



+
ZONING COMMISSION

AGENDA

Wednesday, July 12, 2023

Work Session 12:00 PM

Public Hearing 1:00 PM

Work Session

In-Person:

City Hall Conference Room 2020

200 Texas Street

2nd Floor-City Hall

Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber

200 Texas Street

2nd Floor-City Hall

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/weblink/register/rd3ebed9be568d0b86bac7a65f22b0aeb>

Meeting/ Access Code: 2550 767 3952

Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159

Meeting/ Access Code: 255 076 73952

Viewing Only

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

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

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

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

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

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

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

****Any member of the public who wishes to address Zoning Commission regarding an item on a listed agenda must sign up to speak no later than 5 p.m. on the day before the scheduled meeting. To sign up, please register through WebEx in accordance with the directions on the City's website above. This link should be used to register whether you plan to participate in-person or virtually.**

However, you can also sign-up to speak prior to the Public Hearing if attending in-person. For questions or assistance with registration, please contact Sandra Cejas at sandra.cejas@fortworthtexas.gov or (817)392-8047.

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

COMMISSION MEMBERS:

Jarod Cox, CD 1	_____	Dr. Mia Hall, CD 6	_____
Willie Rankin, Chair, CD 2	_____	Jacob Wurman, CD 7	_____
Beth Welch, CD 3	_____	Tiesa Leggett, CD 8	_____
Jesse Gober, CD 4	_____	Kimberly Miller, CD 9	_____
Rafael McDonnell, Vice Chair, 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, AUGUST 8, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of June 14, 2023 _____ **Chair**

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

B. CONTINUED CASES **District**

1. ZC-22-178 **CD 5**

- a. Site Location: 3801 and 3825 S Cravens Road
- b. Acreage: 10.16
- c. Applicant/Agent: Demetrica V. Williams Family Trust/ Darin Norman, Urbanworth LLC
- d. Request: From: "MU-1" Low Intensity Mixed-use
 To: "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use plus amusement/outdoor use, bar/tavern, cocktail lounge, club, private or teen, and dance hall use; development standard for maximum setback of 312 ft; no minimum first floor height requirement; site plan included.

2. ZC-22-186 **CD 2**

- a. Site Location: 3602 N. Grove Avenue
- b. Acreage: 0.29
- c. Applicant/Agent: Victor Lopez/ Ana Vasquez
- d. Request: To: Add Conditional Use Permit (CUP) to allow storage of materials and equipment for building wooden pallets in "K" Heavy Industrial for a maximum of 5 years; development standard waivers requested for screening fence materials, bufferyard /setback /supplemental screening adjacent to a residential district, bicycle rack, parking spaces, vehicle maneuvering, and landscaping, site plan included.

3. ZC-22-226

CD 5

- a. Site Location: 1809 Miller Avenue
- b. Acreage: 0.15
- c. Applicant/Agent: Mary Helen Johnson / Alpha Family Group
- d. Request: From: "A-5/SS" One-Family/Stop Six Overlay
To: "B/SS" Two-Family/Stop Six Overlay

4. ZC-23-058

CD 11

- a. Site Location: 3201-3217 (odds) St. Louis Avenue
- b. Acreage: 0.72
- c. Applicant/Agent: Jimco Sales & Manufacturing/ Denise Harmon
- d. Request: From: "J" Medium Industrial
To: Add Conditional Use Permit (CUP) to allow outdoor storage of pipes and metal products without a building in "J" Medium Industrial for a maximum of 5 years; a partial development waiver for fencing along the alley is requested; site plan included.

C. NEW CASES

5. SP-23-002

CD 5

- a. Site Location: 9680 Trinity Boulevard
- b. Acreage: 4.73
- c. Applicant/Agent: Don Valk, April Moore
- d. Request: To: Add site plan for PD 865 "PD/SU" Planned Development/Specific Use for mini warehouses; site plan included

6. SP-23-003

CD 10

- a. Site Location: 11600 - 12000 Blocks State Highway 114
- b. Acreage: 15.284
- c. Applicant/Agent: Northwest Village (Fort Worth) Owner, LLC
- d. Request: To: Add site plan for PD 1363 "PD/MU-2" Planned Development for all uses in High Intensity Mixed - Use plus mini - warehouse with development standards for fenestration, facade on primary street frontage and height; site plan included

7. SP-23-004

CD 8

- a. Site Location: 3117 Grayson Street
- b. Acreage: 3.338
- c. Applicant/Agent: ACH Landowner II
- d. Request: To: Revise site plan for PD 915 "PD/ER" Planned Development for Neighborhood Commercial Restricted uses plus assisted living facility, nursing home with full medical services, and massage therapy and spa with development standards to add 6,000 square foot building; site plan included

8. ZC-23-066

CD 8

- a. Site Location: 10181 Forest Hill Everman Rd
- b. Acreage: 134.12
- c. Applicant/Agent: Jerry Jackson / TTP Partnership
- d. Request: From: Unzoned

To: "A-5" One-Family, "F" General Commercial, "CR" Low Density Multifamily

9. ZC-23-069

CD 11

- a. Site Location: 5418 Brentwood Stair Road
- b. Acreage: 0.069
- c. Applicant/Agent: Scott Mills (Corporate Image) / Kaleab F Berhe land Mark Retail Inc
- d. Request: From: "E" Neighborhood Commercial
To: "F" General Commercial

10. ZC-23-082

CD 3

- a. Site Location: 5116 & 5118 Locke Avenue
- b. Acreage: 0.143
- c. Applicant/Agent: First American Properties LLC / Raz Hansraj
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

11. ZC-23-087

CD 11

- a. Site Location: 4909 and 5003 E Lancaster Avenue & 4808 and 4900 Norma Street
- b. Acreage: 7.946
- c. Applicant/Agent: Maxwell Fisher / Avis Chaisson, Palladium USA International. Inc
- d. Request: From: "A-7.5" One-Family, "C" Medium Density Multifamily, "E" Neighborhood Commercial
To: "PD-D" Planned Development-High Density Multifamily with development standards for parking, accessory building setbacks, building setbacks from residential, building height, perimeter fencing, open space, and tree preservation; site plan included.

12. ZC-23-091

CD 3

- a. Site Location: 3028 & 3032 Joyce Drive
- b. Acreage: 0.5
- c. Applicant/Agent: Walter Owen, Owen Equities LP
- d. Request: From: "PD 381" Planned Development – Light Industrial with NASJRB APZ II Overlay
To: "I" Light Industrial with NASJRB APZ II Overlay

13. ZC-23-092

CD 9

- a. Site Location: 2401 S University Drive
- b. Acreage: 1.98
- c. Applicant/Agent: Bennett Partners
- d. Request: From: "A-5" One Family Residential/TCU Residential Overlay
To: "PD/E" Planned Development Neighborhood Commercial/TCU Residential Overlay following all "E" standards and excluding uses (see docket); site plan included.

14. ZC-23-093

CD 8

- e. Site Location: 3004 & 3010 Avenue C
- f. Acreage: 0.29
- g. Applicant/Agent: Brian Franks / David Pitcher
- h. Request: From: "MU-1" Low Intensity Mixed-Use

To: "CF" Community Facilities District

15. ZC-23-095

CD 5

- a. Site Location: 11200-11350 Block Trinity Blvd (South)
- b. Acreage: 1.18
- c. Applicant/Agent: Ray Abraham, Leon Capital Investments, LLC / Ray Oujesky
- d. Request: From: "AG" Agricultural District
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus certain light industrial uses (see docket) and development standards to allow parking for warehouse and industrial uses to be calculated at 1 space per 4 employees (4 spaces minimum); site plan required

16. ZC-23-097

CD 11

- a. Site Location: 3235 Burton Avenue
- b. Acreage: 0.176
- c. Applicant/Agent: Marco and Sabrina Perez
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

17. ZC-23-098

CD 2

- a. Site Location: 2051 W Long Ave
- b. Acreage: 0.1607
- c. Applicant/Agent: Evangelina Cordeo
- d. Request: From: "A-5" One-Family
To: "E" Neighborhood Commercial

18. ZC-23-099

CD 5

- a. Site Location: 14000 Block Centre Station Drive
- b. Acreage: 24.099
- c. Applicant/Agent: Trenton Robertson / Masterplan
- d. Request: To: Amend PD 758 Planned Development/Specific Use for all uses in "D" with a maximum front yard setback of 20 feet to add an additional four (4) apartment buildings containing 132 dwelling units; site plan included

19. ZC-23-100

CD 2

- a. Site Location: 109 NW 29th, 151 NE 29th, 201 NE 29th, 3000 & 3016-3020 (evens) N Main, 3001-3023 (odds) N Main
- b. Acreage: 15.55
- c. Applicant/Agent: John Ainsworth, Kimley-Horn / Olham Goodwin Capital, LLC
- d. Request: From: "J" Medium Industrial and "K" Heavy Industrial
To: "D" High Density Multifamily; "G" Intensive Commercial and "PD-G" Planned Development Intensive Commercial for a hotel within 1,000 feet of a one-family zoning district; site plan waiver requested

20. ZC-23-101

CD 4

- a. Site Location: 8347 Harmon Road
- b. Acreage: 8.18

- c. Applicant/Agent: Ojala Partners, LP
- d. Request: From: "PD1270" Planned Development for all uses in G Intensive Commercial to include a 60 ft setback adjacent to residential, 40 ft, landscape buffer, masonry screening wall; site plan waived
To: "PD-D" Planned Development High Density Multifamily with development standards for building orientation, fencing location, parking location, and height; site plan included

21. ZC-23-102

CD 5

- a. Site Location: 11300 block Trinity Blvd
- b. Acreage: 0.825
- b. Applicant/Agent: Ray Abraham / Ray Oujesky
- c. Request: From: "AG" Agricultural District
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus certain light industrial uses (see docket) and development standards to allow parking for warehouse and industrial uses to be calculated at 1 space per 4 employees (4 spaces minimum); site plan required

22. ZC-23-107

CD 10

- a. Site Location: 1305 Boaz Road
- b. Acreage: 2.3
- c. Applicant/Agent: T&T Construction, John Davis, Acme Fence Services
- d. Request: From: "A-43" One-Family
To: "J" Medium Industrial

23. ZC-23-108

CD 8

- a. Site Location: 751 E. Rendon Crowley Road
- b. Acreage: 20
- c. Applicant/Agent: Brent Kesler, Tribus Properties
- d. Request: From: "O1" Floodplain, "CF" Community Facilities, "PD 1304" Planned Development based on Low Density Multifamily with development standards, site plan waived
To: "J" Medium Industrial

24. ZC-23-119

All Districts

- a. Site Location: City Wide
- b. Applicant/Agent: City of Fort Worth
- c. Request: Adoption of an ordinance amending Article 6 of Chapter 4, "District Regulations", specifically Sections 4.603, "Residential District Use Table," 4.803, "Nonresidential Use Table," and 4.1203, "Form Based Code District Use Table" to provide for zoning districts where a Boarding Home Facility" is allowed; to amend Chapter 5, "Supplemental Use Standards," Article 1, "Standards for Selected Uses," Section 5.107a, "Boarding House" to change the title to "Lodging House" and add Section 5.153, "Boarding Home Facility" to add development standards for Boarding Home Facilities; and to amend Chapter 9, "Definitions" to amend the definition for "Boardinghouse/Lodging House" and add a definition for "Boarding Home Facility"

25. ZC-23-120

All Districts

- a. Site Location: City Wide
- b. Applicant/Agent: City of Fort Worth

- c. Request: Adoption of an ordinance amending Chapter 2, "Review Bodies" Section 2.100 "Zoning Commission," Section 2.101 "Board of Adjustment," Section 2.102 "Urban Design Commission," and Section 2.103 "Historic and Cultural Landmarks Commission," to revise the respective boards or commissions quorum requirements, resident requirements and other miscellaneous clarifications

D. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

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

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 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: July 12, 2023

Case Number: ZC-23-178

District: 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Demetrica V. Williams Family Trust/ Darin Norman, Urbanworth LLC

Site Location: 3801 and 3825 S Cravens Road Acreage: 10.16 acres

Request

Proposed Use: Mixed-Use/Outdoor Event Venue

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

To: “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed Use plus amusement/outdoor use, bar/tavern, cocktail lounge, club, private or teen, and dance hall use; development standard for maximum setback of 312 ft; no minimum first floor height requirement; site plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

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- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
 - [a. Land Use Compatibility](#)
 - [b. Comprehensive Plan Consistency](#)
 - [c. Economic Development Plan](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject property is a 10.16-acre site, currently undeveloped, with substantial tree canopy. The property fronts S Cravens road on the west and is adjacent to vacant and undeveloped property to the north, east, and south. The property is currently zoned Low-Intensity Mixed Use (MU-1). The site is approximately 80 – 100 ft away from Lake Arlington and was rezoned to mixed-use in 2018 to align the future land use designations in the Lake Arlington Master Plan. The applicant is requesting to rezone the property from “MU-1” Low Intensity Mixed-use to “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed Use plus amusement/outdoor use, bar/tavern, cocktail lounge, club, private or teen, and dance hall use; request maximum setback of 312 ft; request no minimum first floor height requirement; site plan required.

The primary purpose of the rezoning is to add outdoor amusement to the existing MU-1 zoning. The proposed first phase of this project on is an outdoor events venue that currently supports small gatherings of 50-100 people for events such as weddings, bridal showers, and reunions. Under the property’s current Low-Intensity Mixed Use (MU-1) zoning, an event center or rental hall and indoor amusement are permitted as by right uses; however, outdoor amusement is not permitted. The applicant is therefore requesting to add amusement/outdoor use, as well as bar/tavern (a related use) to support the proposed business at this location.

Secondly, the applicant is requesting to increase the maximum setback along S. Cravens Street permitted on this property from 20 feet to 312 feet. The purpose is to allow the applicant to locate the proposed main facility area, which is proposed to include restrooms, lounge areas, and catering areas, to take advantage of the view of the Lake Arlington, which is not visible from the roadside, as well as the existing tree canopy on site. Finally, the applicant is requesting to remove an 18-foot first floor height requirement from the PD. The applicant has provided examples of the types of buildings they seek to include in this phase of the project, which includes converted shipping containers to bathrooms. These structures would have heights under 18 feet but at or above 9 feet, which is permitted by building code.

On February 16, 2023, the Urban Design Commission recommended approval of the request to the Zoning Commission, subject to the condition that the PD be tied to a site plan. Staff also supports this request, since the proposed use is consistent with the Future Land Use Map (which shows the property as Mixed-Use) and with the 2022 Comprehensive Plan. However, it should be noted that the proposed project as shown in the site plan is not consistent with the specific intent of the “MU-1” Low-intensity mixed use district. The “MU-1” District is designed to accommodate and encourage compact, walkable development forms that are more land-efficient, cost-effective, and revenue positive for the City than low density, single-use developments. The “MU-1” District should promote connectivity, walkability, and a pedestrian-oriented urban form while encouraging exceptional design, both of the building architecture and the public realm. The PD as it is currently configured would support an active use of the site which is consistent with future land uses proposed for this area; however, the PD would need to be amended or removed in the future to allow greater density than what the current site plan permits.

This case was remanded back to the Zoning Commission in order for a newly established neighborhood to be noticed and provide input. The applicant has reached out several times but has not received a response from the neighborhood association.

Surrounding Zoning and Land Uses

North “MU-1” Low Intensity Mixed-Use / vacant, open space
East “MU-1” Low Intensity Mixed-Use / vacant, open space (Lake Arlington)

South “MU-1” Low Intensity Mixed-Use / residential, industrial (gas pad) vacant, open space
 West “MU-2” High Intensity Mixed-Use / industrial, commercial, vacant, residential (mobile home park)

Recent Zoning History

- ZC-17-097; from G, A-10, A-7.5, A-5, B, MH, D, E, FR, F, IP, I, J, K, PD 438, PD 463, and PD 753 to O-1, A-7.5, A-5, B, CF, E, MU-1, FR, G, I, MU-2, J, PD 438, PD 463, and new PD/UR plus event center.

ZC-17-097

ZONING_FRO
 AG, A-10, A-7.5, A-5, B, MH, D, E, FR, F, IP, I, J, K, PD 438, PD 463, and PD 753

ZONING_TO
 O-1, A-7.5, A-5, B, CF, E, MU-1, FR, G, I, MU-2, J, PD 438, PD 463, and new PD/UR plus event center

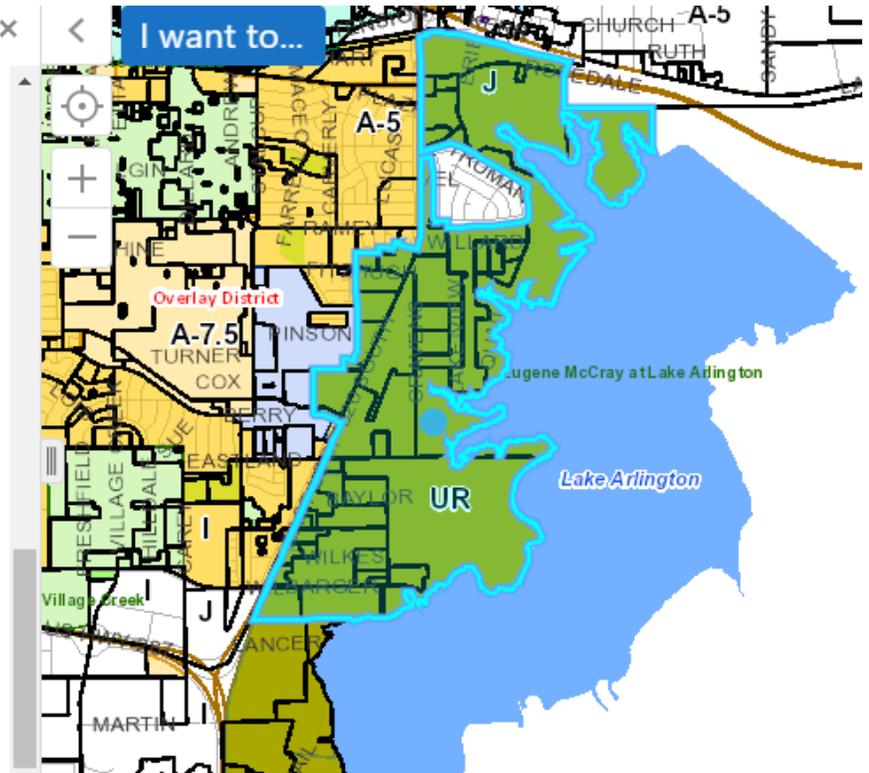
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Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.
 The following organizations were emailed on June 29, 2023:

Organizations Notified	
Parkside NA	East Fort Worth, Inc.
Streams and Valleys Inc.	FWIS
Southeast Fort Worth Inc.	Trinity Habitat for Humanity
Newly established NA	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone the site to “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed Use plus amusement/outdoor use, bar/tavern, cocktail lounge, club, private or teen, and dance hall use; request maximum setback of 312 ft; request no minimum first floor height requirement; site plan required. Surrounding land uses include industrial (vehicular services), commercial (arcade, medical office) residential (mobile home park, single family homes), and a significant amount of vacant undeveloped land.

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

Comprehensive Plan Consistency – Southeast

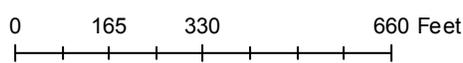
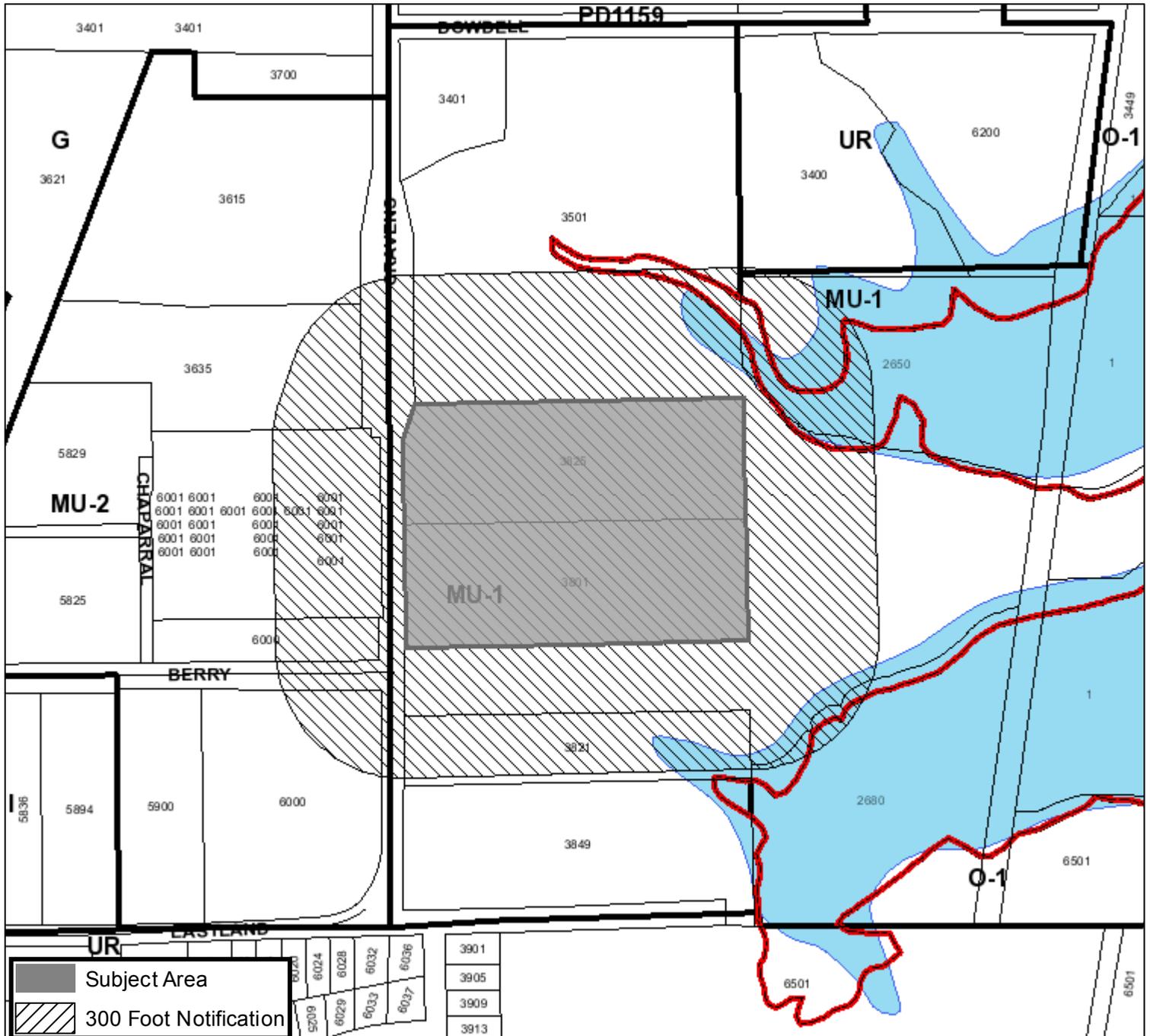
The adopted Comprehensive Plan currently designates the subject property predominantly as Mixed-Use (with a designation of Open Space along the lake edge) on the Future Land Use Map. The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies and strategies of the Comprehensive Plan:

- Encourage the use of floodplains for agricultural or recreational uses, including hike & bike trails.
- Encourage the protection of mature woodlands and other sensitive natural areas, while incorporating protected woodland areas as amenities in new developments.

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

Area Zoning Map

Applicant: Demetrica V. Williams Family Trust
 Address: 3801 & 3825 South Cravens
 Zoning From: MU-1
 Zoning To: PD MU-1 All uses allowed under MU-1 plus amusement, outdoor use and bar/tavern, cockt
 Acres: 10.16375159
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 5/10/2023
 Contact: 817-392-8574

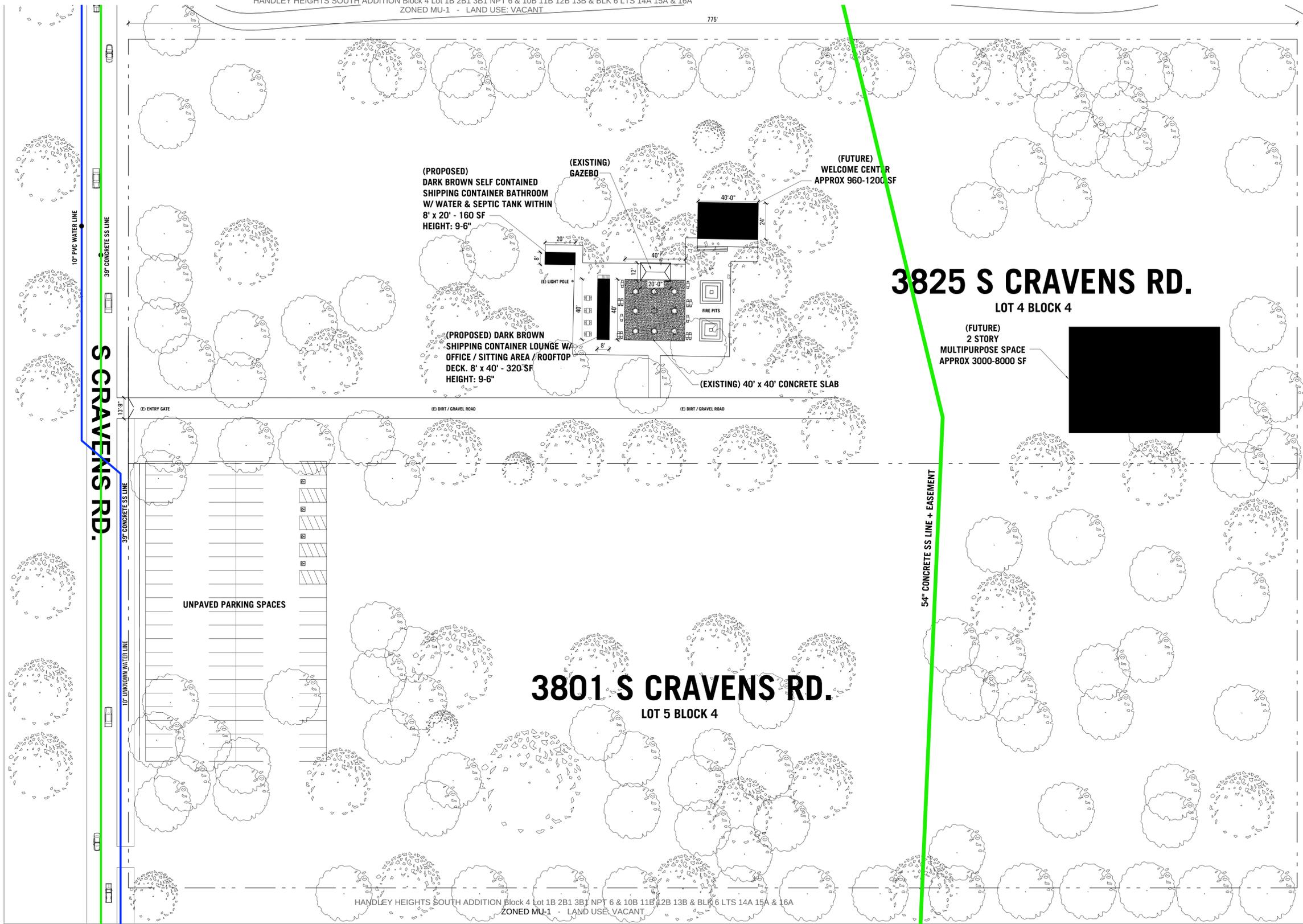
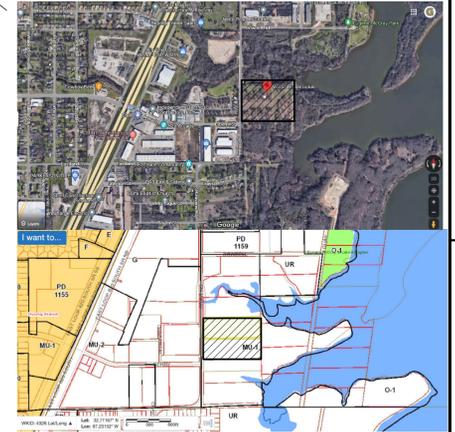


VASSE RENDEZVOUS PRIVATE OUTDOOR VENUE

3801 & 3825 S CRAVENS RD. FORT WORTH, TX 76119

HANDLEY HEIGHTS SOUTH ADDITION Block 4 Lot 1B 2B1 3B1 NPT 6 & 10B 11B 12B 13B & BLK 6 LTS 14A 15A & 16A
ZONED MU-1 - LAND USE: VACANT

VICINITY MAP:



PROJECT INFORMATION	
SCOPE OF WORK:	PROPOSED: 320 SF 1-STORY SHIPPING CONTAINER VISITOR'S LOUNGE W/ ROOFTOP DECK PROPOSED: 160 SF SHIPPING CONTAINER BATHROOMS FUTURE: 960 - 1200 SF 1-STORY WELCOME CENTER FUTURE: 3000-8000 SF 2-STORY MULTIPURPOSE SPACE
PROPERTY DESCRIPTION:	3801 & 3825 S CRAVENS RD. FORT WORTH, TX 76119 LOTS 4A AND 5 OF BLOCK 4 OF THE HANDLEY HEIGHTS SOUTH ADDITION
OWNER:	DEMETRICIA WILLIAMS DEMICE459@GMAIL.COM 817-914-4932
APN:	01173227 & 01173219
ZONING:	MU-1
OCCUPANCY:	A
LOT SIZE:	APPROX 9.933 ACRES
SETBACKS:	FRONT SETBACK: > 20' REAR SETBACK: 5' SIDE SETBACK: > 20'
EXISTING UTILITIES:	ELECTRIC
SEWER:	NOT CONNECTED
PROJECT TEAM	
DESIGNER:	GUESSCREATIVE LLC GUESTON@GUESSCREATIVE.COM 817-937-3793

- General Notes:**
- This project will comply with Section 6.301, Landscaping.
 - This project will comply with Section 6.302, Urban Forestry.
 - All signage will conform to Article 4, Signs.
 - All provided lighting will conform to the Lighting Code.

DIRECTOR OF DEVELOPMENT SERVICES
DATE:
SIGNATURE:

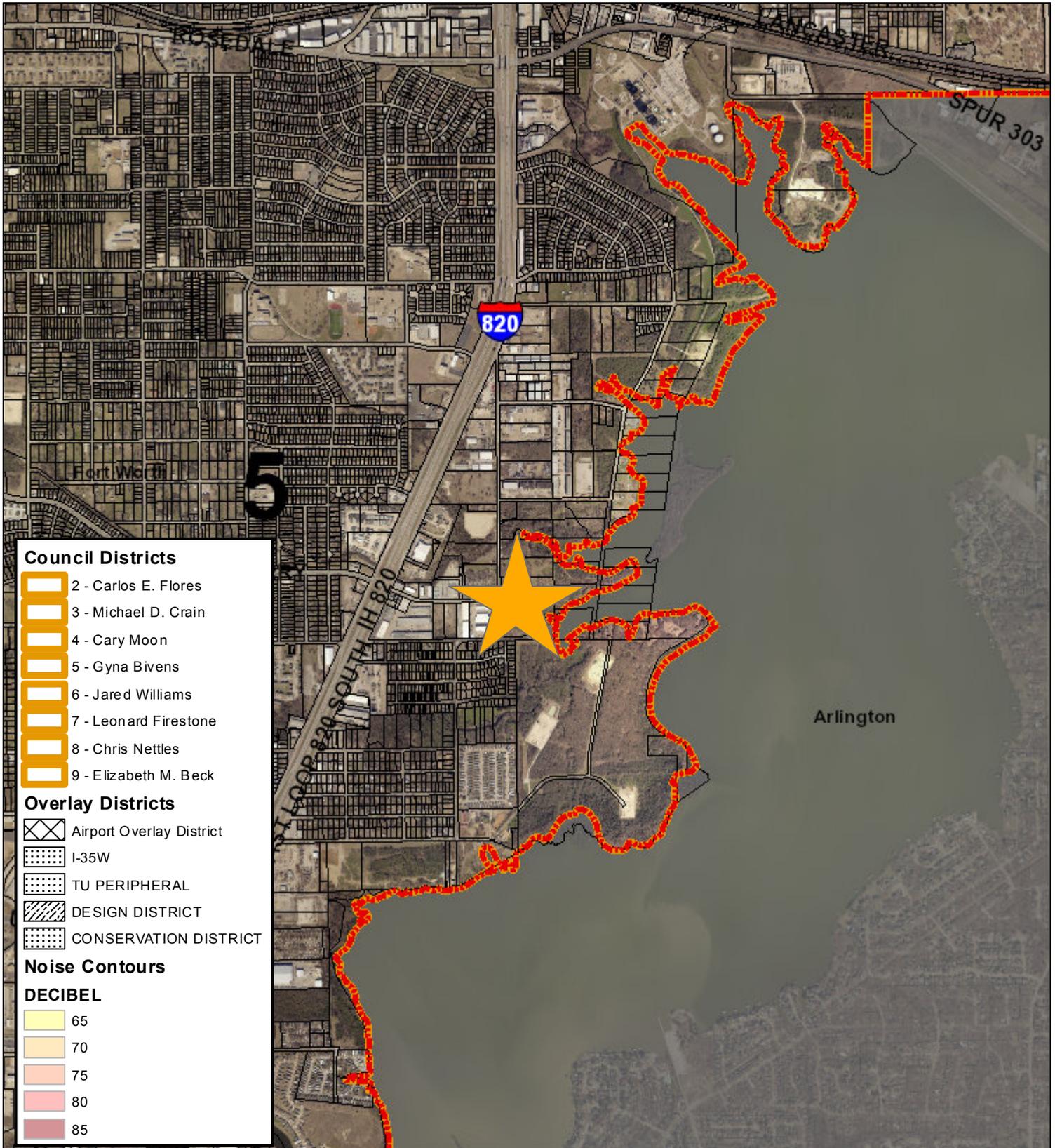


PROJECT TITLE:
VASSE RENDEZVOUS PRIVATE OUTDOOR VENUE
ZC-22-17c
SHEET TITLE:
3801 S CRAVENS RD - UDC-2022-132

CONTAINERS (#): 2
DATE: 2/25/23
PRIVATE OUTDOOR VENUE
SHEET #:

A-1.0

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

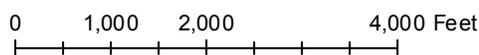
Overlay Districts

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

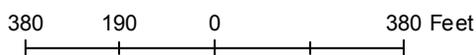
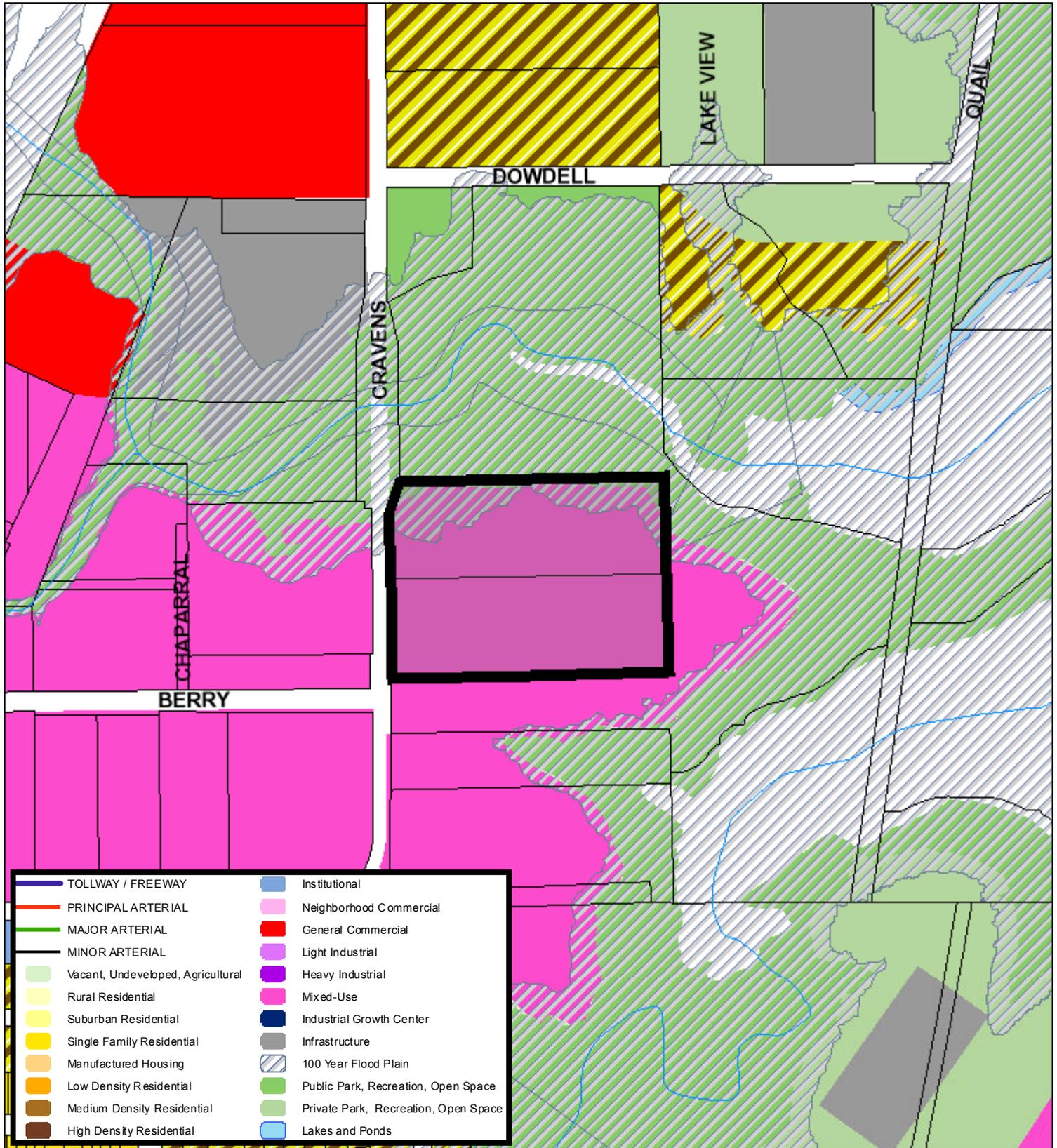
Noise Contours

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



0 240 480 960 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-22-186

District: 2

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Victor Lopez/ Ana Vasquez

Site Location: 3602 N. Grove Avenue

Acreage: 0.29 acres

Request

Proposed Use: Outdoor storage of materials and equipment for building wooden pallets

Request: From: “K” Heavy Industrial

To: Add Conditional Use Permit (CUP) to allow storage of materials and equipment for building wooden pallets in “K” Heavy Industrial for a maximum of 5 years; development standard waivers requested for screening fence materials, bufferyard /setback /supplemental screening adjacent to a residential district, bicycle rack, parking spaces, vehicle maneuvering, and landscaping, site plan included.

Recommendation

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

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

Staff Recommendation: **Denial**

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Project Description and Background

The proposed site is at the northeast corner of N. Gove Avenue and NE 35th Street, approximately ¼ mile north of NE 28th Street, the closest arterial street. The rezoning area is a lot without formal buildings on a block facing functioning as a transitional area between the industrial uses adjacent to the rail lines on the west and single family uses to the east. The applicant is requesting to add a Conditional Use Permit to allow outdoor storage of materials and equipment associated with building wooden pallets; site plan included.

Outdoor storage of items without a building is only permitted within industrial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the “K” district for outdoor storage of materials and equipment associated with building wooden pallets. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. The zoning ordinance allows an outdoor storage CUP to be approved for maximum of 5 years.

The subject site and the general area to the south and west are designated as Light Industrial. The remainder of the block to the east appears to be mis-classified as Light Industrial, because the eastern block face is zoned for one- or two-family uses, and developed as single family uses as recently as 2020. The bulk of the Diamond Hill-Jarvis neighborhood continues to the east. While outdoor storage is not permitted in the “K” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site does not have a building, but has maintained outdoor storage without any formal approvals since purchased by the current owner in 2006. The owner opened a glass recycling facility by 2008, but did not get a Certificate of Occupancy. A Board of Adjustment case for the facility was submitted in 2011 but withdrawn. The outdoor storage has drawn Code Compliance complaints since 2008.

The site plan shows a storage yard behind a 4-foot metal panel fence above a 2-foot concrete wall on 3 sides of the lot. The fencing is not solid on the north side, adjacent to another business. The fencing along N. Grove Street was 10 feet from the property line, but was placed on the property lines in 2020 so the entire site can be used for storage. No formal landscaping is shown on the site plan, and so does not meet the required 4% landscaping requirement for industrial areas. N. Grove Street, along the western property line, is designated as a collector street, while NE 35th is a residential street. The materials and spacing of pallet slats creates a significant fire danger. The rezoning site immediately adjoins a residential neighborhood to the east.

Despite the residential adjacency, no space on the lot has been provided for landscaping adjacent to a residential district, nor has space been provided for the supplemental residential setback. The amount of loose items stored on the lot, combined with the 3 trailers used for storage containers, does not leave enough room for the vehicles to turn around inside the property lines. Vehicles are using the public street for maneuvering spaces. The small tree grouping on the southwestern side has vehicles parked and items stored under their tree canopy, so the trees are not being preserved. The existing site conditions that are not mitigated on the site plan generate a number of development waivers.

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:

Requirement	K Standards	Proposed CUP
Screening fence materials	Wood, brick, stone or reinforced concrete products	Metal panels and chain link fencing <i>(requires Development Regulation Waiver)</i>
Bufferyards adjacent to residential districts	5-foot landscaped bufferyard on eastern side	No landscaping on eastern side <i>(requires Development Regulation Waiver)</i>
Setback adjacent to residential districts	50-foot supplemental setback on eastern side without storage areas	Storage on eastern side <i>(requires Development Regulation Waiver)</i>
Supplement screening for outdoor storage	Outdoor storage screened by 8-foot masonry wall for site visible from residential district	4-foot metal panel on top of 2-foot concrete wall <i>(requires Development Regulation Waiver)</i>
Bicycle parking	1 bicycle rack	No bicycle rack <i>(requires Development Regulation Waiver)</i>
Parking spaces	Parking required for all vehicles on lots less than 250 feet from one- or two-family zoning	No parking spaces <i>(requires Development Regulation Waiver)</i>
Vehicle maneuvering	Vehicles must turn around on their own lot.	Public street used for maneuvering <i>(requires Development Regulation Waiver)</i>
Landscaping required	4% of site to be landscaped	No landscaping shown <i>(requires Development Regulation Waiver)</i>

Surrounding Zoning and Land Uses

North “I” Light Industrial / Industrial uses
East “B” Two-Family / Single family uses with scattered vacant lots
South “I” Light Industrial / Industrial uses
West “K” Heavy Industrial / Semi truck parking

Recent Zoning History

ZC-19-152: north of site, add CUP for semi-truck parking with waivers, withdrawn 2021.
ZC-22-138: north of site, add CUP for semi-truck parking with waivers and community garden, approved 10/11/2022.

Public Notification

300-foot Legal Notifications were mailed on April 21, 2023.
The following organizations were notified: (emailed April 24, 2023)

Organizations Notified	
Inter-District 2 Alliance	Diamond Hill Jarvis NAC
Streams and Valleys Inc	Trinity Habitat for Humanity
Far Greater Northside Historical NA	Fort Worth ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to add a CUP to allow outdoor storage of materials and equipment associated with wooden pallet construction in the “K” zoning district for a maximum of 5 years. Surrounding land uses consist of other industrial uses in industrial zoning on most sides, but is immediately adjacent to a residential neighborhood on the east. The applicant’s business activities have gained consistent complaints, including a failure to get a Certificate of Occupancy for 17 years. The applicant is requesting to build highly flammable wooden pallets on the site with no landscaping or buffering to the adjacent residential uses. Additionally, 6 other development waivers are requested to waive all landscaping and parking requirements. The case was continued from the May 10, 2023 meeting to allow the applicant time to revise the site plan. No revisions were received.

The proposed zoning request **is not compatible** with surrounding land uses due the flammability of the wooden pallets, the adjacent residential uses, and the number of requested development waivers. The proposed use does not meet the standards for approval of a CUP because it is not compatible with the existing adjacent uses; does not meet any supplement use standards; does not preserve the character and integrity of adjacent development

and neighborhoods; and is materially detrimental to the public health, safety, and welfare to other property in the vicinity.

Comprehensive Plan Consistency– Northeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map, where less intensive industrial uses are encouraged. The proposed zoning is not consistent with the land use designations for this area, and conflicts the following policies of the Comprehensive Plan:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

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

Economic Development Plan

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

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

This zoning request 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

Zoning and Land Use

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

1. Add the Title of project or development (in bold letters) in the lower righthand corner of the plan.
2. Add the Date of preparation or revision, as applicable.
3. Add the Name, address, and telephone number of person drawing the plans, and developer/owner.
4. Add a vicinity map.

5. Label the zoning case number of ZC-22-186 in the lower righthand corner of the plan, below the title.
6. Provide a signature line labeled: “Director of Development Services” with a “Date” line above the project title.
7. Label the roofed structure between the trailers.
8. The setbacks for the northern trailer are inaccurate. The trailer is actually sitting at 0 feet on the northern property line and approximately 15 feet from the western property line.
9. Note the specific category of land/occupancy use(s) to be on the site.
10. The gate is actually larger than the driveway. Show the full gate width.
11. Parking spaces are required, but none are shown. Please provide the calculations for how many parking spaces are needed.
12. Add the surfacing (i.e. grass turf, gravel, walks, etc.) elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
13. Label the height of the chain link fence on the north.
14. Show all easements on the lot.
15. Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
16. Show the areas where outdoor storage is being done and label the items being stored.
17. Since the site is adjacent to a residential district, label the height of the storage trailers.
18. Add the landscaping, urban forestry, signs, and lighting notes from the General Notes section on page 7 of the application form.
19. All vehicles on the site must be working. Ensure all vehicles are in good working order or remove them from the lot.
20. The Fire Department notes that Outside storage of combustible materials shall not be located within 10' of a lot line. The separation distance is allowed to be 3' if the materials do not exceed 6' or if the Fire Marshal/Inspector determines that the hazard to adjoining property does not exist.
21. Parking spaces for each vehicle and mobile trailer, and a handicap space are required. Either add the parking spaces or **note in bold that a waiver to the parking spaces is being requested.**
22. The aerial photographs show the vehicles do not have room to turn around on the site and are using the city street instead. Either remove some outdoor storage area and add maneuvering room or **note in bold that a waiver to the maneuvering room is being requested.**
23. Bicycle parking is required. Either add the bicycle parking or **note in bold that a waiver to the bicycle parking is being requested.**
24. Screening fencing cannot be metal panels or chain link. Either change the screening material or **note in bold that a waiver to the screening fence material is being requested.**
25. The site is immediately adjacent to a residential district where a 5-foot landscaping buffer is required on the eastern side. Either add the 5-foot landscaping buffer or **note in bold that a waiver to the residential landscaping buffer is being requested.**
26. The site is immediately adjacent to a residential district where a 50-foot supplemental setback is required on the eastern side where no storage is allowed. Either add the 50-foot supplemental setback or **note in bold that a waiver to the residential supplemental setback is being requested.**
27. The site is required to have 4% of the site’s area landscaped along the street frontages. Either add 500 square feet of landscaping between the screening fences and the property lines (not the street paving) or **note in bold that a waiver to the landscaping requirement is being requested.**
28. The trees on the lot not being protected from having items stored under them nor are being protected from vehicles. Either add tree protection areas or **note in bold that a waiver to the Urban Forestry requirement is being requested.**

Stormwater

Site is located in a City Flood Risk Area per City Study, SWS-037, Tony's Creek Neighborhood. Potential High Water on site may get up to 5 ft deep. There is existing infrastructure located at the intersection of N Grove St & NE 35th St per plan sets K-0919 & S-0525.

Fire

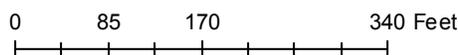
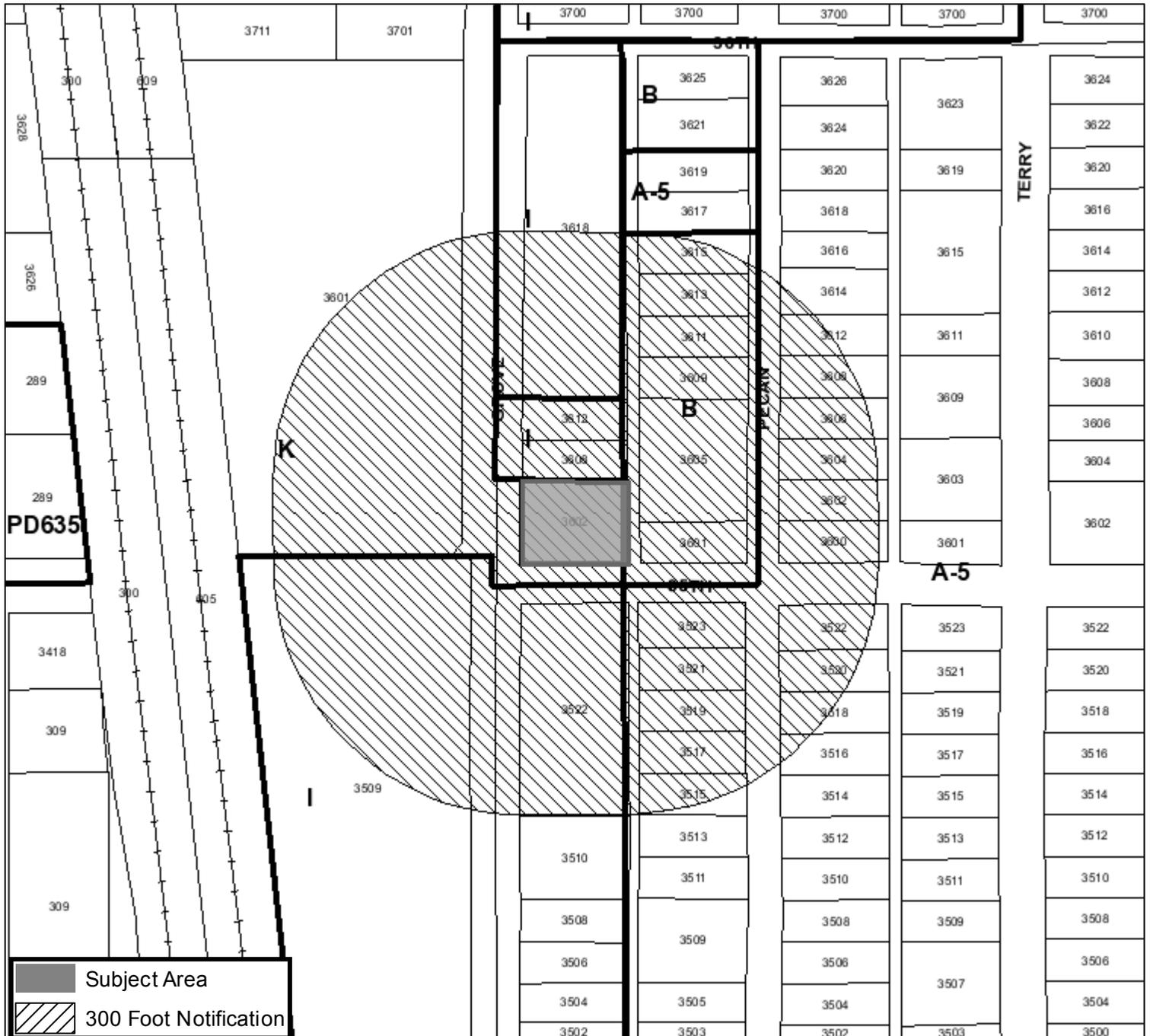
1. Pallet piles shall cover an area not greater than 400 sq/ft.
2. Pallet types shall comply with 315.7.5.
3. Shall comply with separation distances in 315.7.6.1 for buildings and 315.7.6.2 from other combustibles and pallet piles. Separations depend on pallet type (wood or plastic) and building wall construction type (masonry, wood, etc).
4. Section 2810 Pallet Storage Recycling (repairing) or Manufacturing requires:
2810.0 Detailed site plan (the included site plan DOES NOT show location of pallet storage, designated smoking areas, fire access roads, dust collection systems, utilities)
2810.3 Fire Prevention Plan (see code for details)
2810.4 Fire Safety and Evacuation Plan
2810.5 Security Management Plan.
5. Section 2810 Pallet Storage Recycling (repairing) or Manufacturing: Pallet stacks
-shall not be stored within .75 times the stack height or 8' of the property line, whichever is greater.
-shall not be stored within .75 times the stack height of any important building on site.
-shall not exceed 20' in height.
(alternative approaches may be viewed in 2810.11 but would require approval by Fire Marshal).
6. Storage of hazardous materials depends on the material and quantity. Specific control areas are defined in Chapter 50. If hazardous materials are to be stored on site, they need to be identified by type, quantity and method of storage, including control areas. Storage of empty combustible barrels is considered Outside Storage; Section 315.4.
7. A site plan, details on the number of pallets intended to be stored and the purpose of the storage, and details on any hazardous materials storage are needed for further review.
8. One point of access is required for commercial uses. Access may be considered from public streets as long as there are no obstructions.
9. One point of access is required for commercial uses. Access may be considered from public streets as long as there are no obstructions.
10. 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.
11. The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.
<https://www.fortworthtexas.gov/departments/fire/services/bureau>

(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.)

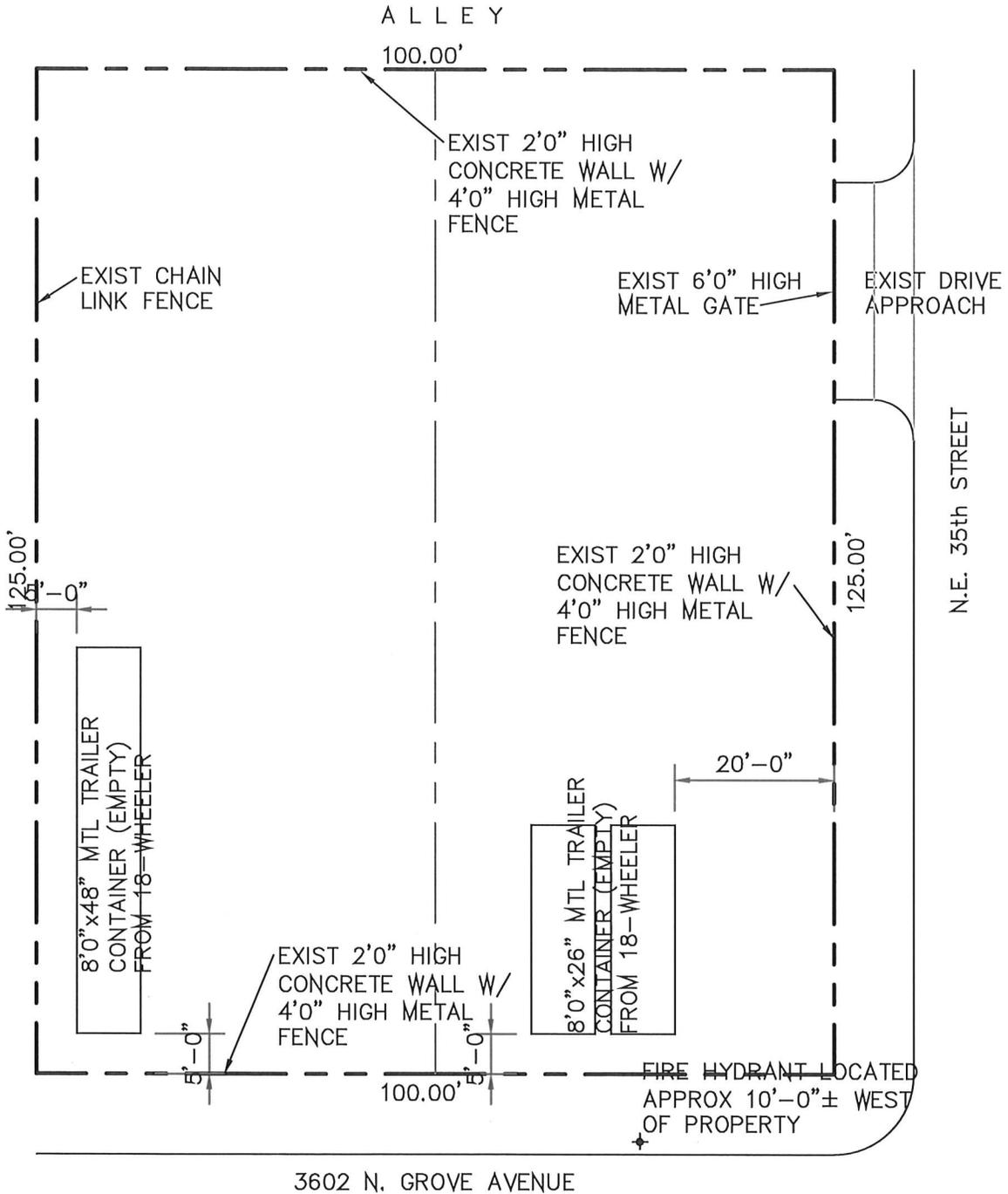


Area Zoning Map

Applicant: Victor Lopez
 Address: 3602 N. Grove Avenue
 Zoning From: K
 Zoning To: Add Conditional Use Permit for truck parking and storage containers
 Acres: 0.28917274
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 5/10/2023
 Contact: 817-392-8190



Case #ZC-22-186

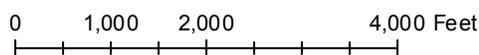
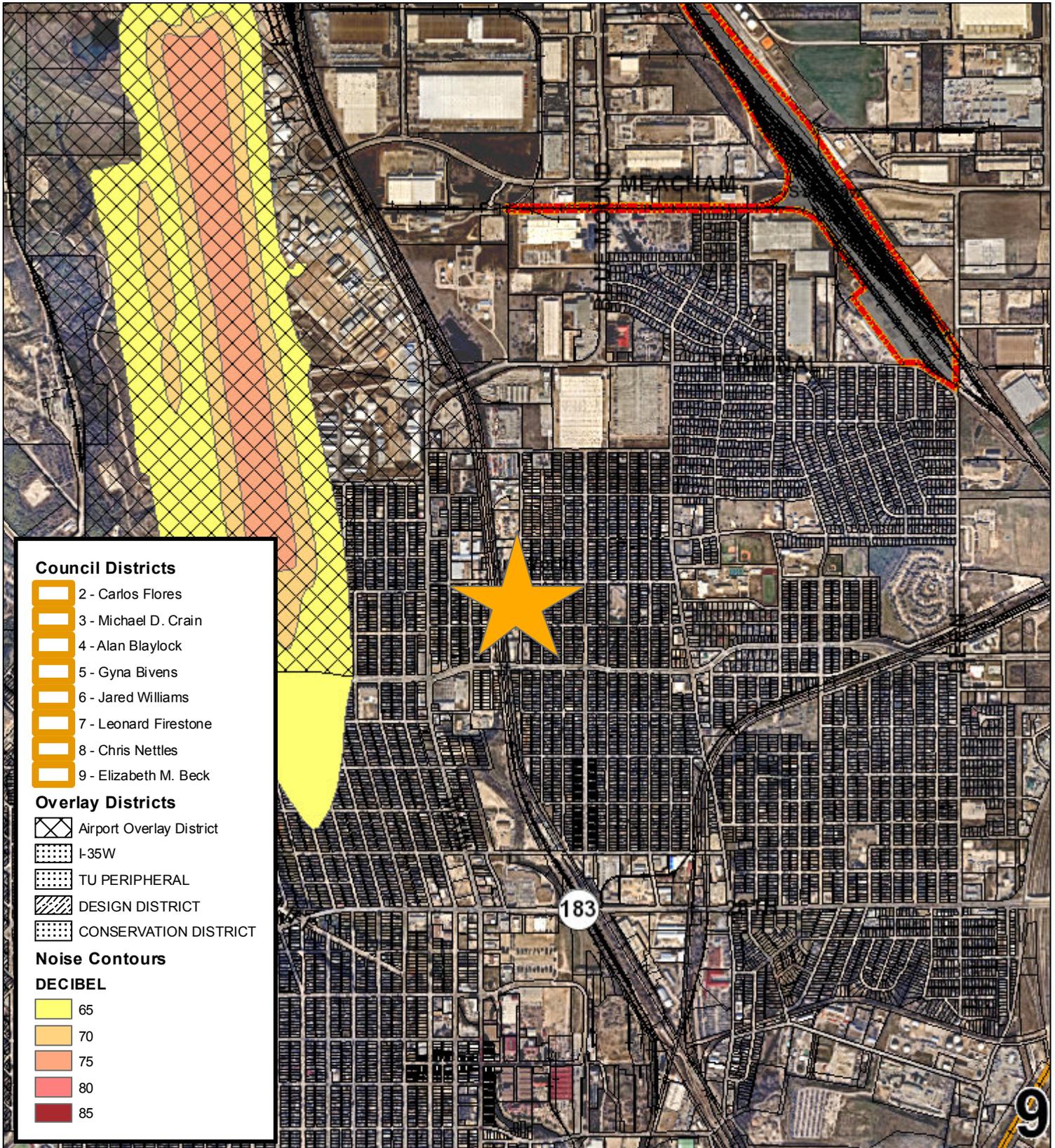


SITE PLAN

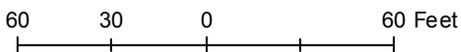
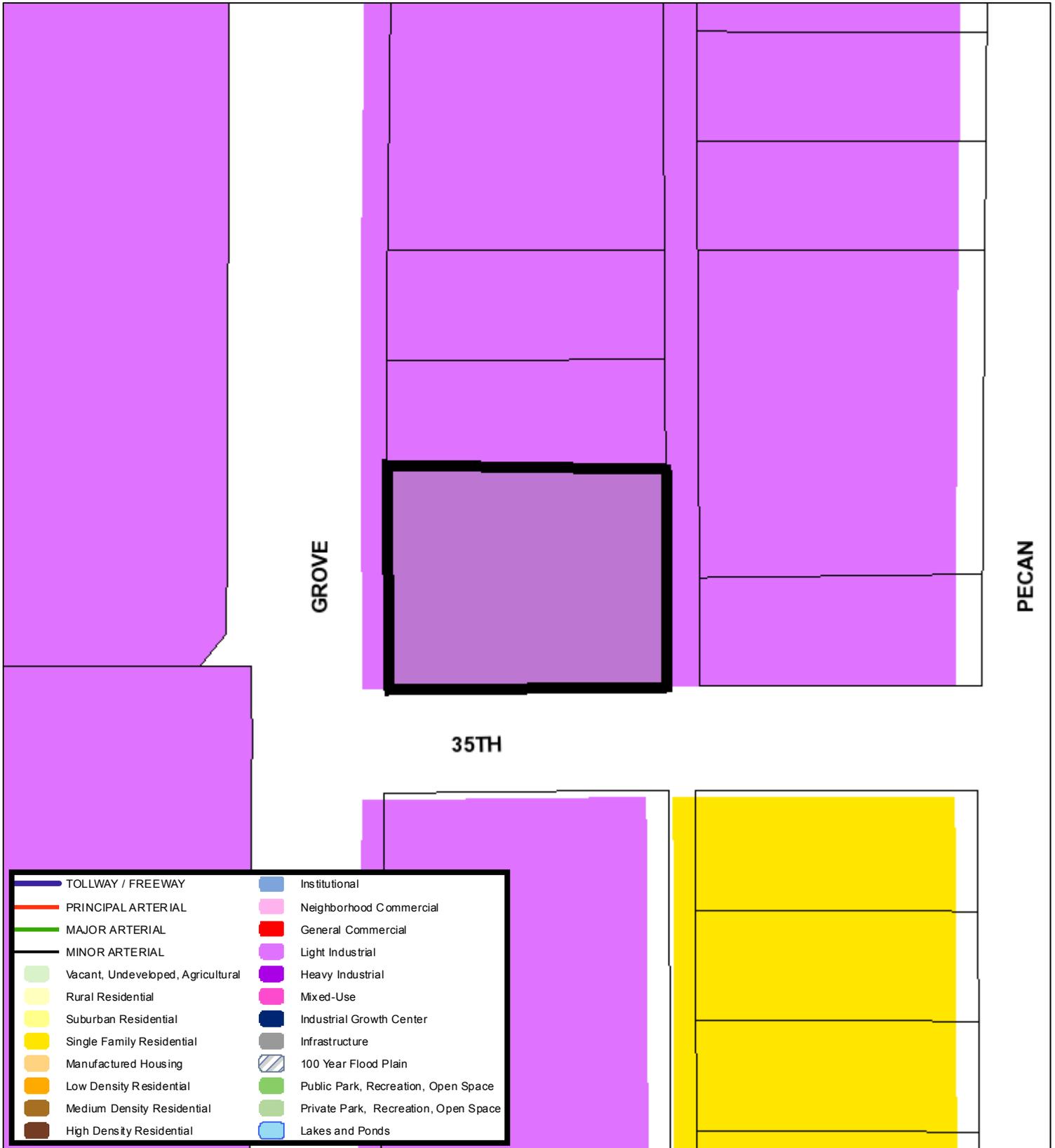
1" = 20'-0"

LOT S 11&12 BLOCK 30
FOSTEPKO HEIGHTS
FORT WORTH, TEXAS

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 37.5 75 150 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-22-226

District: 5

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Mary Helen Johnson / Alpha Family Group

Site Location: 1809 Miller Avenue **Acres:** 0.15 acres (6,320 sq. ft.)

Request

Proposed Use: Duplex

Request: From: “A-5/SS” One-Family/Stop Six Overlay

To: “B/SS” Two-Family/Stop Six Overlay

Recommendation

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

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

Staff Recommendation: **Denial**

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Project Description and Background

This item was continued from the June 14, 2023 Zoning Commission meeting to allow the applicant additional time to gain support of the project. At this time, no letters of support have been submitted to staff.

The property is platted as Lot 1C, Block 8, College Heights Addition and is located within the Stop Six Overlay District and NEZ Area Six. The proposal to rezone this lot would change the current “A-5” zoning to “B” zoning, going from an allowance for one (1) single family dwelling unit to an allowance for two-family dwellings, attached or detached. Based on the application and correspondence with applicant, a duplex is proposed. The property is currently vacant. A single-family residence was previously located on site but demolished between 2009-2010. A curb cut onto Miller Avenue still remains from the previous single-family use.

The lot is approximately 6,320 square feet or 0.15 acres which exceeds the minimum 5,000 square foot lot area required for the “B” district. Due to the smaller lot size, the applicant could construct two (2) attached units but appears to lack the area to construct two (2) detached units. Additional standards for “B” zoning are 50% maximum building coverage on the lot, 20-foot front yard setback, 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line.

Neighborhood Empowerment Zones (NEZ's) promote housing and economic development in central city neighborhoods of Fort Worth. Municipal property tax abatements, fee waivers, and release of city liens are available to property owners who build or rehabilitate property within NEZ's. These incentives are designed to promote affordable housing, economic development and expanded services.

Surrounding Zoning and Land Uses

North “A-5” One-Family / single family residential
East “A-7.5” One-Family / single family residential
South “A-5” One-Family / single family residential
West “A-10” One-Family / undeveloped

Recent Zoning History

- The subject property was rezoned in 2019 (ZC-19-116) under the Stop Six Overlay District. The purpose of the Stop Six Overlay District is to provide high quality detached single-family dwellings that will retain their value over time.
- The subject property was included in an approximate 149-acre city-initiated rezoning in 2011 (ZC-11-015) from a mix of districts A-5, B, E and FR to A-10, A-7.5, A-5, CF, ER and E.

Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.
The following organizations were emailed on May 30, 2023:

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The current zoning of “A-5” allows the use of one (1) single family dwelling unit. The proposed zoning of “B” Two-Family would allow the construction and use of Two-family dwelling unit on a single lot of record.

As stated above, the property is located within the Stop Six Overlay District, created to provide high quality detached single-family dwellings that will retain their value over time. The overlay has specific development standards applicable to one-family residential only, such as, building design and architectural features, two-car garage requirements and landscape requirements. A duplex and/or “B” Two-Family zoning would not be subject to the Stop Six Overlay development standards.

Based on the overall build out of single-family residential surrounding the property and the desire to provide high quality detached single-family dwellings within the Stop Six Overlay, this rezoning request is **not compatible**.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as future Single-Family Residential. This land use designation includes zoning districts “A-5”, “A-7.5”, “A-10”, and “AR”. Duplex or “B” Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use Plan. The difference between Single Family Residential and Low Density Residential is negligible as both have a residential character. A duplex would be slightly more intense than a single-family residence, but both would be less intense uses than commercial or industrial zoning. Although this rezoning request is not compatible with the Future Land Use component of the Comprehensive Plan, it **is in** alignment with the following policies of the Comprehensive Plan for the Southeast Sector:

- Encourage marketable infill houses, particularly in the Polytechnic and Stop Six neighborhoods.
- 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.

Conversely, the proposed zoning **is not in** alignment with the Comprehensive Plan policies listed below:

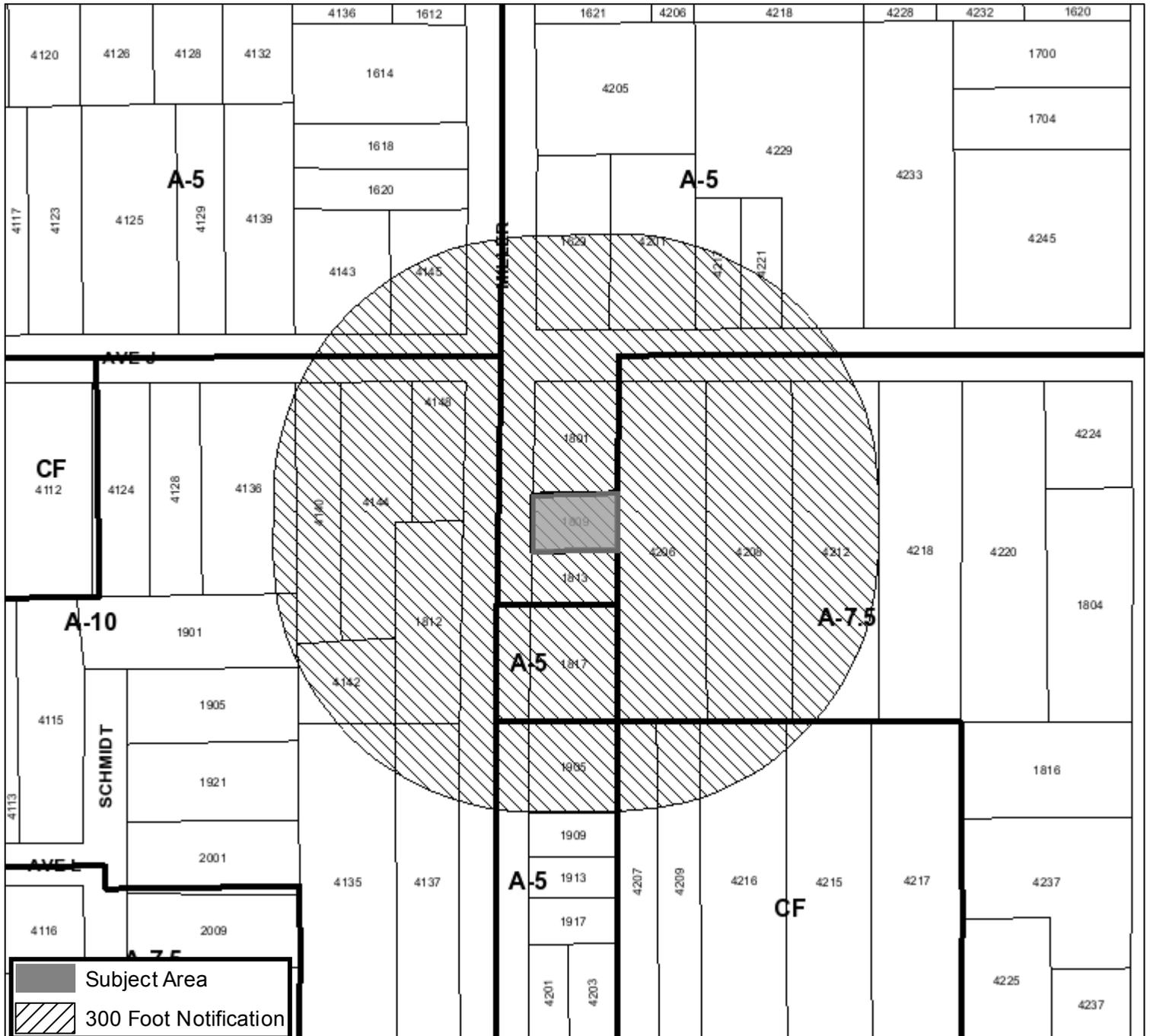
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Preserve the character of rural and suburban residential neighborhoods.
- Improve the percentage of zoning decisions that are consistent with the Comprehensive Plan.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.

The proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation.

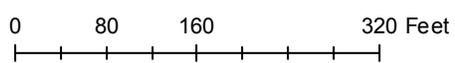


Area Zoning Map

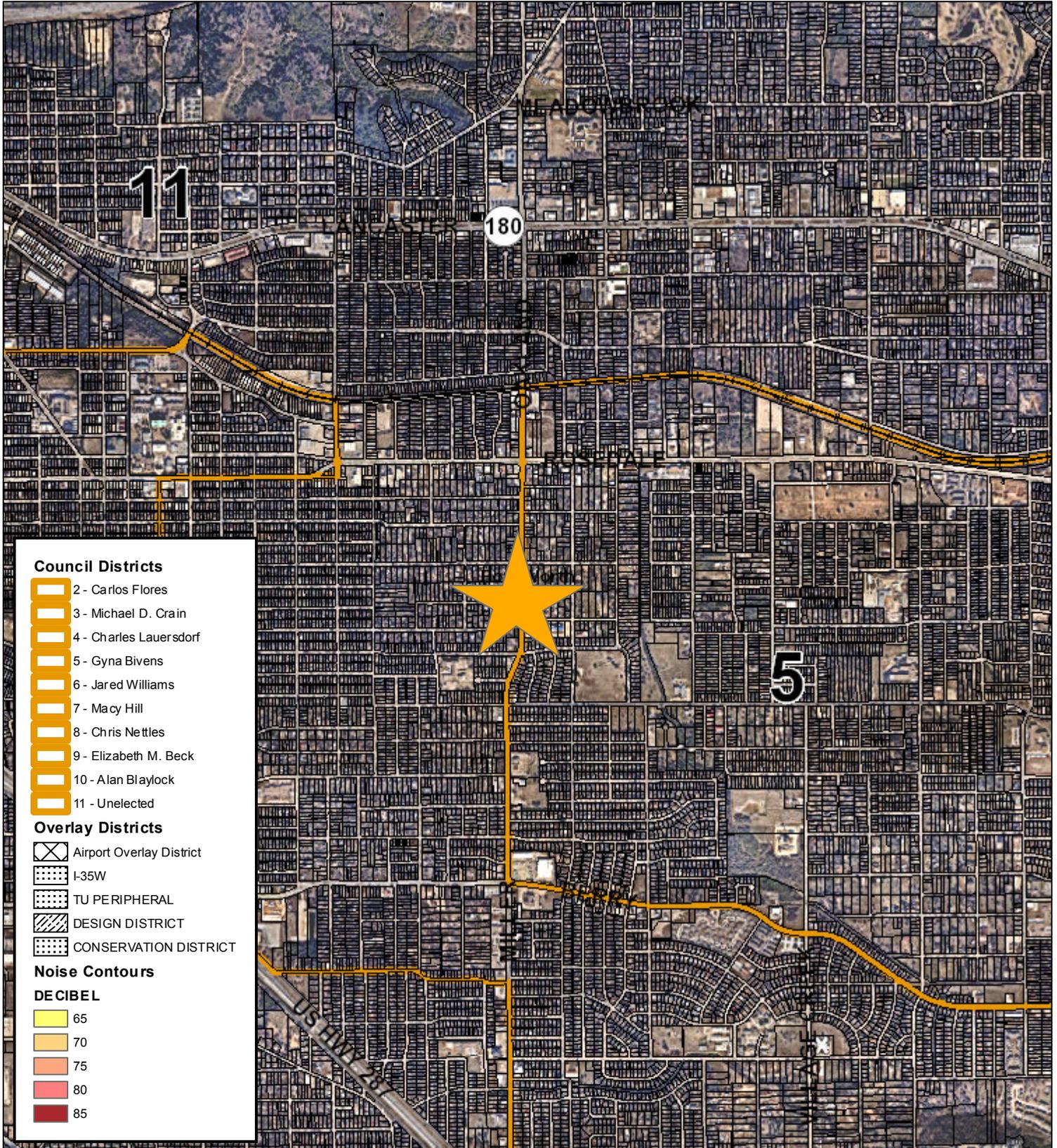
Applicant: Mary Helen Johnson
 Address: 1809 Miller Avenue
 Zoning From: A-5
 Zoning To: B
 Acres: 0.14836844
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 6/14/2023
 Contact: 817-392-8025



 Subject Area
 300 Foot Notification



Area Map



Council Districts

-  2 - Carlos Flores
-  3 - Michael D. Crain
-  4 - Charles Lauerdorf
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Macy Hill
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck
-  10 - Alan Blaylock
-  11 - Unelected

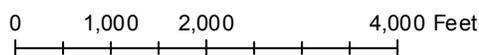
Overlay Districts

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

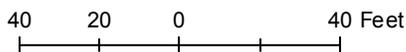
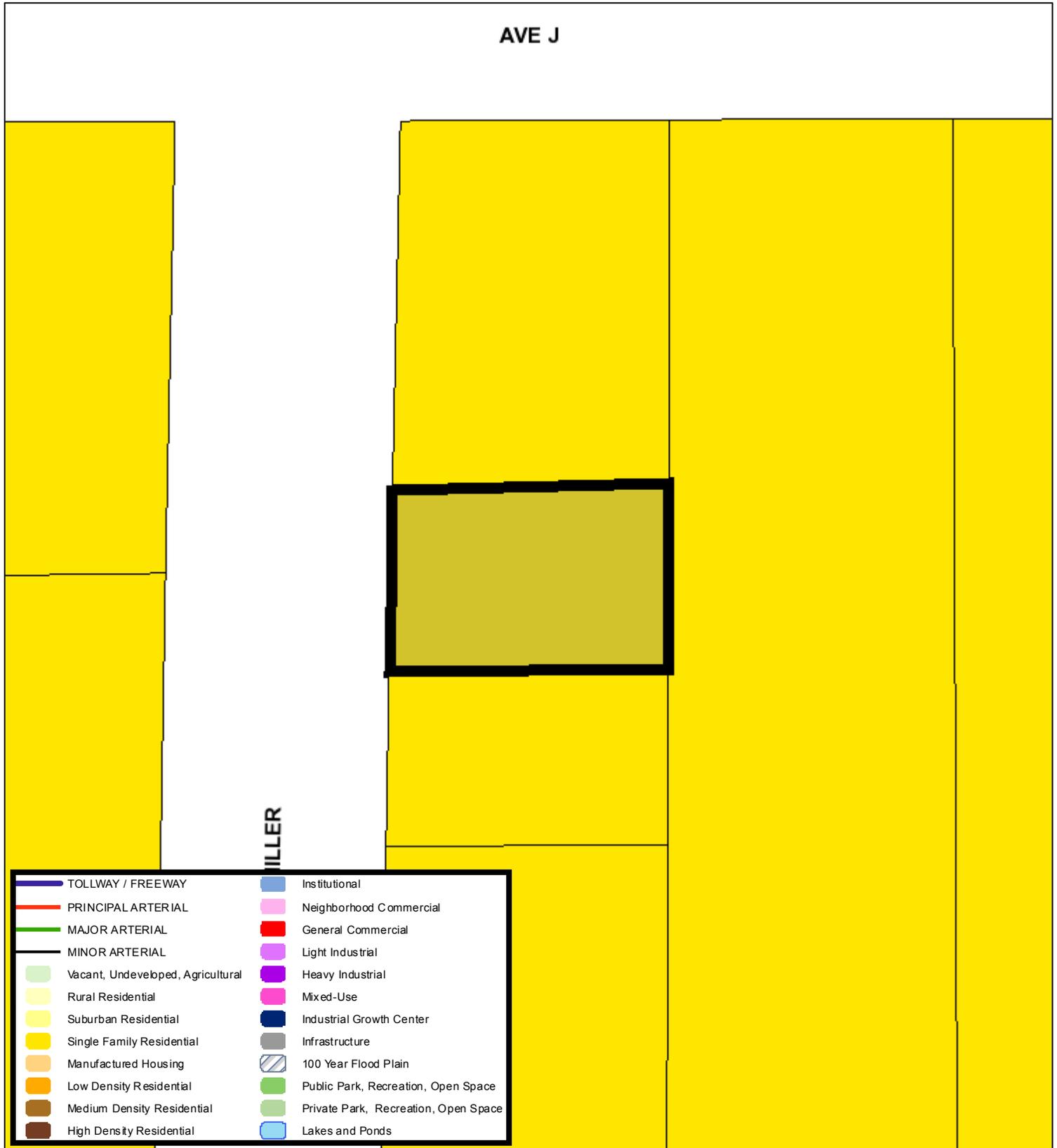
Noise Contours

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 30 60 120 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-23-058

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Jimco Sales & Manufacturing/ Denise Harmon

Site Location: 3201-3217 (odds) St. Louis Avenue

Acreage: 0.72 acres

Request

Proposed Use: Outdoor storage of pipes and metal products

Request: From: "J" Medium Industrial

To: Add Conditional Use Permit (CUP) to allow outdoor storage of pipes and metal products without a building in "J" Medium Industrial for a maximum of 5 years; a partial development waiver for fencing along the alley is requested; site plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

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10. Aerial Photograph

Project Description and Background

The proposed site is at the southeast corner of St. Louis Avenue and W. Devitt Street, one block south of W. Berry Street. The rezoning area is 5 vacant lots across the street from the existing steel fabrication business. The proposed use was converted from an auto repair and small office building with outdoor storage to entirely outdoor storage in 2016. This land use begun without proper zoning approvals resulted in a Code Compliance violation that has been ongoing since July 2021. In order to remedy this situation, the applicant is requesting to add a Conditional Use Permit to allow outdoor storage of pipes and metal products without a building; site plan included.

Outdoor storage for items that do not have a building on the lot is only permitted within industrial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the “J” district. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. The zoning ordinance allows an outdoor storage CUP to be approved for maximum of 5 years.

The subject site and the general area are part of a small multi-block industrial area extending off W. Berry Street and the South Freeway (I-35W). Residential uses are noted generally two blocks past the arterial roadways. While outdoor storage is not permitted in the “J” 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 outdoor storage for a manufacturing facility across the street to the west.

The site plan shows landscaping that meets the ordinance requirements and a screening fence enclosing the site on all sides, except the alley side. The eastern alley eastern has existing industrial buildings lining the opposite side the alley, so the site is screened from public view by these buildings or the proposed stucco fence. A partial development waiver is requested to leave the alley side unfenced.

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 “J” Medium Industrial district and the proposed CUP:

Requirement	Development Standard	Proposed CUP
Screening fence	Solid screening fence required entirely around outdoor storage	No screening fence shown along the eastern side/alley. <i>(This item is requesting a Development Waiver)</i>

Surrounding Zoning and Land Uses

- North “J” Medium Industrial / Industrial use
- East “J” Medium Industrial / Industrial use and vacant lot
- South “J” Medium Industrial / Industrial use
- West “J” Medium Industrial / Industrial uses

Recent Zoning History

ZC-20-144: east of site, surplus property, from J to I, approved 11/13/2020.

Public Notification

300-foot Legal Notifications were mailed on April 26, 2023.
 The following organizations were notified: (emailed April 24, 2023)

Organizations Notified	
Worth Heights NA*	Fort Worth ISD
Berry Street Initiative	Hemphill Corridor Task Force
Las Familias de Rosemont NA	Morningside NA
Shaw Clarke NA	South Hemphill Heights NA
Southeast Fort Worth Inc	United Communities Association of South Fort Worth
Streams and Valleys Inc	Trinity Habitat for Humanity

Development Impact Analysis

**Located within this registered Neighborhood Association*
 Land Use Compatibility

The applicant is proposing to add a CUP to allow outdoor storage of materials and equipment on a site without a building in the “J” zoning district for a maximum of 5 years. Surrounding land uses consist entirely of other industrial uses in industrial zoning. Residential district or uses are noted in the vicinity to the south. A row of existing buildings on the opposite side of the alley blocks the view into the site from the east. A partial development waiver to the solid screening fencing on the alley (eastern side) does not materially affect the screening of the stored materials. The proposed zoning request **is compatible** with surrounding land uses due to the landscaping added at the corner, as well as the materials being screened from the street views.

Comprehensive Plan Consistency– Southside Sector

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

- 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.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

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

Economic Development Plan

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

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

This zoning request does assist in high-wage job growth and contributes to a more sustainable tax base by increasing local manufacturing facilities. Adding the intended screening fencing and landscaping will contribute to the quality of place.



Zoning and Land Use

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

1. Add the title of the project in large/bold letters in the lower right-hand corner.
2. Include the name, address, and telephone number of the person creating the site plan.
3. Add a vicinity map.
4. Add the dimensions of the racks, including height.
5. Note that no parking spaces are required because the site is more than 250 feet from a residential district.
6. Detail the fencing type, if any, along the alley. If no fencing is proposed, note in bold that a partial waiver to the fencing standards is requested.
7. Note the CUP can only be approved for a maximum of 5 years.

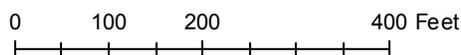
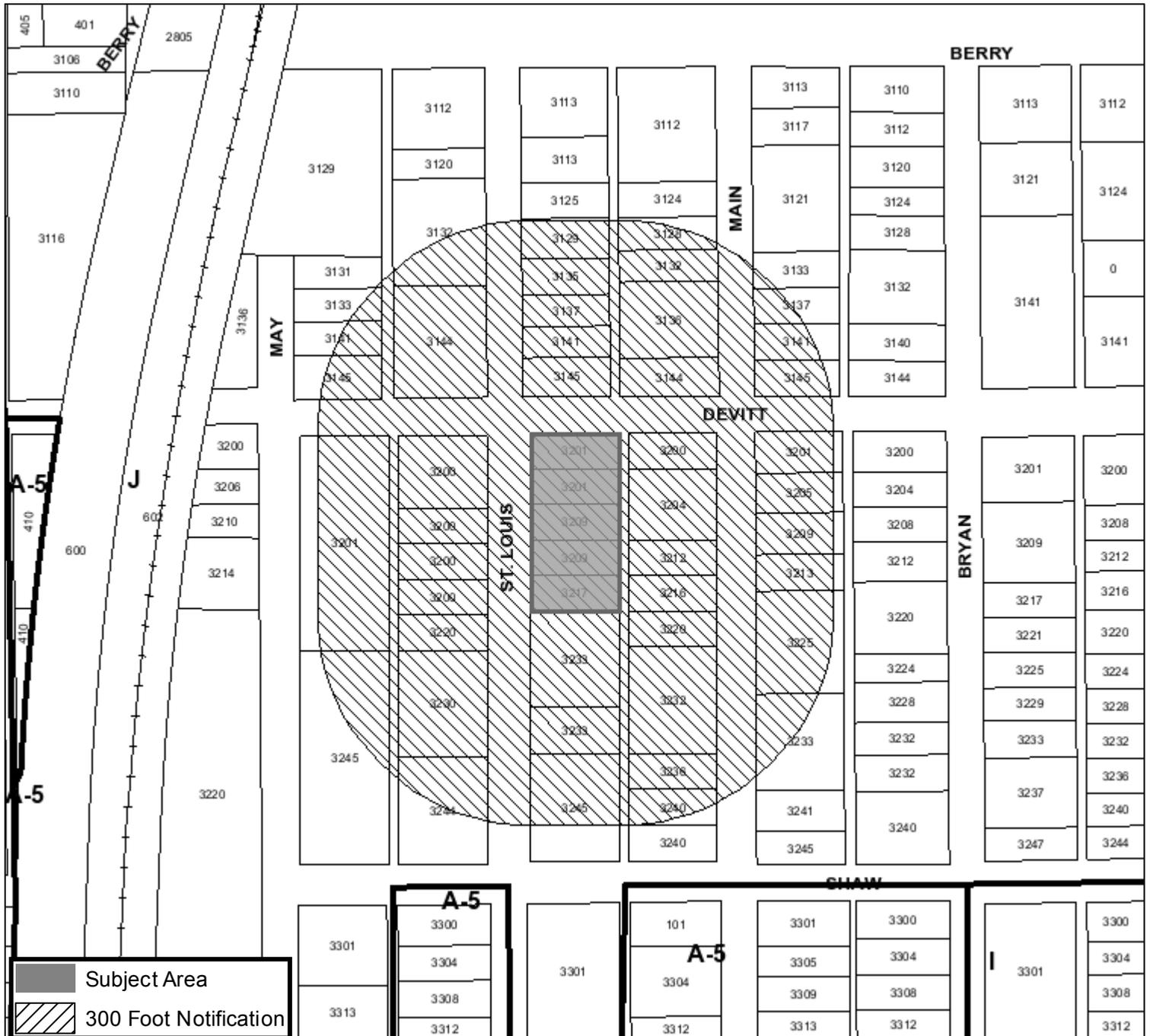
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff **cannot be waived** through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

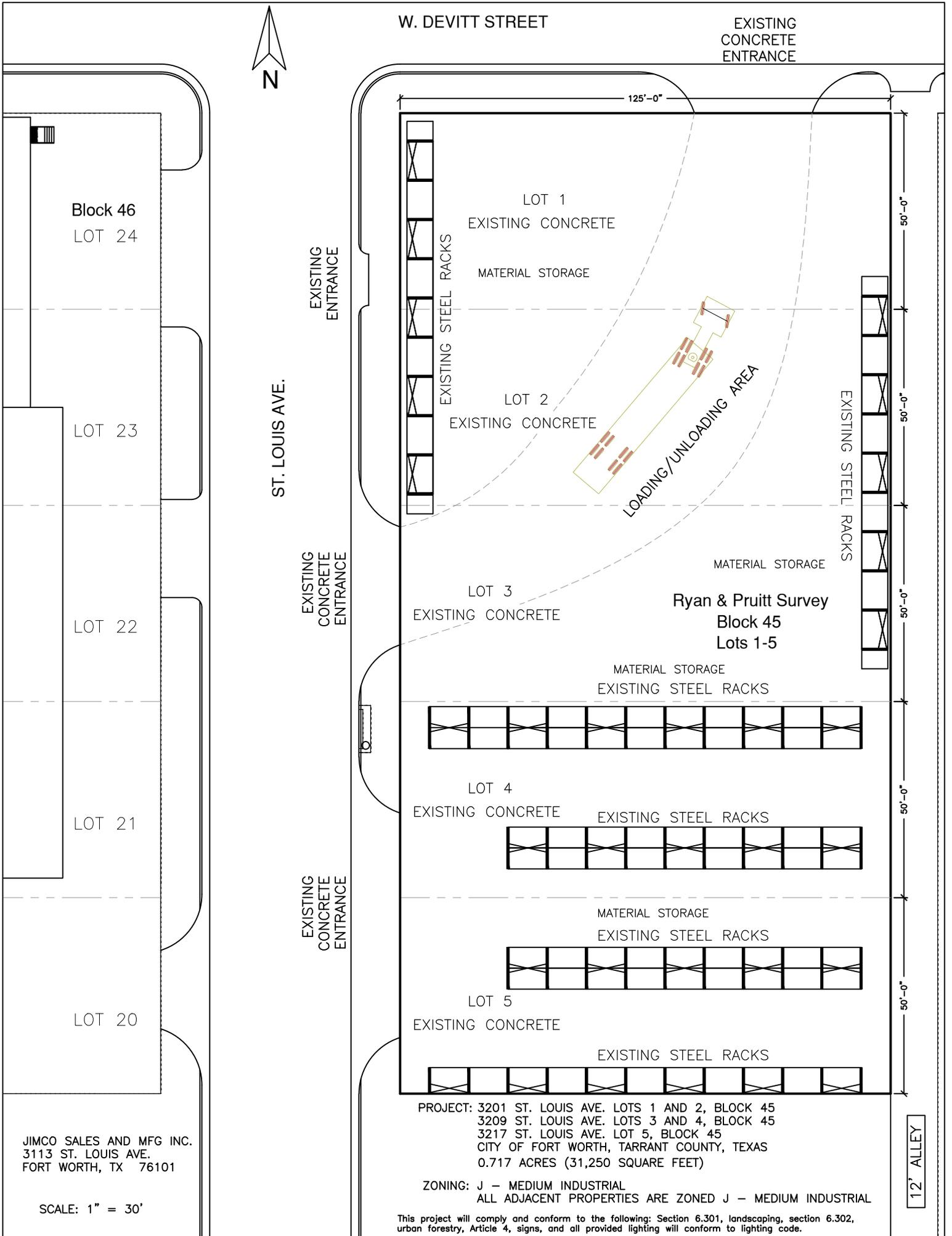


ZC-23-058

Area Zoning Map

Applicant: Jimco Sales & Manufacturing
 Address: 3201-3217 (odds) St. Louis Avenue
 Zoning From: J
 Zoning To: Add a Conditional Use Permit for outside storage
 Acres: 0.71739846
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 7/12/2023
 Contact: 817-392-8190





W. DEVITT STREET

EXISTING CONCRETE ENTRANCE



125'-0"

Block 46
LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

EXISTING CONCRETE ENTRANCE

ST. LOUIS AVE.

EXISTING CONCRETE ENTRANCE

EXISTING CONCRETE ENTRANCE

LOT 1
EXISTING CONCRETE

MATERIAL STORAGE

EXISTING STEEL RACKS

LOT 2
EXISTING CONCRETE

LOADING/UNLOADING AREA

EXISTING STEEL RACKS

LOT 3
EXISTING CONCRETE

MATERIAL STORAGE

Ryan & Pruitt Survey
Block 45
Lots 1-5

MATERIAL STORAGE
EXISTING STEEL RACKS

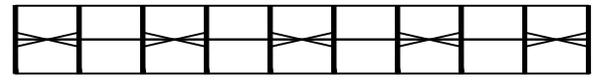
LOT 4
EXISTING CONCRETE

EXISTING STEEL RACKS



LOT 5
EXISTING CONCRETE

MATERIAL STORAGE
EXISTING STEEL RACKS



EXISTING STEEL RACKS



50'-0"
50'-0"
50'-0"
50'-0"
50'-0"

12' ALLEY

JIMCO SALES AND MFG INC.
3113 ST. LOUIS AVE.
FORT WORTH, TX 76101

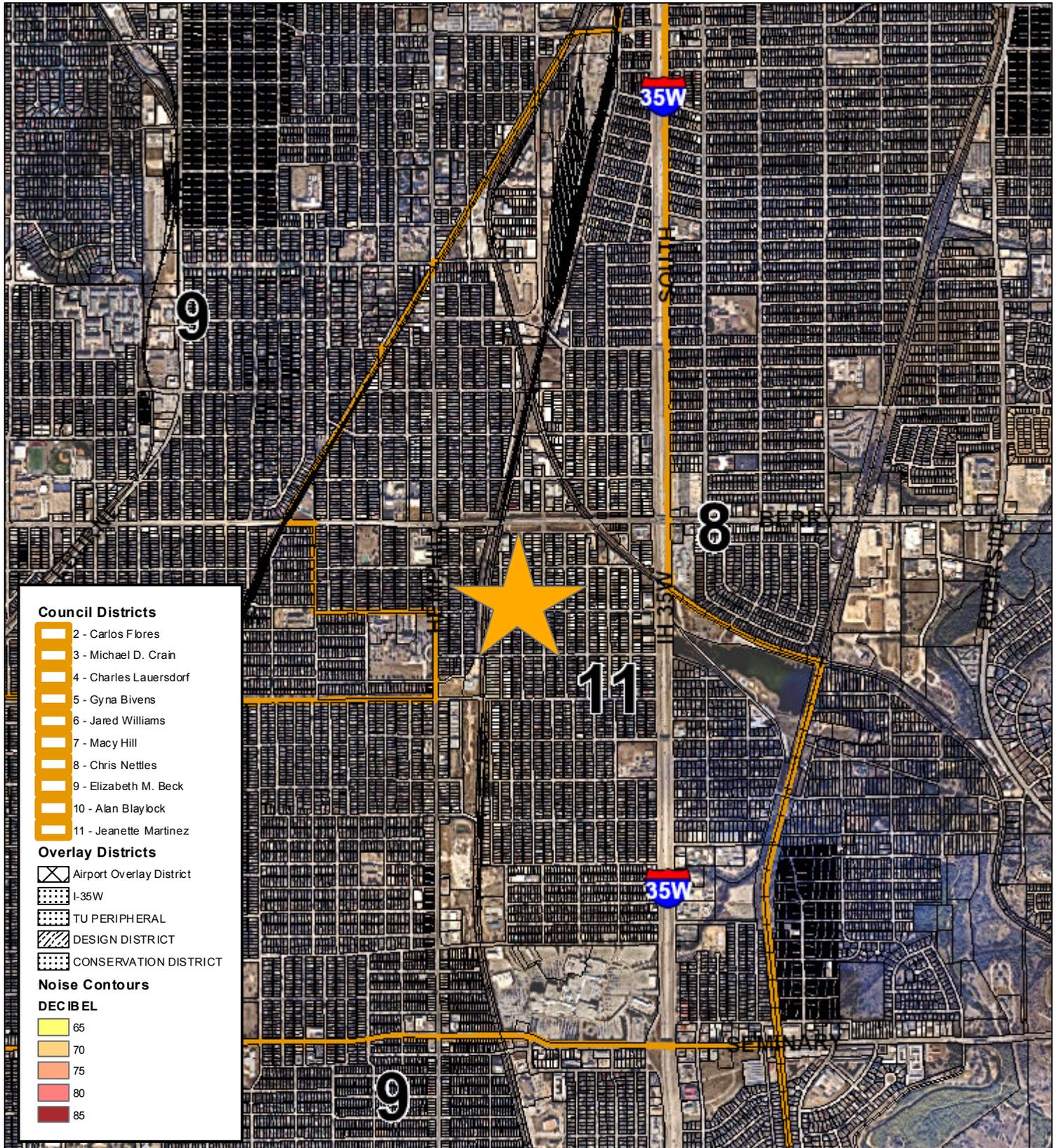
SCALE: 1" = 30'

PROJECT: 3201 ST. LOUIS AVE. LOTS 1 AND 2, BLOCK 45
3209 ST. LOUIS AVE. LOTS 3 AND 4, BLOCK 45
3217 ST. LOUIS AVE. LOT 5, BLOCK 45
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
0.717 ACRES (31,250 SQUARE FEET)

ZONING: J - MEDIUM INDUSTRIAL
ALL ADJACENT PROPERTIES ARE ZONED J - MEDIUM INDUSTRIAL

This project will comply and conform to the following: Section 6.301, landscaping, section 6.302, urban forestry, Article 4, signs, and all provided lighting will conform to lighting code.

Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

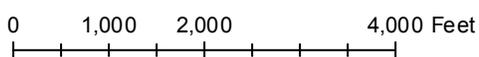
Overlay Districts

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

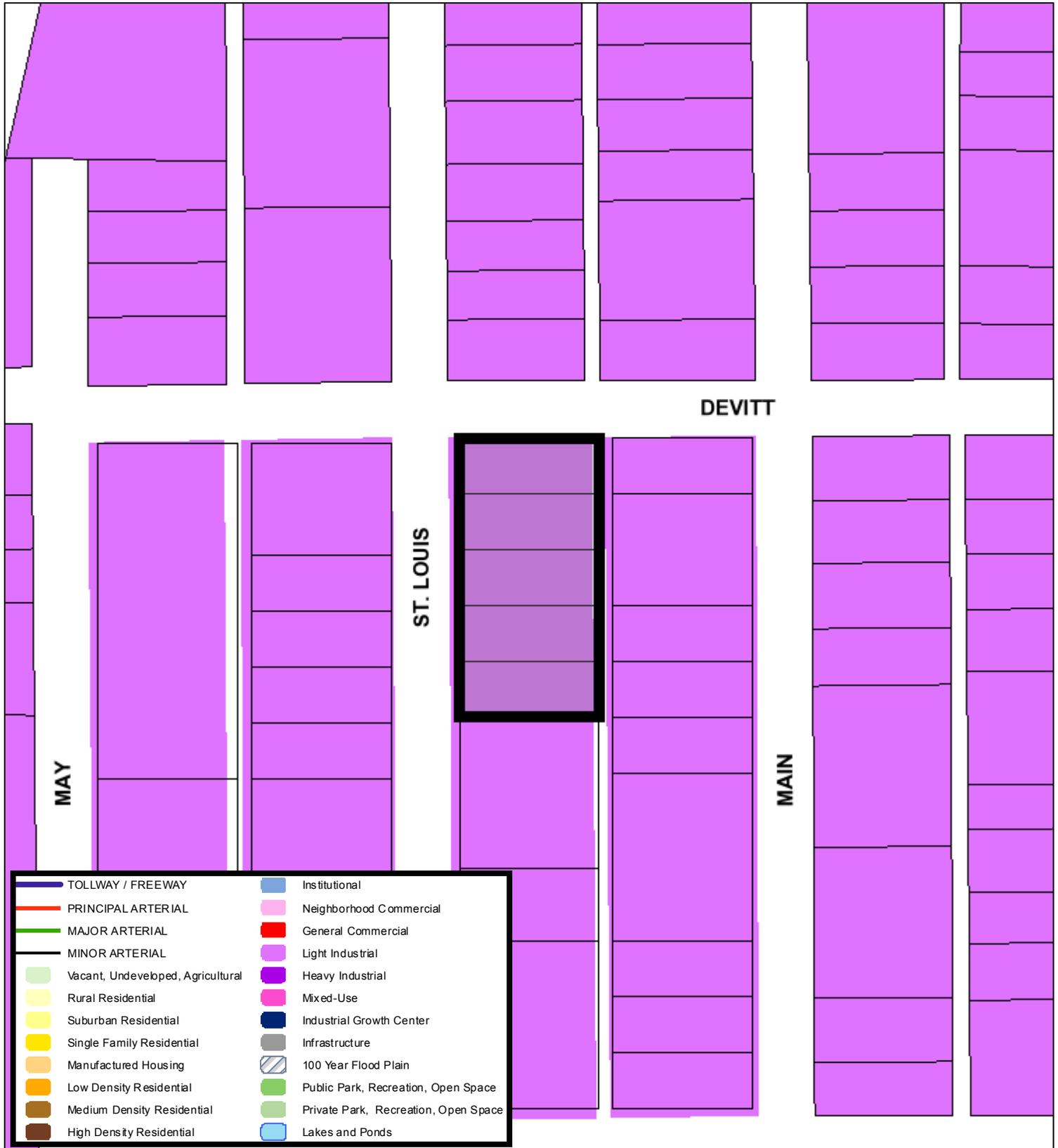
Noise Contours

DECIBEL

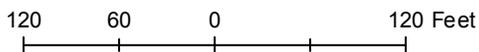
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Future Land Use



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 75 150 300 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: SP-23-002

Council District: 5

Site Plan

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

Owner / Applicant: Don Valk/April Moore

Site Location: 9680 Trinity Boulevard

Acreage: 4.7 acres

Request

Proposed Use: Mini Warehouse

Companion Case: ZC-09-096

Request: To: Add site plan for PD 865 “PD/SU” Planned Development/Specific Use for mini warehouses; site plan included

Recommendation

Staff Recommendation: **Approval**

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

Project Description and Background

The rezoning site, situated in Council District 5, is found at 9680 Trinity Boulevard, just 650 feet west of Bell Helicopter Academy. It spans an area of 4.76 acres, with around 3 acres of it located within the FEMA floodplain.

Back in 2009, the property's zoning was changed from A-5 to PD/SU site plan required as part of a rezoning case. The applicant is now submitting the necessary site plan for approval, in accordance with the conditions of the Planned Development.

Surrounding Zoning and Land Uses

North PD-I/ for: activities related to helicopter manufacturing and testing including assembly, manufacturing, painting, machine shops and welding; as well as day care center and office uses

East PD-I/ for: activities related to helicopter manufacturing and testing including assembly, manufacturing, painting, machine shops and welding; as well as day care center and office uses / Vacant

South O-1 / Vacant

West C /Multifamily development

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on June 30, 2023

The following organizations were notified: (emailed July 3, 2023)

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.*	Lakes of River Trails East HOA
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Hurst Euless Bedford ISD

Development Impact Analysis

Site Plan Comments

Zoning and Land Use

– Please note that no minimum parking spaces are required because the site is more than 250 feet from a residential district.

– Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.

- Add General Comment: This project will comply with Section 6.301, Landscaping.
- Add General Comment: This project will comply with Section 6.302, Urban Forestry.
- Add General Comment: All signage will conform to Article 4, Signs.
- Add General Comment: All provided lighting will conform to the Lighting Code.
- Update signature line label to read: “Director of Development Services” with a “Date” line above the project title

Fire

No response provided

Platting

No response provided

Water

No response provided

Building Plan Review

No response provided

Park & Recreation

No response provided

Stormwater

No response provided

Transportation & Public Works

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.)

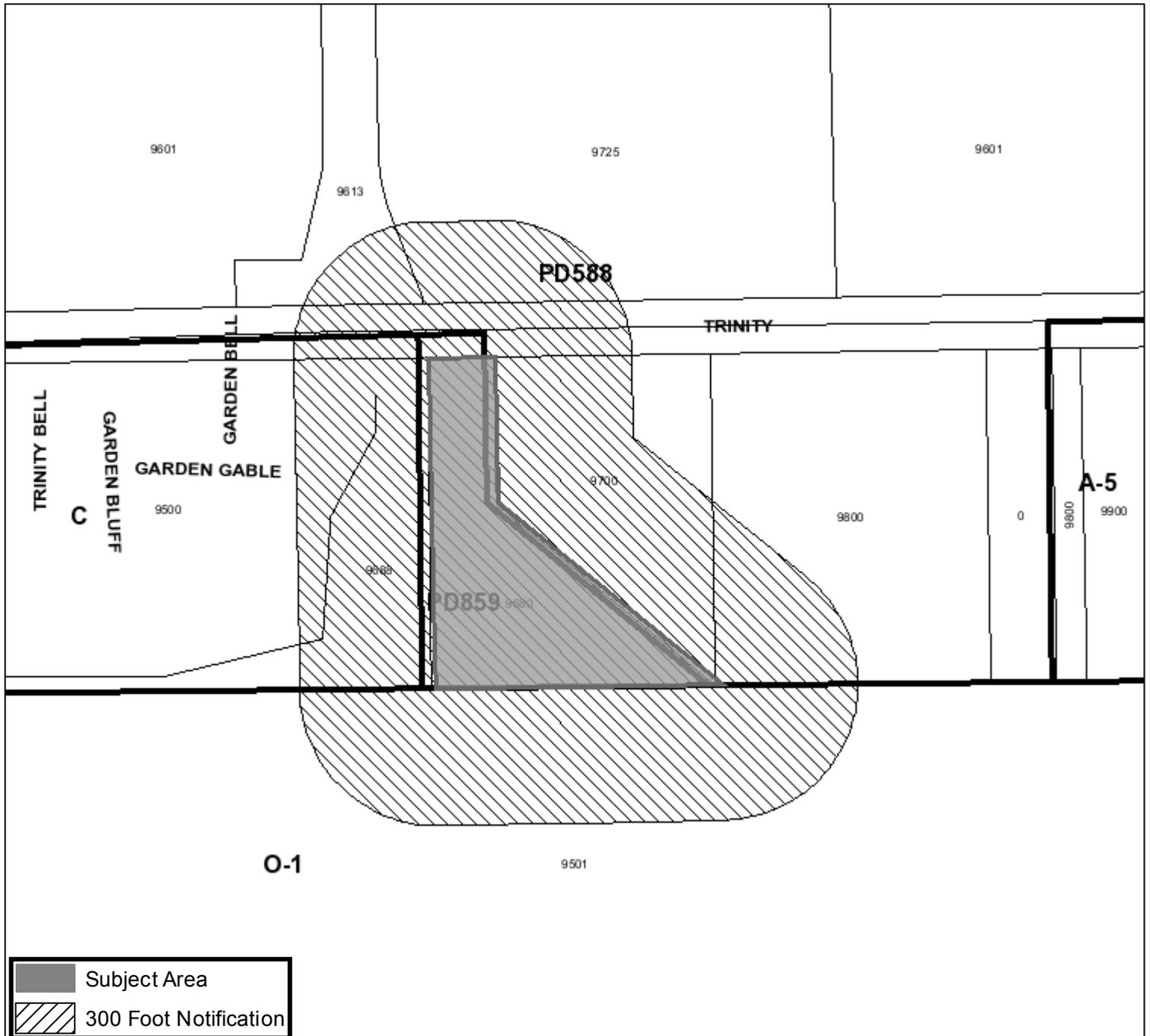




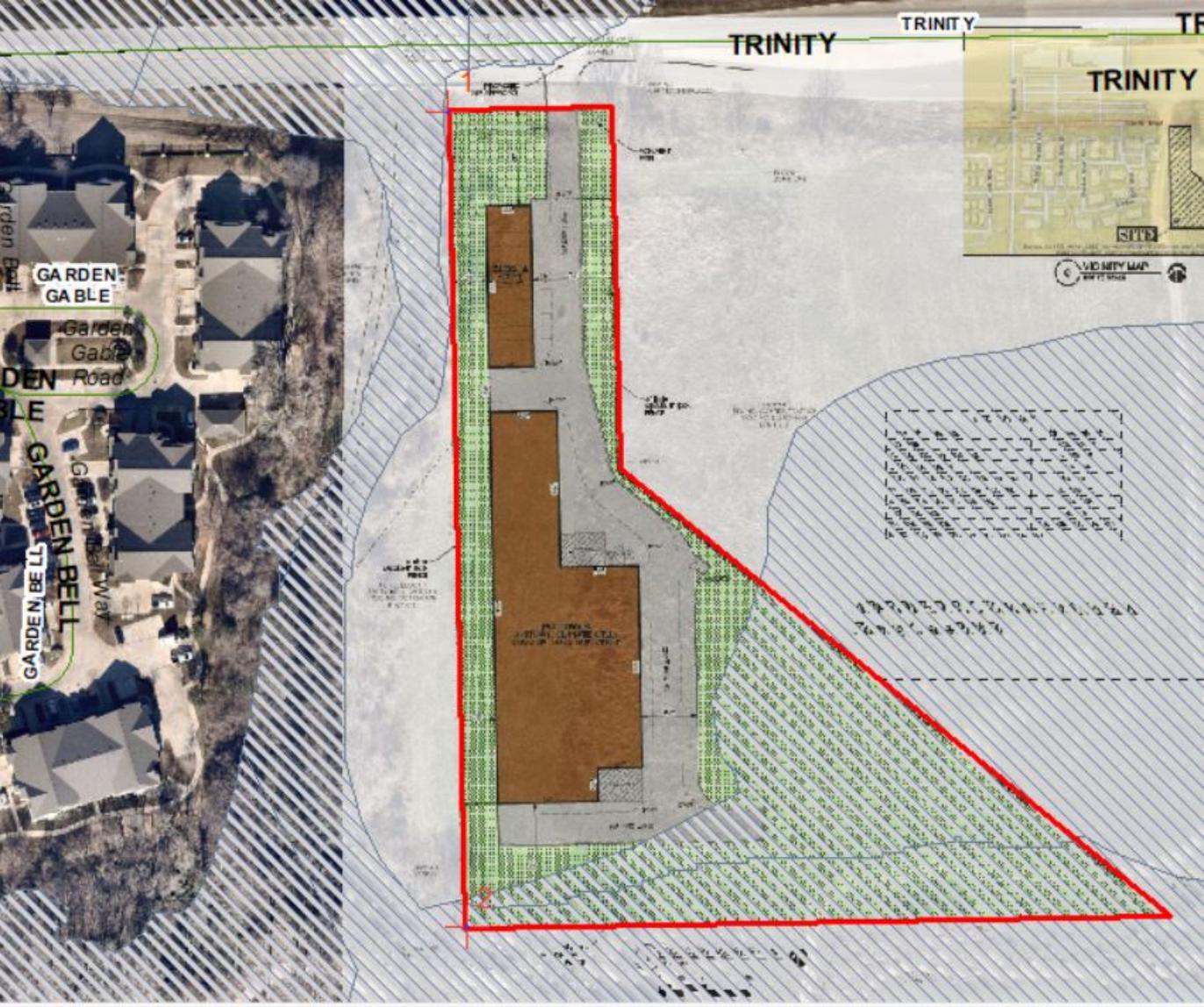
SP-23-002

Area Zoning Map

Applicant: Don Valk
Address: 9680 Trinity Boulevard
Zoning From: null
Zoning To: Ammend Site Plan to add Monument Sign
Acres: 4.72831711
Mapsc0: Text
Sector/District: Eastside
Commission Date: 7/12/2023
Contact: null



0 160 320 640 Feet



GARDEN GABLE

Garden Gable Road

GARDEN BELL
Garden Bell Way

TRINITY

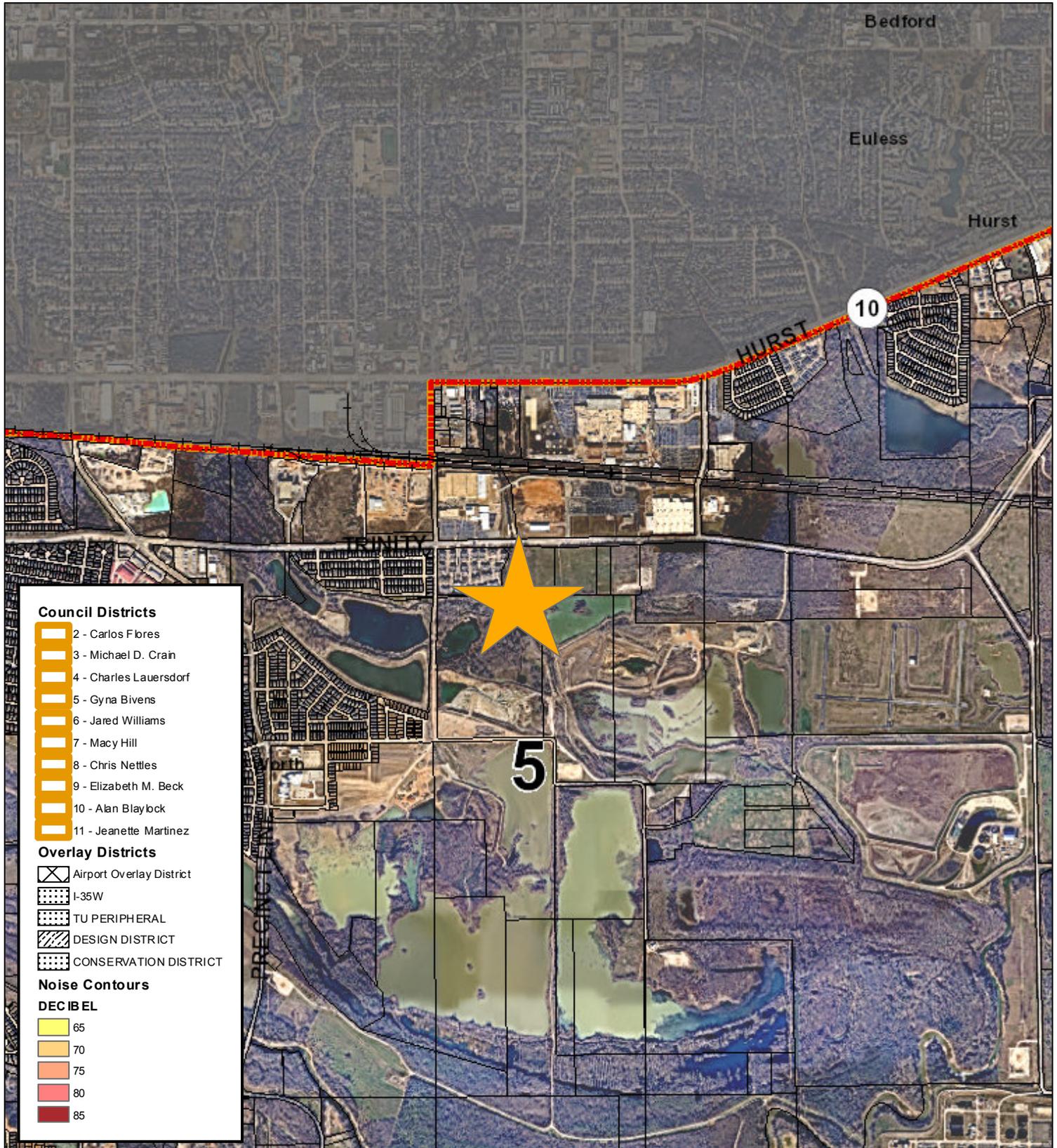
TRINITY

TRINITY

SITE

VELOCITY MAP
BY F. S. S. S.

Area Map



Council Districts

- 2 - Carlos Flores
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- 4 - Charles Langersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
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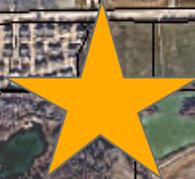
Overlay Districts

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

Noise Contours

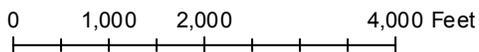
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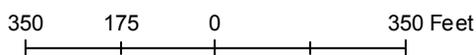
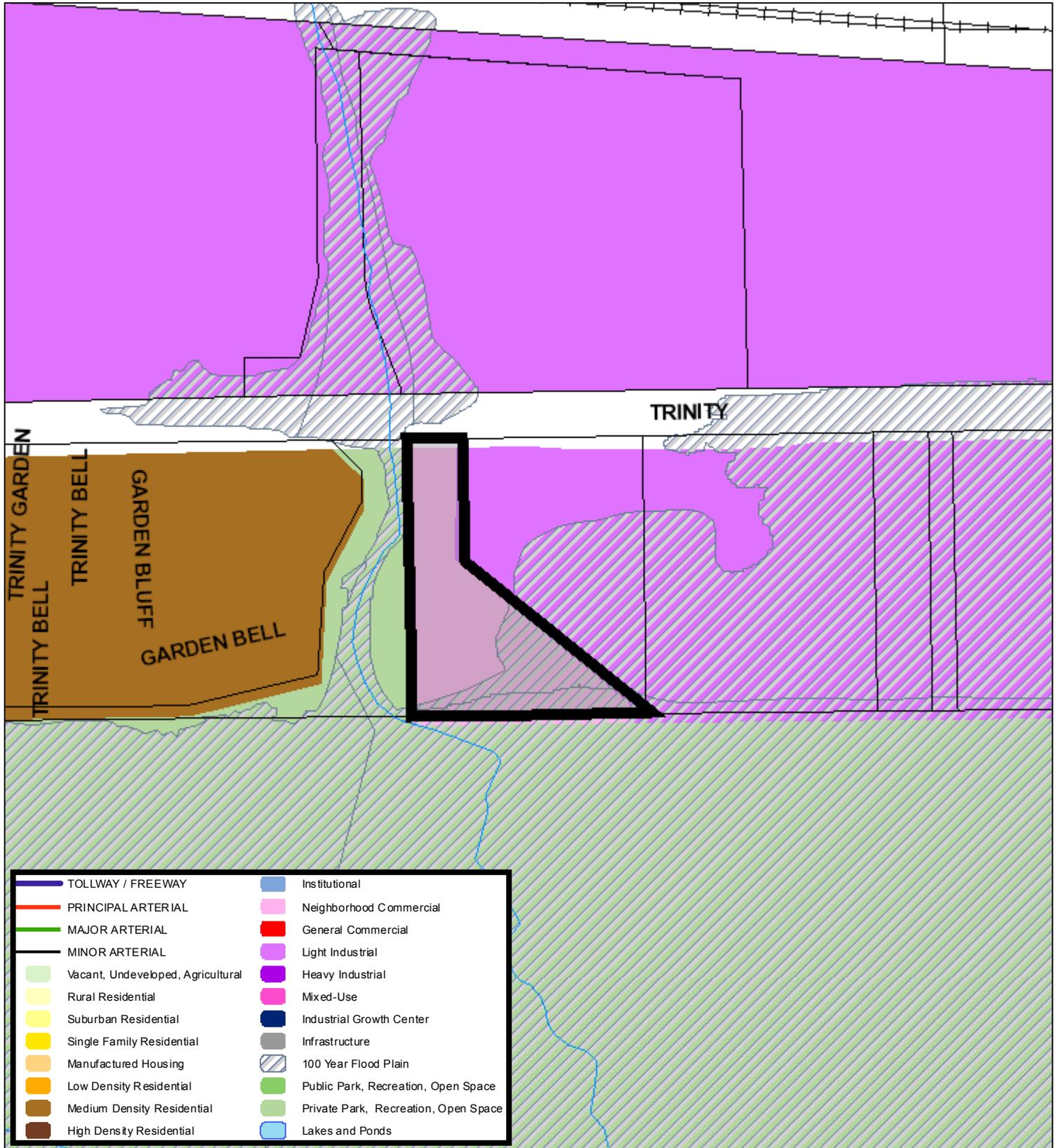


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Future Land Use



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



0 225 450 900 Feet





Zoning Staff Report

Date: July 05, 2023

Case Number: SP-23-003

Council District: 10

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: Northwest Village (Fort Worth) Owner, LLC/ Adam Soto

Site Location: North of State Highway 114

Acres: 15.284 acre

Request

Proposed Use: Multifamily

Request: Add site plan for PD 1363 “PD/MU-2” Planned Development for all uses in High Intensity Mixed - Use plus mini - warehouse with development standards for fenestration, facade on primary street frontage and height; site plan included

Recommendation

Staff Recommendation: **Approval**

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

Project Description and Background

The applicant requests approval for the site plan based on the previous approved PD1393 (ZC-21-190). The property is located north of Highway 114, east of the BNSF railway about a ½ mile from Blue Mound Rd. The subject properties are 15.284 acre and are vacant. The primary purpose of the PD 1393 site plan is to allow for Multi-family buildings. Multi-family is permitted under the PD/ MU2 zoning but holds special restrictions.

The ZC-21-190 case has three (3) tracts for the site, the first tract is PD/D” Planned Development for all uses in “D” High-Density Multifamily. The second tract is “PD/MU-2” Planned Development for all uses in High-Intensity Mixed-Use with development standards. The third tract is “PD/E” Planned Development for “E” Neighborhood Commercial. **This report will review Tract 2 for the purpose of reviewing “PD/MU-2” Planned Development for all uses in High-Intensity Mixed-Use.**

The applicant of ZC-21-190 also requested that the properties be fully annexed into the City with PD zoning as directed by the City in the Amendment to the Development Agreement, in order to provide the detached multifamily, along with mixed-use, high-density residential, and commercial uses.

The applicant has provided a detailed description of their proposed project: “THE PROPERTY HAS A PREVIOUSLY APPROVED PD ZONING UNDER ZC-21-190. THE ATTACHED SITE PLAN REPRESENTS 15.267 ACRES OF THE APPROXIMATELY 23-ACRE PD-MU-2 ZONING. THREE BLOCKS ARE PROPOSED WITH ASSOCIATED INFRASTRUCTURE TO SERVE TWO PROPOSED MULTI-FAMILY BUILDINGS AND ONE FUTURE MULTI-FAMILY BUILDING.”

Surrounding Zoning and Land Uses

North ETJ / vacant, BNSF railway
East “A-5” One-Family; “E” Neighborhood Commercial / single-family, vacant
South “A-5” One-Family / single-family, Highway 114
West ETJ / vacant, BNSF ROW

Recent Zoning History

- ZC-21-190: From “AG” Agricultural to “PD/D” Planned Development for all uses in “D” High-Density Multifamily with development standards for setbacks, fencing, open space, signage, and a waiver to the MFD submittal; “PD/MU-2” Planned Development for all uses in High-Intensity Mixed-Use plus mini-warehouse with development standards for fenestration, façade on primary street frontage and height; “PD/E” Planned Development for “E” Neighborhood Commercial, site plan required
- ZC-18-114: from “A-5” One-Family; “D” High-Density Multifamily to “PD/D” uses plus multifamily cottage community with development standards (southeast of the subject property).
- ZC-14-029: from unzoned to “A-5” One-Family; “D” High-Density Multifamily; “G” Intensive Commercial (south of the subject property).

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.

The following organizations were emailed on June 29, 2023:

Organizations Notified	
North Fort Worth Alliance	Trinity Habitat for Humanity
Streams And Valleys Inc	NWISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Site Plan Comments

Requirement	MU-2 Standards	Approved PD
Proposed Use	Uses allowed in MU-2	<p>Additional Use:</p> <ul style="list-style-type: none"> • A mini storage type facility consisting of a single building with indoor storage is allowed. • Fenestration requirements to apply to one side only, facing the main drive/access point (Requires Development Regulation Standard)
Required Street Frontage	Primary street frontage. Building facades shall be located within the area between the property line and the maximum setback for a minimum of 70% of the primary street frontage of the parcel.	Building facades shall be located within the area between the property line and the maximum setback for a minimum of 60% of the primary street frontage of the parcel. (Requires Development Regulation Standard)
Setbacks	<p>Campus Development:</p> <p>Interior buildings constructed as part of a campus development may be set back from the property line more than 20 feet if at least 50% of the public street frontage on each block face within the development contains buildings within the maximum setback of 20 feet. Interior buildings setback farther than 20 feet may not be constructed until the 50% requirement has been satisfied</p>	Note: This project shall be considered a Campus development.

Minimum height single-use	Two stories at a minimum 18 feet of occupiable space as measured from the top of the finished slab at grade level to the top of the highest wall top plate.	Complies
Maximum height single-use	Generally, five stories as measured from the top of the finished slab at grade level to the top of the highest wall top plate (plus height bonus - see attached).	Increase to 7 stories (Requires Development Regulation Standard)

Zoning

- Staff has reviewed the site plan that was submitted at the application; here are the notes:

- **Platting**

- For site plans to be properly reviewed the site must be platted. If the site is not platted there could be problems that can affect the site plan and may result in the site plan being re-reviewed at the Zoning Commission Board.

These are the MU standards that could not be reviewed due to the lack of information but will need to be reviewed in order to receive an COA before permitting.

- **Setback Requirements**

- Staff is unable to evaluate if it meets the setback requirements, as there are no dimensions showing that they do follow the setback requirements.
- **Per Ord. 4.1302.d.2-** Primary Street setback min is 0' and max is 20', side street setback min is 0' and max is 20', rear yard setback min is 5', and common lot line is 0'. This development according to the PD this proposal will be considered a campus development. With that said, Interior buildings constructed as part of a campus development may be set back from the property line more than 20 feet if at least 50 percent (%) of the public street frontage on each block face within the development contains buildings within the maximum setback of 20 feet. Interior buildings setback farther than 20 feet may not be constructed until the 50 percent (%) requirement has been satisfied.

- **Height Requirements**

- The site plan is following the min 2 stories and the max 5 stories.

- **Parking Requirements**

- The parking is complying.
- **Per Ord. 4.1302.e.2-** Apartments require 0.75 to 1 space required per bedroom; Plus, 2 spaces per 500 square feet of leasing office and/or social rooms. This proposed project has 675 and 15,888 leasing offices and social rooms. The minimum requirement for this project is 739 parking spaces and a maximum of 924 parking spaces. This project is providing 821 parking spaces.
- Please review Façade Design standards for the parking structure facades
- Staff is unsure what is being considered the main ROW, please clarify and follow the standards **Ord. 4.1302.e.3.**

- **Buffers, Landscaping, and Pedestrian Lighting**

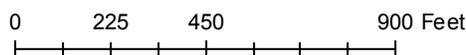
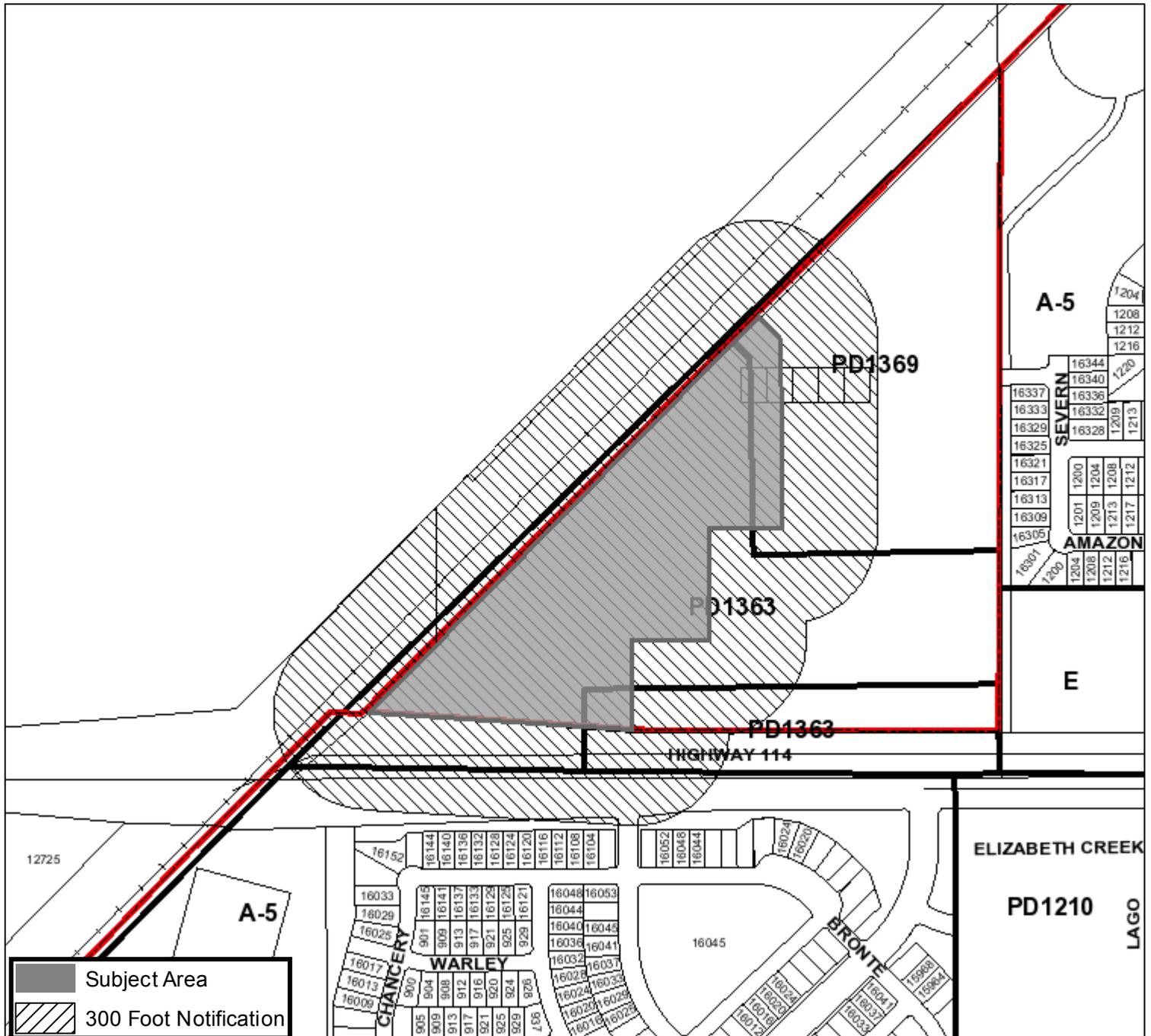
- The portion of the ordinance is not complying.
- **Enhanced Landscaping and Pedestrian Lighting Requirements Per Ord. 4.1302.f.2-** The site plan is not in compliance with this ordinance. Staff has not seen any landscape enhancements or pedestrian lighting.
- **Landscaping in Parking and Driveway Areas-** The MU-2 district is intended to create a public environment in which pedestrian safety, interest, and comfort are paramount.

- Therefore, parking areas that front public streets and pedestrian pathways shall be screened to minimize pedestrians' view of parked vehicles and the impact of vehicle headlights.
- **Urban Forestry-** Developments with surface parking lots must provide 40% canopy coverage over new, expanded, or reconstructed surface parking. Submission of applicable urban forestry plans for review shall comply with Section 6.302 (g), Urban Forestry Plan/Permits.
 - **Facade Variation Requirements**
 - **Parking Structure Facades-** All parking structure facades that face a public space must be designed to incorporate architectural elements and materials that complement the adjacent building or buildings in the area. Ground-level screening must be incorporated to minimize the visual impact of garages and parked cars at the pedestrian level. Landscaping, including trees and shrubs, may be utilized for screening purposes but must screen at least 50% of pedestrian-level parking garage facades immediately upon installation, with species selected to eventually provide a full 100% screening.
 - **Facade Variation, Per Ord. 4.1302.g.2-** Each new building facade that is greater than 50 feet in width and is oriented to a publicly accessible street or open space must incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required. The site plan did not include elevations to show the façade variations. Staff can not determine if a waiver will be needed, but staff will need to review it before any approved site plan.
 - **Fenestration, Per Ord. 4.1302.g.3-** Providing fenestration encourages interaction between the pedestrian and the ground-story space. The intent of requiring clear fenestration is to allow pedestrians to view activities inside the building or displays related to those activities.
 - **Building Materials, Per Ord. 4.1302.g.4-** Not less than 70 percent (%) of all new building facades (not including door and window areas) facing publicly accessible streets or open space shall be constructed of the following masonry materials: stone, brick, terra cotta, patterned pre-cast concrete, cement plaster stucco, cement board siding, cast tone or prefabricated brick panels.
 - **Building Entries, Per Ord. 4.1302.g.5-** The intent of building entries is to create a pedestrian-oriented development in which buildings are oriented toward publicly accessible streets and sidewalks. Please follow the standards for building entries, staff was unable to review due to a lack of information shown on the site plan.

(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: Northwest Village/Adam Soto
 Address: HWY 114
 Zoning From: PD
 Zoning To: Add Required Site Plan
 Acres: 15.26737199
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 7/12/2023
 Contact: null

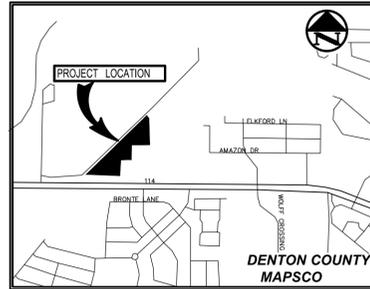


Developer
Woodfield Development, LLC
8210 Creedmoor Road, Suite 202
Raleigh, North Carolina 27613
214.625.2263

Surveyor
Pacheco Koch, a Westwood Company
4060 Bryant Irvin Road
Fort Worth, Texas 76109
817.412.7155

Architect
Corgan
401 North Houston Street
Dallas, Texas 75202
214.748.2000

Civil
Pacheco Koch, a Westwood Company
4060 Bryant Irvin Road
Fort Worth, Texas 76109
817.412.7155



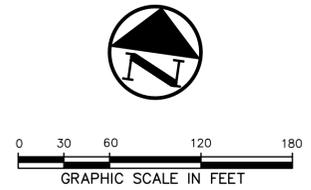
VICINITY MAP
(NOT TO SCALE)

GENERAL BUILDING HEIGHTS & AREAS						
BUILDING	BUILDING SLAB AREA (SF)	UNITS	GROSS AREA (SF)*	HEIGHT		EXTERIOR MATERIALS
				STORIES	HEIGHT	
FUTURE BLOCK A	36,500	145	182,500	5	57'-8"	BRICK, CEMENTITIOUS SIDING, METAL, WOOD, VINYL WINDOWS
BLOCK B	66,995	255	334,020	5	57'-8"	
BLOCK C	64,300	193	257,050	4	47'-4"	

*GROSS AREA DOES NOT INCLUDE PARKING STRUCTURE

PARKING REQUIREMENTS				
SITE AREA	REQUIREMENTS	BEDROOMS	OFFICE/SOCIAL SQFT	SPACES
STANDARD PARKING	0.75 TO 1 SPACE REQUIRED PER BEDROOM; PLUS 2 SPACES PER 500 SQUARE FEET OF LEASING OFFICE AND SOCIAL ROOMS	675*	15,888	809
ACCESSIBLE PARKING	12 ADA SPACES WITH 2 VAN ADA SPACE			12
TOTAL SITE PARKING				821

*INCLUDES BLOCK B AND C ONLY



LEGEND	
---	PROPERTY LINE
- - - -	PROP. YARD FENCE
---	SETBACK LINE
---	100y PROP. 100YR FLOODPLAIN

GENERAL SITE PLAN NOTES

- PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS IN SECTION 4.711
- PROJECT WILL NOT COMPLY WITH OPTION A OR OPTION B UNDER SECTION 6.302, URBAN FORESTRY. A VARIANCE WILL BE REQUESTED FROM THE URBAN DESIGN COMMISSION.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

LEGAL DESCRIPTION

DESCRIPTION, of a 15.267 acre tract of land situated in the Guadalupe Cardinas Survey, Abstract No. 214, City of Fort Worth, Denton County, Texas; said tract being part of that tract of land described in Special Warranty Deed to Traditions Investors, LLC recorded in Instrument No. 2020-37533 of the Official Public Records of Denton County, Texas; said 15.267 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found at the intersection of the southeast right-of-way line of the Atchison, Topeka and Santa Fe Railway Railroad (a variable width right-of-way) and the north right-of-way line of State Highway No. 114 (a variable width right-of-way), said point being the southwest corner of said Traditions Investors, LLC tract; from said point a 2-inch aluminum disc found at the intersection of the northwest right-of-way line of the said Atchison, Topeka and Santa Fe Railway Railroad and the said north line of State Highway No. 114 bears North 89 degrees, 19 minutes, 06 seconds, West, a distance of 415.88 feet;

THENCE, North 44 degrees, 26 minutes, 23 seconds, East, along the said southeast line of the Atchison, Topeka and Santa Fe Railway Railroad, a distance of 1,724.71 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 45 degrees, 28 minutes, 15 seconds, East, departing the said southeast line of the Atchison, Topeka and Santa Fe Railway Railroad, a distance of 96.32 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 00 degrees, 11 minutes, 38 seconds, East, a distance of 589.19 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 89 degrees, 59 minutes, 19 seconds, West, a distance of 223.84 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 00 degrees, 00 minutes, 41 seconds, West, a distance of 348.35 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 89 degrees, 58 minutes, 10 seconds, West, a distance of 239.95 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 00 degrees, 09 minutes, 50 seconds, East, a distance of 276.74 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the said north line of State Highway No. 114; from said point a 4-inch aluminum disc found at an angle point in the north line of said State Highway No. 114 bears South 86 degrees, 28 minutes, 28 seconds, East, a distance of 82.90 feet;

THENCE, North 86 degrees, 28 minutes, 28 seconds, West, along the said north line of State Highway No. 114, a distance of 816.71 feet to the POINT OF BEGINNING;

CONTAINING: 665,018 square feet or 15.267 acres of land, more or less.

Director of Development Services

Date

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

Pacheco Koch 4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
a Westwood company 817.412.7155

NORTHWEST VILLAGE

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MFV	SDC	JUNE 2023	1"=60'			EXHB

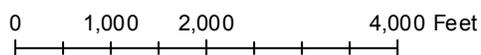
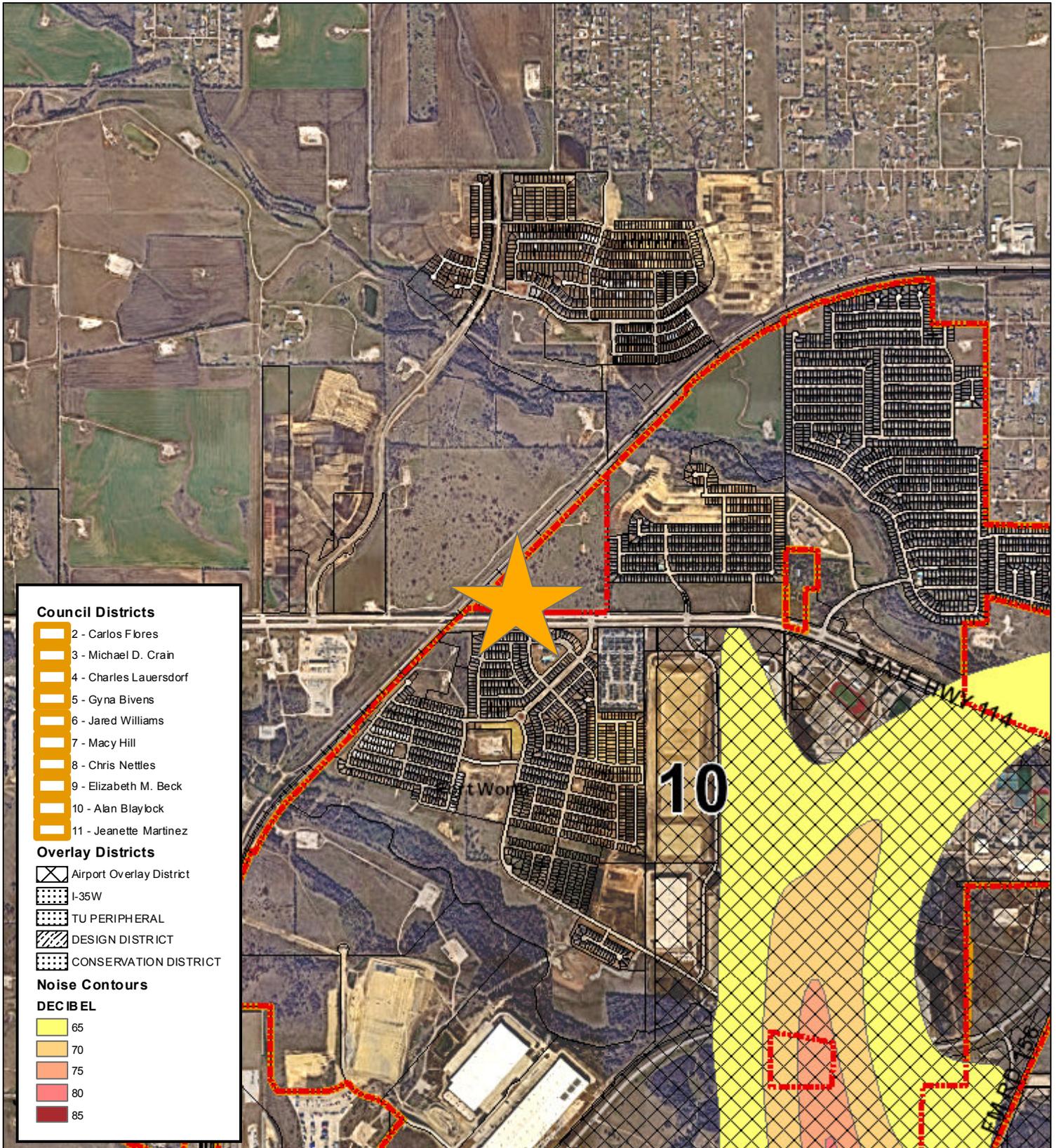
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

CASE NO.: PK-5410-22.408_PD SITE PLAN.DWG

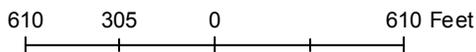
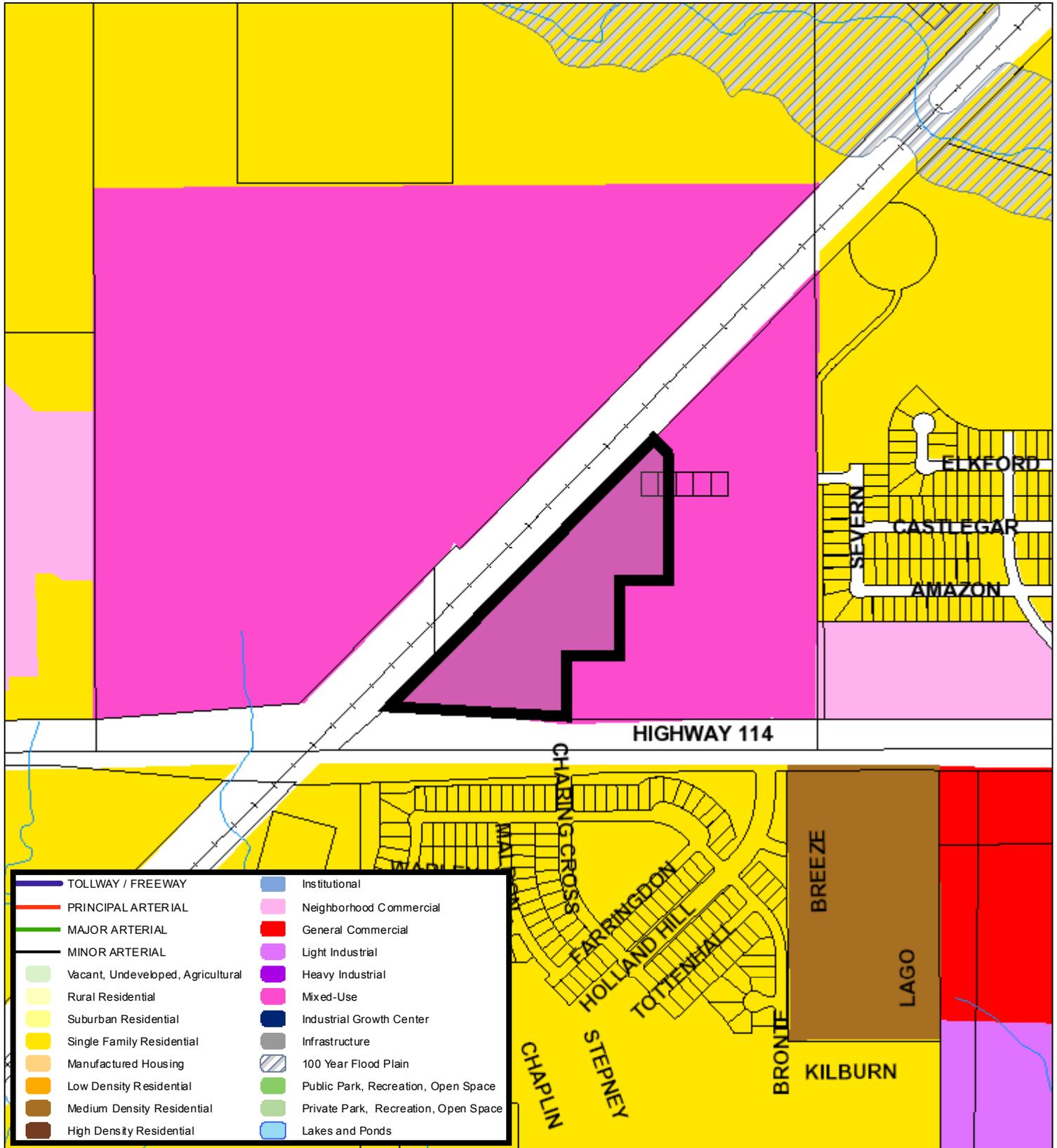
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NORTHWEST VILLAGE

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



0 385 770 1,540 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: SP-23-004

District 8

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: ACH Landowner II

Site Location: 3117 Grayson Street

Acreage: 3.3

Request

Proposed Use: Assisted Living/Care house facility

Companion Case: ZC-13-042/PD 915: "PD/ER" Planned Development for Neighborhood Commercial Restricted uses plus assisted living facility, nursing home with full medical services, and massage therapy and spa with development standards on file in the Planning & Development Department; site plan

Request: To: Revise site plan for PD 915 "PD/ER" Planned Development for Neighborhood Commercial Restricted uses plus assisted living facility, nursing home with full medical services, and massage therapy and spa with development standards to add 6,000 square foot building; site plan included

Recommendation

Staff Recommendation: Approval

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

Project Description and Background

The subject property is located on the corner of Grayson Street and Wichita Street. The current zoning for the property is PD 915: "PD/ER" Planned Development for Neighborhood Commercial Restricted uses plus assisted living facility, nursing home with full medical services, and massage therapy and spa with development standards, site plan required. The applicant would like to add on to the existing child and family services facility and construct a new 6,901 sf building. The site plan as presented complies with standards.

Surrounding Zoning and Land Uses

North "PD-SU-DD" for all uses in "CF"; the maximum height of any structure may be up to but shall not exceed 75'; tower structures or steeples may not exceed this height as per city ordinance / school/community facility

East "B" Two-Family / residential

South PD/CF" Planned Development for all uses in "CF" Community Facilities plus care house/group home and offices with development standards in conformance with Section 4.201, Zoning Ordinance, and as amended, except as noted for those development standards described in Exhibit H, attached and on file with the Development Services Department, site plan submittal deferred /vacant

West "PD/CF" Planned Development for all uses in "CF" Community Facilities plus care house/group home and offices with development standards / community facility

Recent Zoning History

- none

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.

The following organizations were notified: (emailed June 29, 2023)

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

**Located within this Neighborhood Organization*

Development Impact Analysis

Site Plan Comments

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.)

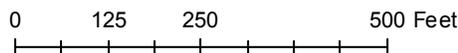


Area Zoning Map

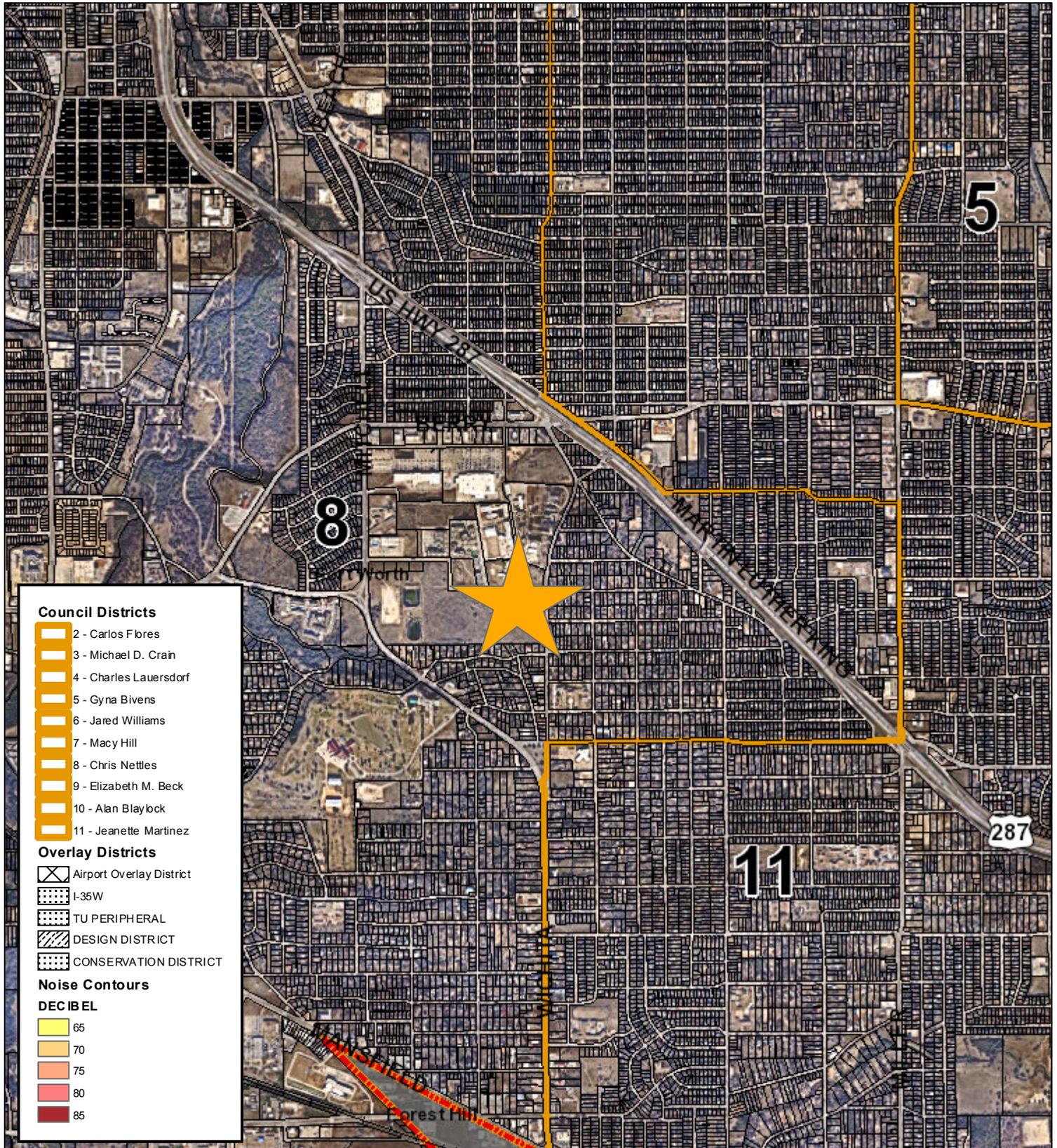
Applicant: Scott Gibson/ ACH Child And Family Services
 Address: 3117 Grayson Street
 Zoning From: PD/ER
 Zoning To: Ammend Site Plan
 Acres: 3.33439065
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 7/12/2023
 Contact: null



	Subject Area
	300 Foot Notification



Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

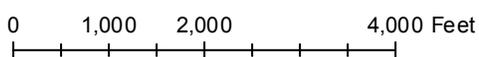
Overlay Districts

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

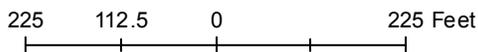
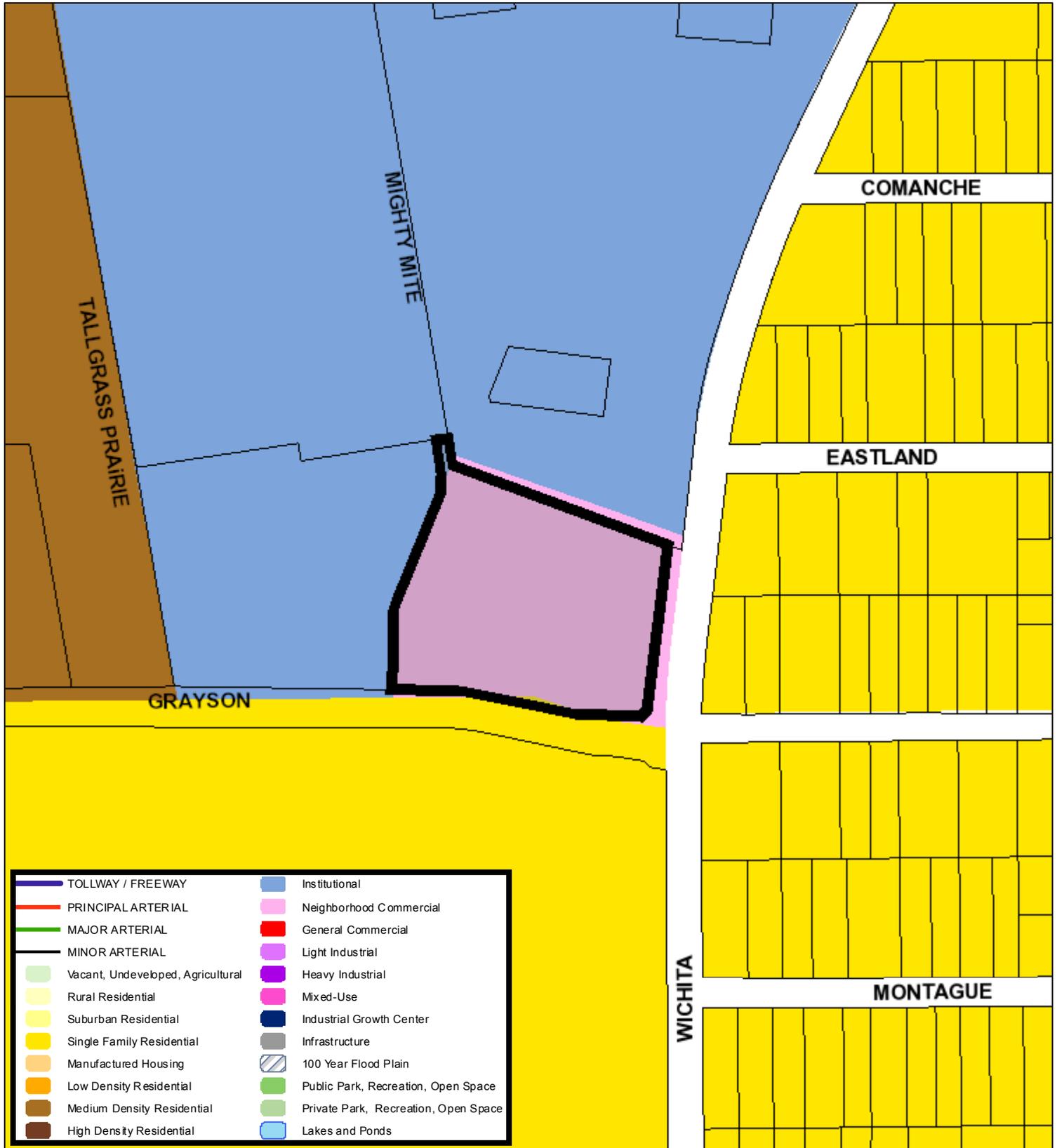
Noise Contours

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



0 140 280 560 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-23-066

Council District: 8

Zoning Map Amendment

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

Owner / Applicant: TTP Partnership/ Ron Ramirez

Site Location: 10181 Forest Hill Everman Road

Acres: 134.14

Request

Proposed Use: Single Family homes, Multifamily and Commercial

Request: From: Unzoned

To: "A-5" One-family residential, "F" General Commercial and "CR" Low-density multifamily

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The rezoning area covers about 134.12 acres of land situated at the Southeast corner of Race Street and Oak Grove Shelby.

It is approximately 2 miles east of I-35 West. While the property is located outside the city limits, it falls within the city's extra-territorial jurisdiction (ETJ). The property owner has requested voluntary annexation, which the City Council will consider at the same time as the Zoning Case.

The applicant is requesting to rezone the property as follows:

Tract	Acreage	Proposed Zoning	Proposed use
1	117.4	"A-5" One-Family	357 single family homes for sale
2	6.0	"CR" Medium-density multifamily	4 story walk up multi-family development of approximately
3	11.12	"F" General Commercial	

(Please see exhibit A for tract location)

Surrounding Zoning and Land Uses

North FR; D; R-2 / Undeveloped
East ETJ/Undeveloped
South A-5; ETJ / Single-family homes
West E; B; C / Undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.
The following organizations were emailed on June 29, 2023.

Organizations Notified	
District 6 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Everman ISD

Development Impact Analysis

Land Use Compatibility

The area surrounding the proposed development in the ETJ is mostly undeveloped; the applicant plans to provide a single-family, a multifamily, and a commercial tract.

The proposed 11-acre commercial tract is located at Race and Oak Grove Shelby's southeast corner, a major road. It is situated directly northeast of the Everman JC High School, within the Everman City Limits. Although the specific commercial uses that will be considered are unknown at this time, the proximity to the school may restrict some of the commercial uses allowed on the site. Additionally, the proposed commercial tract is in close proximity to an active gas well site, but the preliminary site plan shows the proposed structures outside of the gas well setbacks. The proposed commercial location would align with other commercially zoned properties to the north, across from Oak Grove Shelby, and adjoining property to the east. Overall, the proposed commercial tract is compatible with the area.

Further south of the intersection of Oak Grove Shelby and Race, the applicant proposes a 6-acre tract for low-density multifamily housing. The "CR" Low-density zoning allows for a maximum of 16 units per acre, and this area would connect with "B" two-family and "C" medium-density zoning to the east. The proposed multifamily tract is compatible with the surrounding area.

The largest portion of the site, approximately 117 acres, would be used for "A-5" single-family home development for sale. The minimum lot size required for A-5 is 5,000 square feet; per the application, they are looking to accommodate about 350 residences. According to the preliminary site plan, a portion of the site is in the floodplain, and the applicant intends to use it as an open space area. The proposed single-family home development is a good fit for the area.

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

Comprehensive Plan Consistency – Far South

The proposed 2023 Comprehensive Plan's Future Land Use designation is Single-Family Residential, and Vacant, Undeveloped, Agricultural, on vacant floodplain property. The Proposed Future Land Use map configuration for The Phoenix tract based on the development site plan submitted would change this to Single-Family Residential, Low Density Residential, Commercial, and Vacant, Undeveloped, Agricultural (within floodplain).

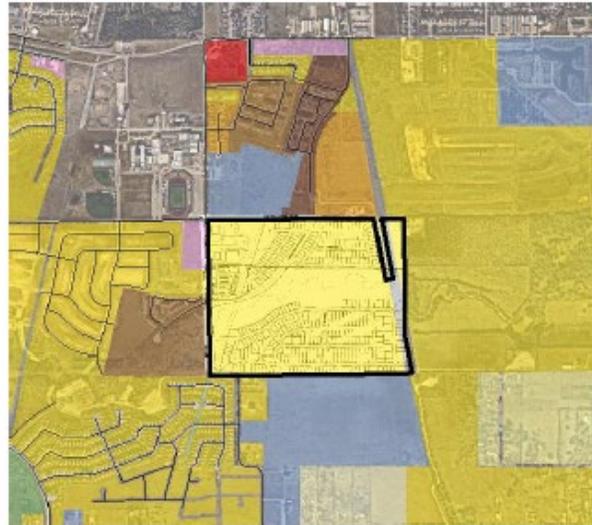
The proposed zoning is **not entirely consistent** with the land use designations for this area, however it aligns with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

If the zoning change is approved staff recommends that the Future Land Use map be updated to reflect the proposed changes.

Adopted Future Land Use:

-  Single Family Residential
-  Infrastructure
-  Subject Property



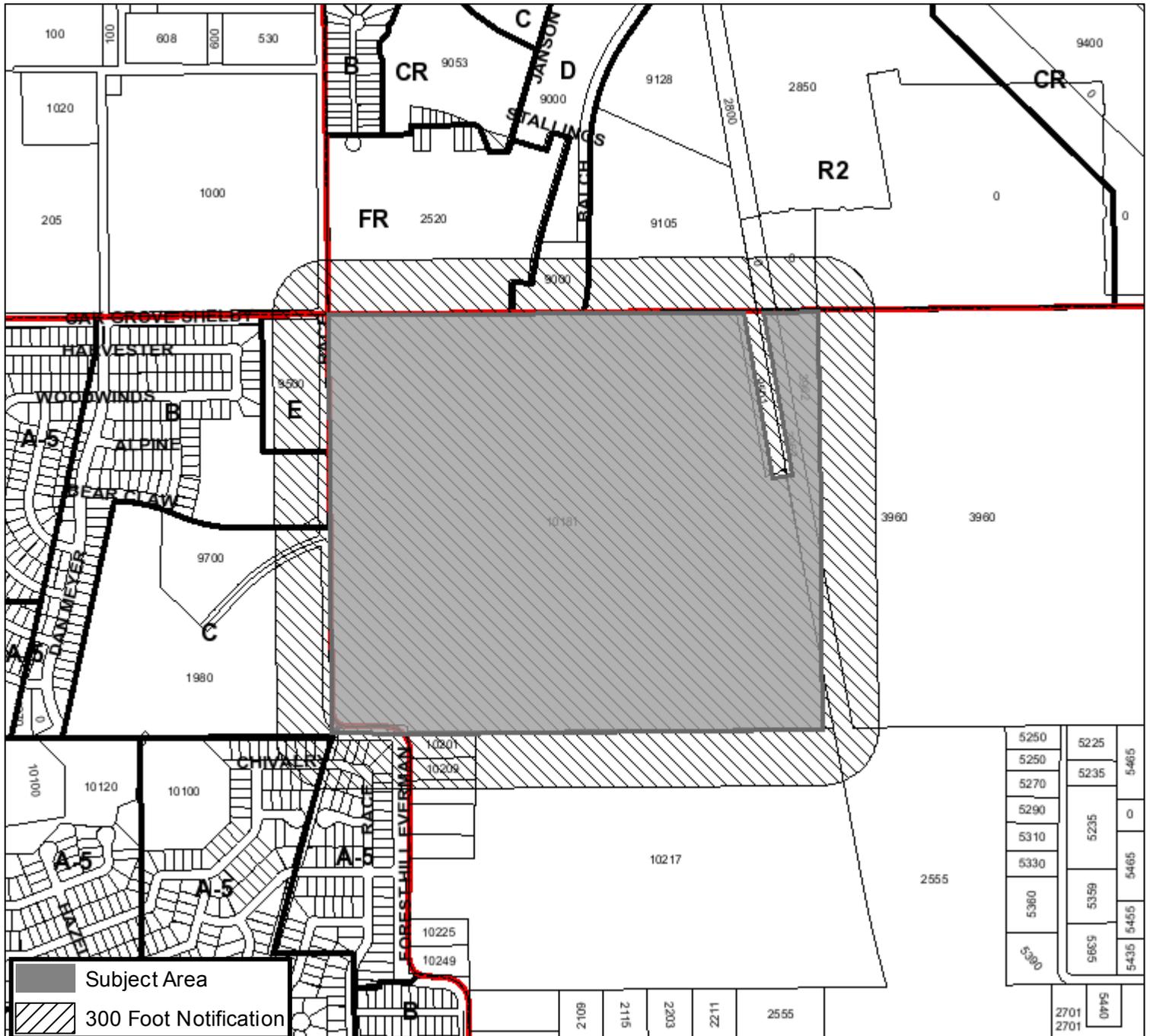
Proposed Future Land Use:

-  Low Density Residential
-  Neighborhood Commercial
-  Single-Family Residential
-  Vacant, Undeveloped, Agricultural (floodplain)
-  Subject Property



Area Zoning Map

Applicant: TTP Partnership/Jerry Jackson
 Address: 10181 Forest Hill Everman Road
 Zoning From: null
 Zoning To: A-5, F, CR
 Acres: 134.14071088
 Mapsco: Text
 Sector/District: Far South
 Commission Date: 7/12/2023
 Contact: null



	Subject Area
	300 Foot Notification

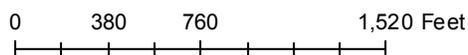


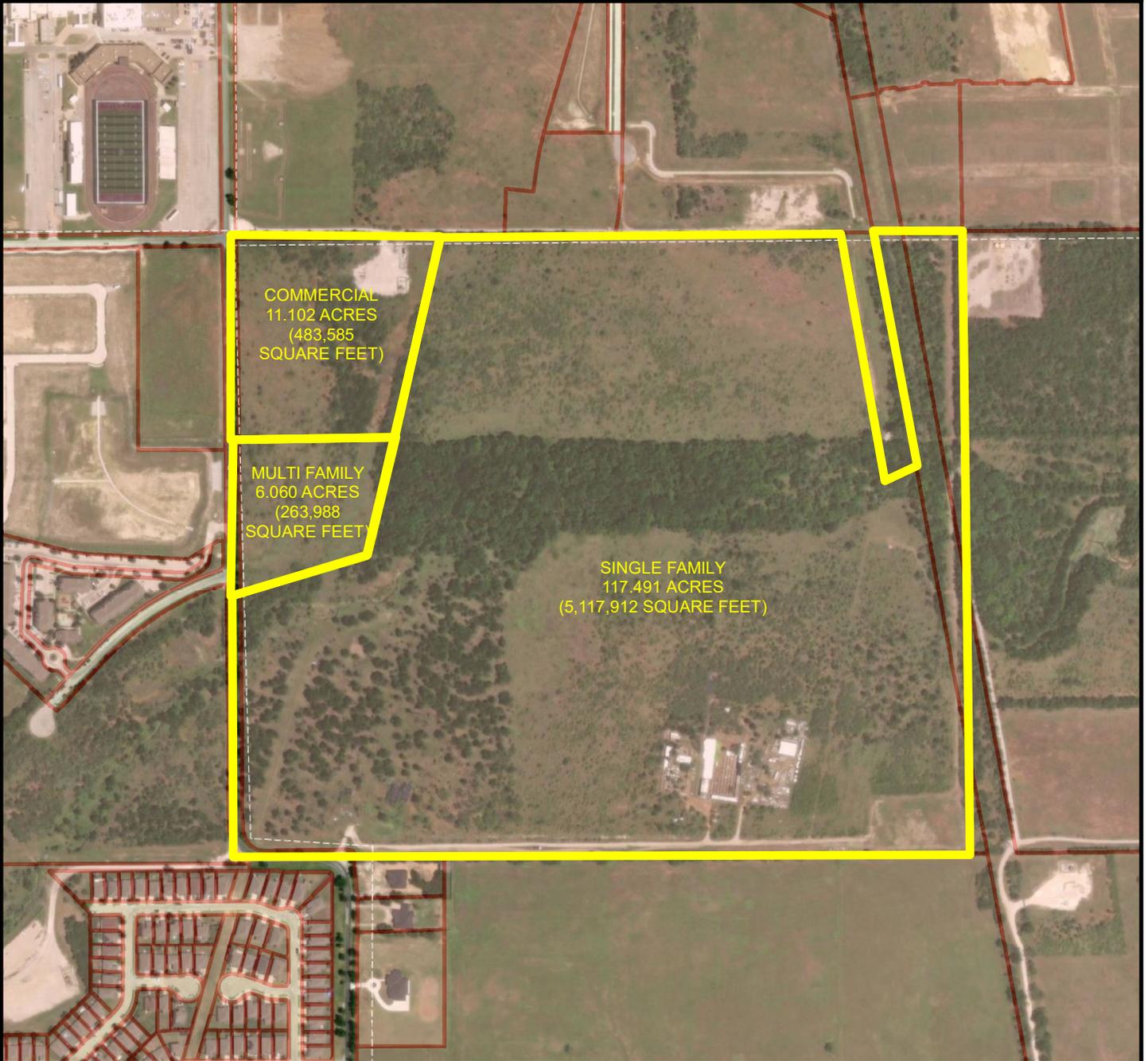
EXHIBIT A

THE PHOENIX - CITY OF FORT WORTH ETJ ZONING EXHIBIT



a **Westwood** company
4060 Bryant Irvin Road
Fort Worth, TX 76109

March 15, 2023



KEY TO FEATURES

-  LIMITS OF SURVEY
-  TAD Parcels

NOTES

BACKGROUND IMAGE FROM
ESRI AERIALS

DATUM

NAD 1983 TEXAS STATE PLANE
NORTH CENTRAL ZONE FIPS 4202

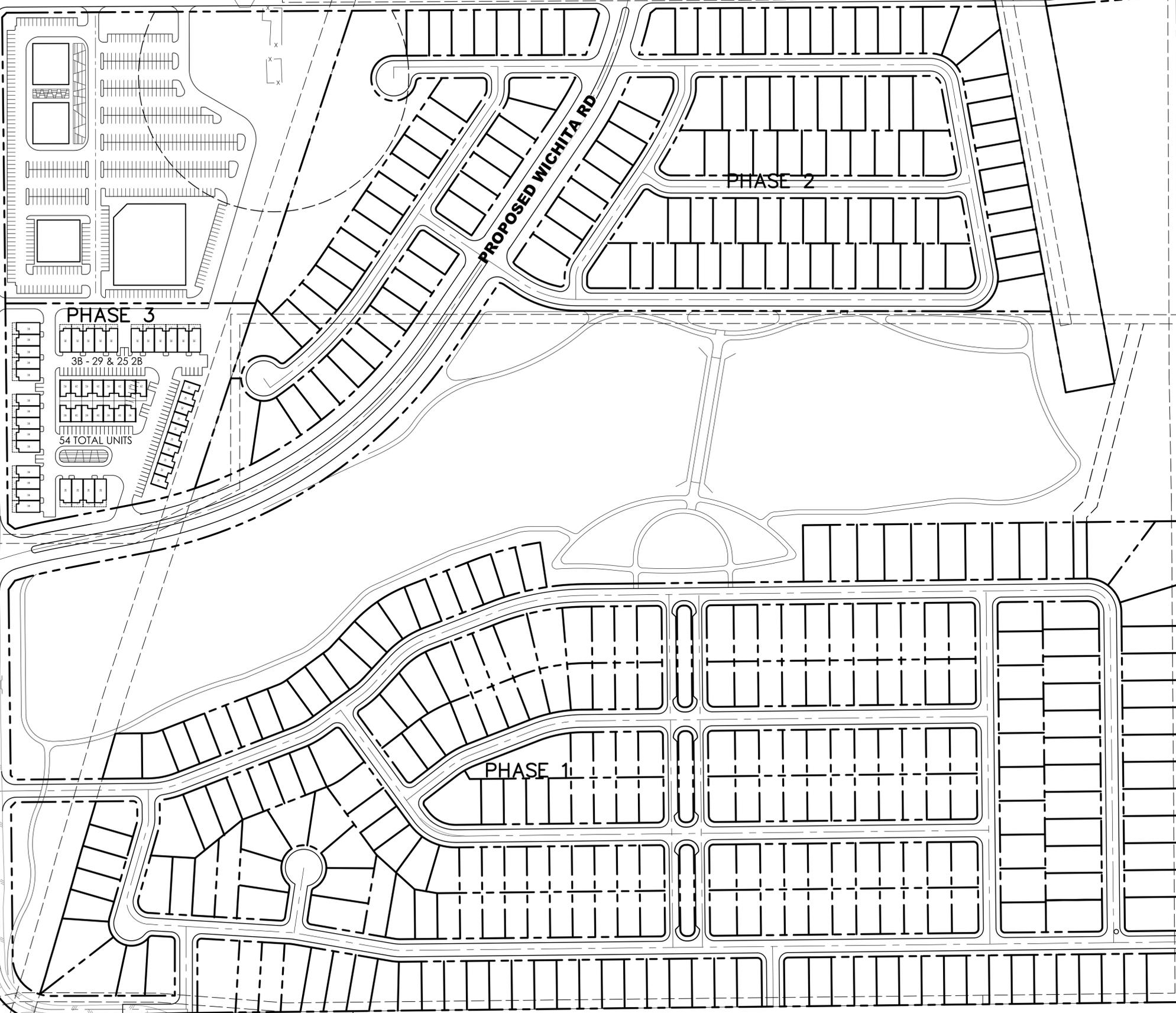


EXIST. OAK GROVE SHELBY

PROPOSED RISINGER RD



0 60 120 240 360
HORIZONTAL SCALE IN FEET



PHASE 3

3B - 29 & 25 2B

54 TOTAL UNITS

PHASE 2

PHASE 1

SITE SUMMARY		
PHASE	TYPE	QUANTITY
PHASE 1	SINGLE FAMILY	268 LOTS
PHASE 2	SINGLE FAMILY	126 LOTS
PHASE 3	TOWNHOMES	54 UNITS
	COMMERCIAL	51,700 SF

EXIST. SERENE CREEK LN

RACE ST

RACE ST

PROPOSED WICHITA RD

THIS TRACT OUTSIDE PROPERTY BOUNDARY

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

Pacheco Koch
a Westwood company
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

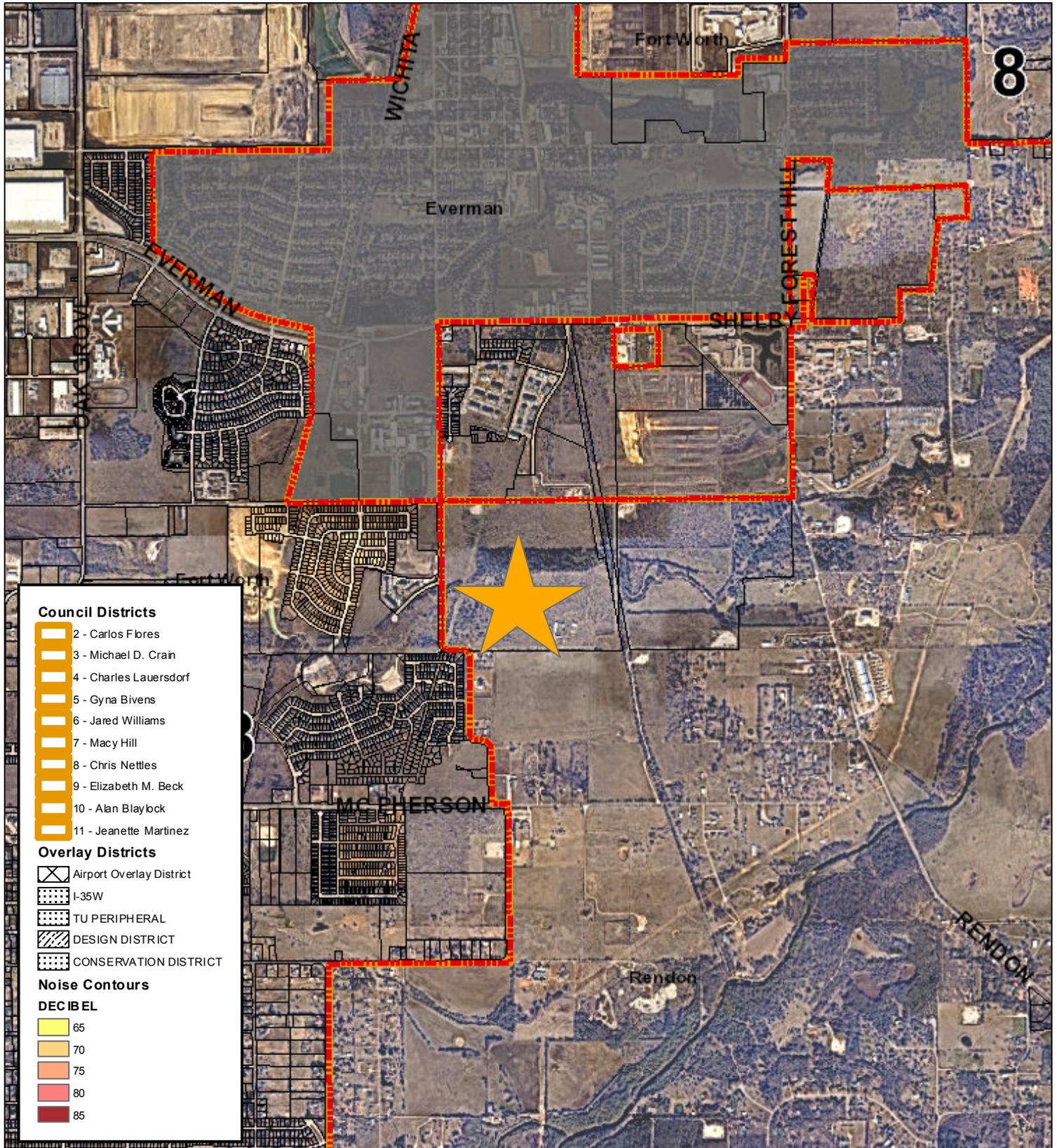
THE PHOENIX SITE PLAN

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MFV	MKB	MAR 2023	1"=120'			EXHB

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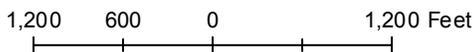
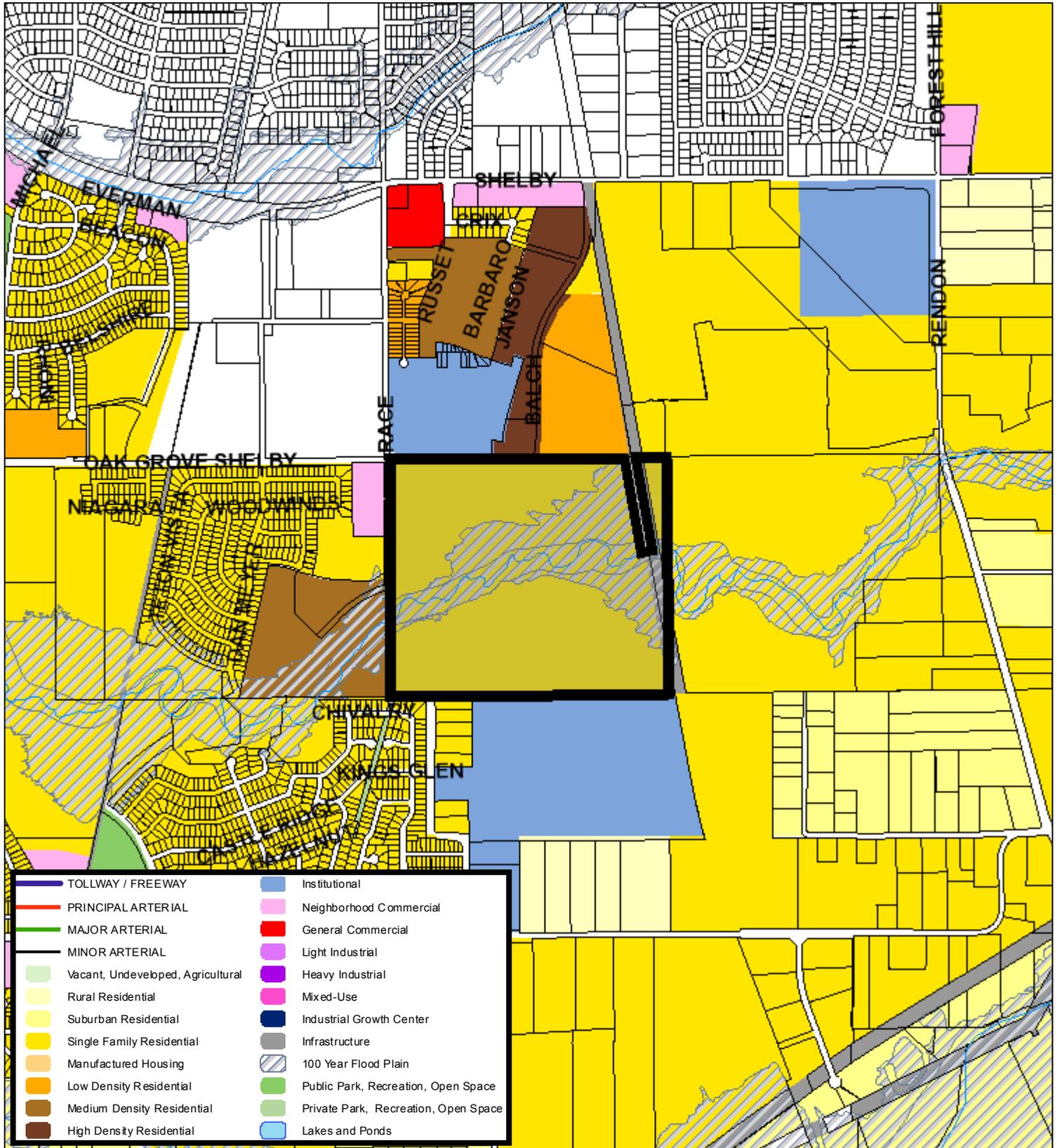
THE PHOENIX

Area Map



0 1,000 2,000 4,000 Feet

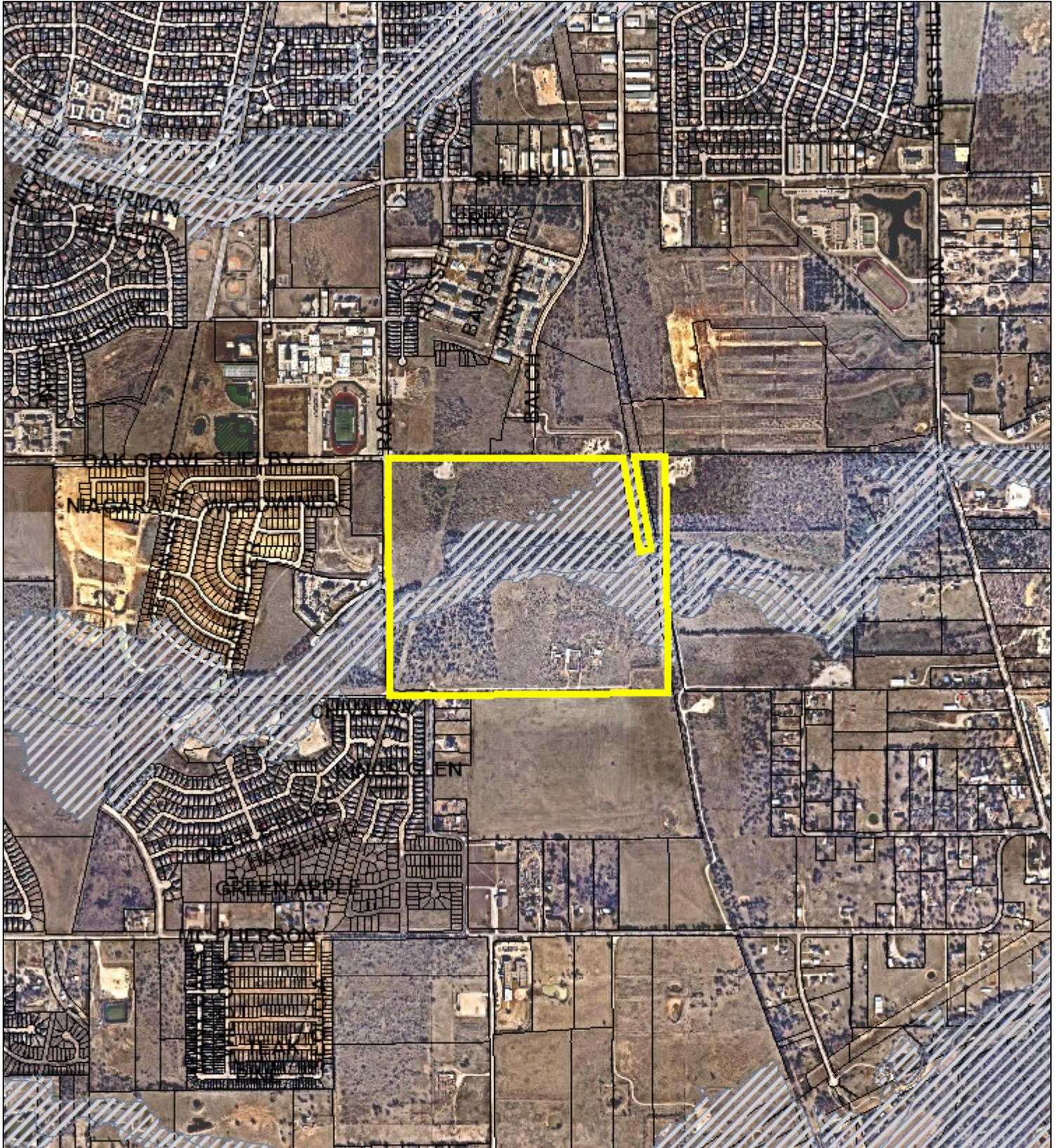
Future Land Use



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



Aerial Photo Map



0 750 1,500 3,000 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-23-069

Council District: 11

Zoning Map Amendment

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

Owner / Applicant: Kaleab F. Berhe/Scott Mills

Site Location: 5412 Brentwood Stair Rd

Acreage: 1.7

Request

Proposed Use: Bar

Request: From: “E” Neighborhood Commercial

To: “F” General Commercial

Recommendation

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

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

Staff Recommendation: **Denial**

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

Project Description and Background

The rezoning site is situated at the intersection of Jill Lane and Brentwood Stair Road. It currently houses a strip mall that caters to a variety of businesses, including an event center, a bail bond office, a barber shop, and a tailor.

The need for rezoning arose from a Code Compliance case. One of the tenants, The Corporate Image, used to run a restaurant on the property for several years. However, over time, they changed their offerings and now operate as a bar. Since bars are not permitted in the "E" Neighborhood Zoning, the applicant must seek rezoning to continue their operations.

Surrounding Zoning and Land Uses

North E / 820
East E/ convenience stores
South A-10 / Single-family homes
West E /Gas station; liquor store

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.
The following organizations were emailed on June 29, 2023.

Organizations Notified	
Neighborhoods of East Fort Worth	Eastern Hills NA*
Woodhaven NA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Woodhaven Community Development Inc	East Fort Worth Business Association

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Located south of East Loop 820, the rezoning site is surrounded by various commercial establishments, including barbershops, convenience stores, office spaces for lease, gas stations, and a packaged liquor store.

On the southern side of the site, there is a residential area, zoned A-10 separated only by an alleyway and some trees that provide screening.

While the proposed "F" general commercial zoning seeks to allow the current bar to continue operating it could potentially enable other tenants of this location to operate bars. Bars can open until 2 AM, meaning this use of the location could be disruptive to the adjacent neighborhood because of potential noise pollution, increased through neighborhood traffic during late night hours.

The current "E" neighborhood commercial zoning is the one of the least intense commercial uses and the desired commercial zoning category next to a residential neighborhood; Moving to a higher intensity zoning category without any separation from the one-family zoning district is not advisable.

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

Comprehensive Plan Consistency – Far South

The proposed 2023 Comprehensive Plan's Future Land Use designation is for this property is Neighborhood Commercial. The zoning classifications for neighborhood commercial include ER, E and MU-1.

COMMERCIAL

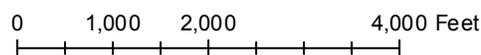
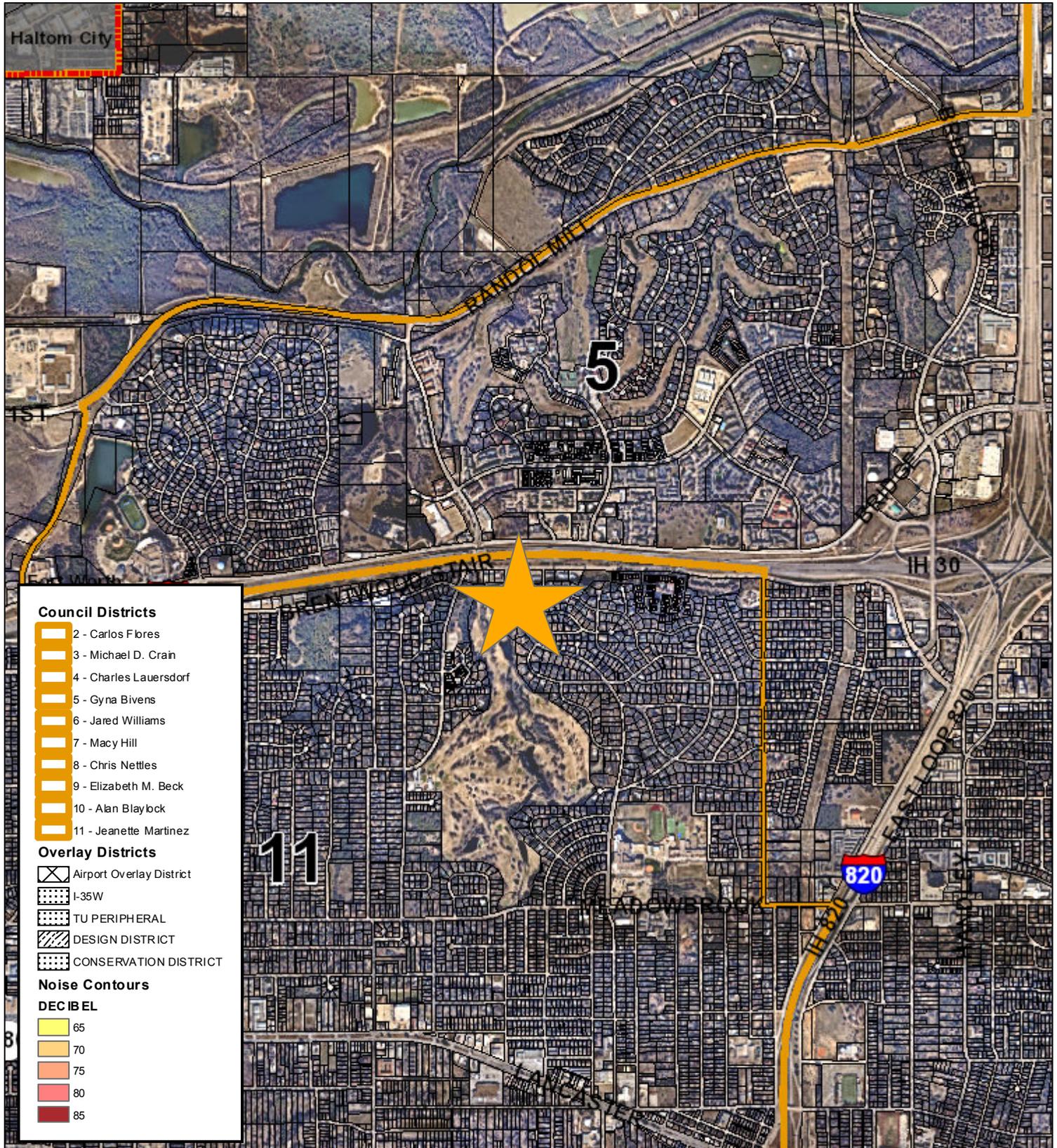
Neighborhood
Commercial*

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

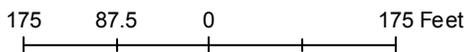
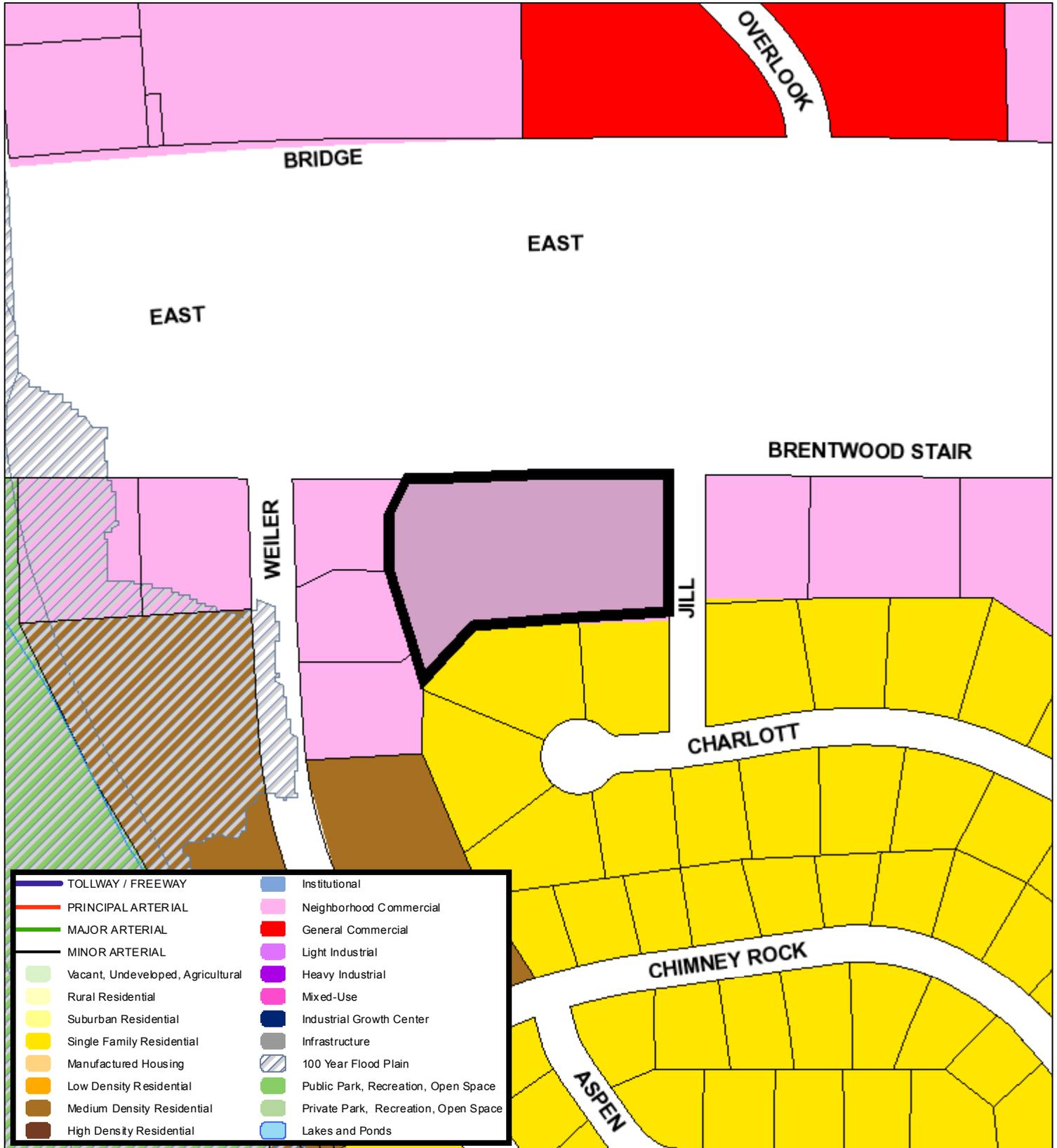
ER, E, MU-1

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

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



0 112.5 225 450 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-23-082

Council District: 3

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: First American Properties / Raz Hansraj

Site Location: 5116 & 5118 Locke Avenue

Acreage: 0.143 acres

Request

Proposed Use: Duplex

Request: From: “A-5” One-Family

To: “B” Two-Family

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The property is composed of two lots within the Chamberlin Arlington Heights 1st Addition in Council District 3. The present owner is listed as the intended developer of the property on the application. The proposal to rezone these lots would change the current “A-5” zoning to “B” zoning. This zoning change, if approved, would allow the construction of a ‘twin home’, which is composed of two dwelling units, one on each lot, with a shared wall on the joint lot line. These lots are approximately 6,250 square feet each. Other “B” standards are 50% maximum building coverage on the lot, 20-foot front yard setback, 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line.

Surrounding Zoning and Land Uses

North “A-5” One-Family / Interstate 30 frontage road
East “B” Two Family / duplex
South “A-5” One-Family / single family residential
West “A-5” One-Family / single family residential

Recent Zoning History

- ZC-19-155, Council initiated rezoning of larger Como Neighborhood, intended to align zoning with existing land uses. Subject property went from “B” Duplex to “A-5” Single Family as the site was undeveloped at the time. Approved on January 14, 2020 by City Council.

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.
The following organizations were emailed on June 29, 2023:

Organizations Notified	
Como Neighborhood Advisory Council*	Sunset Heights NA
West Side Alliance	Fort Worth ISD
Streams and Valleys Inc.	Trinity Habitat for Humanity

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The homes in this vicinity of this site are a mixture of duplex and single family residential. This particular block of Locke Avenue between Merrick Street and Neville Street was mostly rezoned from “B” Two Family/Duplex

to “A-5” One Family Residential as part of the Council initiated rezoning of the area in 2020, however at least five lot pairs in this block retained their “B” Two Family / Duplex zoning designation. These were left alone in order for the duplex uses on these sites to match the zoning.

Approving this rezoning request to “B” would be in line with the established pattern of allowing additional housing density in the vicinity. The proposed rezoning **is compatible** with its surroundings.

Comprehensive Plan Consistency – Arlington Heights

The 2022 Comprehensive Plan currently designates the subject property as future Single-Family Residential. This is analogous to but not the same as “A-5”, “A-7.5”, “A-10”, and “AR” zones. Duplex or “B” Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use Plan. The difference between Single Family Residential and Low Density Residential is negligible as both have a residential character. A duplex would be slightly more intense than a single family residence, but both would be less intensive uses than commercial or industrial zoning.

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:

- Promote a variety of housing choices
- Encourage infill of compatible housing

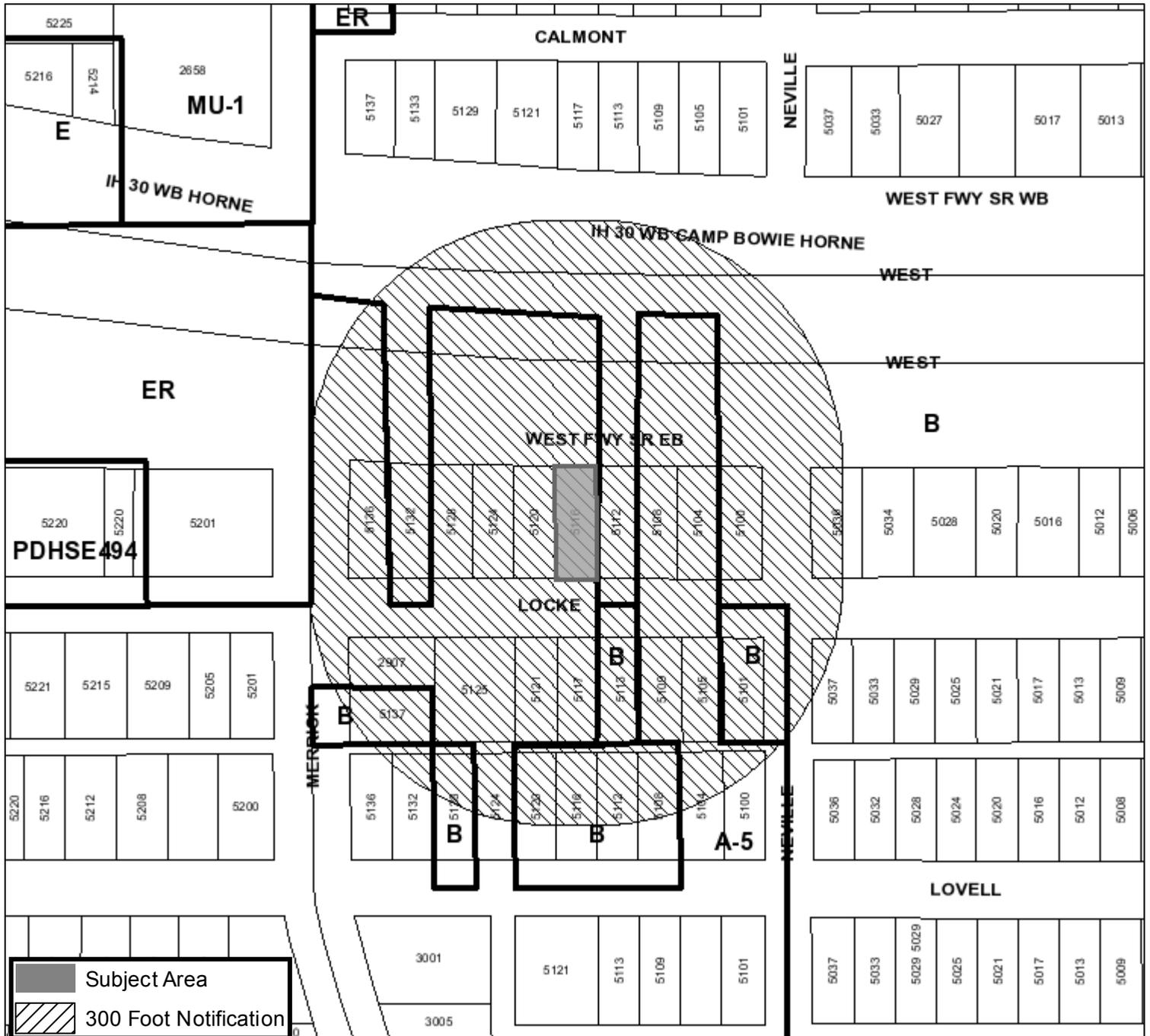
While the proposed use is in conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.



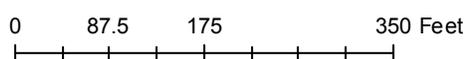
ZC-23-082

Area Zoning Map

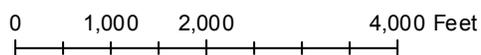
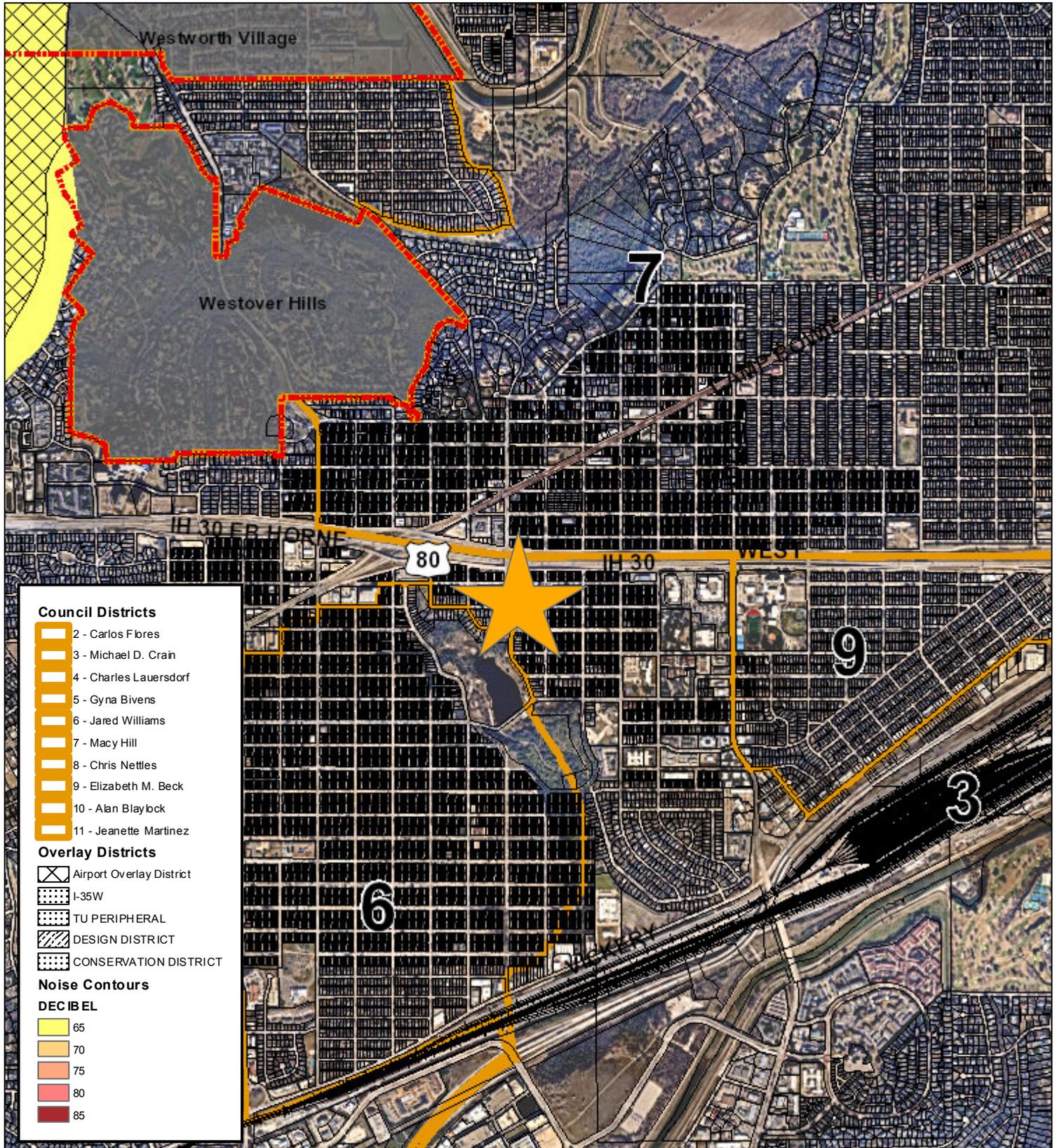
Applicant: First American Property/Raz Hansraj
 Address: 5116 Locke Avenue
 Zoning From: A-5
 Zoning To: B
 Acres: 0.15778197
 Mapsco: Text
 Sector/District: Arlington Heights
 Commission Date: 7/12/2023
 Contact: null



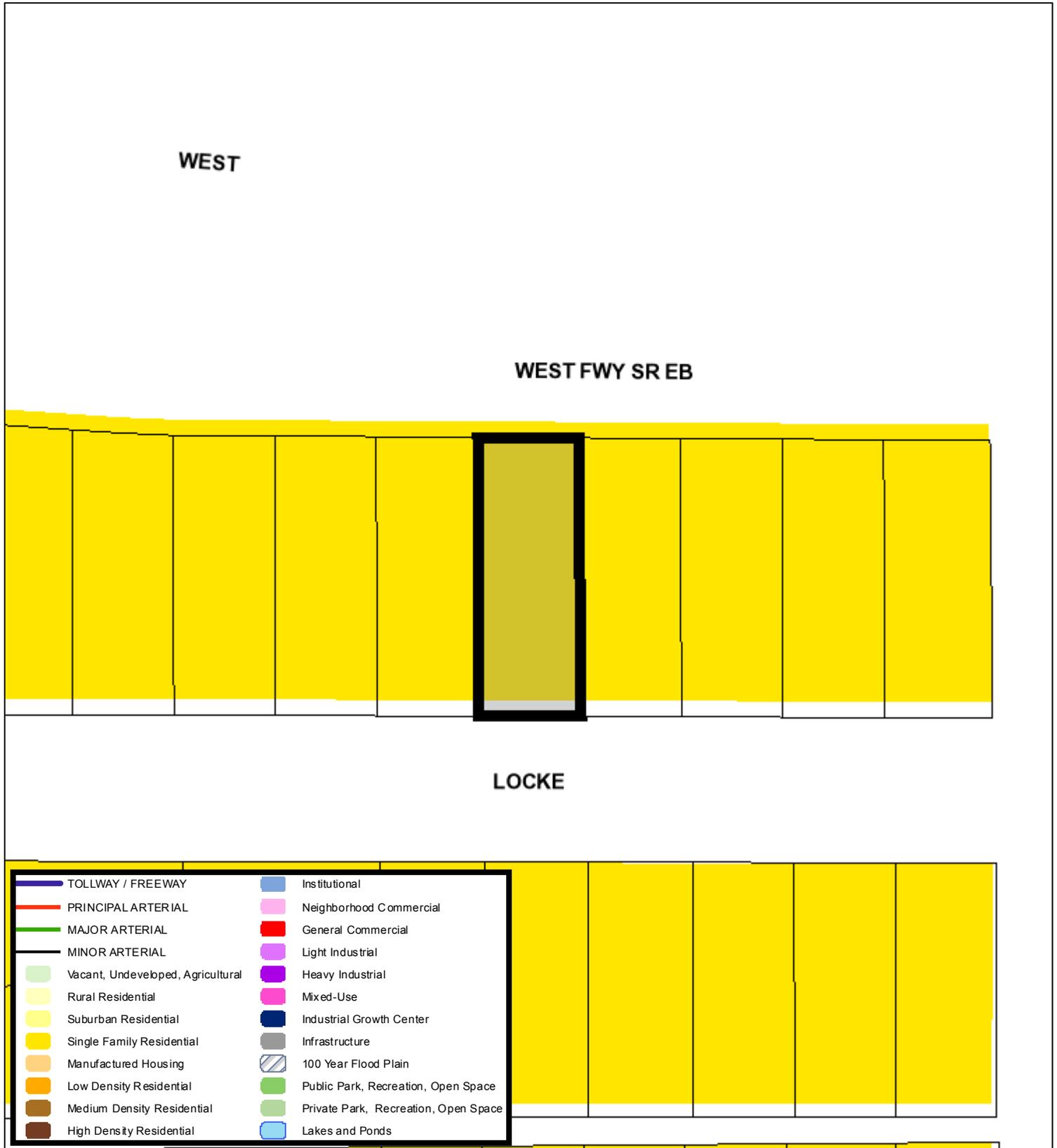
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



60 30 0 60 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 40 80 160 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-23-087

Council District: 11

Zoning Map Amendment & Site Plan

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Maxwell Fisher / Avis Chiasson, Palladium USA International. Inc

Site Location: 4909, 5003 E Lancaster Ave & 4808, 4900 Norma St **Acreage:** 7.946

Request

Proposed Use: Multifamily Apartment Complex

Request: From: “A-7.5” One-Family, “C” Medium Density Multifamily and “E” Neighborhood Commercial
To: “PD-D” Planned Development-High Density Multifamily with development standards for parking, accessory building setbacks, building setbacks from residential, building height, perimeter fencing, open space, and tree preservation; Site Plan included.

Recommendation

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

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

Staff Recommendation: **Denial**

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 - c. Site Plan Comments
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9. Area Map
10. Future Land Use Map
11. Aerial Photograph

Project Description and Background

The subject site is a 7.9-acre piece of property off E. Lancaster Avenue in Council District 11. Based on the site plan, this development would have a panhandle of the site the fronts on Norma Street to the north and would bisect existing single family residential. This proposed panhandle would contain a dog park and the applicant is requesting to reduce the required accessory building setback from 20 feet to 2 feet from the existing single family residential. The site is currently undeveloped, containing multiple tracts of land under different ownership. This proposal seeks to rezone the from the existing "A-7.5" One-Family, "C" Medium Density Multi-Family and "E" Neighborhood Commercial to "PD-D" for a Planned Development based on High Density Multifamily. The intent is to construct an apartment complex with three (3) stand-alone buildings for a total of 243 units and density of 29.6 dwelling units per acre. The "D" district would permit a maximum density of 32 dwelling units per acre; therefore, this proposal would not exceed the density standard. There are two (2) access points into the development that are on E. Lancaster Road. A site plan has been submitted with this application is included in the docket for reference. The applicant is also requesting development standards (waivers) to other minimum standards of the "D" district which are itemized below.

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

VARIANCE TYPE	SECTION OF CODE	REQUIREMENT	PROPOSED	JUSTIFICATION
BUILDING SETBACK ACCESSORY STRUCTURE (DOG PARK PAVILION)	4.712.c.2	20 FEET	2 FEET	THE LOCATION OF THE PAVILION LOGICAL TO SERVE RESIDENTS USING DOG PARK. THE ONE-STORY PAVILION WILL BE OPEN ON THE SIDES TO MINIMIZE MASSING IMPACT. THE PLACEMENT OPTIMIZES USE OF THE LAND. THE FENCE ALONG NORMA STREET IS NECESSARY TO SECURE DOG PARK.
BUILDING SETBACK FROM SINGLE FAMILY RESIDENTIAL	4.712.c.2	130 FEET	4-STORY BUILDING 3, 120' FEET FROM WESTERN PERIMETER	BUILDING 3 IS 4-STORY BUT ONLY THE WESTERN END IS LOCATED WITHIN THE 130-FOOT SETBACK. BUILDING 3 WILL HAVE NO UNITS OR BALCONIES DIRECTLY FACING WEST.
BUILDING HEIGHT	4.712.c.2	36 FEET MAXIMUM FOR BUILDINGS LOCATED 250 FEET OR LESS FROM SINGLE FAMILY DISTRICT	BUILDINGS 1 AND 3 FROM 36' FEET TO 48' FEET BUILDING 2 FROM 36' FEET TO 36' FEET, 4 INCHES	BUILDING 1 AND 3 ARE PLACED TO PROVIDE AS MUCH SEPARATION (AS POSSIBLE) FROM SINGLE FAMILY RESIDENTIAL TO THE WEST AND SINGLE FAMILY ZONING TO THE NORTHEAST. BUILDINGS ARE PLACED TO MAXIMIZE SETBACKS AND AVOID UPPER STORY UNITS LOOMING OVER SINGLE FAMILY YARDS.
PERIMETER FENCING AND LOCATION	4.712.d.4.b and c	PERIMETER FENCING IS NOT ALLOWED IN FRONT YARDS	ALLOW 6-FOOT TALL ORNAMENTAL METAL "WROUGHT IRON" FENCING IN THE YARD ALONG E. LANCASTER AVENUE AND A SOLID MASONRY WALL ALONG NORMA STREET; A COMBINATION OF A SOLID MASONRY WALL OR SECURITY FENCING AROUND PROPERTY	FENCE PLACEMENT WILL PROVIDE SECURITY FOR GROUND FLOOR RESIDENTS AND WILL SECURE THE AREAS THAT CONNECT TO BUILDING ACCESS POINTS. THE FENCE IS SETBACK WELL OFF THE ROAD, MEETING THE SPIRIT AND INTENT OF THE REQUIREMENT.
OPEN SPACE	4.712.c.2	35% MINIMUM	29% MINIMUM	THE DEVELOPMENT PROPOSAL IS AN INFILL SITE WITHOUT THE SAME OPEN SPACE OPPORTUNITIES. NONETHELESS, THE PROPOSAL INCLUDES A DOG PARK, LARGE COURTYARD WITH A POOL, AND A SPORT COURT.
PARKING	6.201	1 SPACE PER BED PLUS 1 SPACE PER 250 SF OF COMMON AREA= 493 SPACES	1.46 SPACES PER LIVING UNIT= 355 PARKING SPACES	DECREASE PARKING SUPPLY TO BETTER ALIGN WITH PARKING DEMAND; AVOID OVER PARKING THE PROPERTY
TREE PRESERVATION	6.302.g.4			

Surrounding Zoning and Land Uses

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

East “A-5” One Family Residential and “E” Neighborhood Commercial / single-family, commercial, apartments

South “E” Neighborhood Commercial / commercial

West “A-5” One Family Residential / single-family residential

Recent Zoning History

- ZC-10-137: The northern portion of the property was included in a 398 acre rezoning from A-5, A-5/HC, B, B/HC, CR, C, D, ER, E, F, and G to A-21, A-10, A-10/HC, A-7.5, A-5, A-5/HC, B, ER, and E (this portion is zoned “A-7.5”)

Public Notification

300-foot Legal Notifications were mailed on June 30, 2023.

The following organizations were emailed on June 30, 2023:

Organizations Notified	
Neighborhoods of East Fort Worth*	West Meadowbrook NA
Echo Heights Stop Six Environmental Coalition	East Fort Worth, Inc
Streams and Valleys Inc	Trinity Habitat for Humanity
East Fort Worth Business Association	Fort Worth ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

This property consists of multiple tracts that are zoned under different districts as noted above (refer to attached zoning map). There are various mixed uses within the general area (apartments, commercial uses, residential); however, a majority of the property perimeter adjoins single family uses on the west, north and northeast. As stated above, the site would feature a panhandle to the north bisecting two (2) single family residences and fronts onto Norma Road. Although it does not appear that access is proposed to Norma for vehicular traffic, the area is intended for a dog park for apartment residences. The proximity from the dog park could negatively impact the single family. Additionally, staff has concerns over development standards for building height increase and tree preservation requirements.

Ingress and egress to the property is from E. Lancaster, a 6 lane Highway that links East Loop 820 to the east and Oakland Boulevard to the west, providing access to I-30 and Rosedale Street. The general layout of this site is **not compatible** with surrounding land uses. Higher density residential would be more ideally situated at a major intersection with several access points in multiple directions to help diffuse traffic. There are lower density

residential products in the vicinity of the subject property, but none are directly adjacent to the site and do not provide a direct comparison. The Stratton Royal Apartment Complex located to the east is a non-conforming use as it is currently zoned “E” Neighborhood Commercial. Although a portion of the property is currently zoned “C” Medium Density Multifamily, the density cap is 24 dwelling units per acre rather than the 32 allowed under the “D” district. A lower density multifamily product with increased open space and appropriate buffers to adjacent residential may be better suited at this location.

No community support has been provided for this rezoning request, and no letters of support are on file with the Development Services Department as of the writing of this report.

Comprehensive Plan Consistency – Eastside

The adopted 2022 Comprehensive Plan designates the subject property as a mix of Medium Density Residential (west), Neighborhood Commercial (east) and Single Family Residential (north). The proposed zoning request does not align with these land use designations.

Additionally, this request appears to be in contrast with the following policy for the Eastside Planning Sector:

- Reduce the amount of undeveloped multifamily zoning outside of mixed-use growth centers, urban villages, and transit-oriented development (TOD) areas. Use urban residential and mixed-use zoning to accommodate walkable multifamily development in these areas.

The proposed rezoning to “PD-D” **is not consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning / Land Use

- Staff has concerns with the dog park location and the associated setback. I believe this is going to create major concerns with the adjoining residential.
- Has your team considered reducing the density to align with the small area designated for Medium Density on the land Use Plan?
- Please start you outreach with adjoining neighbors, Neighborhood Associations and the Councilman for this district. I have provided this information below:

Council District 11 –
District 11 Office
200 Texas St.
Fort Worth, Texas 76102

Telephone: 817-392-8811

Email: District11@fortworthtexas.gov

Neighborhood Association –
[View Organization \(fortworthtexas.gov\)](#)

Fire

FWFD - (Fire Inspector David Hood, FirePlatting@fortworthtexas.gov)

FYI/General Comments:

Fire lane specifications can be found at IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503

Hydrant requirements:



Less than or equal 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line.

Less than or equal 500 ft. hose lay distance to all points of building.

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

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants

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

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.

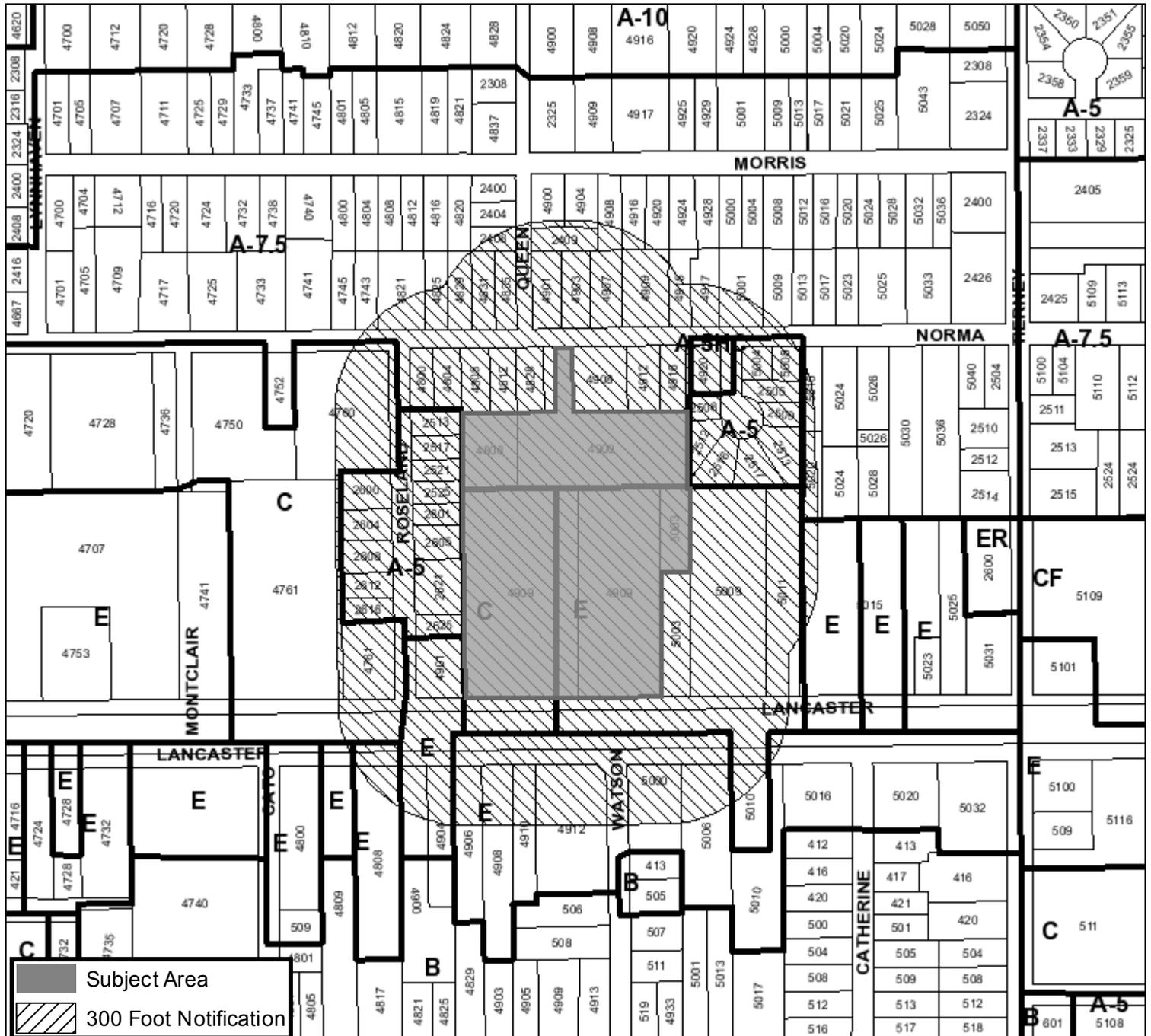
The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available at the City Secretary's site for Ordinance #25388-03-2022.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review 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

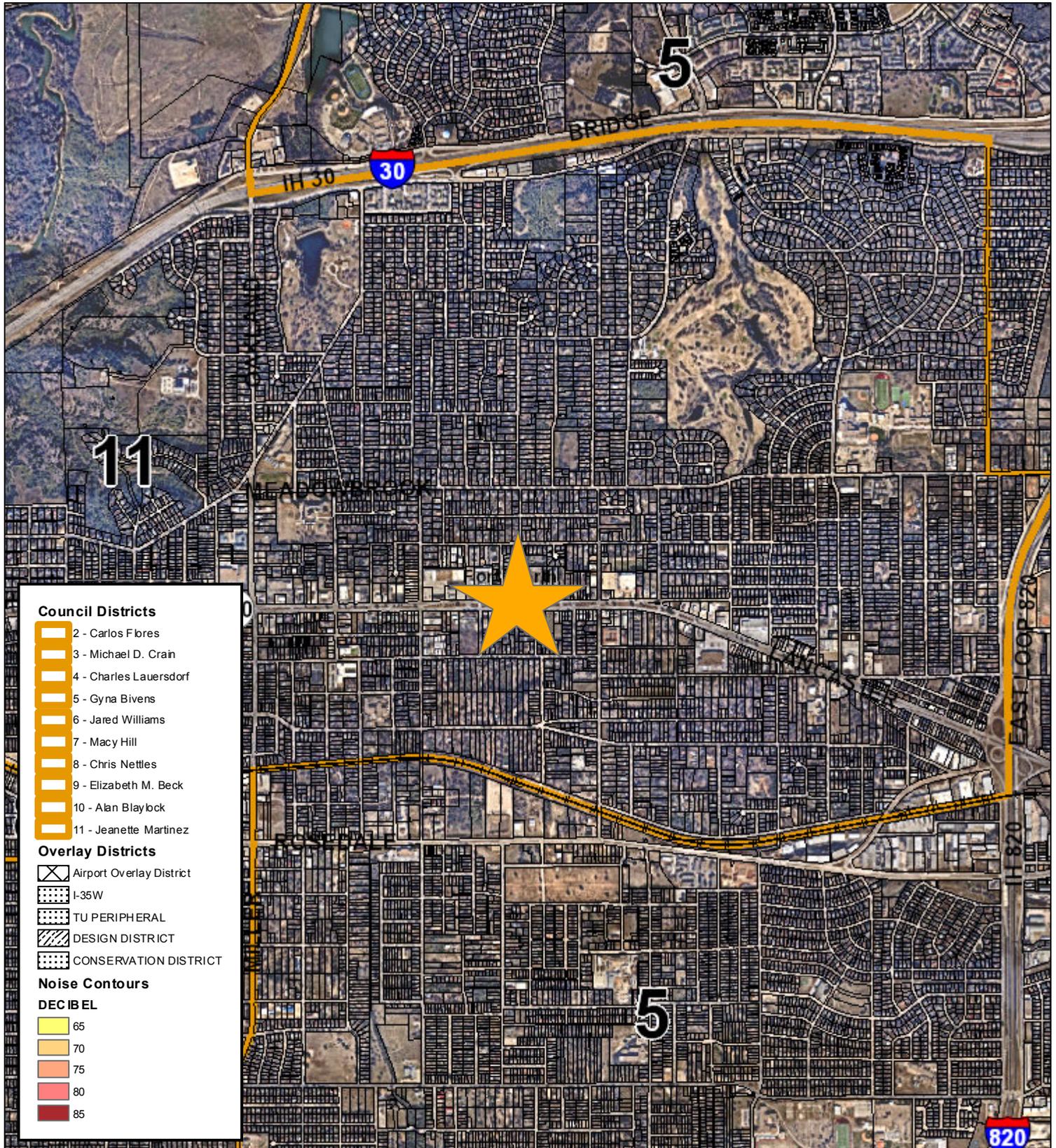
Applicant: Palladium USA, International
 Address: 4909-5003 Lancaster Avenue
 Zoning From: C,E,A-7.5
 Zoning To: PD/D
 Acres: 7.88778339
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 7/12/2023
 Contact: null



 Subject Area
 300 Foot Notification

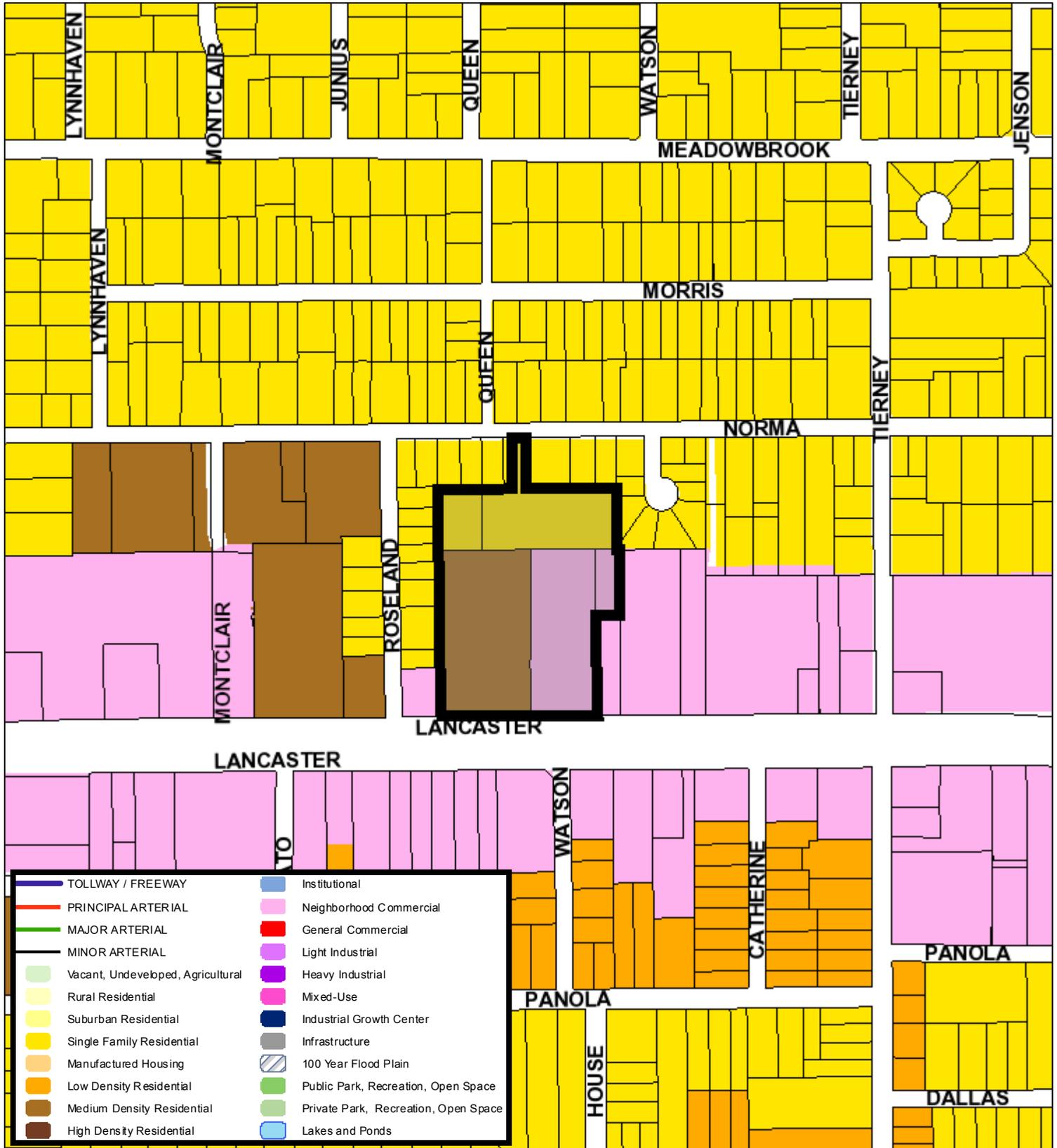
0 170 340 680 Feet

Area Map

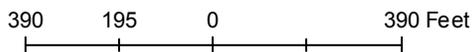


0 1,000 2,000 4,000 Feet

Future Land Use



390 195 0 390 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



0 245 490 980 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-23-091

Council District: 3

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Walter Owen, Owen Equities LP

Site Location: 3028 & 3032 Joyce Drive

Acreage: 0.5 acres

Request

Proposed Use: Future Office/Warehouse

Request: From: “PD 381” Planned Development – Light Industrial with NASJRB APZ II Overlay

To: “I” Light Industrial with NASJRB APZ II Overlay

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The subject site is in Council District 3, generally southwest of the intersection of Calmont Avenue and Alta Mere Boulevard. The owner is not proposing any new buildings or development at the present time, but seeks the rezoning in order to make the zoning consistent with the surrounding parcels in the vicinity.

Current zoning on the site is “PD-I”, Planned Development based on “I” Light Industrial standards. The PD number is PD-381 and follows all “I” Light Industrial standards, with the added stipulation that noise levels are not to exceed 86 decibels within 10 feet of the building and that hours of operation are limited to 8:00 AM to 5:30 PM, with the Site Plan requirement waived.. The rezoning request is to rezone Lots 16 and 17 to standard “I” Light Industrial. Additionally, the site lies within the NASJRB APZ II Overlay (Accident Potential Zone). This overlay was created by the City in partnership with the federal government to ensure compatible development in the area near the Naval Air Station-Joint Reserve Base and to promote safety. Industrial development is preferred within this area in order to minimize foot traffic, and because it does not require the same level of noise mitigation that residential or commercial development would require.

A narrative, provided by the applicant and included as part of the application, details the future plans for this site:

DETAILED PROJECT DESCRIPTION

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

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

At some point in the future, we will propose building an office warehouse building like the ones surrounding this property.

For now we want to remove the Planned Development (PD-381) designation from these two vacant lots and keep the standard "I" Light Industrial Zoning in place. The PD-381 has a noise limit of 86 decibels between 8 AM and 5:30 PM. By removing PD-381 this will make these two vacant lots compatible with the other surrounding properties which are Zoned "I" Light Industrial.

Surrounding Zoning and Land Uses

North “I” Light Industrial & NASJRB APZ II Overlay / office-warehouse
East “I” Light Industrial & NASJRB APZ II Overlay / undeveloped
South “I” Light Industrial & NASJRB APZ II Overlay / office-warehouse
West “I” Light Industrial & NASJRB APZ II Overlay / office-warehouse

Recent Zoning History

- NASJRB APZ II Overlay added in 2013.

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.
The following organizations were emailed on June 29, 2023:

Organizations Notified	
NAS Fort Worth JRB RCC*	Fort Worth ISD
Streams & Valleys Inc	Trinity Habitat for Humanity

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The half-acre property is situated one block off a major road corridor (Alta Mere Blvd/US Highway 183) and is currently undeveloped. The owner has filed the rezoning request to remove the “PD” Planned Development designation on the property and return the site to standard “I” Light Industrial in order to make his property match the zoning of the surrounding properties. Eliminating the PD by rezoning to “I” would eliminate the PD restrictions on hours of operation and decibel levels, but the site would remain in the NAS JRB APZ II overlay.

This area was originally developed in the 1950’s as a residential neighborhood, but laying directly in the pathway for planes landing at the nearby Naval Air Station Joint Reserve Base/former Carswell AFB means that the area has transitioned over several decades beginning around 1980 from residential to predominately non-residential uses. The noise generated by aircraft landing operations mean that it is not a suitable site for anything other than commercial or industrial enterprises.

With all of the surrounding properties already zoned “I” Light Industrial, this request fits in well to the existing fabric of the area and does not require any special buffering or screening requirements that would be in place if the site bordered a residential zoned area. The subject site sits amongst other office/warehouse uses, which is what is being proposed to eventually be built on the site.

The presence of the APZ II (Accident Potential Zone) Overlay has a great impact on the City’s evaluation of the proposed rezoning. The APZ diminishes the attractiveness of the land for residential, commercial, and mixed use applications, industrial uses are ideally suited for this site. The proposed rezoning to “I” Light Industrial **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Western Hills/Ridglea

The currently adopted 2022 Comprehensive Plan designates the subject property as future Light Industrial on the Future Land Use Map. The proposed rezoning to “I” **is consistent** with the adopted Comprehensive Plan designation.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2 , I, All Commercial

This rezoning is also supported by land use policy #4 specific to the Western Hills/Ridglea planning sector, which encourages non-residential uses in the Accident Potential Zones.

WESTERN HILLS/RIDGLEA SECTOR FUTURE LAND USE

Sector Land Use Policies

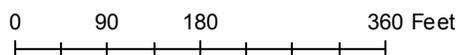
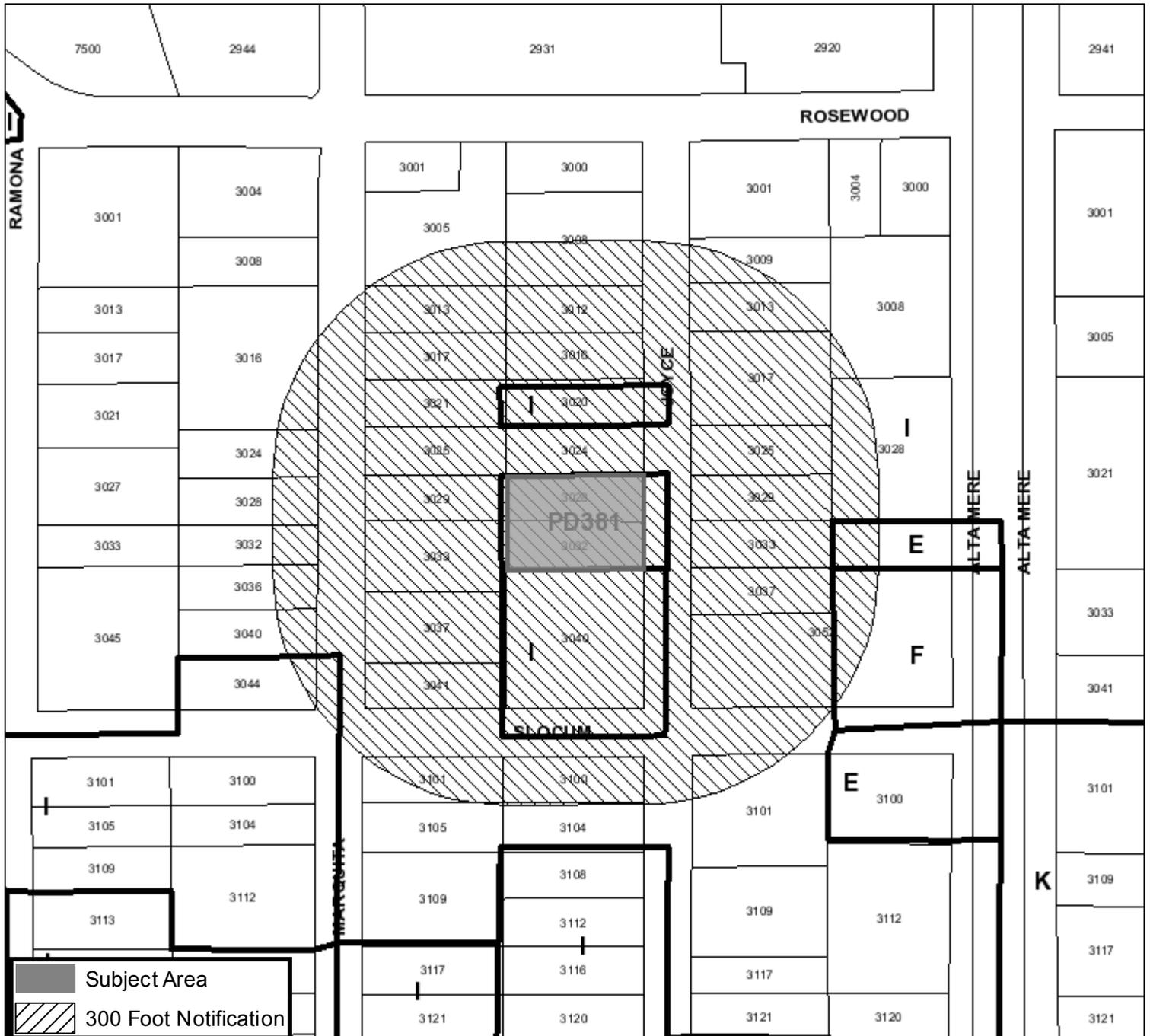
4. Discourage incompatible uses within the NASFW JRB runway Clear Zone and Accident Potential Zones. Discourage residential development or require sound mitigation within areas of noise levels greater than 65 decibels for all airports to ensure compatibility between surrounding land uses while providing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



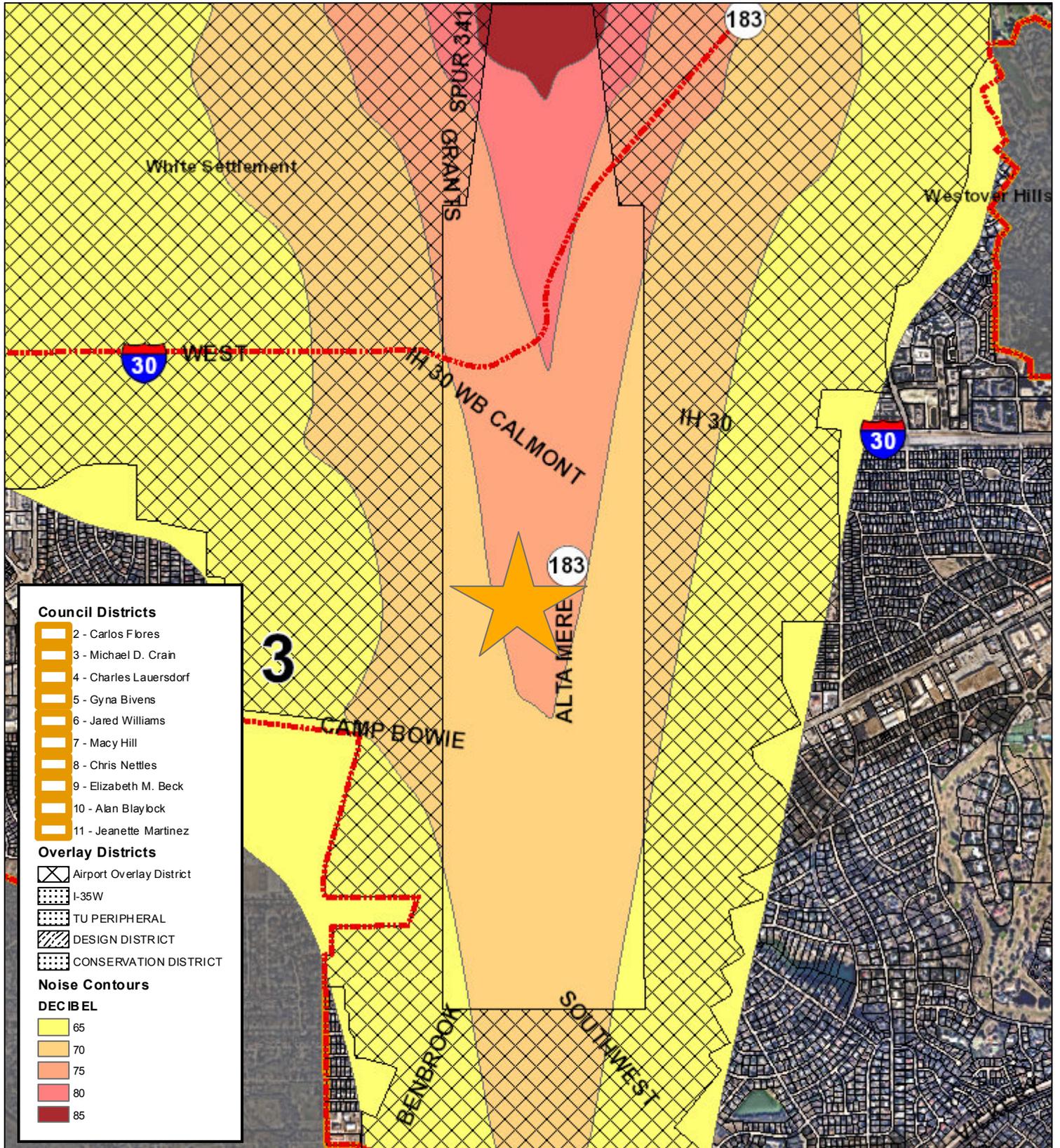
ZC-23-091

Area Zoning Map

Applicant: Walter Owen
 Address: 3028 & 3032 Joyce Drive
 Zoning From: PD/I
 Zoning To: I
 Acres: 0.48280399
 Mapsco: Text
 Sector/District: W. Hill/Ridglea
 Commission Date: 7/12/2023
 Contact: null



Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

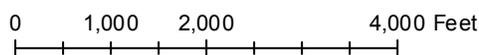
Overlay Districts

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

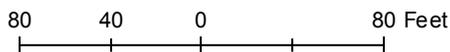
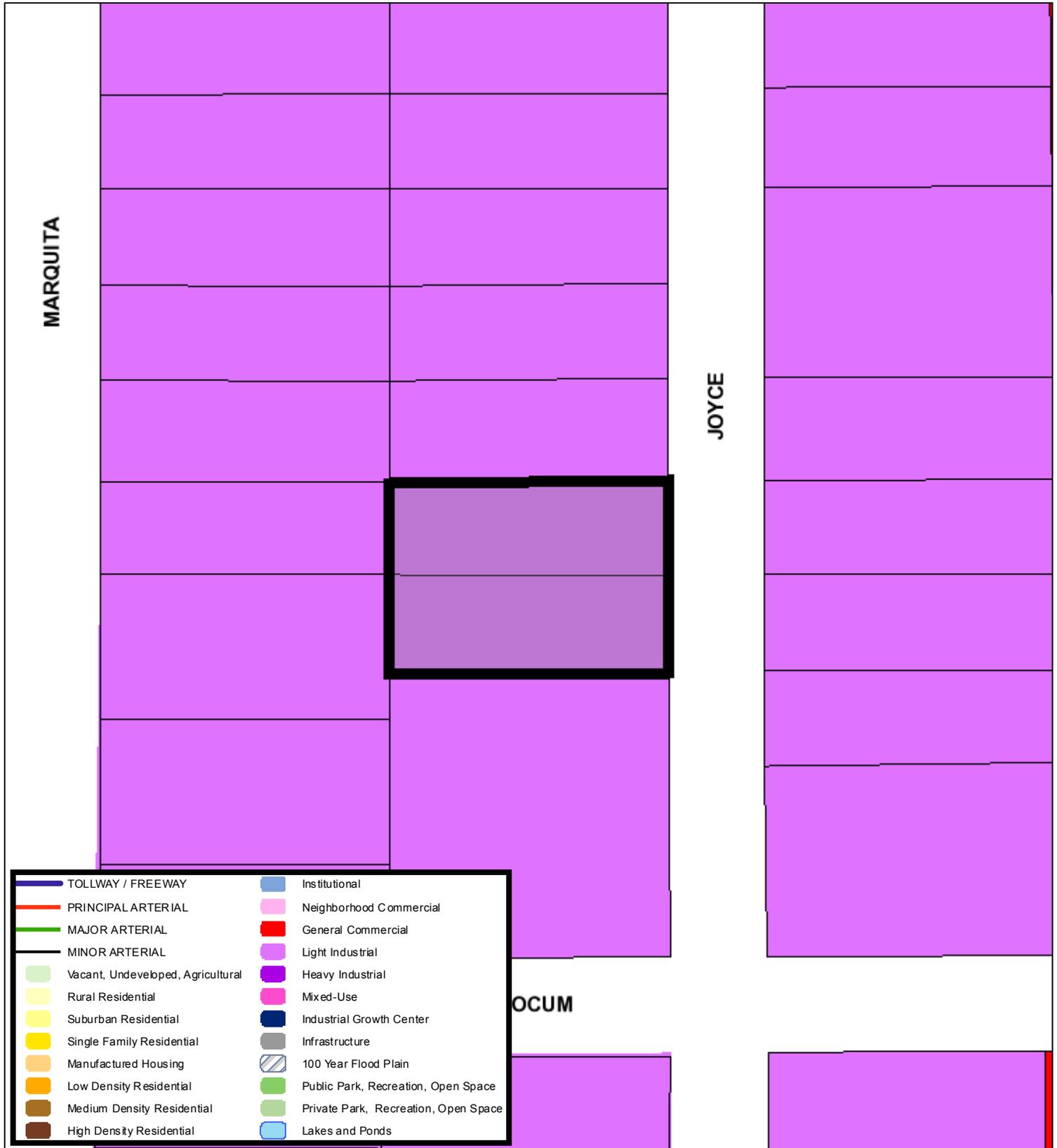
Noise Contours

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 50 100 200 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-23-092

Council District: 9

Zoning Map Amendment & Site Plan

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Bennett Partners / Cowtown 109, LLC

Site Location: 2401 S. University Drive

Acreage: 1.98 acres

Request

Proposed Use: Office Building

Request: From: “A-5” One Family Residential/TCU Residential Overlay

To: “PD/E” Planned Development Neighborhood Commercial/TCU Residential Overlay excluding uses (see docket); site plan included.

Recommendation

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

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

Staff Recommendation: **Denial**

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 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
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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

The subject property is located at 2401 University Drive within the TCU Residential Overlay District. The applicant requests to rezone from “A-5” excluding uses (see docket packet) to construct a 14,180 square foot office building, three (3) stories in height. The property is two (2) tracts of land comprising approximately 2 acres. It is currently undeveloped.

A description of the project from the application is provided below:

Detailed Project Description

The project will consist of a new office building and associated parking at 2401 South University Drive. The site is currently zone A-5 Single Family, however, the most recent long-time use of the site was a commercial photography studio and not single family. Traffic noise from South University Drive makes it highly unlikely that this site could ever be successfully developed as non-rental single family as intended in the original, existing zoning.

Just to the north of this site is an existing area of 'E' Neighborhood Commercial where a small historic building currently houses primarily office use (financial advisors, interior designers), along with some small retail spaces. We believe this center proves the compatibility of office use with the surrounding neighborhoods, especially considering that the office space will be used during the daytime hours and will be vacant in the evenings when the adjacent residents are home.

The design of the building and the site plan are also designed with consideration of compatibility with the adjacent neighbors. While the proposed zoning is 'E' Neighborhood Commercial, the building's proposed height is measured as 35' which complies with the existing A-5 Single Family Zoning. Due to the site's topography, the top of the building will be below the elevation of the residential lots above, preserving the homeowner's backyard privacy. In addition, the building and parking lots have been sited to preserve all of the existing trees upslope of the building, preserving the existing views.

To prevent light spill from the parking areas into the surrounding neighborhoods, parking and pedestrian lighting will be on 12' stanchions with 90 degree cut off fixtures.

We believe the proposed 'E' zoning is created for this set of conditions and is appropriate to this situation. We are asking for a PD in order to be able to exclude certain uses from the base 'E' Neighborhood Commercial Zoning that we believe the adjacent neighborhoods would find objectionable and also to limit uses that would generate a higher traffic due to the vehicular ingress and egress challenges.

As stated above in the applicant's narrative, the primary reason for the PD is to exclude uses from the “E” base zoning district. The following uses are proposed to be removed:

Day Care Center, School, Assisted Living Facility, Care Facility, Health Services Facility (including Doctor's Office or Medical Clinic), Hospice, Hospital, Massage Therapy and Spa, Nursing Home, Center (community, recreation or welfare), Center (community recreation or welfare, private or non-profit), Golf Course, Park or Playground (public or private), Day Care Center (child or adult), School (elementary or secondary, public or private), Drive-In Restaurant or business, Event Center or Rental Hall, Restaurant, Cafe, Cafeteria, Commercial Swimming Pool, Drive-In Theater, Theater, Movie Theater, Auditorium, Bank, Financial institution, Convenience Store, Home Improvement Store, Large Retail Store, Laundry or Dry Cleaning Collection Office, Liquor or Package Store, General Retail Sales, Veterinary Clinic w/ indoor or outdoor kennels, Gasoline Sales, Gas Drilling and Production, Satellite Antenna Dish, Storage or Outdoor Display, Temporary Outdoor Amusements, Temporary Batch Plant (concrete or asphalt), Mobile Vendor/Fresh Market, Construction Storage, Portable Trailer Sales, Food Vendor.

Surrounding Zoning and Land Uses

North “A-5” One Family Residential / single-family residential
East “A-5” One Family Residential / single-family residential
South “A-5” One Family Residential / single-family residential
West “A-5” One Family Residential / single-family residential

Recent Zoning History

- The subject property was rezoned in 2014 under the TCU Residential Overlay District. The purpose of the TCU residential overlay district is to facilitate preservation of existing single-family residential neighborhoods by establishing limitations and special requirements on property uses within the area that are inconsistent with the underlying zoning and original construction thereof by providing a mechanism for making such inconsistent uses compatible.

Public Notification

300-foot Legal Notifications were mailed on June 30, 2023.
The following organizations were emailed on June 30, 2023:

Organizations Notified	
Park Hill Place HOA	Colonial Hills NA
Paschal NA	University Place NA
Park Hill NA*	Berkeley Place NA
Tarrant Regional Water District	Streams and Valleys Inc

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

All the immediate land uses are residential except for a small commercial node to the south located at Park Hill and University. Access to the proposed office complex is off of University, an arterial road. Although the size of the property would allow future subdivision (or single lot) for residential purposes, alternative access would need to be evaluated to prevent direct residential access onto an arterial roadway (University).

Uses allowed in “E” neighborhood Commercial districts are intended to serve single-family residences nearby. These typically develop as “commercial nodes” located along a local or another local or collector street. Unlike the commercial area to the south, the subject site is surrounded by single family residential and is not sited on a hard corner or intersection.

The general layout of this site **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – TCU/Westcliff

The 2022 Comprehensive Plan currently designates the subject property as future Single-Family Residential. This land use designation includes zoning districts “A-5”, “A-7.5”, “A-10”, and “AR”. Duplex or “B” Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use Plan. The difference between Single Family Residential and Low Density Residential is negligible as both have a residential character. A duplex would be slightly more intense than a single-family residence, but both would be less intense uses than commercial or industrial zoning. The proposed zoning is not in alignment with the following policies of the Comprehensive Plan:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage small-lot single-family zoning districts (i.e. AR and A-5) on the periphery of mixed-use growth centers (TCU), where the City seeks to concentrate employment and public services. The proposed zoning is not consistent with the Comprehensive Plan Future Land Use designation.

The proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation.

Site Plan Comments

Zoning / Land Use

- State Law prevents a municipality from regulating exterior materials through zoning. These are now regulated through the building Code. You can remove the waiver request from application [Will do](#)
- Waiver Exhibit for PD-E section should have title section reading “Planned Development for all uses in “E” Neighborhood Commercial, excluding the following uses: [Will do. We are having additional discussions on this point with the Park Hill residents and may continue to add further excluded uses.](#)
- On Site Plan, depict and label any existing easements on the property [Will do](#)
- Remove the trees being preserved and show on separate exhibit [Will do](#)
- FYI - Areas directly abutting single family zoning along the north, east, south require a supplemental setback of 3:1 based on height [minimum 30 feet], plus 1:1 for garages carports, as well as a 5 foot landscaped buffer and 6 foot high solid screening fence. Ensure you meet these requirements or they will need to be addressed in the waiver requests [We will produce these diagrams for the zoning hearing. Because of the existing topography our building site is between 20 and 40 feet below the adjacent homes, so we’re not expecting this to be an issue](#)
- Add case reference ZC-23-092 to site plan [Will do](#)
- Add Site Data Table to site plan - include 3 columns – one with Site Data, second with “E” base requirements, and third with proposed “PD-ER” requirements. Any areas that do not meet the minimum will need to be marked with “Waiver Requested” [Will do](#)
- Confirm you can meet the [Urban Forestry](#) requirements before going through Zoning Commission & City Council. If you can’t meet their requirements then a waiver for Urban Forestry would need to be added to the PD submittal on the front end. [We think we’ll be in compliance, but Dunaway will run the calculations for us.](#)
- Show location of dumpster on site. It cannot be located in any required front yard nor can it be located between the front face of the building and the street [Will do. We are negotiation with the adjacent commercial center to share their dumpster thinking that a single dumpster will be less disturbance to the neighbors, but we’ll show a planned location just in case.](#)

- Will require sidewalks along University frontage, please add to Site Plan [Sidewalks already exist along University for the entire length of the site.](#)
- Focus on obtaining support letters from closest registered neighborhood organizations (Park Hill, University Place, Frisco Heights, University West & Colonial Hills and property owners directly adjacent to the site or within 300 feet (see attachment) Neighborhood Organization contacts can be searched [here](#). [We have had meetings with UWNA and Park Hill as they clearly seem the most impacted, but we will reach out to the rest as well.](#)
- Make sure to reach out to [Council District 9](#) to make them aware of your request and plans. [We have already spoken to both councilwoman Beck and councilman Crain and continue to stay in contact with them as they receive input.](#)
- Please add Supplemental setback, landscape buffer, and screening requirements to Site Data Table on Site Plan, with the following standards under the “E” column (from table in Section 4.910 of the Zoning Ordinance). [Will do.](#)

Fire Department

Comments

FWFD - (Fire Inspector David Hood, FirePlatting@fortworthtexas.gov)

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

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 at 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: Cowtown 109 LLC/Michael Bennett
 Address: 2401 University Drive
 Zoning From: A-5
 Zoning To: PD-E
 Acres: 0.93146549
 Mapsco: Text
 Sector/District: TCU/Westcliff
 Commission Date: 7/12/2023
 Contact: null



Subject Area
 300 Foot Notification

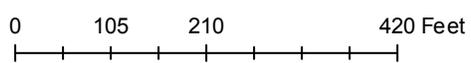
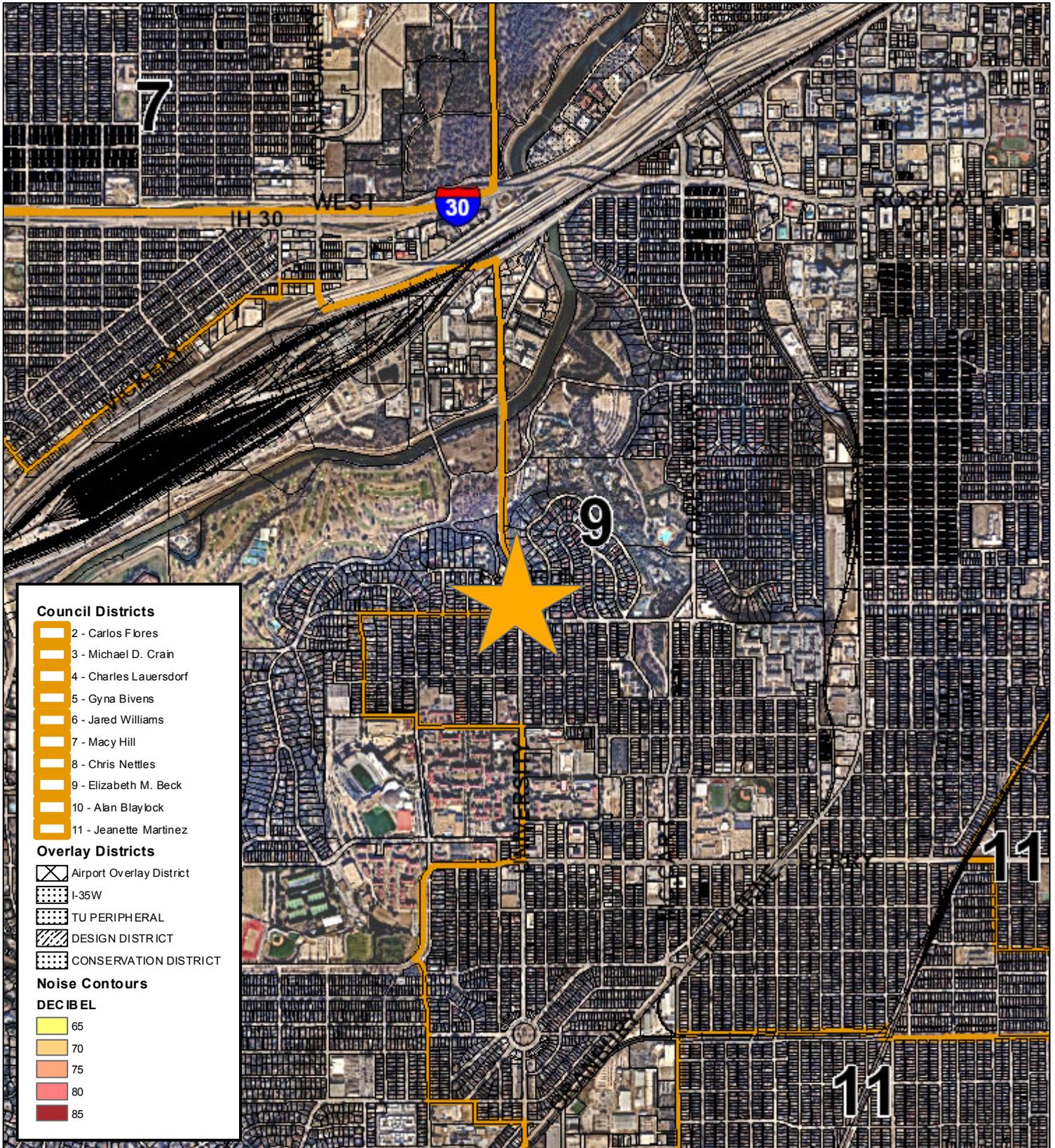


Exhibit A

Land uses being added or removed:

Day Care Center, School, Assisted Living Facility, Care Facility, Health Services Facility (including Doctor's Office or Medical Clinic), Hospice, Hospital, Massage Therapy and Spa, Nursing Home, Center (community, recreation or welfare), Center (community recreation or welfare, private or non-profit), Golf Course, Park or Playground (public or private), Day Care Center (child or adult), School (elementary or secondary, public or private), Drive-In Restaurant or business, Event Center or Rental Hall, Restaurant, Café, Cafeteria, Commercial Swimming Pool, Drive-In Theater, Theater, Movie Theater, Auditorium, Bank, Financial institution, Convenience Store, Home Improvement Store, Large Retail Store, Laundry or Dry Cleaning Collection Office, Liquor or Package Store, General Retail Sales, Veterinary Clinic w/ indoor or outdoor kennels, Gasoline Sales, Gas Drilling and Production, Satellite Antenna Dish, Storage or Outdoor Display, Temporary Outdoor Amusements, Temporary Batch Plant (concrete or asphalt), Mobile Vendor/Fresh Market, Construction Storage, Portable Trailer Sales, Food Vendor.

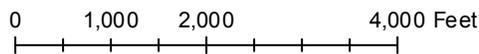
Area Map



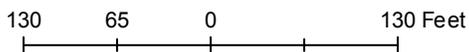
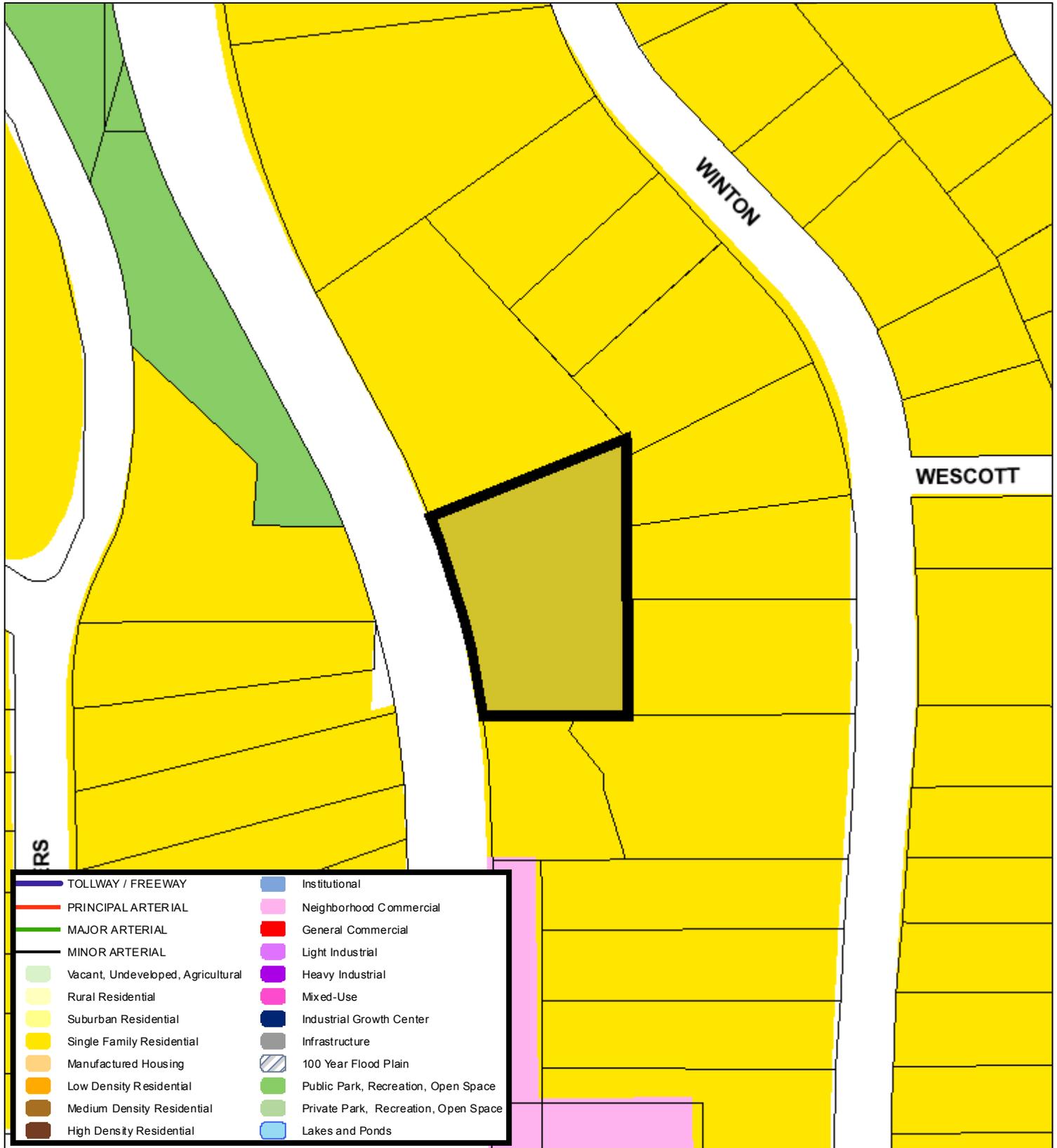
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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 80 160 320 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-23-093

Council District: 8

Zoning Map Amendment

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

Owner / Applicant: Wesleyan University

Site Location: 3004 & 3010 Avenue C

Acreage: .32

Request

Proposed Use: Texas Wesleyan University Field House

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

To: “CF” Community Facilities

Recommendation

Land Use Compatibility: Requested change **compatible**

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

Staff Recommendation: **Approval**

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

Project Description and Background

The site is in the Polytechnic Heights Neighborhood near Binkley and Avenue C intersection in Council District 8 in east Fort Worth. Texas Wesleyan University owns the property, currently zoned "MU-1" Low-Intensity Mixed Use. However, the University's adjoining property is zoned as "CF" Community Facilities.

In preparation for constructing its athletic field house, Texas Wesleyan University will replat several properties into one lot. They are applying to rezone the properties to avoid split zoning.

Surrounding Zoning and Land Uses

North MU-1 / Single-family residences, institutional

East CF / Institutional

South CF / Institutional

West MU-1 / single-family residence

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on June 30, 2023.

The following organizations were emailed on June 30, 2023.

Organizations Notified	
Neighborhoods of East Fort Worth	Parker Essex Boaz NA
Polytechnic Heights NA	West Meadowbrook NA
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	East Fort Worth Business Association

** Located within this registered Neighborhood Association / This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

For decades, Texas Wesleyan University has been an integral part of this community. They are planning to construct an athletic fieldhouse to expand their operations. The Wesleyan Campus encompasses most of the surrounding properties, with a few residential properties interspersed.

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

Comprehensive Plan Consistency – Southeast

The proposed 2023 Comprehensive Plan's Future Land Use designates this property as Mixed Use, while the proposed zoning is does not match this category, it aligns with the following policies of the Comprehensive Plan:

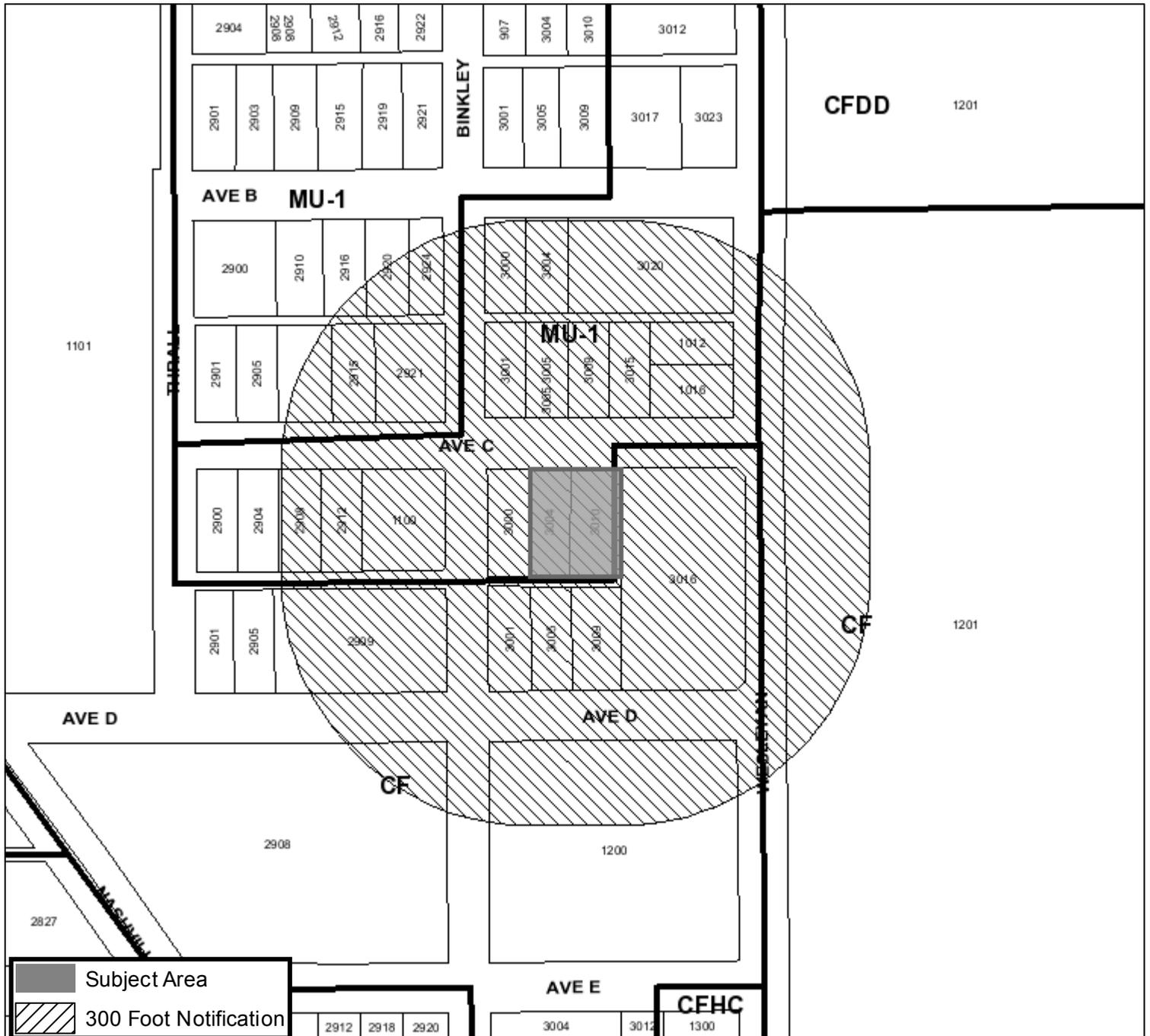
- Promote the expansion of the Polytechnic/Texas Wesleyan educational complex.



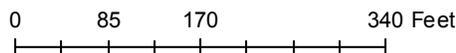
ZC-23-093

Area Zoning Map

Applicant: Texas Wesleyan University
 Address: 3004 & 3010 Avenue C
 Zoning From: MU-1
 Zoning To: CF
 Acres: 0.32571158
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 7/12/2023
 Contact: null



 Subject Area
 300 Foot Notification





ssnyder k:\projects\010031\001\cad\gis\workmap_twu.aprx



3501 OLYMPUS BLVD STE 100
 DALLAS, TX 75019
 469.899.0536
 WWW.KFM-LLC.COM

TBPE: F-20821

TITLE
ZONING EXHIBIT MAP

PROJECT
TXWES FIELD HOUSE
 FORT WORTH, TEXAS

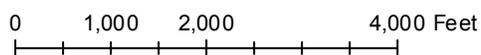
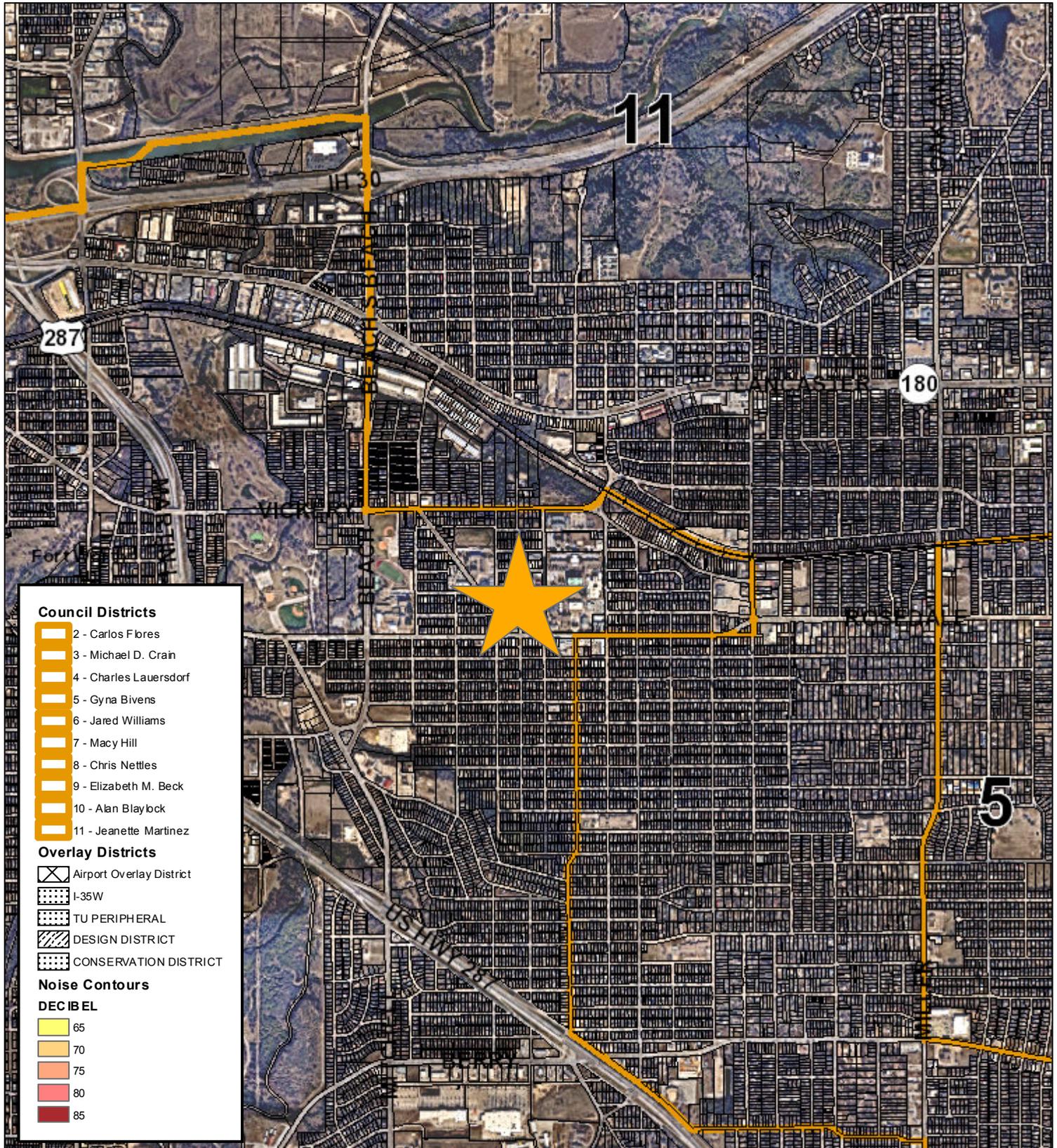
CLIENT
TEXAS WESLEYAN
UNIVERSITY



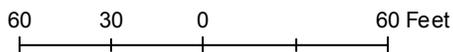
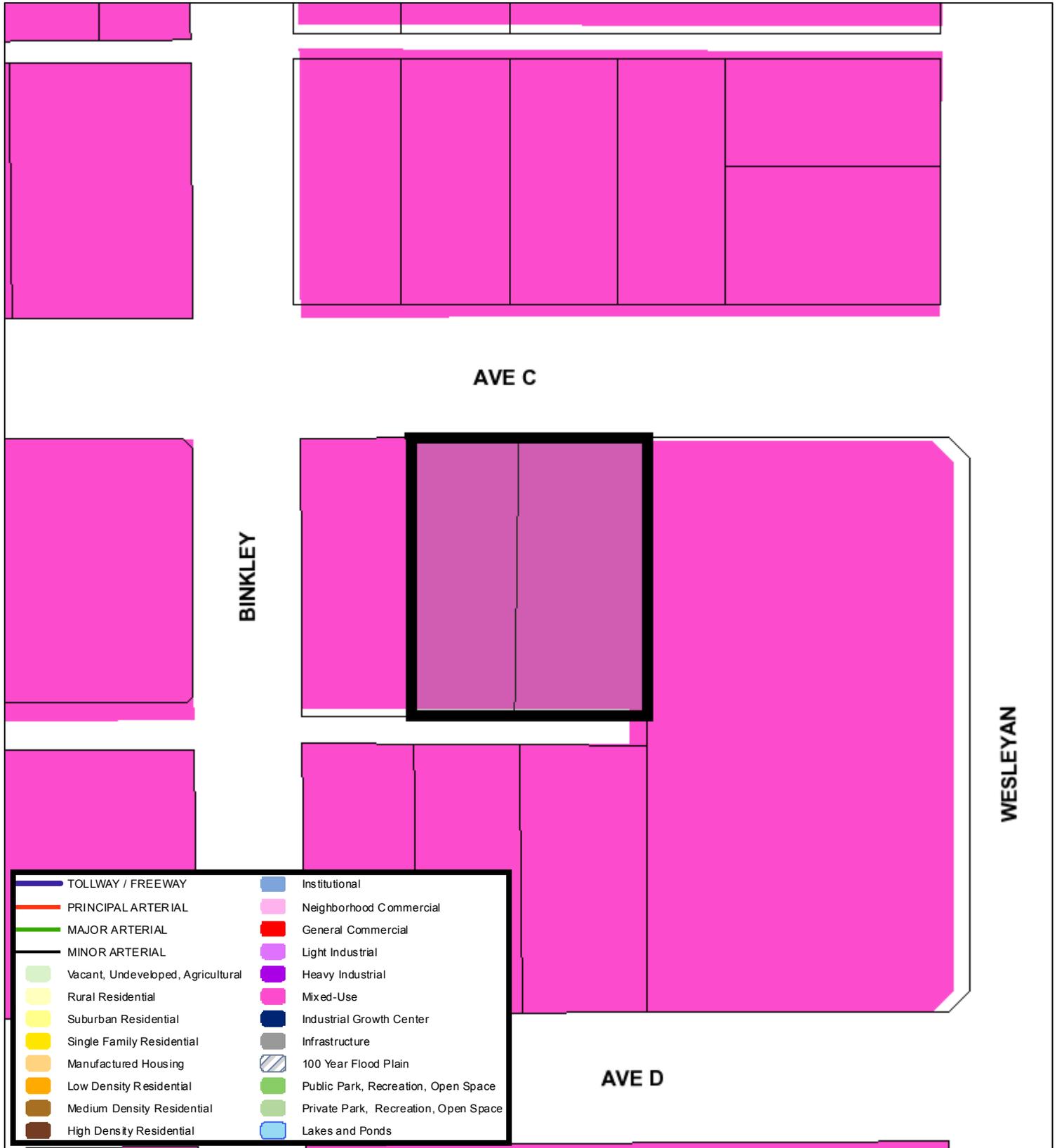
1 in = 150 ft

PROJECT NUMBER:
 010031001
 MARCH 28, 2023

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 37.5 75 150 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-23-095

Council District: 5

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Harold & Carol Pierce/ Ray Abraham, Leon Capital Group

Site Location: 11300 block Trinity Boulevard

Acreage: 1.18 acres

Request

Proposed Use: Warehouse Distribution & Logistics Facility

Request: From: “AG” Agricultural

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus certain light industrial uses (see docket) and development standards to allow parking for warehouse and industrial uses to be calculated at 1 space per 4 employees (4 spaces minimum); site plan required

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (Technically Consistent)**

Staff Recommendation: **Approval**

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 - c. [Economic Development Plan](#)
6. Zoning Map with 300 ft. Notification Area
7. Exhibit: Proposed Light Industrial Uses
8. Conceptual Plan
9. Area Map
10. Future Land Use Map
11. Aerial Photograph

Project Description and Background

The subject property is the southern part of two sections bisected by Trinity Boulevard, west of House Anderson Road. The two sections were previously excess right-of-way that have been purchased by the applicants. The portion of the site opposite the Trinity Boulevard frontage is the main development area rezoned by the applicants, leaving the former right-of-way as infill spaces.

In 2022, the main development area was approved for “PD” Planned Development for all uses in “E” Neighborhood Commercial plus certain light industrial uses and a development standard to allow parking for warehouse and industrial uses to be calculated at 1 space per 4 employees (4 spaces minimum); site plan required. By providing a base zoning district of “E” Neighborhood Commercial, the site is subject to more stringent landscaping and height requirements that would normally not be imposed on industrial uses. While a site plan is included in the application packet, a separate site plan approval will be required prior to submitting for building permits. The site plan requirement also provides the community with an extra opportunity to review the site and provide input.

The adjacent uses on this southern side of Trinity Boulevard include outdoor storage to the west and a telecommunication tower on an otherwise vacant lot to the east. The applicant is requesting a development standard for parking of the added light industrial uses. Parking is calculated based on the type of use. Any commercial parking would be based on the type of commercial use (such as retail, restaurant, or office), per Ch. 6 of the Zoning Ordinance. The following is the standard parking requirement for industrial uses:

Use	Requirement
Industrial	
Industrial building	2 spaces per 1,000 square feet gross floor area or 1 space per 3 employees, whichever is greater
Warehouse building	1 space per 4 employees 4 spaces minimum

The applicant is requesting a development standard to park the site at one (1) space per four (4) employees (four (4) spaces minimum), which is the warehouse building calculation. This would mean that parking calculation would be used for all industrial types, not just warehouses.

Surrounding Zoning and Land Uses

North “AG” Agricultural / Trinity Boulevard and vacant land

East “J” Medium Industrial / industrial uses

South “PD 1339” Planned Development for all uses in “E” Neighborhood Commercial plus certain light industrial uses / vacant land

West “J” Medium Industrial / industrial uses

Recent Zoning History

- ZC-17-014; southeast of subject site, from PD/I with development standards to PD/E excluding alcohol sales; approved 3/8/2017;
- ZC-17-064; northwest of subject site from AG to A-5; approved 5/5/2017;
- ZC-19-033; west of subject site, from AG to PD/I; approved 5/8/2019;
- ZC-19-097; south of site from AG to K; denied on 10/15/19;
- ZC-19-120; from AG, AR, CF, and K to A-5; effective 10/24/19; east of subject site
- ZC-20-020 from AG to A-5; withdrawn;
- ZC-22-066; north and south of subject site, from AG & K to PD/E plus certain light industrial uses, approved, 10/11/2022; and
- ZC-23-029; east of site, from AG to PD for C uses, approved 4/11/2023.

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.

The following organizations were notified: (emailed June 29, 2023)

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

** Not located within a registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “AG” Agricultural District to a Planned Development based on “E” Neighborhood Commercial with certain light industrial uses added and a development standard for parking. The surrounding land uses include existing and proposed industrial uses, undeveloped land, and a telecommunications tower.

The proposed Planned Development’s base district of “E” Neighborhood Commercial is compatible with the surrounding land uses, particularly the lower intensive residential and agricultural uses found immediately beyond the industrial uses around the subject. The requested addition of light industrial uses is compatible with the surrounding industrial uses in the immediate vicinity, such as warehouses, outdoor storage, and a water treatment facility. However, the light industrial uses are not explicitly compatible with the surrounding residential, agricultural, and parkland that are in the greater area. In adding particular selected light industrial uses, the Zoning Commission and City Council can approve uses they deem acceptable for this location.

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

Comprehensive Plan Consistency – Eastside

The 2023 Comprehensive Plan currently designates the property as Neighborhood Commercial on the Future Land Use Map. Below is a portion of a table in Ch. 4 Land Use from the Comprehensive Plan.

COMMERCIAL

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

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

INDUSTRIAL

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

The Comprehensive Plan for the “AG” area was changed in 2017 from Light Industrial to Neighborhood Commercial to support the residential growth of the historic Mosier Valley community.

The proposed base zoning of “E” Neighborhood Commercial is consistent with the Neighborhood Commercial and the Light Industrial Future Land Use designations, which allows for all commercial districts.

However, the requested addition of eighteen light industrial uses, while consistent with the portion of the site with the Light Industrial Future Land Use designation, is not consistent with the portion designated as Neighborhood Commercial Future Land Use.

Overall, the proposed zoning is **consistent (technically consistent)** with the Comprehensive Plan.

Economic Development Plan

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

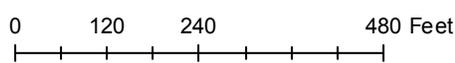
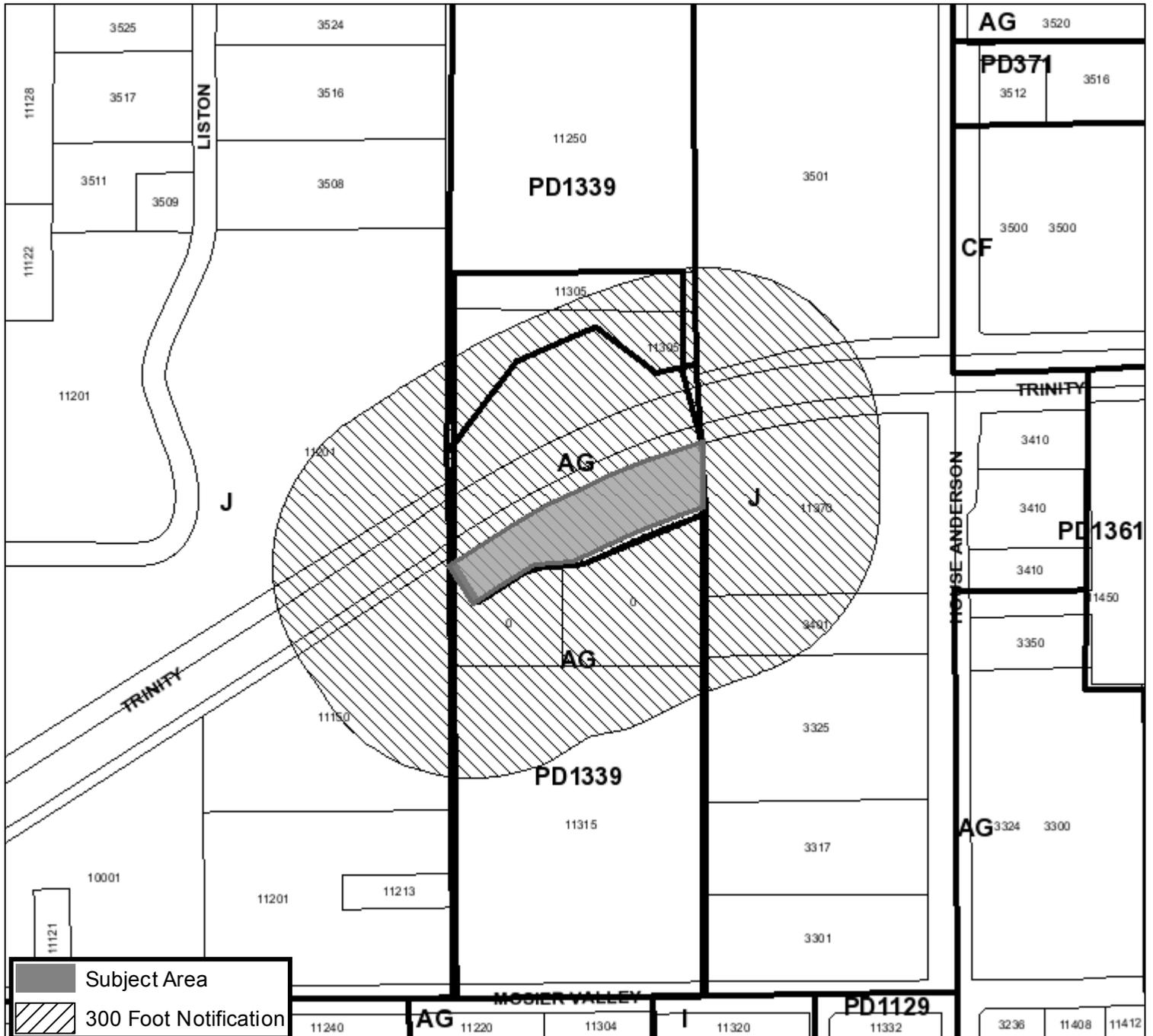
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4.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

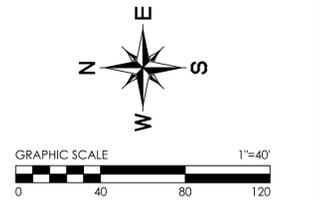
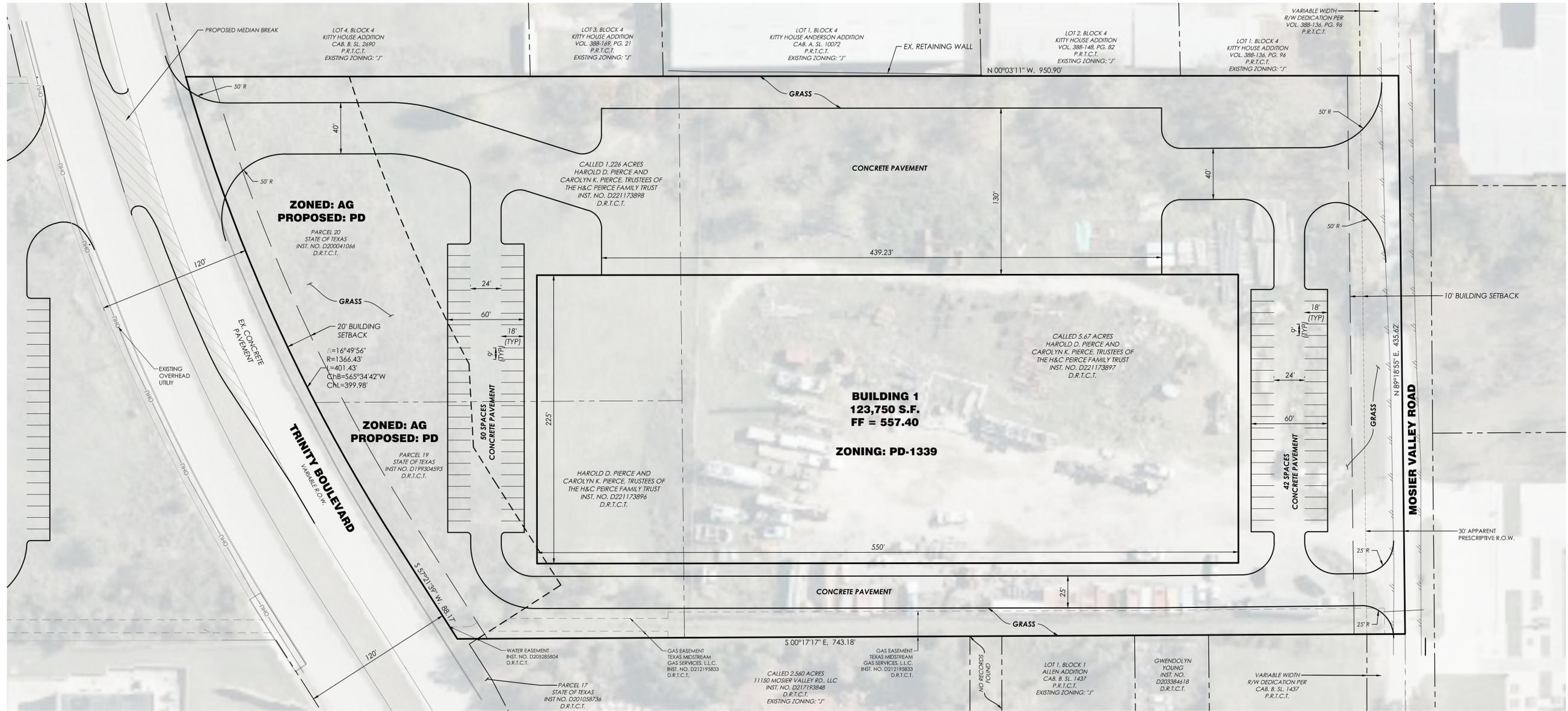
This zoning request could assist in high-wage job growth, depending on the industrial use developed, and is not a targeted high-growth industry, but could contribute to the quality of place with the higher landscaping requirements.



Area Zoning Map

Applicant: Harold & Carol Pierce/Leon Capital Acquisitions
 Address: 11200-11350 Block Trinity Boulevard
 Zoning From: AG
 Zoning To: PD-E plus industrial uses
 Acres: 1.0192618
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 7/12/2023
 Contact: null





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

BUILDING 2 SITE DATA TABLE	
PROPOSED USE:	OFFICE/WAREHOUSE
BUILDING AREA:	123,750 S.F.
BUILDING HEIGHT:	45'-0" (ONE STORY)
PROVIDED PARKING:	92 CAR SPACES 4 ADA CAR SPACES
TOTAL LOT ACREAGE:	8.65 ACRES
FLOOR AREA RATIO:	0.33 to 1



VICINITY MAP
N.T.S.

DIRECTOR OF DEVELOPMENT SERVICES

DATE

PREPARED FOR:

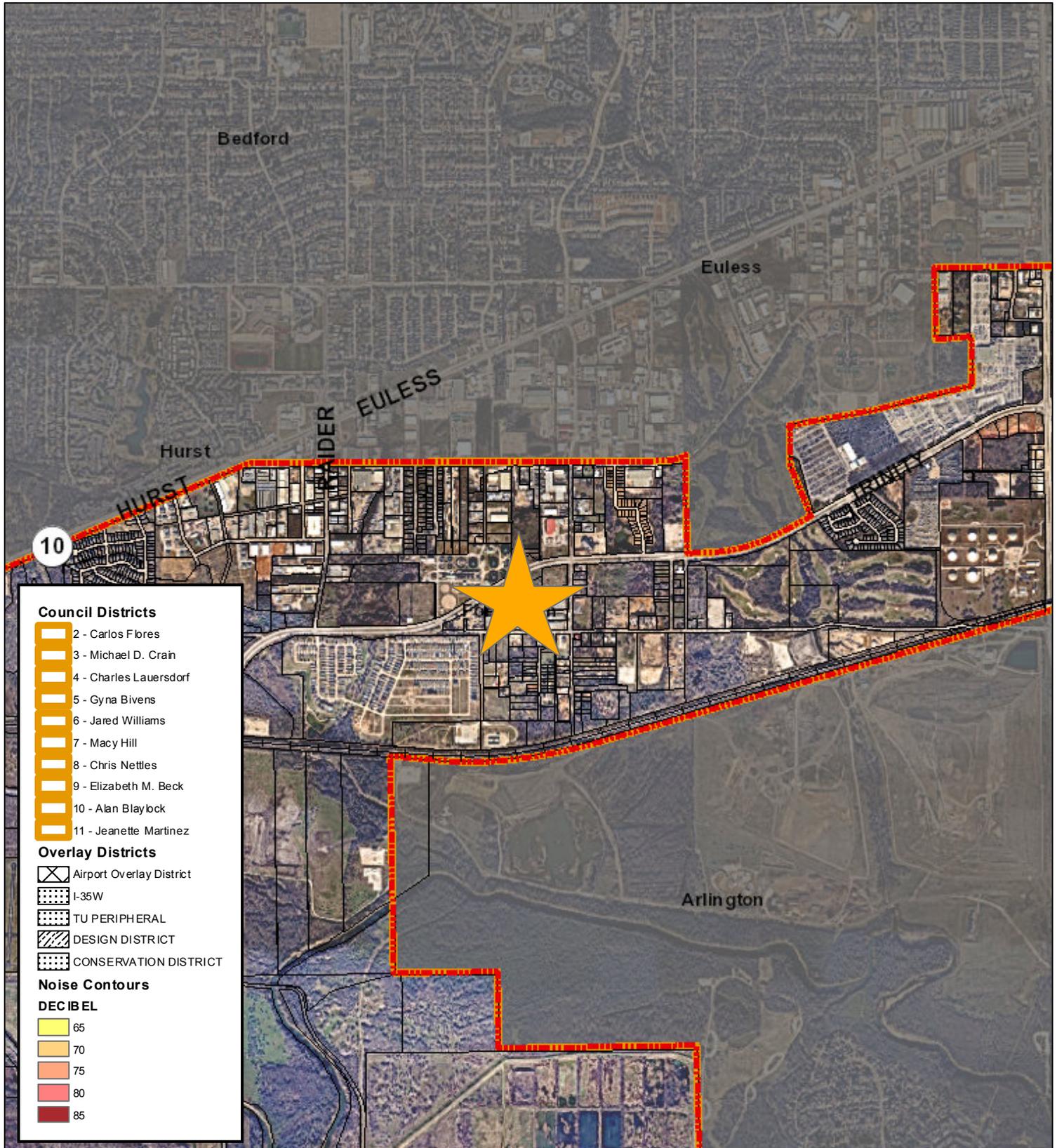
3500 MAPLE AVENUE, SUITE 1600
DALLAS, TX 75219
O: (214) 489-7167

PREPARED BY:

2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

SITE PLAN
FOR
MOSIER VALLEY SOUTH
BUILDING 1
ZONING CASE #: ZC-23-XXX
8.65 ACRES
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
Date: June 2023

Area Map



10

Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

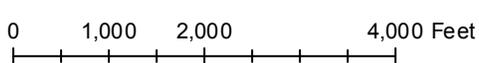
Overlay Districts

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

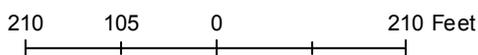
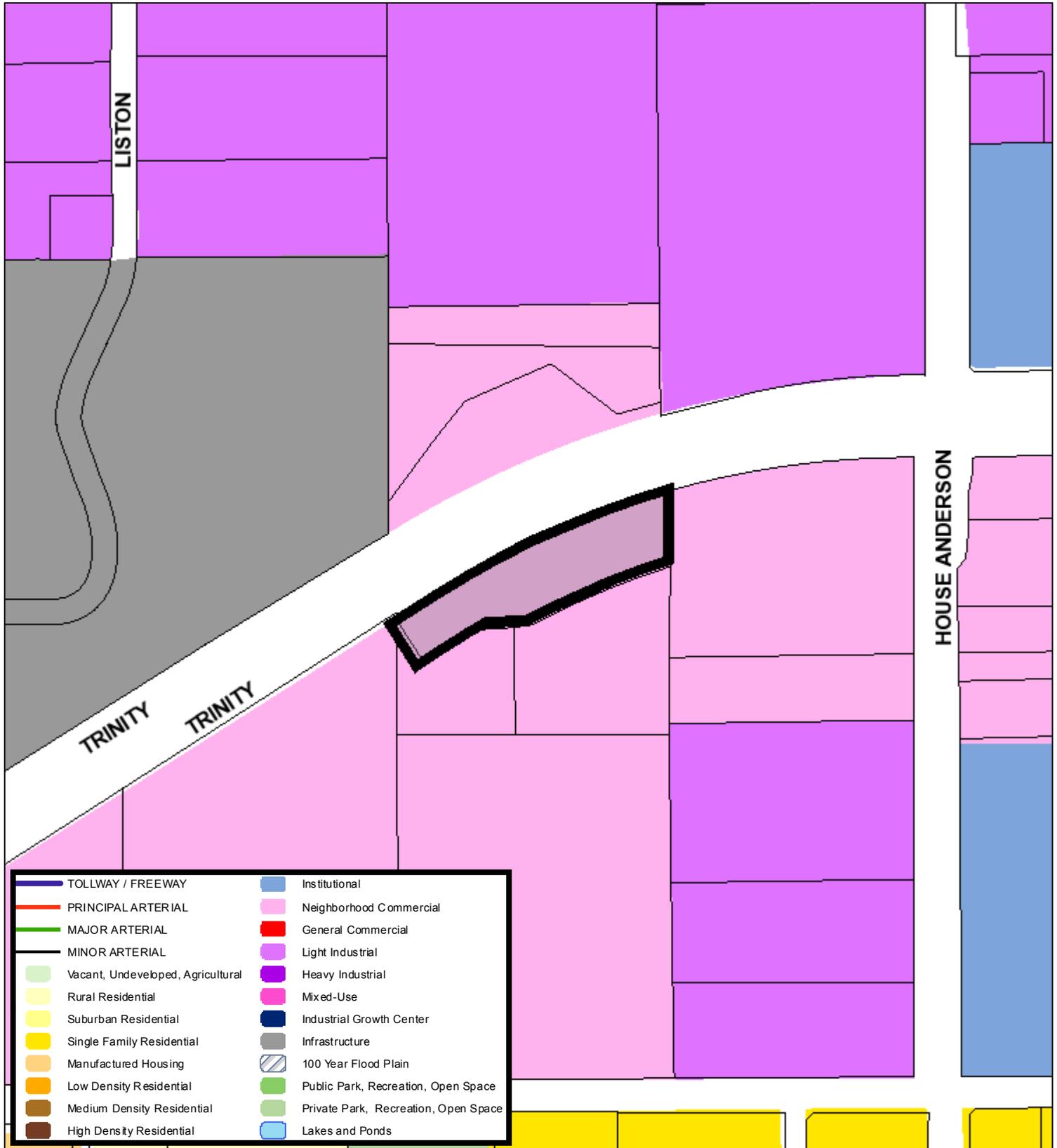
Noise Contours

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



0 130 260 520 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-23-097

Council District: 11

Zoning Map Amendment

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

Owner / Applicant: Marco & Sabrina Pérez

Site Location: 3235 Burton Avenue

Acreage: .19

Request

Proposed Use: Duplex

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

To: “B” Two-family residential

Recommendation

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

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

Staff Recommendation: **Denial**

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

Project Description and Background

The rezoning concerns an empty 8,000 sq. ft. lot located at the northwest corner of Collard and Burton in the Polytechnic Heights South neighborhood. This area is part of Neighborhood Empowerment Zone (NEZ) Area Six, which aims to improve housing, economic development, and services in central Fort Worth.

The owner wants to change the current zoning from "A-5" One-family to "B" Two-family to build two homes on the same lot. Based on the lot size they could build two attached or detached units if the request is approved.

Surrounding Zoning and Land Uses

North A-5 / Single-family home
East ETJ/Undeveloped
South A-5; ETJ / Single-family home
West E; B; C / Undeveloped

Recent Zoning History

- ZC-17-012 From A-5 to PD for ER uses including a beauty salon

Public Notification

300-foot Legal Notifications were mailed on June 30, 2023.
The following organizations were emailed on June 30, 2023.

Organizations Notified	
United Communities Association of South Fort Worth	The New Mitchell Boulevard NA
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Polytechnic Heights South *	

** Located within this registered Neighborhood Association / This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The subject site and its surrounding properties are all zoned "A-5" for single-family residential use. To the north and west, there are single-family homes, while the property to the south is currently vacant. The eastern property consists of a single-family home with an accessory dwelling unit and no duplexes in the vicinity.

Changing the zoning of the subject site could be considered spot zoning since the whole neighborhood is zoned uniformly. Furthermore, the proposed zoning is not in line with the current or future land use in the area.

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

Comprehensive Plan Consistency – Southeast

The proposed 2023 Comprehensive Plan’s Future Land Use designation is Single-Family Residential.

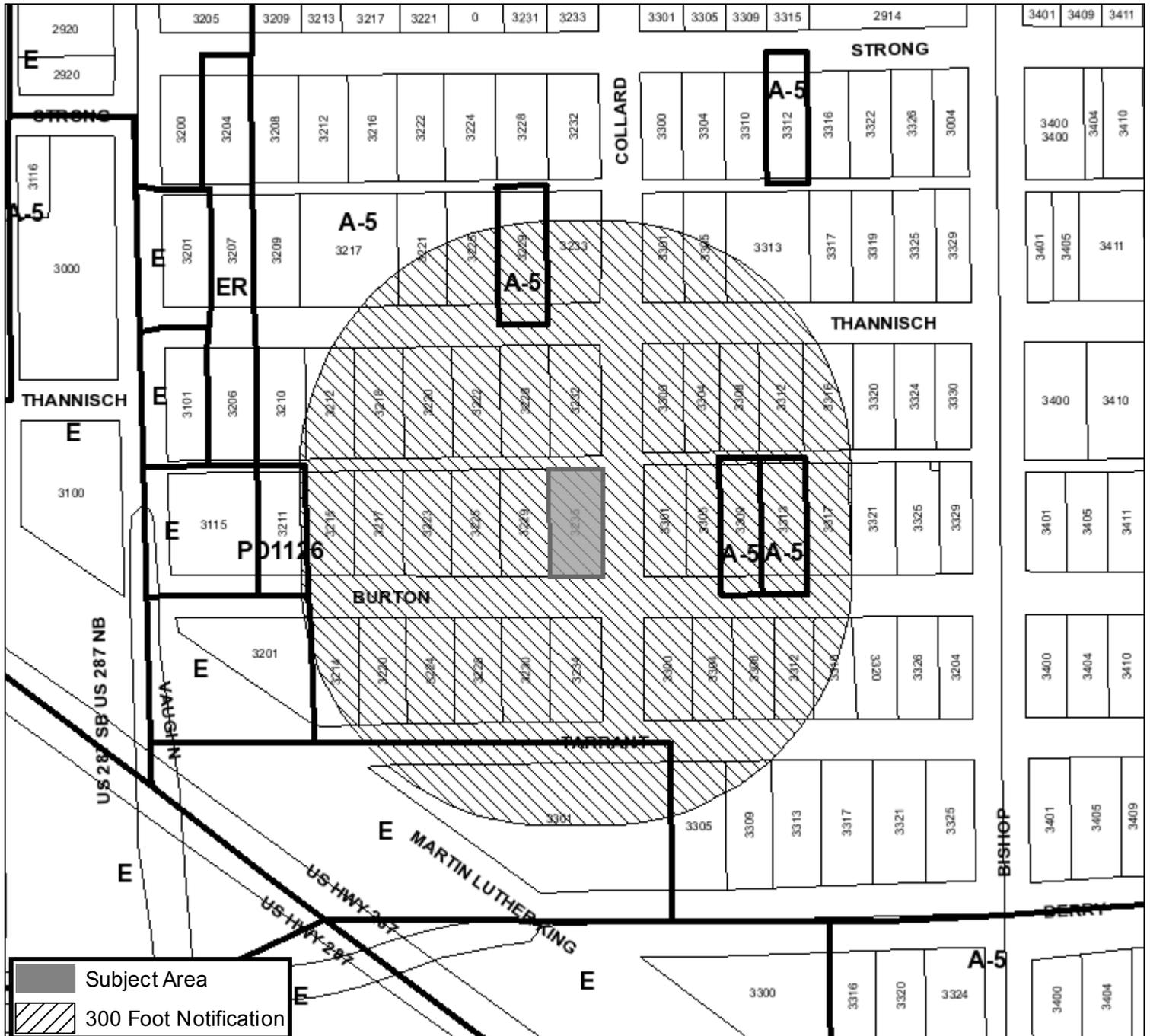
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
---------------------------	----------------------------------	----------------------

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



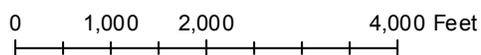
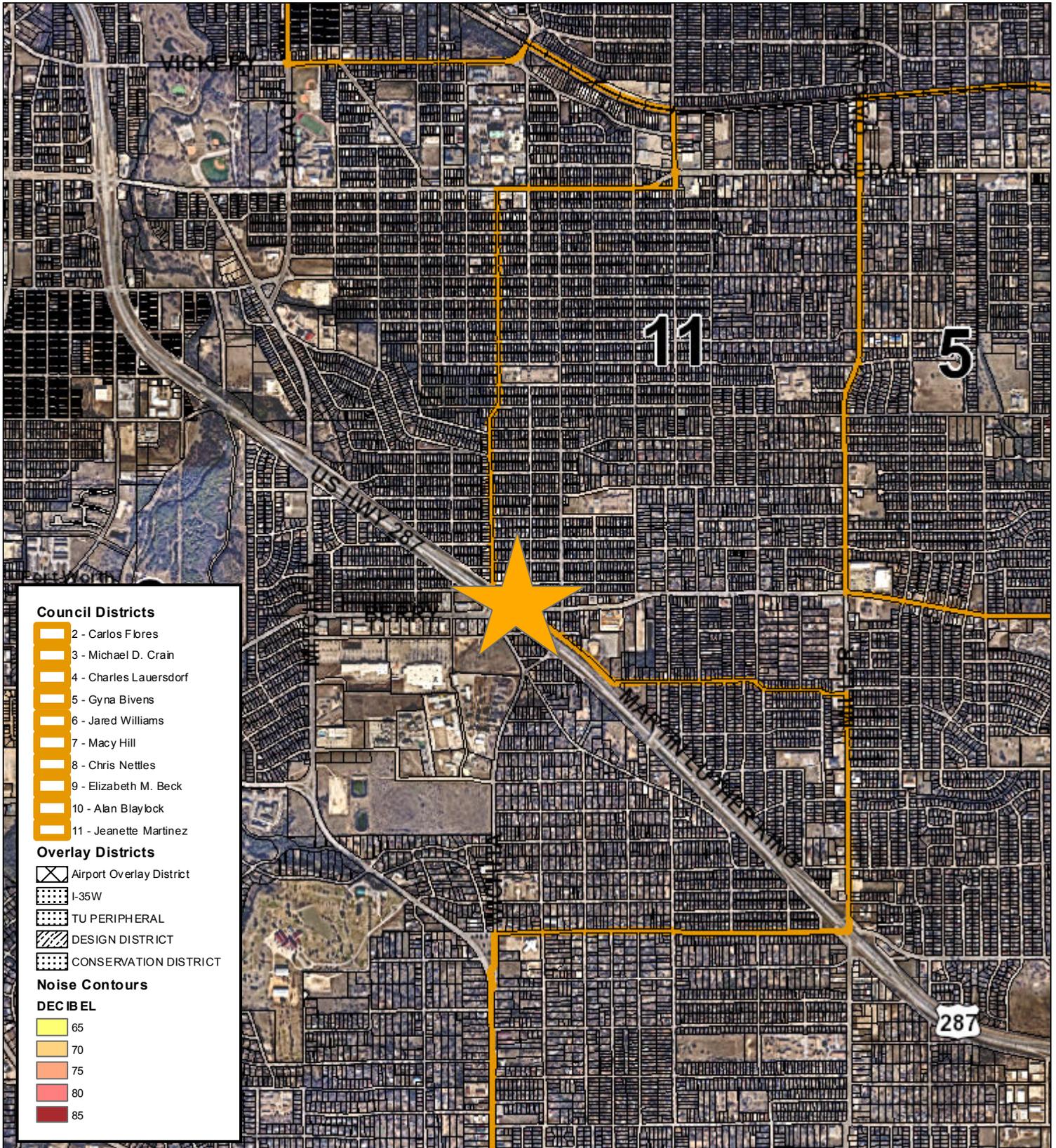
Area Zoning Map

Applicant: Marco & Sabrina Pérez
 Address: 3235 Burton Street
 Zoning From: A-5
 Zoning To: B
 Acres: 0.19302216
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 7/12/2023
 Contact: null

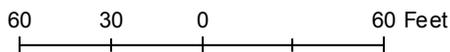
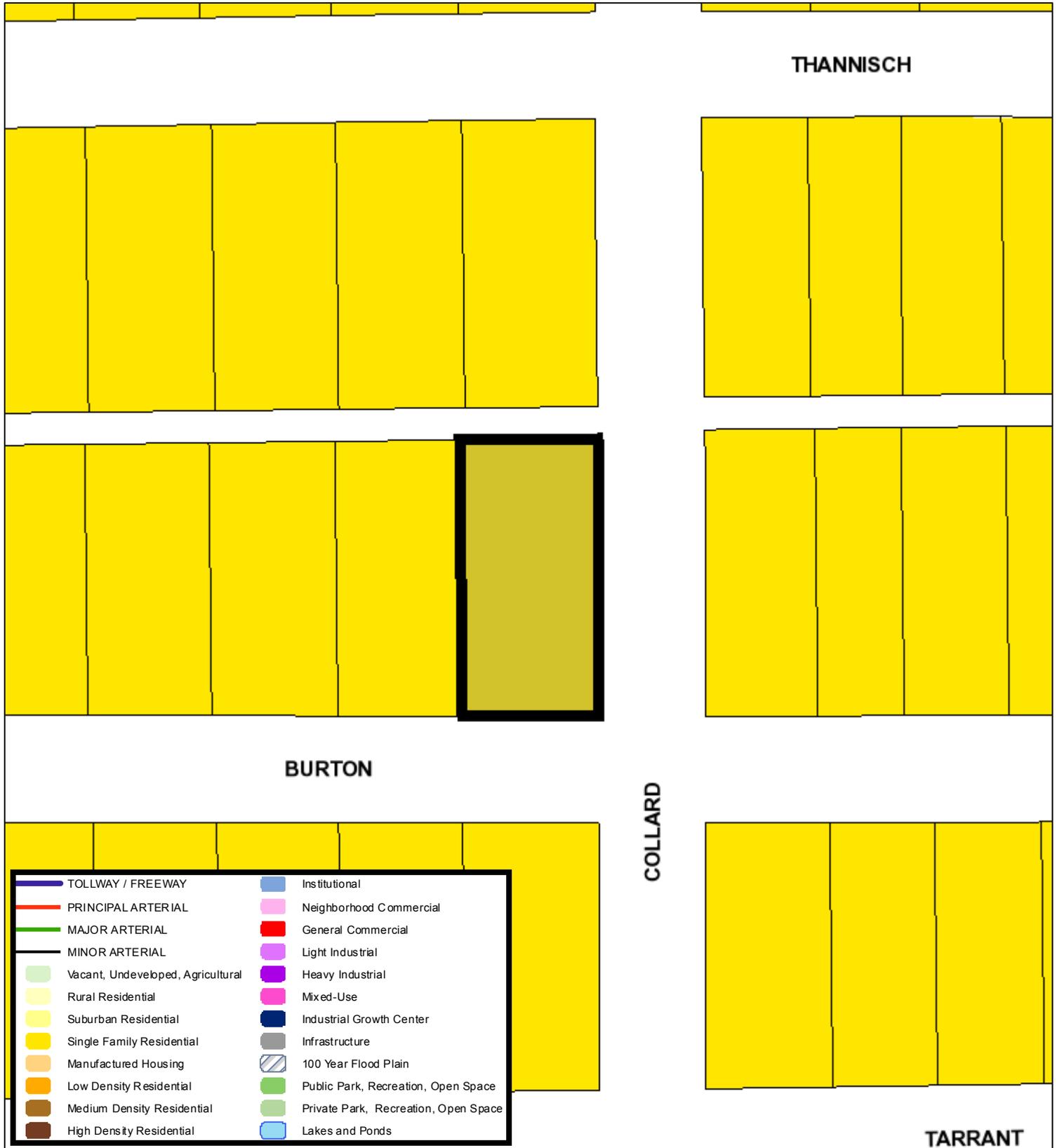


0 87.5 175 350 Feet

Area Map



Future Land Use



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



Aerial Photo Map



0 37.5 75 150 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-23-098

Council District: 2

Zoning Map Amendment

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

Owner / Applicant: Evangelina Cordero

Site Location: 2051 W. Long Avenue

Acreage: .16

Request

Proposed Use: Barber/Beauty shop

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

To: “E” Neighborhood Commercial

Recommendation

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

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

Staff Recommendation: **Approval**

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Project Description and Background

Located at the intersection of West Long Avenue and 20th Street, the subject property falls under Neighborhood Empowerment Zone (NEZ) One. The goal of NEZs is to enhance the central Fort Worth area by promoting housing, economic development, and quality services.

In 2010, the site was rezoned from "E" Neighborhood Commercial to "A-5" One-Family Residential as part of a Council Initiated Rezoning initiative. Despite the rezoning, the property has never been used for residential purposes, and there is an existing commercial building on the site. It is unclear how long the building has been vacant.

The applicant intends to turn the existing building into a barbershop and remodel it. To achieve this, they are seeking to rezone the property back to "E" Neighborhood Commercial.

Surrounding Zoning and Land Uses

North A-5 / Single-family home
East A-5 / Single-family home
South A-5 / Church
West A-5 / Single-family home

Recent Zoning History

- ZC-10-089 Council Initiated rezoning From B, B/HC, C, D, E, FR, F, G, I, and PD 672 to A-7.5, A-5, A-5/HC, B, CF, ER, E, FR, and F

Public Notification

300-foot Legal Notifications were mailed on June 30, 2023.
The following organizations were emailed on June 30, 2023.

Organizations Notified	
Inter-District 2 Alliance	North Beverly Hills NA
Far Greater Northside Historical NA*	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Lake Worth ISD	Castleberry ISD

** Located within this registered Neighborhood Association / This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

This property is situated on a corner facing W. Long, a major road. Although most nearby properties are designated for single-family homes, the location of this property makes it a suitable candidate for "E" Neighborhood Commercial zoning. Originally zoned as such, it was later rezoned as "A-5" as part of a broader Council Initiated rezoning in 2010. Since then, there has been no interest in developing the property as a single-family residence, and it has remained vacant for many years.

The applicant plans to repurpose an existing commercial building that is currently vacant and deteriorated, rather than demolishing the property altogether.

Additionally, the church across from the property indirectly protects the neighborhood by prohibiting the sale of alcohol within 300 feet of a church or school under local laws.

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

Comprehensive Plan Consistency – Southeast

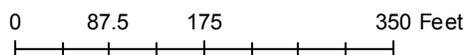
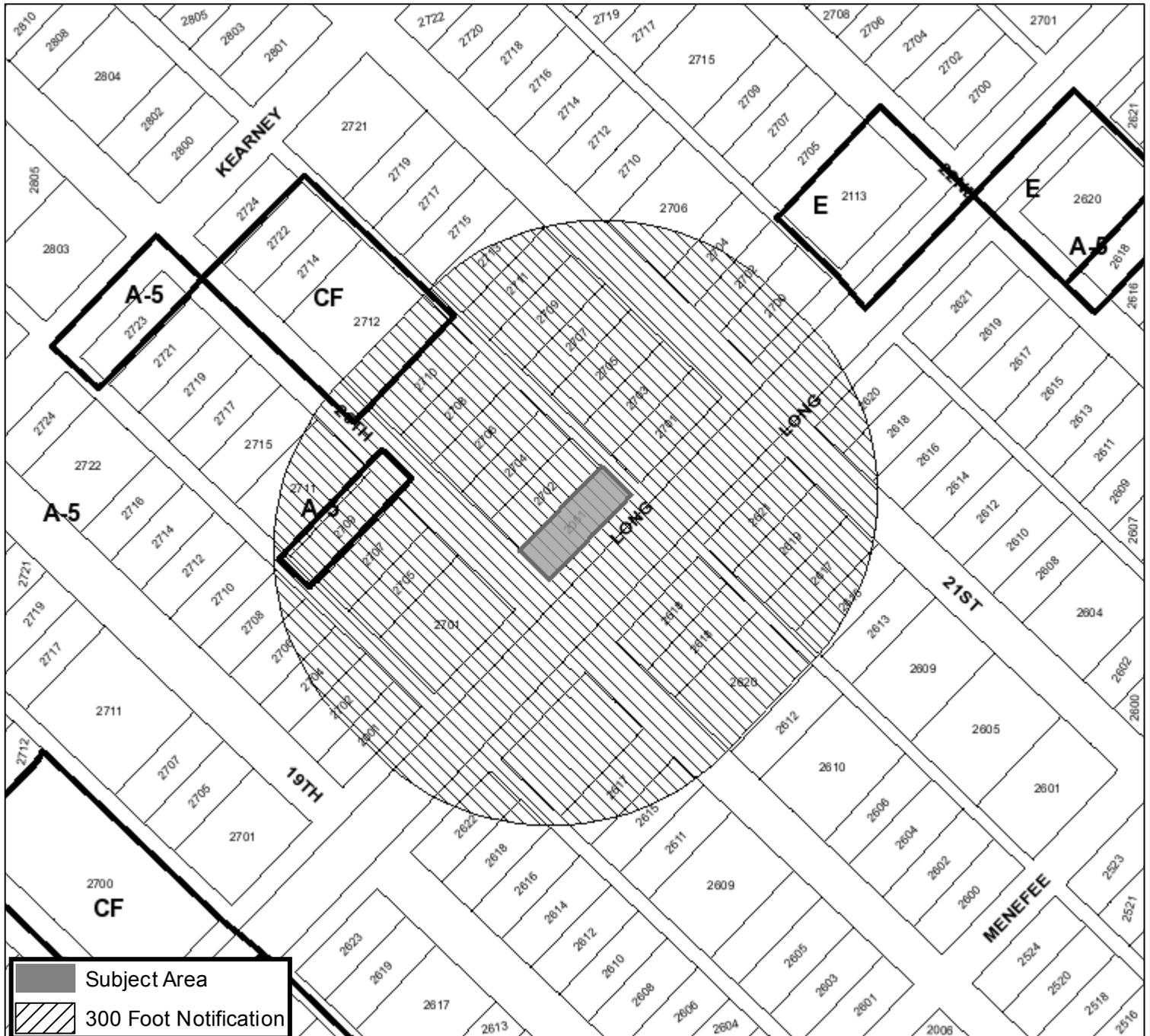
The proposed 2023 Comprehensive Plan's Future Land Use designation is Single-Family Residential. The proposed "E" Neighborhood Commercial is not consistent with the FLU; however, it aligns with the following policies of the Comprehensive Plan:

- Encourage the reuse of vacant buildings
- Encourage the revitalization of commercial districts with neighborhood-oriented retail, services, office space, and urban residential development

The proposed zoning is **not consistent (technical inconsistency)** with the land use designations for this area.

Area Zoning Map

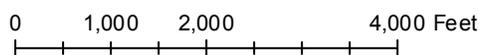
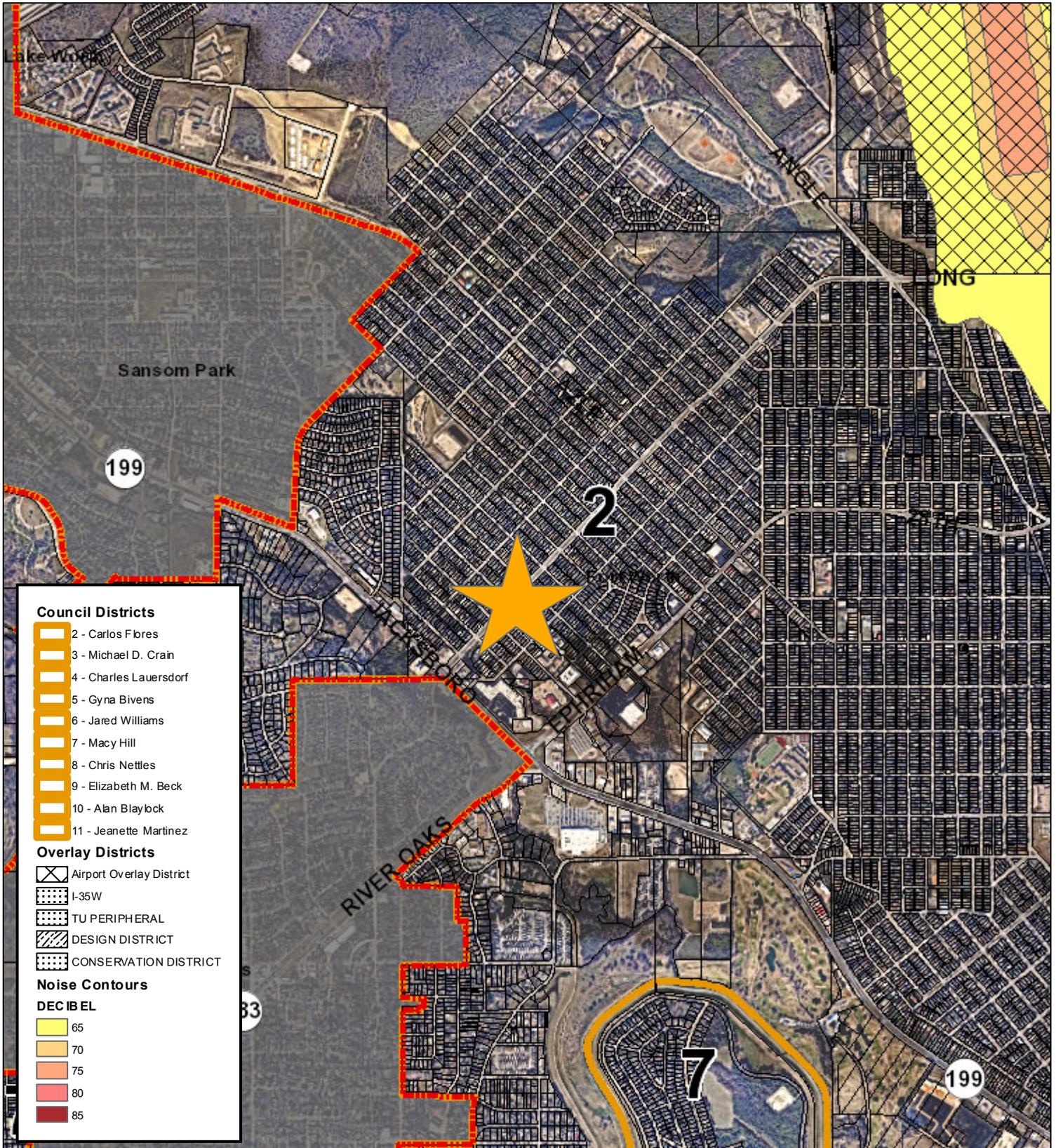
Applicant: Evangelina Cordero
 Address: 2021 W. Long Avenue
 Zoning From: A-5
 Zoning To: E
 Acres: 0.16526843
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 7/12/2023
 Contact: null



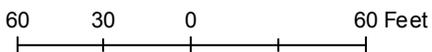
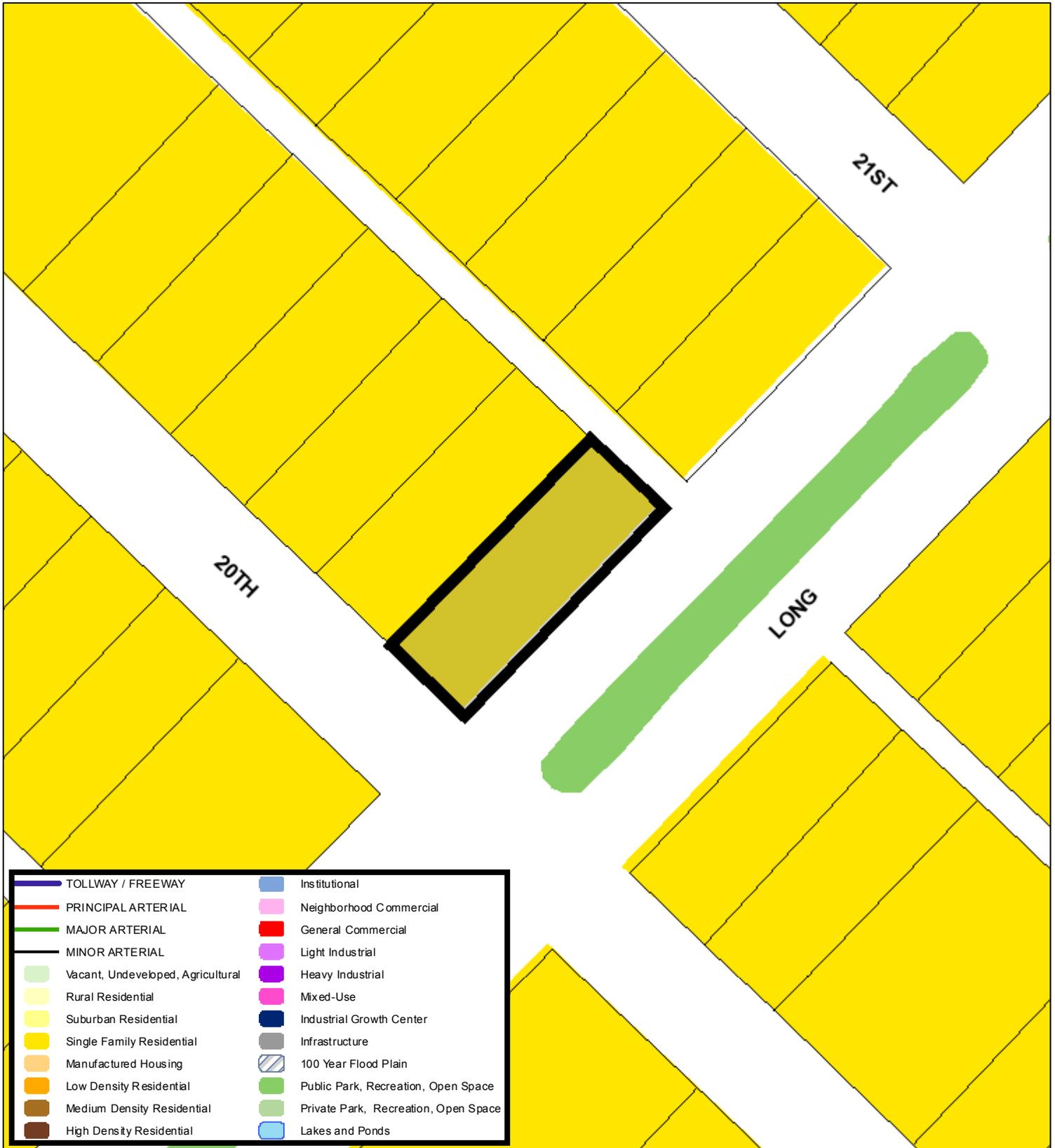
GRO. PRODUCE MEAT DRUG



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 40 80 160 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-23-099

District 5

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Trenton Robertson/Masterplan / Centre Station Apartments LP

Site Location: 14000 block Centre Station Drive

Acres: 24.099 acres

Request

Proposed Use: Expansion of Multifamily Apartment Complex

Request: To: Amend PD 758 Planned Development/Specific Use for all uses in “D” with a maximum front yard setback of 20 feet to add an additional four (4) apartment buildings containing 132 dwelling units; site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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9. Aerial Photograph

Project Description and Background

The subject property is located at the southeast corner of Sovereign Road and Centreport Dr, east Highway 360. This application seeks to amend the site plan associated with PD 758 to construct additional apartment buildings within the existing development. The PD has a base district of “D” High Density Commercial which allows up to 32 dwelling units / acre. The current site plan depicts 452 units contained within seventeen (17) individual buildings at 18.76 dwelling units / acre. The applicant is now proposing to construct an additional four (4) buildings with 132 units for a total of 584 units on site.

Additional fire lanes and parking will be constructed to support the new units. This will decrease the open space from 47.81% to 35.41%. No development standards (waivers) are being requested with the application. The new density for this development would be increased to 24.23 dwellings /acre, which remains under the maximum 32 permitted in the “D” base zoning for this development. The minimum 35% open space requirement will still be met.

Surrounding Zoning and Land Uses

North “J” Medium Industrial / Warehouses
East PD904 & PD991 / High Density Multifamily
South PD748 / Hotel
West “G” Intensive Commercial / Retail and Restaurant

Recent Zoning History

- ZC-14-019 – Added into Airport Overlay District
- ZC-07-036 – Zoned from “J” to PD for all uses in “D” with associated site plan (current zoning)

Public Notification

300-foot Legal Notifications were mailed on June 30, 2023.
The following organizations were notified: (emailed June 30, 2023)

Organizations Notified	
East Fort Worth, Inc*	Streams and Valleys Inc
Trinity Habitat for Humanity	DFW International Airport
Hurst Eules Bedford ISD	

**Located within then this Neighborhood Redevelopment Organization*

Development Impact Analysis

Land Use Compatibility

This general area consists of a mix of commercial uses to the west situated along Highway 360 with industrial uses to the north along Hwy 360 and Sovereign Rd. The site is bounded by a large drainage channel to the east, which abuts additional high-density multi-family on its eastern bank.

The use **is compatible** with surrounding uses.

Comprehensive Plan Consistency – Eastside

The adopted Comprehensive Plan designates the subject property as Mixed-Use. The proposed zoning aligns with the following policies of the Comprehensive Plan for Eastside:

- Promote commercial, mixed-use, and urban residential development within the CentrePort and Eastchase Mixed-Use Growth Centers, ensuring that uses and building heights are compatible with the Airport Overlay District.
- Reduce the amount of undeveloped multifamily zoning outside of mixed-use growth centers, urban villages, and transit-oriented development (TOD) areas. Use urban residential and mixed-use zoning to accommodate walkable multifamily development in these areas.

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

Site Plan Comments

Zoning / Land Use

- Are any canopy trees going to be removed with the addition of buildings? Confirm you can meet the [Urban Forestry](#) requirements before going through Zoning Commission & City Council. If you can't meet their requirements then a waiver for Urban Forestry would need to be added to the PD submittal on the front end.
- What are the heights of the proposed buildings – Could not locate in summary table. Maximum Height is 36 feet maximum, slab to top plate 48 feet maximum, slab to top plate, beyond 250-foot setback to one- and two-family districts (refer to [Chapter 6](#), Development Standards, § [6.100](#), Height)
- Add case reference ZC-23-099 to site plan
- Focus on obtaining support letters from closest registered neighborhood organizations (Trinity Habitat for Humanity, Streams and Valleys, East Fort Worth Inc. and property owners directly adjacent to the site or within 300 feet. Neighborhood Organization contacts can be searched [here](#)).
- Make sure to reach out to [Council District 5](#) to make them aware of your request and plans.

Fire Department

Comments

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

300' building hose lay is allowed if the buildings are equipped with Fire Sprinkler Systems.

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

Additional hydrants may be required to accommodate the following. A scaled site plan is needed to determine if additional hydrants will be needed.
Maximum of 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and
Maximum of 500 ft. hose lay distance to all points of building.
Maximum of 150 ft from hydrant to FDC standpipe system, and/or a sprinkler system.
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1 (2) and (3)

Fire lanes fronting the long sides of Buildings 18, 20, and 21 are marked as 24'. Those sections only, will be required to be 26'. Those sections do not need to be named or recorded as Emergency Access Easements, only marked on building permits site plan reviews.
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.2.1 Fire Lane Dimensions

General information:

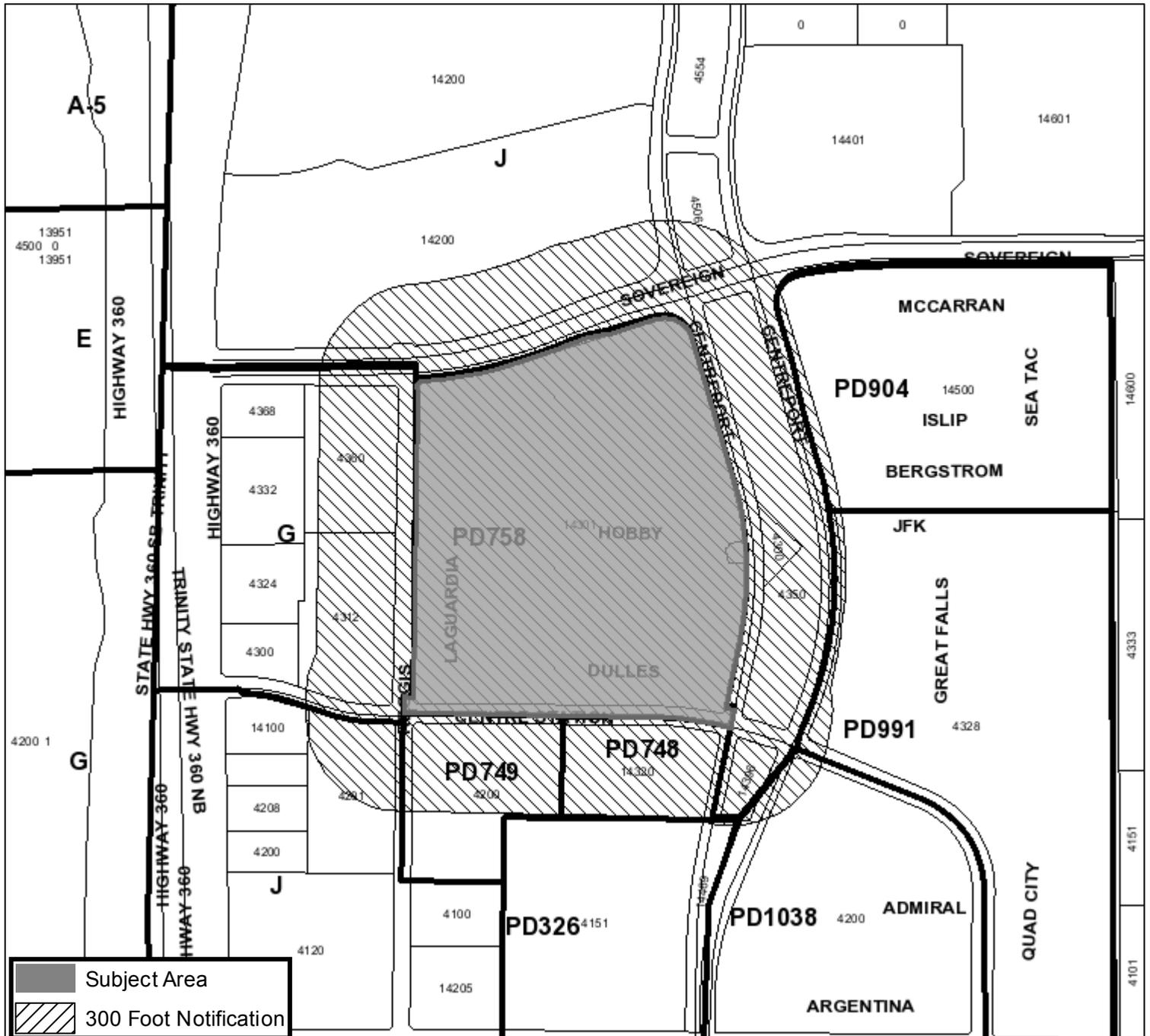
Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.
It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

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

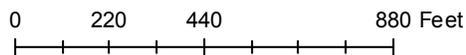


Area Zoning Map

Applicant: Centre Station Apartments LP/Trenton Robertson
 Address: 14000 BLK CENTRE STATION DR
 Zoning From: PD758
 Zoning To: PD758 to change maximum density
 Acres: 24.93221848
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 7/12/2023
 Contact: null



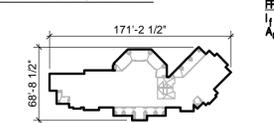
Subject Area
 300 Foot Notification



EXISTING BUILDING AREA CALCULATIONS

(DESIGNED UNDER THE 2008 I-CODES)

LEASING BUILDING



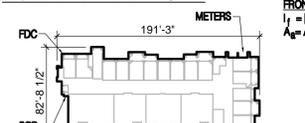
ALLOWABLE AREA WITH FRONTAGE INCREASE:
 $I_1 = [F/P - 0.25] W80$
 $A_1 = A_1 + [A_1/L_1/100] + [A_1/L_1/100]$

WHERE:
 F = 462
 W = 30
 $I_1 = 75\%$
 $A_1 = 10,500$

P = 462
 $A_1 = 6,000$
 $I_2 = 0\%$

FLOOR	GROSS AREA	ALLOWABLE AREA
1	6,675 S.F.	10,500 S.F. FLOOR
TOTAL	6,675 S.F.	10,500 S.F. MAX.

BUILDING TYPES I & I-A



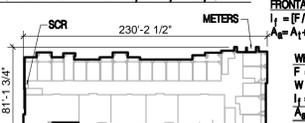
ALLOWABLE AREA WITH FRONTAGE INCREASE:
 $I_1 = [F/P - 0.25] W80$
 $A_1 = A_1 + [A_1/L_1/100] + [A_1/L_1/100]$

WHERE:
 F = 332
 W = 30
 $I_1 = 38.6\%$
 $A_1 = 16,832 \times 3 \text{ FLOORS}$
 $A_1 = 49,896 \text{ S.F.}$

P = 622
 $A_1 = 12,000$
 $I_2 = 0\%$

FLOOR	GROSS AREA	ALLOWABLE AREA
1	12,003 S.F.	16,832 S.F. / FLOOR
2	12,116 S.F.	
3	11,864 S.F.	
TOTAL	35,982 S.F.	49,896 S.F. MAX.

BUILDING TYPES II, II-A, II-B, & II-C



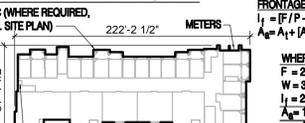
ALLOWABLE AREA WITH FRONTAGE INCREASE:
 $I_1 = [F/P - 0.25] W80$
 $A_1 = A_1 + [A_1/L_1/100] + [A_1/L_1/100]$

WHERE:
 F = 383
 W = 30
 $I_1 = 37.3\%$
 $A_1 = 16,476 \times 3 \text{ FLOORS}$
 $A_1 = 49,428 \text{ S.F.}$

P = 614
 $A_1 = 12,000$
 $I_2 = 0\%$

FLOOR	GROSS AREA	ALLOWABLE AREA
1	15,007 S.F.	16,476 S.F. / FLOOR
2	14,950 S.F.	
3	14,701 S.F.	
TOTAL	44,658 S.F.	49,428 S.F. MAX.

BUILDING TYPES III & III-A



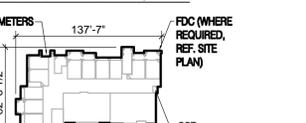
ALLOWABLE AREA WITH FRONTAGE INCREASE:
 $I_1 = [F/P - 0.25] W80$
 $A_1 = A_1 + [A_1/L_1/100] + [A_1/L_1/100]$

WHERE:
 F = 296
 W = 30
 $I_1 = 25\%$
 $A_1 = 15,000 \times 3 \text{ FLOORS}$
 $A_1 = 45,000 \text{ S.F.}$

P = 562
 $A_1 = 12,000$
 $I_2 = 0\%$

FLOOR	GROSS AREA	ALLOWABLE AREA
1	14,284 S.F.	15,000 S.F. / FLOOR
2	14,139 S.F.	
3	14,144 S.F.	
TOTAL	42,547 S.F.	45,000 S.F. MAX.

BUILDING TYPES IV & IV-A



NO AREA INCREASE REQUIRED

FLOOR	GROSS AREA	ALLOWABLE AREA
1	8,369 S.F.	12,000 S.F. / FLOOR
2	8,363 S.F.	
3	8,101 S.F.	
TOTAL	24,833 S.F.	36,000 S.F. MAX.

POOL CABANA/ MAIL KIOSK

FLOOR	GROSS AREA	ALLOWABLE AREA
1	1,315 S.F.	6,000 S.F. FLOOR
TOTAL	1,315 S.F.	6,000 S.F. MAX.

TRASH ENCLOSURE

FLOOR	GROSS AREA	ALLOWABLE AREA
1	489 S.F.	5,500 S.F. FLOOR
TOTAL	489 S.F.	5,500 S.F. MAX.

DUMPSTER ENCLOSURE

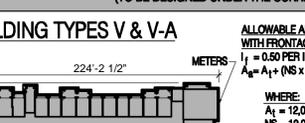
FLOOR	GROSS AREA	ALLOWABLE AREA
1	266 S.F.	5,500 S.F. FLOOR
TOTAL	266 S.F.	5,500 S.F. MAX.

- ### GENERAL PD SITE PLAN NOTES
- ALL PAVED DRIVES SHALL BE CONCRETE PAVEMENT.
 - ALL LANDSCAPE AREAS TO BE WATERED BY AN UNDERGROUND AUTOMATIC POP-UP TYPE IRRIGATION SYSTEM WITH A FREZZ SENSOR AND DESIGNED BY A LICENSED PROFESSIONAL IRRIGATOR. IRRIGATION SYSTEM TO HAVE A CITY APPROVED BACKFLOW PREVENTION DEVICE INSTALLED.
 - ALL WATER CONNECTIONS TO SERVE THE SUBJECT PROPERTY SHALL BE CONNECTED TO THE EXISTING PUBLIC SYSTEM FROM CENTRE STATION DRIVE TO THE SOUTH AND SOVEREIGN BOULEVARD TO THE NORTH.
 - A NOTE SHALL BE PLACED ON THE FINAL PLAT STATING "THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH."
 - ON-PREMISE SIGN SHALL CONFORM TO THE CITY OF FORT WORTH ZONING ORDINANCE.
 - THE OWNER RESERVES THE RIGHT TO SUBSTITUTE A SMALLER AREA PROTOTYPE FOR ANY OF THE SHOWN BUILDING LOCATIONS.
 - BUILDING SEPARATION SHALL BE AS FOLLOWS:
 FACE TO FACE - 6' MIN.
 CORNER TO CORNER - 15' MIN.
 ANGLE CORNER TO FACE (60°-90°) - 20' MIN.
 COURTYARD FACE TO FACE - 30' MIN.
 END TO END - 15' MIN.
 - APPROVED ADDRESS NUMBERS SHALL BE POSTED FOR ALL BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. EACH BUILDING WITHIN THE COMPLEX MUST HAVE ITS OWN UNIQUE STREET ADDRESS SO THAT EMERGENCY VEHICLES MAY EASILY IDENTIFY THE CORRECT LOCATION OF THE INCIDENT.
 - NOT MORE THAN 50% OF THE TOTAL ALLOWABLE SIGN AREA MAY BE LOCATED IN THE REQUIRED YARD SPACE ALONG A DEDICATED STREET. 1 S.F. OF SIGN PER 10 L.F. OF STREET FRONTAGE.
 - APARTMENT BUILDING IDENTIFICATION SIGNS SHALL BE IN ACCORDANCE WITH SECTION 505.1 OF THE INTERNATIONAL FIRE CODE. APARTMENT NUMBERS MUST NOT REPEAT. FOR ADDITIONAL INFORMATION CONTACT T.L. HARRIS AT (817) 392-6033.
 - BUILDING HEIGHT TO BE 32-FOOT MAXIMUM FROM TOP OF SLAB TO THE TOP OF PLATE PER CITY OF FORT WORTH ZONING.
 - THE EMERGENCY ACCESS EASEMENT IS 28' WIDE WITH A PAVING WIDTH OF 28' (FIRE LANE MUST NOT BE OBSTRUCTED WITHIN THE 28' WIDTH). THE PAVED WIDTH MAY NOT BE LESS THAN 24' AND THE CURBS SHALL NOT EXCEED 5" IN HEIGHT. PROVIDED THAT THERE SHALL BE NO OBSTRUCTIONS WHICH WILL INTERFERE WITH THE USE OF THE FULL 28' WIDTH OF THE EASEMENT BY EMERGENCY VEHICLES AND THEIR APPURTENANCES.
 - "KNOX LOCKS" TO BE PROVIDED AT ALL ACCESS GATE LOCATIONS PER FIRE DEPARTMENT REQUIREMENTS. GATES ACROSS FIRE LANES REQUIRE FIRE AND CODE COMPLIANCE.
 - PROJECT LIGHTING HAS NOT BEEN DESIGNED BUT WILL BE ORIENTED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES. AVERAGE FOOT CANDLES FOR THE EXTERIOR OF BUILDINGS VARIES FROM 1 TO 5 FC. LIGHTING FIXTURES WILL CONSIST OF WALL PACKS ON THE BUILDINGS AND POLE LIGHTS IN THE OPEN AREAS (INCLUDING BOTH POOL AREAS).
 - PROPOSED CANOPY COVERAGE FOR THIS PROJECT WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF FORT WORTH'S URBAN FORESTRY ORDINANCE.
 - LANDSCAPING FOR THIS PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE ASSOCIATED WITH 'D' ZONING.
 - AC UNITS TO BE LOCATED ON THE ROOF OF ALL APARTMENT BUILDINGS.

NEW (OR MODIFIED) BUILDING AREA CALCULATIONS

(TO BE DESIGNED UNDER THE CURRENT BUILDING CODES PER THE CITY OF FORT WORTH'S REQUIREMENTS)

BUILDING TYPES V & V-A

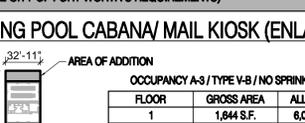


ALLOWABLE AREA PER FLOOR WITH FRONTAGE INCREASE:
 $I_1 = 0.50 \text{ PER REC TABLE 506.3.3}$
 $A_1 = A_1 + (NS \times I_1)$

WHERE:
 $A_1 = 12,000$
 $NS = 12,000$
 $A_1 = 18,000 \times 3 \text{ FLOORS}$
 $A_1 = 54,000 \text{ S.F.}$

FLOOR	GROSS AREA	ALLOWABLE AREA
1	15,775 S.F.	18,000 S.F. / FLOOR
2	15,775 S.F.	
3	15,775 S.F.	
TOTAL	47,325 S.F.	54,000 S.F. MAX.

EXISTING POOL CABANA/ MAIL KIOSK (ENLARGED)



FLOOR	GROSS AREA	ALLOWABLE AREA
1	1,844 S.F.	6,000 S.F. FLOOR
TOTAL	1,844 S.F.	6,000 S.F. MAX.

TRASH ENCLOSURE

FLOOR	GROSS AREA	ALLOWABLE AREA
1	489 S.F.	5,500 S.F. FLOOR
TOTAL	489 S.F.	5,500 S.F. MAX.

DUMPSTER ENCLOSURE

FLOOR	GROSS AREA	ALLOWABLE AREA
1	266 S.F.	5,500 S.F. FLOOR
TOTAL	266 S.F.	5,500 S.F. MAX.

SITE AND PARKING SUMMARY

(ZONING FORT WORTH PLANNED DEVELOPMENT PD-758 - 'D' ZONING WITH 'M-J-1' SETBACKS)

DESIRED AND OPEN SPACE	PERCENT	SQ. FT.	ACRES
NUMBER OF UNITS = 584 UNITS			
TOTAL SITE AREA = 24.099 ACRES			
DENSITY (32 MAX.) = 24.23 UNITS PER ACRE			
LOT COVERAGE & OPEN SPACE			
BUILDING FOOTPRINTS	28.39%	297,888	6.83
ACCESS DRIVES/PARKING AREAS (PAVING)	34.02%	357,173	8.20
FENCED POOL AREAS	2.24%	23,400	0.54
TOTAL IMPERVIOUS COVERAGE (EXCEPT SIDEWALKS)	64.61%	678,261	15.57
OPEN SPACE (36% MINIMUM)	35.39%	371,481	8.53
TOTAL SITE AREA	100%	1,049,752	24.10

NUMBER OF BEDROOMS = 840
 MINIMUM PARKING REQUIRED:
 1 SPACE PER BEDROOM + 1 SPACE PER 250 S.F. OF COMMON AREAS, OFFICES, AND RECREATION (LESS LAUNDRY ROOMS AND STORAGE). TWO SPACES MAY BE TANDEN IF ASSIGNED TO THE SAME UNIT AND RESTRICTED FROM USE FOR STORAGE.

MAXIMUM PARKING ALLOWED:
 THE NUMBER OF PARKING SPACES PROVIDED SHALL NOT EXCEED 125% OF THE MINIMUM PARKING REQUIREMENTS.

PARKING PROVIDED	MINIMUM REQUIRED
513	960 MIN.
323	1,200 MAX.

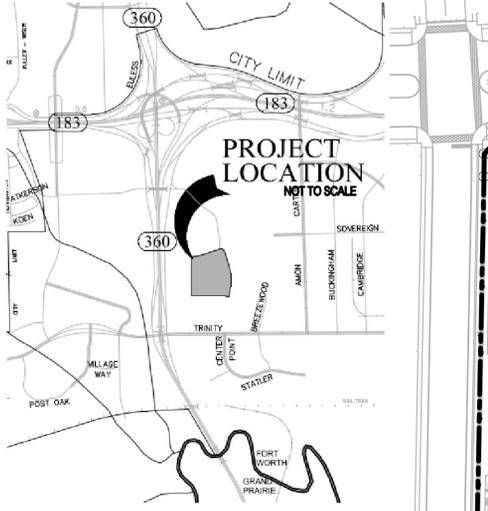
SURFACE PARKING SPACES
 INCLUDES 19 REGULAR H.C. ACCESSIBLE SPACES AND 3 VAN ACCESSIBLE SPACES. 11 TOTAL H.C. SPACES ARE REQUIRED PER SECTION 6.02(2)(1)(c)

GARAGE PARKING SPACES
 INCLUDES 8 H.C. ACCESSIBLE SPACES
 7 TOTAL H.C. SPACES ARE REQUIRED PER SECTION 6.02(2)(1)(c)

TANDEN PARKING SPACES (ASSIGNED TO A UNIT)
 244

TANDEN PARKING SPACES (OPEN)
 79

TOTAL PARKING PROVIDED (1,981 UNIT = 1,159)

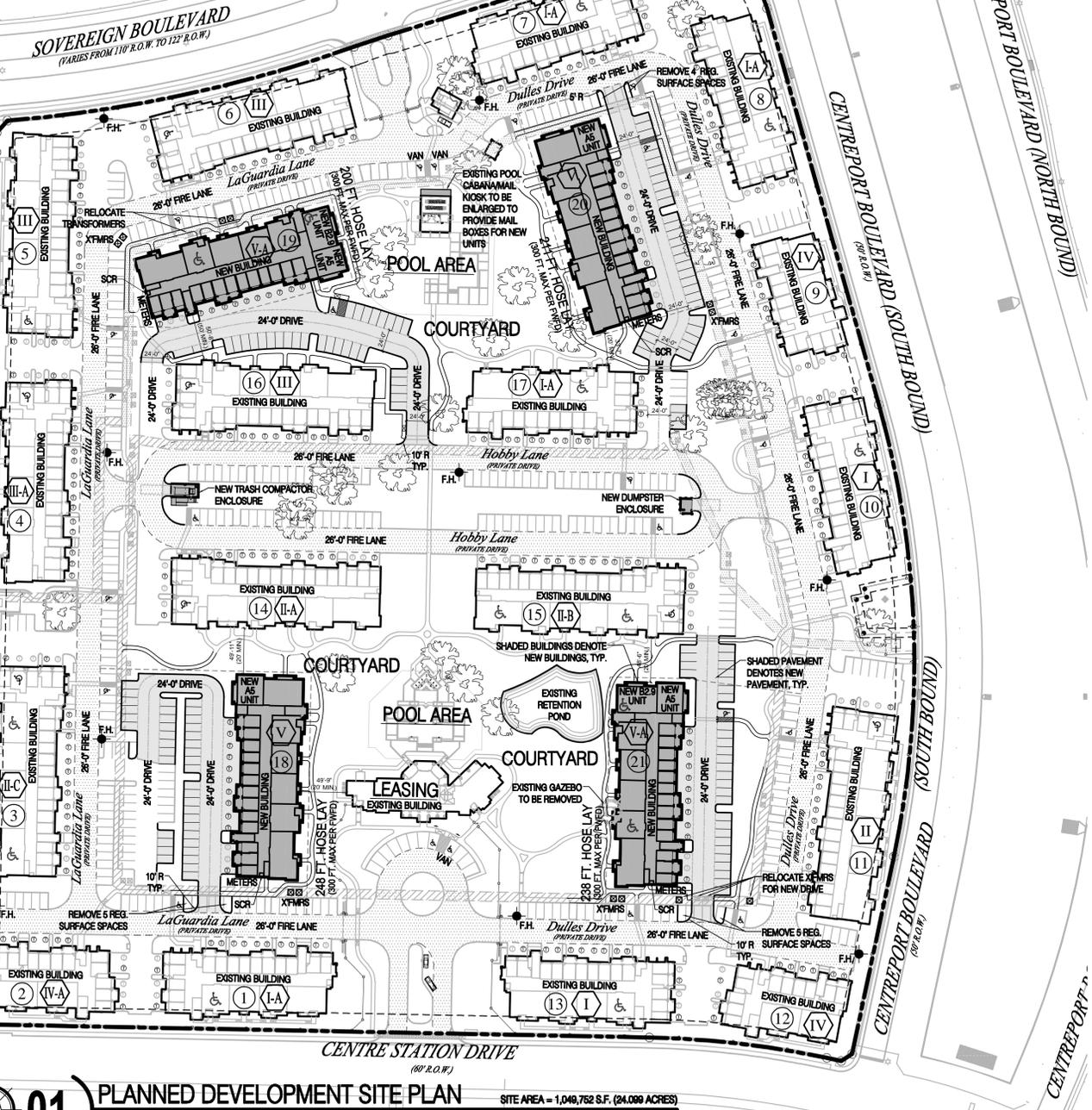


SYMBOL LEGEND

(V)	BUILDING TYPE	(11)	BUILDING NUMBER
(H)	HANDICAP SURFACE/GARAGE PARKING SPACE - OR - ANSI UNIT	SCR	DENOTES LOCATION OF SPRINKLER CONTROL ROOM
F.H.	PROPOSED LOCATION OF FIRE HYDRANT	FDC	DENOTES LOCATION OF REMOTE FIRE DEPT. CONNECTION
(W)	28'-0" WIDE FIRE LANE	METERS	DENOTES LOCATION OF ELECTRICAL METERS
(X)FMR	DENOTES LOCATION OF TRANSFORMER AND PAD (10' MIN. FROM EXTERIOR WALLS/WINDOWS & 20' MIN. FROM BLDG. ENTRANCES)	(T)	DENOTES ASSIGNED TANDEN PARKING SPACE
		(T)	DENOTES OPEN TANDEN PARKING SPACE

LEGAL DESCRIPTION

ALL THAT CERTAIN 24.10 ACRES OF LAND, OUT OF THE TRACT OF LAND DESCRIBED IN THE DEED TO THE CITY OF FORT WORTH RECORDED IN VOLUME 2037, PAGE 567, AND VOLUME 2008, PAGE 243, IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND OUT OF TRACT 1-6733 ACRES DESCRIBED IN THE DEED FROM CENTRE CONSOLIDATED PROPERTIES, LTD., TO CENTREPORT VENTURE, INC., RECORDED IN VOLUME 10189, PAGE 1087, IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, IN THE VICINITY OF J. HUTTON SURVEY, A-681, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.



BUILDING AND UNIT PROGRAM

NO. OF BUILDINGS	NO. OF UNITS PER BUILDING TYPE	UNIT TOTALS	PERCENT	NO.	NRSF	NRSF TOTAL	STAR	NRSF + STAR	NRSF + STAR TOTAL	BALCONY	GARAGE	GROSS S.F.	G TOTAL
26	26	31	31	31	31	31	16	16	33	33			
2	4	1	1	1	1	1	1	1	3	1	2	2	21
52	104	31	31	31	31	93	31	32	16	66	66	584	

1440 Rolling Acres Drive
 Argyle, Texas 76226
 (214) 477-8053
 billyhaynes@verizon.net

W.M.H. ARCHITECTURE
 DESIGN • DRAFTING • ADMINISTRATION

REGISTERED ARCHITECT
 WILLIAM M. HAYNES
 18483
 May 25, 2023

DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF WILLIAM M. HAYNES, ARCHITECT. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN MAY NOT BE DUPLICATED, USED, OR REPRODUCED WITHOUT WRITTEN CONSENT OF WILLIAM M. HAYNES, ARCHITECT.

Drawings Prepared for:
MARLIN SPRING
 Marlin Spring
 2 St. Clair Avenue West,
 16th Floor
 Toronto, ON, Canada M4V 1L5
 (416) 619-3550

Project No. 22-0706

Centreport Lake

14301 Centre Station Drive
 Fort Worth, Texas 76155

Document Date:
 May 25, 2023

Document Phase:
 Planned Development Site Plan

Document History:
 Review Set Issue: - / - / - -
 Permit Set Issue: - / - / - -
 Construction Set Issue: - / - / - -

Rev.	Date	Remark

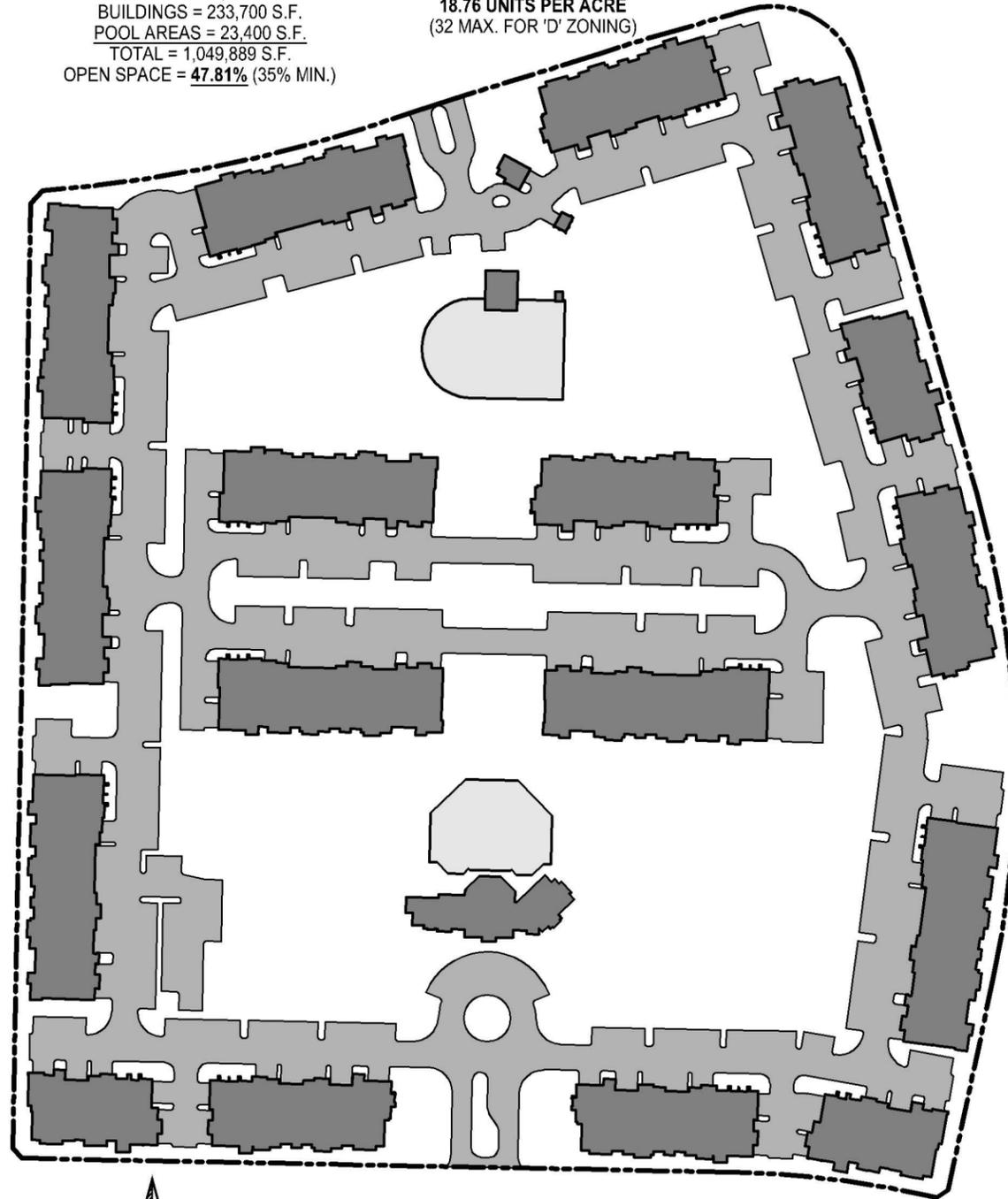
Planned Development Site Plan

A1.1

Director of Development
 Signature: _____
 Date: _____ File Number: _____

**EXISTING
OPEN SPACE CALCULATION**
 PAVING = 290,785 S.F.
 BUILDINGS = 233,700 S.F.
 POOL AREAS = 23,400 S.F.
 TOTAL = 1,049,889 S.F.
 OPEN SPACE = **47.81%** (35% MIN.)

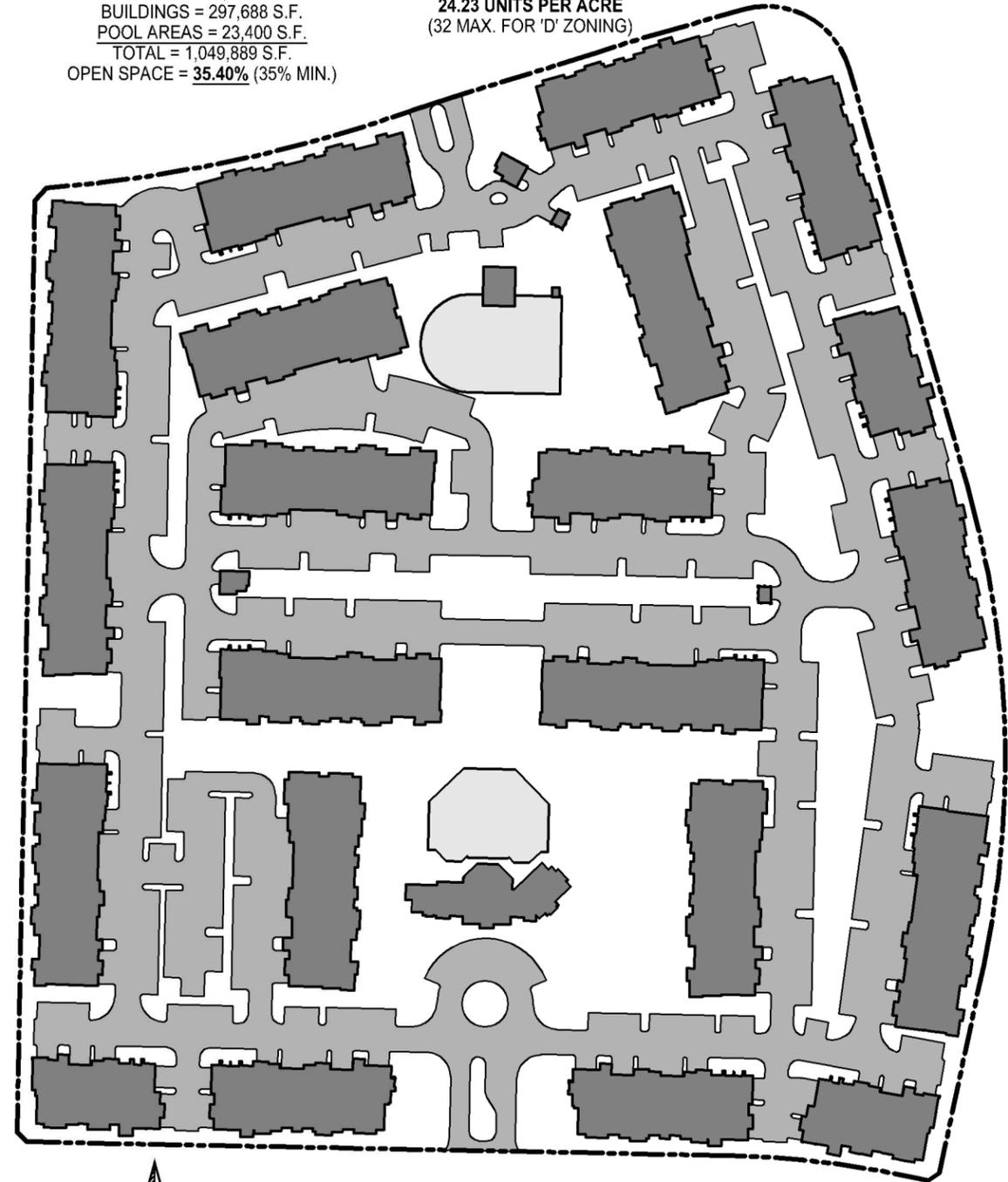
EXISTING DENSITY
 452 TOTAL UNITS
 24.099 ACRES
18.76 UNITS PER ACRE
 (32 MAX. FOR 'D' ZONING)



01) EXISTING SITE PLAN
 SCALE: N.T.S.

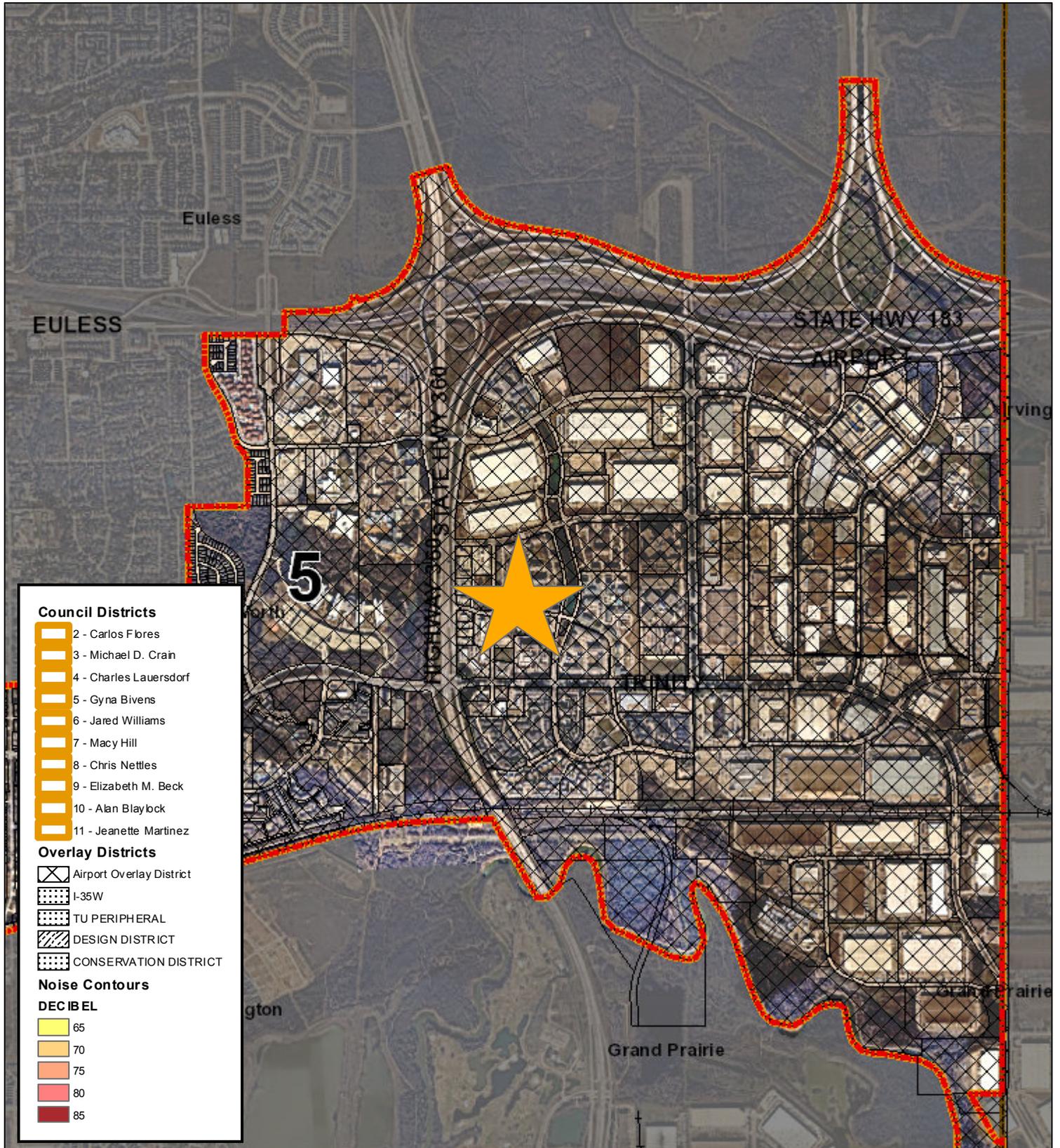
**PROPOSED
OPEN SPACE CALCULATION**
 PAVING = 357,173 S.F.
 BUILDINGS = 297,688 S.F.
 POOL AREAS = 23,400 S.F.
 TOTAL = 1,049,889 S.F.
 OPEN SPACE = **35.40%** (35% MIN.)

PROPOSED DENSITY
 584 (452 + 132) TOTAL UNITS
 24.099 ACRES
24.23 UNITS PER ACRE
 (32 MAX. FOR 'D' ZONING)



02) PROPOSED SITE PLAN
 SCALE: N.T.S.

Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

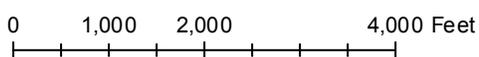
Overlay Districts

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

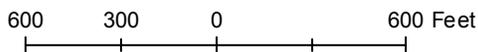
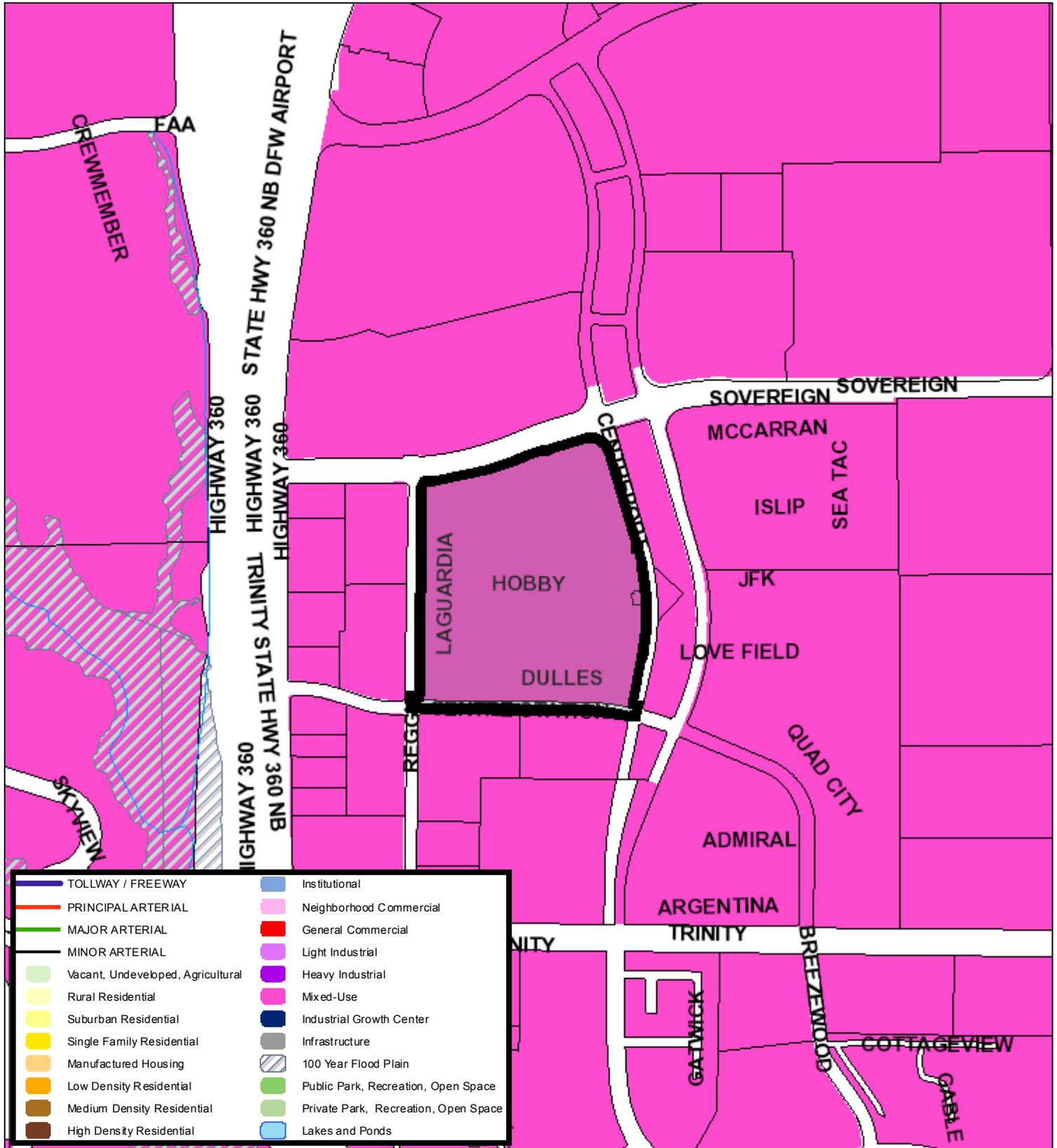
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



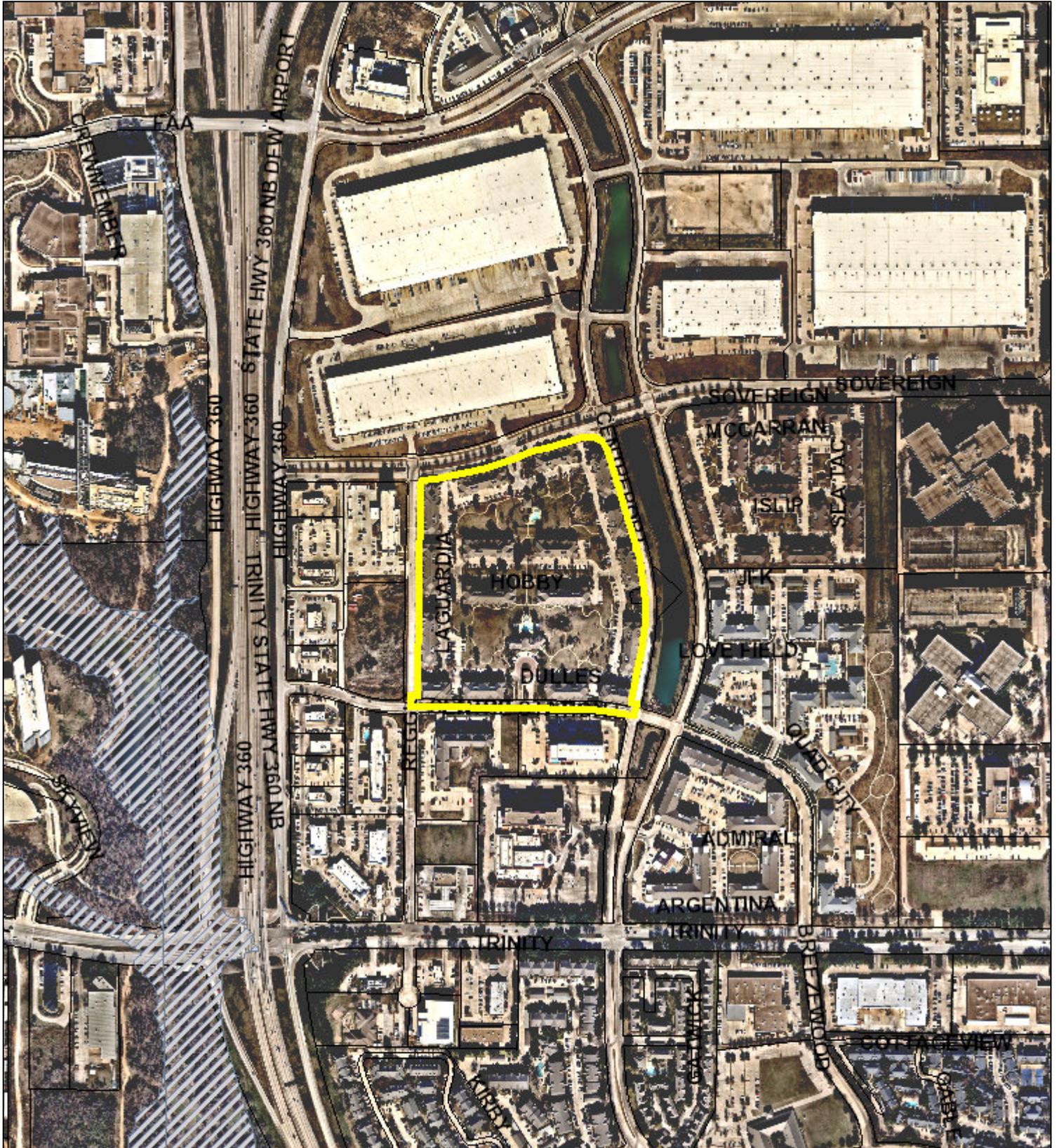
Future Land Use



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



0 375 750 1,500 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-23-100

Council District: 2

Zoning Map Amendment & Site Plan

Case Manager: [Shad Rhoten](#)

Owner / Applicant: John Ainsworth / Olhham Goodwin Capital, LLC

Acreage: 15.55

Site Location: 109 NW 29th, 151 NE 29th, 201 NE 29th, 3000 & 3016-3020 (evens) N Main, 3001-3023 (odds) N Main

Request

Proposed Use: Multifamily, retail, commercial and hotel

Request: From: “J” Medium Industrial and “K” Heavy Industrial

To: “D” High Density Multifamily; “G” Intensive Commercial and “PD-G” Planned Development Intensive Commercial for a hotel within 1,000 feet of a one-family zoning district; site plan waiver requested

Recommendation

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

Comprehensive Plan Consistency: Requested change “G” and “D” **is not consistent**; “PD-G” **is consistent**

Staff Recommendation: **Approval**

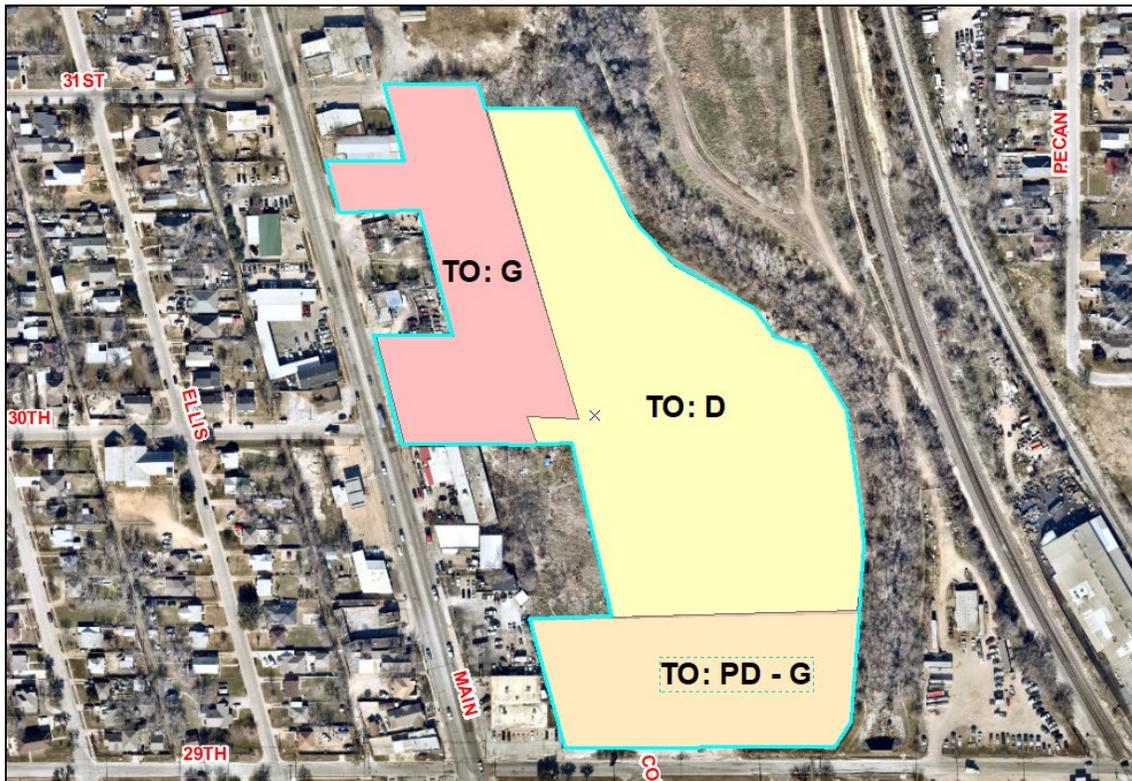
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1. [Project Description and Background](#)
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 - a. Land Use Compatibility
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 - c. Site Plan Comments
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7. Site Plan
8. Partial Elevations
9. Area Map
10. Future Land Use Map
11. Aerial Photograph

Project Description and Background

The subject site is a 15-acre piece of property off NW 29th Street and N Main Street in Council District 2. The site consists of multiple older tracts that are primarily undeveloped. One of the parcels situated near NW 29th and Atchinson Topeka Sant Fe Rail contains an outdoor storage yard for freight equipment. The area is generally bounded by Main St on the west, 31st St to the north, 29th street to the south and the Railway to the east.

This request seeks to rezone the 15-acre site from “J” Medium Industrial and “K” Heavy Industrial to “D” High Density Multi-family, “G” Intensive Commercial and “PD-G” Planned Development Intensive Commercial. The purpose of this request is for future redevelopment of the site into a mix of multifamily, retail and commercial including a hotel. A map of the proposed zoning districts is provided below for reference:



The Planned Development is being requested in compliance with Zoning Ordinance, Chapter 5, Section 5.116, which states:

Location adjacent to residential district. Where a hotel, motel or inn is less than 1,000 feet from any one- or two-family district, other than “MU-2” high intensity mixed-use, a planned development district shall be created for such use. Provided however, this regulation shall not be required when the property in the one- or two-family district is used for utilities, waterways, public parks, railroads or other nonresidential public use or separated from the hotel, motel or inn by a public right-of-way of at least 300 feet.

There is existing “A-5” One-Family zoning within the 1,000-foot distance specified to the west of this property across from N Main Street. The applicant is also requesting a site plan waiver as the site plan for the hotel is still being developed (proposed for the PD-G property on the above map).

Surrounding Zoning and Land Uses

North “J” Medium Industrial & “K” Heavy Industrial / industrial, commercial and undeveloped land
East “K” Heavy Industrial / primarily undeveloped; adjacent to railway
South “SY-ECC-68” Stockyards Form Based District / commercial
West “J” Medium Industrial / commercial and service uses

Recent Zoning History

- ZC-11-037: The western and southern portion of the property was included in a 22-acre rezoning from K to PD-K which was denied

Public Notification

300-foot Legal Notifications were mailed on June 30, 2023.
The following organizations were emailed on June 29, 2023:

Organizations Notified	
Diamond Hill Jarvis NAC*	Northside NA
Inter-District 2 Alliance	Trinity Habitat for Humanity
North Fort Worth Historical Society	Streams and Valleys Inc
Far Greater Northside Historical NA	Fort Worth ISD

**Located within this registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

This property consists of multiple tracts that are zoned under different districts as noted above (refer to attached zoning map). The uses along the Main and 29th street corridors are various commercial uses. There is an established single-family neighborhood approximately 200 feet to east which is buffered from this development by existing commercial uses situated along the Main Street corridor. The existing railway provides an additional separation of this development to single-family uses to the east. The proposed multifamily portion of the development would be nestled in between the commercial main street frontage uses to the west and the railway on the eastern side of the development.

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

Comprehensive Plan Consistency – Northside

The adopted 2022 Comprehensive Plan designates the subject property as a mix of Neighborhood Commercial (west) and Light Industrial (east). The proposed zoning request to “PD-G” is situated in an area designated for future Light Industrial and does align with the Comprehensive Plan. The proposed zoning for both “G” and “D”

zoning do not align with the future land use designations of the Comprehensive Plan. Refer to chart below for a comparison of acceptable zoning classifications per future land use designations:

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
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial

Additionally, this request appears to be alignment with the following land use policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- 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.
- Encourage locating multiple-unit residential structures on corner lots.

The proposed rezoning to “PD-G” **is consistent** with the Comprehensive Plan.

The proposed rezoning to “G” and “D” **is not consistent** with the Comprehensive Plan.

Staff recommends the Future Land Use Map be amended if this zoning change is acted favorably upon.



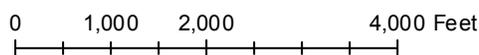
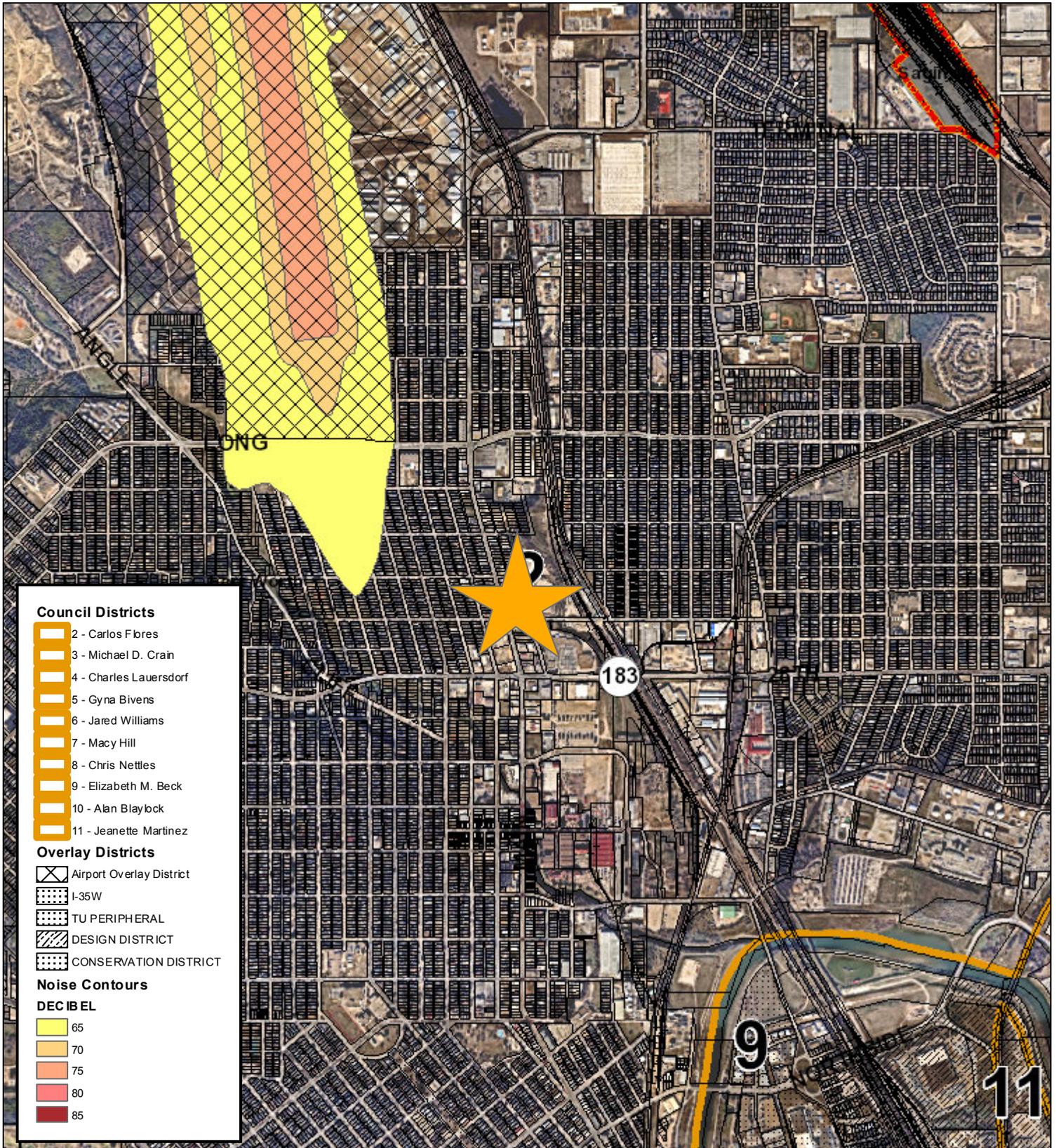
Area Zoning Map

Applicant: Oldham Goodwin Capital LLC./Klmley Horn
 Address: 3016-3020 N MAIN ST (EVENS), 3000 N MAIN ST, 3001-3023 N COMMERCE ST
 Zoning From: (ODDS), 109 NW 29TH ST, 151 NE 29TH ST, 201 NE 29TH ST
 Zoning To: J/K
 Acres: D,G & PD/G
 Mapsco: 15.92676114
 Sector/District: Text
 Commission Date: Northside
 Contact: 7/12/2023

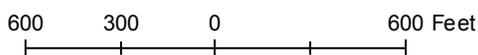
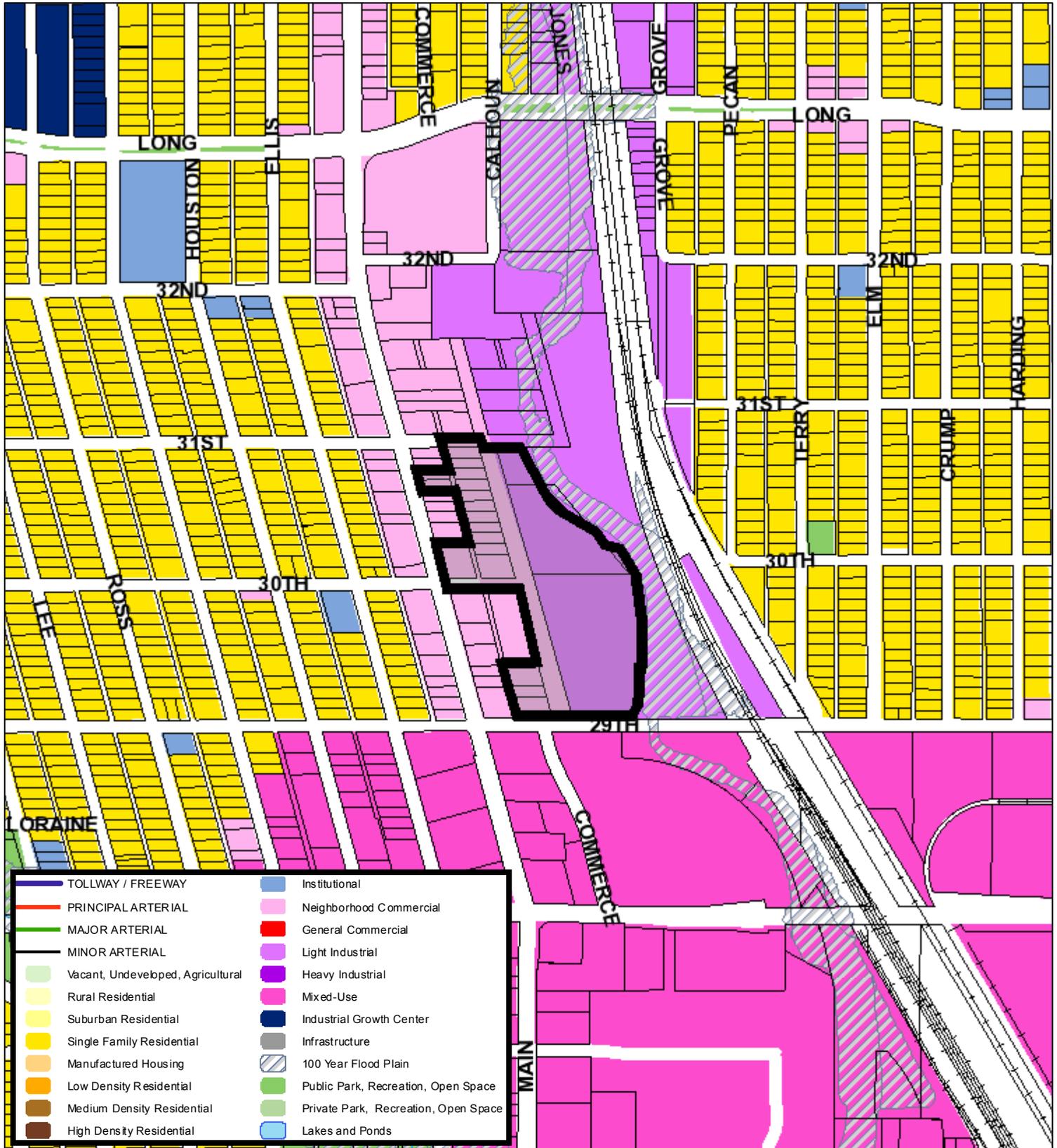


0 220 440 880 Feet

Area Map



Future Land Use



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



Aerial Photo Map



0 375 750 1,500 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-23-101

Council District: 4

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: NTP35 LP / Ojala Partners, LP

Site Location: 8347 Harmon Road

Acreage: 8.18 acres

Request

Proposed Use: Detached Multifamily

Request: From: “PD1270” Planned Development for all uses in G Intensive Commercial to include a 60 ft setback adjacent to residential, 40 ft, landscape buffer, masonry screening wall/IH35 Overlay, site plan waived
To: “PD-D” Planned Development High Density Multifamily/IH35 Overlay with development standards for building orientation, fencing location, parking location, and height; site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The subject site is a 8.18-acre piece of property off Bowman Roberts Road in Council District 4. The site is currently privately owned and undeveloped, and is proposed to be rezoned from the existing “PD” Planned Development – Intensive Commercial zoning to “PD-D” for a Planned Development based on High Density Multifamily. The intent is to build a detached multifamily community comprised of a 90 single story cottage dwelling units. Based on the size of the site, the density is approximately 11 dwelling units per acre, well below the maximum density of 32 dwelling units per acre allowed in “D” zones. A narrative, provided by the applicant as part of their submittal package, is included below to further articulate their plans for the site.

DETAILED PROJECT DESCRIPTION

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

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

We are requesting a zoning change for the property located at the corner of Crested Butte and Horseman. The property is currently zoned PD 1270 and we would like to rezone it to PD-D. The project will be single story cottages for rent. The intention for requesting PD-D zoning is to keep in line with the approved PD for Phase I that allows flexibility with this product type while also requesting fewer waivers.

The waivers (or ‘development standards’) for the PD-D can be seen in the table below. The waivers are only for aspects that fall short of the “D” standards. All other “D” standards not listed will be met or exceeded.

Requirement	"D" Standards	Proposed "PD-D"
Height	Maximum height 36' slab to top plate 48' slab to top plate beyond 250' setback to one- and two- family zoning	Maximum height to 14' slab to top plate - Complies
Parking	1 space per bedroom PLUS 1 space per 250 square feet of office/amenity area No parking or driveways shall be provided between a building and a public or private street.	138 spaces required, 185 spaces provided - Complies Allow parking and driveways between a building and a public or private street. (Waiver requested)
Fencing	Fences shall not be located in the area between building facades and the property line. Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines.	Allow screening fence between building facades and public right-of-way. (Waiver requested)
Building Orientation	Buildings located on public streets must face the street.	Allow all buildings to be oriented as shown on Site Plan and not required to face the street. (Waiver Requested)

Surrounding Zoning and Land Uses

North "PD-1270" Planned Development – Intensive Commercial / undeveloped
 East "PD-1275" Planned Development – Light Industrial / warehouse
 South "PD-1274" Planned Development – High Density Multifamily / detached multifamily
 West "A-5" One Family Residential / single-family residential

Recent Zoning History

- ZC-19-172, Rezoned from "AG" Agricultural to "PD-G" Planned Development – Intensive Commercial, approved by City Council on Feb. 4, 2020

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.
 The following organizations were emailed on June 29, 2023:

Organizations Notified	
West Fork Ranch HOA	Eagle Mountain-Saginaw ISD
Chisholm Ridge HOA*	Northwest ISD*
Trinity Habitat for Humanity	Streams and Valleys Inc
Keller ISD	North Fort Worth Alliance

*Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The current zoning on the property is "PD 1270" or Planned Development – Intensive Commercial, approved in 2020. The areas to the west of the subject property are generally developed as single-family residential neighborhoods. To the north and east are warehouse and light industrial buildings, with more detached single-family cottage community to the south, which is also zoned "PD-D". This rezoning is considered to be a Phase II extension of the cottage community to the south, known as Skyline Prairie Homes. Rezoning to allow construction of a detached multifamily community in this location could serve as a logical buffer between the established single family neighborhoods to the west and the currently developing warehouses and Highway 287 to the east.

The site has access on to the newly opened portion of Harmon Road, a thoroughfare which provides access to Bailey Boswell Road and Highway 287/Interstate 35W.

While the Planned Development is based on multifamily zoning, this is only done because all detached multifamily/cottage communities are currently handled using PD's in lieu of a permanent zoning category. The proposed development is more single-family in nature rather than a true standard multifamily garden apartment style development and will still be of a residential character and nature. The developer is proposing to limit all buildings to a single story and cap the height at 14 feet, in order to remain in scale and not overwhelm the adjacent neighborhoods. In addition, the developer is proposing to limit the density to not exceed 12 units per acre. The PD zoning, if approved, would also be mandated to develop in accordance with the approved Site Plan, which should provide additional assurances to the surrounding communities that development that occurs will be less intense than would be allowed by right under standard "D" High Density Multifamily zoning. The proposed rezoning **is compatible** with existing land uses.

Comprehensive Plan Consistency – Far North

The adopted 2022 Comprehensive Plan designates the subject property as future General Commercial. Multifamily Residential zoning classifications such as "D" (or PD's based on "D") are acceptable within areas designated as future General Commercial.

FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	<u>Multifamily Residential</u> , All Commercial, MU-1, MU-2

Additionally, the following land use policy applicable to the Far North sector is supported by the rezoning request:

FAR NORTH SECTOR FUTURE LAND USE

Sector Land Use Policies

- 1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.**

The proposed rezoning to “PD-D” is **consistent** with the Comprehensive Plan. If the zoning change is approved, staff would recommend that the Comprehensive Plan be updated to medium density residential to reflect the new zoning.

Site Plan Comments

Zoning / Land Use

All zoning comments have been addressed.

Fire

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

One point of access is allowed for Multi-family developments having 100 or less units.

Section 503.1.2 Secondary Access Multi-family

There are a few units along the north side of the project area that are over 150' hose lay from the Fire Lane. For Cottage Communities, this has been allowed to extend to roughly 170', depending on other access alternatives, building stacking/visibility from the Fire Lane, and the overall size of the building(s). If there are no fences or obstructions, the site plan shown is acceptable if hose lay can be considered from Crested Butte Drive. If fencing is present, walk gates that are a minimum of 5' wide will be required to provide an alternative method of overcoming the hose lay shortfall.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 104.8 Modifications

Section 503.1.1 Buildings and Facilities

Section 503.6 Security Gates

The Fire Lane dead end at the southwest corner is longer than 150'. An approved turn-around is required unless there is recorded through access. A gate may be installed at the access point as long as it meets the width and access control requirements listed in the next comment.

Section 503.2.7 Fire Lane Specifications

If the complex is gated, vehicle gates along required access or blocking fire lanes shall be a minimum of 20' wide when fully opened and equipped with Knox Locks. Access Control Permits are required for electric gates.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.6 Security Gates and 506.1 Key Boxes

Where divided by a median, fire lanes are required to be 20' on either side of the median. The fire lanes shown are otherwise compliant, with regard to the minimum of 26' width and turn radius minimums of 25' inside radius. The outside radius is not shown but is required to be a minimum of 51'.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.2.1(2) Fire Lane Specifications

Section 503.2.4 Turn Radius

Each unit will have its own address (not unit numbers). Streets within this subdivision will need to be named on the final plat/s. All street names in the City of Fort Worth must be approved by the Fire Department. Email FWFDStreets@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat number in the subject line.

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)

Each building address shall be clearly visible from the corresponding street.

CFW Fire Department Planning and Addressing Standards Section VI.4 Apartment Signage

Units farther than 25' from the curb line, the numbers shall not be less than 6" in height.

CFW Fire Department Planning and Addressing Standards Section VI.10 Posting of an Address, Rear Structures

In addition to being directly attached to the building, the numbers may also be attached to a freestanding sign, marquee, or other acceptable detached signage as to be determined by the Fire Official.

CFW Fire Department Planning and Addressing Standards Section II.8 Posting a Commercial Address

General Information: The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

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

Platting

No response provided

Water

No response provided

Building Plan Review

No response provided

Park & Recreation

No response provided

Stormwater

FYI: No CFRA, No PHW, and No FEMA Floodplain present on site.

Check with TPW Plan Vault to determine if storm infrastructure is constructed within the vicinity related to the overall North Cowtown Crossing & Standard at Harmon developments.

Site may require an accepted drainage study prior to IPRC, Platting, CG, & PB issuance based on change in usage vs accepted drainage study.

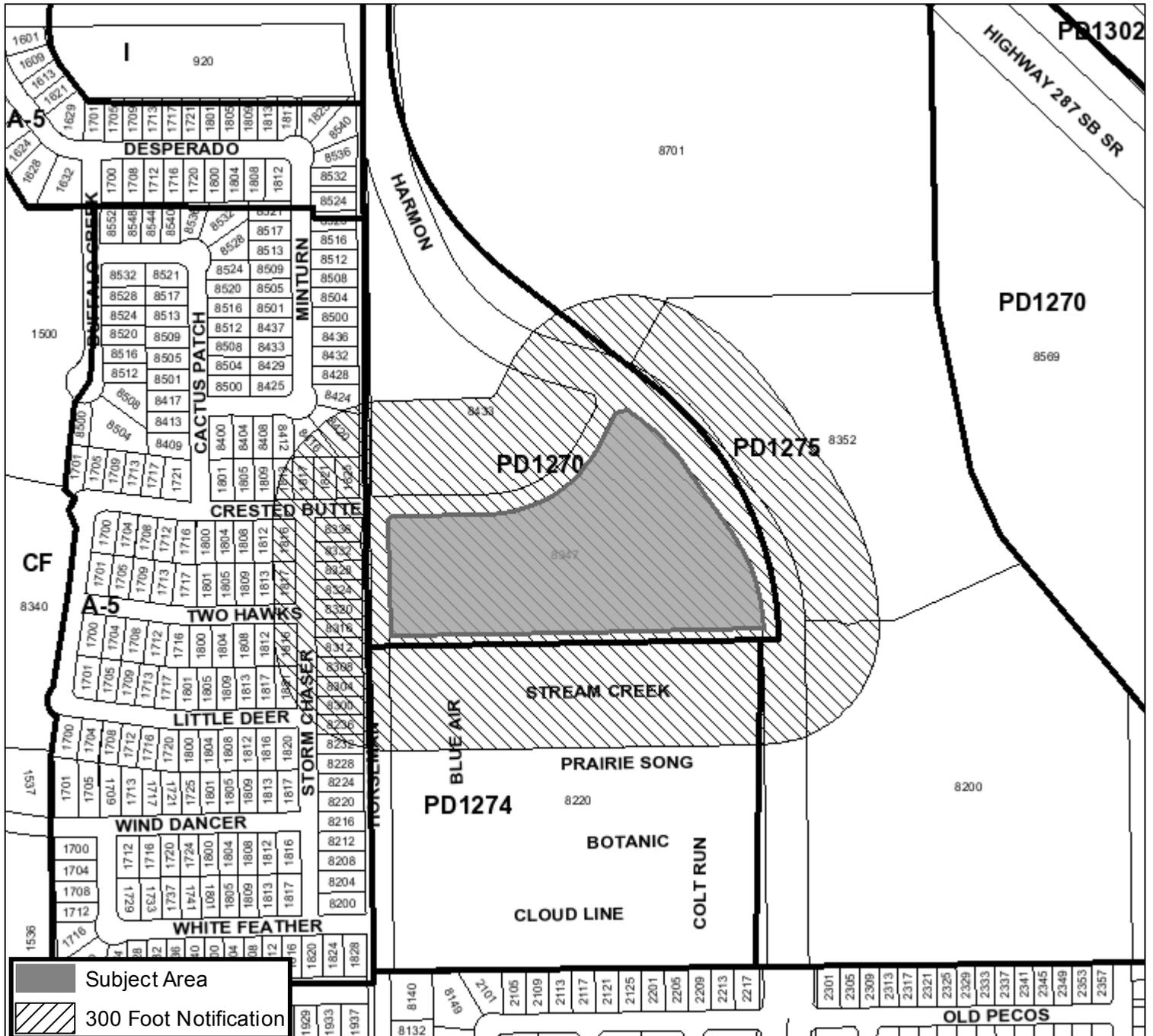
Transportation & Public Works

Workflow cleared by Armond Bryant, but no comments provided

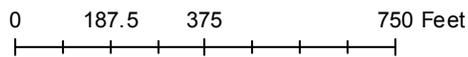
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

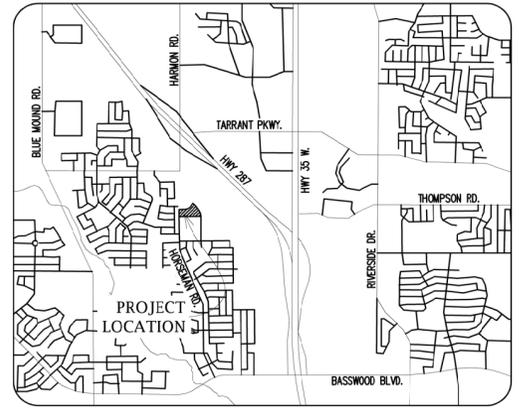
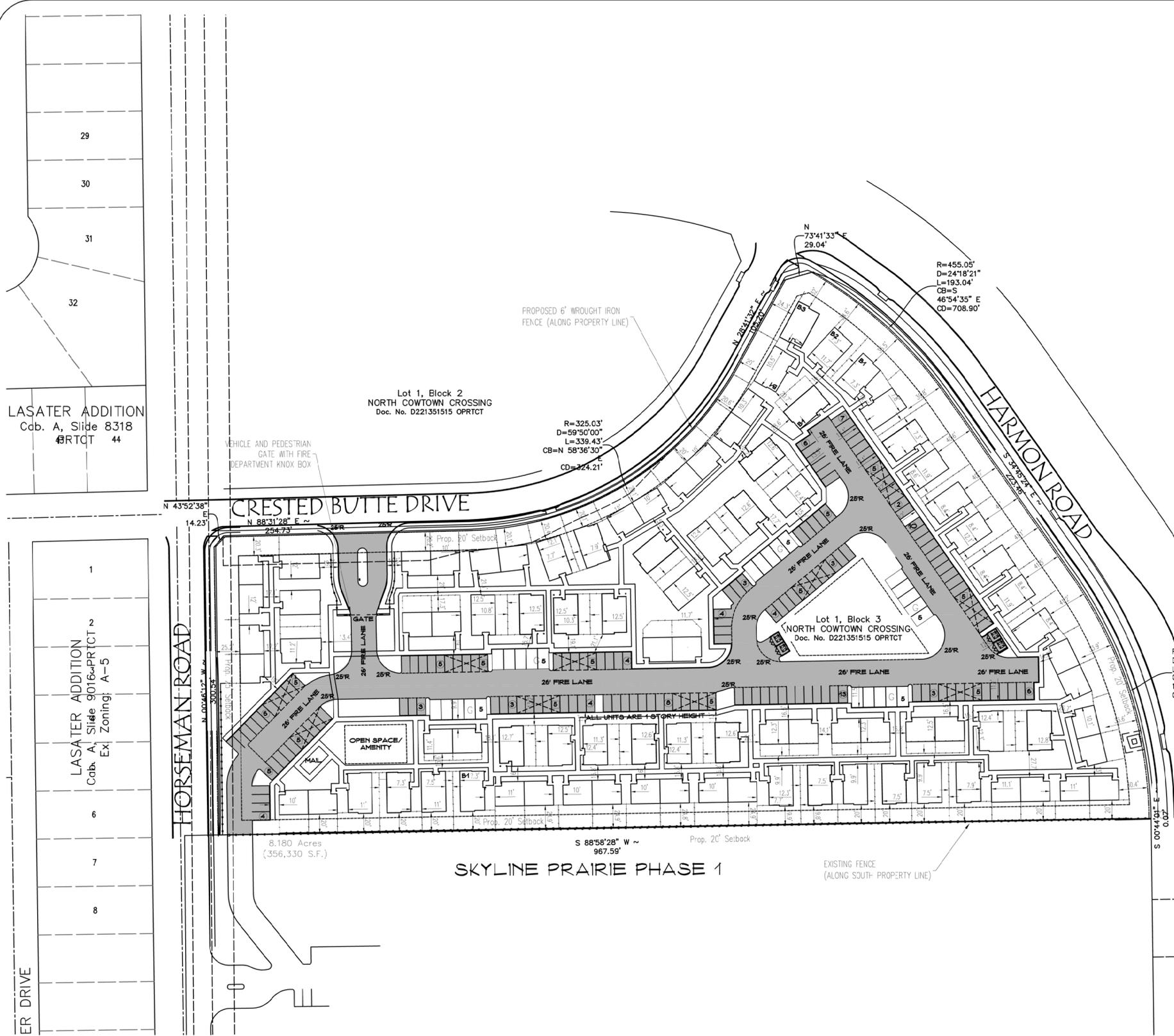
Area Zoning Map

Applicant: NTP35 LP/Ojala Partners
 Address: 8345 Harmon Road
 Zoning From: PD/
 Zoning To: null
 Acres: 8.1191735
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 7/12/2023
 Contact: null



	Subject Area
	300 Foot Notification





LOCATION MAP

- LEGEND**
- PROPOSED PAVEMENT
 - SURFACE PARKING WITH NUMBER OF SPACES
 - COVERED PARKING WITH NUMBER OF SPACES
 - GARAGE PARKING WITH NUMBER OF SPACES
 - PROP. WOOD FENCE
 - PROP. WROUGHT IRON FENCE
 - PROP. MASONRY WALL

PARKING SUMMARY

PARKING TYPE	SPACES PROVIDED	MIX
SURFACE PARKING	108	59.0%
COVERED PARKING	50	27.3%
GARAGE PARKING	25	13.7%
ACCESSIBLE PARKING	-	2.0% OF TOTAL
TOTAL PROVIDED	183	100%

GENERAL NOTES & LEGEND:

- PROPOSED PD LAND USES: DWELLING UNITS WITH LEASING AND AMENITIES AS WELL AS USES ALLOWED UNDER THE D HIGH DENSITY MULTIFAMILY ZONING DISTRICT.
- OTHER SITE AMENITIES INCLUDE: DOG PARK, COURTYARD AREAS.
- ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE. ALL SIGNS SHALL CONFORM TO ARTICLE 4-SIGNS UNLESS SPECIFIED ON THE SITE PLAN.
- THIS PROJECT WILL COMPLY WITH SECTION 4.712.D.6 LANDSCAPING.
- THE PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING.
- THIS PROJECT WILL COMPLY WITH FORT WORTH SIGN CODE.
- PARKING LOCATED AT SOUTHWEST CORNER OF SITE, ADJACENT TO HORSEMAN ROAD RIGHT-OF-WAY, SHALL BE SCREENED PER SECTION 4.711(6)B.
- DUMPSTERS WILL BE SCREENED WITH A MASONRY WALL ON ALL THREE SIDES AND CONTAIN A GATE.
- THE SQUARES ON THE IRON FENCE SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE NOT INDICATIVE OF ROD SPACING. PROPOSED ROD SPACING WILL BE DETERMINED DURING THE DETAILED LANDSCAPE DESIGN PROCESS.
- SIDEWALKS BEHIND FREESTANDING GARAGES SHALL BE OFFSET 3- FEET TO ALLOW FOR A ROW OF SHRUBS OR PLANT MATERIAL.
- GARAGES AND CARPORTS SHALL BE CONSTRUCTED WITH COMPATIBLE ARCHITECTURAL TREATMENTS THAT MATCH THE MAIN BUILDINGS (EG. ROOF PITCH, GABLE TYPE AND ORIENTATION, ROOF MATERIALS).
- THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE "D" DISTRICT STANDARDS, WITH THE FOLLOWING EXCEPTIONS:
 - BUILDINGS ARE TO BE ORIENTED AS SHOWN ON THE SITE PLAN AND ARE NOT REQUIRED TO FACE THE STREET.
 - FENCING IS TO BE LOCATED ON THE SITE PLAN AND IS ALLOWED BETWEEN BUILDING FACADES AND THE PROPERTY LINE.
 - MAX HEIGHT SHALL BE 14'.
 - PARKING LOCATION AS SHOWN ON THE SITE PLAN.
- THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) AN AN MFD SITE PLAN WILL BE SUBMITTED.

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

PD SITE PLAN
SKYLINE PRAIRIE

AT HARMON HOMES (PHASE II)
8.18 ACRES SITUATED IN THE
IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ENGINEER/SURVEYOR
SPIARS ENGINEERING, INC.
3575 Lone Star Circle, Suite 434
Fort Worth, TX 76177
Telephone: (469) 395-0543
TBPE No. F-2121
Contact: Tyler Barnett

OWNER
NTP35, LP
Box 523
Fort Worth, Texas 76101
Telephone: (817) 236-6100
Contact: Steve McKeever

APPLICANT
OP ACQUISITIONS, LLC
2121 North Pearl Street
Suite 300
Dallas, Texas 75201
Telephone: (214) 865-7926
Contact: Daniel Smith

Scale: 1"=80' JULY 6TH 2023

CASE REFERENCE ZC-23-101

ARCHON CORPORATION
ARCHITECTS / PLANNERS
210 NORTH PARK BLVD.
SUITE 100 - GRAPEVINE, TX
76051 214.526.0731

ARCHITECT: GARY WOOD #12202
EMAIL: GWOOD@ARCHONCORP.COM
TELEPHONE: T 214.526.0731 EXT.3

RESIDENTIAL SUMMARY

UNIT TYPE	STORIES	BUILDING HEIGHT	UNITS	MIX	BEDROOMS PER UNIT	PARKING REQUIRED*
1 BR	1	10'-1"	44	48.8%	1	44
2 BR	1	10'-1"	46	51.2%	2	92
TOTAL			90			136

*PARKING BASED ON 1 PARKING SPACE PER BEDROOM

OPEN SPACE CALCULATIONS

FOOTPRINT AREA	AREA USED FOR OPEN SPACE CALCULATION	OPEN SPACE AREA REQUIRED (25%)	PROVIDED OPEN SPACE
(GSF)	(GSF)	(GSF)	(GSF)
225,000	131,330	32,833 (25%)	43,870 (33.4%)

FOOTPRINT AREA = SUM OF BUILDING FOOTPRINTS, PARKING AREAS, ACCESS DRIVES, AND FENCED PATIOS.
AREA USED FOR OPEN SPACE CALCULATION = TOTAL SITE AREA MINUS FOOTPRINT AREA

SITE SUMMARY

TOTAL NUMBER OF UNITS	90	UNITS
GROSS ACREAGE	8.18	ACRES
DENSITY	11.00	DU/ACRE
OPEN SPACE	1.01	ACRES
PERCENTAGE OPEN SPACE	33.4%	

Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

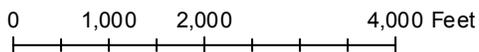
Overlay Districts

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

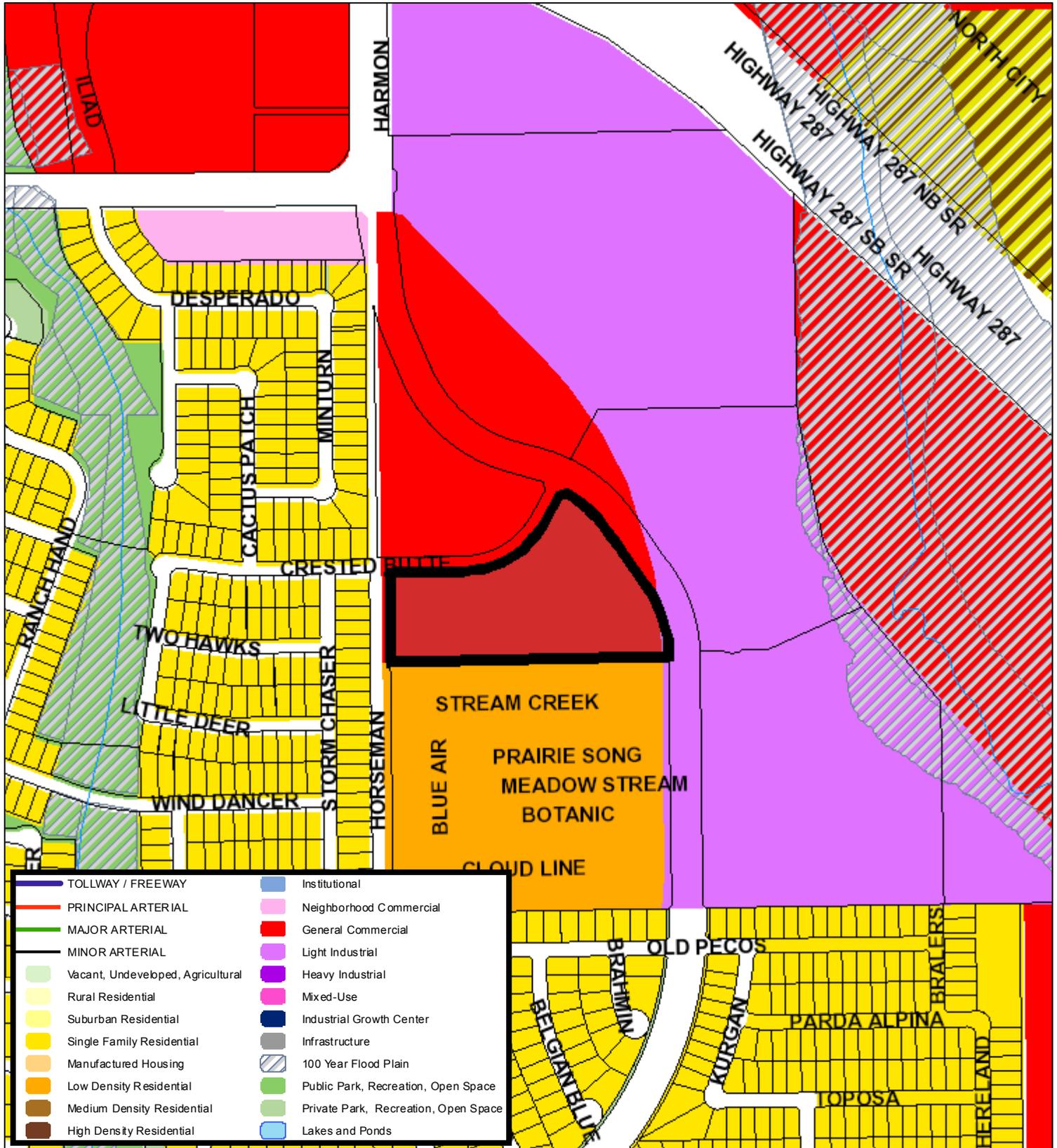
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



460 230 0 460 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: July 12, 2023

Case Number: ZC-23-102

Council District: 5

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: LCG21 945 Trinity LLC/ Ray Abraham, Leon Capital Group

Site Location: 11300 block Trinity Boulevard

Acres: 0.83 acres

Request

Proposed Use: Warehouse Distribution & Logistics Facility

Request: From: “AG” Agricultural

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus certain light industrial uses (see docket) and development standards to allow parking for warehouse and industrial uses to be calculated at 1 space per 4 employees (4 spaces minimum); site plan required

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (Technically Consistent)**

Staff Recommendation: **Approval**

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3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Zoning Map with 300 ft. Notification Area
7. Exhibit: Proposed Light Industrial Uses
8. Conceptual Plan
9. Area Map
10. Future Land Use Map
11. Aerial Photograph

Project Description and Background

The subject property is the northern part of two sections bisected by Trinity Boulevard, west of House Anderson Road. The two sections were previously excess right-of-way that have been purchased by the applicants. The portion of the site opposite the Trinity Boulevard frontage is the main development area owned by the applicants, leaving the former right-of-way as infill spaces.

In 2022, the main development area was approved for “PD” Planned Development for all uses in “E” Neighborhood Commercial plus certain light industrial uses and a development standard to allow parking for warehouse and industrial uses to be calculated at 1 space per 4 employees (4 spaces minimum); site plan required. By providing a base zoning district of “E” Neighborhood Commercial, the site is subject to more stringent landscaping and height requirements that would normally not be imposed on industrial uses. While a site plan is included in the application packet, a separate site plan approval will be required prior to submitting for building permits. The site plan requirement also provides the community with an extra opportunity to review the site and provide input.

The adjacent uses on this northern side of Trinity Boulevard include a water treatment plant to the west and a steel fabrication facility to the east. The applicant is requesting a development standard for parking of the added light industrial uses. Parking is calculated based on the type of use. Any commercial parking would be based on the type of commercial use (such as retail, restaurant, or office), per Ch. 6 of the Zoning Ordinance. The following is the standard parking requirement for industrial uses:

Use	Requirement
Industrial	
Industrial building	2 spaces per 1,000 square feet gross floor area or 1 space per 3 employees, whichever is greater
Warehouse building	1 space per 4 employees 4 spaces minimum

The applicant is requesting a development standard to park the site at one (1) space per four (4) employees (four (4) spaces minimum), which is the warehouse building calculation. This would mean that parking calculation would be used for all industrial types, not just warehouses.

Surrounding Zoning and Land Uses

- North “PD 1339” Planned Development for all uses in “E” Neighborhood Commercial plus certain light industrial uses / vacant land
- East “J” Medium Industrial / industrial uses
- South “AG” Agricultural / Trinity Boulevard and vacant land
- West “J” Medium Industrial / water treatment facility and vacant land

Recent Zoning History

- ZC-17-014; southeast of subject site, from PD/I with development standards to PD/E excluding alcohol sales; approved 3/8/2017;
- ZC-17-064; northwest of subject site from AG to A-5; approved 5/5/2017;
- ZC-19-033; west of subject site, from AG to PD/I; approved 5/8/2019;
- ZC-19-097; south of site from AG to K; denied on 10/15/19;
- ZC-19-120; from AG, AR, CF, and K to A-5; effective 10/24/19; east of subject site
- ZC-20-020 from AG to A-5; withdrawn;
- ZC-22-066; north and south of subject site, from AG & K to PD/E plus certain light industrial uses, approved, 10/11/2022; and
- ZC-23-029; east of site, from AG to PD for C uses, approved 4/11/2023.

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.

The following organizations were notified: (emailed June 29, 2023)

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

** Not located within a registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “AG” Agricultural District to a Planned Development based on “E” Neighborhood Commercial with certain light industrial uses added and a development standard for parking. The surrounding land uses include existing and proposed industrial uses, undeveloped land, and a water treatment plant.

The proposed Planned Development’s base district of “E” Neighborhood Commercial is compatible with the surrounding land uses, particularly the lower intensive residential and agricultural uses found immediately beyond the industrial uses around the subject. The requested addition of light industrial uses is compatible with the surrounding industrial uses in the immediate vicinity, such as warehouses, outdoor storage, and a water treatment facility. However, the light industrial uses are not explicitly compatible with the surrounding residential, agricultural, and parkland that are in the greater area. In adding particular selected light industrial uses, the Zoning Commission and City Council can approve uses they deem acceptable for this location.

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

Comprehensive Plan Consistency – Eastside

The 2023 Comprehensive Plan currently designates the property as Neighborhood Commercial on the Future Land Use Map. Below is a portion of a table in Ch. 4 Land Use from the Comprehensive Plan.

COMMERCIAL

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

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

INDUSTRIAL

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

The Comprehensive Plan for the “AG” area was changed in 2017 from Light Industrial to Neighborhood Commercial to support the residential growth of the historic Mosier Valley community.

The proposed base zoning of “E” Neighborhood Commercial is consistent with the Neighborhood Commercial and the Light Industrial Future Land Use designations, which allows for all commercial districts.

However, the requested addition of eighteen light industrial uses, while consistent with the portion of the site with the Light Industrial Future Land Use designation, is not consistent with the portion designated as Neighborhood Commercial Future Land Use.

Overall, the proposed zoning is **consistent (technically consistent)** with the Comprehensive Plan.

Economic Development Plan

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

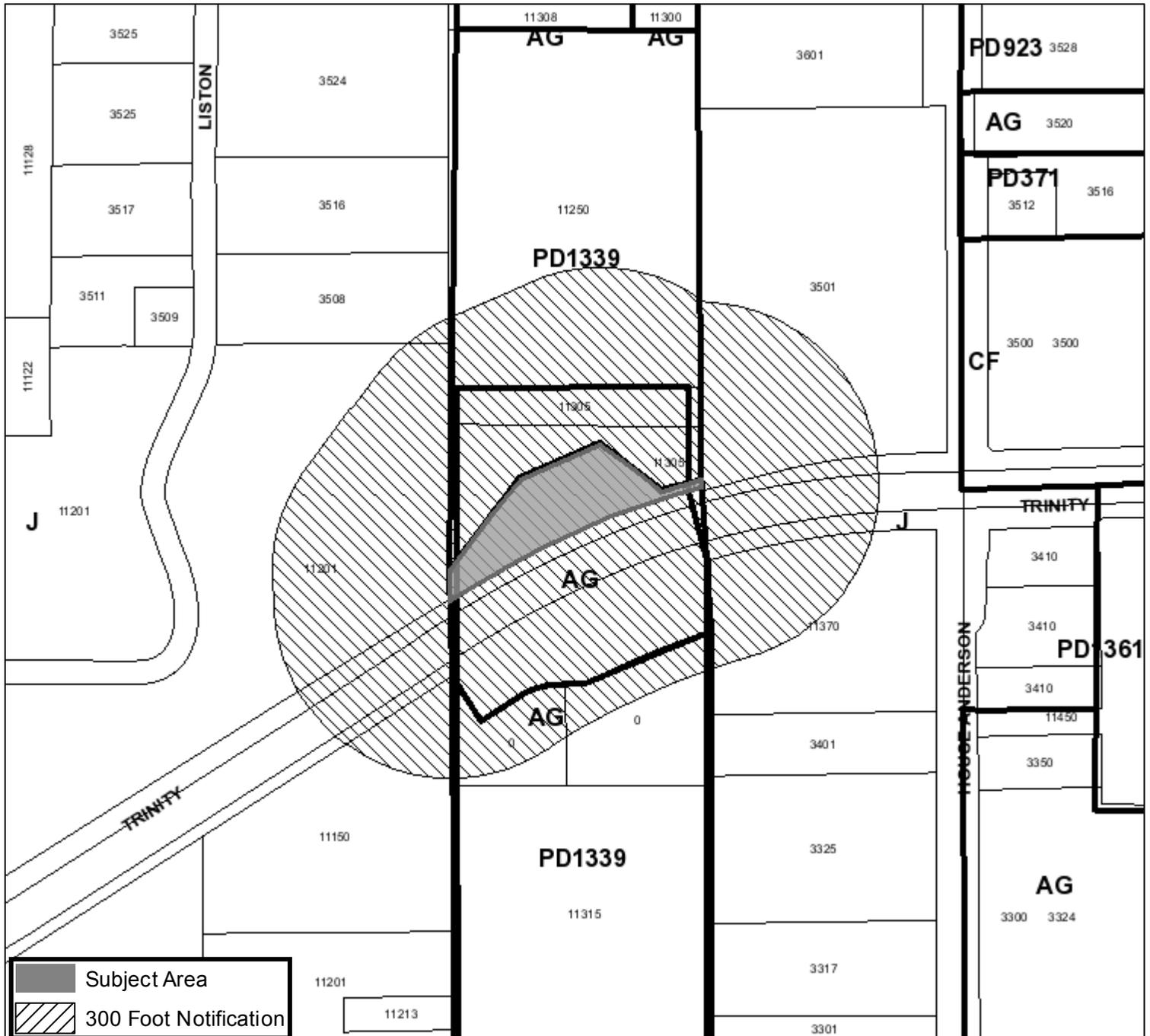
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4.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

This zoning request could assist in high-wage job growth, depending on the industrial use developed, and is not a targeted high-growth industry, but could contribute to the quality of place with the higher landscaping requirements.

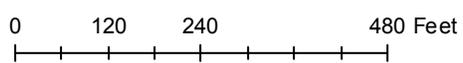


Area Zoning Map

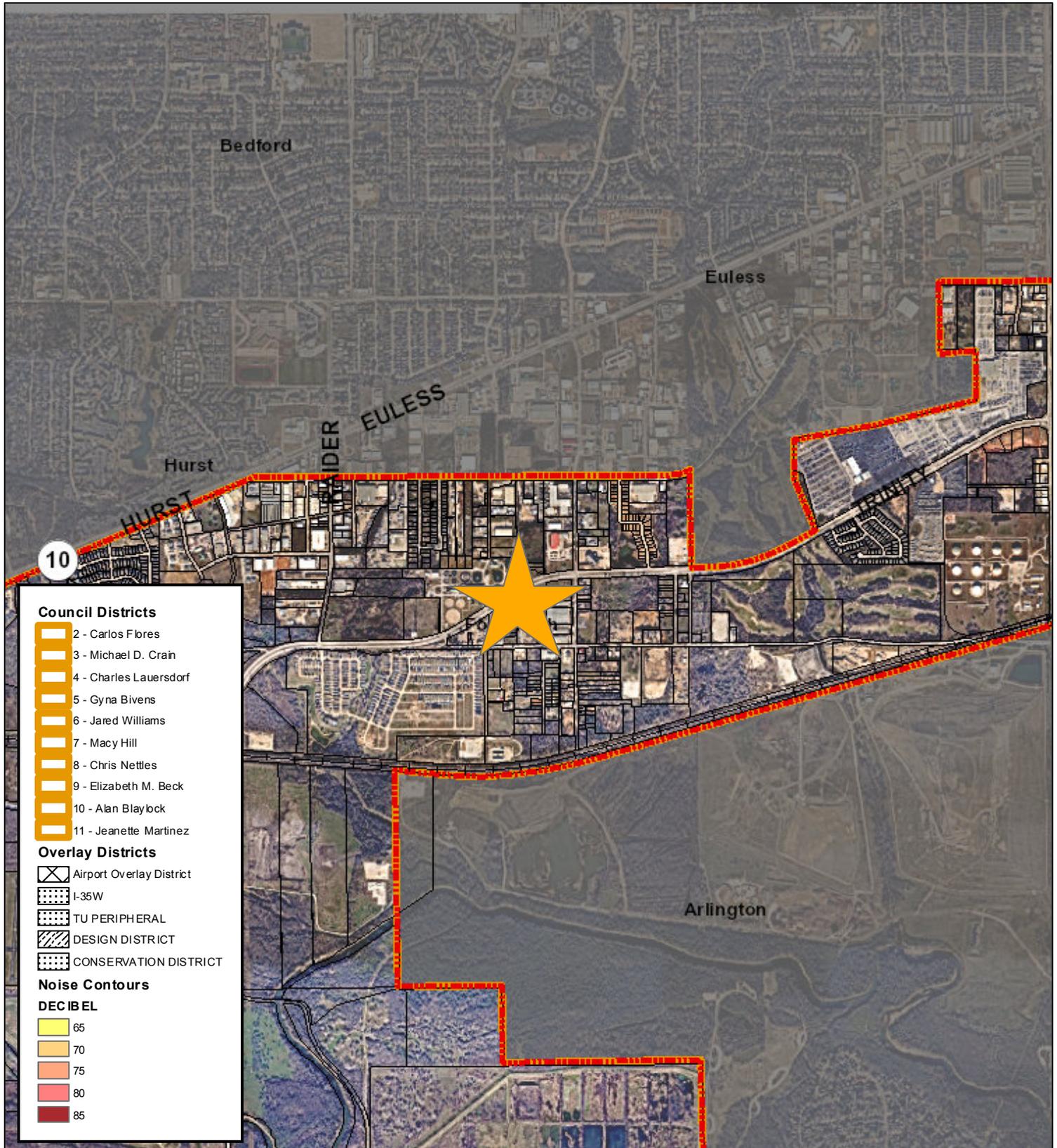
Applicant: LCG21 945 Trinity LLC/Leon Capital Acquisitions
 Address: 11300 block Trinity Boulevard
 Zoning From: AG
 Zoning To: PD for E uses plus certain industrial uses
 Acres: 0.82595529
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 7/12/2023
 Contact: 817-392-8190



 Subject Area
 300 Foot Notification



Area Map



10

Council Districts

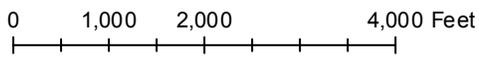
- 2 - Carlos Flores
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- 5 - Gyna Bivens
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Overlay Districts

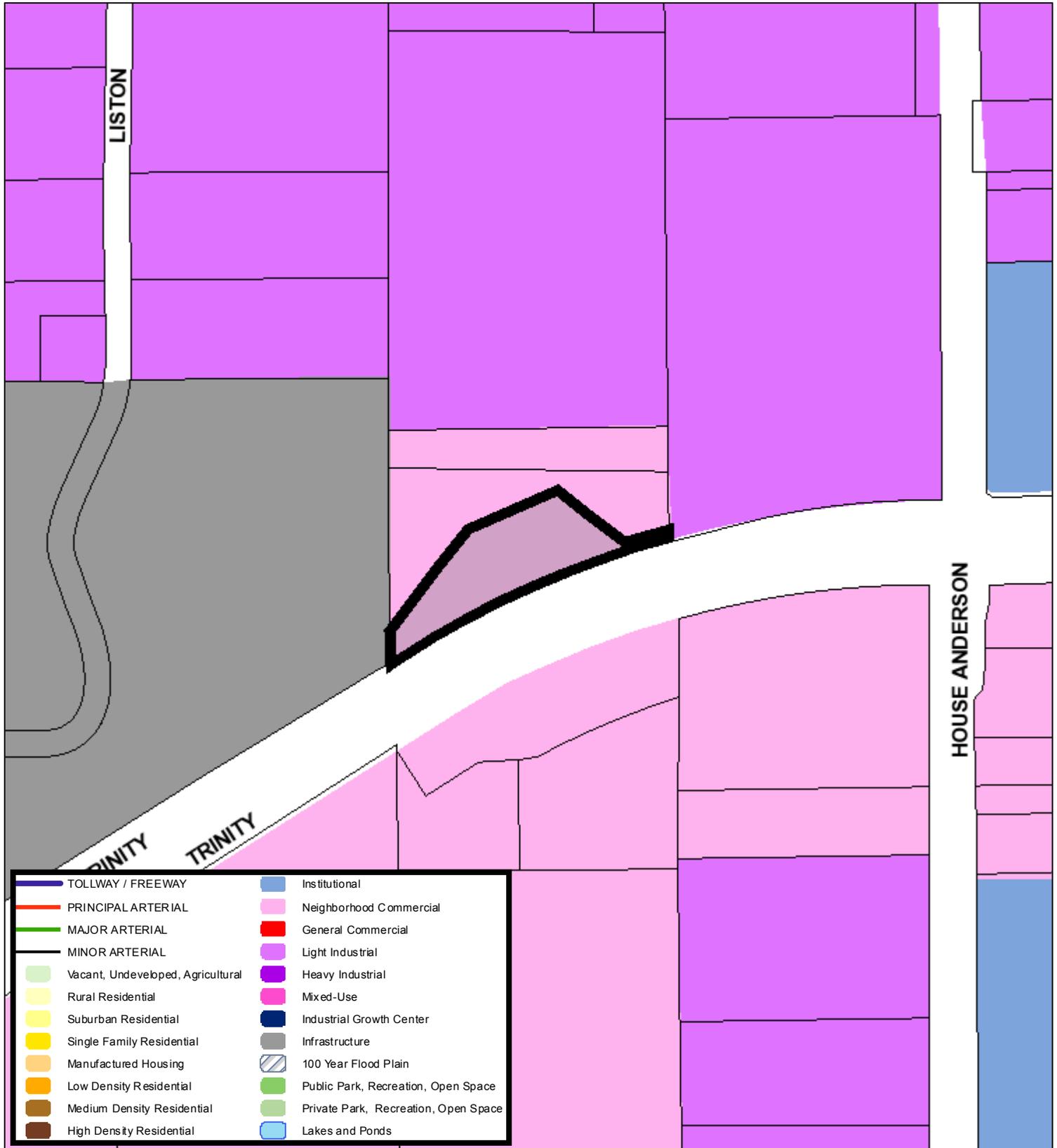
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

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



Future Land Use



200 100 0 200 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



0 130 260 520 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-23-107

Council District: 10

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: T&T Construction Inc. / John Davis, Acme Fence Services

Site Location: 1305 Boaz Road

Acreage: 2.3 acres

Request

Proposed Use: Warehouse & Outdoor Storage

Request: From: “A-43” One Family Residential

To: “J” Medium Industrial

Recommendation

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

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

Staff Recommendation: **Denial**

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 - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
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9. Aerial Photograph

Project Description and Background

The subject site is a 2.3 acre property located in far northern Fort Worth in Council District 10. This rezoning request would change the zoning from the current “A-43” One-Family residential to “J” Medium Industrial. The following description was provided in the application packet:

The property will be used as a commercial construction fence installation company with office space for 5 employees and a storage shop for. There will be no sells to the public and no customers coming to the office or shop. The lot will be used for our company trucks and trailers. The yard where all material is stored will have an 8ft tall privacy screen fence that will obstruct view from the street and adjacent properties. The lot has been used as a concrete construction company for many years. The change of property occupants would only be the type of construction company.

The proposal would fall under the “Warehouse” and “Outdoor storage” uses found in the City of Fort Worth Zoning Ordinance. These uses are only allowed by right in the industrial zones (“I”, “J”, and “K” for light, medium, and heavy industrial, respectively).

Surrounding Zoning and Land Uses

North “A-43” One Family Residential / residential

East “A-43” One Family Residential / residential

South “A-5” One Family Residential / residential

West “A-43” One Family Residential / residential

Recent Zoning History

- Annexed into the City in 2013.

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.

The following organizations were emailed on June 29, 2023:

Organizations Notified	
Spring Ranch HOA*	Sendera Ranch HOA
North Fort Worth Alliance	Northwest ISD
Streams and Valleys Inc.	Trinity Habitat for Humanity

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The areas surrounding the subject site are predominately of a residential nature. Homes on large lots (1+ acre) proliferate along Boaz Road between Willow Springs Road and Avondale Haslet Road. More modern subdivisions are located to the south, west, and north, including Spring Ranch, Willow Springs Ranch, and Sendera Ranch. What few non-residential land uses are in the vicinity are limited to the strip directly along Avondale Haslet Road. The subject site does not have direct access on to Avondale Haslet Road, which is designated on the City’s Master Thoroughfare Plan (MTP). The only access to and from the site is off Boaz Road, which is a rural two lane road that is not on the MTP and unlikely to be improved in the near future. The condition of the road does not appear ideal for industrial type traffic with trucks and other such heavy non-passenger vehicles, not withstanding any major roadway improvements.

To the west, east, and south are residentially zoned areas. If “J” zoning is approved, adjacency rules will come into force for the subject site, requiring a building setback of 50 feet off the rear property line, a 5 foot landscaped buffer, and a 6 foot height solid screening fence. The required building setback substantially reduces the buildable envelope, since the lot is of relatively small width (180 to 215 feet).

It appears that this property developed to county standards rather than City standards, and annexed in at a later date (2013). “J” zoning would allow all uses permitted in Medium Industrial, including but not limited to: food processing, outdoor kennels, transportation terminals, temporary batch plants, breweries, cement products, power plants, grain elevators, poultry slaughtering, and light manufacturing. These uses would be allowed in “J” by right with no zoning review, and are not appropriate in such close proximity to residential areas.

The proposed “J” Medium Industrial zoning **is not compatible** in this location. If the zoning change is approved, any residential component on site must be ceased as the “J” zone does not allow mixed uses.

Comprehensive Plan Consistency – Far North

The 2022 Comprehensive Plan currently designates the subject property as future rural residential. Appropriate zoning classifications for this location would be the large lot “A-2.5” or “A-43” One-Family Residential categories. The current “A-43” zoning is in alignment with the Comprehensive Plan designation.

FUTURE LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43

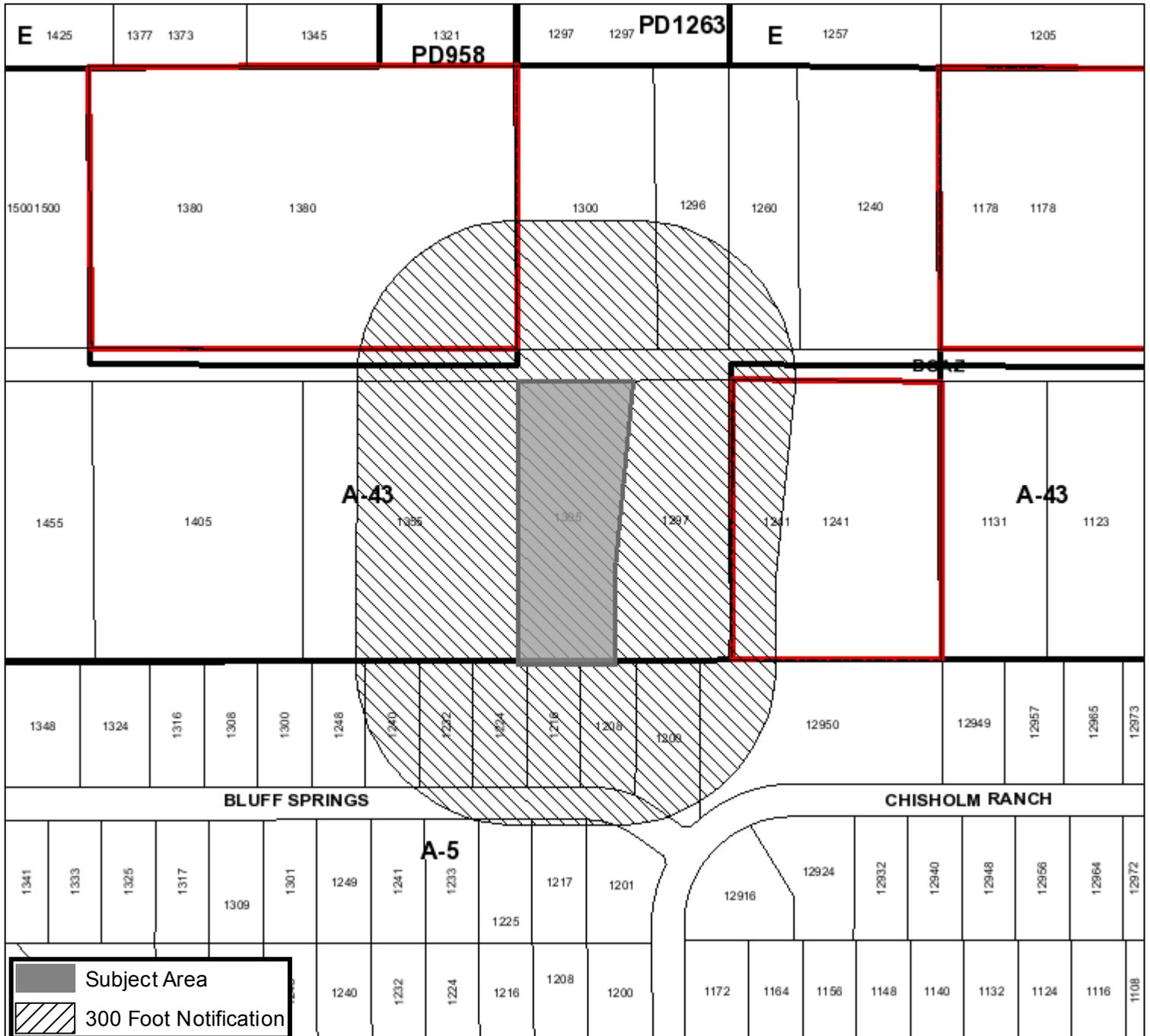
Looking at the land use policies specific to the Far North sector of Fort Worth, there are no policies in place that would support the rezoning to “J” Medium Industrial. Rezoning to “J” would not be in harmony with the City Council’s vision for the neighborhood as expressed through the Comprehensive Plan.

The proposed rezoning to “J” **is not consistent** with the Comprehensive Plan. If the zoning change is approved as presented, staff suggests that the Comprehensive Plan be updated to reflect this change.

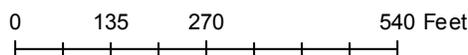


Area Zoning Map

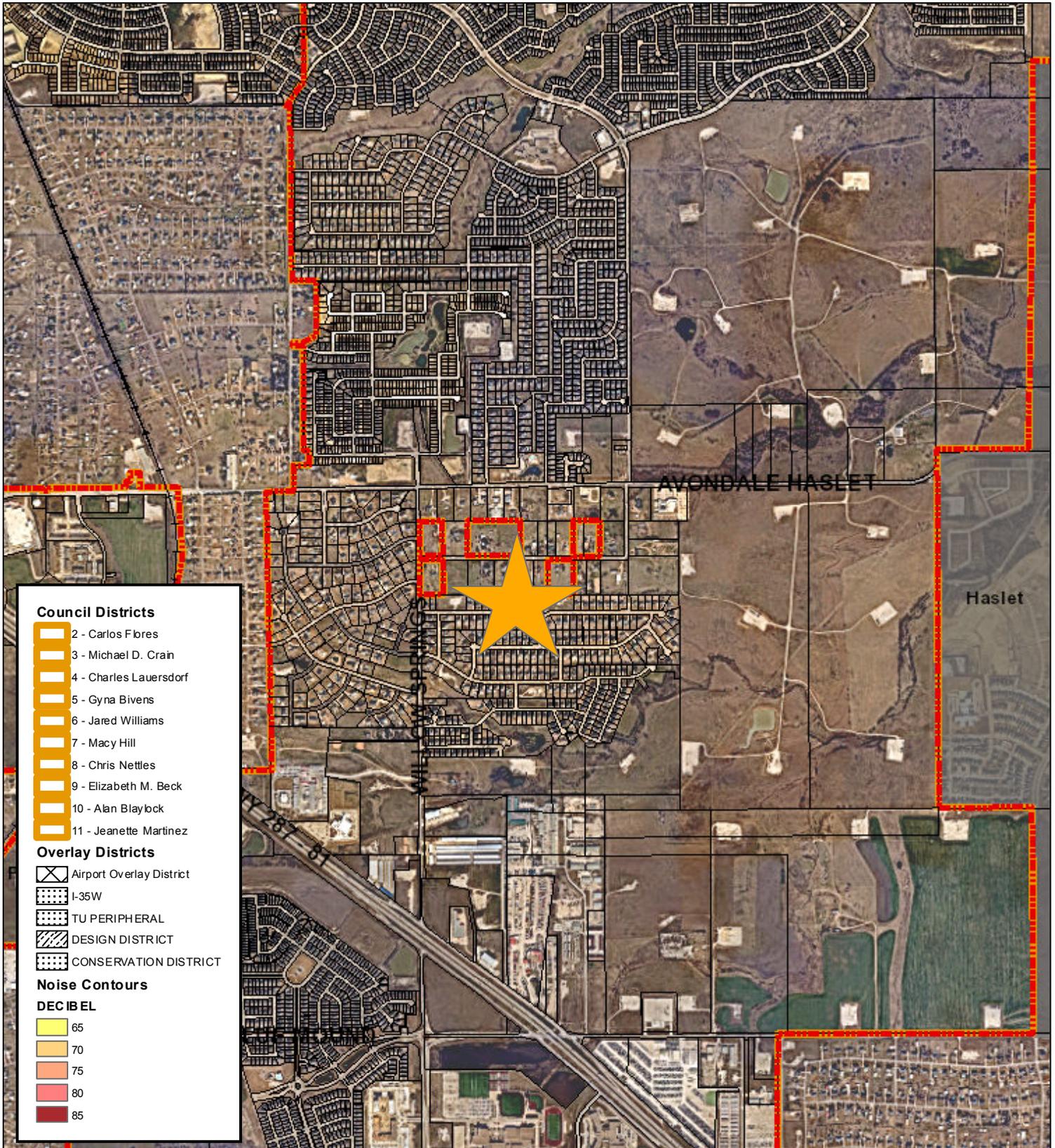
Applicant: T&T Construction Inc./John Davis
 Address: 1305 Boaz Road
 Zoning From: A-43
 Zoning To: I
 Acres: 2.31615069
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 7/12/2023
 Contact: null



 Subject Area
 300 Foot Notification



Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

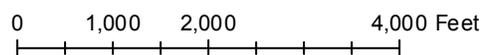
Overlay Districts

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

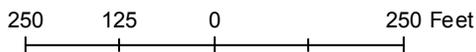
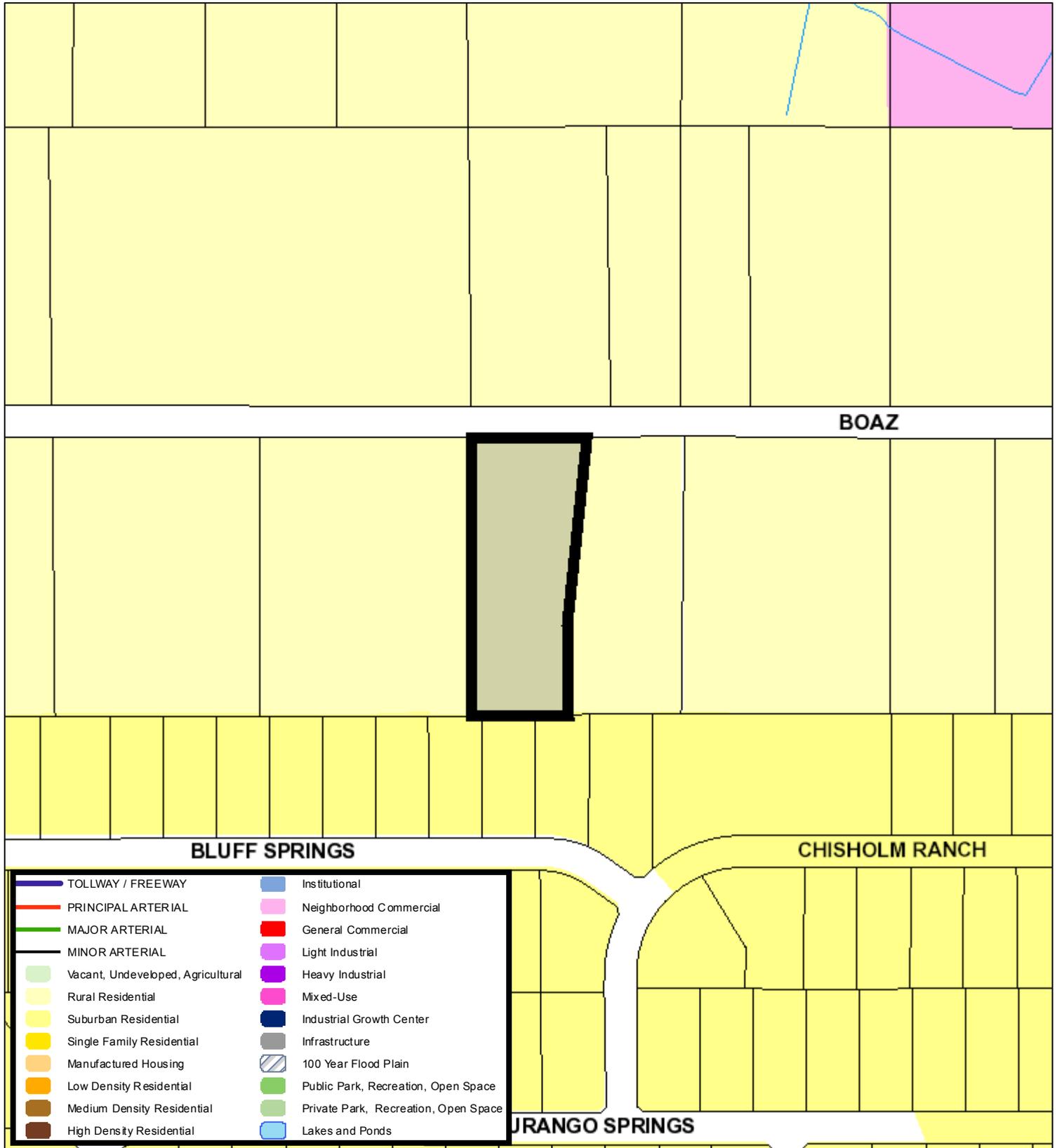
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



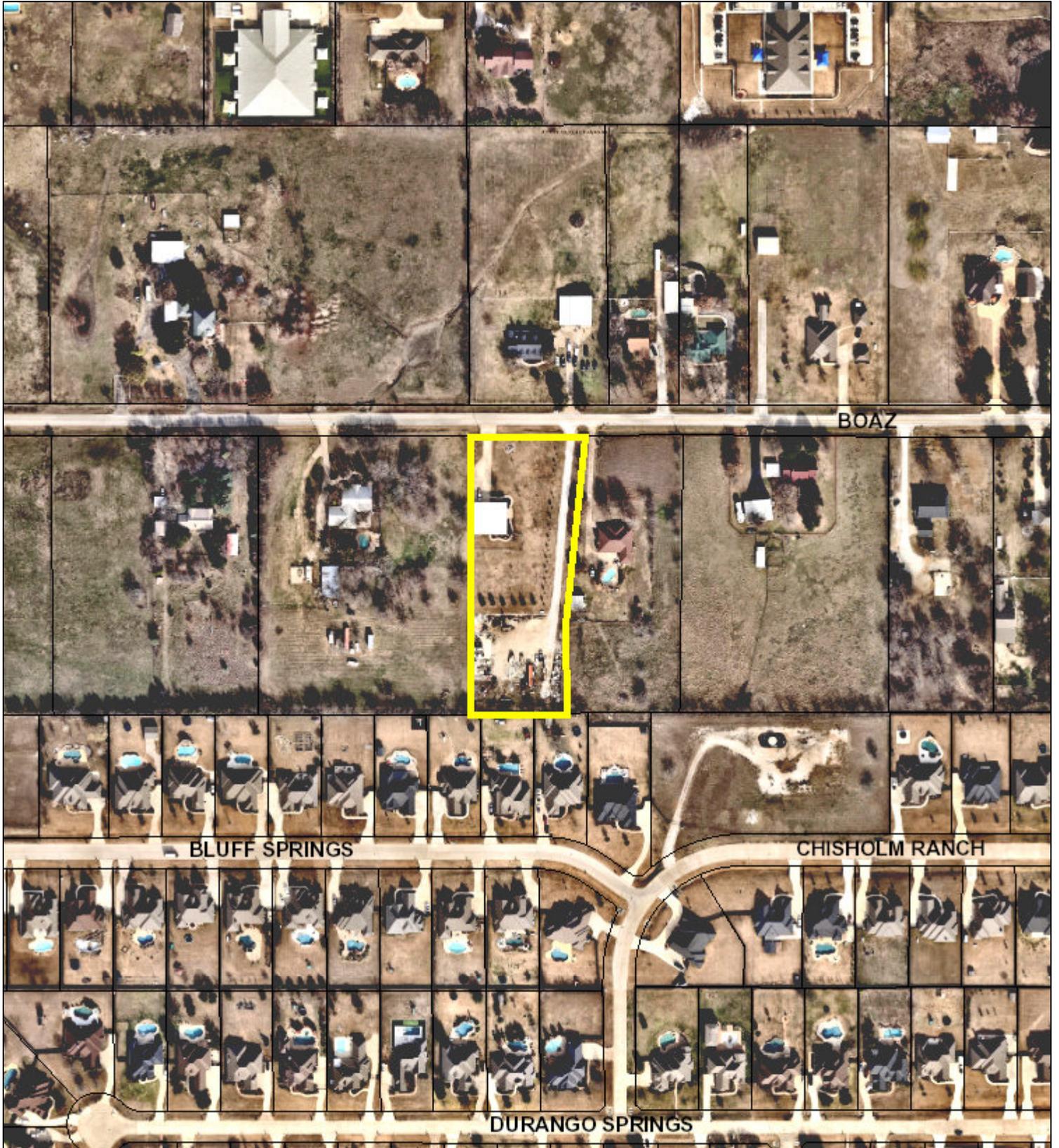
Future Land Use



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



0 160 320 640 Feet





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-23-108

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Florame Rafanan / Tribus Properties, Brent Kesler

Site Location: 751 East Rendon Crowley Road **Acreage:** 20 acres

Request

Proposed Use: Truck Parking, Warehouse/Office, Commercial

Request: From: “O1” Floodplain, “CF” Community Facilities, “PD 1304” Planned Development based on Low Density Multifamily with development standards, Site Plan waived

To: “J” Medium Industrial

Recommendation

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

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

Staff Recommendation: **Approval**

Table of Contents

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

Project Description and Background

The subject site is in Council District 8, generally north of Spinks Airport, situated on FM 1187 (Rendon Crowley Road). Currently there are three zoning designations, with “CF” Community Facilities closest to FM 1187, PD 1304 in the middle of the property, and “O-1” Floodplain zoning in the rear. The owner seeks to rezone the site to “J” Medium Industrial in order to allow construction of commercial, warehouse/bulk storage, and truck parking (outdoor storage) on this site, which is currently undeveloped.

Rezoning to a standard zoning district, such as “J” does not have a requirement for a formal Site Plan submittal, however the applicant has supplied a general concept layout to give the City an idea on how the site is intended to function once it is fully developed. If the zoning is approved, the developer is not bound to following this concept layout. It is simply for informational purposes at this stage.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / undeveloped & creek/floodplain
East “O1” Floodplain & “FR” General Commercial Restricted / mini-warehouse & RV/Boat storage
South “J” Medium Industrial / Spinks Airport
West “O1” Floodplain & “CF” Community Facilities & PD1304 / medical office

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.
The following organizations were emailed on June 29, 2023:

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The 20 acre property is located in far southern Fort Worth, across FM 1187 from Spinks Airport, in an area predominated by non-residential uses. Developing the site as a commercial and industrial manner would add to the City's tax base by converting currently undeveloped and unproductive land into an active business enterprise.

With all of the surrounding properties already zoned as various non-residential zoning categories, this rezoning request to "J" Medium Industrial fits in well to the existing fabric of the area and does not require any special buffering or screening requirements that would be in place if the site bordered a residential zoned area. The closest residential zoned and developed areas are located over 600 feet to the north, and is separated from the subject site by a creek and floodplain that form a natural buffer.

The proposed rezoning to "J" Medium Industrial **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far South

The currently adopted 2022 Comprehensive Plan designates the subject property as future General Commercial on the Future Land Use Map. The proposed rezoning **is not consistent** with the adopted Comprehensive Plan designation.

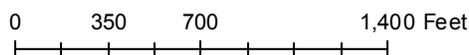
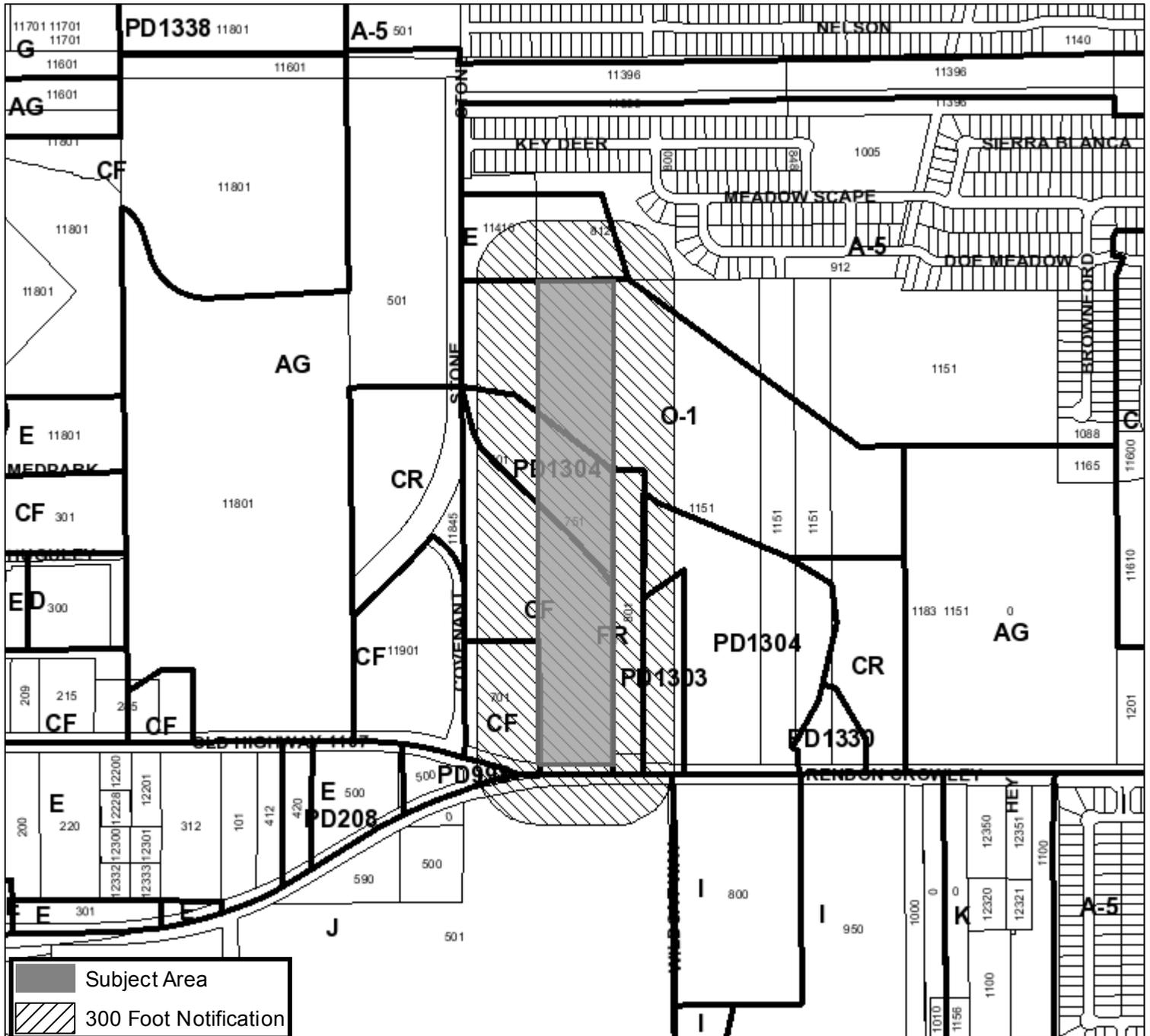
FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2

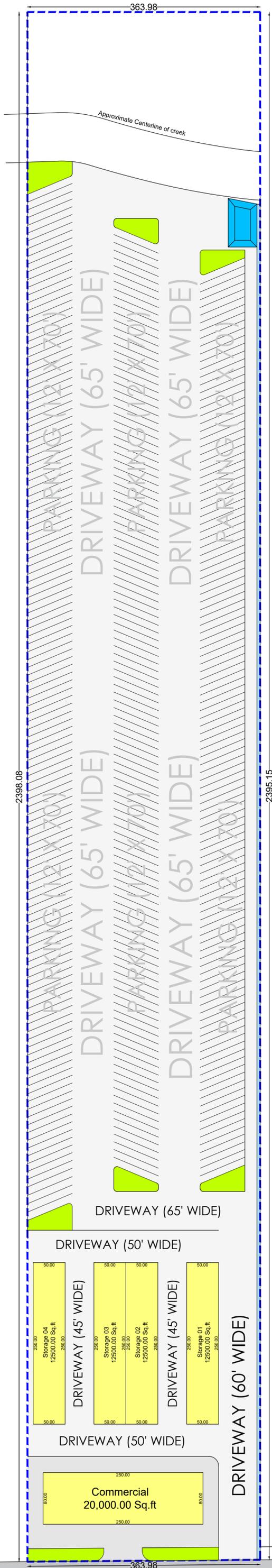
If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Area Zoning Map

Applicant: Florame Rafanan/Tribus Properties LLC
 Address: 751 E. Rendon Crowley Road
 Zoning From: PD/CF
 Zoning To: J
 Acres: 20.71286402
 Mapsco: Text
 Sector/District: Far South
 Commission Date: 7/12/2023
 Contact: null

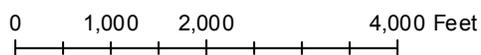
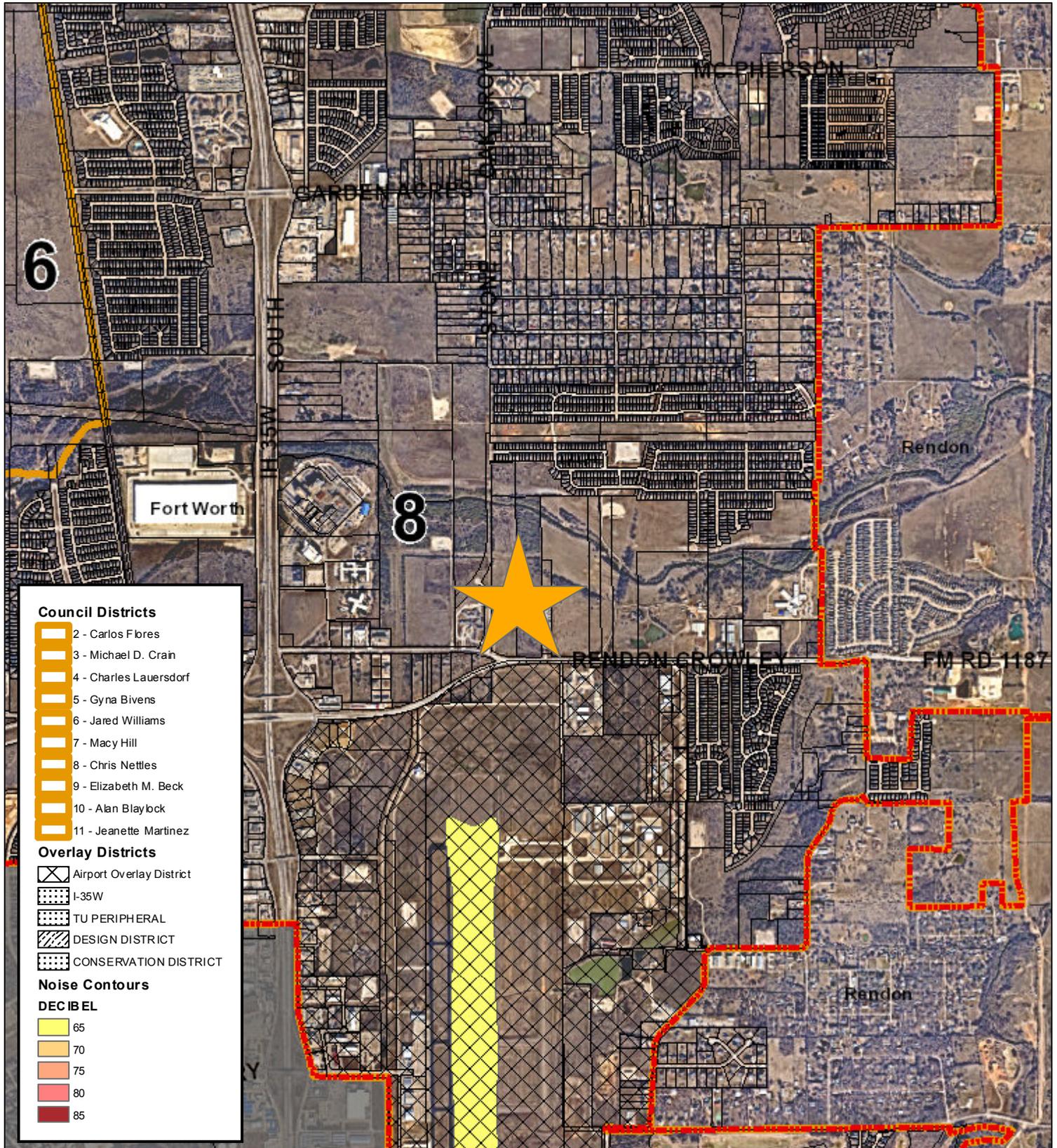


SITE PLAN ON AN AREA OF 20 ACRES

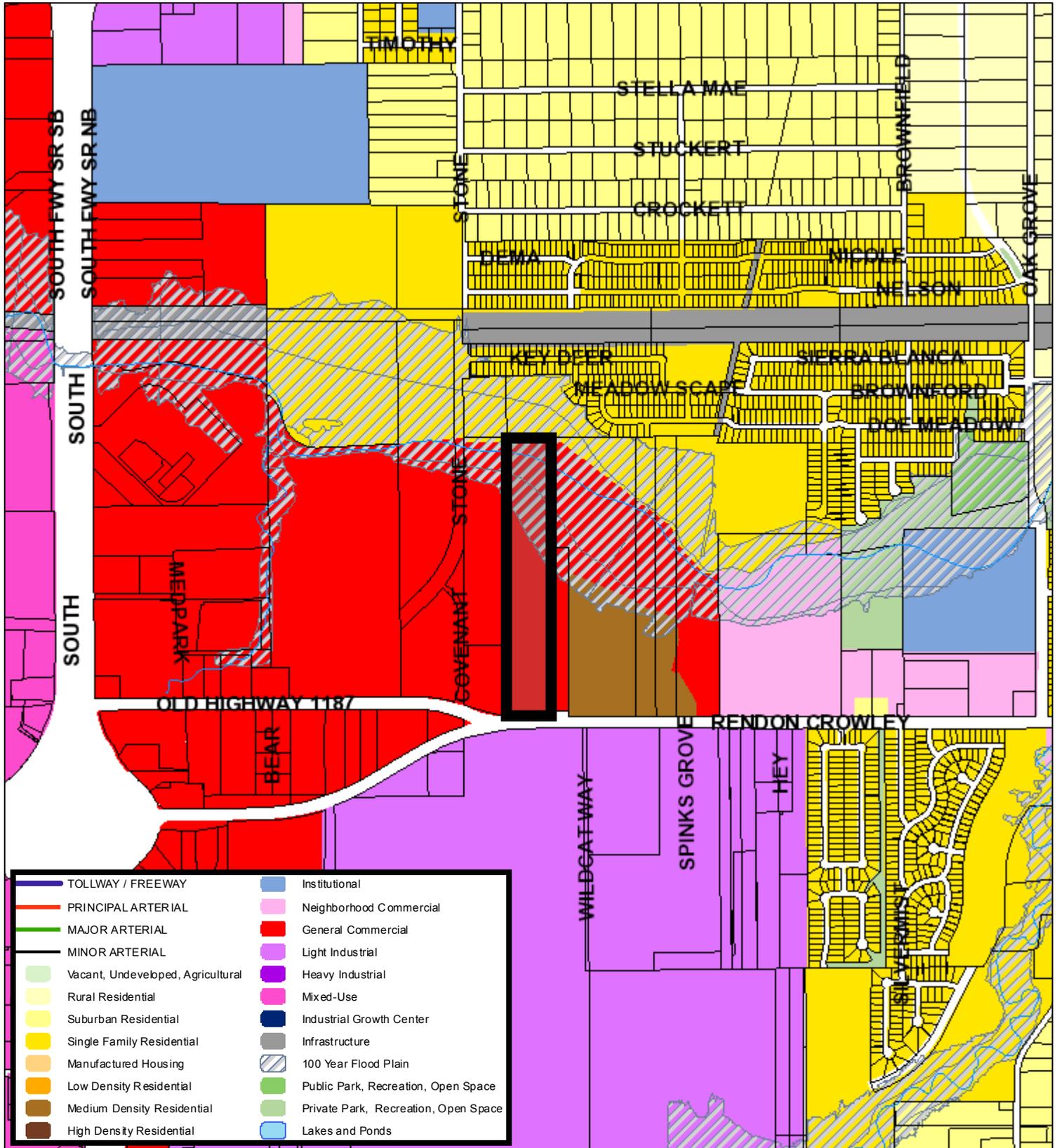


EAST RENDON CROWLEY ROAD

Area Map



Future Land Use



1,000 500 0 1,000 Feet

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





Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-23-119

District (All)

Zoning Text Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: City of Fort Worth

Request

Request:

Text Amendment: Adoption of an ordinance amending Article 6 of Chapter 4, “District Regulations,” specifically Sections 4.603, “Residential District Use Table,” 4.803, “Nonresidential Use Table,” and 4.1203, “Form Based Code District Use Table” to provide for zoning districts where a Boarding Home Facility” is allowed; to amend Chapter 5, “Supplemental Use Standards,” Article 1, “Standards for Selected Uses,” Section 5.107a, “Boarding House” to change the title to “Lodging House” and add Section 5.153, “Boarding Home Facility” to add development standards for Boarding Home Facilities; and to amend Chapter 9, “Definitions” to amend the definition for “Boardinghouse/Lodging House” and add a definition for “Boarding Home Facility”

Recommendation

Staff Recommendation:

Approval

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1. [Project Description and Background](#)
2. [Public Notification](#)

Project Description and Background

SECTION 1.

Chapter 9 "Definitions", Section 9.101 "Defined Terms" of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise the definitions for a "boarding house or lodging house," "roomer, board or lodger," "temporary guest" and add the definition for "boarding home facility" to read as follows:

Sec. 9. 101 DEFINED TERMS.

~~BOARDINGHOUSE~~ or LODGING HOUSE. A dwelling with at least one common exterior entrance where separate sleeping rooms are available for rent for a period of ~~seven~~ thirty consecutive days or longer to persons for compensation, pursuant to previous arrangements, and excluding hotels or motels. The owner, agent or rental manager may or may not reside within the dwelling.

BOARDING HOME FACILITY. An establishment that:

- (A) Furnishes, in one (1) or more buildings, lodging to three (3) or more elderly and/or disabled persons who are unrelated to the owner of the establishment by blood or marriage; and
- (B) Provides community meals, light housework, meal preparation, transportation, grocery shopping, money management, laundry services, or assistance with self-administration of medication to persons/residents who are capable of feeding, dressing, moving, self-evacuating, bathing and attending to other personal needs or maintenance without assistance; and
- (C) Does not provide personal care services to persons/residents.

~~ROOMER, BOARDER~~ or LODGER. A person occupying any room or group of rooms used or intended to be used for living, sleeping, but not for cooking or eating purposes and paying compensation for said rooms or group of rooms by prearrangement for a week or more at a time to an owner or operator who is not related by blood, adoption or marriage to such person. Any person occupying such room or group of rooms and paying such compensation without prearrangement or for less than a week at a time shall be classed for purposes of this ordinance not as a **~~ROOMER, BOARDER~~ or LODGER**, but as a guest of a commercial lodging establishment (bed and breakfast home or inn, hotel or motel).

TEMPORARY GUEST. A nonpaying guest of the occupants of the primary residence who does not utilize an accessory dwelling unit or primary residence as an address for any purposes and whose stay does not exceed more than 14 days in a consecutive 30-day period. A roomer, ~~boarder~~ or lodger shall not be considered a **TEMPORARY GUEST**.

SECTION 2.

Article 6, “Residential Use Table”, Section 4.603 “Residential District Use Table”, of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to add “Boarding Home Facility” to the list of uses in the category “Group Living” with a “P*” in the A-2.5A through MH zoning district cells to indicate that the use is allowed and to add a reference to Section 5.153 to the Supplemental Standards column and amend “boarding or lodging house” in the “Group Living category to remove “boarding or lodging house” and replace with “lodging house” as the named use.

SECTION 3.

Article 8, “Non-Residential Use Table”, Section 4.803 “Non-Residential District Use Table”, of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to add “Boarding Home Facility” to the list of uses in the category “Group Living” with a “P” in the ER through K zoning districts cells to indicate that the use is allowed and to add a reference to Section 5.153 to the Supplemental Standards column and amend “boarding or lodging house” in the “Group Living category to remove “boarding or lodging house” and replace with “lodging house” as the named use.

SECTION 4.

Section 4.1203, of Article 12, “Form Based Code District Use Table” of Chapter 4, “District Regulations” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to add “Boarding Home Facility” to the list of uses in the category “Group Living” with a “P” in all of the zoning districts cells to indicate the use is allowed and to add a reference to Section 5.153 to the Supplemental Standards column. and amend “boarding or lodging house” in the “Group Living category to remove “boarding or lodging house” and replace with “lodging house” as the named use.

SECTION 5.

Chapter 5, “Supplemental Use Standards”, Article 1, “Standards for Selected Use”, of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise Article 1 to amend section 5.107A to remove references to “boarding” and to add Section 5.153, “Boarding Home Facilities,” to read as follows:

Sec. 5.107A ~~BOARDING~~ LODGING HOUSES.

~~Boarding~~ Lodging houses may be permitted in accordance with the use tables in Chapter 4, Articles 6 and 8, and 12, subject to the following conditions.

- (a) No more than one ~~boarding~~ lodging house per individual tract, parcel or platted lot is allowed.
- ~~(b) All sleeping rooms shall be a minimum size of 70 square feet for one occupant and 120 square feet for two occupants, plus 50 square feet for each additional occupant.~~

(be) Public ingress and egress to the boarding house shall be through one common exterior entrance. Ingress and egress for ~~boarders~~lodger shall be through common exterior entrance.

(cd) Entry access to all sleeping rooms shall be through the interior of the building. No exit doors from individual sleeping rooms shall lead directly to the exterior of the building.

(de) Residents must have access on-site to shared common areas for cooking and eating. A common kitchen facility equipped for cooking meals located on-site must be available to the residents, or daily meals must be provided on-site for the residents of the ~~boarding~~ lodging house.

(ef) No cooking is permitted in any sleeping room. No cooking facilities are permitted in any sleeping room.

(fg) Each floor must contain at least one fully-equipped bathroom for each five residents that is accessible from a common hallway.

(gh) Each resident must execute a lease before occupancy.

(hi) Parking spaces shall be provided as follows: one space per leased sleeping room; and one space per four employees.

(ij) Owner of the ~~boarding~~ lodging house must obtain a certificate of occupancy and register with the multi-family inspection program before operating a ~~boarding~~ lodging house.

SECTION 6.

Chapter 5, “Supplemental Use Standards”, Article 1, “Standards for Selected Use”, of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise Article 1 to add section 5.153 to provide supplemental development standards for “boarding home facilities,” to read as follows:

Sec. 5.153 BOARDING HOME FACILITIES

Boarding Home Facilities are permitted in accordance with the use tables in Chapter 4, Articles 6, 8 and 12, subject to the following conditions:

(a) In one-family districts the maximum number of residents in a boarding home facility, by right, shall be six (6).

(b) A boarding home facility must meet all applicable permitting requirements of Chapter 20, Article XIV, Boarding Homes of the City Code and any applicable Tex. Human Resources Code requirements.

(c) A boarding home facility may not be established within one-half mile of a previously existing boarding home facility.

(d) Compatibility Standards in One-Family Zoning Districts:

(1) There shall be no exterior display or sign with the exception that a nameplate, not exceeding one (1) square feet in area, may be permitted when attached to the front of the main structure provided the nameplate is not illuminated and attached flat to the dwelling unit or visible through a window.

(2) No exterior construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.

(3) Front yard impervious cover shall comply with maximum percentages indicated in Chapter 6.

(e) Any residential structure converted into a boarding home facility will be required to comply with all additional city code standards including but not limited to the building code, electric code or fire code, as applicable, based on the nature of the proposed use and occupancy classification.

(f) *Motor vehicles on premises.* Residents of a boarding home facility may not keep, on the premises of a home or on the public rights-of-way adjacent to the home, more than one motor vehicle per bedroom for the use of residents of the home.



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX “A” OF THE CODE OF THE CITY OF FORT WORTH (2015), TO AMEND ARTICLE 6 OF CHAPTER 4, “DISTRICT REGULATIONS,” SPECIFICALLY SECTIONS 4.603, “RESIDENTIAL DISTRICT USE TABLE,” 4.803, “NONRESIDENTIAL USE TABLE,” AND 4.1203, “FORM BASED CODE DISTRICT USE TABLE” TO PROVIDE FOR ZONING DISTRICTS WHERE A “BOARDING HOME FACILITY” IS ALLOWED; TO AMEND CHAPTER 5, “SUPPLEMENTAL USE STANDARDS,” ARTICLE 1, “STANDARDS FOR SELECTED USES,” SECTION 5.107A, “BOARDING HOUSE” TO CHANGE THE TITLE TO “LODGING HOUSE” AND ADD SECTION 5.153, “BOARDING HOME FACILITY” TO ADD DEVELOPMENT STANDARDS FOR BOARDING HOME FACILITIES; AND TO AMEND CHAPTER 9, “DEFINITIONS” TO AMEND THE DEFINITION FOR “BOARDINGHOUSE/LODGING HOUSE” AND ADD A DEFINITION FOR “BOARDING HOME FACILITY”; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of the Texas Local Government Code (“TLGC”) authorizes the governing body of a municipality to adopt zoning regulations to promote the public health, safety, morals, or general welfare and protect and preserve places and areas of historical, cultural, or architectural importance and significance; and

WHEREAS, Section 211.005 of the TLGC authorizes the governing body of a municipality to divide the municipality into districts of a number, shape, and size that the governing body considers best for carrying out the provisions of Chapter 211, General Zoning Regulations, within which districts the governing body may regulate the erection, construction, reconstruction, alteration, repair or use of buildings, other structures or land; and

WHEREAS, the State Legislature enacted H.B. 216 in 2009 which provided municipalities and counties with the option to require boarding homes obtain a permit to operate, charge fees and require compliance with adopted model standards developed by the Texas Health and Human Services Commission; and

WHEREAS, the Texas Health and Human Services Commission published model standards for the operation of boarding home facilities related to: construction and remodeling of boarding homes; sanitary and related conditions; the reporting and investigating of injuries, incidents and unusual accidents and the establishment of policies and procedures to ensure resident health and safety; assistance with self-administering medication; requirement for in-

service education of staff; criminal history checks; assessment and periodic monitoring; municipal regulation of boarding home facilities in the August 27, 2010 edition of the Texas Register; and

WHEREAS, on January 10, 2023, the City Council adopted Ordinance No. 25952-01-2023 regulating boarding home facilities to provide adequate standards to protect the health and safety of residents of boarding home facilities, including ensuring that adequate life-safety measures are present in boarding homes; and

WHEREAS, City Council acknowledges that if neighborhoods become composed largely of boarding homes, that could adversely affect individuals with disabilities and would be inconsistent with the objective of integrating persons with disabilities into the community in a residential setting; and

WHEREAS, it is advisable to amend the Zoning Ordinance to amend the existing definition for “boarding house/lodging house” and related definitions to reduce confusion with boarding home facilities that are regulated under Chapter 20, Article XIV of the City Code; to add boarding home facilities to the land use tables to provide for where the use is allowed and to adopt development regulations for boarding home facilities;

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

SECTION 1.

Chapter 9 " Definitions", Section 9.101 "Defined Terms" of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise the definitions for a “boarding house or lodging house,” “roomer, board or lodger,” “temporary guest” and add the definition for “boarding home facility” to read as follows:

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- (B) Provides community meals, light housework, meal preparation, transportation, grocery shopping, money management, laundry services, or assistance with self-administration

of medication to persons/residents who are capable of feeding, dressing, moving, self-evacuating, bathing and attending to other personal needs or maintenance without assistance; and

(C) Does not provide personal care services to persons/residents.

~~ROOMER, BOARDER~~ or LODGER. A person occupying any room or group of rooms used or intended to be used for living, sleeping, but not for cooking or eating purposes and paying compensation for said rooms or group of rooms by prearrangement for a week or more at a time to an owner or operator who is not related by blood, adoption or marriage to such person. Any person occupying such room or group of rooms and paying such compensation without prearrangement or for less than a week at a time shall be classed for purposes of this ordinance not as a **~~ROOMER, BOARDER~~ or LODGER**, but as a guest of a commercial lodging establishment (bed and breakfast home or inn, hotel or motel).

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SECTION 4.

Section 4.1203, of Article 12, “Form Based Code District Use Table” of Chapter 4, “District Regulations” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to add “Boarding Home Facility” to the list of uses in the category “Group Living” with a “P” in all of the zoning districts cells to indicate the use is allowed and to add a reference to Section 5.153 to the Supplemental Standards column. and amend “boarding or lodging house” in the “Group Living category to remove “boarding or lodging house” and replace with “lodging house” as the named use.

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~~(fg)~~ Each floor must contain at least one fully-equipped bathroom for each five residents that is accessible from a common hallway.

~~(gh)~~ Each resident must execute a lease before occupancy.

(hi) Parking spaces shall be provided as follows: one space per leased sleeping room; and one space per four employees.

(ij) Owner of the ~~boarding~~ lodging house must obtain a certificate of occupancy and register with the multi-family inspection program before operating a ~~boarding~~ lodging house.

SECTION 6.

Chapter 5, “Supplemental Use Standards”, Article 1, “Standards for Selected Use”, of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise Article 1 to add section 5.153 to provide supplemental development standards for “boarding home facilities,” to read as follows:

Sec. 5.153 BOARDING HOME FACILITIES

Boarding Home Facilities are permitted in accordance with the use tables in Chapter 4, Articles 6, 8 and 12, subject to the following conditions:

(a) In one-family districts the maximum number of residents in a boarding home facility, by right, shall be six (6).

(b) A boarding home facility must meet all applicable permitting requirements of Chapter 20, Article XIV, Boarding Homes of the City Code and any applicable Tex. Human Resources Code requirements.

(c) A boarding home facility may not be established within one-half mile of a previously existing boarding home facility.

(d) Compatibility Standards in One-Family Zoning Districts:

(1) There shall be no exterior display or sign with the exception that a nameplate, not exceeding one (1) square feet in area, may be permitted when attached to the front of the main structure provided the nameplate is not illuminated and attached flat to the dwelling unit or visible through a window.

(2) No exterior construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.

(3) Front yard impervious cover shall comply with maximum percentages indicated in Chapter 6.

(e) Any residential structure converted into a boarding home facility will be required to comply with all additional city code standards including but not limited to the building code, electric code or fire code, as applicable, based on the nature of the proposed use and occupancy classification.

(f) *Motor vehicles on premises.* Residents of a boarding home facility may not keep, on the premises of a home or on the public rights-of-way adjacent to the home, more than one motor vehicle per bedroom for the use of residents of the home.

SECTION 7.

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

SECTION 8.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 9.

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

SECTION 10.

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of the provisions of Ordinances No. 3011, 13896, 21653 and any other ordinances affecting zoning which have accrued at the time of the effective date of this ordinance, and, as to

such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 11.

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

SECTION 12.

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

SECTION 13.

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

APPROVED AS TO FORM AND LEGALITY:

By: _____
Melinda Ramos,
Deputy City Attorney

Jannette S. Goodall,
City Secretary

ADOPTED: _____

EFFECTIVE: _____



Zoning Staff Report

Date: July 12, 2023

Case Number: ZC-23-120

District (All)

Zoning Text Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: City of Fort Worth

Request

Request: Adoption of an ordinance amending Chapter 2, “Review Bodies” Section 2.100 “Zoning Commission,” Section 2.101 “Board of Adjustment,” Section 2.102 “Urban Design Commission,” and Section 2.103 “Historic and Cultural Landmarks Commission,” to revise the respective boards or commissions quorum requirements, resident requirements and other miscellaneous clarifications

Recommendation

Staff Recommendation: **Approval**

Table of Contents

1. [Project Description and Background](#)

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

SECTION 1.

Chapter 2, “Review Bodies” is hereby amended to revise Section 2.100 “Zoning Commission,” Section 2.101 “Board of Adjustment,” Section 2.102 “Urban Design Commission,” Section 2.103 “Historic and Cultural Landmarks Commission,” and Section 2.104 “Downtown Design Review Board” to revise the respective boards and commissions quorum requirements, resident requirements and other miscellaneous requirements, to read as follows:

Sec. 2.100 ZONING COMMISSION.

(a) Creation and appointment. There is hereby created a zoning commission of the city, to be composed of ~~nine~~ eleven ~~qualified electors~~ residents of the city. It is the declared policy that the city council will consider for appointment to the zoning commission as members only those persons who have demonstrated their civic interest, general knowledge of the community, intelligent judgment, understanding of zoning and planning and availability to prepare for and attend meetings and who, by reason of diversity of their individual occupations, constitute a commission which is broadly representative of the community. As nearly as is reasonably possible, the Zoning Commission members as a whole shall fairly represent the ethnic makeup of the City of Fort Worth.

(b) Terms of office. The members of the zoning commission shall be identified by place numbers one through ~~nine~~ eleven. The odd-numbered places shall expire October 1 of each odd-numbered year and the even-numbered places shall expire October 1 of each even-numbered year. Zoning commission members may be appointed to succeed themselves. Vacancies shall be filled for unexpired terms but no member shall be appointed for a term in excess of two years. Members shall serve until their successors are appointed. Members shall serve at the will and pleasure of the City Council. A person is eligible to serve up to three consecutive two-year terms.

(c) Organization. The zoning commission shall hold an organizational meeting in November of each year and shall elect a chairperson and vice-chairperson from among its members before proceeding to any other matters of business. The development services director, or a designated representative, shall be the secretary of the zoning commission. The zoning commission shall meet regularly and shall designate the time and place of its meetings. The zoning commission shall adopt its own rules of procedure and keep a record of its proceedings in accordance with the state statutes, this ordinance and the City Charter. Newly appointed members shall be installed at the first regular meeting after their appointment.

(d) Meetings and quorum. Six members of the zoning commission shall constitute a quorum for the conduct of business. The members of the zoning commission shall regularly attend meetings and public hearings of the zoning commission and shall serve without compensation, except for reimbursement for authorized expenses attendant to the performance of their duties.

(e) Decision by zoning commission. A motion to recommend approval of an amendment to the zoning ordinance shall require ~~five~~six favorable votes of the members present. Failure to secure ~~five~~six concurring votes to recommend approval shall constitute a recommendation of denial. A tie vote on a motion for denial will constitute a recommendation of denial.

(f) Staff responsibilities. The development services director and any designated representatives shall be the regular technical advisors to the zoning commission. When the zoning commission deems it necessary to obtain information from other city departments, it shall transmit such request through the development services director.

(g) Attendance reports. Each month a report shall be submitted to the city council showing the cumulative attendance of each member of the zoning commission, with notation of members who have been absent from three consecutive meetings.

(h) Powers and duties. The zoning commission is hereby charged with the duty and invested with the authority to:

(1) Advise the city council relating to the creation and amendment of these zoning regulations and districts as the zoning commission may deem beneficial and in the best interests of the city; ~~it shall consult with the plan commission as necessary to ensure proper coordination of zoning with the long-range planning of the city;~~

(2) Procure information, hold public hearings and make recommendations to the city council relating to the creation, amendment and implementation of zoning regulations and districts as provided in Tex. Local Government Code Chapter 211, together with all amendments thereto, authorizing cities and incorporated villages to pass regulations and all powers granted under such act are specifically adopted and made a part hereof as contemplated by § 31A of Chapter XXVII of the Charter of the city.

Sec. 2.101 BOARD OF ADJUSTMENT.

(a) Creation and appointment. There is hereby created a board of adjustment, consisting of ~~18~~ twenty-two regular members, divided into two panels of ~~nine~~ eleven members each, all of whom shall be ~~qualified electors residents~~ of the City of Fort Worth. Members of each panel shall serve as alternates of the other panel as needed. It is the declared policy that the city council will consider for appointment to the board of adjustment only those persons who have demonstrated their civic interest, general knowledge of the community, independent judgment, understanding of zoning and planning and availability to prepare for and attend meetings. Preference will be given, where feasible, to appointees who possess knowledge or background in one of the following fields:

- (1) Law;
- (2) Property development;
- (3) Building design;
- (4) Mortgaging and financing; or
- (5) Architecture with emphasis on historic preservation.

As nearly as is reasonably possible, the board of adjustment members as a whole shall fairly represent the ethnic makeup of the City of Fort Worth.

(b) Terms of office. ~~The~~Each panel of the members of the board of adjustment shall be identified by place numbers one through ~~18~~eleven. The odd-numbered places shall expire on October 1 of each odd-numbered year and the even-numbered places shall expire on October 1 of each even-numbered year. Board of adjustment

members may be appointed to succeed themselves. Vacancies shall be filled for unexpired terms, but no member shall be appointed for a term in excess of two years. Members shall serve until their successors are appointed.

(c) Organization. The board of adjustment shall hold an organizational meeting in November of each year and shall elect a chairperson and vice-chairperson for each panel from among its members before proceeding to any other matters of business. The development services director, or a designated representative, shall be the secretary of the board of adjustment. The panels of the board of adjustment shall meet regularly and shall designate the time and place of its meetings. The board of adjustment shall adopt its own rules of procedure and keep a record of its proceedings in accordance with the state statutes, this ordinance and the City Charter. Newly appointed members shall be installed at the first regular meeting after their appointment.

(d) Meetings and quorum. ~~Seven~~ Nine members of each panel of the board of adjustment shall constitute a quorum for the conduct of business. The members of each panel of the board of adjustment shall regularly attend meetings and public hearings of the board of adjustment and shall serve without compensation, except for reimbursement for authorized expenses attendant to the performance of their duties.

(e) Decision by board of adjustment. The affirmative vote of ~~seven~~ nine members of each panel of the board of adjustment shall be required to reverse or modify any order, decision or interpretation of this ordinance by the zoning administrator or to grant a variance or special exception.

(f) Review of zoning needs. The board of adjustment shall keep itself informed with respect to requests for variances based on practical difficulty and unnecessary hardship, and shall recommend to the ~~plan commission~~ and zoning commission when, in its opinion, requests for variances indicate a need for possible general zoning changes through the established legislative procedure.

(g) Staff responsibility. The development services director and any designated representatives shall be the regular technical advisors to the board of adjustment.

(h) Attendance reports. Each month a report shall be submitted to the city council showing the cumulative attendance of each member with a notation of members who have been absent from three consecutive meetings, and a notation of the non-availability of alternate members to attend meetings for which called.

(i) Powers and duties. The board of adjustment shall have the powers and exercise the duties of a board of adjustment in accordance with Texas Local Government Code §§ 211.008 through 211.011. Board of adjustment members are representatives of the city and shall have the right of inspection of premises where required in the discharge of their responsibilities under the laws of the State of Texas and the ordinances of the city. The board of adjustment's jurisdiction shall extend to and include the hearing and deciding of the types of appeals and applications listed below, and to that end shall have the necessary authority to ensure continuing compliance with its decisions. In addition, the board of adjustment shall have the authority to compel the attendance of witnesses necessary to its decision-making.

(1) Appeal of interpretation of the zoning administrator to board of adjustment. The board of adjustment shall decide an appeal of the interpretation by the zoning administrative official upon a properly submitted request made by the requestor, any person aggrieved by the interpretation, or any officer, department, board or bureau of the city affected by the interpretation (see Chapter 3, Article 2).

(2) Special exception. To decide upon applications for special exceptions when the use or development is specifically authorized under the zoning ordinance subject to the approval of the board of adjustment (see Chapter 3, Article 3). Special exceptions that may be permitted by the board of adjustment are specified in the use tables in Chapter 4, Articles 6, 8 and 12.

(3) Split-zoned lot. The board of adjustment may approve the extension of a use to the lot line or for a distance of not more than 100 feet where the boundary line of a district either divides a lot held in single ownership on October 1, 1940, or divides a lot held in single ownership as of the date of subsequent annexation of said lot.

(4) Variance. To authorize upon appeal in specific cases such variance from the terms of the zoning ordinance as will not be contrary to the public interest (see Chapter 3, Article 4).

(5) Appeals. To hear appeals for any action, other than actions relating to designation, from the historic and cultural landmarks commission, the downtown design review board and the urban design commission.

Sec. 2.102 URBAN DESIGN COMMISSION.

(a) Creation and appointment. There is hereby created an Urban Design Commission (UDC) for the purpose of:

(1) Recommending the designation of scenic, cultural, architectural or historical areas of the city as a conservation district;

(2) Recommending the designation of urban design districts;

(3) Reviewing and recommending to the city council the approval or modification of proposed design guidelines for urban design districts and conservation districts, except those districts where a separate design review board is established by the city council;

(4) Reviewing and approving projects in urban design districts and conservation districts for compliance with design guidelines, except those districts where a separate design review board is established by the city council;

(5) Reviewing and approving design standards for other projects as directed by the city council; and

(6) Reviewing and approving appeals from the requirements of Sec. 6.302 Urban Forestry.

(b) Members. The UDC shall consist of ~~nine~~ eleven regular members and four alternate members, to serve in the absence of one or more regular members, all of whom shall be residents of the city. The city council will consider for appointment to the commission as regular members and alternate members only those persons who have demonstrated their civic interest, general knowledge of the community, independent judgment, and availability to prepare for and attend meetings. At least six of the ~~nine~~ eleven regular member appointees must be practicing professionals from the fields of architecture, landscape architecture, urban design or planning, real estate, or law. At least one of the ~~nine~~ eleven regular member appointees must be a practicing or retired professional in the field of history, architectural history, or other discipline related to historic preservation. Appointees should be knowledgeable about fundamental principles of urban design and at least one member should possess or have knowledge of urban forestry principles. Appointment of the alternate members shall rotate from the aforementioned criteria. The members of the commission shall regularly attend meetings and public hearings of the commission and shall serve without compensation, except for reimbursement for authorized expenses attendant to the performance of their duties. As nearly as is reasonably possible, the UDC members as a whole shall fairly represent the ethnic makeup of the City of Fort Worth.

(c) Terms of office. Place numbers one through ~~nine~~ eleven identify the ~~nine~~ regular members of the UDC. The odd-numbered places expire on October 1 of each odd-numbered year and the even-numbered places expire October 1 of each even-numbered year. The terms of the alternate members expire on October 1 of odd-numbered years. Members may be appointed to succeed themselves. Vacancies shall be filled for unexpired terms but no

regular member or alternate shall be appointed for a term in excess of two years. Members and alternate members shall serve until their successors are appointed.

(d) Quorum. ~~Five~~ Six members of the UDC shall constitute a quorum. A motion to approve any matter before the UDC shall require the affirmative vote of ~~five~~ six members of the commission.

(e) Powers and duties.

(1) Nomination and designation of design districts.

a. The UDC may nominate design districts. Nomination by the UDC shall be in the form of a resolution requesting that the planning and development department submit the nomination to the zoning commission for consideration. The UDC shall not consider a nomination for a design district until standards and guidelines have been submitted for review.

b. Applications and the procedure for designation of a design district shall follow the procedures outlined in Chapter 3, Article 5, except that written notice shall be provided as outlined in subsection (f) below. No design district shall be approved by the city council as a design district without a recommendation from the UDC on the proposed guidelines for the district.

c. Upon designation of an area as a design district by the city council, the designation indicating the boundaries of the district shall be adopted as an exhibit to the zoning ordinance. Design districts are overlay zoning districts or base districts which the UDC or a district-specific body appointed by the city council, has design review authority, as described in subsection (e)(2) below.

(2) Design standards and guidelines and certificate of appropriateness. In order to enhance the character of the districts, encourage economic development and protect property values, the UDC or the district-specific body shall:

a. Review and recommend to the city council the approval or modification of proposed design standards and guidelines for designated design; and

b. Review and approve, modify or reject an application for a certificate of appropriateness for new construction and renovations for compliance with the adopted design standards and/or guidelines for designated design districts.

(3) Design standards and guidelines directed by city council. In order to protect and enhance the character of the design districts, encourage economic development and protect property values, the UDC shall review and approve, modify or reject design standards for other applications as directed by the city council.

~~(4), (5) [Reserved.]~~

~~(4) (6) Urban forestry plan review. The UDC shall have the authority to grant waivers to Sec. 6.302, Urban Forestry. have the powers and exercise the provisions of § 6.302 Urban Forestry of the zoning ordinance. The primary purpose of the urban design commission under § 6.302 is to hear appeals of decisions of the city forester.~~

(f) Notice for proposed design districts. Written notice of any application before the UDC for the nomination of any design district shall be given ~~at least ten days prior to any meeting~~ to the owner or owners of the property within the proposed design district, as such ownership appears on the last approved ad valorem tax roll at least ten days prior to any meeting. Such notice may be served by depositing the same, properly addressed and postage paid, in the United States mail.

(g) Appeal. Any aggrieved person or entity may appeal any decision of the UDC, other than ~~the nomination of an area as a conservation district or urban design district, (which is a recommendation to the zoning~~

~~commission~~) to the board of adjustment~~appeals board~~. A written notice of appeal must be filed with the city secretary within ten days after receipt of notification of the commission's decision. The board of adjustment shall schedule a hearing on such appeal within 30 days after receipt of the notice of appeal, or as soon thereafter as reasonably practicable. The board of adjustment may uphold, reverse or modify the commission's decision.

Sec. 2.103 HISTORIC AND CULTURAL LANDMARKS COMMISSION.

(a) Creation and appointment.

(1) There is hereby created the historic and cultural landmarks commission to be composed of ~~nine~~ eleven regular members and four alternate members, all of whom are residents of the City of Fort Worth. The alternates shall serve in the absence of one or more regular members.

(2) The city council must appoint as regular members and alternate members, persons who have demonstrated their civic interest, general knowledge of the community, independent judgment and availability to prepare for and attend meetings. Whenever feasible, six appointees should be practicing professionals from the fields of architecture, landscape architecture, history, architectural history, urban planning, archaeology, real estate, law or other disciplines related to historic preservation. Appointment of alternate members should rotate from the aforementioned criteria.

(3) All historic and cultural landmarks commission members, regardless of background, must have a known and demonstrated interest, competence, and knowledge in historic preservation and planning within the City of Fort Worth.

(4) As nearly as is reasonably possible, the historic and cultural landmarks commission members as a whole shall fairly represent the ethnic makeup of the City of Fort Worth.

(b) Terms of office. Historic and cultural landmarks commission members serve for a term of two years. Newly appointed members will be installed at the first regular meeting after their appointment. Regular members will serve in places numbered one through ~~nine~~ eleven. Regular members appointed in odd-numbered places will serve terms that expire October 1 of odd-numbered years. Regular members appointed to even-numbered places will serve terms that expire on October 1 of even-numbered years. The terms of the alternate members expire on October 1 of odd-numbered years. Vacancies will be filled for unexpired terms. Commission members may be appointed to succeed themselves and serve at the discretion of the city council until a new member is appointed in their place.

(c) Organization. The chairperson and vice chairperson of the historic and cultural landmarks commission will be elected by and from the members of the historic and cultural landmarks commission. The historic and cultural landmarks commission must meet at least monthly if business requires. Special meetings may be called at any time by the chairperson, the historic preservation officer, or on the written request of any two historic and cultural landmarks commission members.

(d) Meetings and quorum. ~~Five~~ Six members of the historic and cultural landmarks commission shall constitute a quorum for the conduct of business. ~~Five~~ Six affirmative votes shall be required to approve ~~any issue~~ any matter before the historic and cultural landmarks commission. Failure to secure six affirmative votes shall result in a denial. The members of the historic and cultural landmarks commission must regularly attend the meetings and public hearings of the historic and cultural landmarks commission and serve without compensation.

(e) Powers and duties. The historic and cultural landmarks commission is empowered to perform the following duties:

(1) Prepare rules and procedures as necessary to carry out the business of the historic and cultural landmarks commission;

(2) Create committees from among its membership to advise the historic and cultural landmarks commission in carrying out the purposes of this zoning ordinance;

(3) Maintain written minutes which record all actions taken by the historic and cultural landmarks commission and the reasons for such actions;

(4) Increase public awareness of the value of historic, cultural, architectural, and archeological preservation by developing and participating in public education programs;

(5) Initiate and consider nominations, hold hearings, and recommend to the city council whether that certain buildings, structures and properties should be designated as landmarks through a "highly significant endangered overlay," "historic and cultural landmark overlay" or "demolition delay overlay," or that an area containing two or more eligible structures should be designated as through a "historic and cultural landmark district overlay," or that such structures or properties be included in a historic district or that such designations be amended or removed, in accordance with §4.401, the Historic Preservation Ordinance – Historic Overlays;

(6) Enforce and recommend to adopt or amend design standards and guidelines for structures designated "highly significant endangered" or "historic and cultural landmark" or located in a historic and cultural landmark district;

(7) ~~Hold hearings and make decisions concerning the issuance of certificates of appropriateness pursuant to §4.401 the Historic Preservation Ordinance;~~ Review and after public hearing make a determination on requests for Certificates of Appropriateness for buildings and structures designated with an individual historic overlay or located in a historic and cultural landmark zoning district overlay.

(8) Review requests regarding participation in historic preservation economic incentive programs and forward recommendations concerning such requests to the city council;

(9) Recommend recognition of the owners of structures or property designated in accordance with the Historic Preservation Ordinance by means of certificates, plaques, or markers;

(10) Recommend to the city council that the city acquire a structure or property where its preservation is essential to the purposes of the Historic Preservation Ordinance and private preservation is not feasible;

(11) Recommend to the city council that the city accept the donation of preservation easements and development rights as well as gifts for the purpose of historic preservation; and

(12) Exercise such other and further powers as may be conferred on the historic and cultural landmarks commission by city codes or ordinances.

(f) Preservation plan.

(1) The historic and cultural landmarks commission must adopt, in cooperation with the plan commission, a preservation plan to be incorporated into the City of Fort Worth comprehensive plan. The preservation plan must include the following:

- a. The historic resources survey, as amended and revised;
- b. Criteria to be used in identifying and prioritizing sites;
- c. General description of forms and styles found in Fort Worth; and

d. Use historic contexts to develop goals and priorities for the identification, evaluation, registration, and treatment of historic properties.

(2) The plan must also include criteria for selecting, preserving, and rehabilitating structures and property. The plan must also set forth priorities not only among various historic sites but also between conflicting land use goals and include specific recommendations on how to resolve conflicts between competing uses. The plan must recommend the coordination required with other departments and other public and private groups to implement historic preservation.

(3) The historic and cultural landmarks commission must review the preservation plan every five years. Revisions may be made to the plan at any time in accordance with the rules and policies of the city.

~~(g) Propose amendments to § 4.401, Historic Preservation Ordinance-Historic Overlays to the zoning commission and city council from time to time. Changes require commission recommendation. No changes shall be made to the Historic Preservation Ordinance or the preservation plan without the recommendation of the historic and cultural landmarks commission first being entered at the required public hearings.~~

Sec. 2.104 DOWNTOWN DESIGN REVIEW BOARD.

(a) Creation and appointment. There is hereby created a downtown design review board, to be composed of seven members and one alternate member, all of whom shall be residents qualified electors of the City of Fort Worth. The board shall include a minimum of one regular member from each of the following categories: architect/design professional, downtown urban design district business owner/manager, downtown urban design district resident/homeowner and real estate professional. The alternate member shall serve when regular board members are unable to attend or participate. Appointment of the alternate shall rotate from each of the following categories: architect/design professional, downtown urban design district business owner/manager, downtown urban design district resident/homeowner and real estate professional. As nearly as is reasonably possible, the members as a whole shall fairly represent the ethnic makeup of the City of Fort Worth.

(b) Terms of office. The regular members of the downtown design review board ~~and alternate~~ shall be identified by place numbers one through seven. The odd-numbered places shall expire on October 1 of each odd-numbered year and the even-numbered places shall expire on October 1 of each even-numbered year. The term of the alternate member shall expire on October 1 in each odd-numbered year. Members may be appointed to succeed themselves. Vacancies shall be filled for unexpired terms but no members shall be appointed for a term in excess of two years.

(c) Meetings and quorum. Five members of the downtown design review board shall constitute a quorum for the conduct of business. The members of the downtown design review board shall regularly attend meetings and public hearings and shall serve without compensation, except for reimbursement for authorized expenses attendant to the performance of their duties.

(d) Attendance report. Each month a report shall be submitted to the city council showing the cumulative attendance of each member of the downtown design review board, with notation of members who have been absent from three consecutive meetings.

(e) Power and duties. The downtown design review board is hereby charged with the duty and invested with the authority to:

(1) Enforce the downtown urban design standards and guidelines for new construction and renovations by hearing and deciding applications for certificates of appropriateness in accordance with § 4.1200; and

(2) Propose amendments to the downtown urban design standards and guidelines to the zoning commission and city council from time to time.

(f) Decision by downtown design review board. Four affirmative votes by members of the downtown design review board shall be required to approve a certificate of appropriateness or to propose amendments to the downtown urban design district or downtown urban design district standards and guidelines.



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX “A” OF THE CODE OF THE CITY OF FORT WORTH (2015), TO AMEND CHAPTER 2, “REVIEW BODIES” SECTION 2.100 “ZONING COMMISSION,” SECTION 2.101 “BOARD OF ADJUSTMENT,” SECTION 2.102 “URBAN DESIGN COMMISSION,” AND SECTION 2.103 “HISTORIC AND CULTURAL LANDMARKS COMMISSION,” AND SECTION 2.104 “DOWNTOWN DESIGN REVIEW BOARD” TO REVISE THE RESPECTIVE BOARDS OR COMMISSIONS QUORUM REQUIREMENTS, RESIDENT REQUIREMENTS AND OTHER MISCELLANEOUS CLARIFICATIONS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 2016 the voters in Fort Worth approved an amendment to the City Charter to increase the number of City Council Districts from eight to ten, with such increase becoming effective with the canvassing of the May 2023 general election for Mayor and City Councilmembers; and

WHEREAS, the Fort Worth Code of Ordinances is being amended to increase the number of members of each board and commission that is constituted on a by-district basis from nine to eleven; and

WHEREAS, in the Fort Worth Zoning Ordinance, the Zoning Commission, Board of Adjustment, Urban Design Commission and Historic and Cultural Landmarks Commission in Fort Worth Zoning Ordinance are constituted on a by-district basis containing nine members each; and

WHEREAS, it is advisable to amend the Zoning Ordinance to increase the number of members of each board and commission that is constituted on a by-district basis from nine to eleven and to amend the quorum for each respective board or commission along with other miscellaneous clarifications further described below;

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

SECTION 1.

Chapter 2, “Review Bodies” is hereby amended to revise Section 2.100 “Zoning Commission,” Section 2.101 “Board of Adjustment,” Section 2.102 “Urban Design Commission,” Section 2.103 “Historic and Cultural Landmarks Commission,” and Section 2.104 “Downtown

Design Review Board” to revise the respective boards and commissions quorum requirements, resident requirements and other miscellaneous requirements, to read as follows:

Sec. 2.100 ZONING COMMISSION.

(a) Creation and appointment. There is hereby created a zoning commission of the city, to be composed of ~~nine~~ eleven ~~qualified electors~~ residents of the city. It is the declared policy that the city council will consider for appointment to the zoning commission as members only those persons who have demonstrated their civic interest, general knowledge of the community, intelligent judgment, understanding of zoning and planning and availability to prepare for and attend meetings and who, by reason of diversity of their individual occupations, constitute a commission which is broadly representative of the community. As nearly as is reasonably possible, the Zoning Commission members as a whole shall fairly represent the ethnic makeup of the City of Fort Worth.

(b) Terms of office. The members of the zoning commission shall be identified by place numbers one through ~~nine~~ eleven. The odd-numbered places shall expire October 1 of each odd-numbered year and the even-numbered places shall expire October 1 of each even-numbered year. Zoning commission members may be appointed to succeed themselves. Vacancies shall be filled for unexpired terms but no member shall be appointed for a term in excess of two years. Members shall serve until their successors are appointed. Members shall serve at the will and pleasure of the City Council. A person is eligible to serve up to three consecutive two-year terms.

(c) Organization. The zoning commission shall hold an organizational meeting in November of each year and shall elect a chairperson and vice-chairperson from among its members before proceeding to any other matters of business. The development services director, or a designated representative, shall be the secretary of the zoning commission. The zoning commission shall meet regularly and shall designate the time and place of its meetings. The zoning commission shall adopt its own rules of procedure and keep a record of its proceedings in accordance with the state statutes, this ordinance and the City Charter. Newly appointed members shall be installed at the first regular meeting after their appointment.

(d) Meetings and quorum. Six members of the zoning commission shall constitute a quorum for the conduct of business. The members of the zoning commission shall regularly attend meetings and public hearings of the zoning commission and shall serve without compensation, except for reimbursement for authorized expenses attendant to the performance of their duties.

(e) Decision by zoning commission. A motion to recommend approval of an amendment to the zoning ordinance shall require ~~five~~ six favorable votes of the members present. Failure to secure ~~five~~ six concurring votes to recommend approval shall constitute a recommendation of denial. A tie vote on a motion for denial will constitute a recommendation of denial.

(f) Staff responsibilities. The development services director and any designated representatives shall be the regular technical advisors to the zoning commission. When the zoning commission deems it necessary to obtain information from other city departments, it shall transmit such request through the development services director.

(g) Attendance reports. Each month a report shall be submitted to the city council showing the cumulative attendance of each member of the zoning commission, with notation of members who have been absent from three consecutive meetings.

(h) Powers and duties. The zoning commission is hereby charged with the duty and invested with the authority to:

(1) Advise the city council relating to the creation and amendment of these zoning regulations and districts as the zoning commission may deem beneficial and in the best interests of the city; ~~it shall consult with the plan commission as necessary to ensure proper coordination of zoning with the long range planning of the city;~~

(2) Procure information, hold public hearings and make recommendations to the city council relating to the creation, amendment and implementation of zoning regulations and districts as provided in Tex. Local Government Code Chapter 211, together with all amendments thereto, authorizing cities and incorporated villages to pass regulations and all powers granted under such act are specifically adopted and made a part hereof as contemplated by § 31A of Chapter XXVII of the Charter of the city.

Sec. 2.101 BOARD OF ADJUSTMENT.

(a) Creation and appointment. There is hereby created a board of adjustment, consisting of ~~18~~ twenty-two regular members, divided into two panels of ~~nine~~ eleven members each, all of whom shall be ~~qualified electors~~ residents of the City of Fort Worth. Members of each panel shall serve as alternates of the other panel as needed. It is the declared policy that the city council will consider for appointment to the board of adjustment only those persons who have demonstrated their civic interest, general knowledge of the community, independent judgment, understanding of zoning and planning and availability to prepare for and attend meetings. Preference will be given, where feasible, to appointees who possess knowledge or background in one of the following fields:

- (1) Law;
- (2) Property development;
- (3) Building design;
- (4) Mortgaging and financing; or
- (5) Architecture with emphasis on historic preservation.

As nearly as is reasonably possible, the board of adjustment members as a whole shall fairly represent the ethnic makeup of the City of Fort Worth.

(b) Terms of office. ~~The~~ Each panel of the members of the board of adjustment shall be identified by place numbers one through ~~18~~ eleven. The odd-numbered places shall expire on October 1 of each odd-numbered year and the even-numbered places shall expire on October 1 of each even-numbered year. Board of adjustment members may be appointed to succeed themselves. Vacancies shall be filled for unexpired terms, but no member shall be appointed for a term in excess of two years. Members shall serve until their successors are appointed.

(c) Organization. The board of adjustment shall hold an organizational meeting in November of each year and shall elect a chairperson and vice-chairperson for each panel from among its members before proceeding to any other matters of business. The development services director, or a designated representative, shall be the secretary of the board of adjustment. The panels of the board of adjustment shall meet regularly and shall designate the time and place of its meetings. The board of adjustment shall adopt its own rules of procedure and keep a record of its proceedings in accordance with the state statutes, this ordinance and the City Charter. Newly appointed members shall be installed at the first regular meeting after their appointment.

(d) Meetings and quorum. ~~Seven~~ Nine members of each panel of the board of adjustment shall constitute a quorum for the conduct of business. The members of each panel of the board of adjustment shall regularly attend meetings and public hearings of the board of adjustment and shall serve without compensation, except for reimbursement for authorized expenses attendant to the performance of their duties.

(e) Decision by board of adjustment. The affirmative vote of ~~seven~~ nine members of each panel of the board of adjustment shall be required to reverse or modify any order, decision or interpretation of this ordinance by the zoning administrator or to grant a variance or special exception.

(f) Review of zoning needs. The board of adjustment shall keep itself informed with respect to requests for variances based on practical difficulty and unnecessary hardship, and shall recommend to the ~~plan commission and~~ zoning commission when, in its opinion, requests for variances indicate a need for possible general zoning changes through the established legislative procedure.

(g) Staff responsibility. The development services director and any designated representatives shall be the regular technical advisors to the board of adjustment.

(h) Attendance reports. Each month a report shall be submitted to the city council showing the cumulative attendance of each member with a notation of members who have been absent from three consecutive meetings, and a notation of the non-availability of alternate members to attend meetings for which called.

(i) Powers and duties. The board of adjustment shall have the powers and exercise the duties of a board of adjustment in accordance with Texas Local Government Code §§ 211.008 through 211.011. Board of adjustment members are representatives of the city and shall have the right of inspection of premises where required in the discharge of their responsibilities under the laws of the State of Texas and the ordinances of the city. The board of adjustment's jurisdiction shall extend to and include the hearing and deciding of the types of appeals and applications listed below, and to that end shall have the necessary authority to ensure continuing compliance with its decisions. In addition, the board of adjustment shall have the authority to compel the attendance of witnesses necessary to its decision-making.

(1) Appeal of interpretation of the zoning administrator to board of adjustment. The board of adjustment shall decide an appeal of the interpretation by the zoning administrative official upon a properly submitted request made by the requestor, any person aggrieved by the interpretation, or any officer, department, board or bureau of the city affected by the interpretation (see Chapter 3, Article 2).

(2) Special exception. To decide upon applications for special exceptions when the use or development is specifically authorized under the zoning ordinance subject to the approval of the board of adjustment (see Chapter 3, Article 3). Special exceptions that may be permitted by the board of adjustment are specified in the use tables in Chapter 4, Articles 6, 8 and 128.

(3) Split-zoned lot. The board of adjustment may approve the extension of a use to the lot line or for a distance of not more than 100 feet where the boundary line of a district either divides a lot held in single ownership on October 1, 1940, or divides a lot held in single ownership as of the date of subsequent annexation of said lot.

(4) Variance. To authorize upon appeal in specific cases such variance from the terms of the zoning ordinance as will not be contrary to the public interest (see Chapter 3, Article 4).

(5) Appeals. To hear appeals for any action, other than actions relating to designation, from the historic and cultural landmarks commission, the downtown design review board and the urban design commission.

Sec. 2.102 URBAN DESIGN COMMISSION.

(a) Creation and appointment. There is hereby created an Urban Design Commission (UDC) for the purpose of:

(1) Recommending the designation of scenic, cultural, architectural or historical areas of the city as a conservation district;

(2) Recommending the designation of urban design districts;

(3) Reviewing and recommending to the city council the approval or modification of proposed design guidelines for urban design districts and conservation districts, except those districts where a separate design review board is established by the city council;

(4) Reviewing and approving projects in urban design districts and conservation districts for compliance with design guidelines, except those districts where a separate design review board is established by the city council;

(5) Reviewing and approving design standards for other projects as directed by the city council; and

(6) Reviewing and approving appeals from the requirements of Sec. 6.302 Urban Forestry.

(b) Members. The UDC shall consist of ~~nine~~ eleven regular members and four alternate members, to serve in the absence of one or more regular members, all of whom shall be residents of the city. The city council will consider for appointment to the commission as regular members and alternate members only those persons who have demonstrated their civic interest, general knowledge of the community, independent judgment, and availability to prepare for and attend meetings. At least six of the ~~nine~~ eleven regular member appointees must be practicing professionals from the fields of architecture, landscape architecture, urban design or planning, real estate, or law. At least one of the ~~nine~~ eleven regular member appointees must be a practicing or retired professional in the field of history, architectural history, or other discipline related to

historic preservation. Appointees should be knowledgeable about fundamental principles of urban design and at least one member should possess or have knowledge of urban forestry principles. Appointment of the alternate members shall rotate from the aforementioned criteria. The members of the commission shall regularly attend meetings and public hearings of the commission and shall serve without compensation, except for reimbursement for authorized expenses attendant to the performance of their duties. As nearly as is reasonably possible, the UDC members as a whole shall fairly represent the ethnic makeup of the City of Fort Worth.

(c) Terms of office. Place numbers one through ~~nine~~ eleven identify the ~~nine~~ regular members of the UDC. The odd-numbered places expire on October 1 of each odd-numbered year and the even-numbered places expire October 1 of each even-numbered year. The terms of the alternate members expire on October 1 of odd-numbered years. Members may be appointed to succeed themselves. Vacancies shall be filled for unexpired terms but no regular member or alternate shall be appointed for a term in excess of two years. Members and alternate members shall serve until their successors are appointed.

(d) Quorum. ~~Five~~ Six members of the UDC shall constitute a quorum. A motion to approve any matter before the UDC shall require the affirmative vote of ~~five~~ six members of the commission.

(e) Powers and duties.

(1) Nomination and designation of design districts.

a. The UDC may nominate design districts. Nomination by the UDC shall be in the form of a resolution requesting that the planning and development department submit the nomination to the zoning commission for consideration. The UDC shall not consider a nomination for a design district until standards and guidelines have been submitted for review.

b. Applications and the procedure for designation of a design district shall follow the procedures outlined in Chapter 3, Article 5, except that written notice shall be provided as outlined in subsection (f) below. No design district shall be approved by the city council as a design district without a recommendation from the UDC on the proposed guidelines for the district.

c. Upon designation of an area as a design district by the city council, the designation indicating the boundaries of the district shall be adopted as an exhibit to the zoning ordinance. Design districts are overlay zoning districts or base districts which the UDC or a district-specific body appointed by the city council, has design review authority, as described in subsection (e)(2) below.

(2) Design standards and guidelines and certificate of appropriateness. In order to enhance the character of the districts, encourage economic development and protect property values, the UDC or the district-specific body shall:

a. Review and recommend to the city council the approval or modification of proposed design standards and guidelines for designated design; and

b. Review and approve, modify or reject an application for a certificate of appropriateness for new construction and renovations for compliance with the adopted design standards and/or guidelines for designated design districts.

(3) Design standards and guidelines directed by city council. In order to protect and enhance the character of the design districts, encourage economic development and protect property values, the UDC shall review and approve, modify or reject design standards for other applications as directed by the city council.

~~(4), (5) [Reserved.]~~

~~(4) (6) Urban forestry plan review. The UDC shall have the authority to grant waivers to Sec. 6.302, Urban Forestry, have the powers and exercise the provisions of § 6.302 Urban Forestry of the zoning ordinance. The primary purpose of the urban design commission under § 6.302 is to hear appeals of decisions of the city forester.~~

(f) Notice for proposed design districts. Written notice of any application before the UDC for the nomination of any design district shall be given ~~at least ten days prior to any meeting~~ to the owner or owners of the property within the proposed design district, as such ownership appears on the last approved ad valorem tax roll at least ten days prior to any meeting. Such notice may be served by depositing the same, properly addressed and postage paid, in the United States mail.

(g) Appeal. Any aggrieved person or entity may appeal any decision of the UDC, other than ~~the nomination of an area as a conservation district or urban design district, (which is a recommendation to the zoning commission)~~ to the board of adjustment~~appeals board~~. A written notice of appeal must be filed with the city secretary within ten days after receipt of notification of the commission's decision. The board of adjustment shall schedule a hearing on such appeal within 30 days after receipt of the notice of appeal, or as soon thereafter as reasonably practicable. The board of adjustment may uphold, reverse or modify the commission's decision.

Sec. 2.103 HISTORIC AND CULTURAL LANDMARKS COMMISSION.

(a) Creation and appointment.

(1) There is hereby created the historic and cultural landmarks commission to be composed of ~~nine~~ eleven regular members and four alternate members, all of whom are residents of the City of Fort Worth. The alternates shall serve in the absence of one or more regular members.

(2) The city council must appoint as regular members and alternate members, persons who have demonstrated their civic interest, general knowledge of the community, independent judgment and availability to prepare for and attend meetings. Whenever feasible, six appointees should be practicing professionals from the fields of architecture, landscape architecture, history, architectural history, urban planning, archaeology, real estate, law or other disciplines related to historic preservation. Appointment of alternate members should rotate from the aforementioned criteria.

(3) All historic and cultural landmarks commission members, regardless of background, must have a known and demonstrated interest, competence, and knowledge in historic preservation and planning within the City of Fort Worth.

(4) As nearly as is reasonably possible, the historic and cultural landmarks commission members as a whole shall fairly represent the ethnic makeup of the City of Fort Worth.

(b) Terms of office. Historic and cultural landmarks commission members serve for a term of two years. Newly appointed members will be installed at the first regular meeting after their appointment. Regular members will serve in places numbered one through ~~nine~~ eleven. Regular members appointed in odd-numbered places will serve terms that expire October 1 of odd-numbered years. Regular members appointed to even-numbered places will serve terms that expire on October 1 of even-numbered years. The terms of the alternate members expire on October 1 of odd-numbered years. Vacancies will be filled for unexpired terms. Commission members may be appointed to succeed themselves and serve at the discretion of the city council until a new member is appointed in their place.

(c) Organization. The chairperson and vice chairperson of the historic and cultural landmarks commission will be elected by and from the members of the historic and cultural landmarks commission. The historic and cultural landmarks commission must meet at least monthly if business requires. Special meetings may be called at any time by the chairperson, the historic preservation officer, or on the written request of any two historic and cultural landmarks commission members.

(d) Meetings and quorum. ~~Five~~ Six members of the historic and cultural landmarks commission shall constitute a quorum for the conduct of business. ~~Five~~ Six affirmative votes shall be required to approve ~~any issue~~ any matter. before the historic and cultural landmarks commission. Failure to secure six affirmative votes shall result in a denial. The members of the historic and cultural landmarks commission must regularly attend the meetings and public hearings of the historic and cultural landmarks commission and serve without compensation.

(e) Powers and duties. The historic and cultural landmarks commission is empowered to perform the following duties:

(1) Prepare rules and procedures as necessary to carry out the business of the historic and cultural landmarks commission;

(2) Create committees from among its membership to advise the historic and cultural landmarks commission in carrying out the purposes of this zoning ordinance;

(3) Maintain written minutes which record all actions taken by the historic and cultural landmarks commission and the reasons for such actions;

(4) Increase public awareness of the value of historic, cultural, architectural, and archeological preservation by developing and participating in public education programs;

(5) Initiate and consider nominations, hold hearings, and recommend to the city council whether that certain buildings, structures and properties should be designated as landmarks through a "highly significant endangered overlay," "historic and cultural landmark overlay" or "demolition delay overlay," or that an area containing two or more eligible structures should be designated as through a "historic and cultural landmark district overlay," or that such structures or properties be included in a historic district or that such designations be amended or removed, in accordance with §4.401, the Historic Preservation Ordinance – Historic Overlays;

(6) Enforce and recommend to adopt or amend design standards and guidelines for structures designated "highly significant endangered" or "historic and cultural landmark" or located in a historic and cultural landmark district;

~~(7) Hold hearings and make decisions concerning the issuance of certificates of appropriateness pursuant to §4.401 the Historic Preservation Ordinance;~~ Review and after public hearing make a determination on requests for Certificates of Appropriateness for buildings and structures designated with an individual historic overlay or located in a historic and cultural landmark zoning district overlay.

(8) Review requests regarding participation in historic preservation economic incentive programs and forward recommendations concerning such requests to the city council;

(9) Recommend recognition of the owners of structures or property designated in accordance with the Historic Preservation Ordinance by means of certificates, plaques, or markers;

(10) Recommend to the city council that the city acquire a structure or property where its preservation is essential to the purposes of the Historic Preservation Ordinance and private preservation is not feasible;

(11) Recommend to the city council that the city accept the donation of preservation easements and development rights as well as gifts for the purpose of historic preservation; and

(12) Exercise such other and further powers as may be conferred on the historic and cultural landmarks commission by city codes or ordinances.

(f) Preservation plan.

(1) The historic and cultural landmarks commission must adopt, in cooperation with the plan commission, a preservation plan to be incorporated into the City of Fort Worth comprehensive plan. The preservation plan must include the following:

- a. The historic resources survey, as amended and revised;
- b. Criteria to be used in identifying and prioritizing sites;
- c. General description of forms and styles found in Fort Worth; and
- d. Use historic contexts to develop goals and priorities for the identification, evaluation, registration, and treatment of historic properties.

(2) The plan must also include criteria for selecting, preserving, and rehabilitating structures and property. The plan must also set forth priorities not only among various historic sites but also between conflicting land use goals and include specific recommendations on how to resolve conflicts between competing uses. The plan must recommend the coordination required with other departments and other public and private groups to implement historic preservation.

(3) The historic and cultural landmarks commission must review the preservation plan every five years. Revisions may be made to the plan at any time in accordance with the rules and policies of the city.

(g) Propose amendments to § 4.401, Historic Preservation Ordinance-Historic Overlays to the zoning commission and city council from time to time. Changes require commission recommendation. No changes shall be made to the Historic Preservation Ordinance or the preservation plan without the recommendation of the historic and cultural landmarks commission first being entered at the required public hearings.

Sec. 2.104 DOWNTOWN DESIGN REVIEW BOARD.

(a) Creation and appointment. There is hereby created a downtown design review board, to be composed of seven members and one alternate member, all of whom shall be residents qualified electors of the City of Fort Worth. The board shall include a minimum of one regular member from each of the following categories: architect/design professional, downtown urban design district business owner/manager, downtown urban design district resident/homeowner and real estate professional. The alternate member shall serve when regular board members are unable to attend or participate. Appointment of the alternate shall rotate from each of the following categories: architect/design professional, downtown urban design district business owner/manager, downtown urban design district resident/homeowner and real estate professional. As nearly as is reasonably possible, the members as a whole shall fairly represent the ethnic makeup of the City of Fort Worth.

(b) Terms of office. The regular members of the downtown design review board ~~and alternate~~ shall be identified by place numbers one through seven. The odd-numbered places shall expire on October 1 of each odd-numbered year and the even-numbered places shall expire on October 1 of each even-numbered year. The term of the alternate member shall expire on October 1 in each odd-numbered year. Members may be appointed to succeed themselves. Vacancies shall be filled for unexpired terms but no members shall be appointed for a term in excess of two years.

(c) Meetings and quorum. Five members of the downtown design review board shall constitute a quorum for the conduct of business. The members of the downtown design review board shall regularly attend meetings and public hearings and shall serve without compensation, except for reimbursement for authorized expenses attendant to the performance of their duties.

(d) Attendance report. Each month a report shall be submitted to the city council showing the cumulative attendance of each member of the downtown design review board, with notation of members who have been absent from three consecutive meetings.

(e) Power and duties. The downtown design review board is hereby charged with the duty and invested with the authority to:

(1) Enforce the downtown urban design standards and guidelines for new construction and renovations by hearing and deciding applications for certificates of appropriateness in accordance with § 4.1200; and

(2) Propose amendments to the downtown urban design standards and guidelines to the zoning commission and city council from time to time.

(f) Decision by downtown design review board. Four affirmative votes by members of the downtown design review board shall be required to approve a certificate of appropriateness or to

propose amendments to the downtown urban design district or downtown urban design district standards and guidelines.

Sec. 2.105 RESERVED.

SECTION 2.

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

SECTION 3.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of the provisions of Ordinances No. 3011, 13896, 21653 and any other ordinances affecting zoning which have accrued at the time of the effective date of this ordinance, and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court

or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 5.

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

SECTION 6.

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

APPROVED AS TO FORM AND LEGALITY:

By: _____
Melinda Ramos,
Deputy City Attorney

Jannette S. Goodall,
City Secretary

ADOPTED: _____

EFFECTIVE: _____