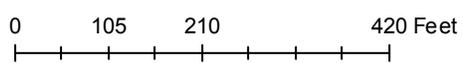
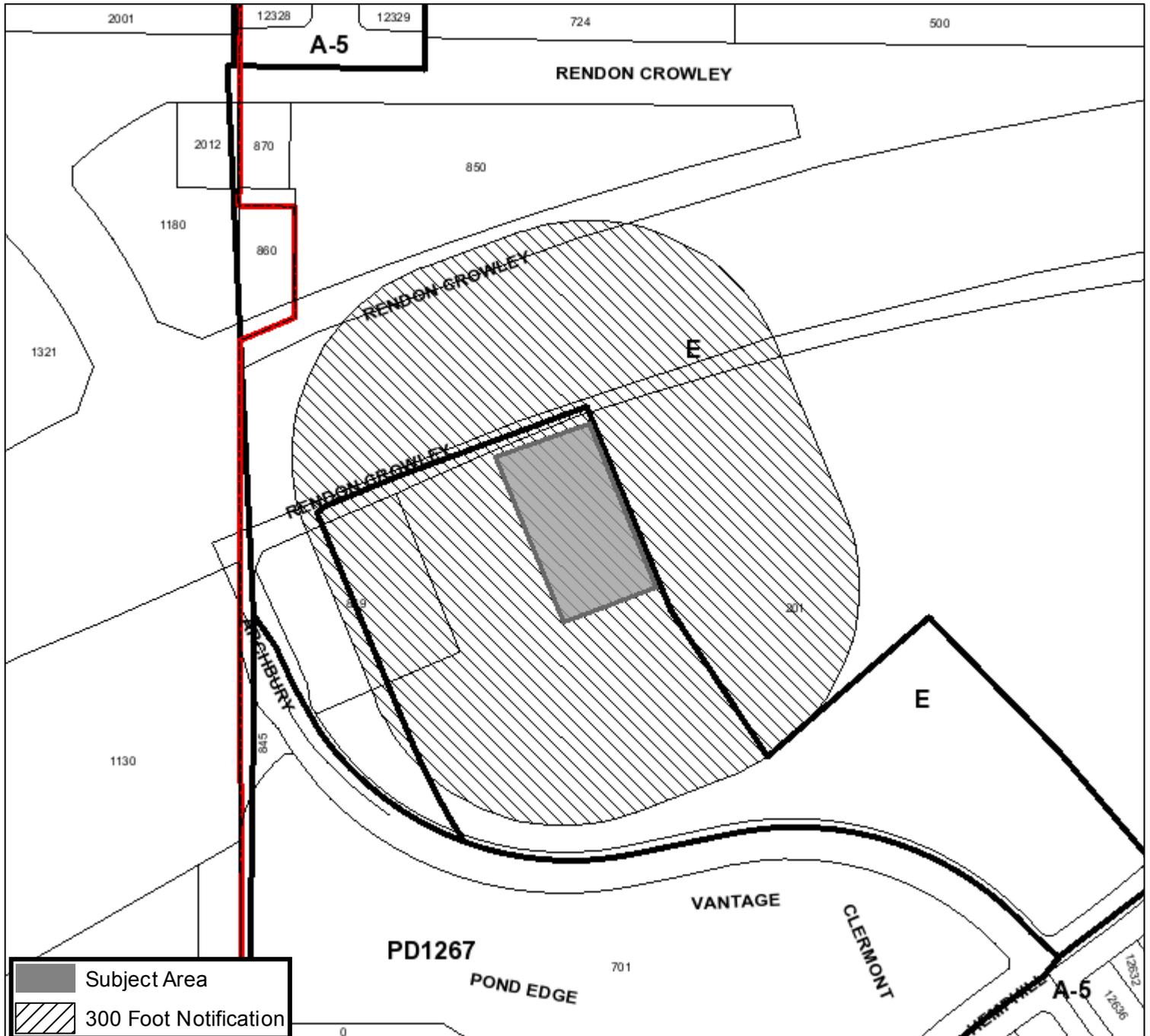
The adopted Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

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

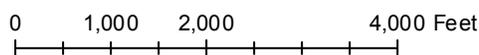
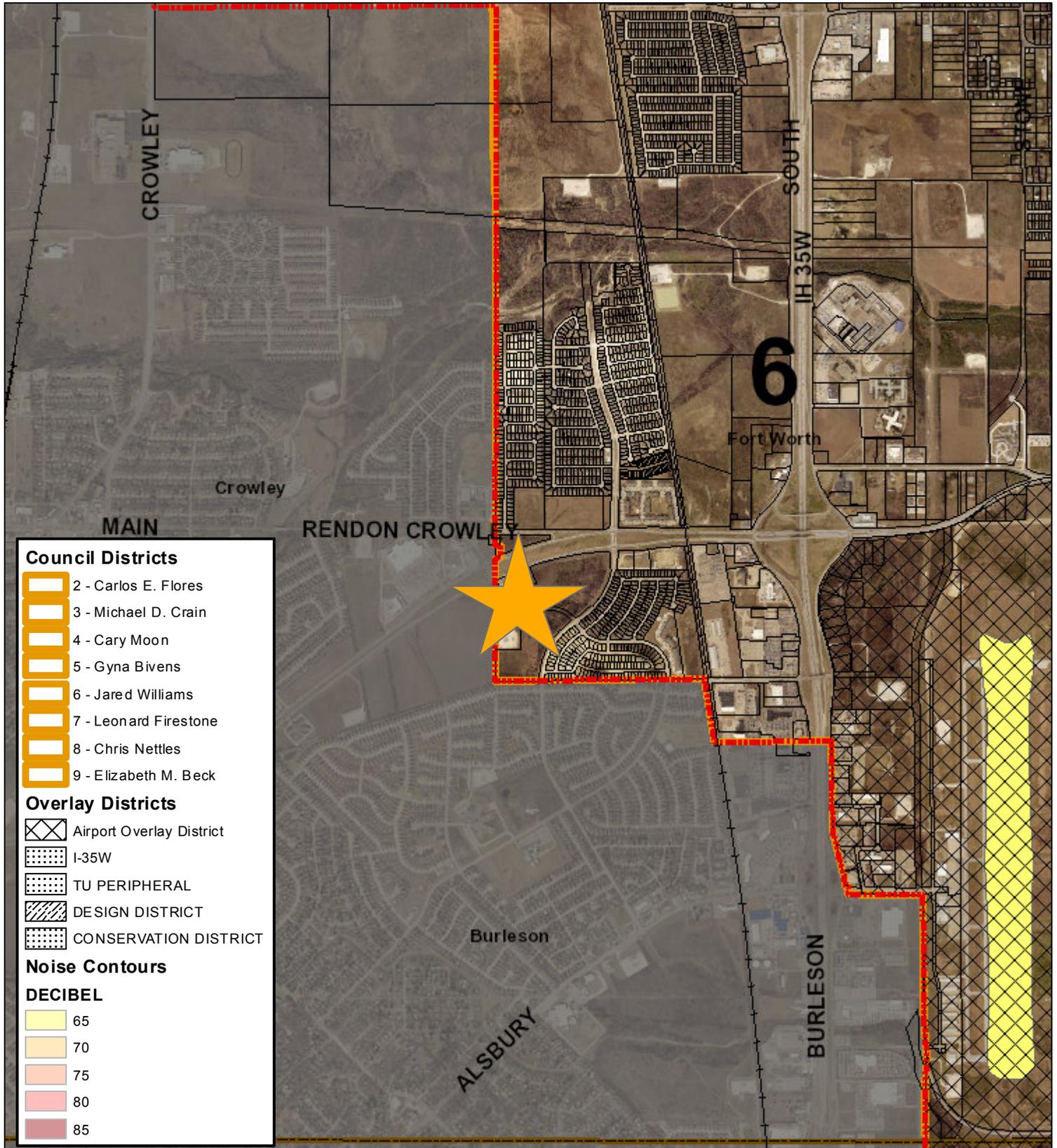
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, but the new development will contribute to the needs of the community.

### Area Zoning Map

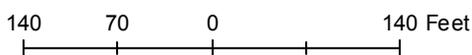
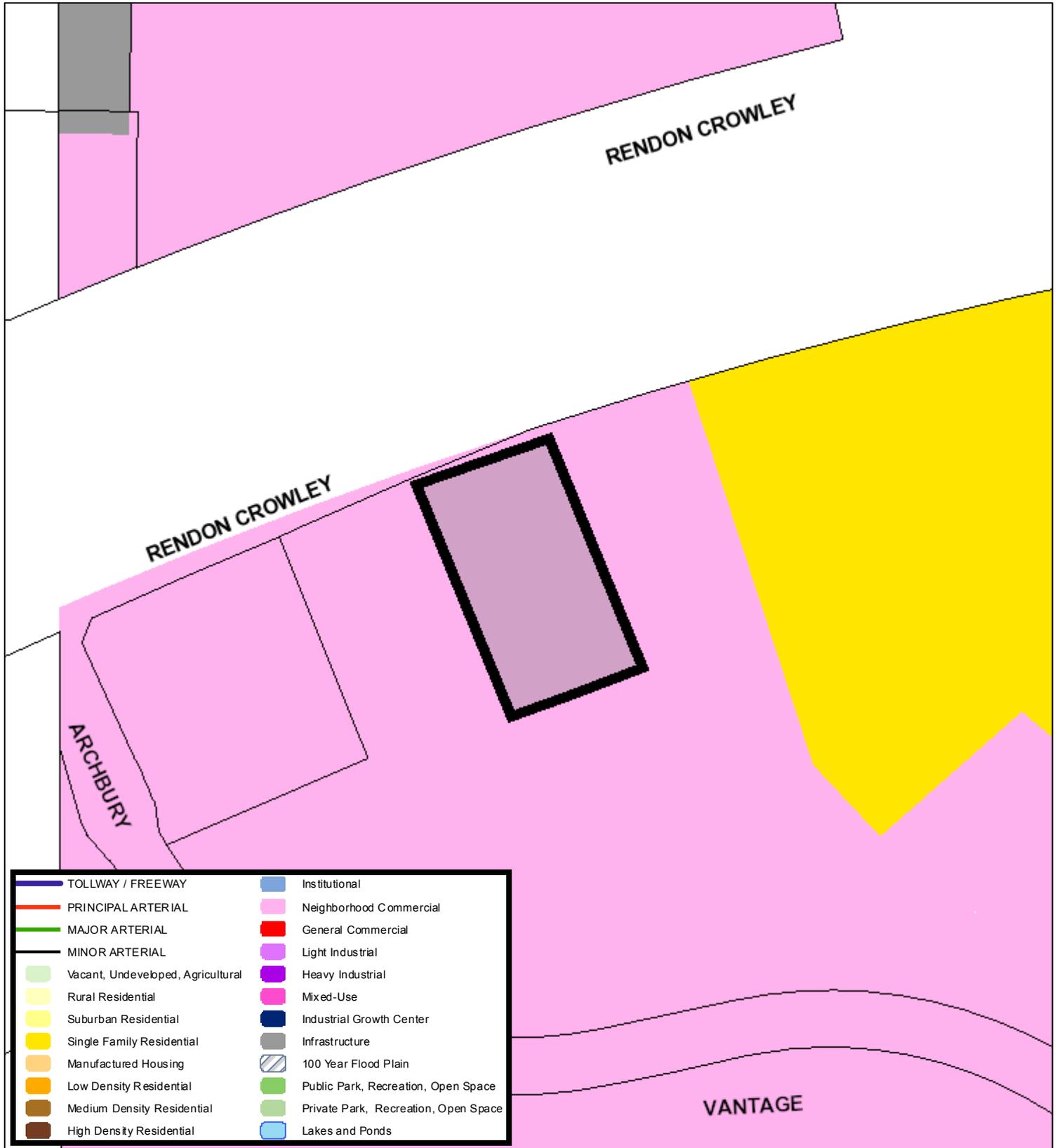
Applicant: Virginia M. Purcell  
 Address: 801 W. Rendon Crowley Road  
 Zoning From: E  
 Zoning To: FR  
 Acres: 0.89715763  
 Mapsco: 118M,R  
 Sector/District: Far South  
 Commission Date: 10/12/2022  
 Contact: null



### Area Map



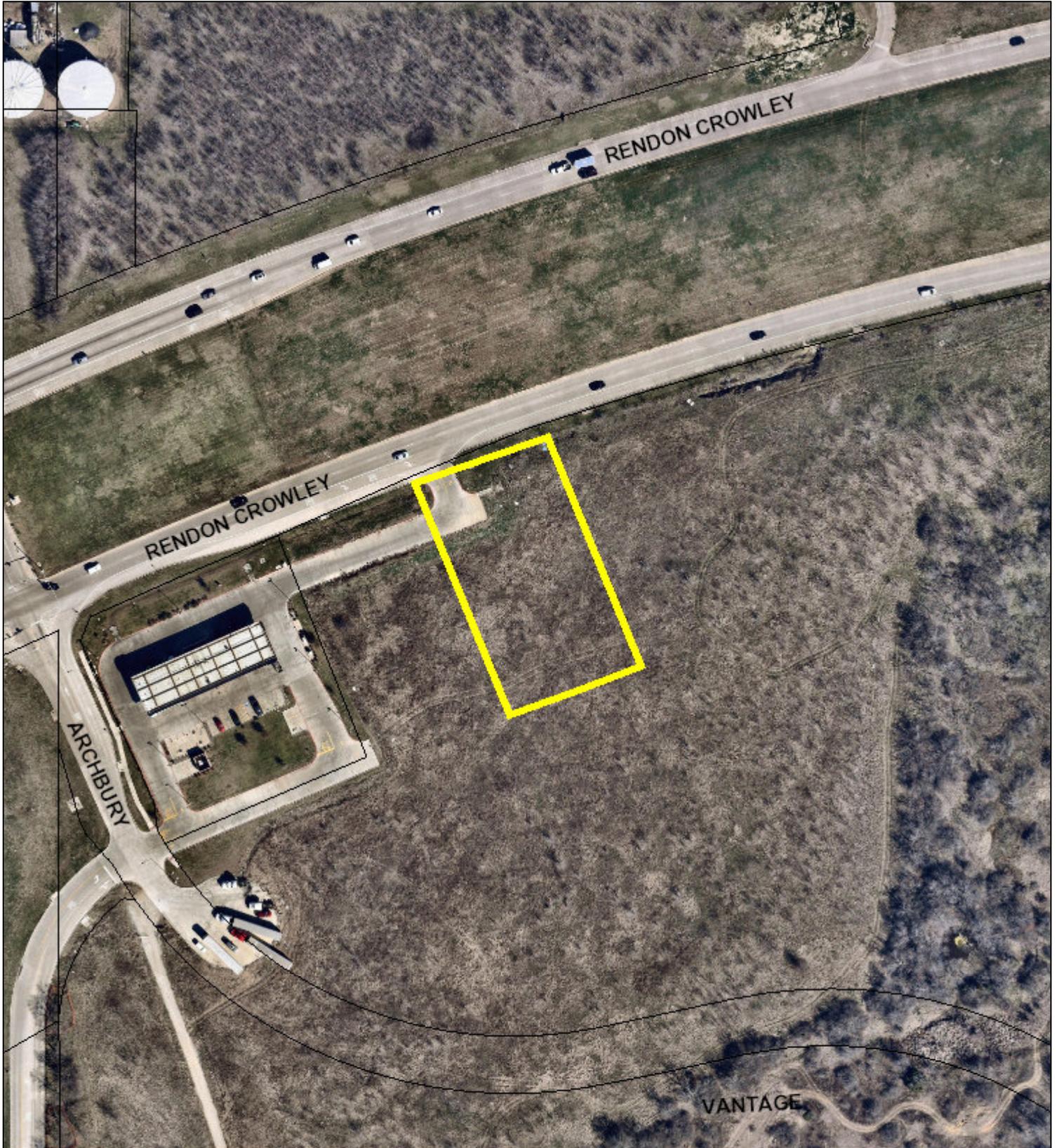
### Future Land Use



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



**Aerial Photo Map**



0 90 180 360 Feet





# Zoning Staff Report

Date: October 12, 2022

Case Number: ZC-22-159

Council District: future 3

## Zoning Map Amendment

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

**Owner / Applicant:** Aledo WC 34 LLC / Bo Trainor, Peloton Land Solutions

**Site Location:** 15000 block Old Weatherford Road      **Acreage:** 34.548 acres

### Request

**Proposed Use:** Townhomes

**Companion Case:** AX-22-007

**Request:** From: Unzoned

To: "R2" Townhouse/Cluster

### 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 applicant is proposing to develop townhomes on an undeveloped 34.548-acre agricultural tract of land in the Far West sector, in the City's 5-mile extraterritorial jurisdiction [ETJ]. Once the site is voluntarily annexed into the City limits, it would be within Council District 3. The property is situated off of Old Weatherford Road, which is listed on the City's adopted Master Thoroughfare Plan as a Neighborhood Connector. Currently there is no zoning on this property as it is not yet within the City limits. The proposed zoning would be "R2" Townhouse/Cluster. The purpose and intent of Townhouse/Cluster "R2" district is to provide a specific zone for the development of row houses and townhouses on unique patterned lots clustered around a common access road or cul-de-sac. This zoning would allow development of single family attached townhouse or rowhouse dwellings, with a minimum 15% open space requirement, and a maximum density of 24 dwelling units per acre on average, with a maximum building façade length 250 feet. A general layout was requested by City staff on September 28<sup>th</sup>, but was never provided by the representative. Please note that for standard rezoning applications, a site plan or layout is *not* required, however if provided, this can give staff and elected & appointed officials insight into how the property is intended to be set up and operated.

This case has a companion annexation case, AX-22-007, that is expected to be heard by City Council on November 8<sup>th</sup>, 2022 alongside the zoning request.

## Surrounding Zoning and Land Uses

North n/a (ETJ) / undeveloped  
East "PD-522" Planned Development – Walsh Ranch / undeveloped  
South "PD-522" Planned Development – Walsh Ranch / residential  
West "CF" Community Facilities / undeveloped

## Recent Zoning History

- Site is within the City's 5-mile ETJ, so there is no zoning history on this property. An annexation request is being run concurrently with this zoning application.

## Public Notification

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

Organizations Notified	
Old Weatherford Road NA*	Trinity Habitat for Humanity
Aledo ISD	

*\*Located closest to this registered Neighborhood Association*

# Development Impact Analysis

## Land Use Compatibility

---

The applicant is proposing to zone the site to “R2” to develop a single-family residential neighborhood in a townhouse style layout. The surrounding uses are largely undeveloped to the west, north, and east. Residential development is occurring within the Walsh Ranch neighborhood to the south across Old Weatherford Road. This is a fast growing sector and the proposal to build more housing on this tract would not be out of character with other developments currently underway in the vicinity.

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

## Comprehensive Plan Consistency – Far West

---

The 2022 Comprehensive Plan currently designates the subject property as future low density residential. The site was previously designated as future single-family residential, however the City Plan Commission voted on September 28<sup>th</sup>, 2022 to recommend upgrading the Future Land Use Map from Single-Family residential to Low Density Residential, bringing the request to “R2” into alignment with the Comprehensive Plan.

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

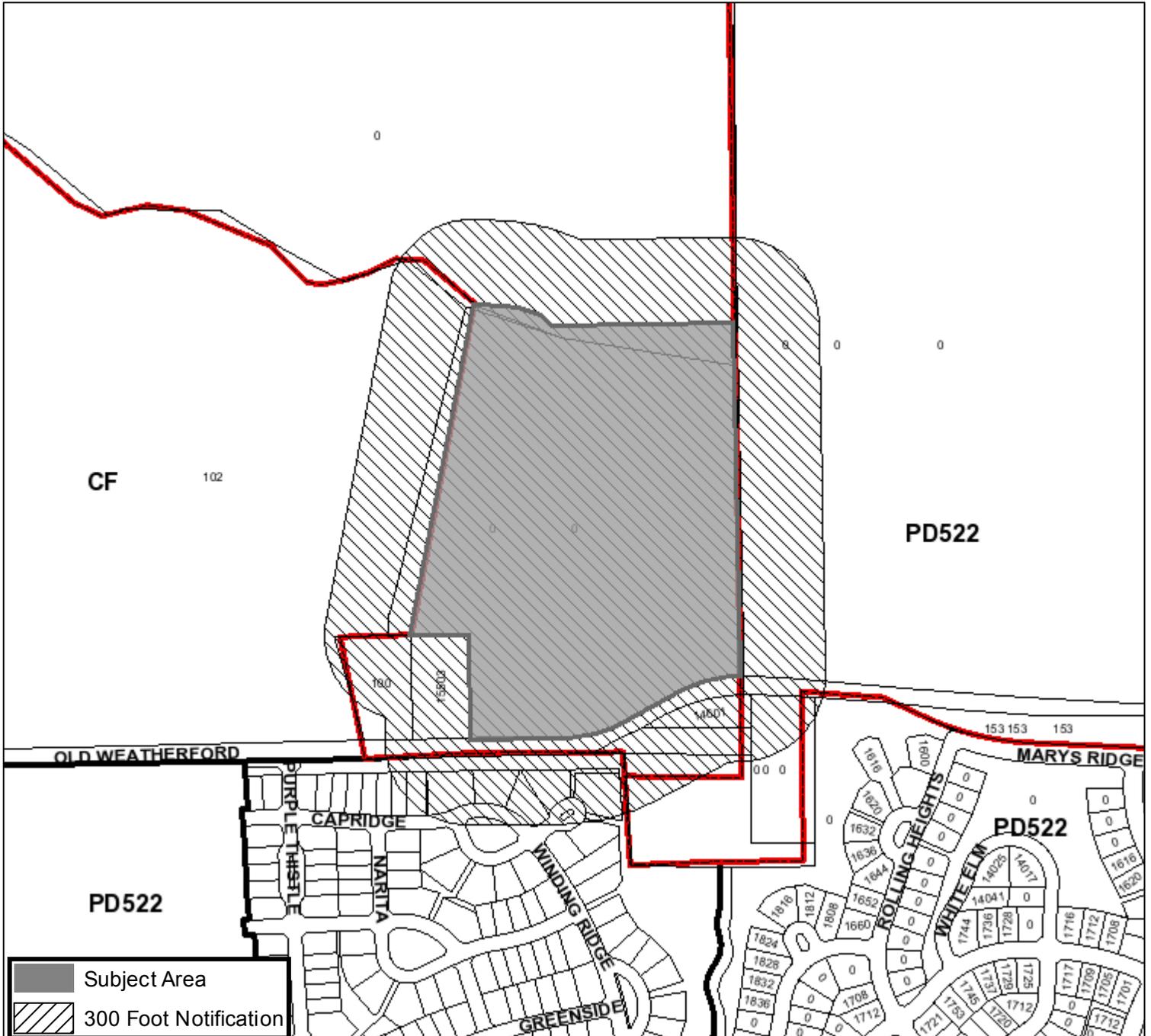
## Economic Development Plan

---

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

### Area Zoning Map

Applicant: Aledo WC 34LLC  
 Address: null  
 Zoning From: Unzoned  
 Zoning To: R2  
 Acres: 32.96124509  
 Mapsco: 761 B  
 Sector/District: Far West  
 Commission Date: 10/12/2022  
 Contact: null

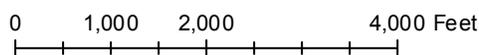
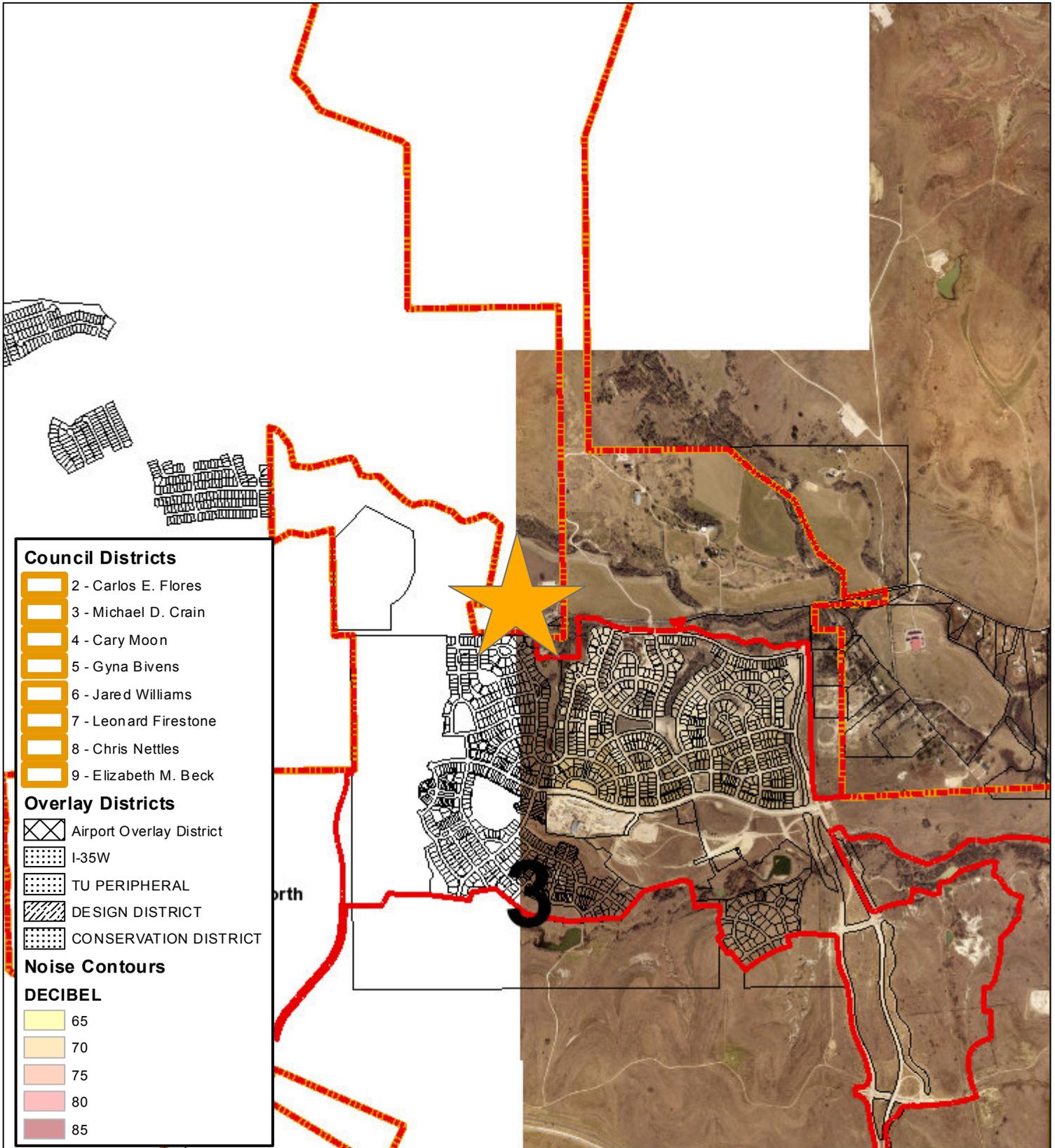


 Subject Area  
 300 Foot Notification

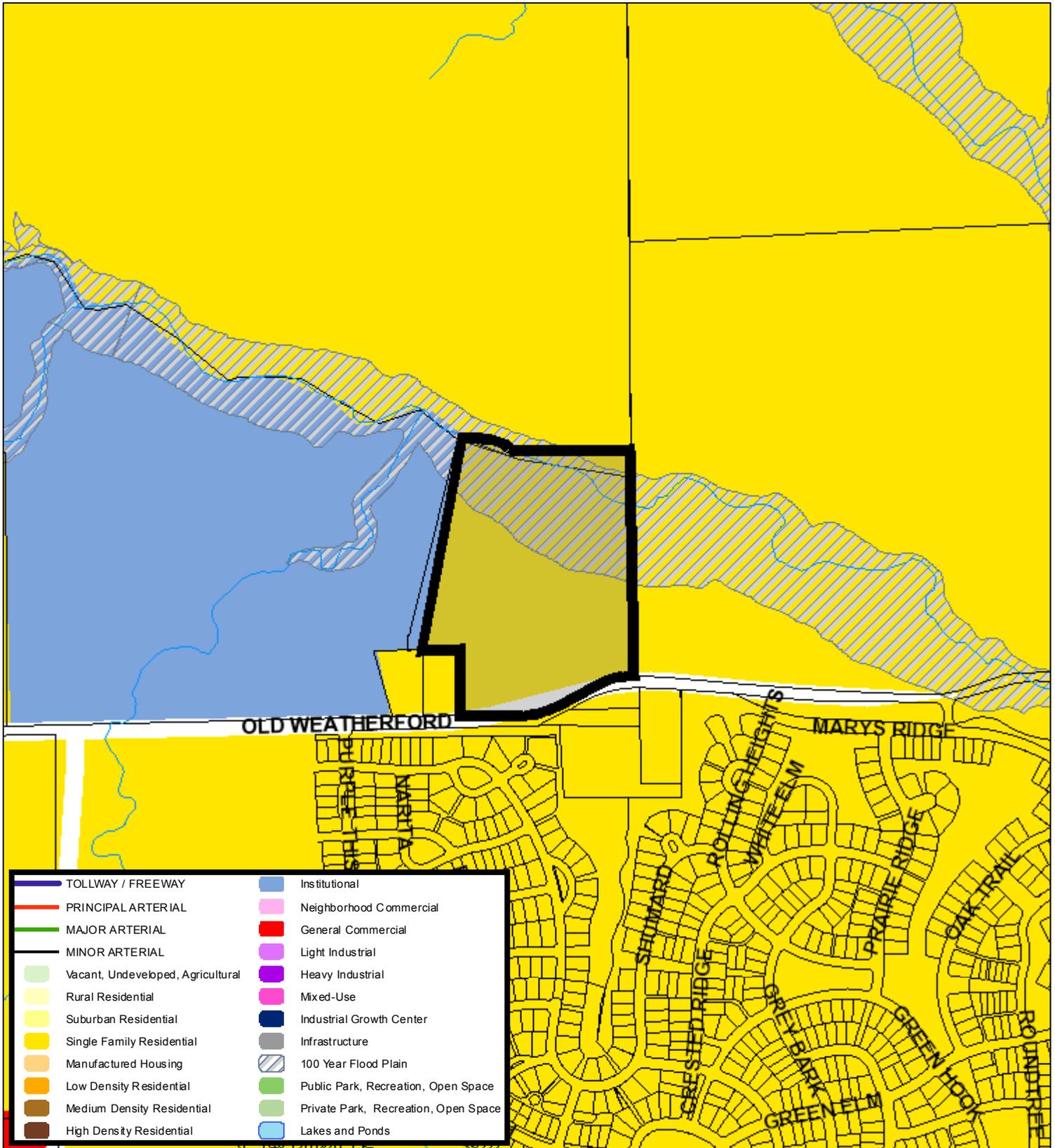
0 250 500 1,000 Feet



### Area Map



### Future Land Use

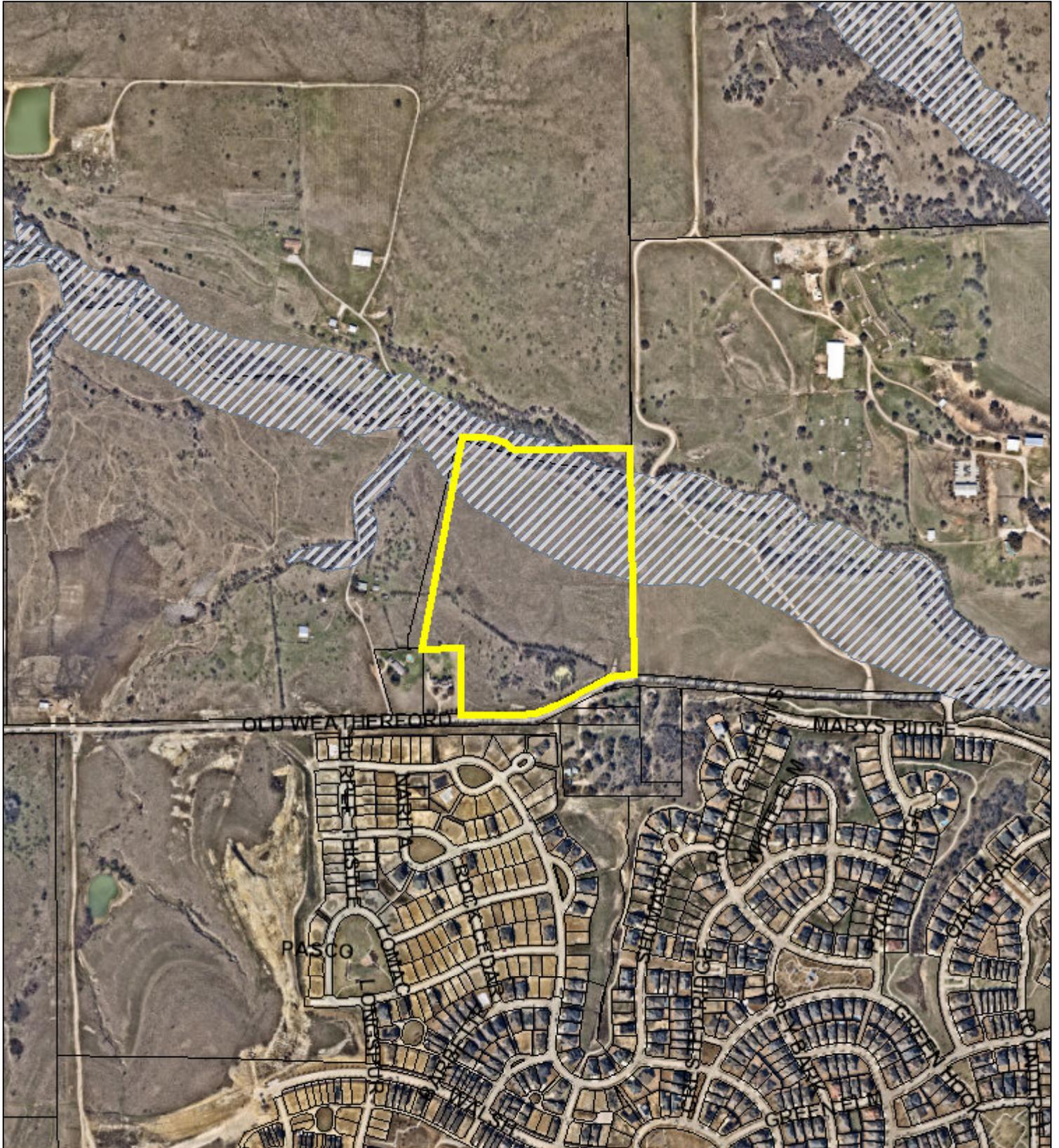


730 365 0 730 Feet

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



## Aerial Photo Map



0 460 920 1,840 Feet





# Zoning Staff Report

**Date:** October 12, 2022

**Case Number:** ZC-22-160

**Council District:** future 3

## Zoning Map Amendment

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

**Owner / Applicant:** Geo Beggs Aledo Ranch LP & Rockriver Partnership, LTD – property owners  
Bo Trainor, Peloton Land Solutions – representative

**Site Location:** SE corner of FM 3325 & Old Weatherford Road      **Acreage:** 249.98 acres

### Request

**Proposed Use:** Commercial, Multifamily and Single family      **Companion Case:** AX-22-006

**Request:** From: Unzoned

To: “G” Intensive Commercial, “D” High Density Multifamily, “R2”  
Townhouse/Cluster, and “A-5” One Family Residential

### Recommendation

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

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

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

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8. Future Land Use Map
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## Project Description and Background

The applicant is proposing to develop an undeveloped 250 acre agricultural tract of land in the Far West sector, in the City’s 5-mile extraterritorial jurisdiction [ETJ]. Once the site is voluntarily annexed into the City limits, it would be within Council District 3. The property is situated at the intersection of Old Weatherford Road and FM 3325 (Farmer Road). Currently there is no zoning on this property as it is not yet within the City limits. The proposed zoning would be “G” Intensive Commercial, “D” High Density Multi Family, “R2” Townhouse/Cluster, and “A-5” One Family Residential. These land uses are configured with the most intense commercial uses at the corner of FM 3325 and Old Weatherford, and then gradually decreasing in intensity as you get further back from FM 3325, to future apartments, future townhomes, and finally future single family residences. The “D” and “R2” zones function as an effective buffer between the commercial area and the core single family residential area, which composes a majority of the 250 acre site. A general layout was requested by City staff on September 28<sup>th</sup>, but was never supplied by the project representative. Please note that for standard rezoning applications, a site plan or layout is *not* required, however if provided, this can give staff and elected & appointed officials insight into how the property is intended to be set up and operated.

This case has a companion annexation case, AX-22-006, that is expected to be heard by City Council on November 8<sup>th</sup>, 2022 alongside the zoning request.

## Surrounding Zoning and Land Uses

North n/a (ETJ) / residential & undeveloped  
East “PD-522” Planned Development – Walsh Ranch / undeveloped  
South “AG” Agricultural / agricultural  
West n/a (ETJ) / agricultural

## Recent Zoning History

- Site is within the City’s 5-mile ETJ, so there is no zoning history on this property, also known as Beggs Ranch East. An annexation request is being run concurrently with this zoning application.

## Public Notification

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

Organizations Notified	
Old Weatherford Road NA*	Trinity Habitat for Humanity
Aledo ISD	

*\*Located closest to this registered Neighborhood Association*

# Development Impact Analysis

## Land Use Compatibility

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The applicant is proposing to zone the site to four different zoning classifications in order to develop a horizontal mixed use development on the periphery of the City. The surrounding uses are largely undeveloped / agricultural to the west, south, and east. Residential development is occurring within the Morningstar neighborhood to the north across Old Weatherford Road, in the City's ETJ. This is a fast growing sector and the proposal to build more housing on this tract would not be out of character with other developments currently underway in the vicinity. The mix of residential zones will provide a variety of housing types that will benefit residents of Fort Worth by offering a cross section of different styles of home choices at varying price points. The commercial pieces will complement the residential rooftops and provide retail outlets for the neighborhood, which only has limited commercial opportunities in Aledo, at I-20 and Ranch House Road, over 6 minutes away.

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

## Comprehensive Plan Consistency – Far West

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The 2022 Comprehensive Plan currently designates the subject property as future general commercial, medium density residential, low density residential, & single family residential. The site was previously designated as future single family residential & neighborhood commercial, however the City Plan Commission voted on September 28<sup>th</sup>, 2022 to recommend upgrading the Future Land Use Map to match this application, bringing this zoning request into alignment with the Comprehensive Plan.

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

## Economic Development Plan

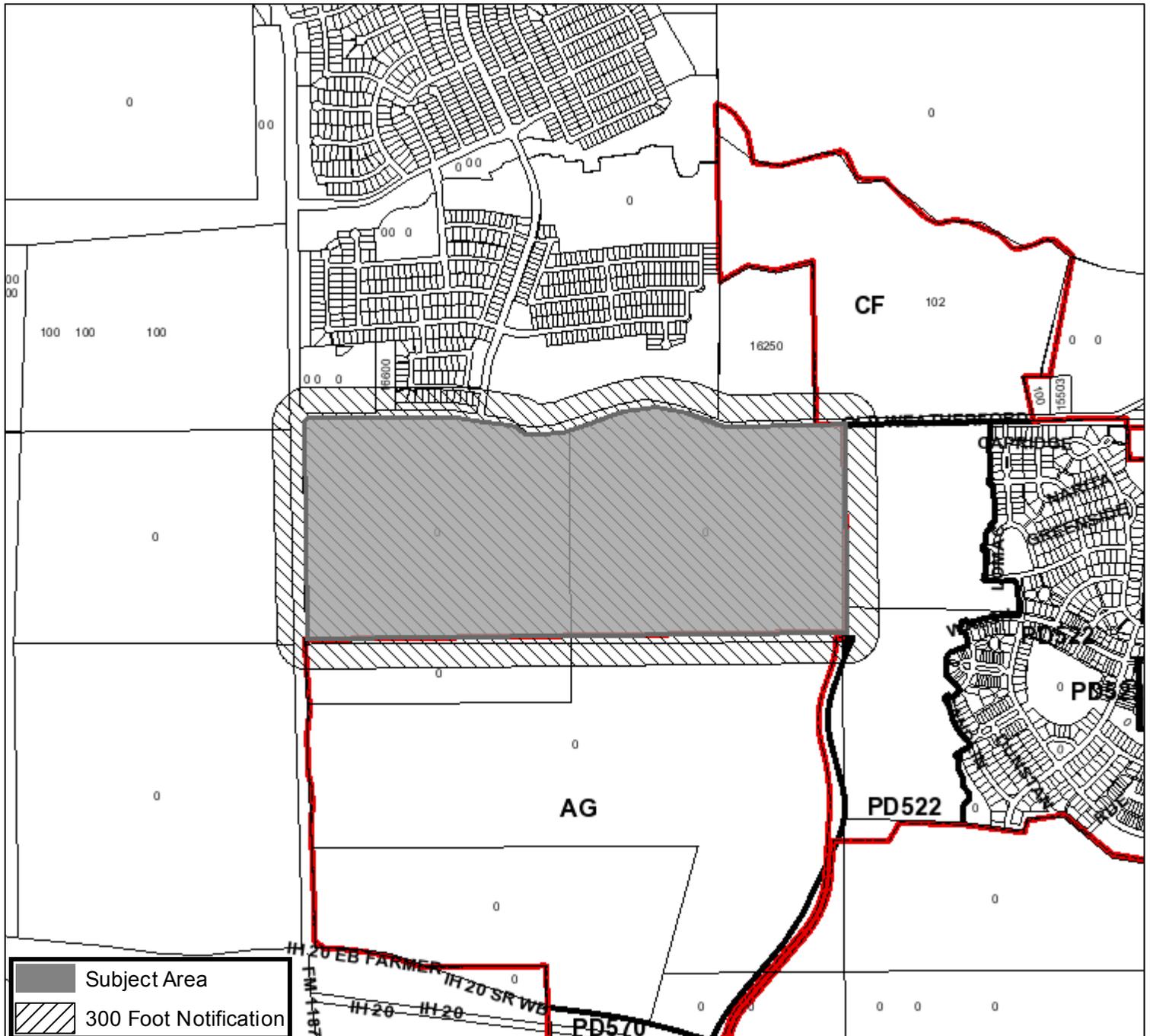
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The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment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

One of the desired outcomes of the Economic Development Plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. The commercial component of this proposal should support the needs of the neighborhood while also contributing to additional growth that the City can benefit from.

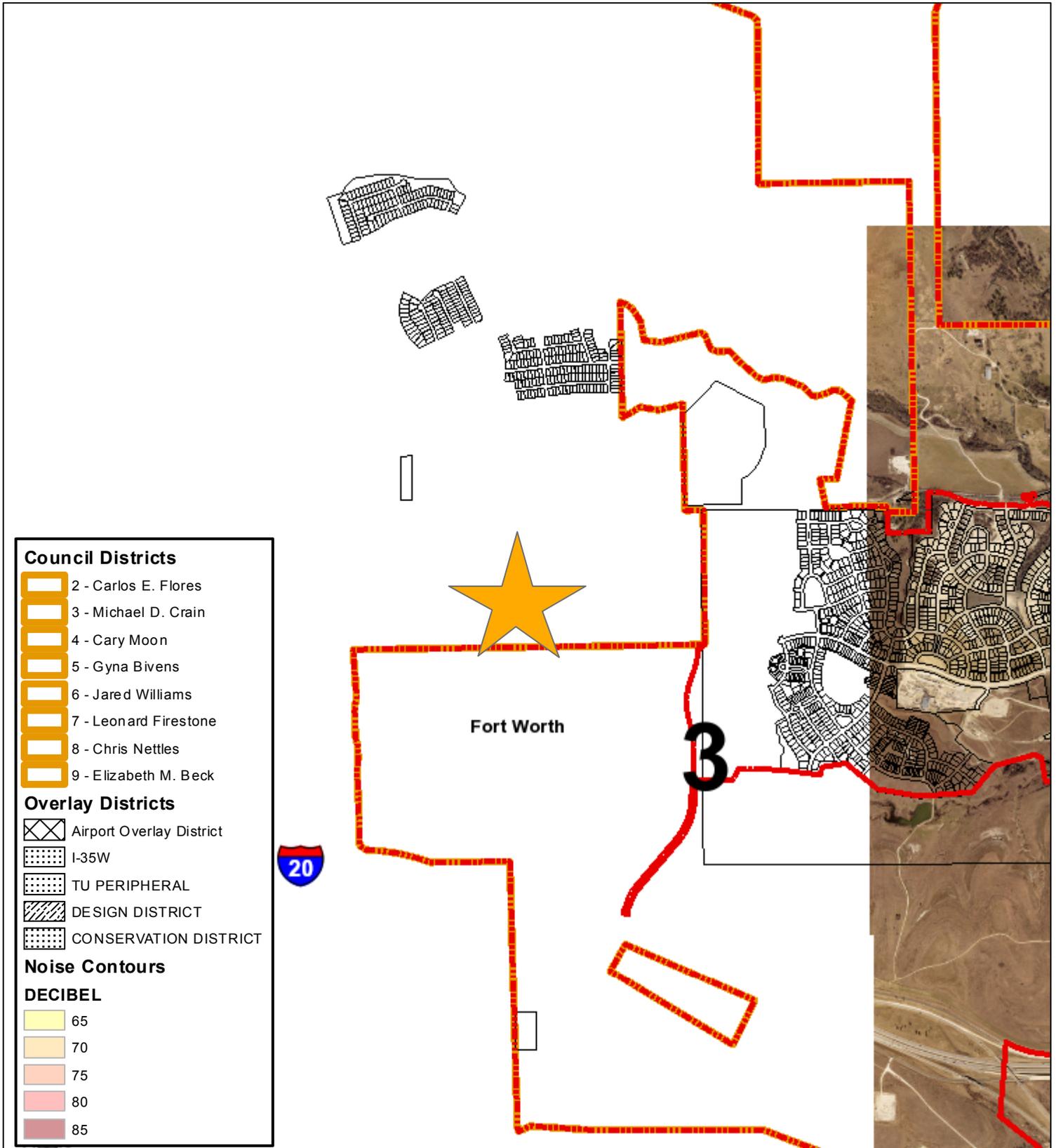
### Area Zoning Map

Applicant: Geo Beggs Aledo Ranch LP & Rockriver Partnership  
 Address: SE Corner of Farmer Rd. & Old Weatherford  
 Zoning From: Unzoned  
 Zoning To: G, D, R2 & A5  
 Acres: 249.92078618  
 Mapsco: 761B  
 Sector/District: Far West  
 Commission Date: 10/12/2022  
 Contact: null



0 650 1,300 2,600 Feet

### Area Map



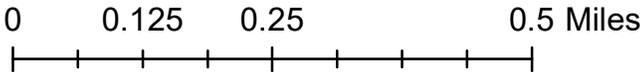
0 1,000 2,000 4,000 Feet

# Future Land Use

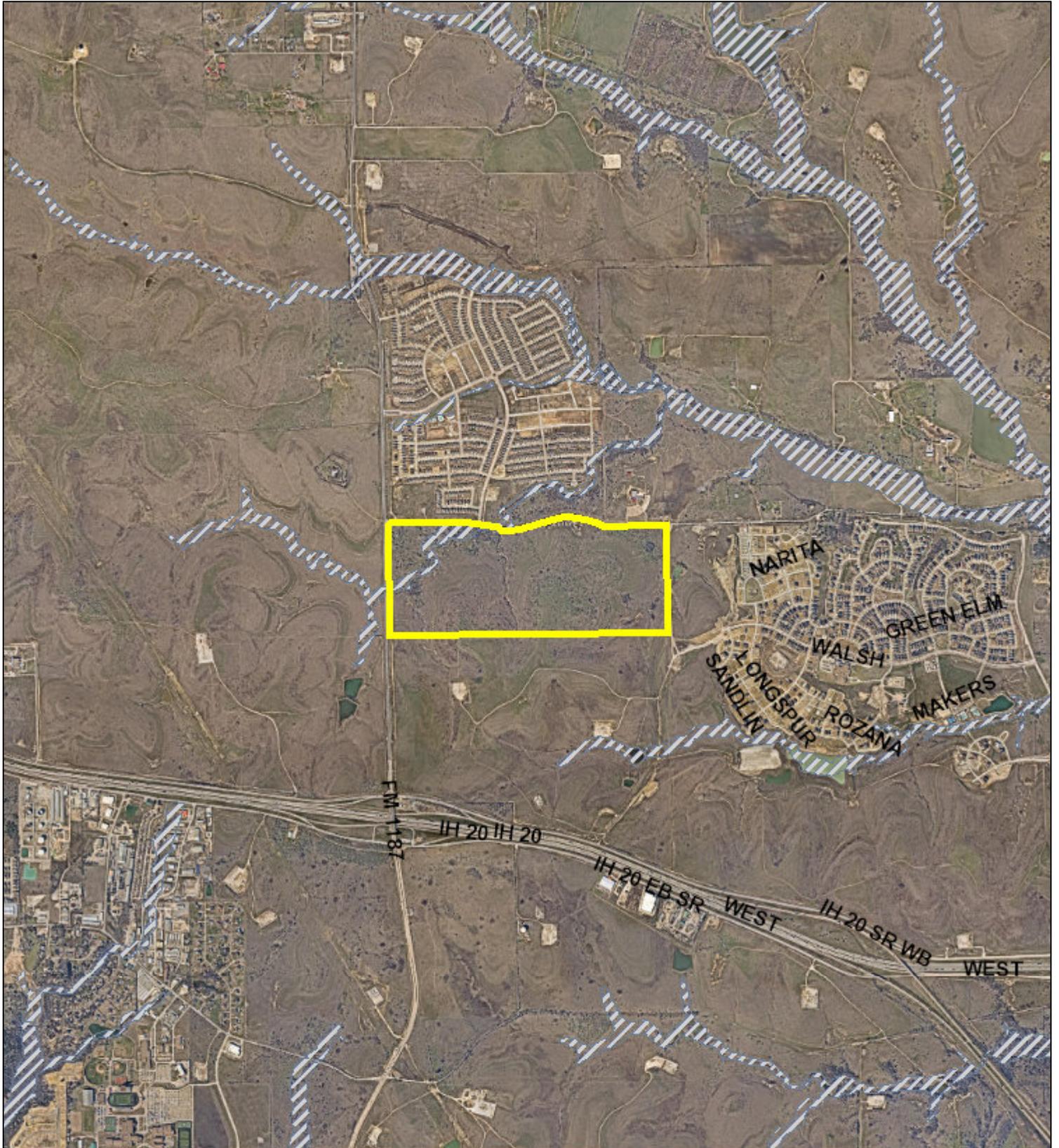
Aledo  
WC 34LLC  
ZC-22-159

Geo Beggs Aledo Ranch  
LP & Rockriver  
Partnership ZC-22-160

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



## Aerial Photo Map



0 1,550 3,100 6,200 Feet





# Zoning Staff Report

**Date:** October 12, 2022

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

**Council District:** 8

## Zoning Map Amendment

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

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

**Site Location:** 4826 Wichita Street

**Acreage:** 0.87 acres

### Request

**Proposed Use:** Commercial

**Request:** From: “A-7.5” One Family Residential

To: “E” Neighborhood Commercial

### Recommendation

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

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

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

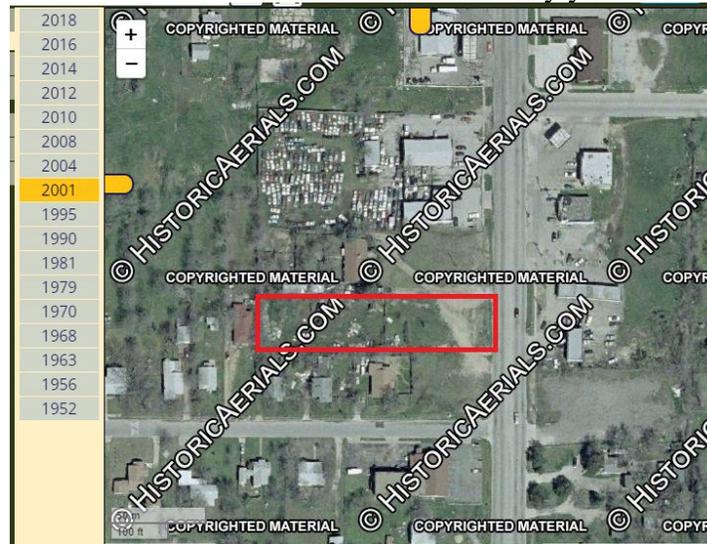
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8. Future Land Use Map
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## Project Description and Background

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

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



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

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

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

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

## Surrounding Zoning and Land Uses

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

## Recent Zoning History

- None

## Public Notification

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

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

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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

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

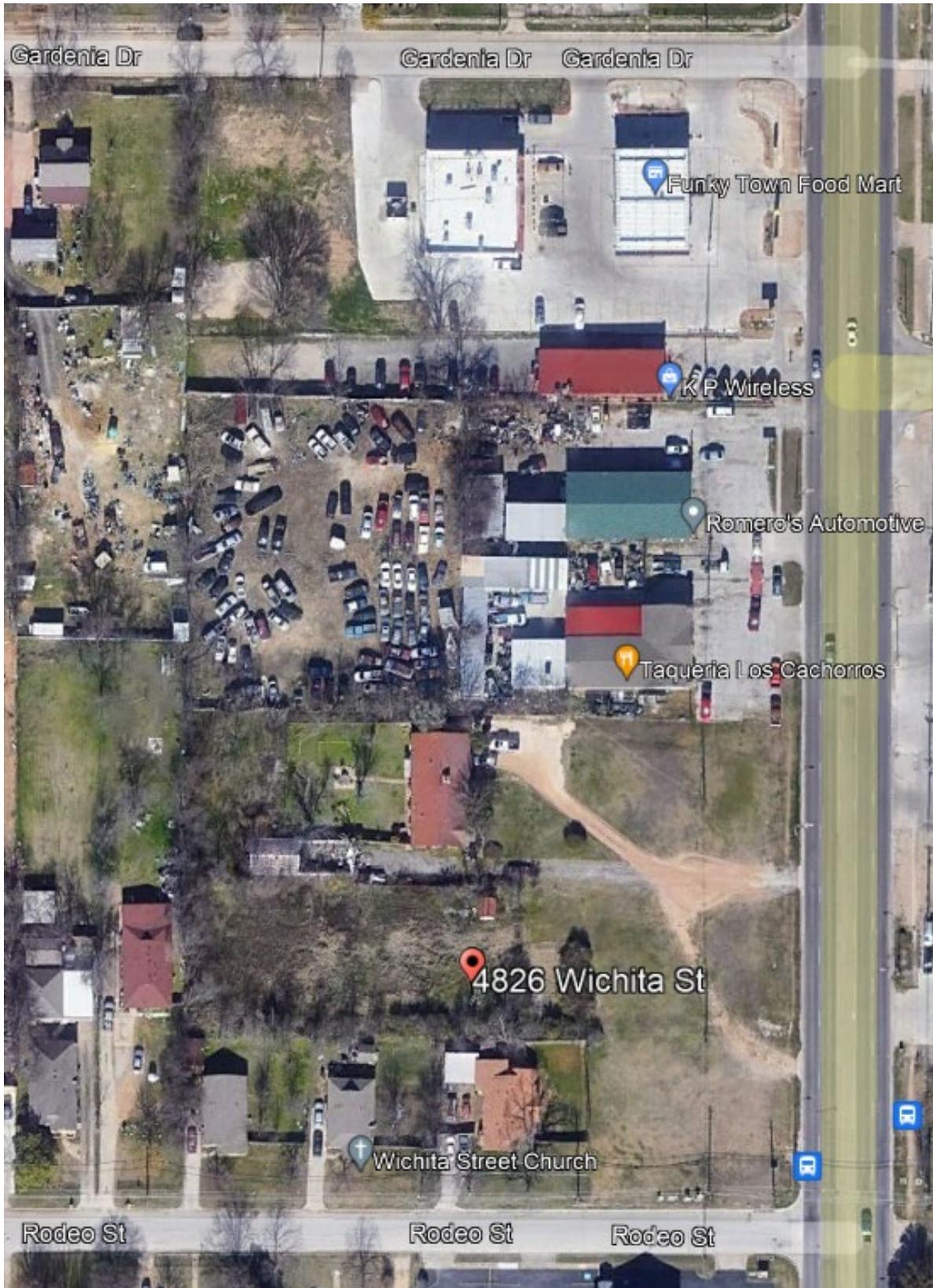


Figure 1- Aerial View



Figure 3-Frontal View of the Property



Figure 1-View to the North



Figure 2-View to the South

## Comprehensive Plan Consistency – Southeast

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

- Protect residential areas from commercial encroachment

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

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

## Economic Development Plan

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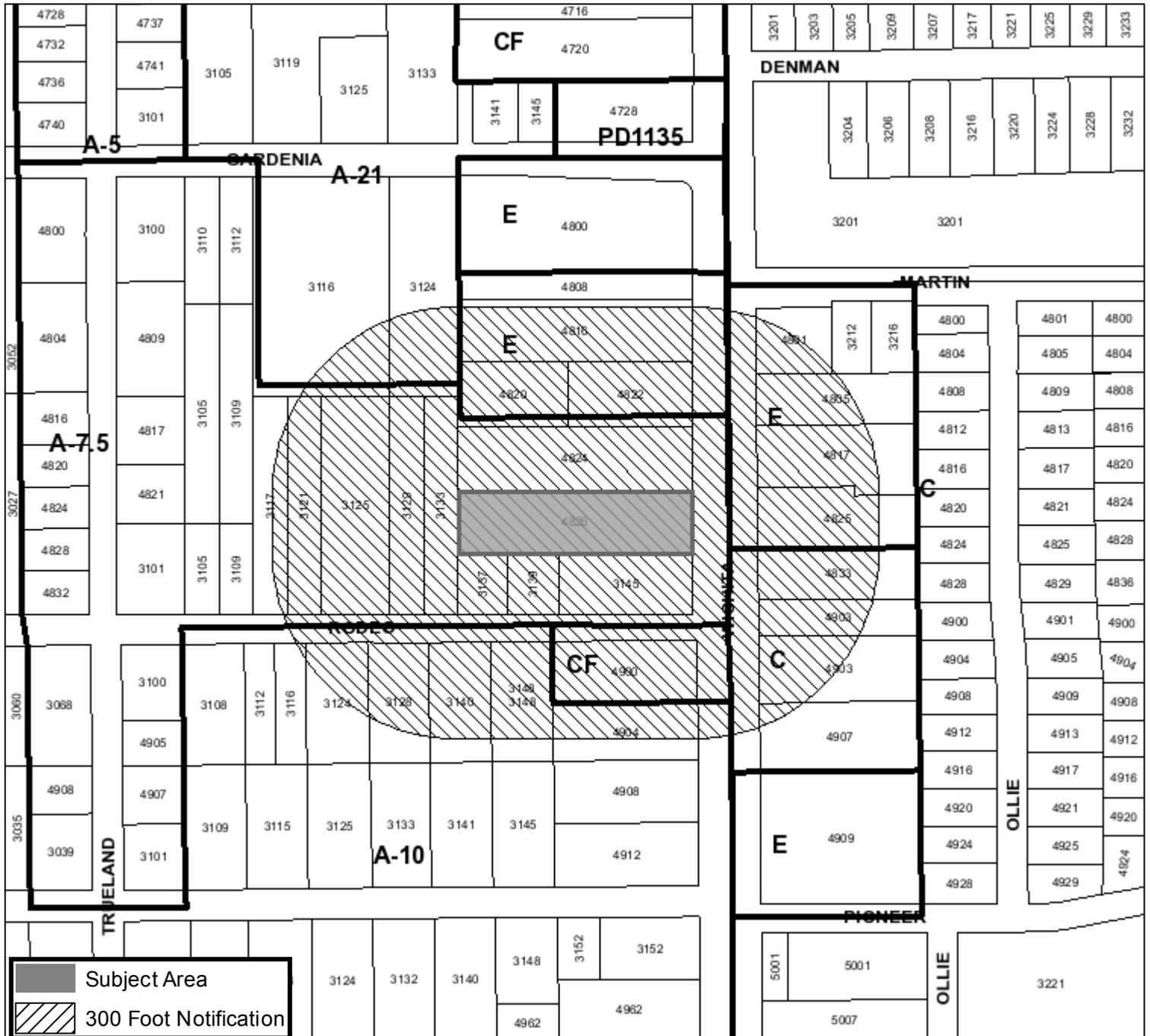
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.



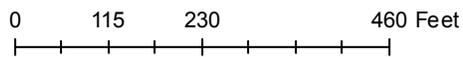


# Area Zoning Map

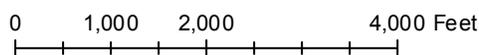
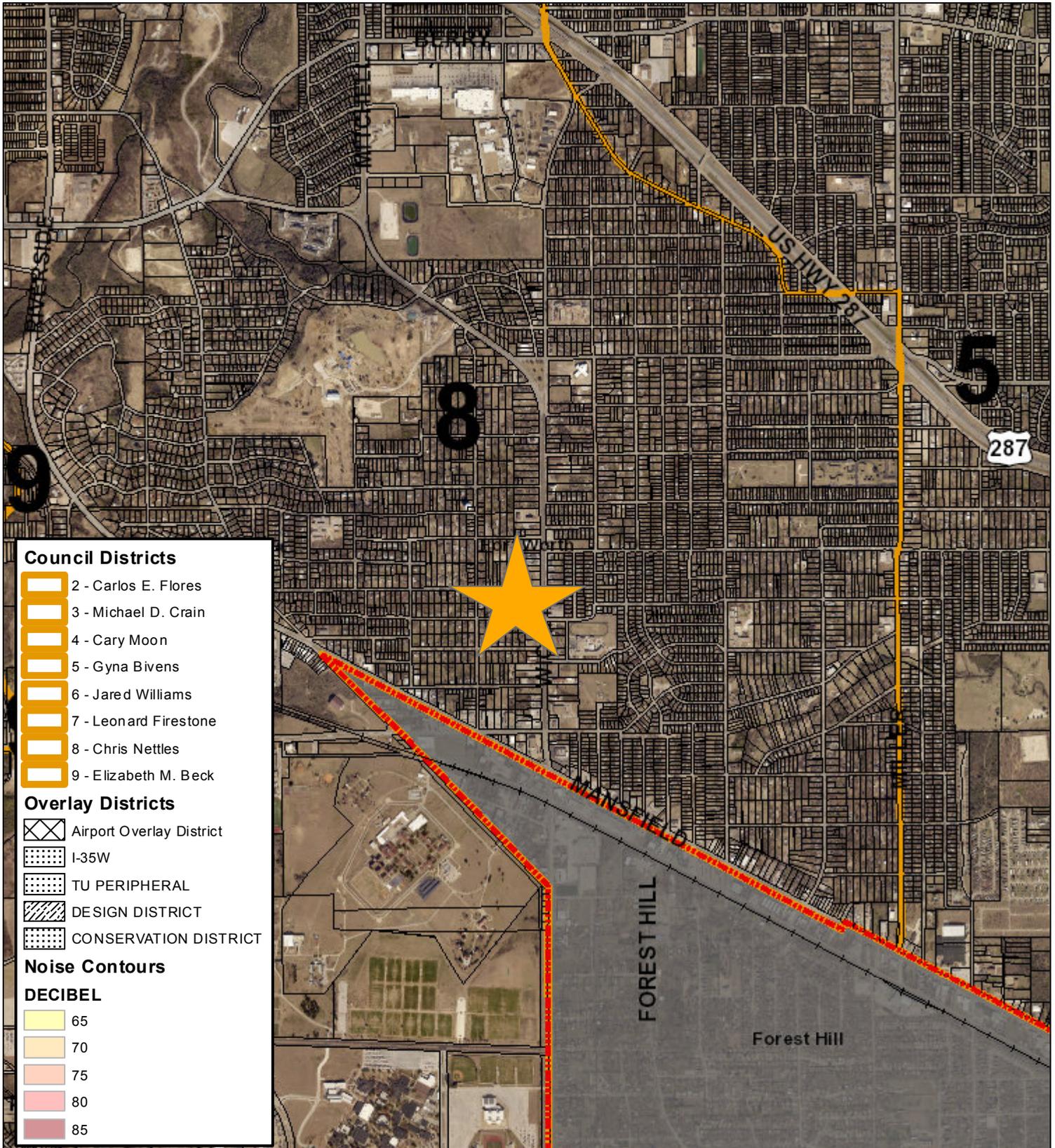
Applicant: Vernon L. McCoy  
 Address: 4826 Wichita Street  
 Zoning From: A-7.5  
 Zoning To: E  
 Acres: 0.8719546  
 Mapsco: 92F  
 Sector/District: Southeast  
 Commission Date: 10/12/2022  
 Contact: null



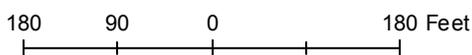
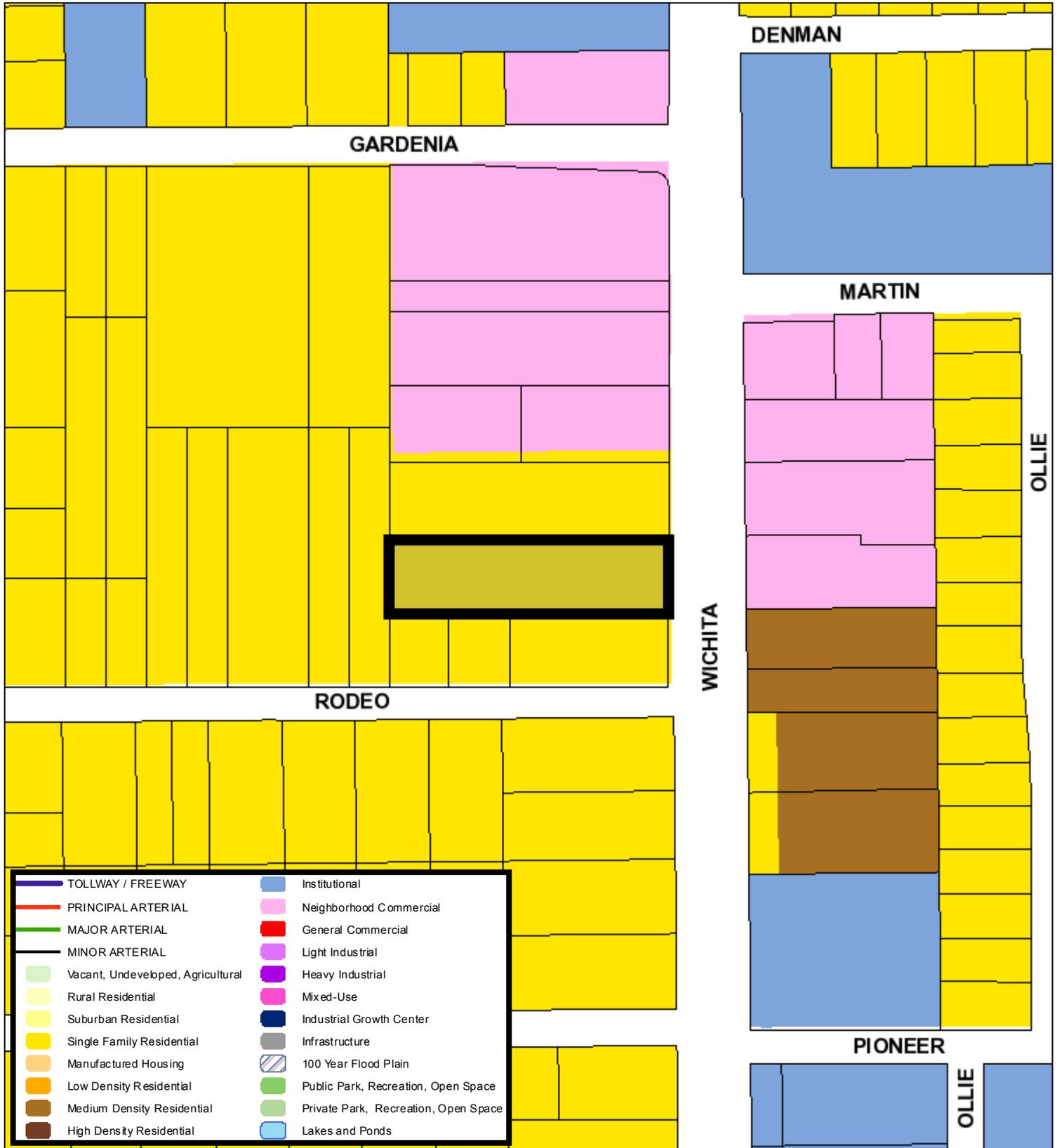
Subject Area  
 300 Foot Notification



### Area Map



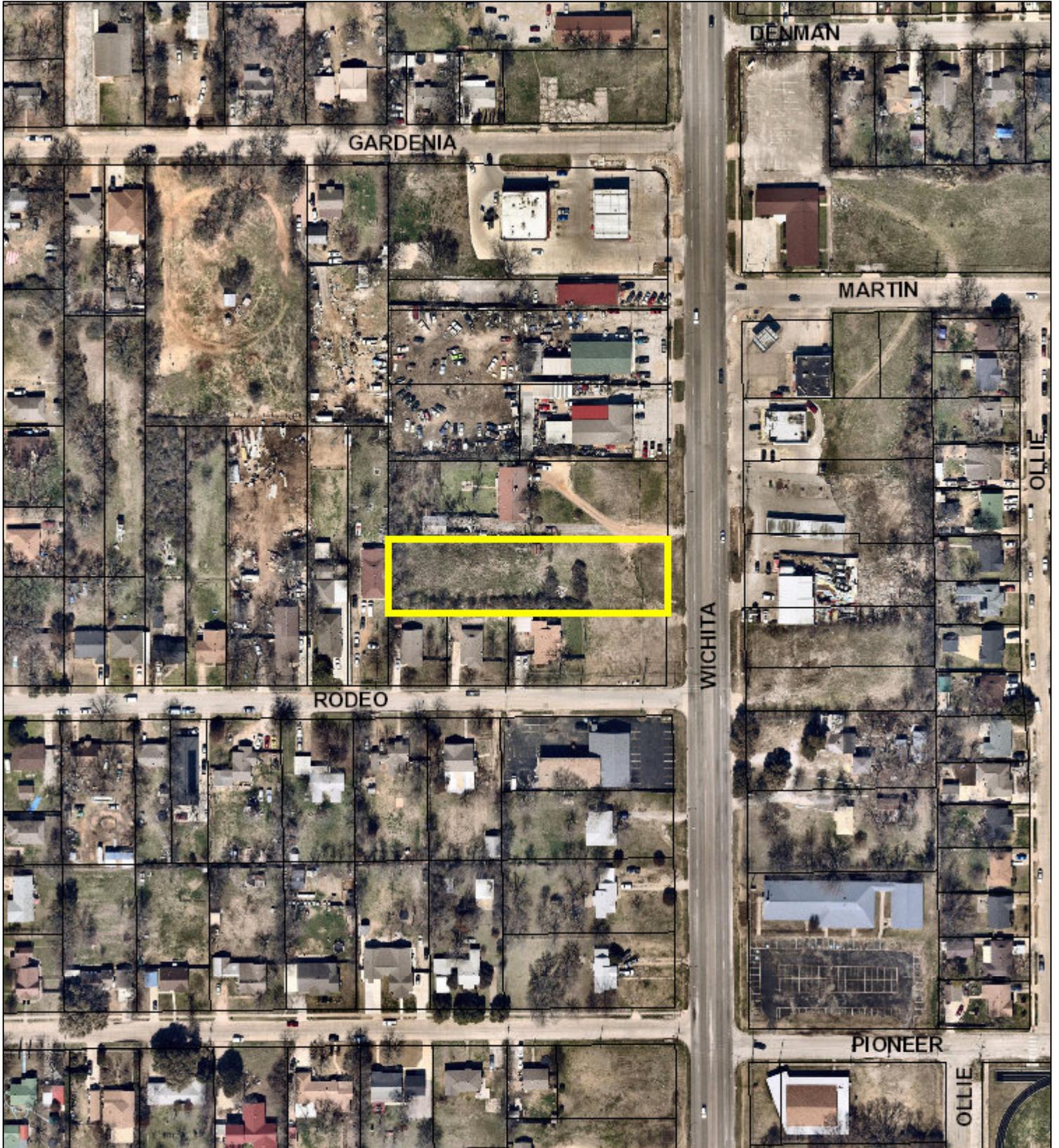
### Future Land Use



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



## Aerial Photo Map



0 115 230 460 Feet





# Zoning Staff Report

**Date:** October 12, 2022

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

**Council District:** 3

## Zoning Map Amendment

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

**Owner / Applicant:** Amy Seeling

**Site Location:** 3632 Longvue Avenue

**Acres:** 0.72 acres

### Request

**Proposed Use:** Martial Arts Studio

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

To: "E" Neighborhood Commercial

### Recommendation

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

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

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

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

## Project Description and Background

The proposed site is located on the west side of Longvue Road south of Camp Bowe West Blvd. The applicant is requesting a zoning change from PD/CF Planned Development for all uses in "CF" Community Facilities plus event center; site plan waived to "E" Neighborhood Commercial for a martial arts studio. These studios are considered a gym; however, the applicant only intends to conduct martial arts classes. Below is an excerpt from their narrative:

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

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

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

*Monday – Thursday 5:00 pm – 8:00 pm*

*Saturday 9:00 am – 11:00 pm*

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

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

## Surrounding Zoning and Land Uses

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

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

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

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

## Recent Zoning History

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

## Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.

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

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

\* Located within this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

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The applicant is proposing to change the zoning of this site from PD/CF Planned Development for all uses in "CF" Community Facilities plus event center; site plan waived to "E" Neighborhood Commercial. Surrounding uses are primarily single-family to the north, south, and west. A bus facility and vacant land is located across Longvue to the east.

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

### Comprehensive Plan Consistency– Far West

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

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

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

### Economic Development Plan

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

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

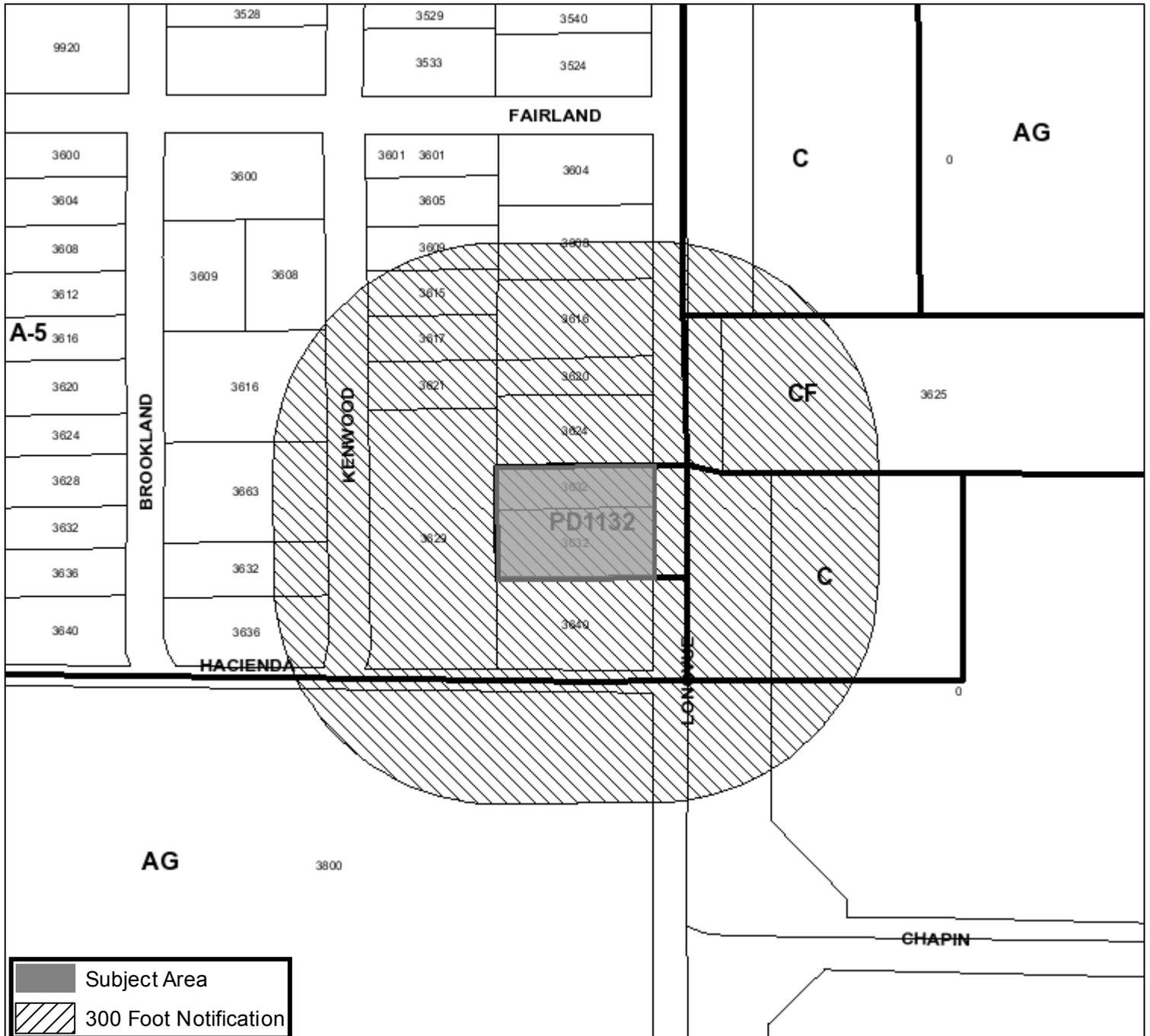
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, but the new development will contribute to the needs of the community.



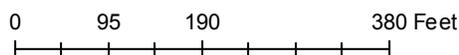


# Area Zoning Map

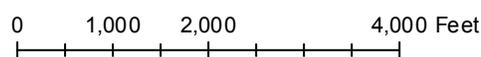
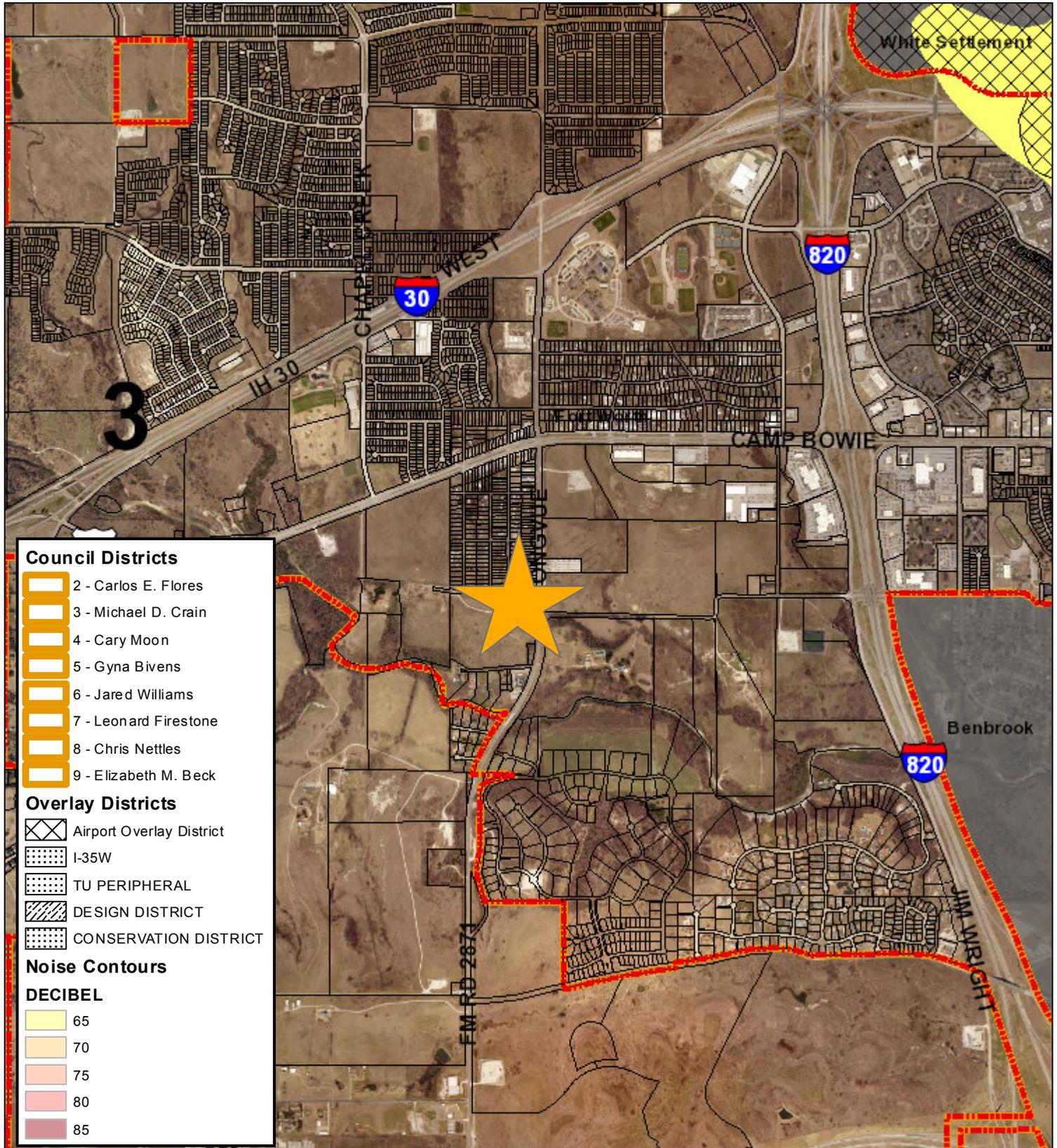
Applicant: Amy Seeling  
 Address: 3632 Longvue Avenue  
 Zoning From: PD/CF  
 Zoning To: E  
 Acres: 0.72366266  
 Mapsco: 72QU  
 Sector/District: Far West  
 Commission Date: 10/12/2022  
 Contact: null



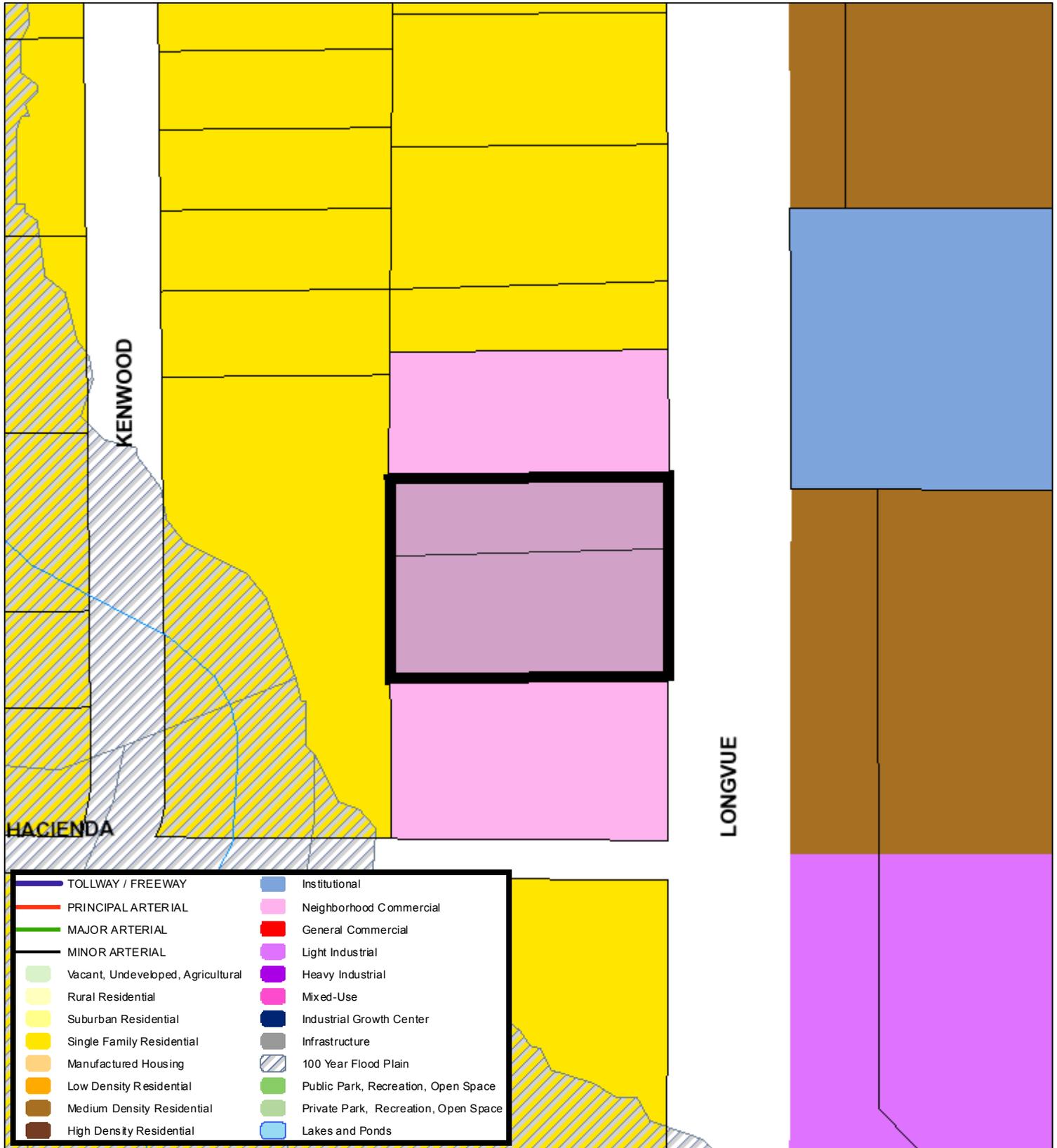
	Subject Area
	300 Foot Notification



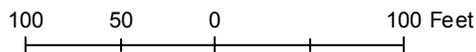
### Area Map



### Future Land Use



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



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



**Aerial Photo Map**



0 62.5 125 250 Feet





# Zoning Staff Report

**Date:** October 12, 2022

**Case Number:** ZC-22-164

**Council District:** 7

## Zoning Map Amendment

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

**Owner / Applicant:** AIL Investments LP

**Site Location:** 14501 Old Blue Mound Rd.

**Acreage:** 46.2 Acres

### Request

**Proposed Use:** Distribution Center/Warehouse

**Request:** From: “AG” Agricultural

To: “K” Heavy Industrial

### Recommendation

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

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

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

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

## Project Description and Background

The site is located on the northwest side of Old Blue Mound Road, west of Alliance Airport. The property owner is requesting to a zoning change from “AG” Agricultural to “K” Heavy Industrial. The site will be part of an 803-acre industrial development (Westport Addition).

There is an existing a house on the site. And all surrounding land uses to the east, south, and west of this site are either zoned “K” Heavy Industrial or located outside of the Fort Worth City Limits.

The site is located in Fort Worth on the northwest side of Old Blue Mound Road, West of Alliance Airport.

We are proposing to rezone the site from 'AG' Agricultural to 'K' Heavy Industrial. The site will be part of an 803 acre industrial development (PP-22-057 - Westport Addition).

The site is bordered on every side by properties either zoned industrial or containing industrial uses. The properties to the South and West are within the City of Fort Worth, and are zoned 'K' Heavy Industrial. The sites to the North and the East are zoned 'PD' and are both part of the Alliance Airport. The property to the southeast is in the City of Haslet and is current zoned 'AF' or Airport Facilities.

## Surrounding Zoning and Land Uses

North “K” Heavy Industrial & “PD/K” / Vacant  
East “K” Heavy Industrial / industrial and Alliance Airport  
South City of Haslet / Vacant  
West “K” Heavy Industrial / Vacant

## Recent Zoning History

- ZC-21-048: Rezoned 65 acres immediately West of this property from unzoned (ETJ) to “K” Heavy Industrial
- ZC-19-107: Rezoned 460 acres east of the subject property from (ETJ) to “K” Heavy Industrial

## Public Notification

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

Organizations Notified	
North Fort Worth Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Northwest ISD

*The subject property is not located within a registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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The applicant is proposing to rezone this property into from “AG” agricultural to “K” Heavy Industrial zoning. All surrounding properties to the east, south, and west is either zoned “K” Heavy Industrial or is located outside of the Fort Worth City Limits. The property is also located within the Fort Worth Alliance Airport Overlay Zone.

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

### Comprehensive Plan Consistency – Far North

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The 2022 Comprehensive Plan designates the subject property as “Industrial Growth Center” The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Promote industrial development within the Meacham, **Alliance**, and Alliance Gateway East Industrial Growth Centers.
- Promote commercial and industrial development near **Alliance Airport, BNSF rail yards**, and Texas Motor Speedway that would not be adversely affected by noise
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

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

### Economic Development Plan

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

#### INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

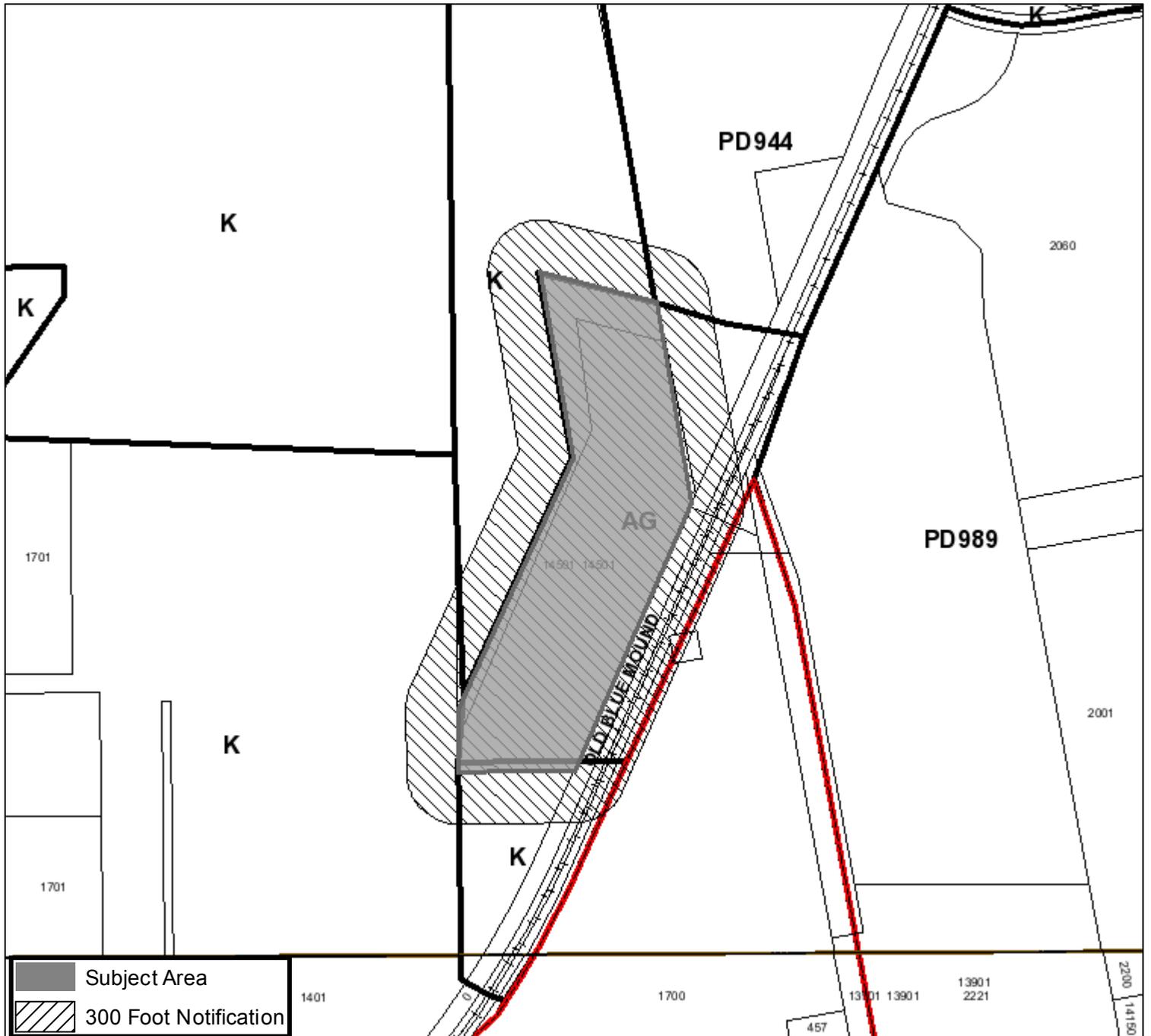
- 1.3.3. **Protect industrial areas from encroachment.** Ensure major current and future employment nodes and districts are protected from incompatible development and land uses.
- 1.3.3.2. Ensure **protection for other significant industrial districts** with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

#### PERFORMANCE METRICS

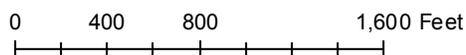
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

### Area Zoning Map

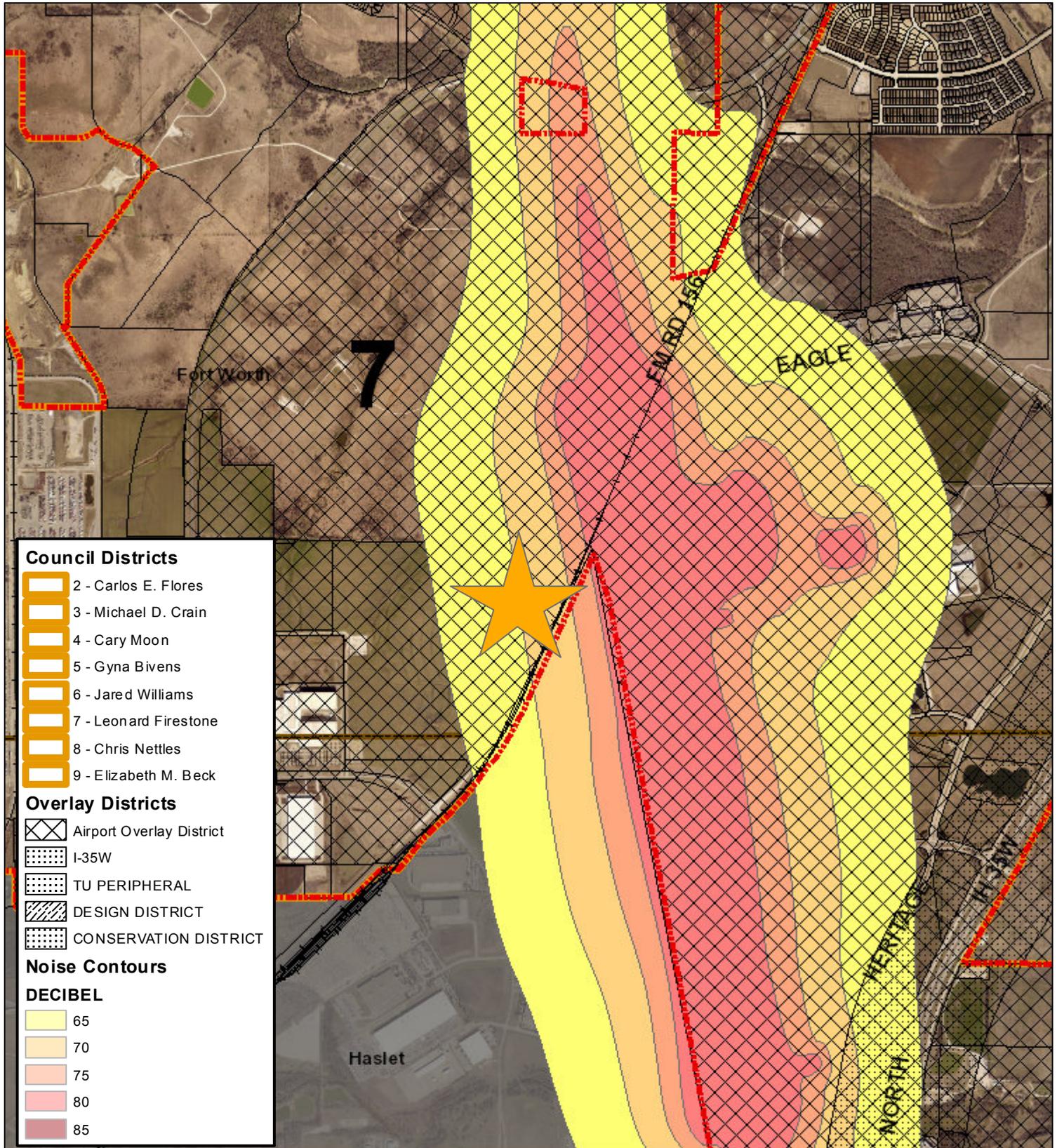
Applicant: AIL Investments LP  
 Address: 14501 Old Blue Mound Rd.  
 Zoning From: AG  
 Zoning To: K  
 Acres: 46.27783717  
 Mapsco: 7A,B,E,F  
 Sector/District: Far North  
 Commission Date: 10/12/2022  
 Contact: null



	Subject Area
	300 Foot Notification



### Area Map



**Council Districts**

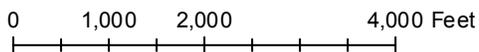
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

**Overlay Districts**

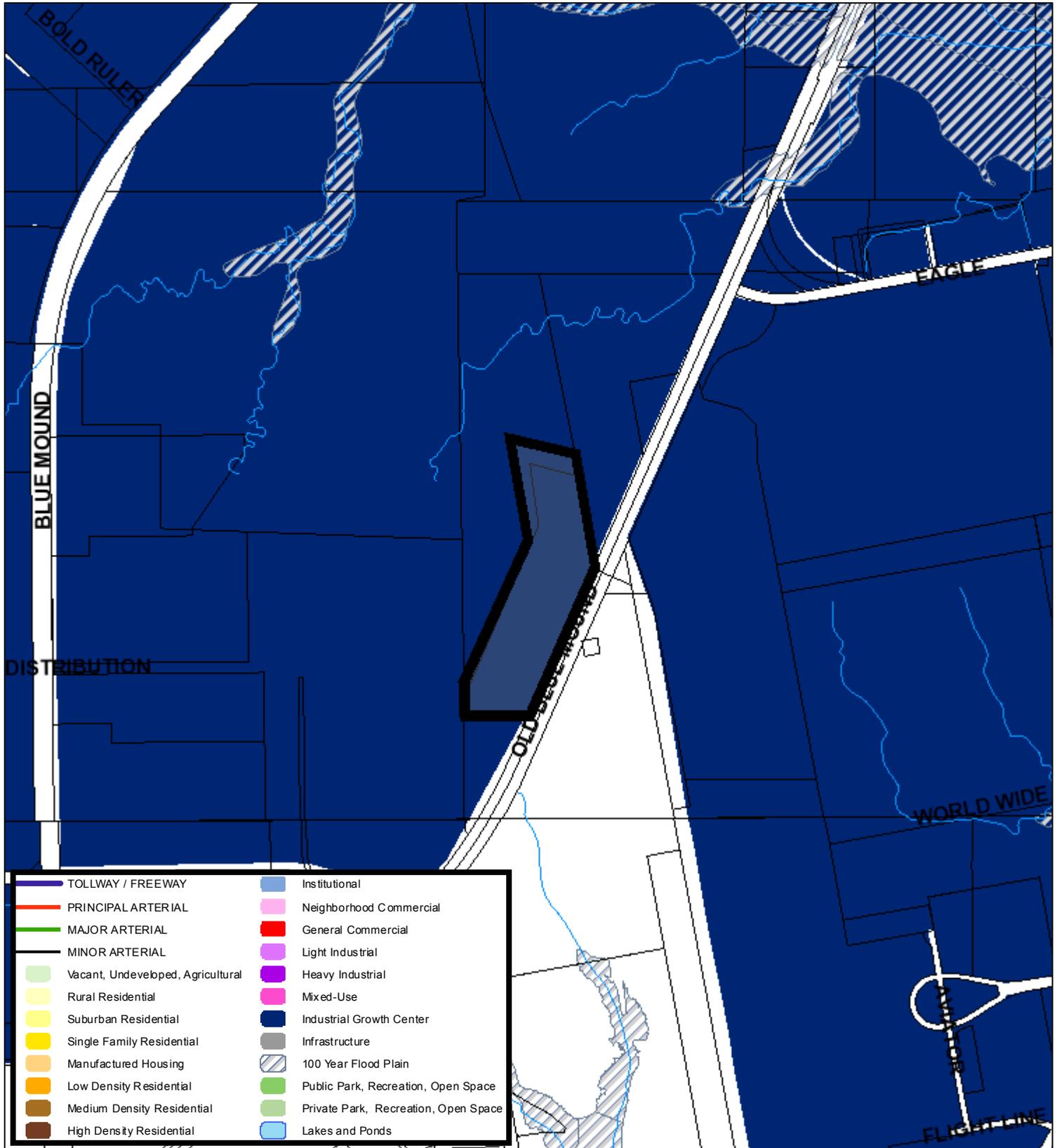
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

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



### Future Land Use

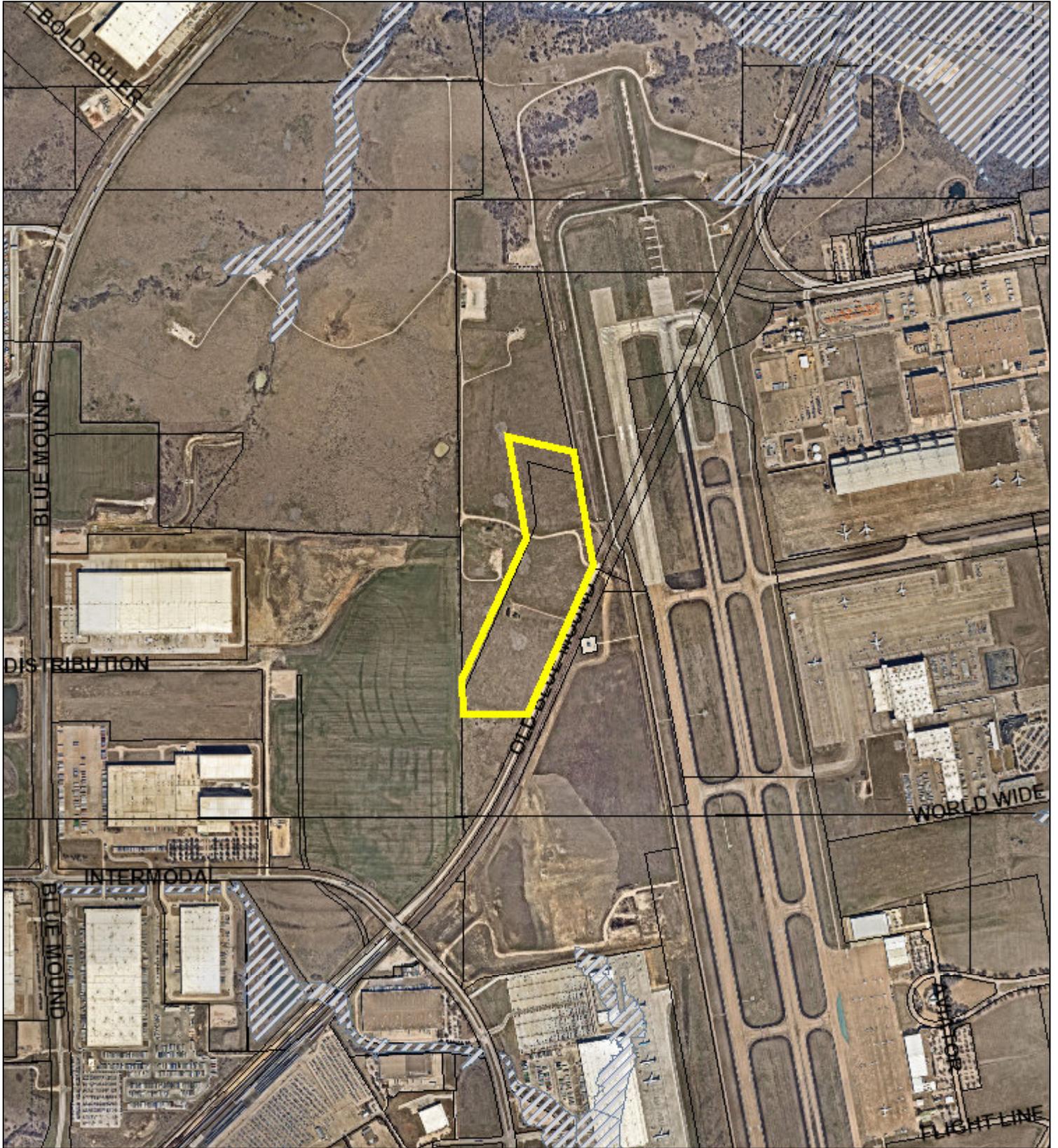


1,300 650 0 1,300 Feet

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



## Aerial Photo Map



0 850 1,700 3,400 Feet





# Zoning Staff Report

Date: October 12, 2022

Case Number: ZC-22-165

Council District: 2

## Zoning Map Amendment

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

**Owner / Applicant:** Brookhollow 1170, LTD/ IHS Real Estate Holdings, LLC

**Site Location:** 5851 North Freeway **Acreage:** 17.9 Acres

### Request

**Proposed Use:** Multifamily Apartment Community

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

To: “D” High Density Multifamily

### 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. Preliminary Layout
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

## Project Description and Background

The subject site is at 5851 North Freeway, near the northeast corner of Old Denton Rd and Cantrell Sansom Rd.

The applicant requests to change the zoning of this property from "G" Intensive Commercial to "D" High-Density Multifamily to allow for the construction of high-end multifamily apartments consisting of 420 units, according to their rezoning application. If "D" zoning is approved, this will allow densities *up to* 32 units per acre or *up to* 563 units on-site. The applicant proposes a density of under 24 units per acre to provide enhanced green space amenities while building 4-story units.

In addition to density caps, any proposed development will need to meet all other "D" development standards, including a minimum of 35% open space, 20-foot street side setbacks, 5-foot side and rear setbacks, 48-foot maximum height, one parking space per bedroom plus one space per 250 square foot of common area, and a minimum of 20 points from the enhanced landscape table. Buildings must be oriented with the long side facing the street, parking towards the site's interior, and no driveways, fences, or parking between the building façade and any street frontage. Additionally, solid screening fences are required when adjacent to a one- or two-family district.

This property is also within the I-35W overlay district and must meet the overlay design standards to obtain a Certificate of Appropriateness.

According to the applicant, they have been engaging in community outreach. As a result of meetings with the Crossing at Fossil Creek HOA and the North Fort Worth Baptist Church, they have agreed to build only three stories along Old Denton Rd, in addition to placing a fence and limiting traffic along the western side of the property.

## Surrounding Zoning and Land Uses

North "PD/G" Intensive Commercial / mini-warehouse  
East "G" Intensive Commercial / I-35W  
South "G" Intensive Commercial / church  
West "AR" One-family restricted / single-family residences

## Recent Zoning History

- Immediately north of the property ZC-16-121, Request to rezone from "G" Intensive Commercial to "PD/G" Planned Development for "G" Intensive Commercial uses to add mini-warehouses.
- ZC-15-070 Request to rezone from "G" Intensive Commercial to "PD/G" for "G" Intensive Commercial uses plus hotel.

## Public Notification

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

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

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

Surrounding land uses consist of intensive commercial and warehouses to the north, a church to the south, and residences to the west and highway I-35W to the east.

A new apartment community at this site provide a good transition between the single-family uses and the intensive commercial. Overall, the proposed zoning **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Far North

The 2022 Comprehensive Plan designates the subject property as future Mixed Use. Multifamily Residential is an acceptable zoning designation for Mixed Use designated areas on the Comprehensive Plan.

	For a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

Additionally, the proposed use also aligns with the following Far North Land Use policies:

- Promote appropriate commercial, mixed-use, and urban residential development within the Alliance Gateway West, Alliance Town Center, Fossil Creek, and Nance Ranch Mixed-Use Growth Centers. Discourage single-family residential development within these growth centers.

The proposed zoning **is consistent** with the future land use designation for this area.

### Economic Development Plan

The 2017 Economic Development Strategic Plan calls for the City to allow development of a diverse range of high-quality housing with a range of types and price points. The apartment community proposed would fit into this objective.

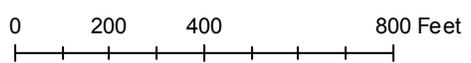
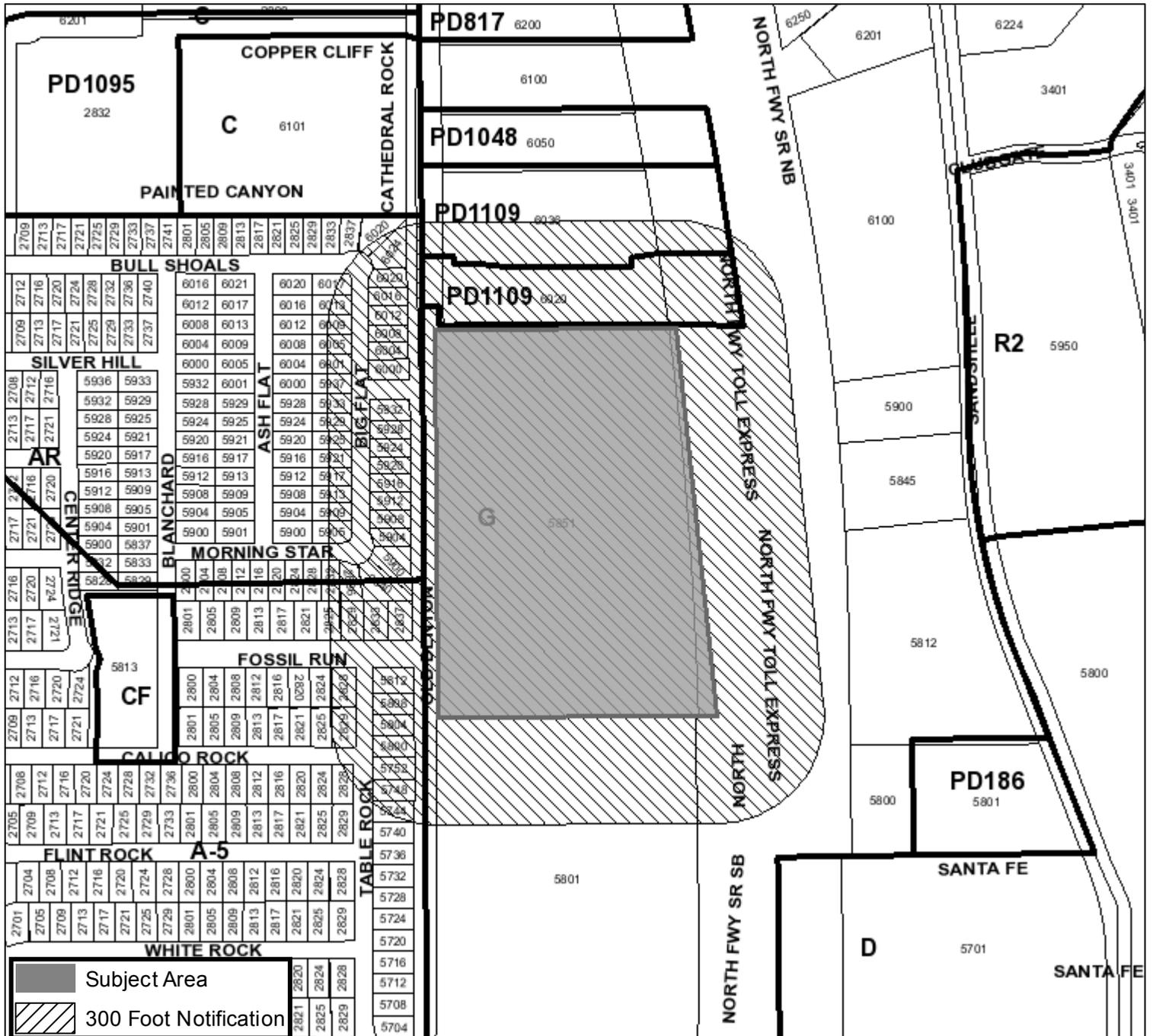
**3.2.2.** Encourage substantial new housing investment and development in the city's under-served neighborhoods.

**3.2.2.1.** Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.

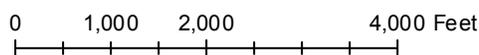
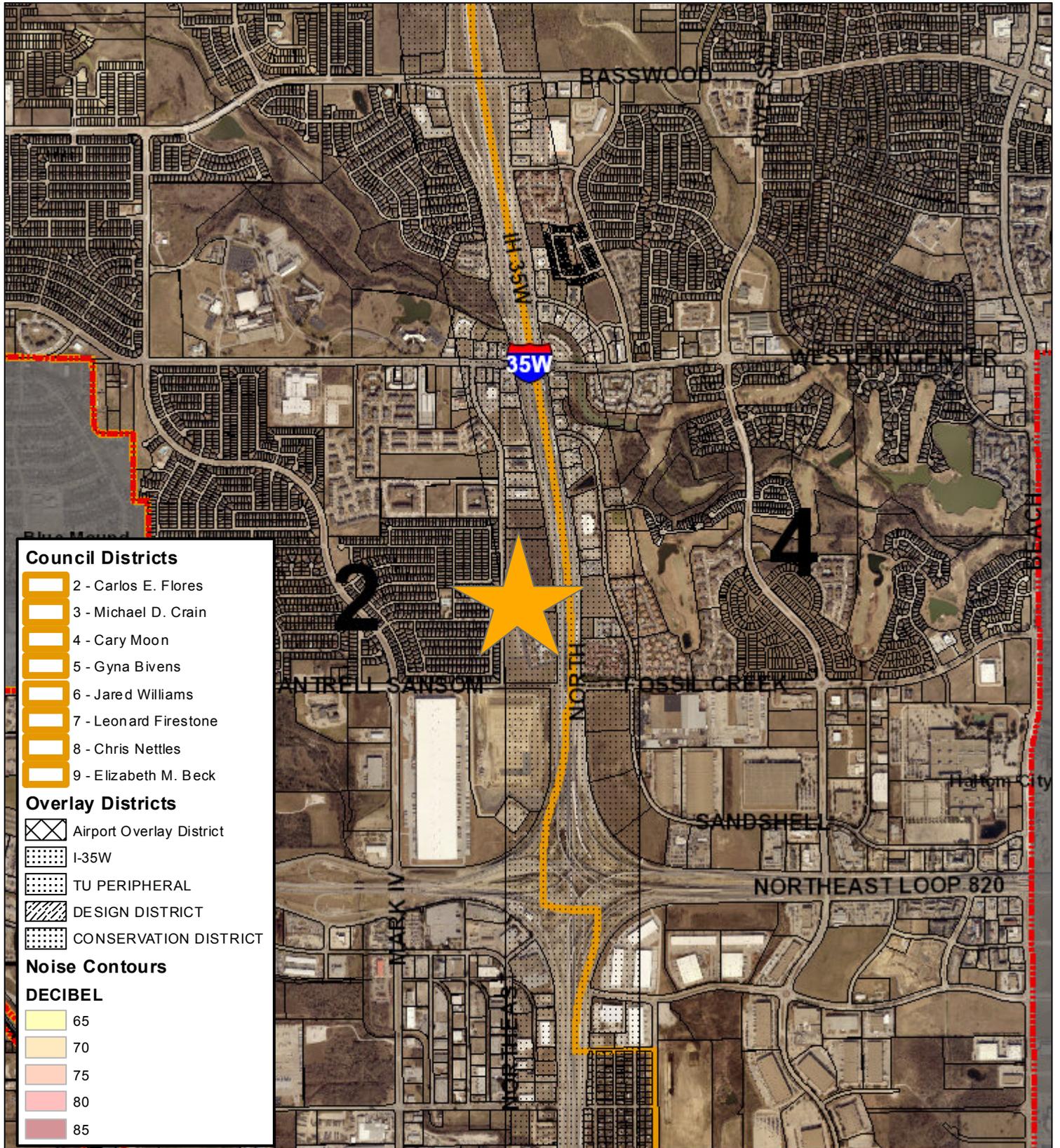


### Area Zoning Map

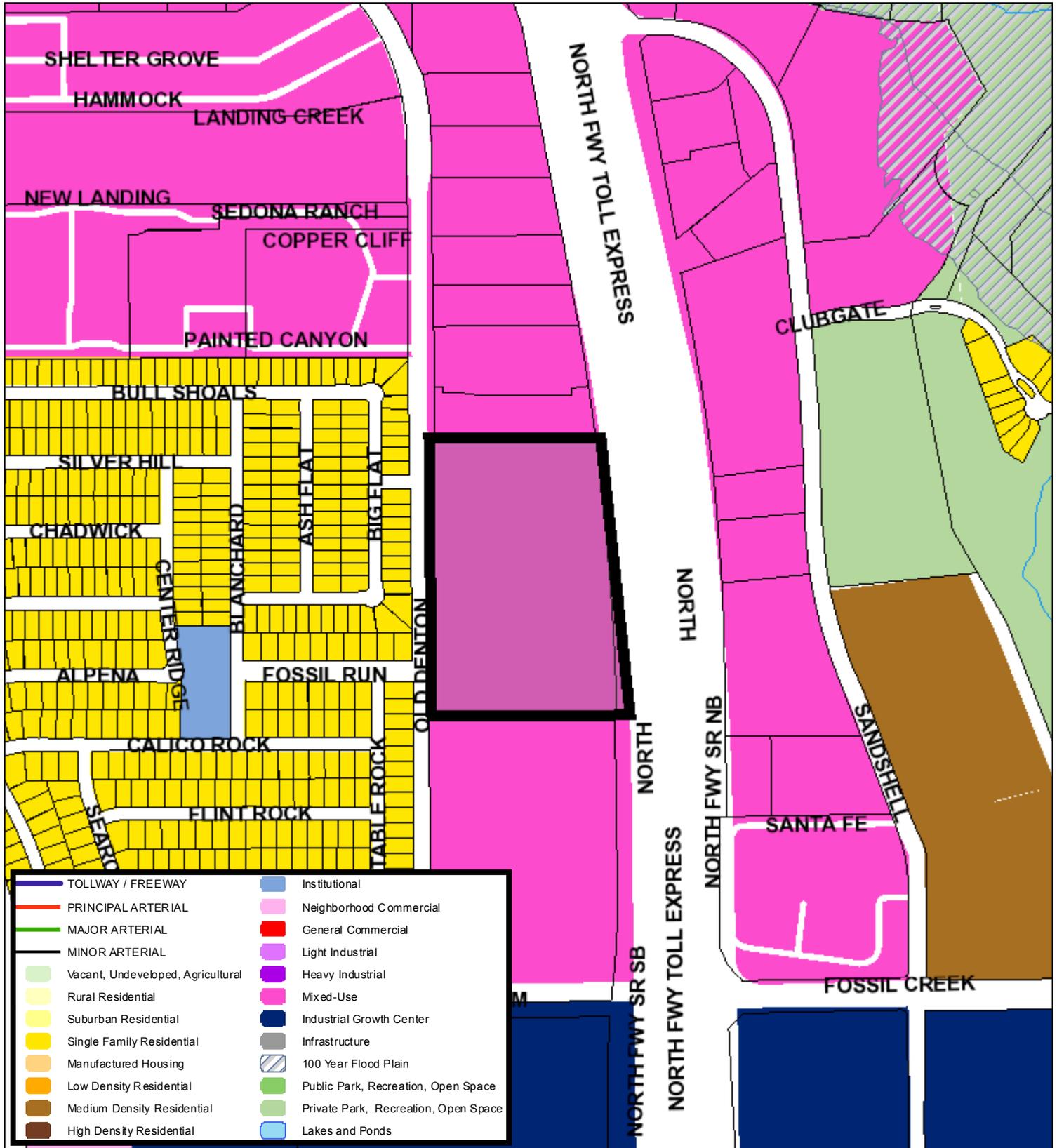
Applicant: Brookhollow 1170, LTD/ IHS Real Estate Holdings  
 Address: 5851 North Freeway  
 Zoning From: G  
 Zoning To: D  
 Acres: 17.93299856  
 Mapsco: 49B,C  
 Sector/District: Far North  
 Commission Date: 10/12/2022  
 Contact: null



### Area Map



### Future Land Use



520 260 0 520 Feet

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



## Aerial Photo Map



0 325 650 1,300 Feet





# Zoning Staff Report

Date: October 12, 2022

Case Number: ZC-22-166

Council District: 7

## Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Hunter Crossroads LP / David Pitcher, KFM Engineering & Ray Oujesky

Site Location: 12951 Saginaw Boulevard

Acreage: 22.099 acres

### Request

Proposed Use: Detached Multifamily - Medium Density

Request: From: "G" Intensive Commercial

To: "PD" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for open space, building orientation, and a waiver to the MFD submittal; site plan included.

### Recommendation

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

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

Staff Recommendation: **Denial**

### Table of Contents

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

## Project Description and Background

This is a proposed detached multifamily development called "Hapt at Hunter Crossroads" at the Highway 287 and Avondale Haslet Road / Saginaw Boulevard intersection in northern Fort Worth in Council District 7. The single family units clustered around green spaces and connected by sidewalks, are representative of a new style of development which is not directly addressed by the current City of Fort Worth Zoning Ordinance. This detached multifamily development shares characteristics of an apartment community and a single-family neighborhood, but is considered to be a hybrid of the two. They are also sometimes referred to as 'cottage communities'. Additional details were included in the application documents and can be found below:

The proposed detached multifamily development will have 288 units comprised of a mixture of one and two-story for rent managed by the developer. 453 parking spaces are provided within the development with 51 attached garage spaces. Amenities for the development include clubhouse, pool, dog park, and general open space areas.

The proposed detached multifamily development is compatible with surrounding commercial uses by providing a dense residential use that transforms the overall area into a mixed-use environment that will promote additional surrounding commercial development. The proximity of the proposed development to Highway 287 is better suited to dense detached multifamily development than traditional single family residential development. Substantial existing commercial development is located on the [east] side of Highway 287 within close proximity to the proposed detached multifamily development, and there is ample developable commercial land adjacent to the subject property. Allowing a zoning change for detached multifamily development on the subject property as opposed to reserving it for additional commercial use will provide the necessary residential component that traditional brick and mortar commercial development needs to thrive in the current online shopping market.

The Avondale Haslet Road and Highway 287 intersection has adequate roadway infrastructure to support ingress and egress from the site without negatively impacting the ability of the roadway infrastructure to handle the additional traffic created by the proposed development.

The 22+ acre site which is currently undeveloped is proposed to be zoned as a "PD" Planned Development with a base zoning district of "C" Medium Density Multifamily. A total of 228 units are included in the development. This results in a density of just over 10 dwelling units per acre, below the "C" maximum of 24 dwelling units per acre. There will be a mixture of one-, two- and three-bedroom units, along with a Clubhouse building. The development would not be gated or fenced based on the Site Plan submitted by the applicant. The parking on-site is a mixture of garage spaces, surface spaces. The proposed PD would meet all "C" standards, with the exception of open space, building orientation, and MFD submittal.

## Surrounding Zoning and Land Uses

North "G" Intensive Commercial / auto parts retail, car wash, drive through restaurants  
East "G" Intensive Commercial / gas well  
South "A-5" One Family Residential / agricultural, power lines & gas wells  
West "G" Intensive Commercial / undeveloped & gas well

## Recent Zoning History

- None

## Public Notification

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

Organizations Notified	
Northwest ISD	
Streams & Valleys Inc	Trinity Habitat for Humanity

## Development Impact Analysis

### Land Use Compatibility

A majority of the land in the vicinity of this site is undeveloped or agricultural. Several gas wells are nearby. To the south are high voltage electric transmission lines. The main development adjacent to this site is to the north, where a series of pad sites is in various stages of development. Some of the retailers currently operating at the 287/Avondale interchange include Brakes Plus, Shammy’s Car Wash, 7-11 convenience store and gas station, Panda Express, and Starbucks. Additional restaurants and pad site are proposed down the 287 frontage road heading south towards the onramp.

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

### Comprehensive Plan Consistency – Far Northwest

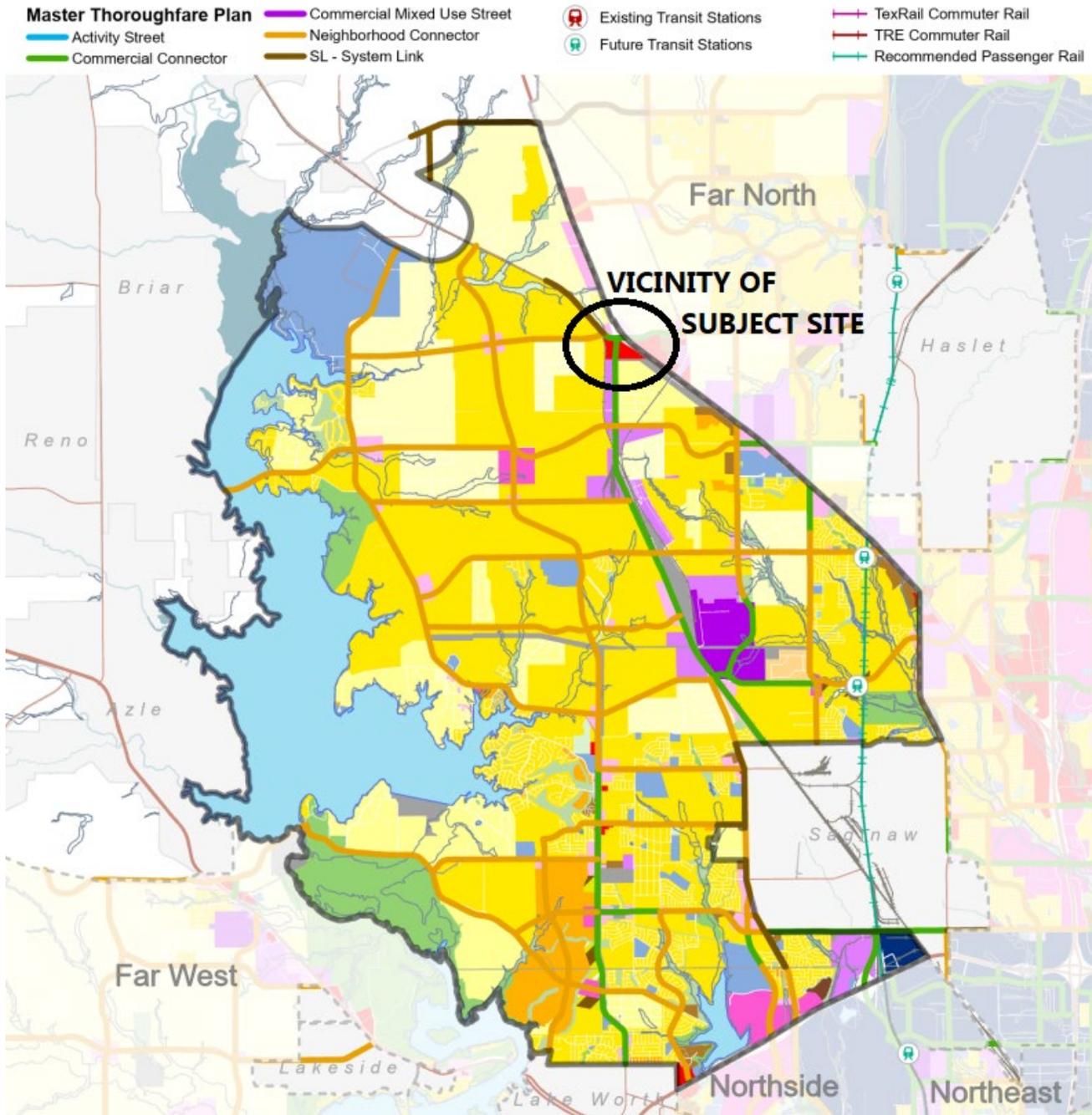
The 2022 Comprehensive Plan designates the subject property as General Commercial on the Future Land Use [FLU] Map. Appropriate zoning classifications for future general commercial designated areas include “ER” or “E” Neighborhood Commercial, “FR” or “F” General Commercial, “G” Intensive Commercial, “MU-1” Low Intensity Mixed Use or “MU-2” High Intensity Mixed Use. Multifamily uses, including apartments or cottage communities, are not considered to be an acceptable land use in future commercial areas.

#### FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

Commercial land in this sector of the City is fairly scarce, as evidenced by the dearth of pink and red areas on the map below. As you can see, the subject site is in the midst of one of the few large scale commercial nodes in the Far Northwest sector. A majority of the area is colored in yellow, which indicates future residential areas.

## FAR NORTHWEST SECTOR FUTURE LAND USE



With recent changes to state law that limit City's ability to grow through annexation, the Zoning Commission should be cognizant that the amount of undeveloped land within the City limits is going to generally decrease from this point forward. As such, areas earmarked for future commercial should be preserved when possible, especially when considering that 'upzoning' any existing residential property to commercial is more difficult based on the increased intensity of the land use. Additionally, one of the City's long term goals is to properly balance out the tax base, which is tilted towards residential at the moment. Having more areas available for future

commercial and industrial enterprises to build and expand will help the City to expand services with limited burden, as well as providing jobs.

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

## Economic Development Plan

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

## Site Plan Comments

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### Zoning and Land Use

(comments not addressed as of 10/5)

- Appears to be typos on Page 4 of narrative:
  - 288 dwelling units cited in text, 228 dwelling units depicted on Site Plan; 51 attached garage spaces cited in text, 107 garage spaces depicted on Site Plan.
- Need to add building orientation waiver to application & Site Plan.
- Provide parking counts for each grouping of parking shown on Site Plan.
- Confirm no fencing is intended to be built (Site Plan does not show any fencing).
- Confirm the development is not intended to be gated (does not appear to be).
- Confirm single refuse facility (trash compactor) for the entire 22 acre site.
- Site Plan is missing screening information around compactor, including material and height.
- Provide separate open space diagram, with areas shaded in green that meet definition of Open Space from Chapter 9 of the Zoning Ordinance:
  - OPEN SPACE** - The net land area minus all building footprints, parking areas, access drives and fenced patios. Must be open to the sky and cannot be paved, except for necessary sidewalks, active recreation areas and patios that are adjacent to dwelling units and not enclosed by a fence.
- General note 1 typo – should read “...waivers to Multi-family District Submittal”.
- Height not mentioned on Site Plan, please include for reference.
- Roads on the vicinity map on Site Plan are not legible – please provide a more streamlined version of the vicinity map.
- Fill in case reference “ZC-22-166”.
- Missing site address in lower right corner.
- Clearly delineate between dwelling unit buildings, private yards, and attached garages.
- Provide waiver exhibit listing “C” standards found in [Section 4.711](#) of the Zoning Ordinance, along with a secondary column listing all variances to the “C” standards (aka the development waivers listed on the Site Plan, including Open Space reduction, waiver to MFD submittal, and added building orientation)

### Fire Department

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

Two points of ingress/egress are required for multi-family developments having more than 100 units.

Emergency Access Easements will be named on the final plat for addressing.

General information:

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

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

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

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

Two points of ingress/egress are required for multi-family developments having more than 100 units.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.7 Secondary Access-Multiple-family Residential

Emergency Access Easements will be named on the final plat for addressing.

General information:

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

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

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

### **Transportation/Public Works**

Cleared workflow in Accela, but no comments provided

### **Stormwater**

Cleared workflow in Accela, but no comments provided

### **Water**

No Response provided

### **Platting**

No response provided

### **Park & Recreation**

No response provided

### **Building Plan Review**

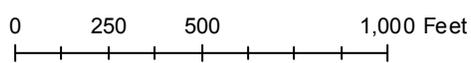
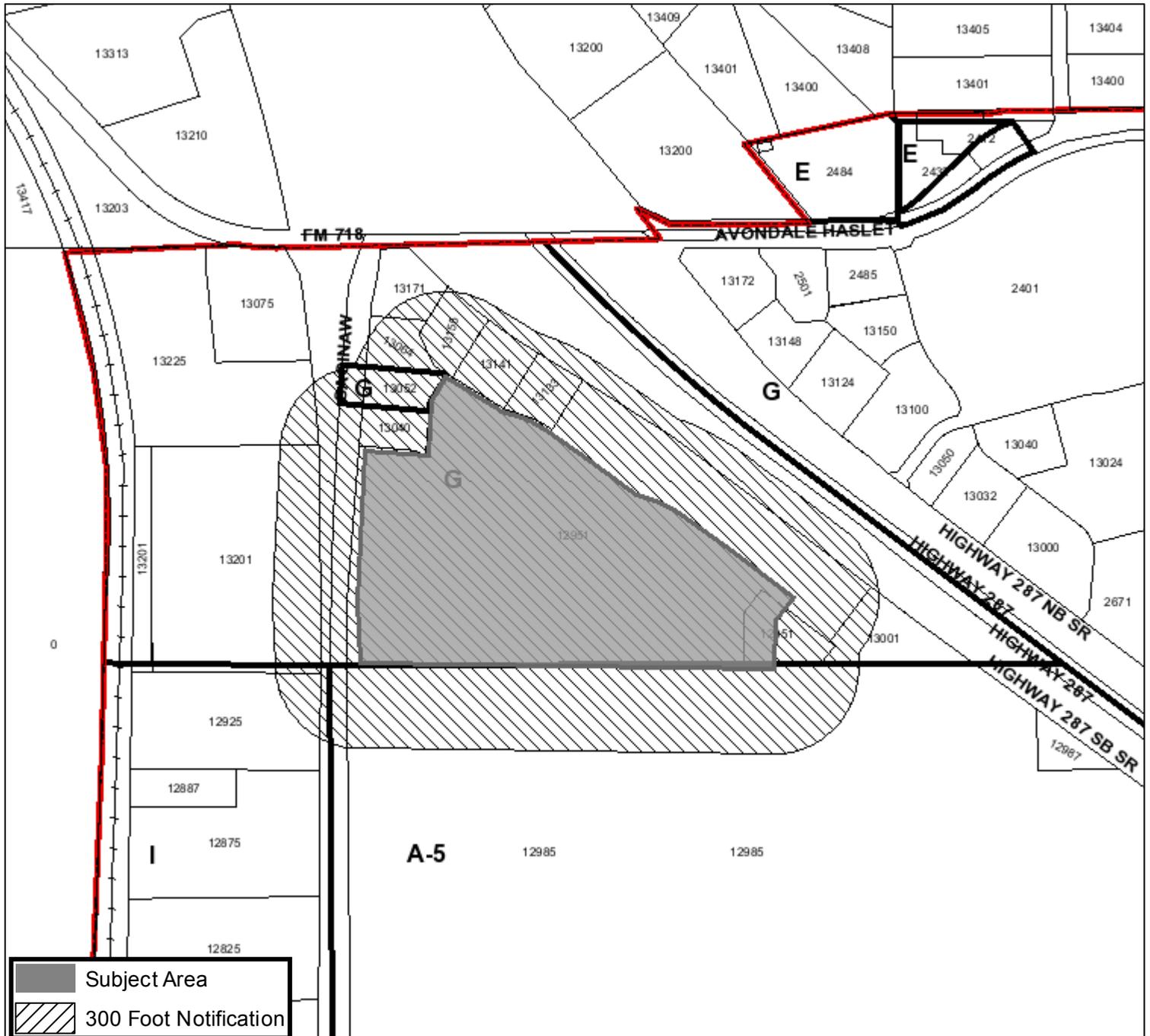
No response provided

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



## Area Zoning Map

Applicant: Hunter Crossroads LP  
 Address: 12951 Saginaw Blvd.  
 Zoning From: G  
 Zoning To: PD/C for detached multifamily plus development waivers  
 Acres: 23.53647356  
 Mapsco: 4Y  
 Sector/District: Far Northwest  
 Commission Date: 10/12/2022  
 Contact: 817-392-8043



**RESIDENTIAL UNIT SUMMARY TABLE**

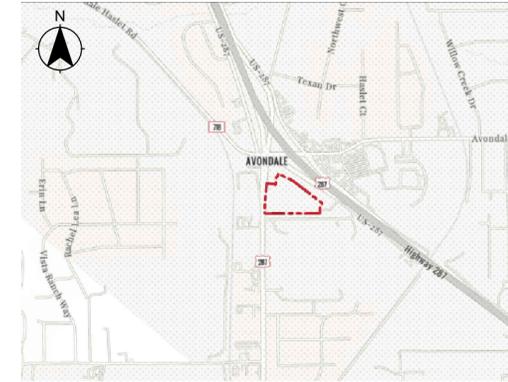
UNIT TYPE	SQUARE FEET	BEDROOMS	STORIES	BUILDING DIMENSIONS	QUANTITY
A1	744	1	1	28'x29'	38
A2	793	1	2	17'x28'	52
B1	1016	2	2	17'x28'	42
B2	1022	2	2	28'x29'	20
B3	1114	2	2	28'x29'	20
B4	1239	2	2	28'x29'	33
C1	1371	3	2	28'x29'	16
C2	1371	3	2	29'x38'	7
<b>TOTAL UNITS:</b>					<b>228</b>
<b>GSF:</b>					<b>227,320</b>

**NOTES:**

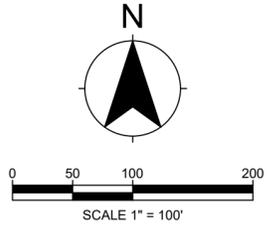
1. PD PLANNED DEVELOPMENT FOR ALL USES IN 'C' BASE ZONING MULTI-FAMILY PLUS DETACHED MULTIFAMILY; SITE PLAN REQUIREMENTS, WAIVERS TO MULTIFAMILY DISTRICT SUBMISSION, AND DEVELOPMENT STANDARDS APPLY TO DETACHED MULTIFAMILY ONLY.
2. VARIATION OF ROOF ELEVATION AND EXTERIOR WALL MATERIALS AND COLORS SHALL BE INCORPORATED TO PROVIDE ARCHITECTURAL VARIETY. ALLOWABLE MATERIALS TO INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO AND FIBER CEMENT SIDING.
3. THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH 'C' BASE ZONING, WITH THE FOLLOWING EXCEPTIONS:
  - 3.1. MINIMUM OPEN SPACE OF THIRTY PERCENT (30%)
  - 3.2. A MFD SITE PLAN WILL NOT BE REQUIRED FOR A DETACHED MULTIFAMILY DEVELOPMENT.
4. ALL PROVIDED LIGHTING TO CONFORM TO LIGHTING CODE.
5. ALL SIGNS WILL CONFORM TO ARTICLE 4.
6. PROJECT WILL COMPLY WITH LANDSCAPING REQUIREMENTS FOR "C", PER 4.711(D)(6), INCLUDING ENHANCED LANDSCAPING.
7. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY. DUE TO THE FORM OF DETACHED MULTIFAMILY, THE TREES WILL BE SPREAD THROUGHOUT THE DEVELOPMENT IN A FASHION SIMILAR TO SINGLE FAMILY, WITH TREES IN THE FRONT YARDS.

**SITE DATA SUMMARY TABLE**

SITE AREA:	22.099 AC
RESIDENTIAL UNITS:	228
UNIT DENSITY:	10.32 UNITS PER ACRE (24 MAX)
GSF RESIDENTIAL:	227,320 SF
GSF CLUBHOUSE:	5,112 SF
<b>PARKING REQ'D</b>	
LIVING:	1 PER BEDROOM = 389 SPACES
CLUBHOUSE:	1 PER 250 GSF = 21 SPACES
<b>TOTAL REQ'D:</b>	<b>410 SPACES</b>
<b>PARKING PROVIDED</b>	
STANDARD:	278 SPACES
GARAGE:	107 SPACES
COVERED PARKING:	68 SPACES
<b>TOTAL PROVIDED:</b>	<b>453 SPACES (2 ACCESSIBLE)</b>
PARKING STALL DIMENSIONS:	9'x18" - STANDARD 9'x22" - PARALLEL
OPEN SPACE:	30% (6.63 AC)



LOCATION MAP  
NTS



**ENGINEER:**  
KFM ENGINEERING & DESIGN  
3501 OLYMPUS BLVD., SUITE 100  
DALLAS, TEXAS 75019  
CONTACT: DAVID PITCHER, PE  
PHONE: 214-801-4936

**DEVELOPER:**  
EMBREY  
1020 NE LOOP 410, SUITE 700  
SAN ANTONIO, TEXAS 78206  
CONTACT: JEREMY WILLIAMS  
PHONE: 972-655-4265

**ARCHITECT:**  
W PARTNERSHIP, INC.  
5120 WOODWAY DR. SUITE 8000  
HOUSTON, TEXAS 77056  
CONTACT: FRED WILSON JR., AIA  
PHONE: 713-343-7613

**SURVEYOR:**  
LANDPOINT  
4100 INTERNATIONAL PLAZA SUITE 240  
FORT WORTH, TEXAS 76109  
CONTACT: ROBERT MALOY, R.P.L.S.  
PHONE: 817-554-1805



**LEGEND**

- PARKING CANOPY
- 6' TALL ORNAMENTAL METAL FENCE

**SECTION 4.711(D)(6) ENHANCED LANDSCAPING**

STREET TREES	N/A
POOL	5 PTS
DOG PARK	5 PTS

DIRECTOR OF DEVELOPMENT SERVICES  
DATE

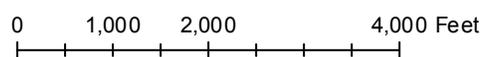
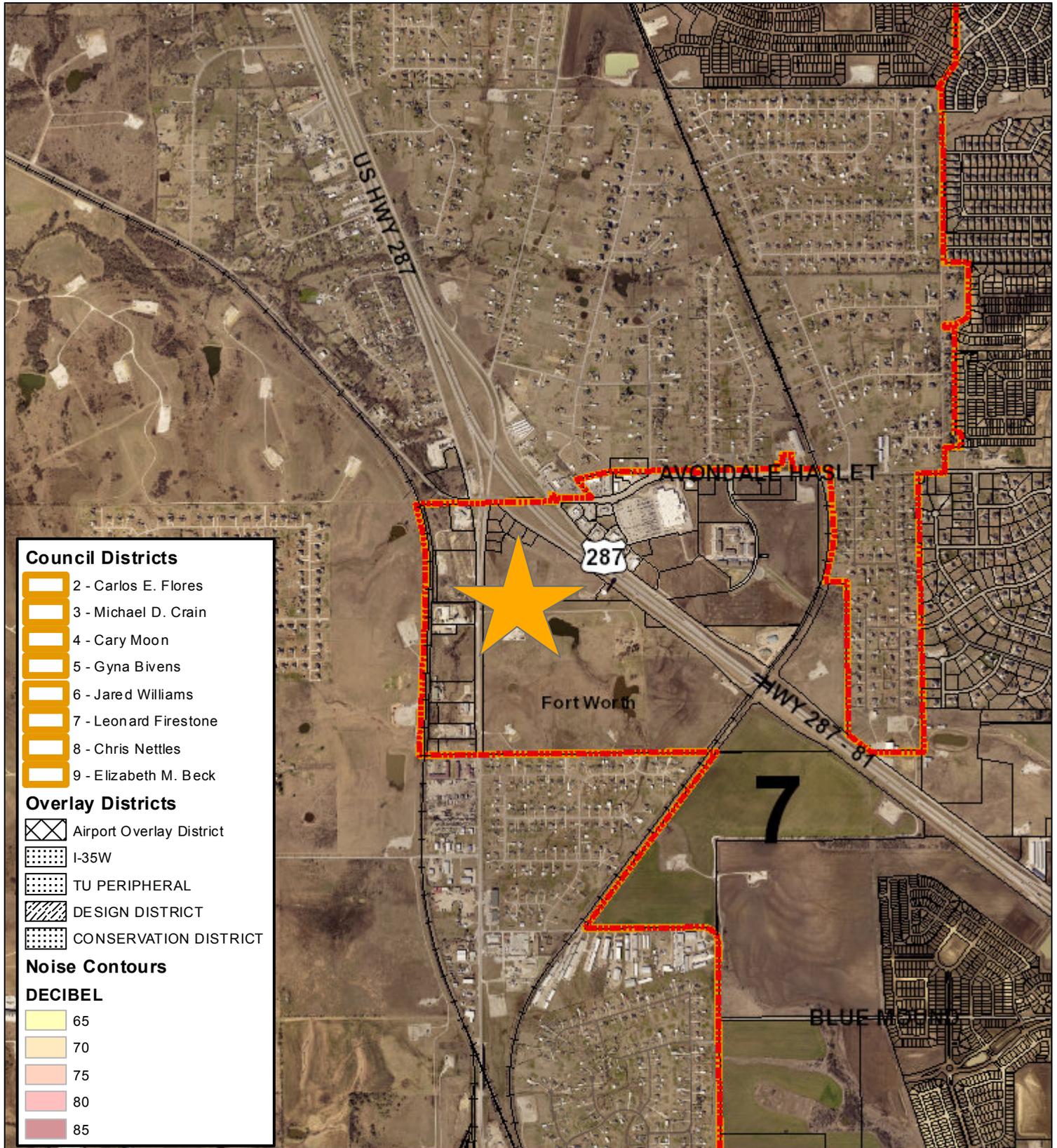
**PD SITE PLAN**  
**HAPT AT HUNTER CROSSROADS**  
ZONING CASE NUMBER: ZC-22-\_\_\_\_\_  
FORT WORTH, DENTON COUNTY, TEXAS

22.099 ACRE TRACT OF CALLED 37.59 ACRES  
TRACT IV  
HUNTER CROSSROADS, L.P.  
DOCUMENT NO. D207294400  
D.R.T.C.T.

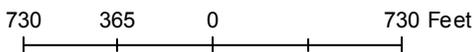
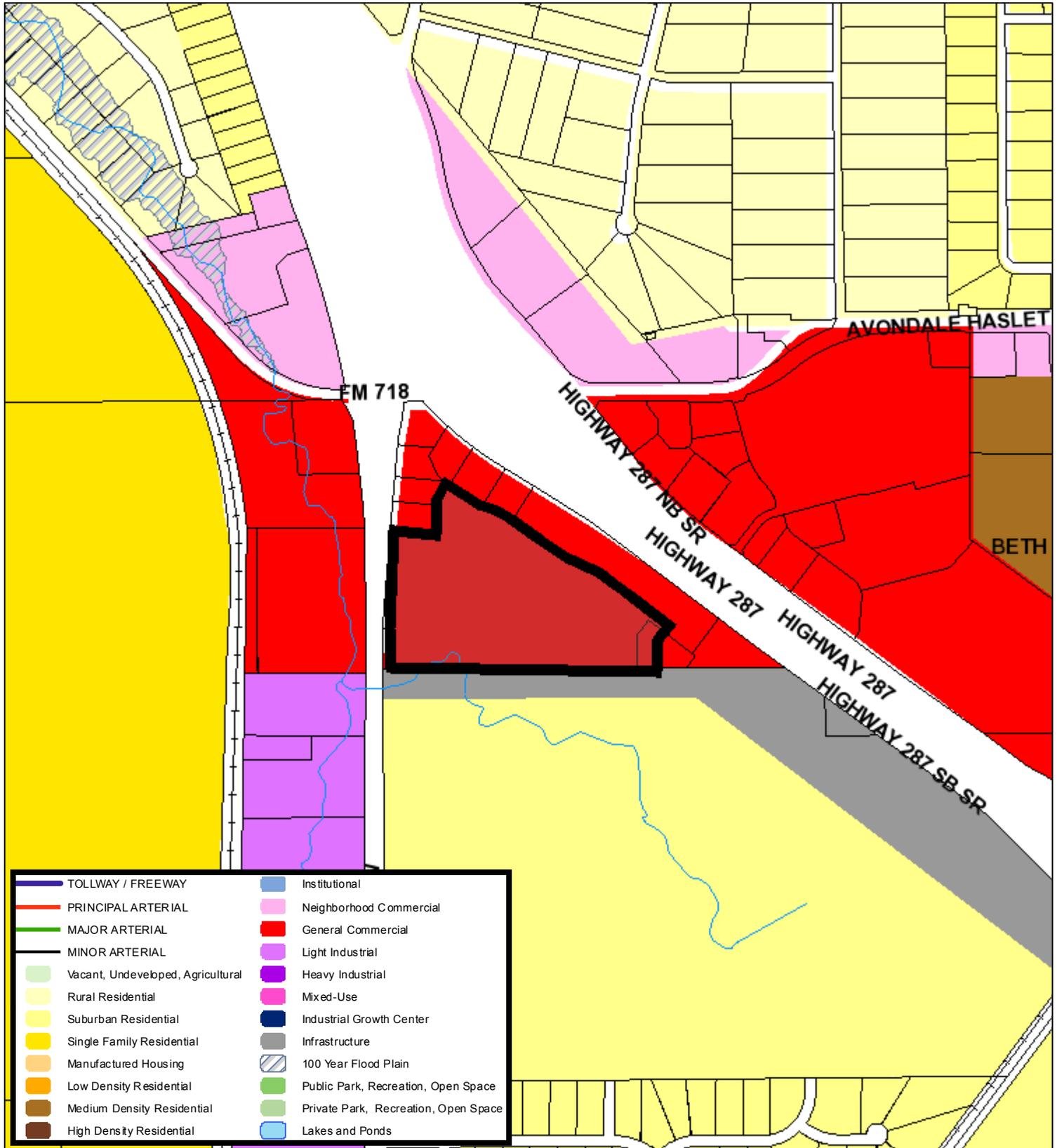
DATE: 09/06/2022

k:\projects\1010066\003\cap\exhibit\20220906\_zoning\_site\_plan\zoning\_site\_plan\zoning\_site\_plan\_20220906.dwg:ssnyder-9/6/2022 4:59 PM

### Area Map



### Future Land Use



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



# Aerial Photo Map

# ZC-22-166



0 0.075 0.15 0.3 Miles

 ETJ





# Zoning Staff Report

**Date:** October 12, 2022

**Case Number:** ZC-22-172

**Council District:** 3

## Zoning Map Amendment

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

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

**Site Location:** 5628 Houghton Avenue

**Acreage:** 0.149 acres

### Request

**Proposed Use:** Residential Development

**Request:** From: "CB-TF" Camp Bowie Transition Zone

To: "A-5" One-Family

### Recommendation

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

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

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

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

## Project Description and Background

Horne street is historically a neighborhood commercial corridor that is flanked by traditionally single-family uses to the east and west. The parcel at 5628 Houghton Avenue was previously platted as a residential lot with a home constructed in the 1950s or earlier on site. By 2001, the house had been demolished and the property was vacant. In 2019, the property was rezoned from “A-5” One-Family to “CB-TF” Camp Bowie Transition Zone as part of an effort to extend the Camp Bowie Form-Based Code down Horne Street to support mixed-use development. “CB-TF” does not allow single-family uses by right. In 2020, staff approved a building permit for a single-family home at this location in error. The developer has since started the project and would like to continue with this product type, thus necessitating the rezoning request.

The site falls within the boundaries of the Como/ Sunset Heights NEZ Strategic Plan that is designed to rebuild neighborhoods with appropriate mixed-use development in commercial areas and compatible quality infill housing in residential areas. The proposed zoning of “A-5” One-Family would allow redevelopment of the site into single family residential uses by right, which aligns with the NEZ Plan and the future land use map at this location, and will not impact the focus on mixed use/commercial along the Horne Street corridor to the west. As such, the proposed zoning **is compatible** with surrounding land uses.

The City is requesting approval of the proposed zoning change.

## Surrounding Zoning and Land Uses

North “A-5” One-Family, “CB-TF” Camp Bowie Transition Zone / vacant.  
East “A-5” One-Family / vacant.  
South “A-5” One-Family, “CB-TF” Camp Bowie Transition Zone / vacant.  
West “CB-TF” Camp Bowie Transition Zone.

## Recent Zoning History

- ZC-19-155: on 01/14/2020 Council approved the rezoning of the Horne Street corridor from Camp Bowie Blvd to the north and to Kilpatrick Avenue to the south from a mix of “E” Neighborhood Commercial and “A-5” One-Family to “CB-TF” Camp Bowie Transition Zone.

## Public Notification

300-foot Legal Notifications were mailed on Oct XX, 2022.

The following organizations were emailed on Oct XX, 2022:

Organizations Notified	
Inter-District 2 Alliance	Fort Worth Downtown Neighborhood Alliance
Far Greater Northside Historical NA	Diamond Hill Jarvis NAC
North Side NA	Tarrant Regional Water District

Streams and Valleys Inc.	Trinity Habitat for Humanity
North Fort Worth Historical Society	Fort Worth ISD

## Development Impact Analysis

### Land Use Compatibility

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Surrounding uses consist of single-family uses, commercial uses and vacant land the north and south, vacant land and commercial uses to the west along Horne Street, and single-family uses and vacant land to the east. The proposed map amendment **is compatible** with surrounding uses.

### Comprehensive Plan Consistency – Arlington Heights

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The 2022 Comprehensive Plan currently designates the subject property as Single Family. A minor boundary adjustment to the current “CB-TF” zoning to “A-5” One-Family in this location allows the site to be compatible with its current designation in the future land use map in the adopted Comprehensive Plan. Additionally, the proposed zoning would be in alignment with the following policies of the Comprehensive Plan for the Arlington Heights Planning Sector:

- Encourage compatible land use and infill development in the Como neighborhood consistent with its neighborhood empowerment zone plan.
- Promote the revitalization of the Horne Street commercial district.

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

### Economic Development Plan

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

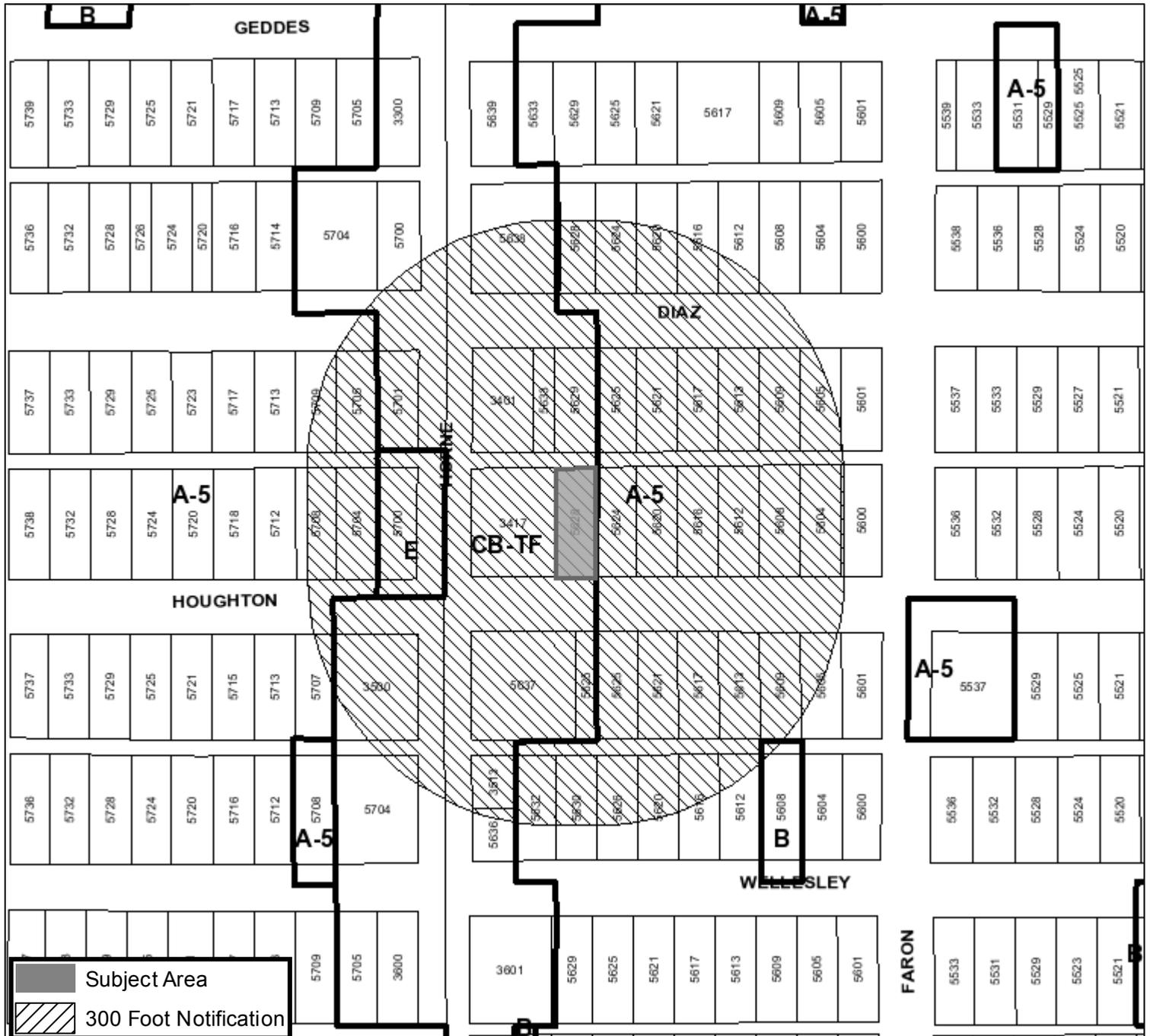
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4.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

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

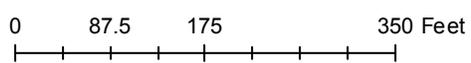


# Area Zoning Map

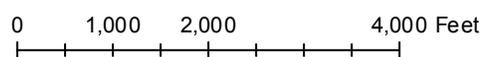
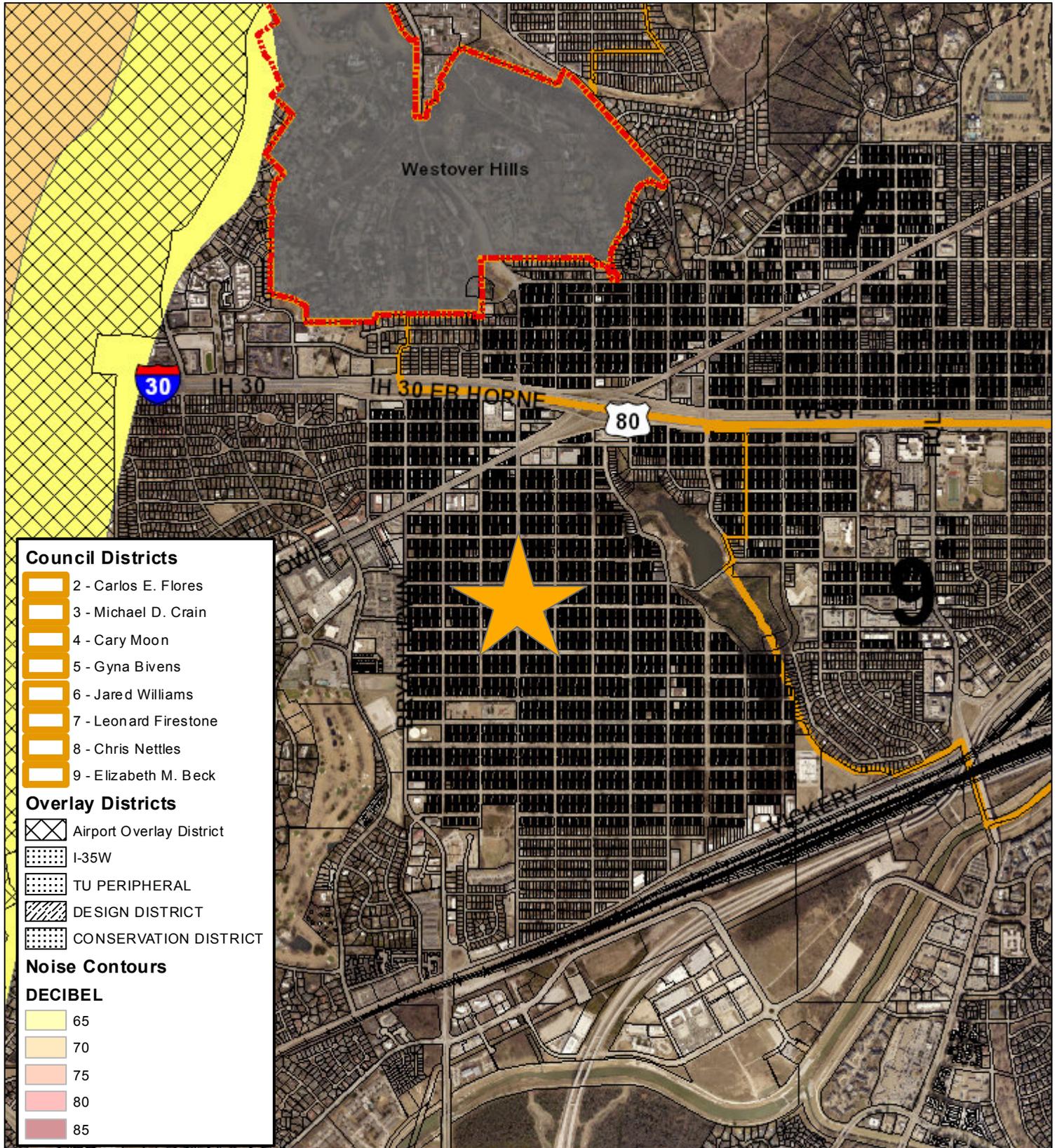
Applicant: Juelz Properties  
 Address: 5628 Houghton Ave.  
 Zoning From: CB-TF  
 Zoning To: A-5  
 Acres: 0.14926468  
 Mapsco: 74R  
 Sector/District: Arlington Heights  
 Commission Date: 10/12/2022  
 Contact: 817-392-8574



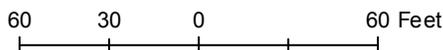
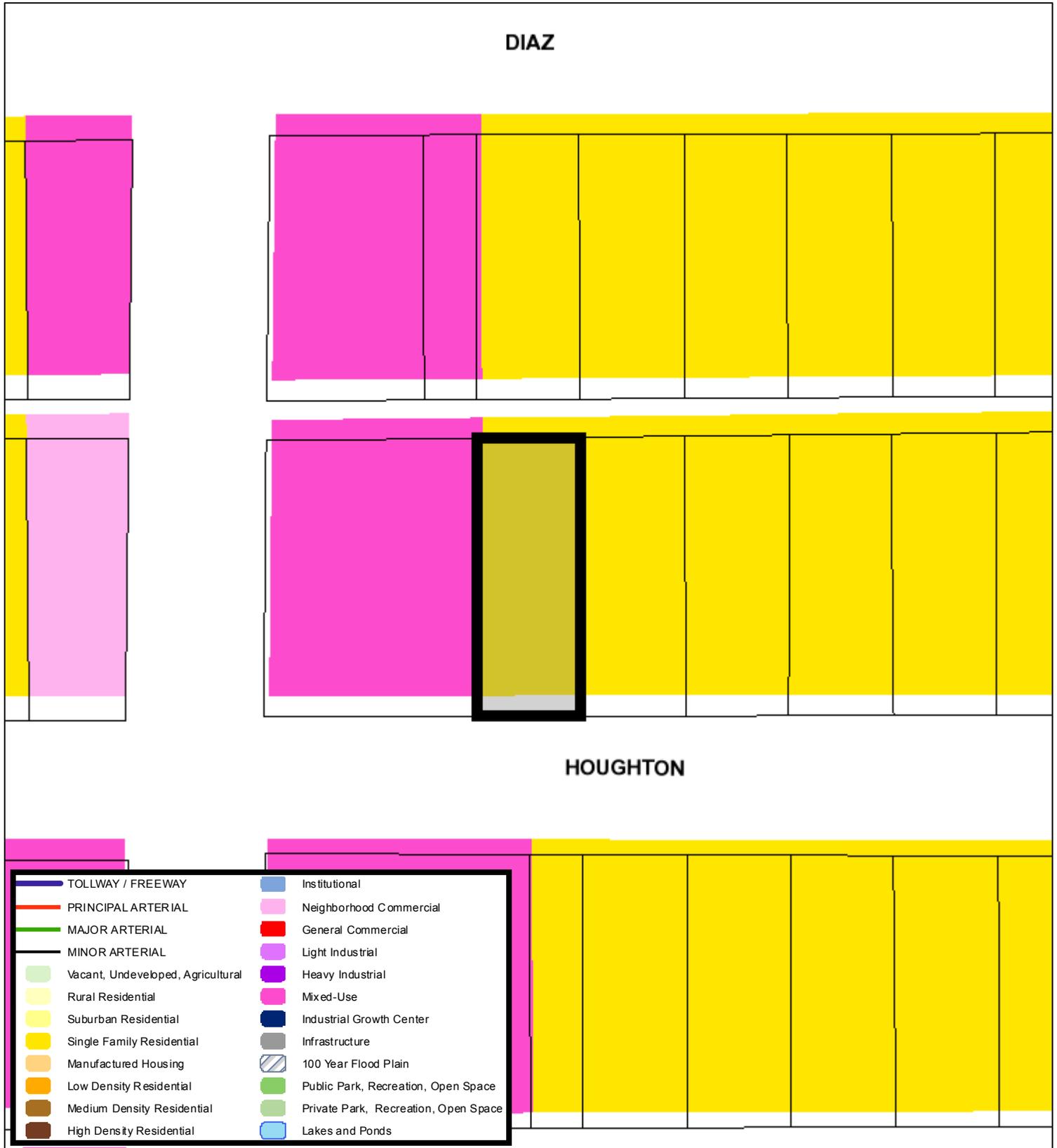
 Subject Area  
 300 Foot Notification



## Area Map



### Future Land Use



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



**Aerial Photo Map**



DIAZ

HOUGHTON

HORNE

0 40 80 160 Feet





# Zoning Staff Report

Date: October 12, 2022

Case Number: ZC-22-174

Council District: 7

## Zoning Map Amendment & Site Plan

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

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

**Site Location:** 2500-2700 blocks SH 114

**Acreage:** 30.65 acres

### Request

**Proposed Use:** Detached Multifamily

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

To: "PD/C" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for building orientation, open space, and parking in front of primary building, and a waiver to the MFD; site plan included.

### Recommendation

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

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

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

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  - d. [Site Plan Comments](#)
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9. Aerial Photograph
10. Site Plan

## Project Description and Background

This is a proposed detached multifamily development along State Highway 114 in northwestern Fort Worth in Council District 7. The single family units clustered around green spaces and connected by trails, are representative of a new style of development which is not directly addressed by the current City of Fort Worth Zoning Ordinance. This detached multifamily development shares characteristics of an apartment community and a single-family neighborhood, but is considered to be a hybrid of the two. They are also sometimes referred to as ‘cottage communities.

The site is proposed to be zoned as a “PD” Planned Development with a base zoning district of “C” Medium Multifamily. This is a companion case for property recently rezoned to the east. The applicant would like to add 10 additional acres and 45 units to the overall development. A total of 218 units are included in the development, which spans just over 30 acres. This results in a density of just under 8 dwelling units per acre, below the “C” maximum of 24 dwelling units per acre. There will be a mixture of one-, two- and three-bedroom units, along with a Leasing & Amenity Center, dog park, and outdoor activities.

Large portions of the site are to be preserved as open space, predominately along the drainageways and riparian corridors. This can be interpreted as a type of cluster development, where dwelling units are grouped in specific areas while retaining large contiguous areas to remain in a natural or minimally altered state. This is in alignment with planning principles and promotes preservation of the natural environment. The proposed site is located within The Texas Motor Speedway Master Plan.

The proposed PD conditions are listed below, including development standards to building orientation, parking, and MFD submittal.

Requirement	C/MFD Standards	Proposed PD
Open Space	45% Minimum	30% Development Standard Requested
Units Per acre	24	Complies
Front Yard	20 ft minimum	Complies
MFD	MDF Site Plan required	MFD Site Plan waiver requested
Fencing	Fences shall not be located in the area between building facades and the property line	No fencing on the perimeter of the development
Building Orientation	Facing the street	Development Standard Requested
Parking	Parking should be behind building line	Development Standard Requested

## Surrounding Zoning and Land Uses

North “I” Light Industrial; PD 1139 PD/I plus mini warehouse; site plan Approved / SH 114  
 East “PD/C” Planned Development with a base of “C” Medium Density Multifamily, with specific development standards for building orientation, open space, and parking in front of primary building, and a waiver to the MFD; Site Plan included / golf course, undeveloped  
 South “A-5” One-Family / single-family, golf course  
 West “AG” Agricultural / school across from FM 156 Blue Mound Rd

## Recent Zoning History

- ZC-22-069 "PD/C" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for building orientation, and parking in front of primary building, and a waiver to the MFD; Site Plan included. (East of subject Property/same property owners)

## Public Notification

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

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

*\* Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

There are a variety of land uses in the vicinity of this site. A school is located west of the site across FM 156, south is single-family and a golf course, to the north is SH 114, and east is undeveloped land. Based on the quasi-single family nature of this style of development, the proposed zoning **is compatible** with the current surrounding land uses.

### Comprehensive Plan Consistency – Far Northwest

The adopted Comprehensive Plan designates the subject property as General Commercial on the Future Land Use Map. The proposed development is **not consistent** with the Comprehensive Plan. The policies below from the Texas Motor Speedway Master Plan apply to this development:

- Discourage future residential development within one mile of TMS.
- Support commercial development in the southwest quadrant of the I-35W and SH 114 interchange

However, staff is supportive of this proposed changed due to the recent rezoning east of the site.

### Economic Development Plan

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

## Site Plan Comments

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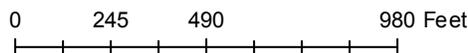
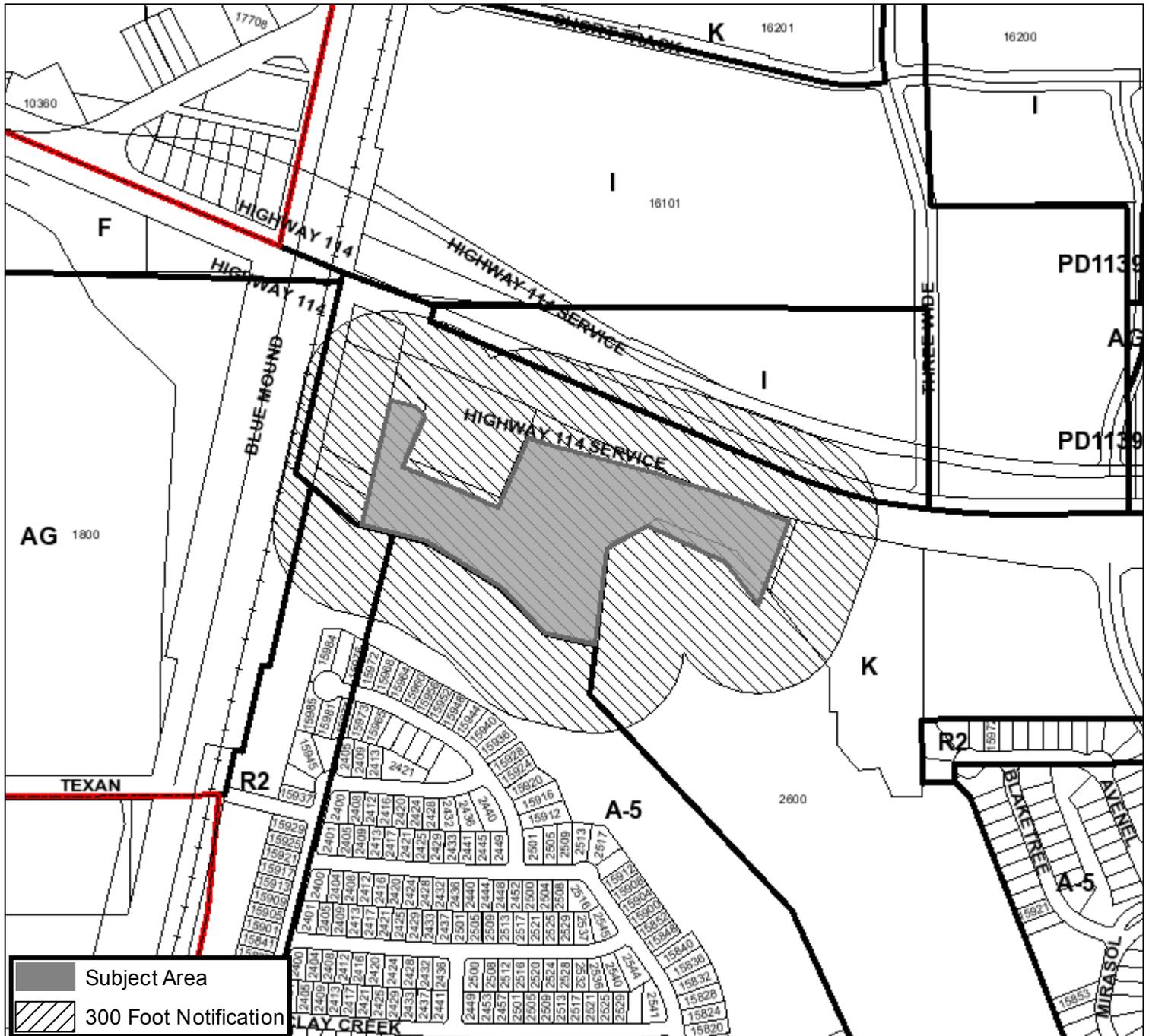
### **Zoning and Land Use**

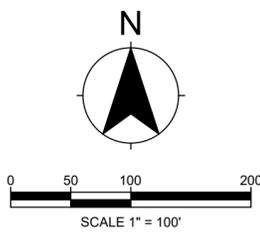
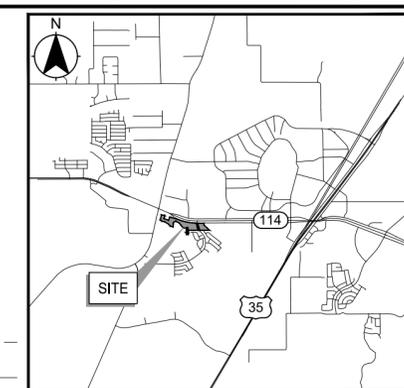
1. Parking in front of buildings (Development standard required)
2. Building Orientation
  - a. Front of building towards street (Development standard required)
3. 30% Open Space provided/45% required (Development standards required)

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

### Area Zoning Map

Applicant: Roanoke 35/114 & Roanoke 35/115 O&G Partners LPs  
 Address: 2500 - 2700 blocks SH 114  
 Zoning From: PD for C uses plus detached multifamily with waivers  
 Zoning To: To include an additional 10 Acres to the previously approved PD  
 Acres: 30.6519316  
 Mapsco: 642R  
 Sector/District: Far North  
 Commission Date: 10/12/2022  
 Contact: 817-392-6329



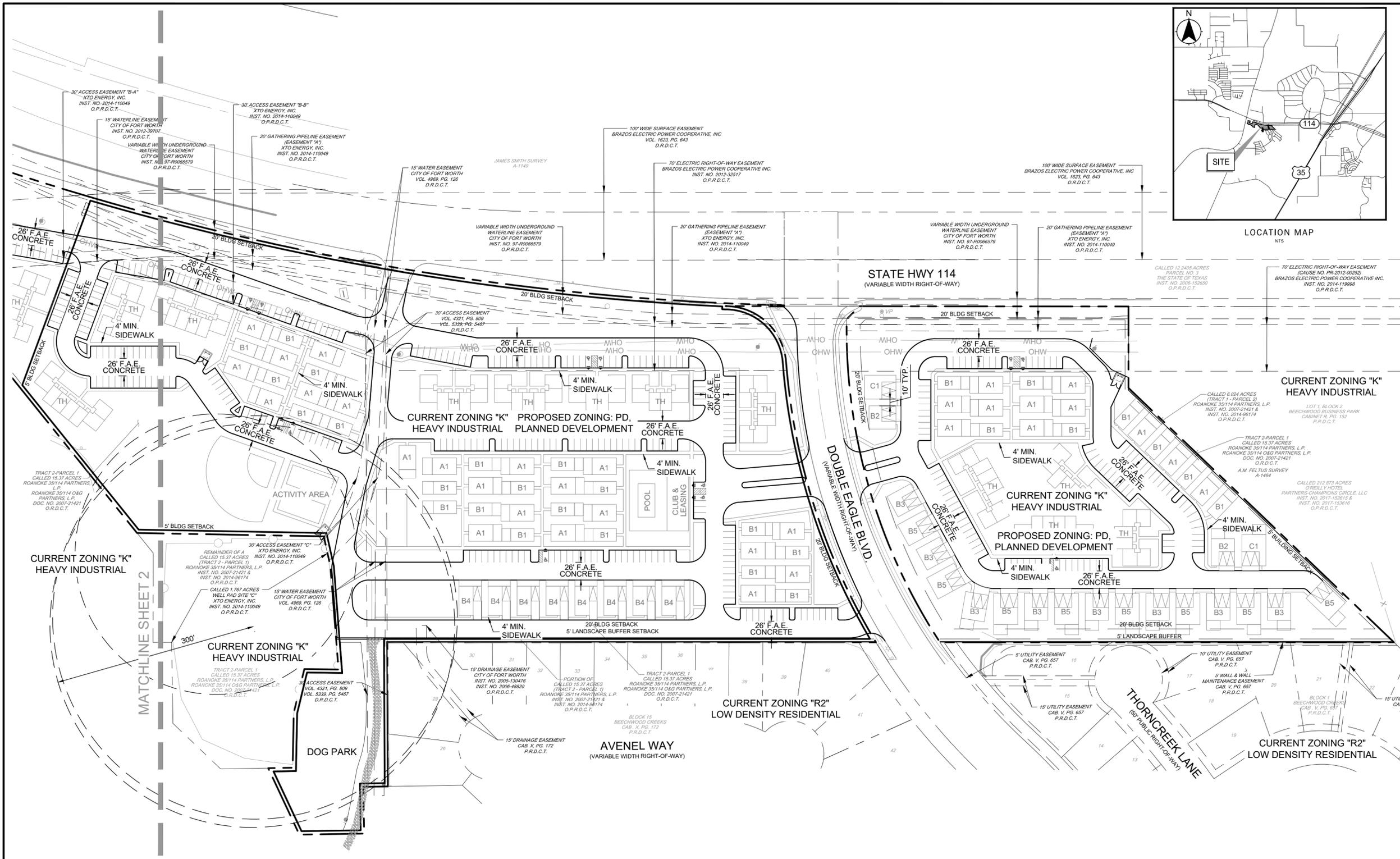


**KFM**  
ENGINEERING & DESIGN

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PHONE: 817-230-4051

**ARCHITECT:**  
JHP ARCHITECTURE  
8340 MEADOW ROAD, #150  
DALLAS, TEXAS 75231  
CONTACT: CARL MALCOLM, AIA  
PHONE: 214-363-5687



**RESIDENTIAL UNIT SUMMARY TABLE**

UNIT TYPE	SQUARE FEET	BEDROOMS	STORIES	QUANTITY (UNITS)
A1	825	1	1	25
B1	925	2	2	28
B2 (2 CAR)	925	2	2	17
B3 (2 CAR)	925	2	2	8
B4 (1 CAR)	1200	2	2	8
B5 (2 CAR)	1200	2	2	7
C1 (2 CAR)	1200	3	2	11
TH - 1	825	1	1	46
TH - 2	925	1	1	34
TH - 3	925	2	2	34
<b>TOTAL UNITS</b>				<b>218</b>
<b>GSF</b>				<b>229,100</b>

**SITE DATA SUMMARY TABLE**

<b>SITE AREA:</b>	30.185 AC
<b>UNIT DENSITY:</b>	7.90 UNITS PER ACRE (24 MAX)
<b>GSF RESIDENTIAL:</b>	229,100 SF
<b>GSF CLUBHOUSE:</b>	2,890 SF
<b>PARKING REQ'D</b>	
LIVING:	1 PER BEDROOM = 342 SPACES
CLUBHOUSE:	1 PER SP/250 SF OF COMMON AREA = 13 SPACES
<b>MINIMUM REQ'D:</b>	355 SPACES
<b>PARKING PROVIDED</b>	
STANDARD (SURFACE):	342 SPACES (12 ADA)
GARAGE:	80 SPACES
TANDEM:	8 SPACES
<b>TOTAL PROVIDED:</b>	430 SPACES (12 ACCESSIBLE)
<b>PARKING STALL DIMENSIONS:</b>	9'x18' - STANDARD
<b>OPEN SPACE:</b>	
REQUIRED:	45% (13.58 AC)
PROVIDED:	> 64% (19.62 AC)

**NOTES:**

- PD PLANNED DEVELOPMENT FOR ALL USES IN 'C' BASE ZONING MULTI-FAMILY PLUS DETACHED MULTIFAMILY; SITE PLAN REQUIREMENTS, WAIVERS TO MULTIFAMILY DISTRICT SUBMISSION, AND DEVELOPMENT STANDARDS APPLY TO DETACHED MULTIFAMILY ONLY.
- VARIATION OF ROOF ELEVATION AND EXTERIOR WALL MATERIALS AND COLORS SHALL BE INCORPORATED TO PROVIDE ARCHITECTURAL VARIETY. ALLOWABLE MATERIALS TO INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO AND FIBER CEMENT SIDING.
- THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH 'C' BASE ZONING, WITH THE FOLLOWING EXCEPTIONS:
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- ALL PROVIDED LIGHTING TO CONFORM TO LIGHTING CODE.
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**LEGEND**

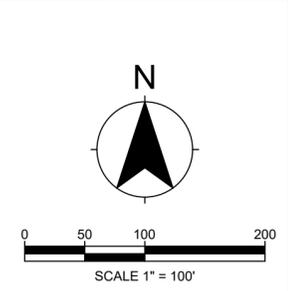
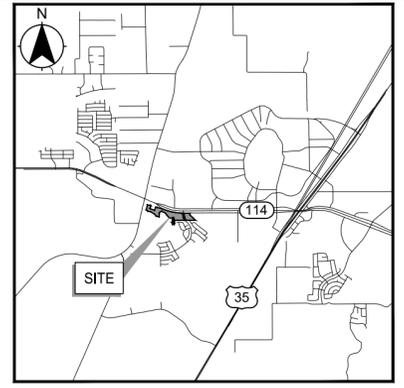
	PROPOSED FIRE HYDRANT
	DUMPSTER
<b>SECTION 4.711(D)(6) ENHANCED LANDSCAPING</b>	
STREET TREES	N/A
POOL	5 PTS
DOG PARK	5 PTS

**PD SITE PLAN**  
**TLC CHAMPIONS**  
ZONING CASE NUMBER: Z-22-  
FORT WORTH, DENTON COUNTY, TEXAS

13.596 ACRE TRACT & 6.020 ACRE TRACT (TRACT 2 - PARCEL 1 & TRACT 1 - PARCEL 2)  
ROANOKE 35/114 PARTNERS, L.P.  
INST. NO. 2007-21421 & 2014-96174 O.P.R.D.C.T.  
&  
10.569 ACRE TRACT OF CALLED 11,000 ACRES (PARCEL 5)  
STATE OF TEXAS  
DOC. NO 2006-152650 O.P.R.D.C.T.

DATE: SEPT 6, 2022 SHEET: 1 OF 2

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**ENGINEER:**  
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LEGEND

- PROPOSED FIRE HYDRANT
- DUMPSTER

SECTION 4.711(D)(6) ENHANCED LANDSCAPING

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- POOL 5 PTS
- DOG PARK 5 PTS

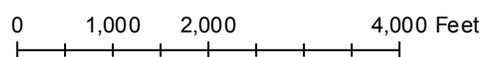
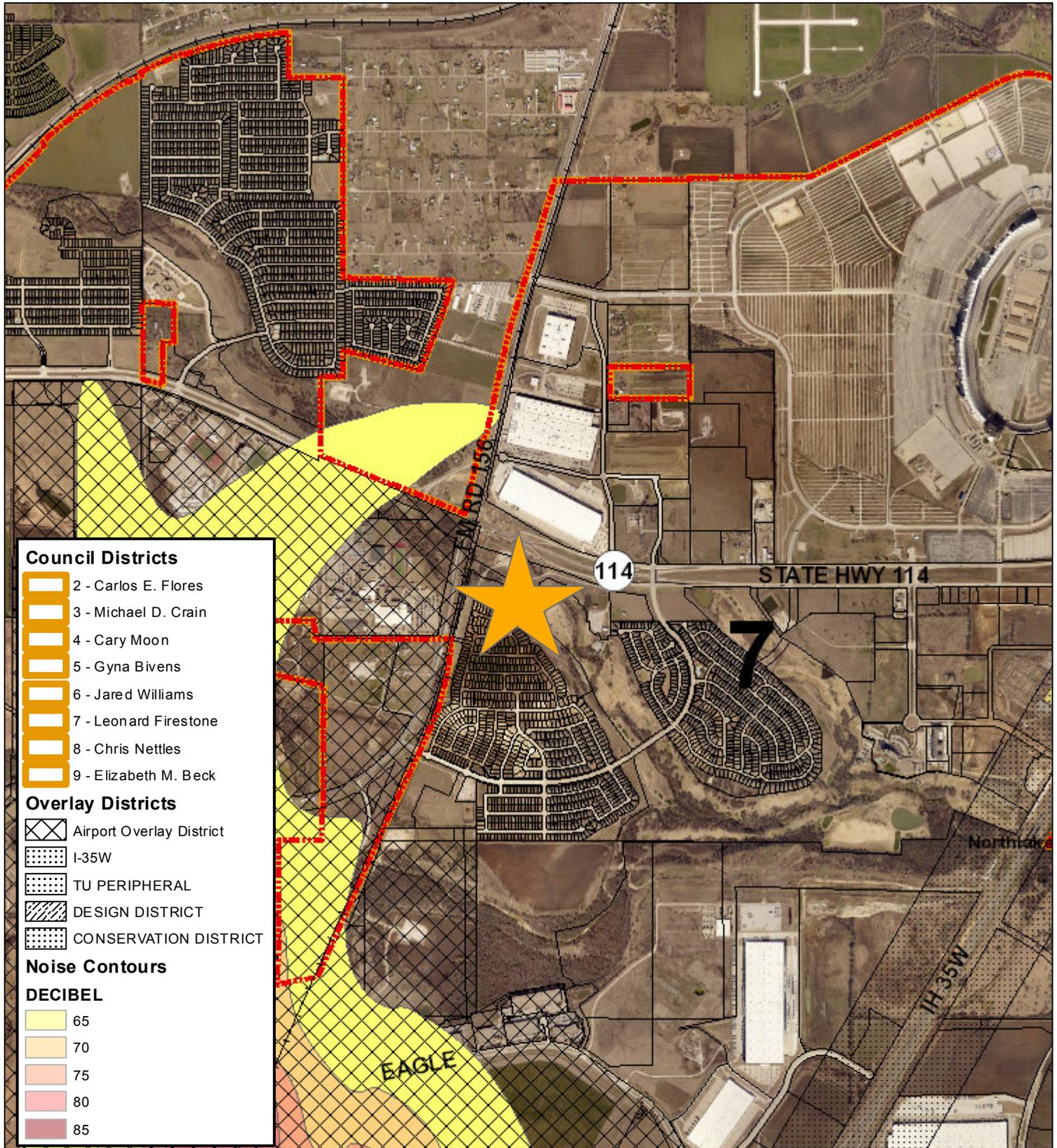
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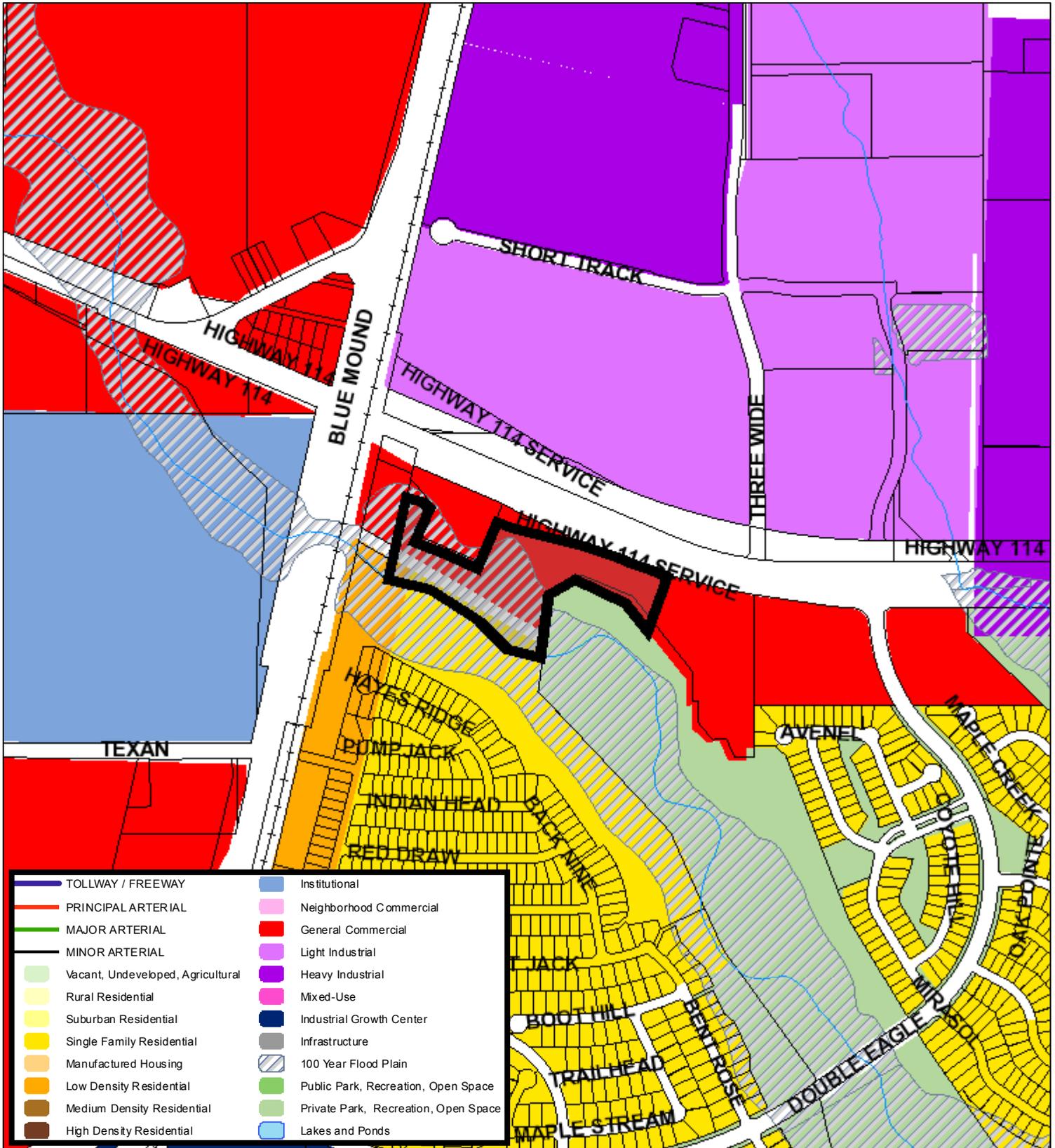
DATE: SEPT 6, 2022 SHEET: 2 OF 2

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### Area Map



### Future Land Use



690 345 0 690 Feet

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



## Aerial Photo Map



0 430 860 1,720 Feet

