FORT WORTH

ZONING COMMISSION

AGENDA

Wednesday, August 9, 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/rc1dbebbcaf428600e84fde795cf9731d Meeting/ Access Code: 2555 981 5198

Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159 Meeting/ Access Code: 255 598 15198

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99 City of Fort Worth Website Homepage: <u>Watch Live Online</u>

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: <u>https://www.fortworthtexas.gov/government/boards/list-boards-commissions/virtual-meetings</u>

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 Alex Johnson at <u>Alexander.Johnson@fortworthtexas.gov</u> 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
	B. Discussion – Text Amendment to Maximum Setbacks in UR, MU-1 and MU-2	Staff

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, SEPTEMBER 12, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

Α.	A	PPROVAL OF MEETING		of July	12, 2023			Chair		
To <u>htt</u>		ew the docket pleas ortworthtexas.gov/zoning		City	Calendar	(Boards	and	Commissions)	or	visit
в.	со	NTINUED CASES							Dis	trict
1.	SP	-23-004							CD	8
	a. b. c. d.	Site Location: Acreage: Applicant/Agent: Request:	Nei faci the	wner II ise site ghborho lity, nur apy and	plan for Pl ood Comme sing home	ercial Rest with full r evelopmer	ricted nedica	Planned Develop uses plus assis al services, and dards to add 6,00	ted I mase	iving sage
2.	zc	-23-092							CD	9
	a.	Site Location:	2401 S Uni	versity D	Drive					

- Location: 2401 S University Drive age: 1.98
- b. Acreage:c. Applicant/Agent:
 - nt: 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.

4. ZC-23-101

- a. Site Location: 14000 Block Centre Station Drive
- b. Acreage: 24.099
- c. Applicant/Agent: Trenton Robertson / Masterplan
 - 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

CD 4

CD 6

CD 5

CD 11

- a. Site Location: 8347 Harmon Road
- b. Acreage: 8.18
- c. Applicant/Agent: NTP35 LP / Ojala Partners, LP
- d. Request:

d. Request:

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

This case will be heard by Council on August 22, 2023

C. NEW CASES

5. SP-23-005

- SE Corner of Summer Creek Drive & Sycamore School Road 1.925
- b. Acreage: c. Applicant/Agent:
- d. Request:

a. Site Location:

- United Global Development Group / Logan McWhorter
- Add site plan to PD 246 "PD/E" Planned Development all uses in To: "E" Neighborhood Commercial excluding tattoo parlor and massage parlor; site plan included

6. SP-23-006

d. Request:

- a. Site Location: 4400, 4408, 4416 & 4424 Ramey Ave
- 4.48 b. Acreage:
- c. Applicant/Agent: FW Barbers Manor, LP

0.45

Add site plan for PD 1258 Planned Development for all uses in "C" To: Medium Density Multifamily with development standards for open spaces, front yard, corner lot setbacks, residential adjacency district setback, minimum parking requirement, waiver to the MFD submission; site plan included

7. ZC-22-194

- a. Site Location: 3621 Meadowbrook Drive
- b. Acreage:

d. Request:

- c. Applicant/Agent: Texas Capital Investing of North Texas Holding LLC / Ryan Larcon
 - From: "A-7.5" One-Family
 - To: "PD-A-7.5" Planned Development for all uses in "A-7.5" One-Family plus triplex; site plan included

9.

CD 5

CD 11

CD 11

CD 3

a. Site Location:b. Acreage:c. Applicant/Agent:d. Request:	12452 and 12500 Willow Springs Road 28.942 North Fort Worth Storage / Jack Dyer From: "I" Light Industrial To: "J" Medium Industrial	
ZC-23-105		CD 11
a. Site Location:b. Acreage:c. Applicant/Agent:d. Request:	3800 Radford Road 0.25 German Muñoz / Alpha Family Group, James Walker From: "MU-1/SS" Low Intensity Mixed-Use / Stop Six Overlay	

"A-10/SS" One-Family / Stop Six Overlay

10. ZC-23-106

a.	Site Location:	3766 Waldorf St
b.	Acreage:	0.2364
c.	Applicant/Agent:	Gabriel Martinez
d.	Request:	From: "MU-1/SS" Low Intensity Mixed-Use / Stop Six Overlay
		To: "A-5/SS" One-Family / Stop Six Overlay

11. ZC-23-109

a.	Site Location:	4421 N	Iartin Street
b.	Acreage:	0.64	
c.	Applicant/Agent:	Vaness	sa E. Villa
d.	Request:	From:	"A-10" One-Family
		To:	"A-5" One-Family

To:

12. ZC-23-110

a.	Site Location:	2517-2531 Hemphill Street
b.	Acreage:	0.864
C.	Applicant/Agent:	Martin Quezada Vela & Juana Valdez Guzman
d.	Request:	From: "E" Neighborhood Commercial
		To: "F" General Commercial

13. ZC-23-111

b. c.	Site Location: Acreage: Applicant/Agent: Request:	7.985	Alemeda Properties, LLC / Mohamed Sharaf Add Conditional Use Permit (CUP) to allow a 1 lane automated carwash facility in "F" General Commercial; site plan included with
			development standards for freeway sign height and sign area

14. ZC-23-112

а	Site Location:	2841 Avenue H
а.	One Location.	2041 Avenue 11
b.	Acreage:	0.144
C.	Applicant/Agent:	Julio Romero / Marisol Romero
d.	Request:	From: "A-5" One-Family
		To: "UR" Urban Residential

CD 8

1832 and 1833 Stella Street a. Site Location: b. Acreage: 0.468 CPIV – 1833 Stella LLC / Crescent Partners, Mitchell Cook c. Applicant/Agent: d. Request: From: "A-5" One-Family To: "I" Light Industrial

16. ZC-23-114

а.	Site Location:	2937 N	Beach St
b.	Acreage:	2.19	
c.	Applicant/Agent:	Amr El	borai of Elborai Group, LLC
d.	Request:		"E" Neighborhood Commercial "I" Light Industrial

17. ZC-23-117

a.	Site Location:	3300 R	aider Drive
b.	Acreage:	10.15	
c.	Applicant/Agent:	Amtex I	Multi-Housing LLC / Joe Paniagua
d.	Request:	From:	"AG" Agricultural
	-	To:	"C" Medium Density Multifamily

This case will be heard by Council on August 22, 2023

18. ZC-23-118

a. Site Location: Generally bounded by Jessamine St, BNSF railroad, Berry St & 8th Avenue b. Acreage: 111.4 c. Applicant/Agent: City of Fort Worth Development Services Department "A-5" One-Family; "A-5/HC" One-Family/Historic and Cultural d. Request: From: Overlay; "A-5/DD" One-Family/Demolition Delay Overlay; "B" Two-Family; "B/HC" Two-Family/Historic and Cultural Overlay; "C" Medium Density Multifamily; "E" Neighborhood Commercial; "I" Light Industrial and "PD305" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus car wash "A-10" One-Family; "A-10/HC" One-Family/Historical and Cultural Overlay; "A-10/DD" One-Family/Demolition Delay To: Overlay; "A-7.5" One-Family; "A-7.5/HC" One-Family/Historical and Cultural Overlay; "A-7.5/DD" One-Family/Demolition Delay Overlay; "A-5" One-Family; "A-5/HC" One-Family/Historical and Cultural Overlay; "B" Two-Family; "CF" Community Facilities; "CF/HC" Community Facilities/ Historical and Cultural Overlay; Neighborhood Commercial Restricted "ER" and "E" Neighborhood Commercial 19. ZC-23-121 CD 9

- a. Site Location:
- b. Acreage:

Zoning Commission

August 9th, 2023

- c. Applicant/Agent:
- 515 521 Samuels Avenue
- d. Request:
- 0.28
- Brewer & Hale LLC / Philip Stewart
 - "D" High Density Multifamily, PD 489/ "H" Central Business From: District/Downtown Urban Design District Overlay

CD 5

CD 9

Page 5 of 6

To: "PD/H" Planned Development for "H" Central Business District uses and the Downtown Urban Design District overlay with a ten (10) story height limit; site plan waiver requested

This case will be heard by Council on August 22, 2023

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 <u>ADA@FortWorthTexas.gov</u> at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASSISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a <u>ADA@FortWorthTexas.gov</u> 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: August 9, 2023

FORT WORTH.

Case Number: SP-23-004

Council District: 8

	Site Plan				
Case Manager:	<u>Stephen Murray</u>				
<i>Owner / Applicant:</i>	ACH Landowner II				
Site Location:	3117 Grayson StreetAcreage: 3.3				
	Request				
Proposed Use:	Assisted Living/Care house facility				
Companion Case:	<i>n Case:</i> 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				
<i>Request:</i> 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 Recommendati	ion: Approval				
	Table of Contents				
 Project Description and Background Surrounding Zoning and Land Uses Recent Zoning History Public Notification 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.

This case was continued from last months meeting.

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								

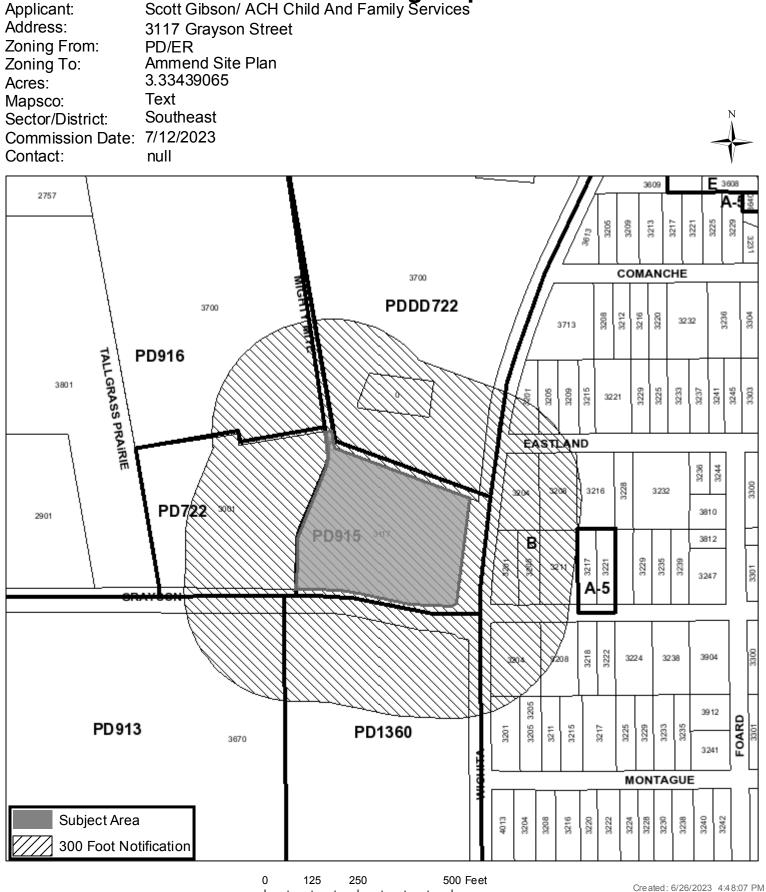
*Located within this Neighborhood Organization

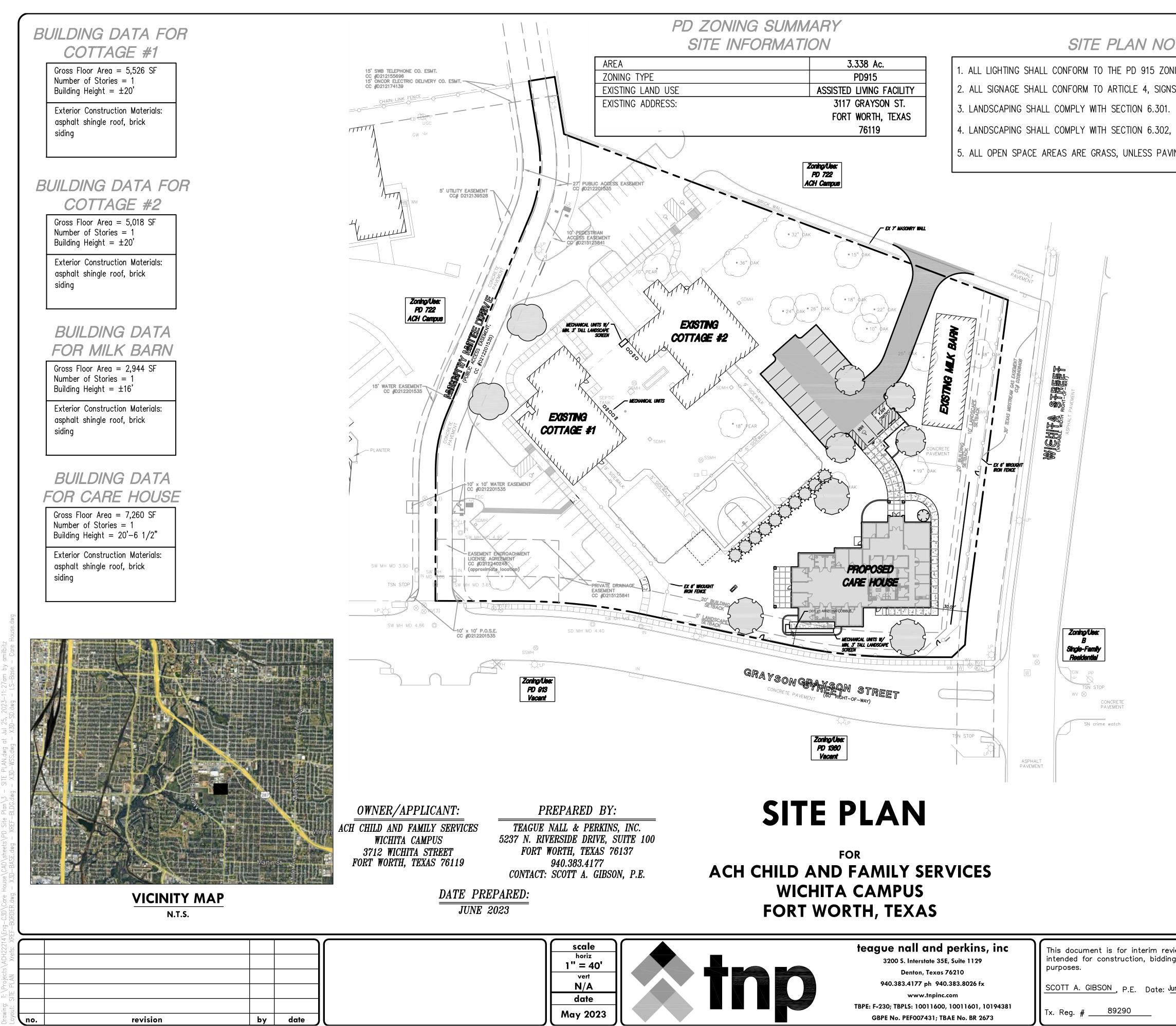
Site Plan Comments

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 <u>cannot be waived</u> through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)







This document is for interim review and is not intended for construction, bidding or permit

SCOTT A. GIBSON , P.E. Date: June 5, 2023

TES ING AND THE LIGHTING CODE. S & CITY'S LIGHTING CODE.	
URBAN FORESTRY REQUIREMENTS. NG IS INDICATED.	thp
BUILDING/PARKING DATA Planned Use: Care House Building Area: 20,389 SF Existing Building: 13,488 SF Proposed Building: 7,260 SF	GRAPHIC SCALE 40 0 20 40 80 GRAPHIC SCALE: 1" = 40'
Required Parking: Not Applicable. Lot is separated from adjacent subdivision by utility use. No direct access. PARKING PROVIDED: Existing Vehicle Parking: 33 Existing Handicap Parking: 3 Proposed Vehicle Parking: 15 Proposed Handicap Parking: 1	LEGEND CONCRETE PAVEMENT ASPHALT PAVEMENT CRUSHED GRAVEL CONCRETE FLATWORK
TOTAL PARKING: 52	 EXIST. TREES NEW TREES NEW TREES

DIRECTOR OF DEVELOPMENT SERVICES

DATE

SITE PLAN FOR ACH CHILD AND FAMILY SERVICES

LOT 4R2, BLOCK 1 BEING A REPLAT OF LOT 4, BLOCK 1, MASON HEIGHTS ADDITION COUNTY CLERK'S FILE NO. D215125841 3.338 ACRES OUT OF THE J. JUSTICE SURVEY, ABSTRACT No. 859

> TOTAL ACREAGE: 3.338 AC. JULY 2023 SITE PLAN NUMBER: SP-23-004

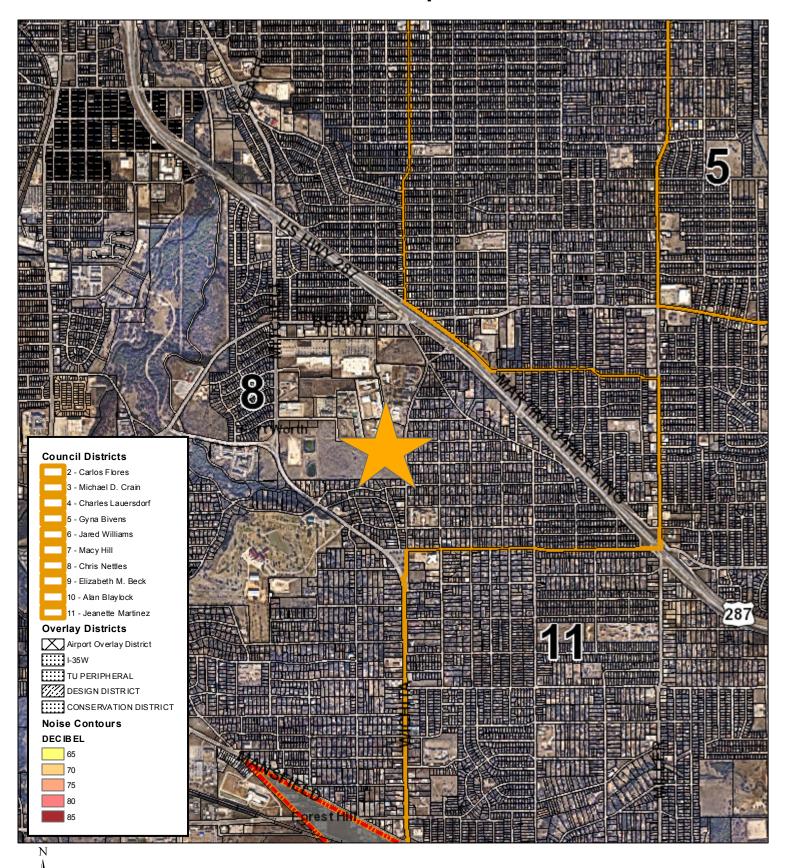
City of Fort Worth, Texas ACH Child & Family Services **Care House Addition**

tnp project ACH 22214 sheet

PD SITE PLAN



SP-23-004



1,000 2,000

0

4,000 Feet



SP-23-004

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.



SP-23-004

Aerial Photo Map



Å



Zoning Staff Report

Date: August 9,	2023 Case Numb	er: 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								
Request									
Proposed Use:									
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.								
	Reco	mmendation							
Land Use Compati	bility: Reques	ted change is not compatib	le						
Comprehensive Pla	n Consistency: Reques	Requested change is not consistent							
Staff Recommenda	tion: Denial	Denial							
	Table	of Contents							
	ription and Background Zoning and Land Uses ng History	 Zoning Map wit Area Map Future Land Use 	h 300 ft. Notification Area						

- 4. Public Notification
- 5. Development Impact Analysis
 - a. Land Use Compatibility
 - b. Comprehensive Plan Consistency
 - c. Economic Development Plan
 - d. Site Plan Comments

- 9. Aerial Photograph
- 10. Site Plan

Project Description and Background

This item was continued from the July 12, 2023 Zoning Commission meeting at the request of the applicant so they could continue to work with the Neighborhood Organizations. No additional correspondence either in support or opposition have been provided to staff as of this writing. Furthermore, the applicant has since revised the site plan to increase the proposed building square footage from 14,180 square feet to 15,690 square feet

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 15,690 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 <u>Urban Forestry</u> 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 <u>here</u>. 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 <u>Council District 9</u> 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.

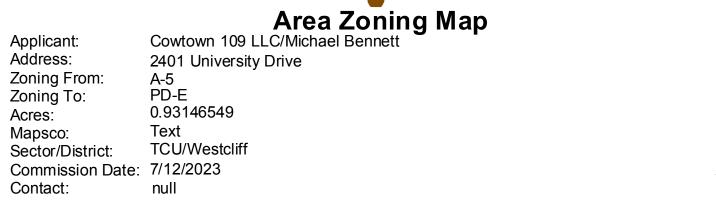
General Information:

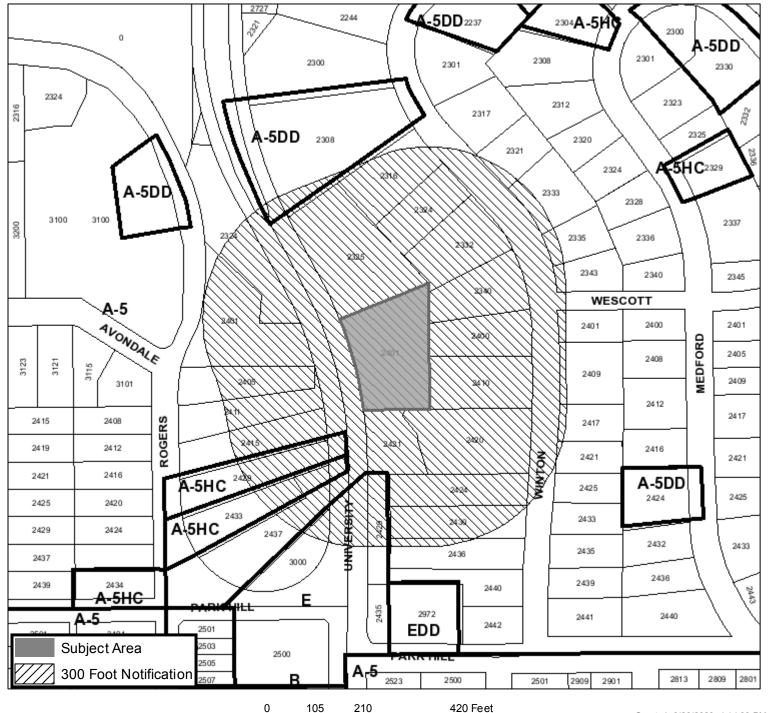
Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

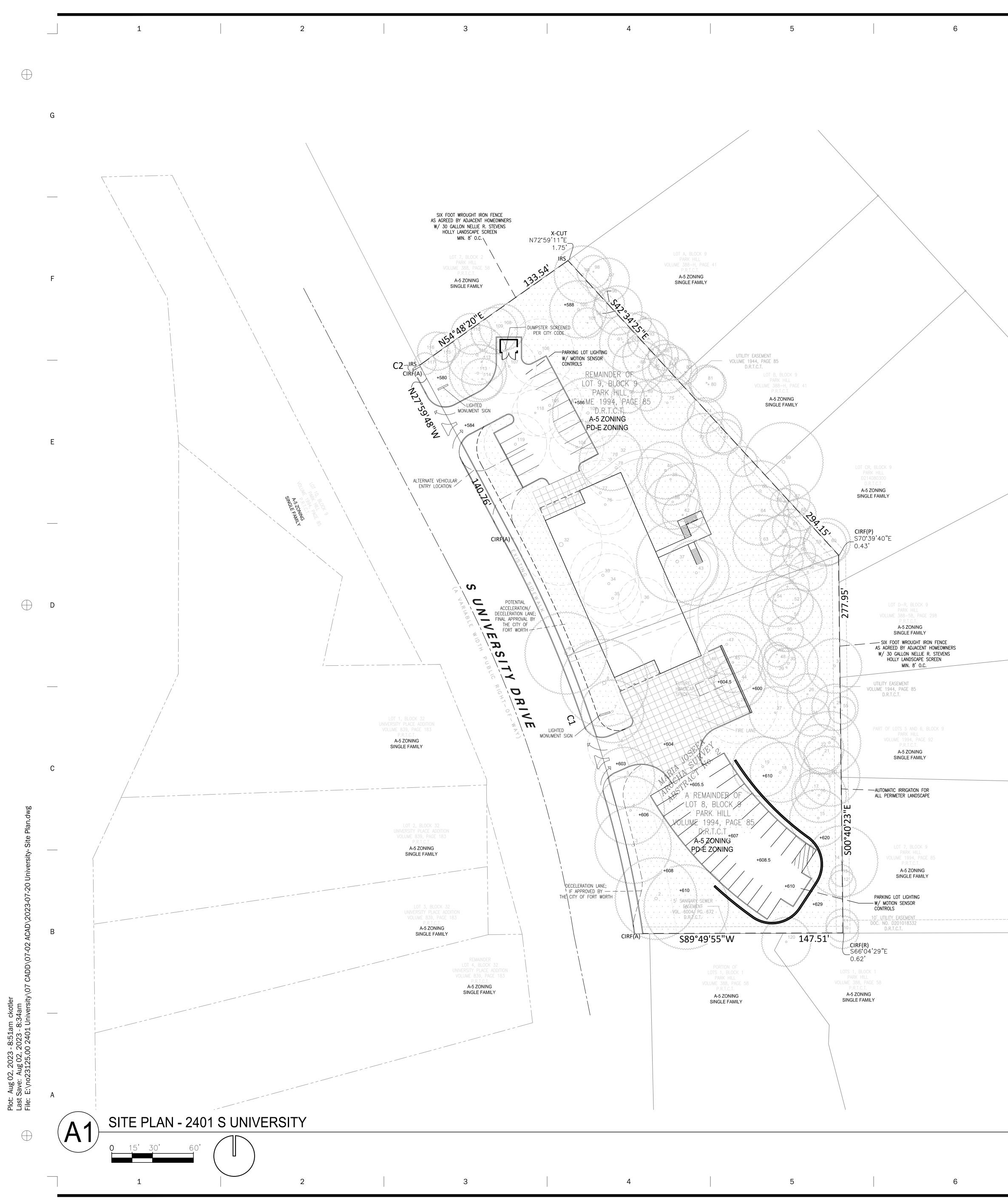
The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available at the City Secretary's site for Ordinance #25388-03-2022.

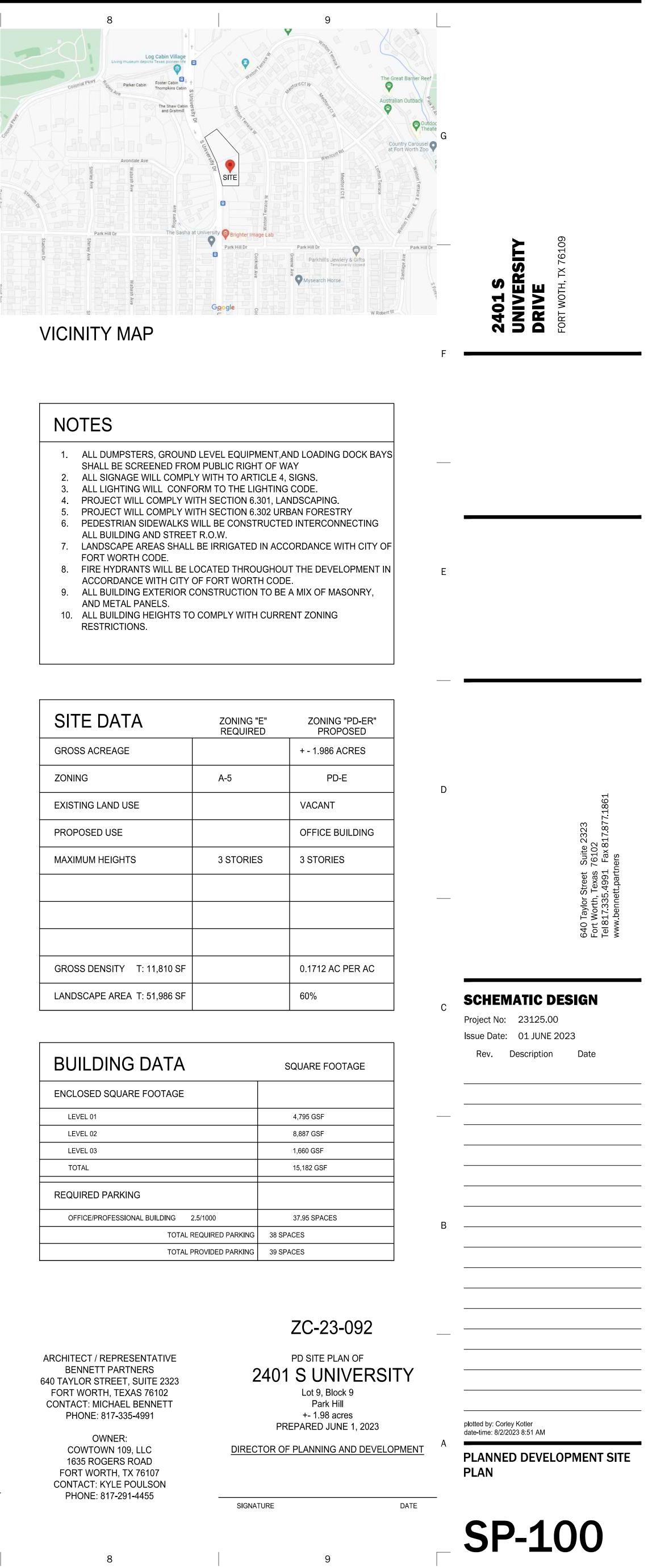
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff <u>cannot be waived</u> through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)







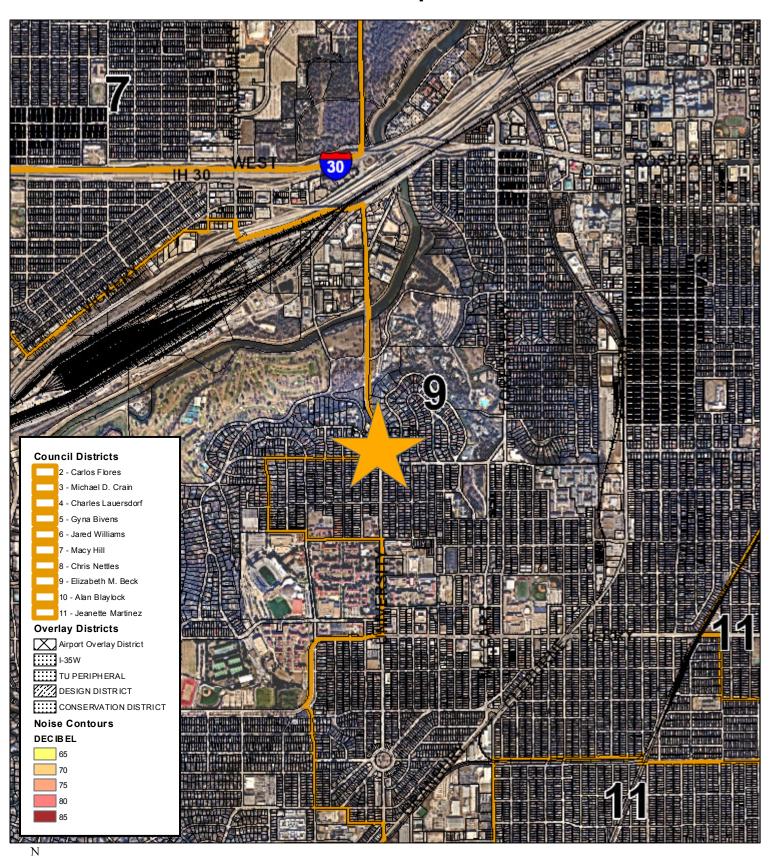




SITE DATA	ZONING "E" REQUIRED	ZONING "PD-ER" PROPOSED			
GROSS ACREAGE		+ - 1.986 ACRES			
ZONING	A-5	PD-E			
EXISTING LAND USE		VACANT			
PROPOSED USE		OFFICE BUILDING			
MAXIMUM HEIGHTS	3 STORIES	3 STORIES			
GROSS DENSITY T: 11,810 SF		0.1712 AC PER AC			
LANDSCAPE AREA T: 51,986 SF		60%			

SQUARE FOOTAGE
4,795 GSF
8,887 GSF
1,660 GSF
15,182 GSF
37.95 SPACES
38 SPACES
39 SPACES



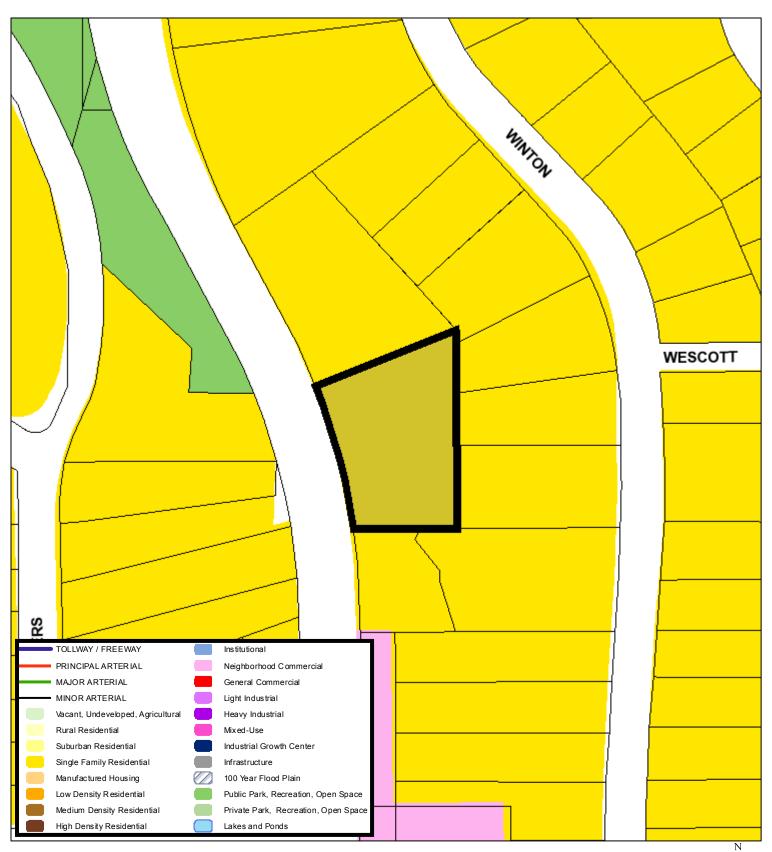


1,000 2,000 4,000 Feet

0



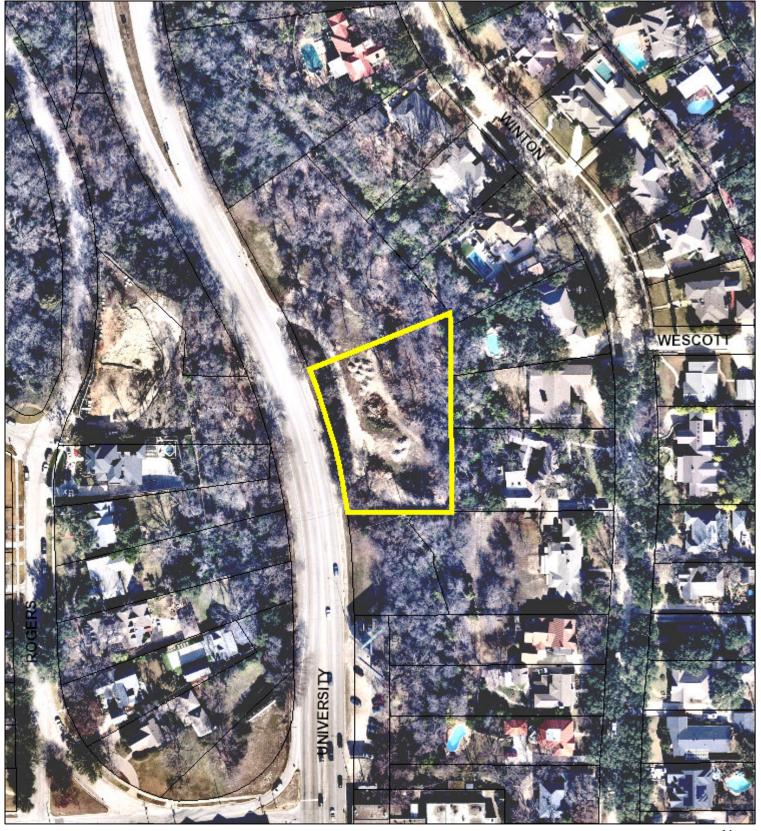
Future Land Use



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





Zoning Staff Report

Date: August 9, 2023

Case Number: ZC-23-099

District 5

Zoning Map Amendment

Case Manager:	Shad Rhoten								
<i>Owner / Applicant:</i>	Trenton Robertson/Masterplan / Centre Station Apartments LP								
Site Location:	14000 block Centre Station DriveAcreage: 24.099 acres								
	Request								
Proposed Use:	<i>Use:</i> 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 Compatib	<i>ility:</i> Requested change is compatible								
Comprehensive Plan	n Consistency: Requested change is consistent								
Staff Recommendat	<i>ion:</i> Approval								
Table of Contents									
 Project Description and Background Surrounding Zoning and Land Uses Area Map 									

- 3. <u>Recent Zoning History</u>
- 4. Public Notification
- 5. <u>Development Impact Analysis</u>
 - a. Land Use Compatibility
 - b. Comprehensive Plan Consistency
 - c. Economic Development Plan

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

Project Description and Background

This request was continued for 30 days by the Zoning Commission to allow the applicant to discuss the project with Councilmember Elizabeth Beck of District 5. At the time of writing this report, no additional correspondence has been provided by the applicant.

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 Euless Bedford ISD							

*Located within then this Neighborhood Redevelopment Organization

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 mixeduse 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 – it appears all technical site plan requirements have been addressed.

- Are any canopy trees going to be removed with the addition of buildings? Confirm you can meet the <u>Urban</u> <u>Forestry</u> 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 <u>Chapter 6</u>, Development Standards, § <u>6.100</u>, 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 <u>here</u>.
- Make sure to reach out to <u>Council District 5</u> to make them aware of your request and plans.

Fire Department

Comments

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

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.

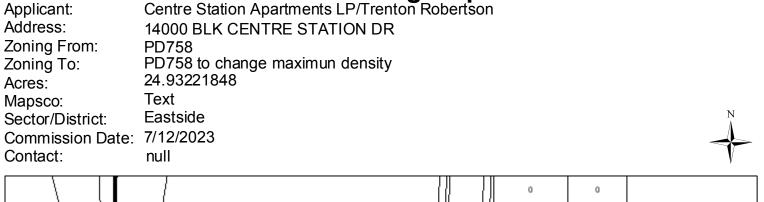
https://www.fortworthtexas.gov/departments/fire/services/bureau

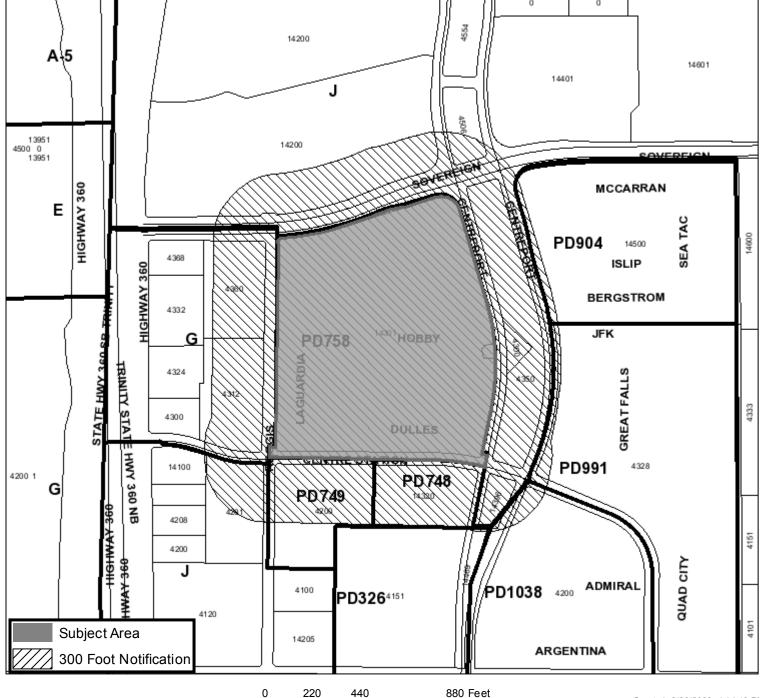


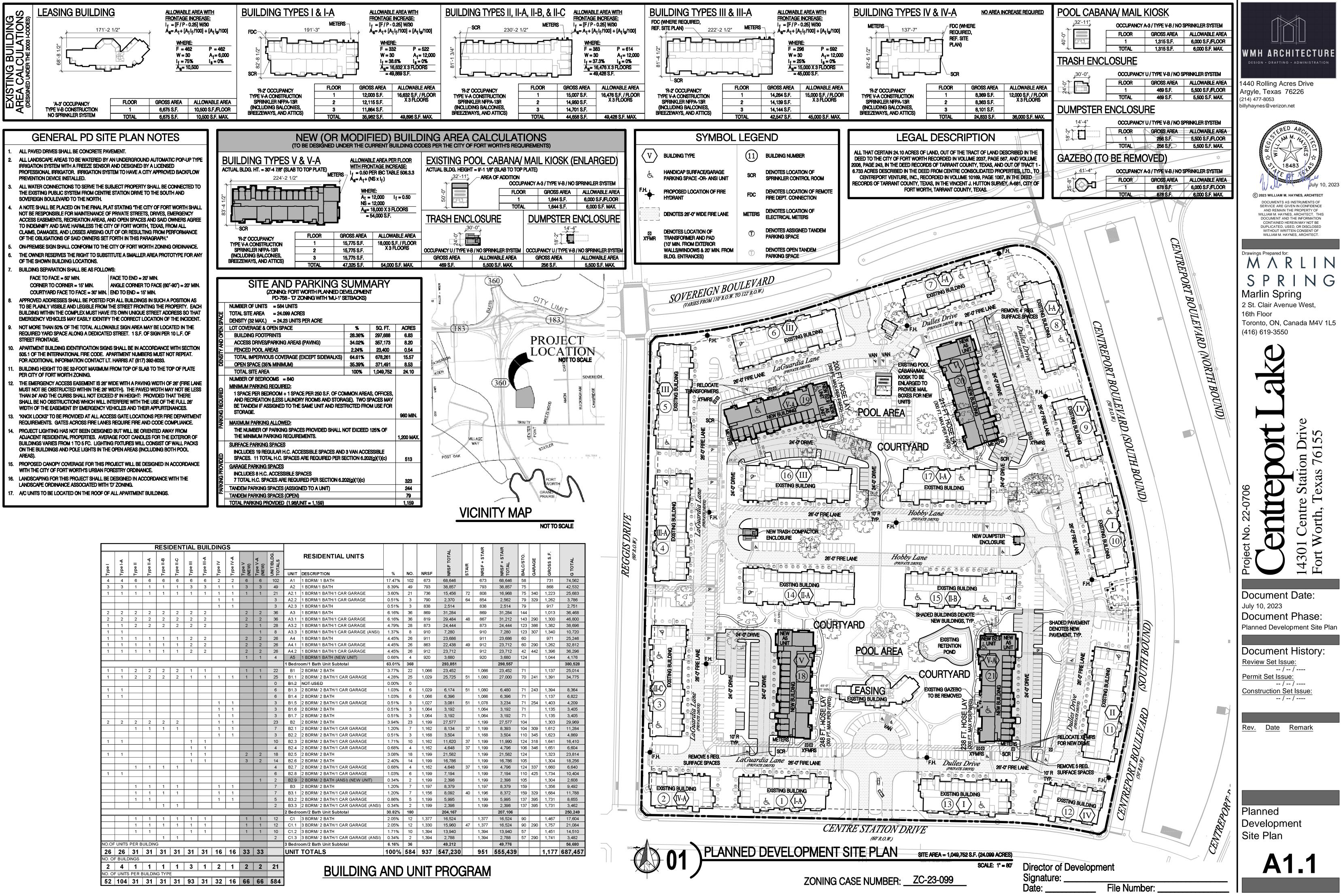
ZC-23-099

Created: 6/26/2023 1:11:46 PM

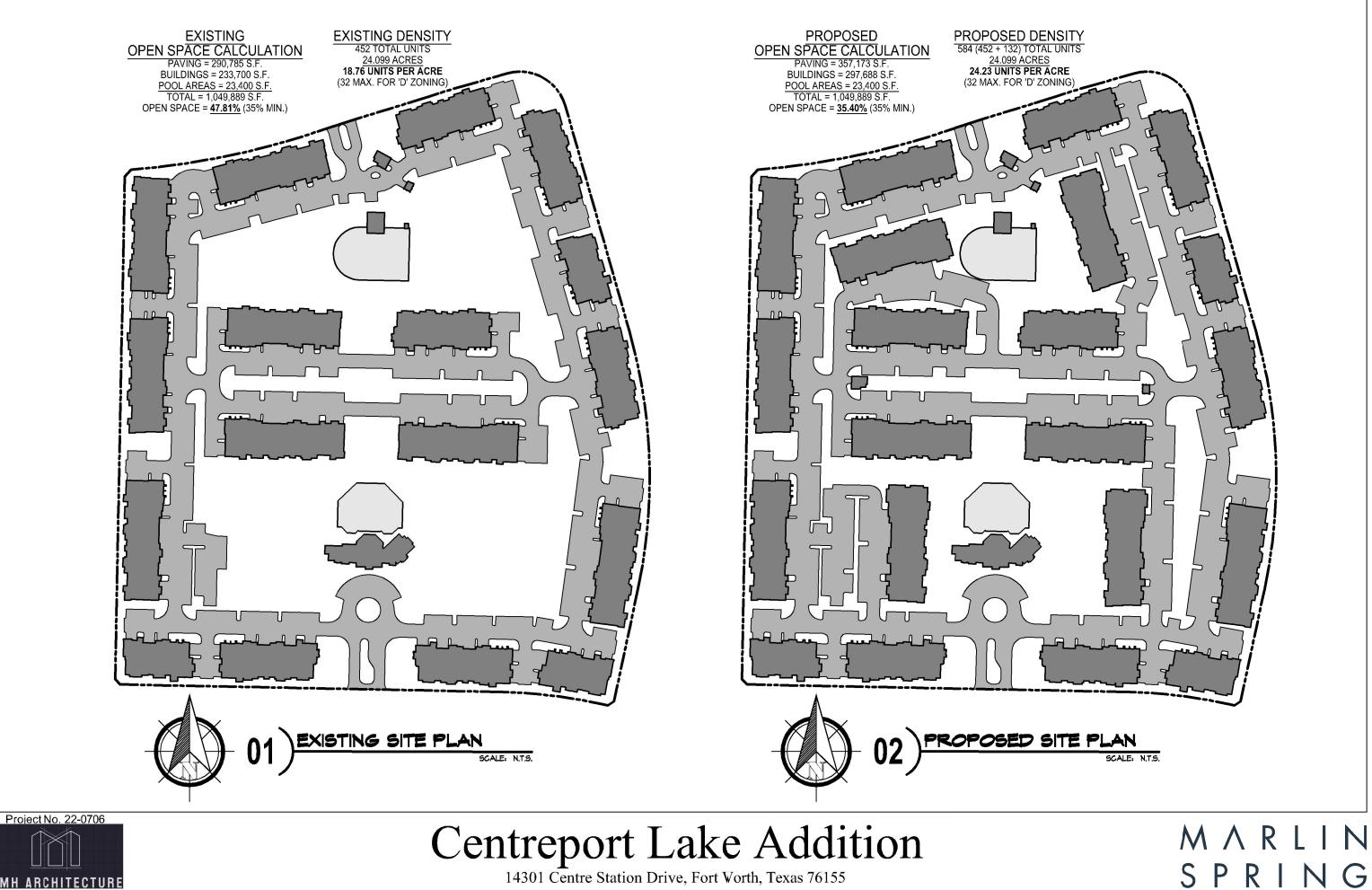
Area Zoning Map Centre Station Apartments LP/Trenton Robertson







							5	DING	BUIL		DENI	RESI				
			RESIDENTIAL UNITS	UNIT/BLDG. TOTALS	Type V-A (NEW)	Type V (NEW)	Type IV-A	Type IV	Type III-A	Type III	Type II-C	Type II-B	Type II-A	Type II	Type I-A	Type I
NRSF	NO.	%	UNIT DESCRIPTION	S P	Ϋ́	γī	È	Ъ Т	Ļ	тy	тy	L L	Ϋ́	L L	ту	È
673 6	102	17.47%	A1 1 BDRM/ 1 BATH	102	6	6	2	2	6	6	6	6	6	6	4	4
793 3	49	8.39%	A2 1 BDRM/1 BATH	49	3	3	1	1	3	3	1	1	1	1	3	3
736 ^	21	3.60%	A2.1 1 BDRM/1 BATH/1 CAR GARAGE	21	1	1	1	1	1	1	1	1	1	1	1	1
790	3	0.51%	A2.2 1 BDRM/1 BATH/1 CAR GARAGE	3			1	1								
838	3	0.51%	A2.3 1 BDRM/1 BATH	3			1	1								
869 3	36	6.16%	A3 1 BDRM/1 BATH	36	2	2			2	2	2	2	2	2	2	2
819 2	36	6.16%	A3.1 1 BDRM/1 BATH/1 CAR GARAGE	36	2	2			2	2	2	2	2	2	2	2
873 2	28	4.79%	A3.2 1 BDRM/1 BATH/1 CAR GARAGE	28	1	2			2	2	2	2	2	2	1	1
910	8	1.37%	A3.3 1 BDRM/1 BATH/1 CAR GARAGE (ANSI)	8	1	-				-					1	1
911 2	26	4.45%	A4 1 BDRM/1 BATH	26	2	2			2	2	1		1	1	1	1
863 2	26	4.45%	A4.1 1 BDRM/1 BATH/1 CAR GARAGE	26	2	2			2	2	1		1	1	1	1
912 2	26	4.45%	A4.2 1 BDRM/1 BATH/1 CAR GARAGE	26	2	2	⊢┦		2	2	1	1	1	1	1	1
920	4	0.68%	A5 1 BDRM/1 BATH (NEW UNIT)	4	1	1										
2	368	63.01%	Bedroom/1 Bath Unit Subtotal			-					•		0	-		
1,066 2	22	3.77%	B1 2 BDRM/ 2 BATH	22	1	1			1	1	2	2	2	2	1	1
1,029 2	25	4.28%	B1.1 2 BDRM/ 2 BATH/1 CAR GARAGE	25	1	1	1	1	1	1	2	2	2	2	1	1
1 020	0	0.00%	B1.2 NOT USED B1.3 2 BDRM/ 2 BATH/1 CAR GARAGE	0					┝───┦						1	1
1,029	6	1.03%	B1.3 2 BDRM/ 2 BATH/ 1 CAR GARAGE	6					├───┤						1	1
1,000	3	0.51%	B1.4 2 BDRM/ 2 BATH B1.5 2 BDRM/ 2 BATH/1 CAR GARAGE	3			1	1							•	-
1,027	3	0.51%	B1.5 2 BDRM/ 2 BATH/ TCAR GARAGE	3			1	1								
1,064	3	0.51%	B1.7 2 BDRM/ 2 BATH	3			1	1								
1,199 2	23	3.94%	B2 2 BDRM/ 2 BATH	23			1	1			2	2	2	2	2	2
1,162	7	1.20%	B2.1 2 BDRM/ 2 BATH/1 CAR GARAGE	7			1	1	├		1	1	1	1		2
1,168	3	0.51%	B2.2 2 BDRM/ 2 BATH/1 CAR GARAGE	3			1	1				<u> </u>				
1,162	10	1.71%	B2.3 2 BDRM/ 2 BATH/1 CAR GARAGE	10					1	1					1	1
1,162	4	0.68%	B2.4 2 BDRM/ 2 BATH/1 CAR GARAGE	4			<u> </u>		1	1						·
1,199 2	18	3.08%	B2.5 2 BDRM/ 2 BATH	18	2	2			1	1					1	1
1,199	14	2.40%	B2.6 2 BDRM/ 2 BATH	14	2	3	· · · · · ·		1	1						
1,162	4	0.68%	B2.7 2 BDRM/ 2 BATH/1 CAR GARAGE	4		-					1	1	1	1		
1,199	6	1.03%	B2.8 2 BDRM/ 2 BATH/1 CAR GARAGE	6											1	1
1,199	2	0.34%	B2.9 2 BDRM/ 2 BATH (ANSI) (NEW UNIT)	2	1		<u> </u>									
1,197	7	1.20%	B3 2 BDRM/ 2 BATH	7			1	1			1	1	1	1		
1,156	7	1.20%	B3.1 2 BDRM/ 2 BATH/1 CAR GARAGE	7			1	1			1	1	1	1		
1,199	5	0.86%	B3.2 2 BDRM/ 2 BATH/1 CAR GARAGE	5			1	1					1	1		
1,199	2	0.34%	B3.3 2 BDRM/ 2 BATH/1 CAR GARAGE (ANSI)	2							1	1				
2	180	30.82%	Pedroom/2 Bath Unit Subtotal	2				<u> </u>				•		•		
1,377 ′	12	2.05%	C1 3 BDRM/ 2 BATH	12	1	1			1	1	1	1	1	1		
1,330 -	12	2.05%	C1.1 3 BDRM/ 2 BATH/1 CAR GARAGE	12	1	1			1	1	1	1	1	1		
1,394 -	10	1.71%	C1.2 3 BDRM/ 2 BATH	10	1	1			1	1			1	1		
1,394	2	0.34%	C1.3 3 BDRM/ 2 BATH/1 CAR GARAGE (ANSI)	2							1	1				
4	36	6.16%	Bedroom/2 Bath Unit Subtotal	3				. <u> </u>				G		PER B	UNITS	O.OF
937 54	584	100%	UNIT TOTALS	l	33	33	16	16	31	31	31	31	31	31	26	26
												•	·		- BUILD	0. OF
				21	2	2	1	2	1	3	1	1	1	1	4	2
VII P	U	AND	BUILDING A				-		<u> </u>	-	-	IG TYPI		-	-	_

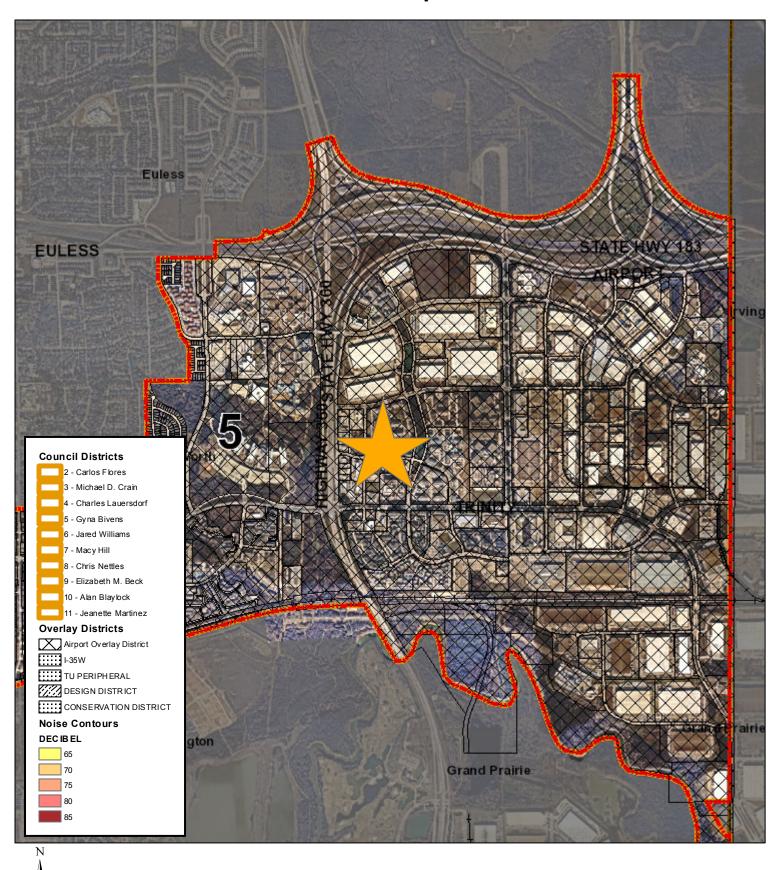






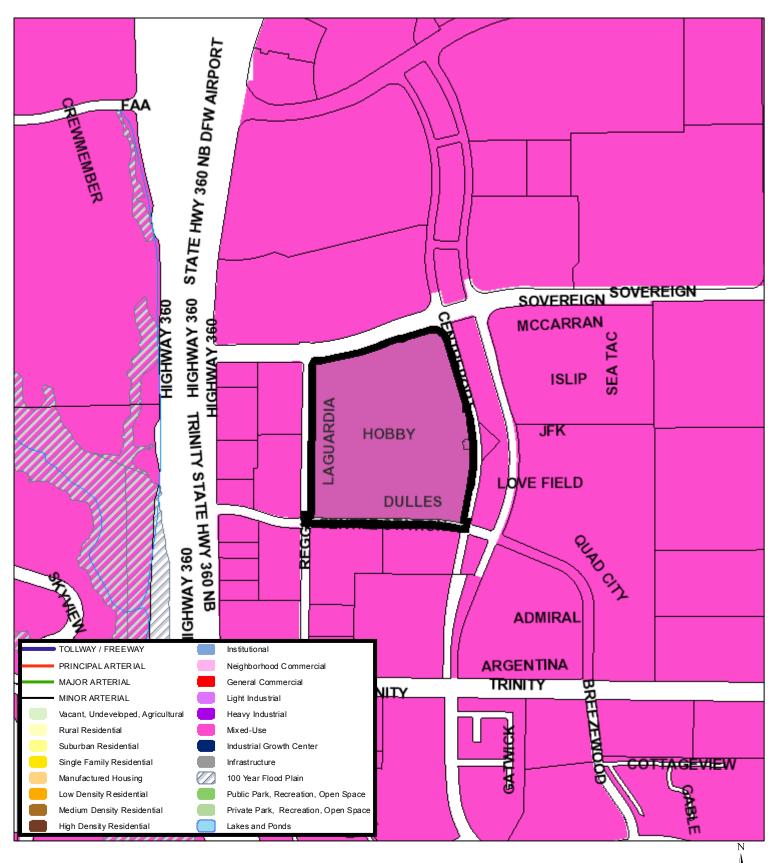
14301 Centre Station Drive, Fort Worth, Texas 76155







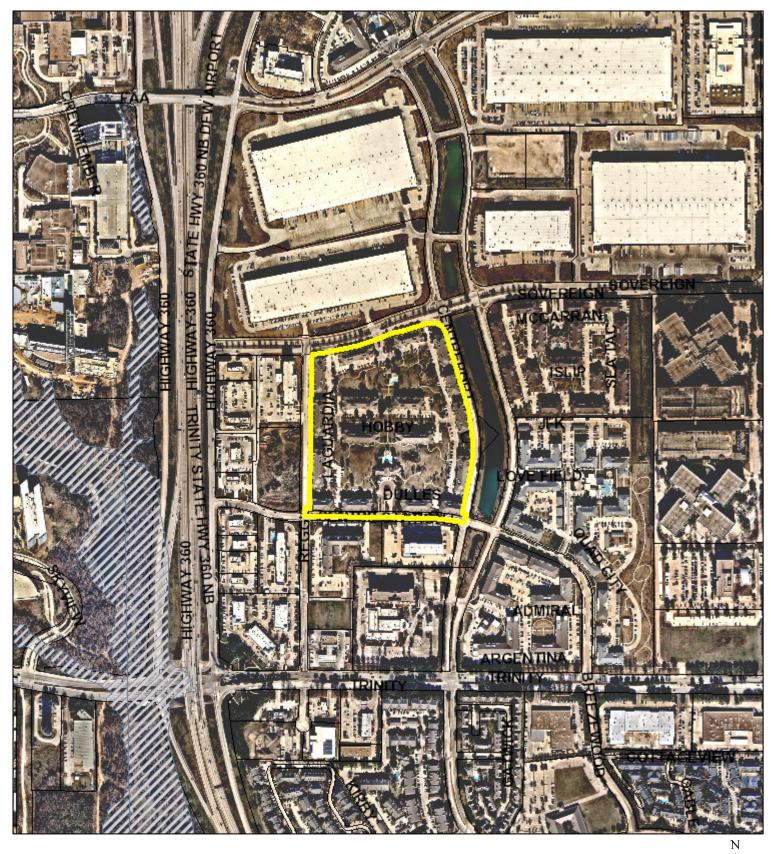
Future Land Use



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



Zoning Staff Report

Date: August 9, 2023

FORT WORTH.

Case Number: ZC-23-101

Council District: 4

Zoning Map Amendment & Site Plan

Case Manager:	Brett Mangum							
<i>Owner / Applicant:</i>	NTP35 LP / Ojala Partners, LP							
Site Location:	8347 Harmon Road	Acreage: 8.18 acres						
		Request						
Proposed Use:	Detached Multifamil	у						
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							
		Recommendation						
Land Use Compatibl	ility:	Requested change is compatible						
Comprehensive Plan	ı Consistency:	Requested change is consistent						
Staff Recommendati	ion:	Approval						
		Table of Contents						
	iption and Background Zoning and Land Uses							

- 4. Public Notification
- 5. Development Impact Analysis
 - a. Land Use Compatibility
 - b. Comprehensive Plan Consistency
- 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 site is a 8.18-acre piece of property off Harmon 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	138 spaces required, 185 spaces provided - Complies
	No parking or driveways shall be provided between a building and a public or private street.	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	Multifamily Residential. 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

 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 fireplatting@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 Workflow cleared by Beatriz Rodriguez, but no comments provided

Building Plan Review

No response provided

Park & Recreation

No response provided

<u>Stormwater</u>

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.)

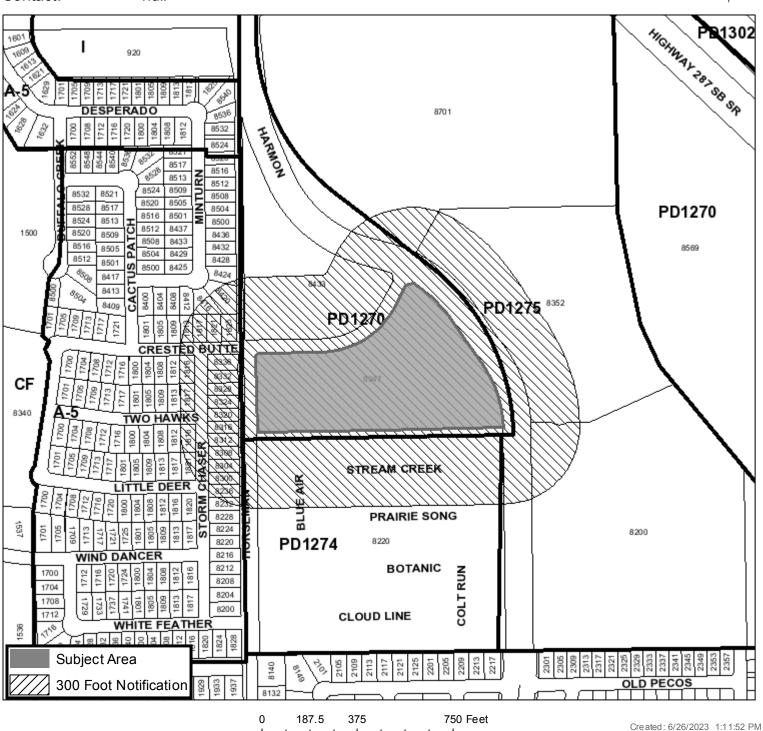


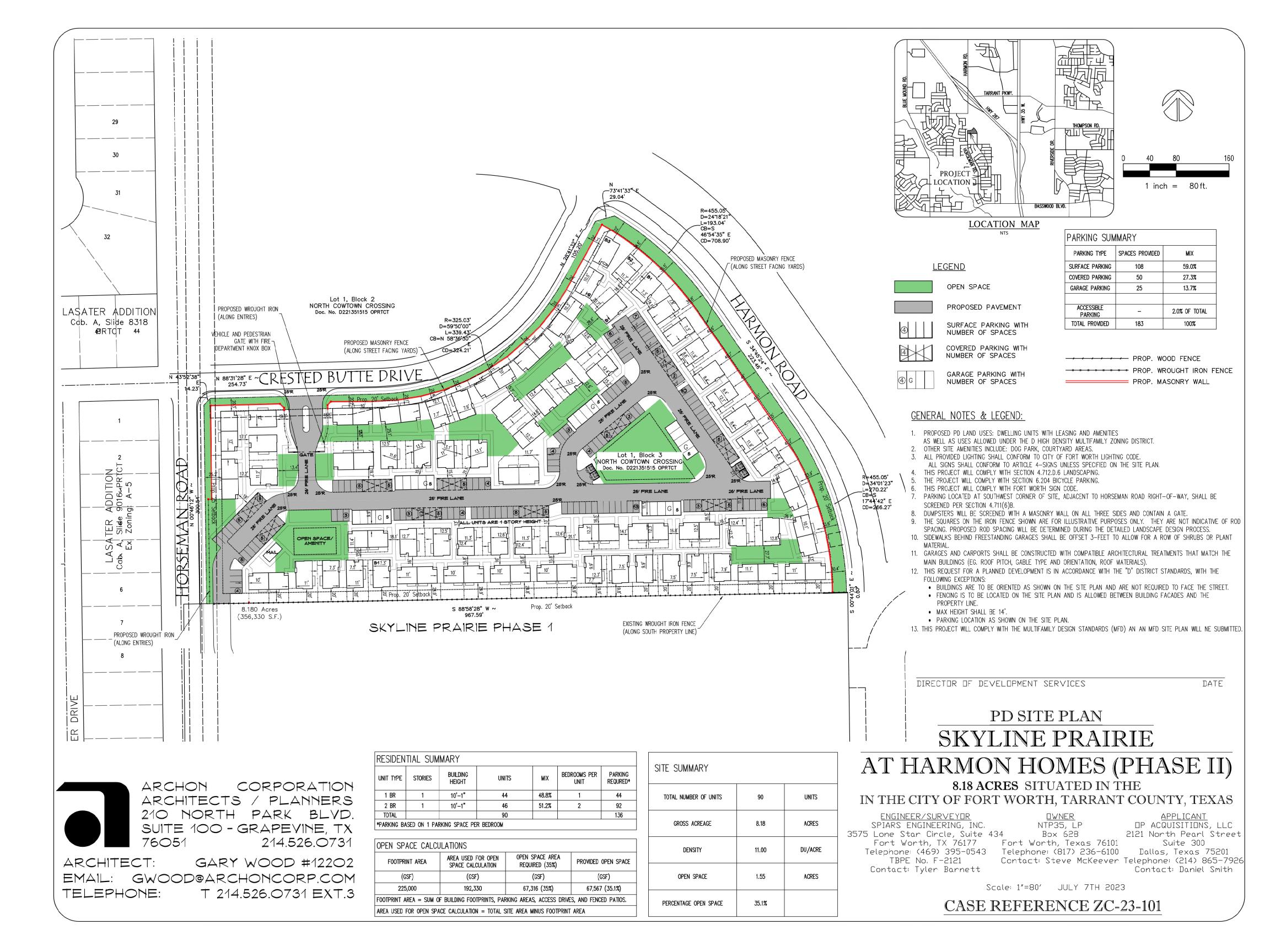
ZC-23-101

Area Zoning Map

Applicant: Address: Zoning From: Zoning To: Acres: Mapsco: null Sector/District: Commission Date: 8/9/2023 Contact: null

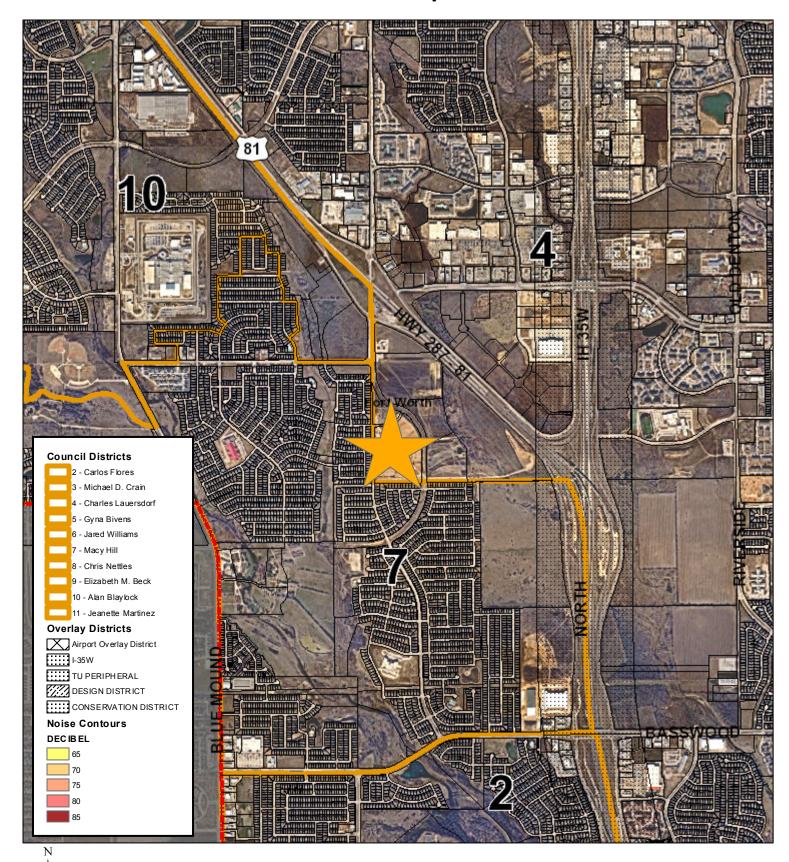
NTP35 LP/Ojala Partners 8347 Harmon Road PD/G PD/D 8.1191735 Far North







ZC-23-101

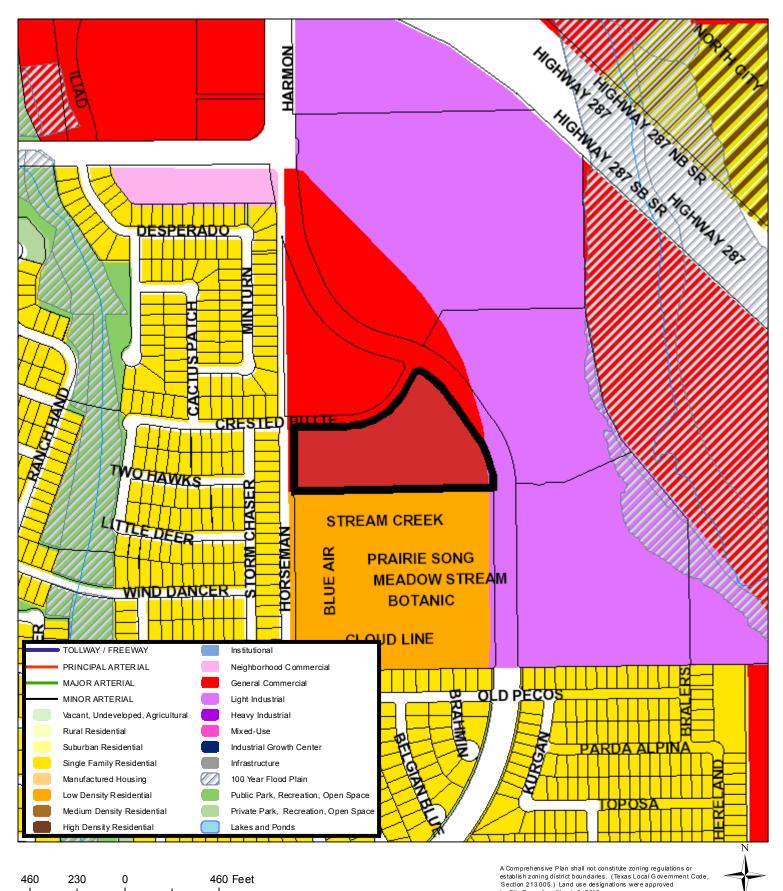


0

FORT WORTH®

ZC-23-101

Future Land Use





ZC-23-101

Aerial Photo Map



Fort Worth.

Zoning Staff Report

Date: August 9, 2023

Case Number: SP-23-005

Council District :6

Site Plan

- Case Manager: **Alondra Salas-Beltré Owner / Applicant:** United Global Development Group / Logan McWhorter, representative Site Location: SE of Sycamore School Rd. & Summer Creek Dr. Acreage: 1.925 acres Request Add required Site Plan for PD 246 for childcare facility **Proposed Use: Request:** To: Add site plan to PD 246 "PD/E" Planned Development all uses in "E" Neighborhood Commercial excluding tattoo parlor and massage parlor; site plan included Recommendation **Staff Recommendation:** Approval Table of Contents 1. Project Description and Background 2. Surrounding Zoning and Land Uses 6. Zoning Map with 300 ft. Notification Area 3. Recent Zoning History 7. Area Map 4. Public Notification
 - 5. Development Impact Analysis
 - a. Site Plan Comments

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

Project Description and Background

The location of the site is towards the southeast of where Sycamore School Road and Summer Creek Drive intersect. The site is positioned within the boundaries of Council District 6 and covers an area of approximately 1.9 acres.

This amendment concerns the previously approved site plan SP-22-024 for an existing PD (PD-246). The applicant intends to increase the daycare building's square footage from 12,766 sq. ft. to 13,916 sq. ft. and expand the playground area from 8,200 sq. ft. to 11,024 sq. ft. No modifications are proposed for the PD. PD 246 allows development under the "E" standards.

The Site Plan submitted appears to meet these standards.

Surrounding Zoning and Land Uses

North "PD 246" Planned Development-Neighborhood Commercial / undeveloped East "A-5" One-Family Residential / residential

South "PD 246" Planned Development-Neighborhood Commercial / car wash

West "PD 246" Planned Development-Neighborhood Commercial / service station & undeveloped

Recent Zoning History

• None

Public Notification

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

Organizations Notified		
Ridgeview Estates HOA		
Streams and Valleys Inc		
Crowley ISD		
Villages of Sunset Pointe HOA		
Summer Creek South HOA		

*Located within this registered Neighborhood Association

Development Impact Analysis

Site Plan Comments

Zoning & Land Use

• Update case reference number to SP-23-005.

• <u>Fire</u>

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

Additional fire hydrants will be required.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 507.5.1

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.

<u>Stormwater</u>

Contact: sds@fortworthtexas.gov

FYI, Final Grading plans to support SP-23-005 must conform to SWM-2019-0105 or an updated drainage study will be required.

•

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

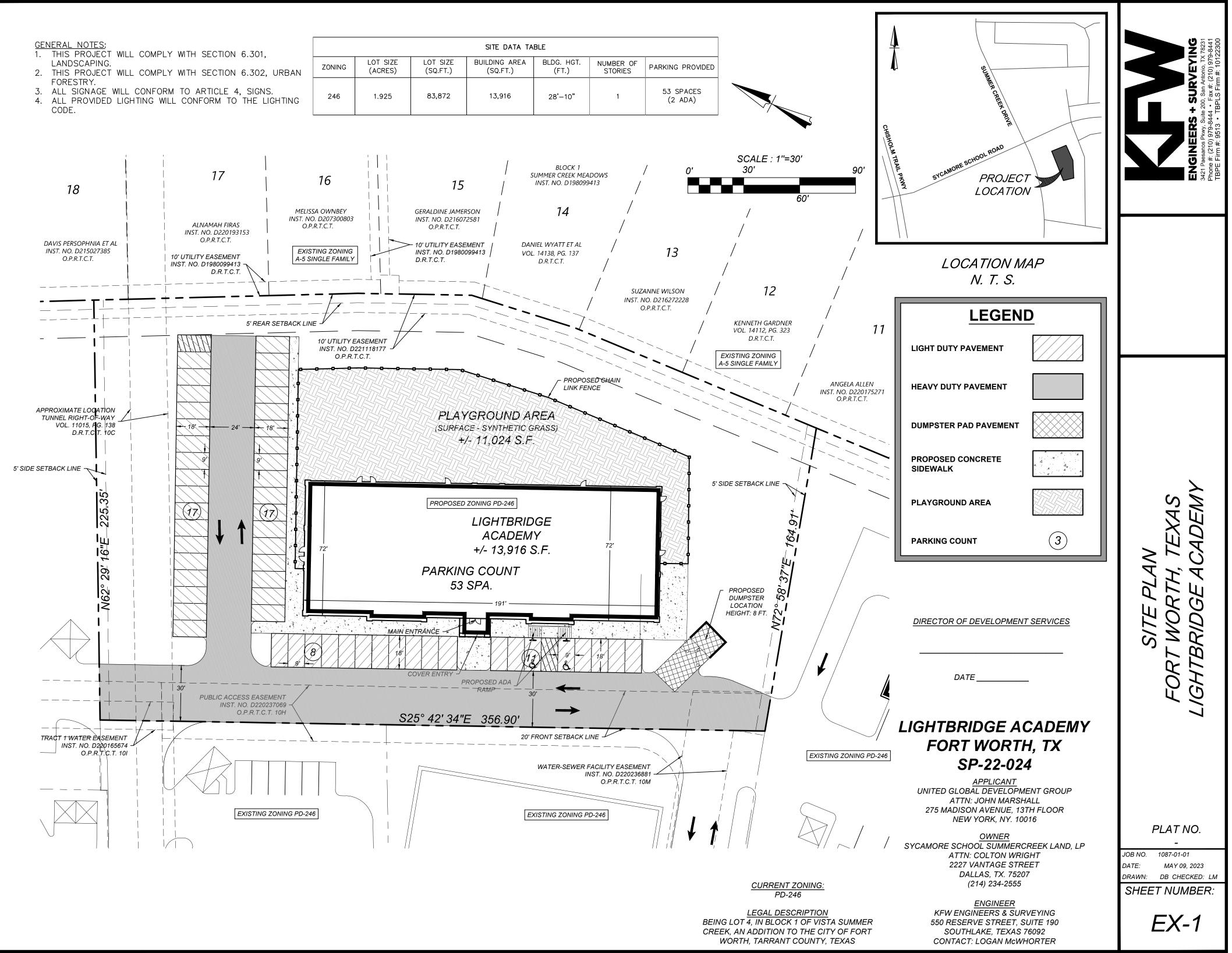


Area Zoning Map Sycamore School Summercreek Land LP Applicant: SE Corner of Summer Creek Dr. & Sycamore School Rd. Address: Zoning From: PD Add Required Site Plan Zoning To: 1.92243946 Acres: Text Mapsco: Wedgewood Sector/District: Commission Date: 8/9/2023

Contact:

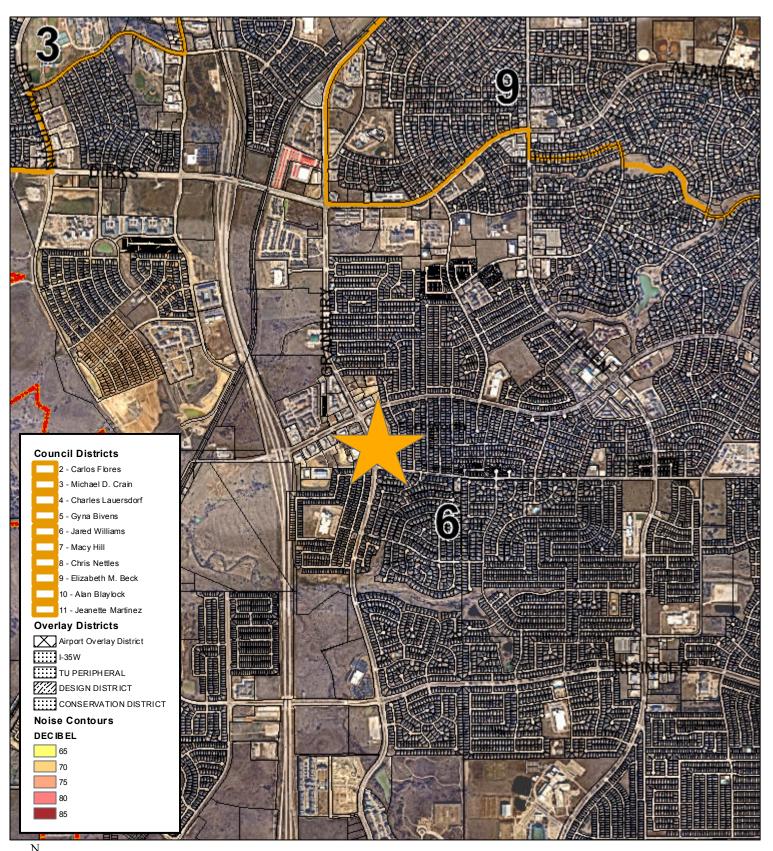
817-392-2594





5: 10pi Design 2023, 01\01\ 00,



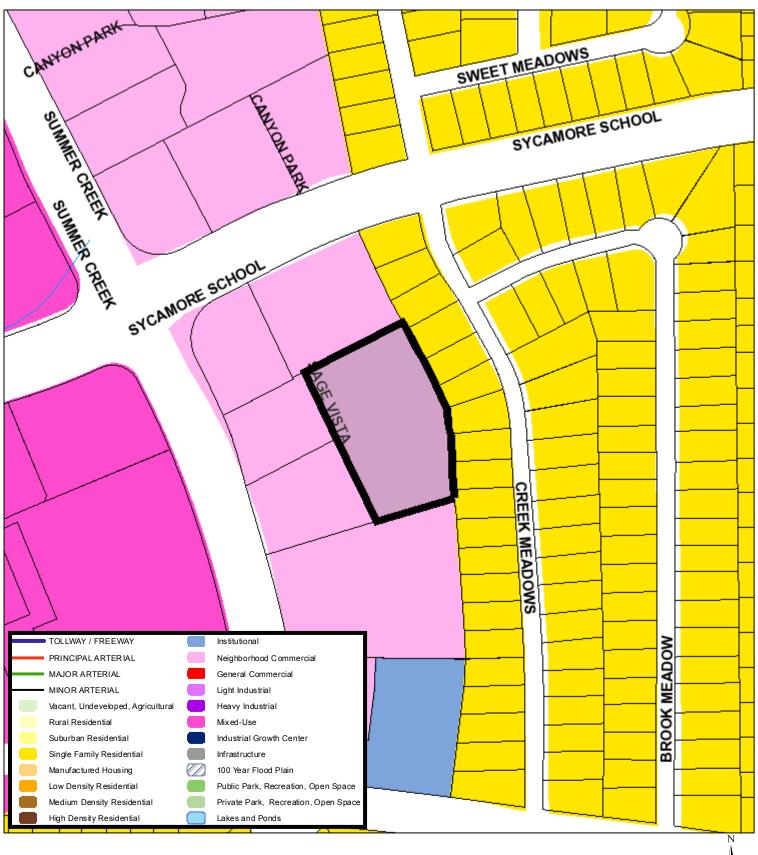


-

0



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



Zoning Staff Report

Date: August 9, 2023

FORT WORTH.

Case Number: SP-23-006

Council District: 5

	Site Plan		
Case Manager:	<u>Stephen Murray</u>		
<i>Owner / Applicant:</i>	FW Barbers Manor, LP		
Site Location:	4400, 4408, 4416 & 4424 Ramey Ave <i>Acreage:</i> 4.4		
Request			
Proposed Use:	roposed Use: Multifamily		
Companion Case:	ZC-19-150/PD 1258		
Request: To: Add site plan for PD 1258 "PD/C" Planned Development for all uses in "C" Medium Density Multifamily with waivers to open space, front yard, corner lot setbacks, residential adjacency district setback, minimum parking requirement, waiver to the MFD submission; site plan included			
Recommendation			
Staff Recommendation: Approval			
	Table of Contents		
 Project Description and Background Surrounding Zoning and Land Uses Site Plan 			

- 3. <u>Recent Zoning History</u>
- 4. Public Notification
- 5. Development Impact Analysis
 - a. Site Plan Comments

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

Project Description and Background

The proposed site is along Ramey Avenue between the intersections of South Hughes and South Edgewood Terrace. The applicant is bringing in their Site plan for PD 1258 "PD/C" Planned Development for all uses in "C" Medium Density Multifamily with waivers to open space, front yard, corner lot setbacks, residential adjacency district setback, minimum parking requirement, waiver to the MFD submission. The applicant has provided a narrative below:

"Baber's Manor will be an 80-unit multifamily development with a 5,000 sq. ft. community building with leasing office. Units provided will be (18) 1 bedroom, (48) 2 bedroom, and (2) 3-bedroom flats; with (12) 3-bedroom townhomes. There will be a total of 14 residential buildings, and 1 commercial building for the leasing office/clubhouse. Per the PD we calculated 85 surface parking spaces are required, we will provide 100 onsite parking spaces. Community amenities will include (2) playgrounds, a staffed 1,000 sq. ft. child."

Surrounding Zoning and Land Uses

- North "A-7.5" One Family / single family, Neighborhood Park
- East PD 289 Planned Development for day care facility, "CF" Community Facilities / single family, church
- South "A-5" One-Family / single family
- West "A-5" One-Family / single family

Recent Zoning History

• none

Public Notification

300-foot Legal Notifications were mailed on July 25, 2023. The following organizations were notified: (emailed June 26, 2023)

Organizations Notified		
Polytechnic Heights South NA	Echo Heights Stop Six Environmental	
roryteenine mergins south NA	Coalition	
Historic Stop Six NA	Streams and Valleys Inc	
Stop Six Sunrise Edition NA	Trinity Habitat for Humanity	
Stop 6/Poly Oversight*	FWISD	
East Fort Worth Inc.		

*Located within this Neighborhood Organization

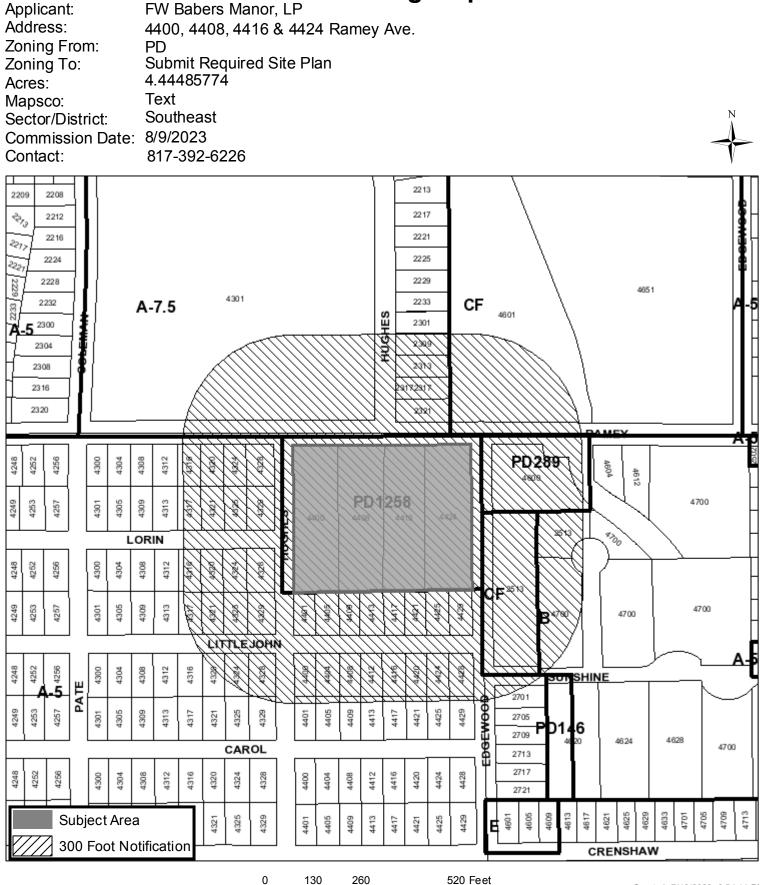
Site Plan Comments

The site plan as submitted is consistent with Zoning requirements.

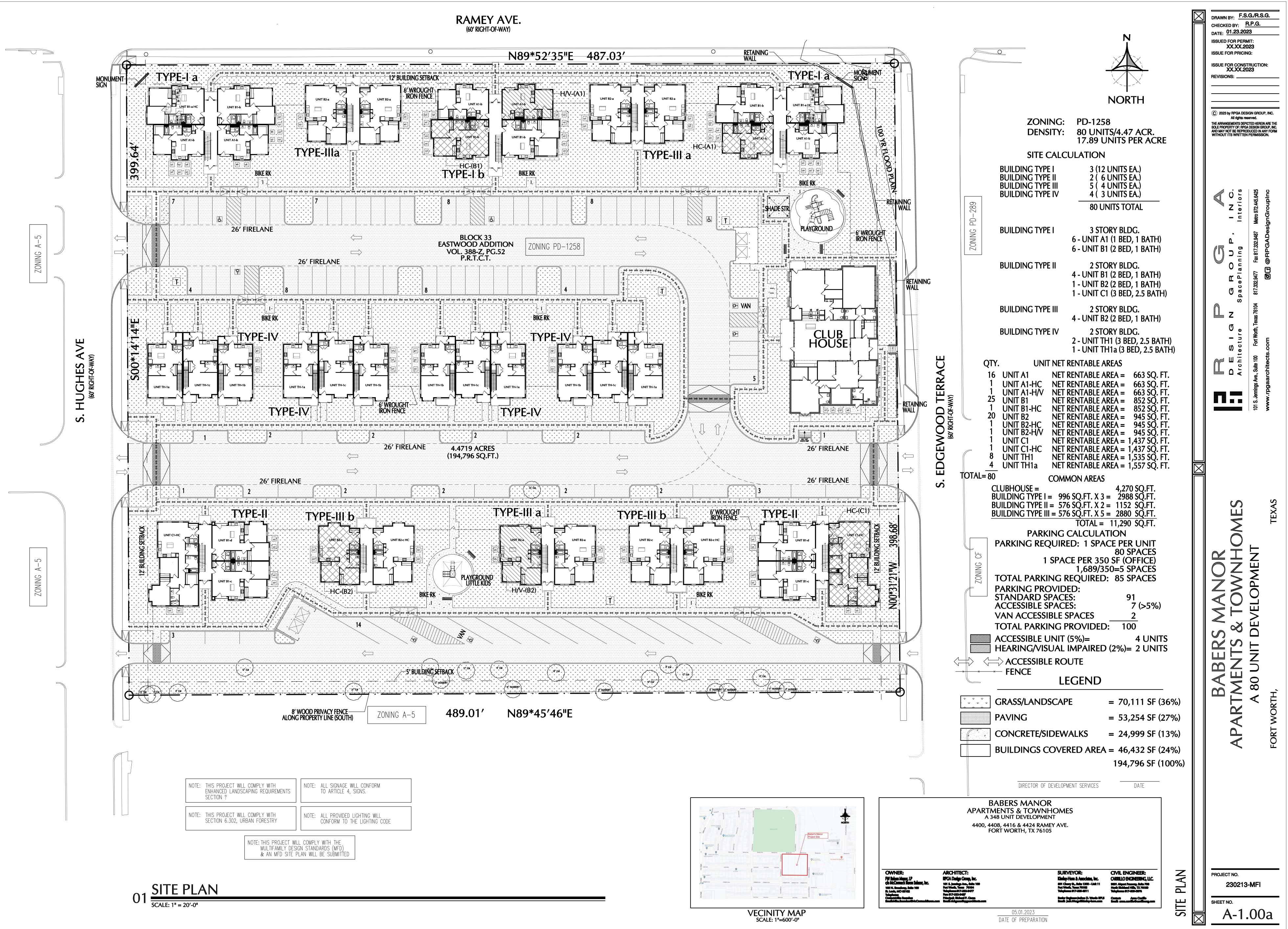
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff <u>cannot be waived</u> through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



Area Zoning Map

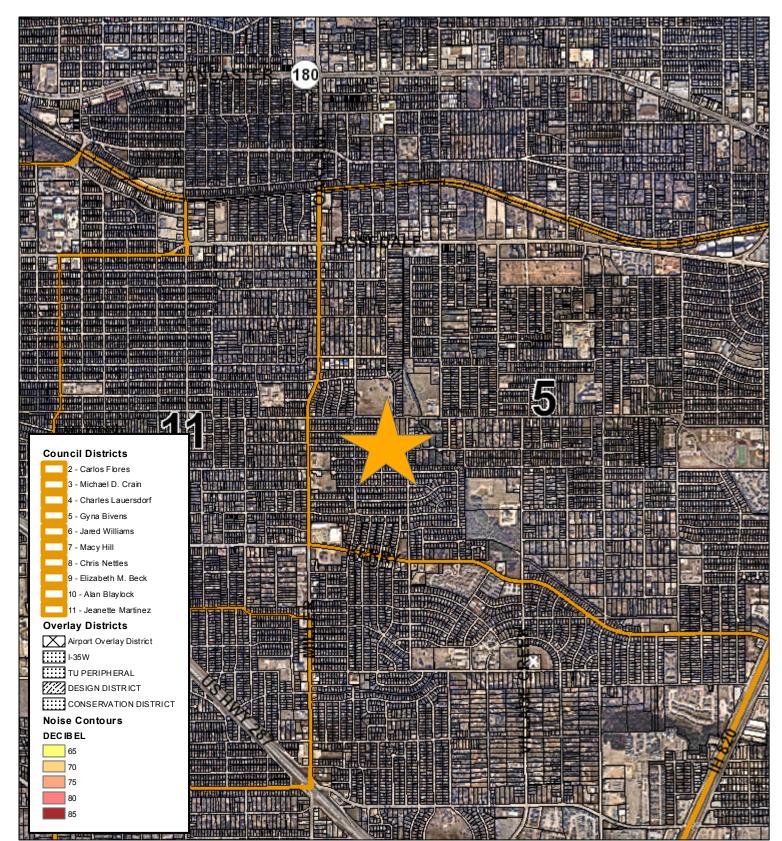


130 260 520 Feet



DRM	
WILL NG CODE	





1,000 2,000

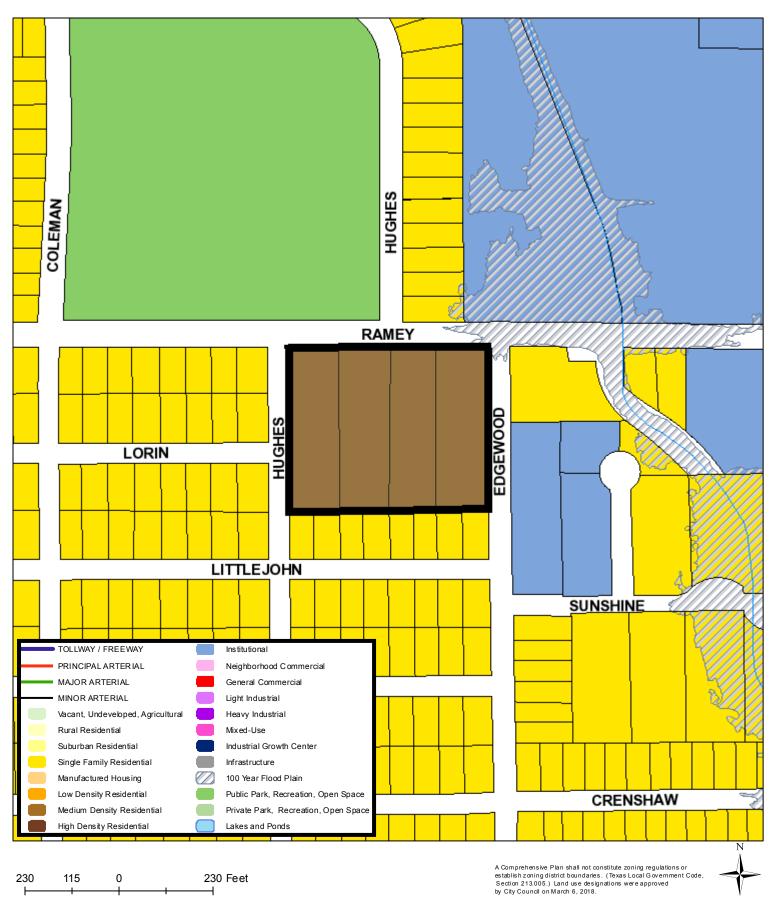
0

N

4,000 Feet



Future Land Use



Created: 7/18/2023 3:51:09 PM



Aerial Photo Map



Zoning Staff Report

~ • • • • •

Date: August 9	, 2023 Case Number: ZC-22-19	94 Council District: 11		
Zoning Map Amendment & Site Plan				
Case Manager: <u>Alondra Salas-Beltré</u>				
<i>Owner / Applicant:</i>	Texas Capital Investing of North Texas Holding LLC / Ryan Larcon			
Site Location:	3621 Meadowbrook Drive	Acreage: 0.45 acres		
Request				
Proposed Use:	Proposed Use: Residential Development			
Request:	From: "A-7.5" One-Family			
	To: "PD/A-7.5" Planned Development for all uses in "A.7.5" One-Family plus triplex; site plan included			
Recommendation				
Land Use Compatibility: Requested change is compatible				
Comprehensive Pla	<i>n Consistency:</i> Requested change is not c	consistent		
Staff Recommendation: Approval				
Table of Contents				

- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. <u>Recent Zoning History</u>
- 4. Public Notification

FORT WORTH.

- 5. <u>Development Impact Analysis</u>
 - 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 property in question can be found 200 feet west of the intersection of Meadowbrook and Ayers. Currently, the property is being used as a triplex and is leased to tenants. A zoning change has been requested due to a code violation. This proposal would rezone the property from "A-7.5" Single-Family zoning to a PD (planned development) for triplex use, bringing it into compliance with current regulations while maintaining the current base zoning to prevent incompatible uses from being built.

According to TAD records, the property was constructed in 1947 and is listed as a single-family residence. However, the applicant describes the property as a principal dwelling with two units and a detached garage, later converted to a third unit. No garages or carports are on the property, and tenants use a gravel driveway for parking.

Recent Zoning History

- North "A-7.5" One-Family / single-family residence
- East "A-7.5" One-Family / single-family residence
- South "A-7.5" One-Family/ multifamily residences
- West "A-7.5" One-Family / single-family residence

Surrounding Zoning and Land Uses

- ZC-09-115 subject site and surrounding area, Council-initiated zoning, approved November 3, 2009.
- ZC-23-002 property to the east, Council-initiated zoning ER to A-5.
- ZC-22-188 3701 Meadowbrook Drive A-5 to PD/SU plus Triplex

Public Notification

300-foot Legal Notifications were mailed on July 25, 2023. The following organizations were notified: (emailed July 26, 2023)

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

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Although the applicant is requesting the zoning change to bring the existing property into compliance and not to construct a new structure, a site plan has been submitted in the event new construction occurs, it is done consistent with the current dimensions allowing any new building to remain in the existing context of the neighborhood.

Properties along the Meadowbrook block face are predominantly single-family, but a few duplexes were observed.

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

Comprehensive Plan Consistency - Southeast

The 2022 Comprehensive Plan currently designates the subject property as Single Family.

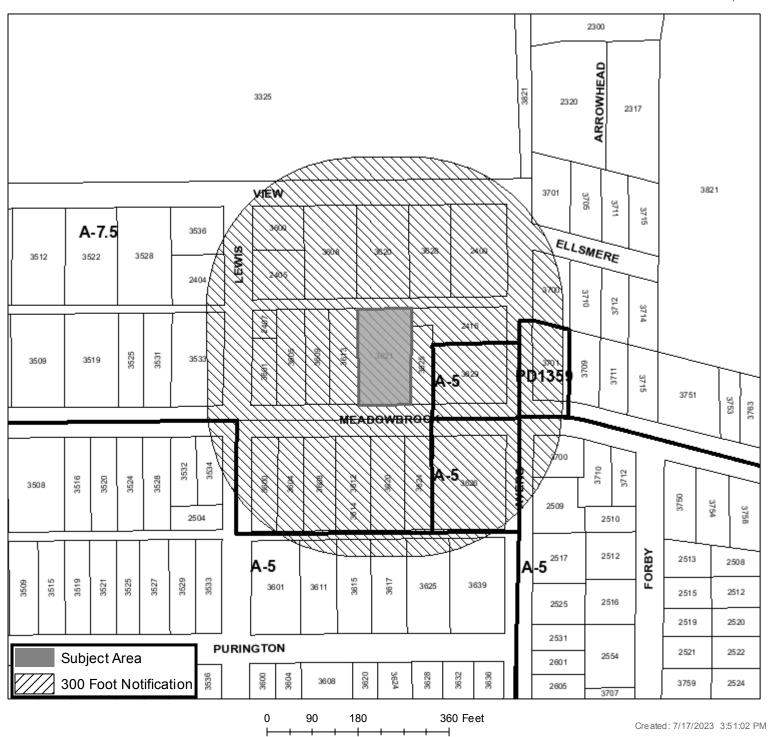
FUTURE LAND USE	DEFINITION	ZONING
Single-Family Residential	3,500+ sq. ft <mark>.</mark> lot single-family	A-10, A-7.5, A-5, AR

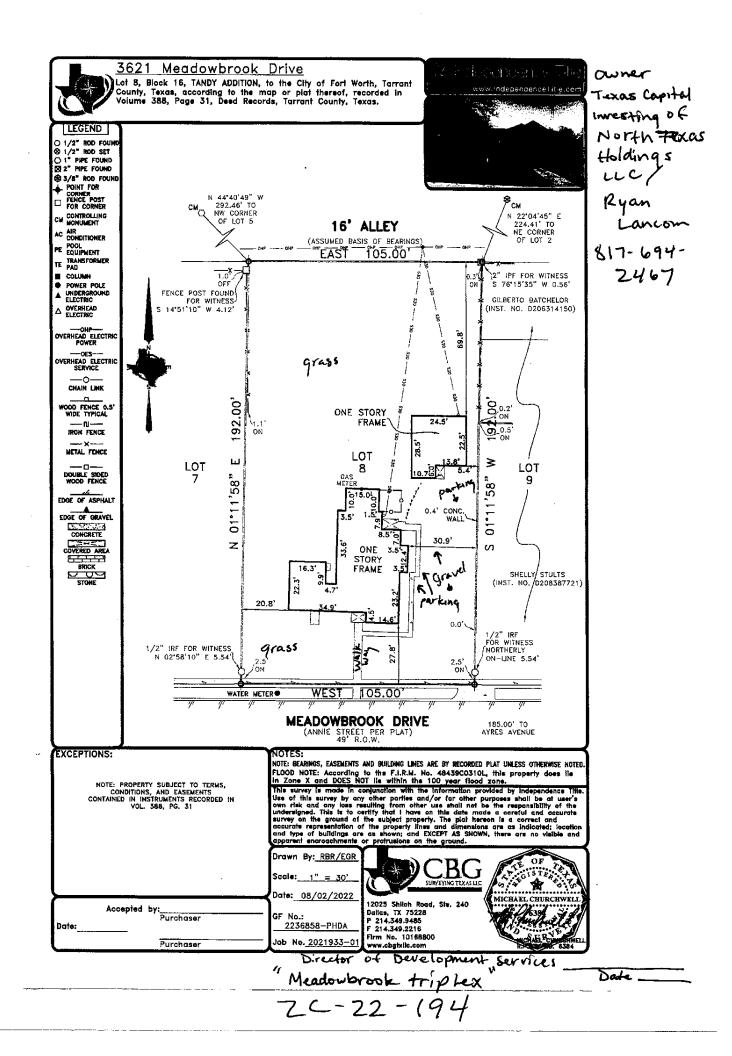
The proposed zoning **is not consistent** with the Comprehensive Plan future land use designation. However, the proposed base zoning is consistent and is in alignment with the following policies of the Comprehensive Plan:

- Promote a variety of housing choices
- Additionally, the continued usage of these units provides alternative and affordable housing accommodations, especially within the older parts of town. While the use of three units is not consistent with the Single-Family designation of the future land use plan, it does provide affordable and accessible housing which is also a policy of the city.

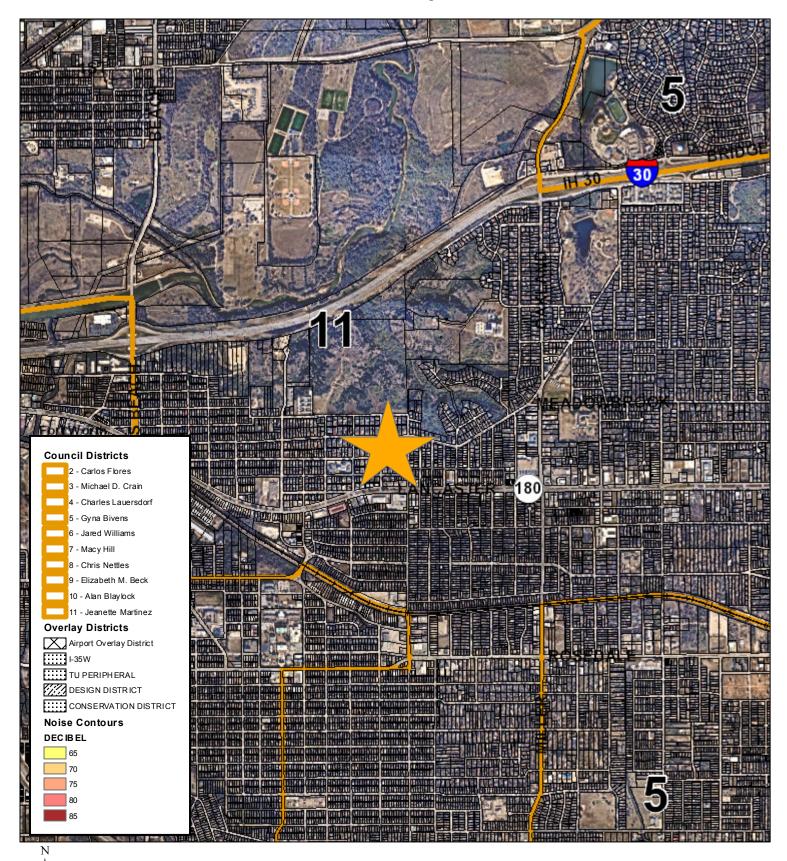


Applicant:	Ryan Lancon
Address:	3621 Meadowbrook Drive
Zoning From:	A-5
Zoning To:	PD/A-5 plus triplex
Acres:	0.45444127
Mapsco:	Text
Sector/District:	Eastside
Commission Date:	8/9/2023
Contact:	817-392-2495
	Address: Zoning From: Zoning To: Acres: Mapsco: Sector/District: Commission Date:





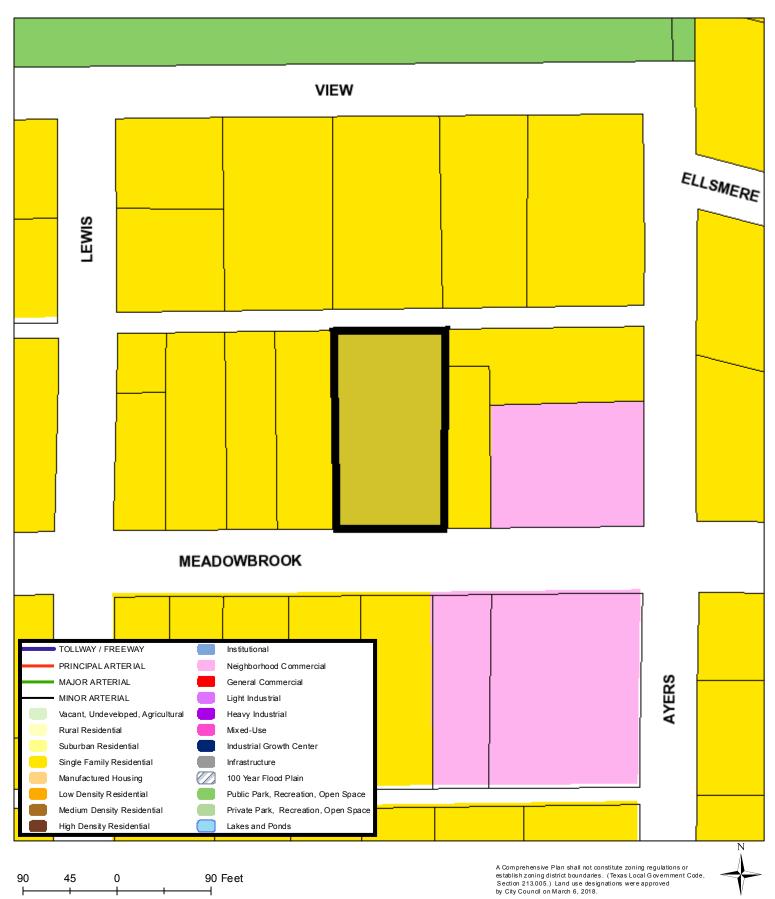




0



Future Land Use





Aerial Photo Map





Zoning Staff Report

Date: August 9, 2023

Case Number: ZC-23-104

District 10

Zoning Map Amendment

Case Manager:	Manager: <u>Stephen Murray</u>		
Owner / Applicant:	North Fort Worth Storage/Jack Dyer		
Site Location:	12452 & 12500 Willow Springs Rd	Acreage: 28.9 acres	
	Reque	est	
Proposed Use:	Proposed Use: Miniwarehouse & RV Storage		
Request:	From: "I" Light Industrial		
	To: "J" Medium Industrial		
	Recommer	ndation	
Land Use Compatibility: Requested change is compatible			
Comprehensive Plan	n Consistency: Requested change is o	consistent (Minor Boundary Adjustment)	
Staff Recommendation: Approval			
Table of Contents			
 Project Description and Background Surrounding Zoning and Land Uses Recent Zoning History Public Notification 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

Project Description and Background

The subject property is near HWY 287 and Willow Springs Rd. The applicant is requesting to rezone the property from "I" Light Industrial to "J" Medium Industrial to bring the existing site into conformance and expand the miniwarehouse and storage uses on the site. Mini-warehouses are first allowed by right "J" Medium Industrial.

Surrounding Zoning and Land Uses

North "I" Light Industrial / industrial

- East "K" Heavy Industrial / industrial
- South "I" Light Industrial / industrial
- West "I" Light Industrial; PD 1009 "PD/I" Planned Development for all uses in "I" Light Industrial plus miniwarehouse; site plan approved and attached as Exhibit "A". / industrial

Recent Zoning History

None

Public Notification

300-foot Legal Notifications were mailed on July 25, 2023. The following organizations were notified: (emailed July 25, 2023)

Organizations Notified	
Spring Ranch HOA	NWISD
Streams and Valleys Inc	Trinity Habitat for Humanity

*Not located within a registered Neighborhood Organization.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property to "J" Medium Industrial. Surrounding land uses are all industrial. The applicant is rezoning so they expand their existing business. Mini-warehouses typically have minimal impact to surrounding areas due to their height and appearances, operational characteristics, and traffic generation.

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

Comprehensive Plan Consistency – Far Northwest

The adopted Comprehensive Plan currently designates the subject property as "Light Industrial" on the Future Land Use Map. The proposed zoning change request **is consistent (minor boundary adjustment)** with the Comprehensive Plan. The policy below applies to this development. Mini-warehouses typically have a lesser impact and would be considered a transitional use for this property.

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



Applicant:
Address:
Zoning From:
Zoning To:
Acres:
Mapsco:
Sector/District:
Commission Date
Contact:

Area Zoning Map North Ft. Worth Storage/Jack Dyer 12452 & 12500 Willow Springs Road 12452 & 12500 Willow Springs Road 42452 & 12500 Willow Springs Road 28.07618788 Text Far Northwest e: 8/9/2023

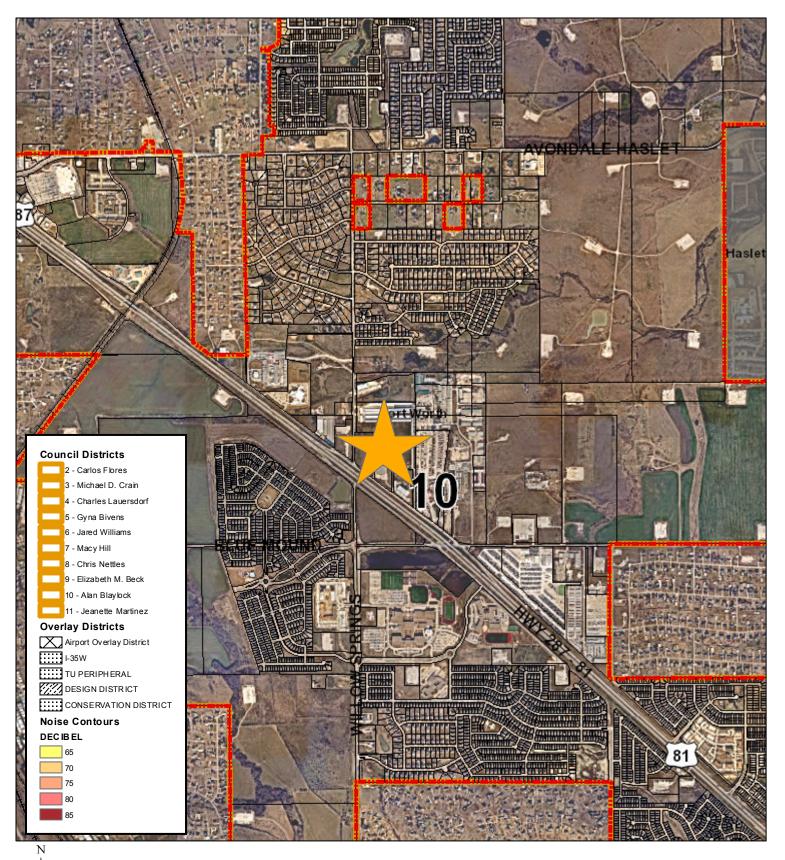
0

245

980 Feet



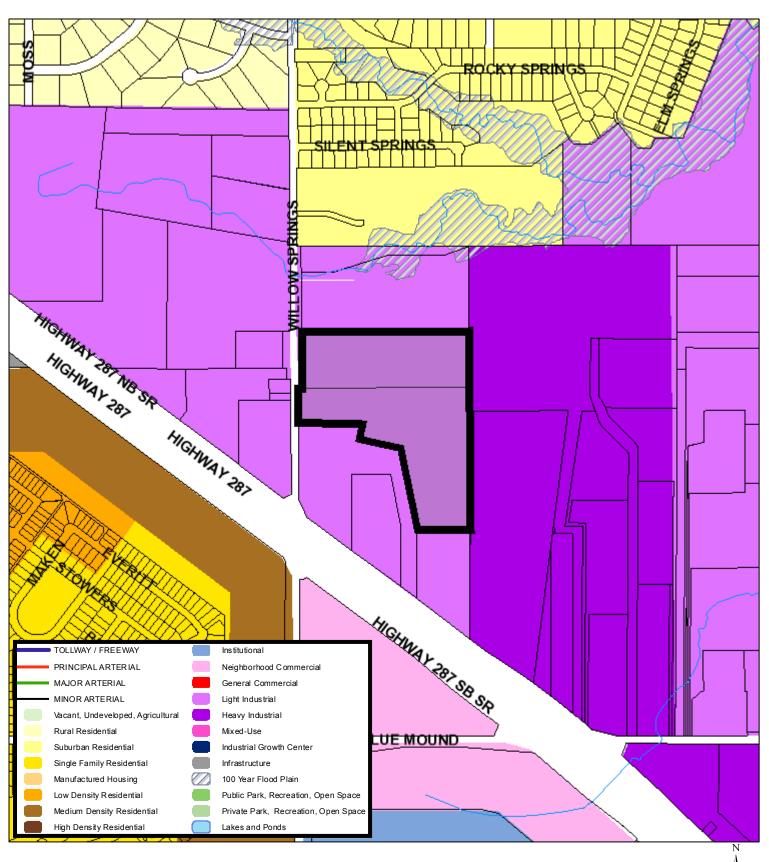




0



Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photo Map



FORT WORTH.

Zoning Staff Report

Date: August 9, 2023

Case Number: ZC-23-105

Council District: 11

Zoning Map Amendment

Case Manager:	Brett Mangum					
Owner / Applicant:	German Muñoz / Alp	pha Family Group, James Walker				
Site Location:	3800 Radford Road	Acreage: 0.23 acres				
		Request				
Proposed Use:	Single Family Reside	ence				
Request:	From: "MU-1/SS" I	Low Intensity Mixed-Use / Stop Six Overlay				
	To: "A-10/SS" O	To: "A-10/SS" One-Family Residential / Stop Six Overlay				
		Recommendation				
Land Use Compatibut	ility:	Requested change is not compatible				
Comprehensive Plan	ı Consistency:	Requested change is not consistent				
Staff Recommendati	ion:	Denial				
		Table of Contents				

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

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

Project Description and Background

The subject site is situated at the southwest of the intersection of East Berry Street and Radford Road in Council District 11. The site is also within the Lake Arlington/Berry-Stalcup Urban Village, Stop Six Overlay and Neighborhood Empowerment Zone (NEZ) Area Six. East Loop 820 is less than a quarter mile to the east of the site. The shoreline of Lake Arlington is located just over three-quarters of a mile to the east of the lot. This area has experienced limited redevelopment into the mixed use form. The applicant is requesting to rezone out of "MU-1" in order to not build to the urban form and instead follow the development standards of the "A-10" One-Family Residential zoning district.

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

The "MU-1" Low Intensity Mixed-Use district does not allow the proposed single-family land use; the lowest intensity of residential use allowed is a duplex. If the applicant is to build a single-family home, the lot must be rezoned. In "MU-1" Low Intensity Mixed-Use zoning, many building types are permitted: duplex, townhomes, manor house, apartment/condominium, general commercial, or mixed-use. Since the applicant wishes to build a single-family house, which is not allowed in the "MU-1" Low Intensity Mixed-Use district, the table below will compare a duplex in "MU-1" to a single-family residence in "A-10".

	Current Zoning: MU-1 (Assuming Duplex)	Requested Zoning: A-10
Lot size	N/A	10,000 sq. ft. minimum
Lot width	N/A	60' min. at building line
Lot coverage	N/A	40% maximum
Front Yard	0' min./20' max.	25' min., subject to projected front yards
Rear Yard	5' minimum	10' minimum
Side Yards	0' minimum	5' minimum
Height	Min.: 1 story at a min. of 18' Max.: 3 stories	35' maximum
Parking	2 parking spaces plus one space per bedroom over 3 bedrooms, located behind the front build wall, garage doors that face the street must be located min. 20' behind front wall plane	Min. 2 parking spaces behind the front build wall, plus one parking space for each bedroom above 3
Landscaping	Street Trees and Pedestrian Scaled Lighting (can seek waiver)	Subject to Urban Forestry
Façade Design Standards	Façade variation required when facing ROW: façade <50' wide shall incorporate two elements	N/A
Fence	Fences and walls along public streets taller than 4' must be open style	Up to 8' height if located behind front build wall

Surrounding Zoning and Land Uses

- North "MU-1" Low Intensity Mixed-Use / East Berry Street
- East "MU-1" Low Intensity Mixed-Use / single family
- South "MU-1" Low Intensity Mixed-Use / single family
- West "MU-1" Low Intensity Mixed-Use / single family

Recent Zoning History

• ZC-19-116, Council Initiated Rezoning of almost 3,000 acres that created the Stop Six Overlay

Public Notification

300-foot Legal Notifications were mailed on July 25, 2023. The following organizations were emailed on July 25, 2023:

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

*Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from "MU-1" Low Intensity Mixed-Use to "A-10" One-Family Residential to build a single family home. The lots surrounding the subject site are developed with older housing stock, primarily smaller single family residences. Across East Berry Street the land is currently undeveloped.

The siting of the subject property at the corner of Radford Road & East Berry Street gives it greater visibility and access than an interior lot along Radford Road. Retaining the lot as "MU-1" retains the cohesive zoning vision for the East Berry Corridor and Urban Village. Downzoning to "A-10" would create a hole in this otherwise uniform "MU-1" zone and has the potential to disrupt the future urban form of the area, which is envisioned to be a more dense strip supported by transit and providing a mix of uses to create a vibrant streetscape and additional rejuvenation to the surrounding neighborhood.

The proposed zoning is **not compatible** with the surrounding land uses envisioned for this area.

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

Below is a portion of a table from the Comprehensive Plan in "Chapter 4, Land Use" categorizing land use and zoning conformance. The proposed "A-10" One-Family zoning district is not listed as a compatible district within the Mixed-Use Future Land Use designation.

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

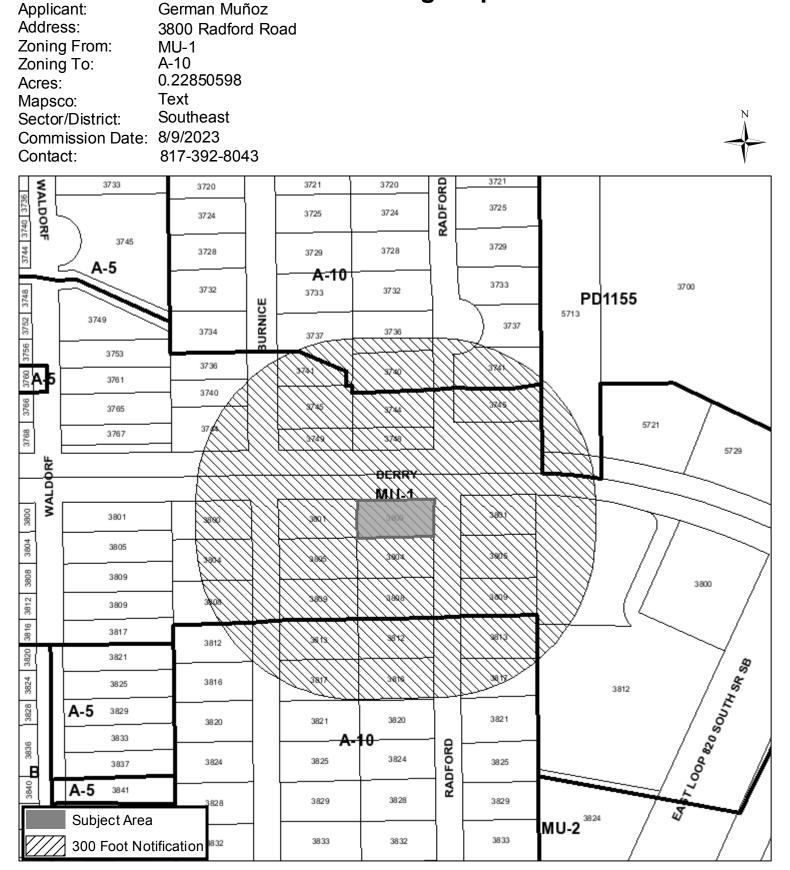
FUTURE LAND USE	DEFINITION	ZONING
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU- 1, MU-2
Mixed-Use/ 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.

Since this rezoning does not support a mix of uses, dense development and a pedestrian form, the proposed zoning is **not consistent** with the Comprehensive Plan's land use designations for this area.

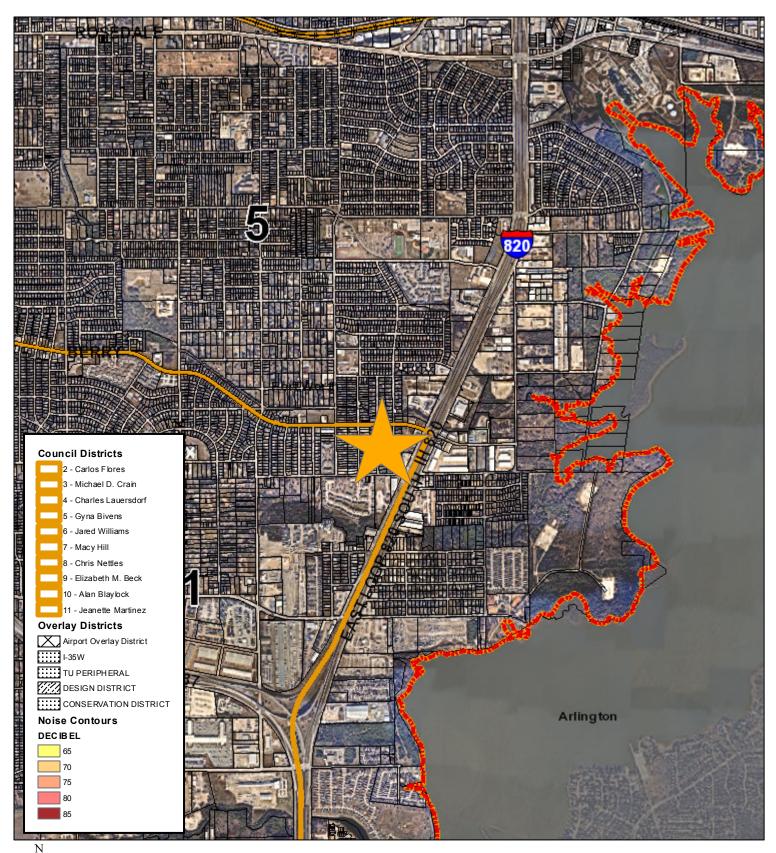


Area Zoning Map



0 87.5 175 350 Feet

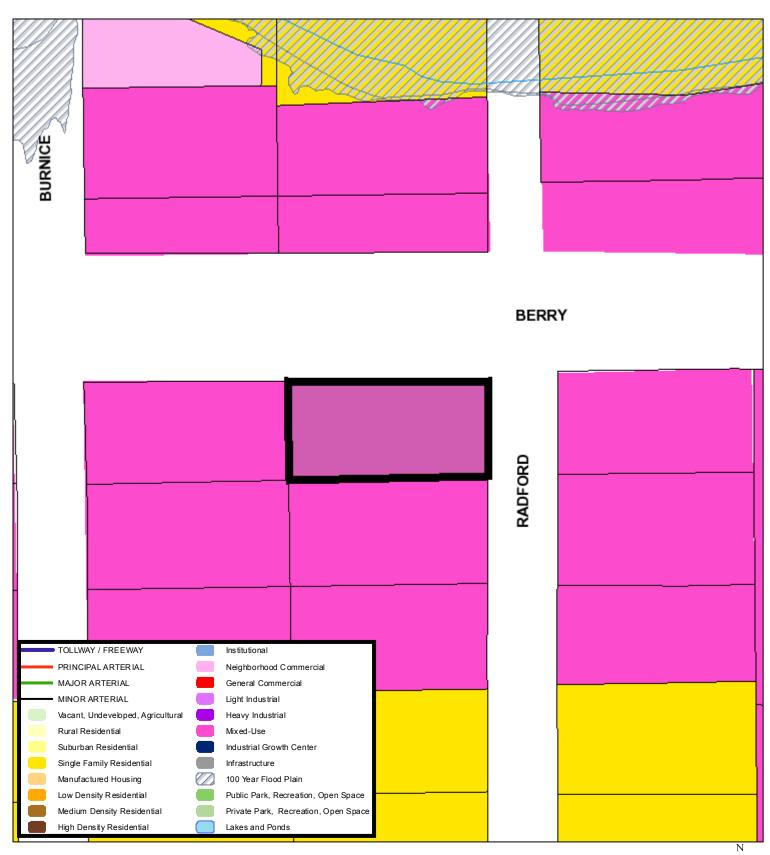




FORT WORTH®

ZC-23-105

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





Zoning Staff Report

Date: August 9, 2023

Case Number: ZC-23-106

Council District: 5

Zoning Map Amendment

Case Manager:	Brett Mangum		
<i>Owner / Applicant:</i>	Gabriel Martinez		
Site Location:	3766 Waldorf Stree	t .	Acreage: 0.23 acres
		Request	
Proposed Use:	Single Family Resid	ence	
Request:	From: "MU-1/SS"	Low Intensity Mixed-Use / Stop	Six Overlay
	To: "A-5/SS" Or	ne-Family / Stop Six Overlay	
		Recommendation	
Land Use Compatib	ility:	Requested change is compati	ble
Comprehensive Plan	n Consistency:	Requested change is not cons	istent
Staff Recommendate	ion:	Approval	
		Table of Contents	

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

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

Project Description and Background

This lot is located on the west side of Waldorf Street, two (2) lots north of Berry Street. It is part of the block located northeast of Berry Street and Stalcup Road. East Loop 820 is just over a quarter mile to the east of the site. The shoreline of Lake Arlington is located just over three-quarters of a mile to the east of the lot. The site is located within the Stop Six Overlay, Neighborhood Empowerment Zone (NEZ) Area Six, as well as the Berry/Stalcup Urban Village.

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

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

The existing "MU-1" Low Intensity Mixed-Use zoning of the subject site does not allow the proposed singlefamily land use; the lowest intensity of residential use allowed is a duplex. If the applicant is to build a singlefamily home, the lot must be rezoned. In "MU-1" Low Intensity Mixed-Use zoning, many building types are permitted: duplex, townhomes, manor house, apartment/condominium, general commercial, or mixed-use. Since the applicant wishes to build a single-family house, which is not allowed in the "MU-1" Low Intensity Mixed-Use district, the table below will compare a duplex in "MU-1" to a single-family residence in "A-5".

	Current Zoning: MU-1 (Assuming Duplex)	Requested Zoning: A-5
Lot size	N/A	5,000 sq. ft. minimum
Lot width	N/A	50' min. at building line
Lot coverage	N/A	50% maximum
Front Yard	0' min./20' max.	20' min., subject to projected front yards
Rear Yard	5' minimum	5' minimum
Side Yards	0' minimum	5' minimum
Height	Min.: 1 story at a min. of 18' Max.: 3 stories	35' maximum
Parking	2 parking spaces plus one space per bedroom over 3 bedrooms, located behind the front build wall, garage doors that face the street must be located min. 20' behind front wall plane	Min. 2 parking spaces behind the front build wall, plus one parking space for each bedroom above 3
Landscaping	Street Trees and Pedestrian Scaled Lighting (can seek waiver)	Subject to Urban Forestry
Façade Design Standards	Façade variation required when facing ROW: façade <50' wide shall incorporate two elements	N/A
Fence	Fences and walls along public streets taller than 4' must be open style	Up to 8' height if located behind front build wall

- North "A-5" One-Family Residential / undeveloped
- East "MU-1" Low Intensity Mixed-Use / undeveloped
- South "MU-1" Low Intensity Mixed-Use / undeveloped
- West "MU-1" Low Intensity Mixed-Use / undeveloped

Recent Zoning History

• ZC-19-116, Council Initiated Rezoning of almost 3,000 acres that created the Stop Six Overlay

Public Notification

300-foot Legal Notifications were mailed on July 25, 2023. The following organizations were emailed on July 25, 2023:

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

*Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

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

The lot just to the north was successfully rezoned from "MU-1" to "A-5" as part of case ZC-22-199, approved by City Council on February 14, 2023. Approval of this rezoning request would continue the trend of shifting land in the East Berry corridor out of the Mixed-Use district and more towards low density single family residential development.

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

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

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

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

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

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

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

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

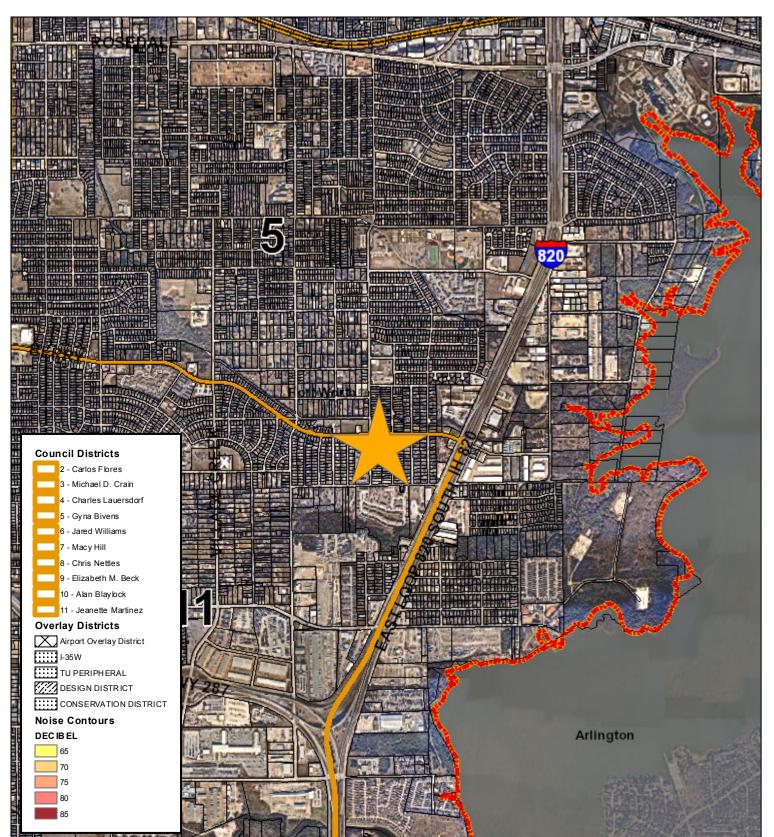


Area Zoning Map

Add Zon Zon Acre Map Sec	sco: :or/D imiss	rom o: istric	ct:	3 M 7 T 8 e: 8	Gabriel 3766 W 4-5 0.26790 Fext Southea 3/9/2023	aldo 692 ast 3	orf St.	Alea		9		аÞ				-	N
5417	5419			5429				3613		3712		3713		3708		3709	3708
	z		сох					3617		3716		3717					+-1
	WILLSPOIN			l	3700			3701	_	3720	ORF	3721		3712		3711	3712
5416			5428	2438				3705	A-5	3724	Į	3725		37 16	1	3717	3716
A-7	≥ ₅₄₂	24	ŭ	\$	3704			3709		3728	8	3729	L		Į		+-+
					3708	١ĺ		3713		3732		3733		3720		3721	3720
9					3732		A-5	3717	<u> </u>	3736				3724	A-1	0 3725	3724
5416		5424	5426	5426	3736	Ŀ,	~	3721 5725	Ĥ	3740		3745	┠─	3728	1	3729	3728
								77444	444 777		$\frac{X}{X}$	<i>Alizzi</i> (3732	1	3733	3732
			5404		A									3734	{	3737	3736
		1	5401				\Box	11 / Kezel	\sum	3756	\underline{X}	/// <i>###///</i>		3736			
	[Ν	/U-	1			χ / χ	11 / / / /	A-5	(jazek)	XV.	3784	H	3730	-	3741	3740
	ļ	54	25				()	3705		3786	J.	() (\$ 1 69) ()	R	3740	-	3745	STAA
							$\overline{\Omega}$	3787	\square	3786	LD OB(A A A A A A A A A A A A A A A A A A A		3744		3749	3748
		050	DY								MAL		Ŷ				
					<u> </u>		Ĥ	HHH	\mathcal{H}	}}}}	\mathcal{H}	, , , , , , , , , , , , , , , , , , ,	¥-		٦		
			5412		MU-		\sum		44		A)	X 1 1 2007	1	3800		3801	3800
			0412					6063	\mathbb{A}	4986		All see	$\left\{ \begin{array}{c} \end{array} \right\}$	3804	1	3805	3804
37	3			3804			<u> </u>		${\cong}$	<u> </u>		3809	+	3808	_ ۳	3809	3808
371737	7			3808				3813		3812	_	3809	┢╾╸		RNICE	┼──	
	[3816				3817		3816 3820		3821	1	3812	BUR	3813	3812
37 A	-5_							3821	╂──	3824		3825	┨╴	3816	1	3817	3816
37	25	П		3828			A-5	3829	в	3828	-	A-5 3829	╊	3820	-A-'	1 0 3821	3820
	S	ubje					<u> </u>	3831	\Box	3930		3833			_		<u> </u>
	∕ з	00 F	oot N	Votif	ication			3847		3836		3837		3824		3825	3824

0 95 190 380 Feet



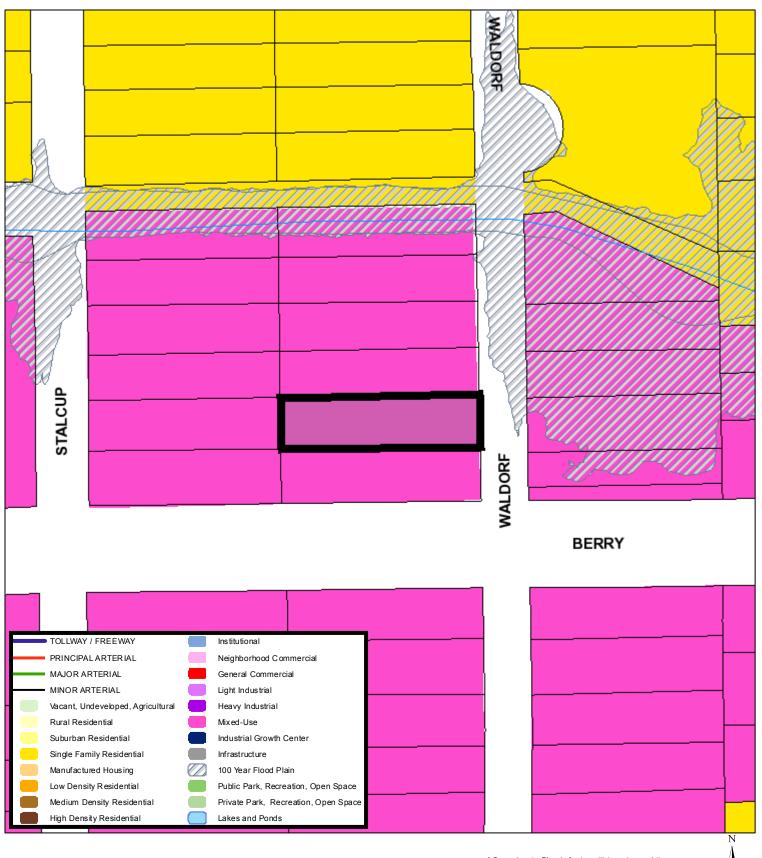


0

N



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



Zoning Staff Report

Date: August 9, 2023

FORT WORTH.

Case Number: ZC-23-109

District: 11

Zoning Map Amendment

Case Manager:	Shad Rhot	Shad Rhoten					
O wner / Applicant:	Vanessa E.	Villa					
Site Location:	4421 Martin	n Street		Acreage:	0.64 acres		
		Re	quest				
Proposed Use:		Subdivide existing lot for the purpose of constructing two single family homes					
Request:	FIOIII: A-	From: "A-10" One-Family					
	To: "A-:	To: "A-5" One-Family					
		Recom	mendatior	า			
Land Use Compatibility	y:	Requested change is	s compatible	e			
Comprehensive Plan Consistency: Requested change is consistent							
Staff Recommendation: Approval							
		Table of	f Contents	S			

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

- 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 part of the Homewood Addition and within NEZ Area 6. The purpose of this request is to change the zoning to allow the subdivision of the current lot. The existing A-10 zoning requires a minimum 10,000 square foot lot area and a 60-foot lot width. The lot is currently platted with a 100-foot lot width, containing 28,000 square feet. The requested A-5 zoning requires 50-foot lot width; therefore, the lot could conform if replatted appropriately. The property is currently undeveloped. The applicant proposes to construct a single-family residence on each lot if this request is approved.

Additional standards for "A-5" zoning are 50% maximum building coverage on the lot, 20-foot front yard setback (however, any new residence will have to maintain consistency with setbacks along the blockface), 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-10" One-Family / single family residential

East "A-10" One-Family / Accessory structure with no primary building

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

West "A-10" One-Family / single family residential, possible non-conforming lots

Recent Zoning History

• ZC-09-100 – Property was included in a City initiated rezoning from AG, A-5, B, C, MH, E, FR, F, I, and PD to A-10, A-7.5, A-5, R2, MH, CF, and E approved October 12, 2009.

Public Notification

300-foot Legal Notifications were mailed on July 25, 2023. The following organizations were emailed on July 25, 2023:

Organizations Notified							
Glen Park NA	Village Creek NA						
Echo Heights Stop Six Environmental Coalition	East Fort Worth, Inc.						
Streams and Valleys	Trinity Habitat for Humanity						
Fort Worth ISD							

Development Impact Analysis

Land Use Compatibility

The majority of the surrounding properties to the east, north and south are zoned "A-10" extending from Martin Street to Hwy 287 to the north. The Echo Heights Addition to the south is zoned for "A-5" One-Family and extends to Prairie Dog Park. There is also "A-7.5" zoning to the southwest of the property on the south side of Martin Street. The lots adjoining to the west do not appear to meet the 60-foot lot width requirements for "A-10".

The proposed lots would have a larger lot area than 5,000 square feet. If subdivided to meet the "A-5" width, both lots would be approximately 14,000 square feet. Based on the mix of single-family districts in this area, staff finds this request **is consistent** with surrounding uses.

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". The request for "A-5" One-Family zoning is an acceptable zoning district per the City's Comprehensive Plan. The difference between "A-10" and "A-5" zoning is negligible as both have a residential character. The zoning change would be slightly more intense than the current zoning, but would be less intense than commercial or industrial zoning.

Further, the proposed zoning is 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.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.

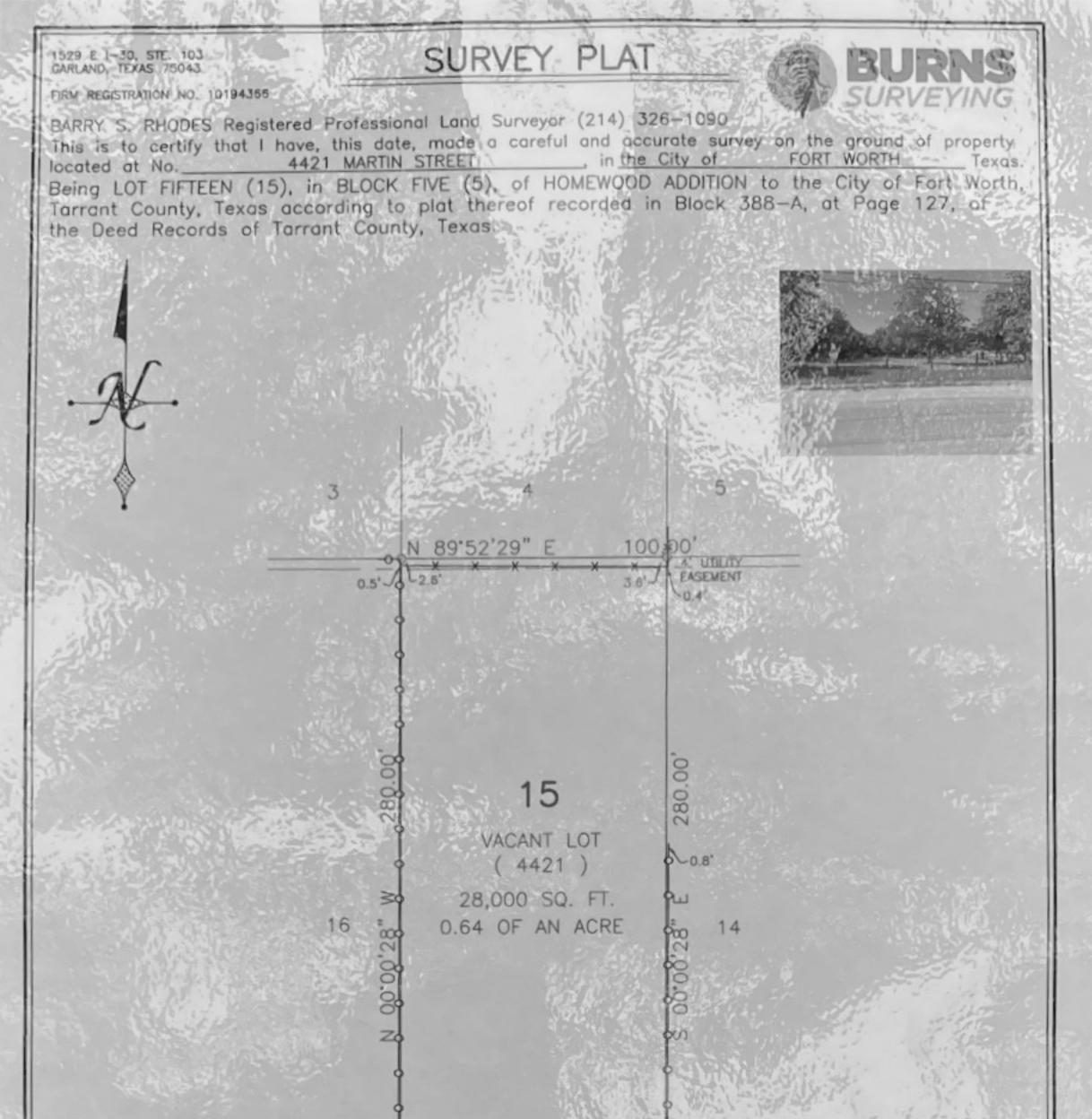
The proposed zoning is consistent with the Comprehensive Plan Future Land Use designation.

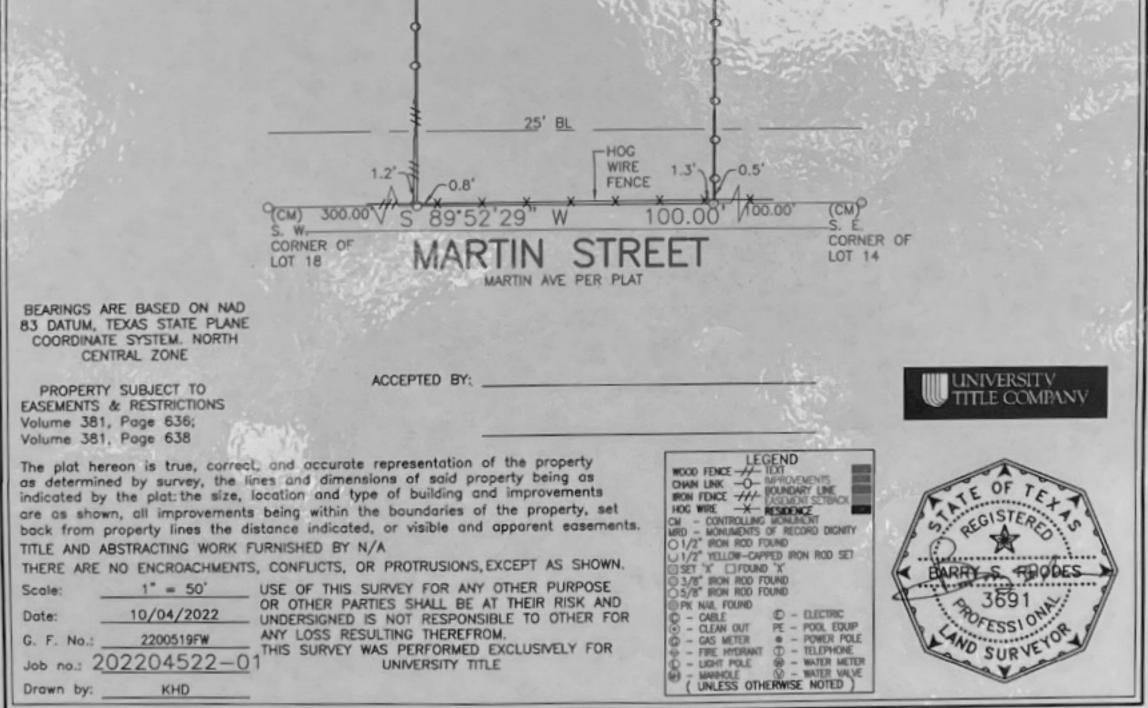


Area Zoning Map

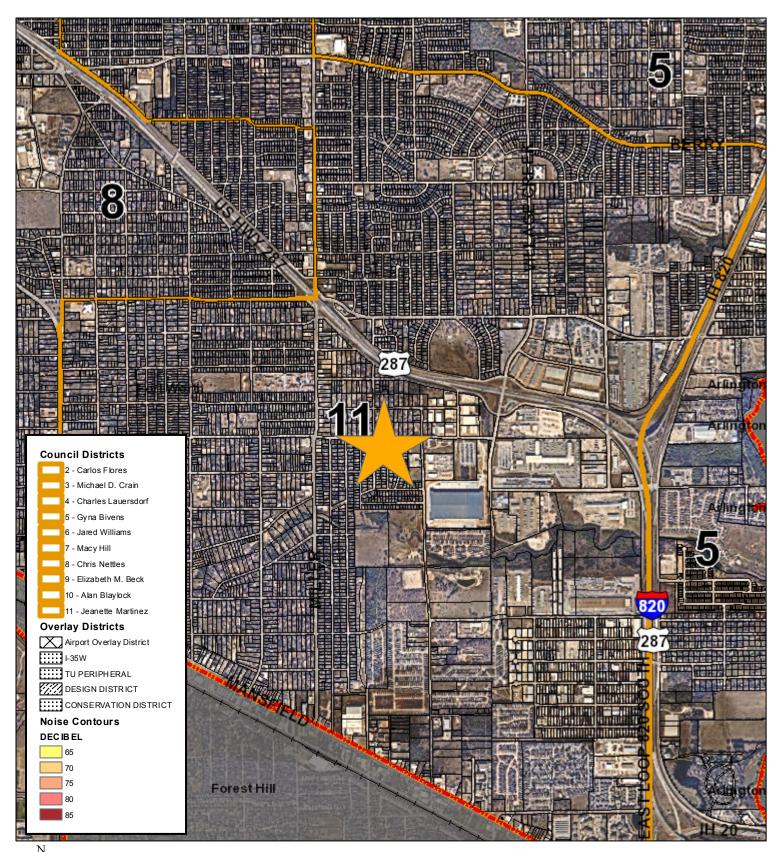
Address:ZZoning From:AZoning To:AAcres:CMapsco:Sector/District:Sector/District:SCommission Date:S				/anessa 421 Ma 4-10 A-5 0.61991 Text Southea Southea 3/9/2023	artir 988 Ist 3	lla n Stree }			51111	y m	ap						N	
				_	4255	IDE			$\overline{}$	\vdash			4440	4520				460 ₀
					4255													
4	245	4249		4253		HILLSIDE	4301	4303 4	4309	4311	4313	4315	4315	4433	4317	4	1501	4609
	Ì				4257													
				A-10	4256								431		4318		4705	
4	244	4248		4254					1388					4316	4316 4750 4754			4608
4315		4317		4329	4337								4509	4513	NINE OF	4717		
			Г			1	All I	$\mathcal{H}\mathcal{H}$	Ĥ	HHX.	XHH	$\frac{d}{dt}$	<u> </u>			יור		
4244		4800 4804 4808 4812 4816		4801	4800		Affect		$\mathcal{H}\mathcal{H}$				<u> </u>					
4805				4805	4804	4808			34985 X4989	#080.4 #084	HH -	4809		4800	Į	4801		
				4813	4812	-	4813		HH.	XHH			4813					
4809	481			4817	4816	1	48 17			4817	4816	<u> </u>	4817		A-5		к	
4813	482	0	f	4821	4820	1	4821	48	20	4821	4820	٦۴	4821					
4817	L187		OVER	4825	4824	4824	4825 482448		24	4825	4824				1015		48	13
				Area			4829	48	28	4829	4828		4829	4812				
	300 Foot Notificatio				cation_		4833	48	32	4833 4837	4832		4833				48	15

105 210 420 Feet 0 -H







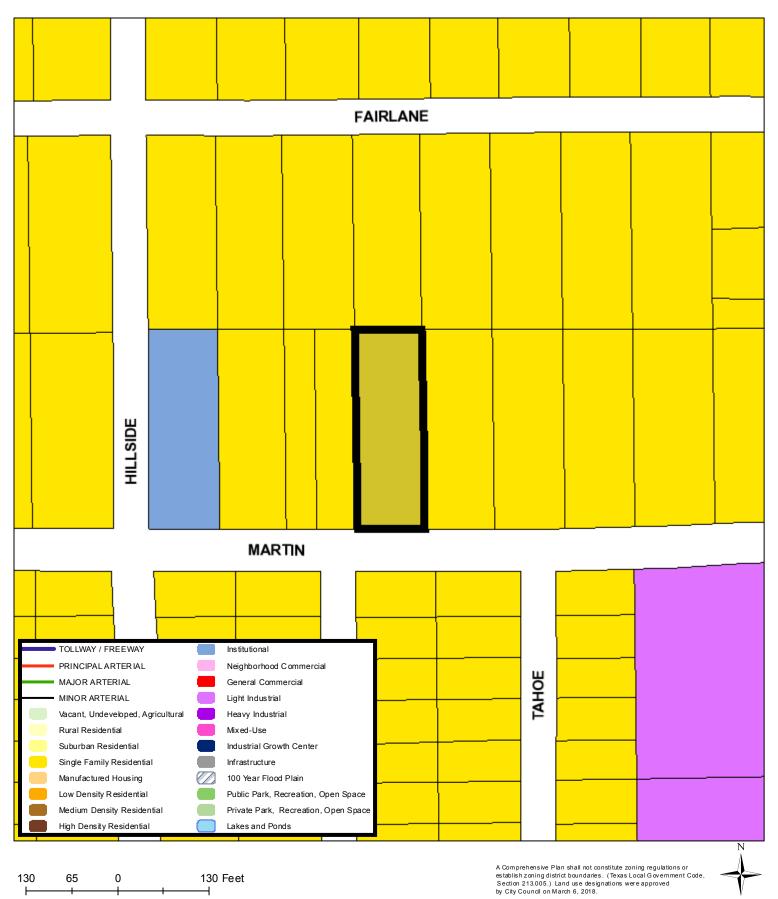


1,000 2,000 4,000 Feet

Λ



Future Land Use



4



Aerial Photo Map



N ^



Zoning Staff Report

Date: August 9, 2023

Case Number: ZC-23-110

Council District: 11

Zoning Map Amendment

Case Manager:	Stephen Murray									
<i>Owner / Applicant:</i>	Martin Quezada Vela & Juana Valdez Guzman									
Site Location:	2517-2531 Hemphill Street <i>Acreage:</i> 0.86 acres									
	Request									
Proposed Use:	Automotive Sales									
Request:	From: "E" Neighborhood Commercial									
	To: "F" General Commercial									
	Recommendation									
Land Use Compatibility: Requested change is not compatible										
Comprehensive Plan Consistency: Requested change is consistent										
Staff Recommendati	ion: Denial									
Table of Contents										
1. Project Descr	ription and Background 6. Zoning Map with 300 ft. Notification Area									

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

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

Project Description and Background

The rezoning site in question is a 0.89-acre patch of land situated on the corner of Hemphill Street and West Morningside Drive. The existing zoning for the property is "E" Neighborhood Commercial and the applicant would like to rezone to "F" General Commercial. The intended use is automotive sales.

Surrounding uses are primarily neighborhood commercial with single-family to the east. The proposed automotive use is more intense than existing uses. In addition, the Comprehensive Plan is calling for mixed-use, which is more geared towards a mix of uses on a single premise with pedestrian and design-oriented development. The proposed automotive use is inconsistent with development along this section of the corridor.

Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / convenience store/restaurant

East "B" Two-Family / Residential

South "E" Neighborhood Commercial / gas station

West "E" Neighborhood Commercial / retail and restaurant

Recent Zoning History

- ZC-22-038 no action taken, replaced with ZC-22-143 (below); southwest of subject site
- ZC-22-143 from E to PD/C with development standards for church and supportive housing use; southwest of subject site; approved by City Council 10-11-22
- ZC-20-148 1700-4700 blocks of Hemphill; nearly 280 acres of Council-Initiated Rezoning, which included the subject site, to rezone the area to various types of Near Southside form-based zoning; case Withdrawn
- ZC-18-076 from E to MU-1; southwest of subject site; effective 7-19-18

Public Notification

300-foot Legal Notifications were mailed on July 25, 2023. The following organizations were emailed on July 26, 2023:

Organizations Notified						
Trinity Habitat for Humanity						
Hemphill Corridor Task Force						
Berry Street Initiative						
FWISD						

*Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The site is surrounded by a mixture of commercial and residential uses. The commercial uses are uses such as retail, fast food, and convenience stores with gas services. Industrial uses are located a few blocks to the east. This zoning could open the site to more intensive and disruptive uses incompatible with existing residential and neighborhood commercial areas if approved.

Given the above factors, the proposed zoning is **not compatible** with the surrounding land uses.

Comprehensive Plan Consistency - Southside

The adopted Comprehensive Plan currently designates the subject property as future mixed-use, "F" General Commercial zoning is an acceptable zoning district within the Comprehensive Plan. However, the proposed rezoning does not meet the following land use policies below:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.



Area Zoning Map Martin Quezada Vela & Juana Valdez Guzman Applicant: Address: 2517-2531 (odds) Hemphill Street Zoning From: E F Zoning To: 0.89102233 Acres: Text Mapsco: Southside Sector/District: Commission Date: 8/9/2023

Contact:

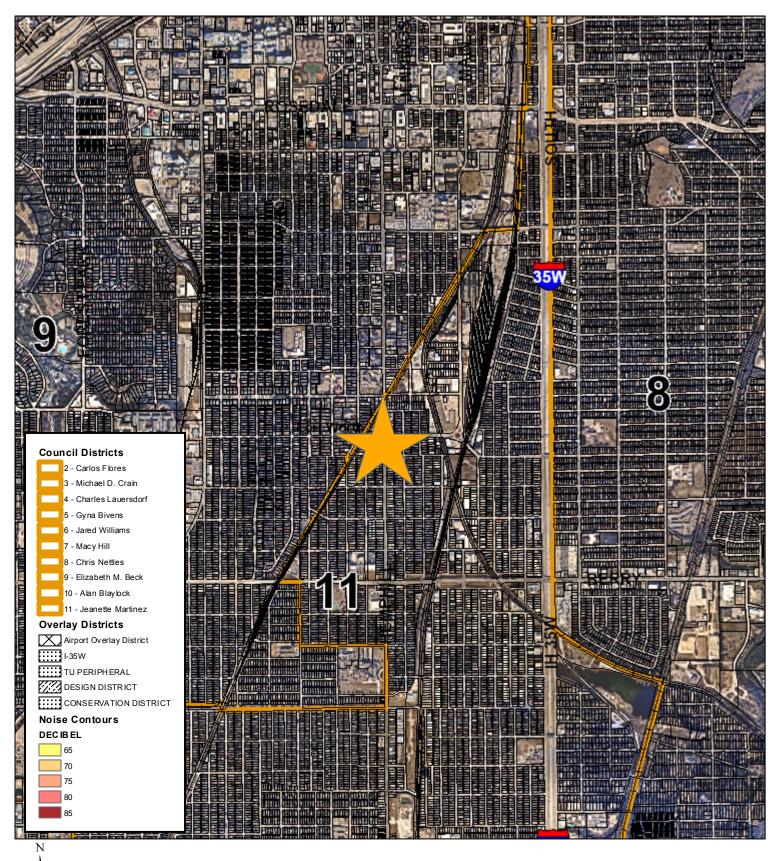
817-392-6226



100 200 400 Feet

0



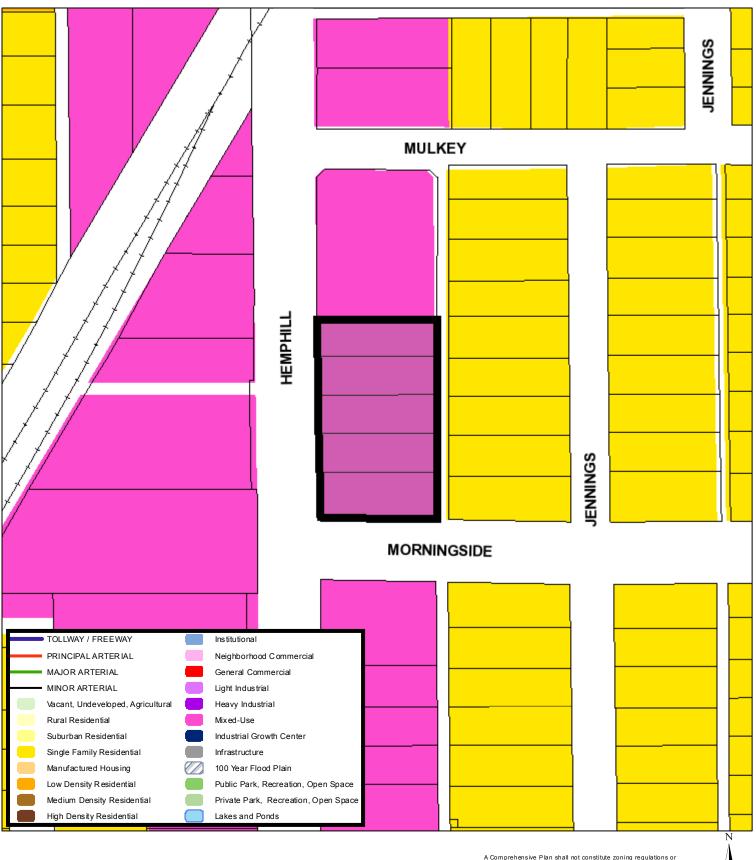


0

4,000 Feet



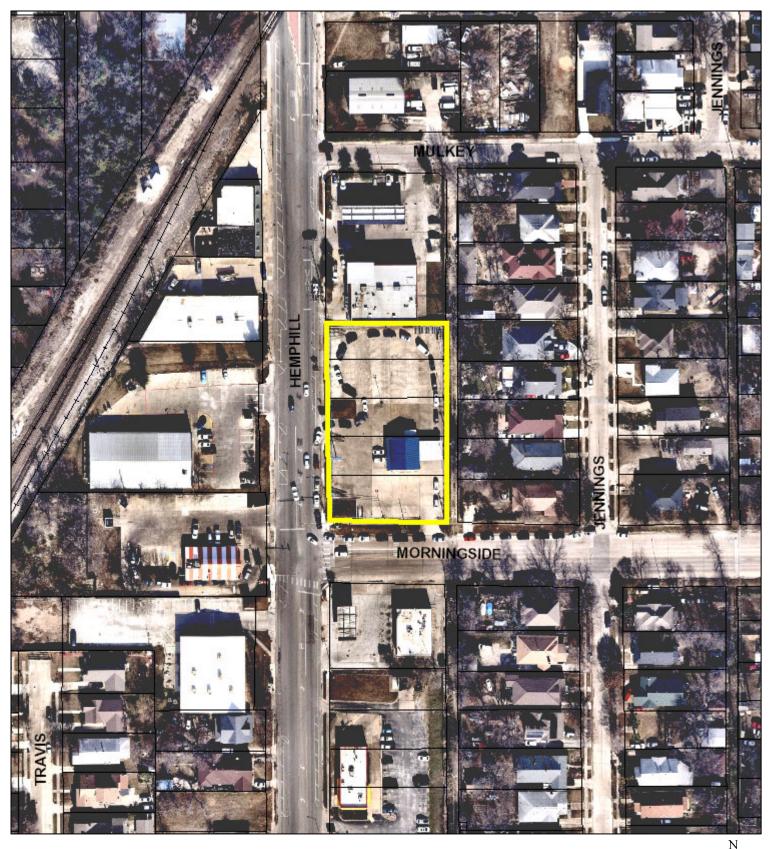
Future Land Use



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



Zoning Staff Report

Date: August 9, 2023

b. Comprehensive Plan Consistency

c. Site Plan Comments

FORT WORTH.

Case Number: ZC-23-111

Council District: 3

Zoning Map Amendment

Case Manager:	Beth Knight								
Owner / Applicant:	Aradi Properties, LLC / Mohamed Sharaf								
Site Location:	3225 Alemeda Street <i>Acreage:</i> 8.0 acres	Acreage: 8.0 acres							
	Request								
Proposed Use:	Automated car wash								
Request:	To: Add Conditional Use Permit (CUP) to allow a 1 lane automated carwash facility in "F" General Commercial; site plan included with development standards for freeway sign height and sign area.								
	Recommendation								
Land Use Compatib	Land Use Compatibility: Requested change is compatible.								
Comprehensive Plan Consistency: Requested change is consistent.									
Staff Recommendat	<i>ution:</i> Approval for automated car wash								
Table of Contents									
 Surrounding Recent Zonir Public Notifi Development 		Notification Area							

Project Description and Background

The proposed site is on the northwest corner of Camp Bowie West Boulevard and West Loop 820 South. The applicant has revised the approved Conditional Use Permit from an automated carwash facility with 4 wash lanes to only 1 wash lane automated carwash facility. Automated carwashes are allowed by right in the industrial districts and only permitted within commercial zoning districts with a CUP approval. The northern portion showed no development at that time and is now proposed for an automobile sales dealership. Auto sales are allowed by right in the site's "F" General Commercial base zoning district. The site plan shows development waivers for the freeway sign's square footage and height.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

While a carwash is not permitted in the "F" zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently vacant land. Limited commercial uses or commercially zoned land surrounds the site to the north, east, and south, that are comparable to the revised commercial uses proposed for this site. A single-family neighborhood and one industrial lot lie directly across the street to the west. Alemeda Street is a 4-lane undivided roadway, which is suitable for passenger vehicle traffic.

The site plan shows a revised location for the car wash building, instead of being approximately 60 feet away from the existing residential neighborhood. The proposed car wash is east of an existing infrastructure building. The dryer noise is directed towards this building, as well as being about 200 feet further from the residential neighborhood. A 11,236 square foot convenience store is shown on the southeastern corner, and a drive-through restaurant is shown on the southwestern corner.

The Conditional Use Permit proposal includes a freeway sign on the Loop 820 frontage. The sign square footage for the 50-foot tall freeway sign shows 434 square feet or 36% larger than allowed. This site is requesting a development waiver for the sign square footage and height, since a 39-foot tall sign would be the maximum allowed under administrative approval to be 20 feet above the adjacent main freeway lanes.

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.

The land uses proposed are heavy industrial uses across the street from single family zoning. Below is a chart that illustrates the differences between the "F" General Commercial district and the proposed CUP:

Requirement	Development Standard	Proposed CUP
Freeway sign	320 square feet maximum sign square footage and 35 feet tall	434 square feet sign square footage and 50 feet tall (<i>This item is requesting a</i> <i>Development Waiver</i>

Surrounding Zoning and Land Uses

- North "F" General Commercial / Vacant land
- East "F" General Commercial and "PD 986" Planned Development for "F" uses plus production of aviation communication components / Non-residential uses
- South "G" Intensive Commercial / Non-residential uses
- West "A-5" One-Family and "I" Light Industrial / Single family subdivision and 1 non-residential use

Recent Zoning History

ZC-17-059: west of site, from E to I, approved for PD/E with automobile repair, 5/4/2017.

ZC-18-103: west of site, from A-5, I to PD/E plus lodge with on-premise alcohol sales, approved 8/8/2018.

ZC-18-174: north of site, from G to I, approved for PD/G with indoor car storage only, 1/16/2019.

ZC-22-027; subject site, from F to Add Conditional Use Permit for 4 lanes of automated car washing, plus development waivers for freeway sign and vacuum location, approved 6/14/2022.

Public Notification

300-foot Legal Notifications were mailed on July 20, 2023. The following organizations were notified: (emailed July 18, 2023)

Organizations Notified

Chapin Rd & Alemeda St NA*	Fort Worth ISD
Streams and Valleys Inc	Trinity Habitat for Humanity

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to amend the zoning of this site from "F" General Commercial with Conditional Use Permit 56 for a 4-lane automated car wash with development waivers for the freeway sign square footage and height plus vacuum stall location, to a single lane automated car wash with development waivers for the freeway sign. The approved site plan did not propose a land use on the northern part and now shows auto sales. Auto sales are allowed by right in the site's base "F" General Commercial zoning. The requirement for "Conditional Use Permit" zoning allows an option for revocation for code violations. The site is mainly surrounded by commercial uses, as well as a single family subdivision. The revised site plan land uses are appropriate for a commercial area.

The proposed zoning request with its emphasis on auto-oriented traffic **is compatible** with surrounding commercial land uses due to the commercial land uses shown in the CUP site plan, with two sign waivers. These proposed uses and their operational characteristics would not create notable land use conflicts with the single family houses and the general area. None of the existing trees or topography appears to be preserved.

Comprehensive Plan Consistency – Far West Sector

The 2023 Comprehensive Plan currently designates the subject property as "General Commercial" on the Future Land Use Map. The requested land uses would be included in the list of zoning districts envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below.

COMMERCIAL	
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area

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

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

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

Site Plan Comments

Zoning and Land Use

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

- 1. Add the address of 3300 West Loop 820 South Freeway or 3225 Alemeda Street to the Title Block. More space can be made by removing the replat information, as this plat has not yet been submitted.
- 2. Add the project name in the largest font, instead of the subdivision name.
- 3. Update the zoning case number to ZC-23-111.
- 4. Please label the building elevation sheets with the buildings' use, as the buildings look very similar. Please check the direction labels of the buildings, as they do not appear to correspond to the buildings' orientation on the site plan. Additional comments may be forthcoming after this is clarified.
- 5. Since the Starbucks and auto sales have been added to the site plan, please include their building elevations.
- 6. Please remove the adjacent ownership information, so the land uses can be more readily seen, including the zoning and land use of the SW Bell site.
- 7. Check the parking table's numbers, as the total parking spaces is not adding correctly and the travel center's area does not match the drawing's label.
- 8. Include the travel center's parking breakdown in the main chart, instead of creating a separate table.
- 9. The project appears to be over-parked, so additional trees may be required.
- 10. The overhead doors are not labeled on the auto dealership, and it appears repair bay doors face the residential area to the west, which is not allowed. Please clarify if the auto dealership also contains auto repair.
- 11. Label the auto dealership's perimeter fence height and include a fencing detail drawing.
- 12. Since the car wash dryer has changed locations, what is the purpose of the 6-foot precast concrete wall panel on the northwest rear property line?
- 13. The freeway sign square footage is allowed 35 feet in height and 320 square feet of message area by right, where 50 feet tall and 434 square feet of message area is shown. A development waiver is being requested.
- 14. Add the note that All signage will conform to Article 4, Signs, with the exception of the freeway sign.
- 15. Please move the dumpsters' heavy paving layer to be below the dumpsters, so they can be more easily seen.
- 16. The freeway and monument signs encroaching into the water easement will need easement encroachment agreements.
- 17. The existing trees on site are not preserved. Please ensure the site has 10% landscaped area and the required number of trees in the correct locations.
- 18. While the site is noted to exceed the 10% landscaped area requirement, please ensure the majority (75%) of this landscaped area in front of the buildings.

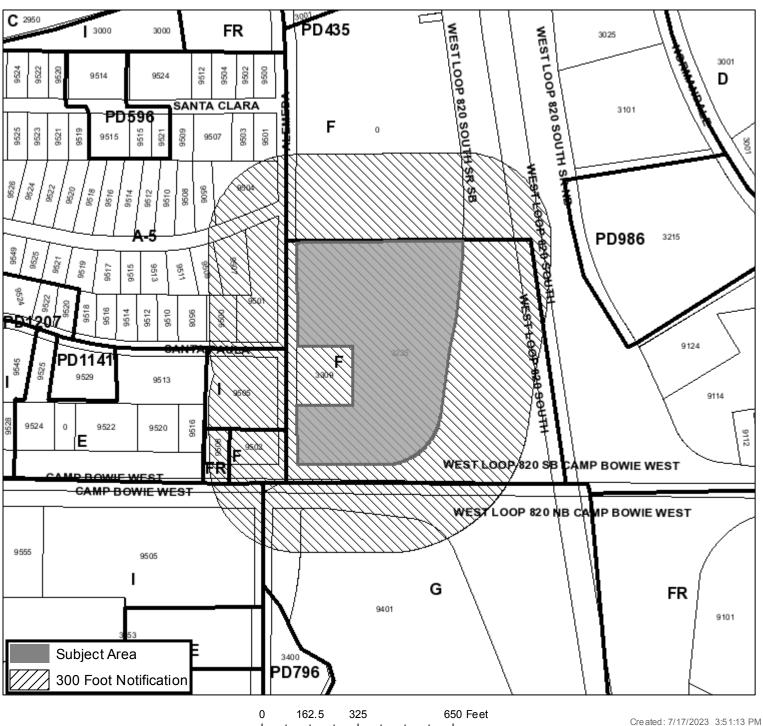
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff <u>cannot be waived</u> through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

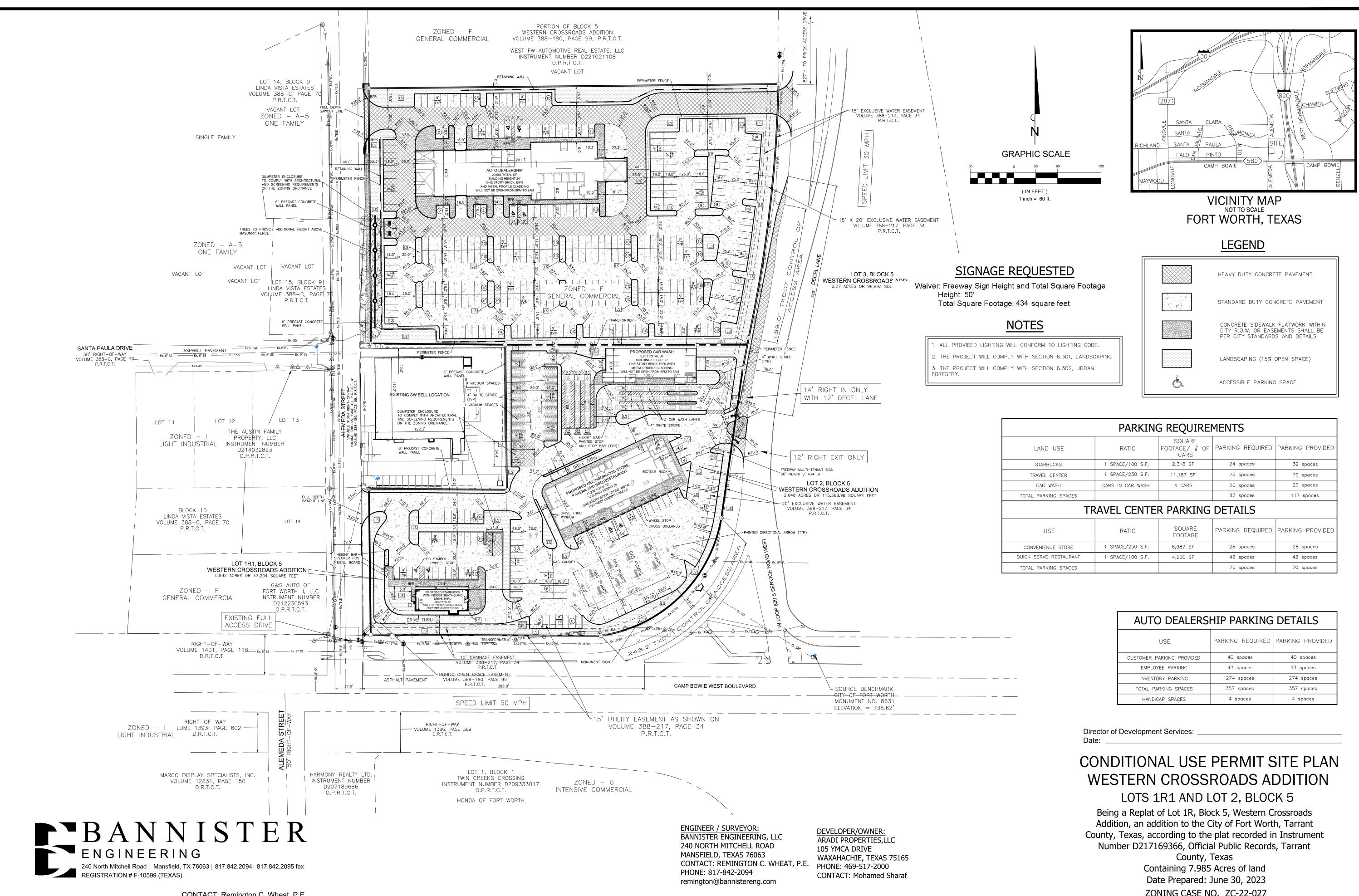


Area Zoning Map

Applicant:	Aradi P
Address:	3225 A
Zoning From:	F with (
Zoning To:	Amend
Acres:	8.0092
Mapsco:	Text
Sector/District:	Far We
Commission Date:	8/9/202
Contact:	817-39

Aradi Properties ,LLC 3225 Alemeda Street F with CUP 56 for automatic car wash Amend Conditional Use Permit 56 to add auto sales 8.00926479 Text Far West e: 8/9/2023 817-392-8190



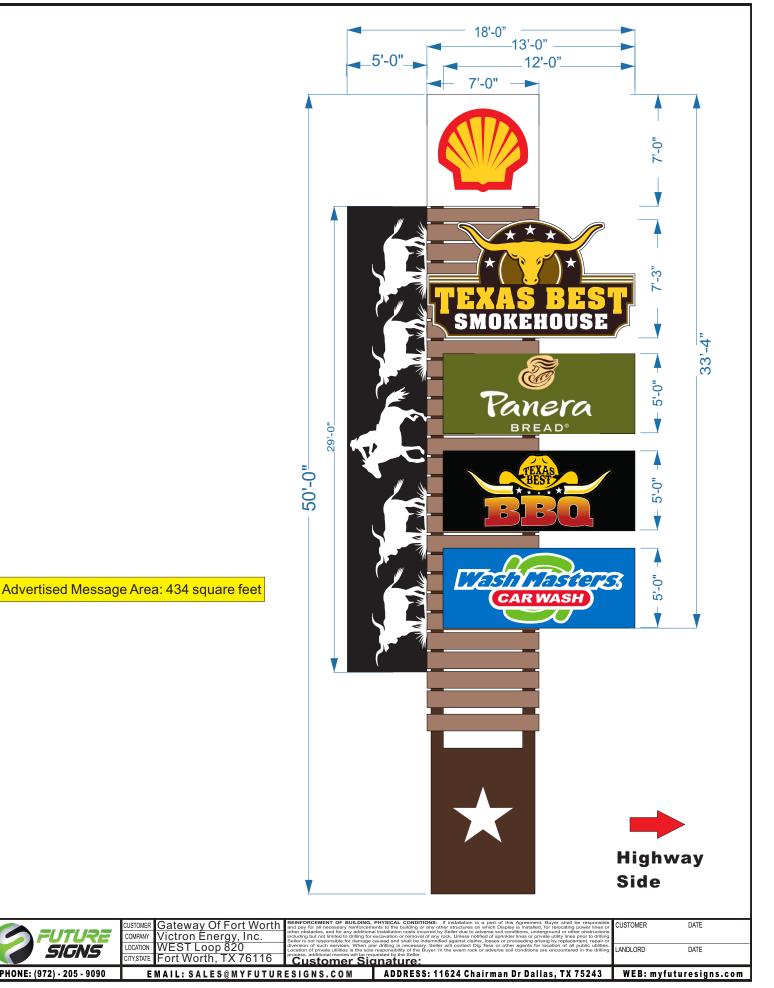


CONTACT: Remington C. Wheat, P.E.

	PARKIN	G REQUIRE	MENTS											
LAND USE	RATIO	SQUARE FOOTAGE/ # OF CARS	PARKING REQUIRED	PARKING PROVIDED										
STARBUCKS	1 SPACE/100 S.F.	2,318 SF	24 spaces	32 spaces										
TRAVEL CENTER	1 SPACE/250 S.F.	11,187 SF	70 spaces	70 spaces										
CAR WASH	CARS IN CAR WASH	4 CARS	20 spaces	20 spaces										
TOTAL PARKING SPACES			87 spaces	117 spaces										
TR	TRAVEL CENTER PARKING DETAILS													
USE	RATIO	SQUARE FOOTAGE	PARKING REQUIRED	PARKING PROVIDED										
CONVENIENCE STORE	1 SPACE/250 S.F.	6,987 SF	28 spaces	28 spaces										
QUICK SERVE RESTAURANT	1 SPACE/100 S.F.	4,200 SF	42 spaces	42 spaces										
TOTAL PARKING SPACES			70 spaces	70 spaces										

AUTO DEALERS	HIP PARKING	DETAILS
USE	PARKING REQUIRED	PARKING PROVIDED
CUSTOMER PARKING PROVIDED	40 spaces	40 spaces
EMPLOYEE PARKING	43 spaces	43 spaces
INVENTORY PARKING	274 spaces	274 spaces
TOTAL PARKING SPACES	357 spaces	357 spaces
HANDICAP SPACES	4 spaces	4 spaces

ZONING CASE NO. ZC-22-027



丱LISTED E476302

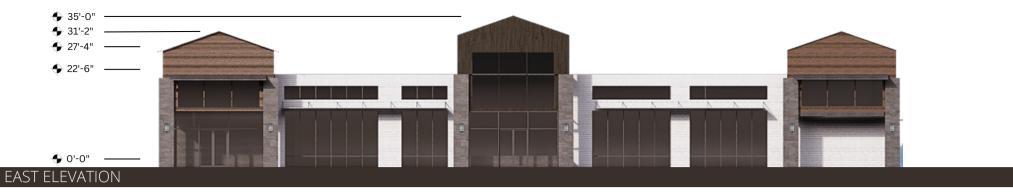
PHONE: (972) - 205 - 9090

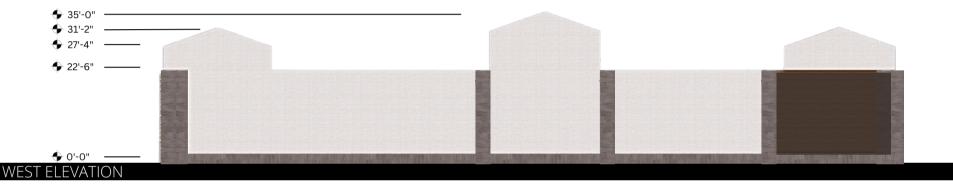
UTURE

SIGNS

Regulated by the Texas Department of Licensing & Regulation Website: www.license.state.tx.us

ATTN ELECTRICAL SIGNS: FINAL PLANS ARE DESIGNED, PERMITTED, MANUFACTORY, INSTALLED, AND INSPECTED BY A LICENSED MASTER SIGN ELECTRICIAN AS REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION







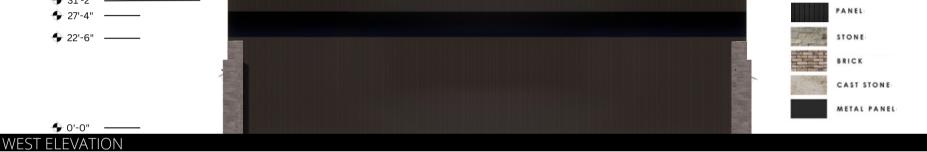
1111North Loop West ,Suite 800 Houston, Texas 77008 281-854-6100 Not for regulatory approval, permit, pricing or construction. Jerry Tipps, AIA, LEED-AP, Texas Registered Architect #18756. May 10, 2023







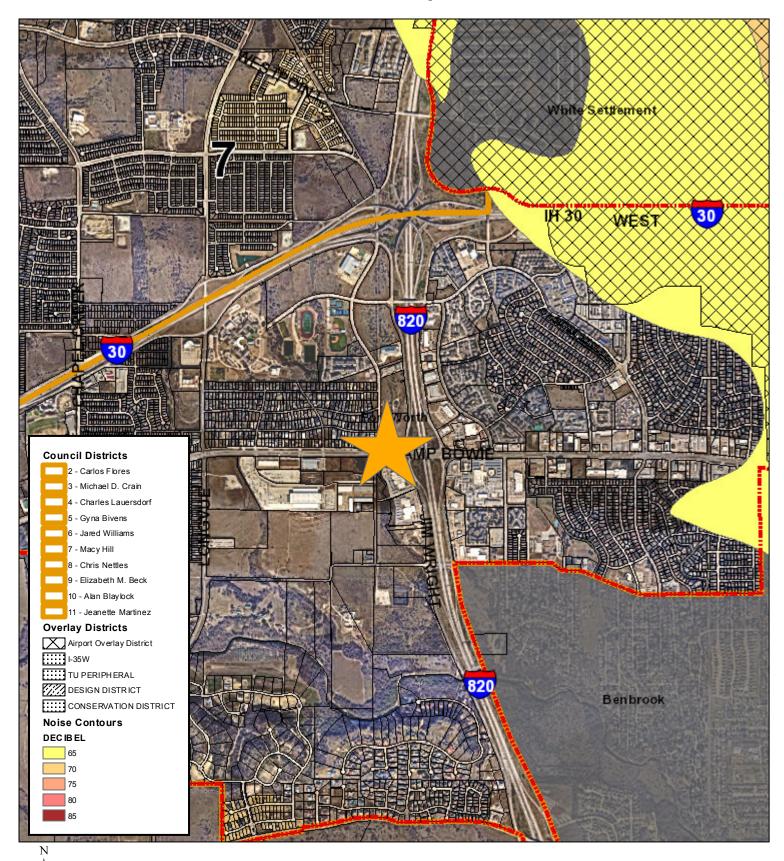










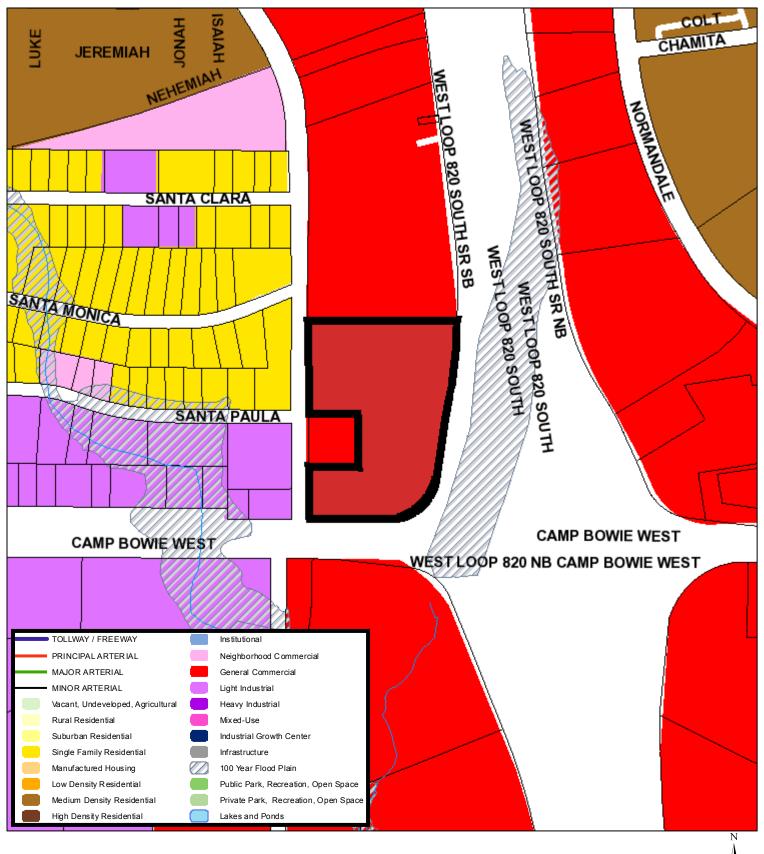


0

FORT WORTH®

ZC-23-111

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



IN A

Zoning Staff Report

Date: August 9,	2023	Case Number: ZC-23-112	District: 8							
		Zoning Map Amendment								
Case Manager:	Shad Rhot	<u>n</u>								
<i>Owner / Applicant:</i>	ROCA Bles	sing Investment LLC / Julio Romero								
Site Location:	2841 Ave H	Acreage: 0.144 acres								
		Request								
Proposed Use:	Multi-Fami	Multi-Family (Apartments)								
Request:	From: "A-:	" One-Family								
	To: "UR	" Urban Residential								
		Recommendation								
Land Use Compatibility	v:	Requested change is not compatible								
Comprehensive Plan C	onsistency:	Requested change is not consistent								
Staff Recommendation	:	Denial								
		Table of Contents								

- 1. Project Description and Background
- 2. <u>Surrounding Zoning and Land Uses</u>
- 3. <u>Recent Zoning History</u>
- 4. <u>Public Notification</u>

FORT WORTH.

- 5. Development Impact Analysis
 - a. Land Use Compatibility
 - b. <u>Comprehensive Plan Consistency</u>
 - c. <u>Economic Development Plan</u>

- 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 situated within Polytechnic Heights South and within NEZ Area 6. The purpose of this request is to change the zoning from "A-5" One-Family to "UR" Urban Residential. The applicant intends to convert an existing single-family residence to multi-family residential. This will not be a demolition followed by new construction. Multi-family residential is permitted under the "UR" zoning district which allows a mixture of housing types to provide architectural diversity, promote pedestrian oriented urban form and promote walkability.

The following narrative was provided by the applicant describing the project:

I am writing to formally request a zoning change for a property located at 2841 Avenue H, within the city of Fort Worth. The purpose of this request is to change the current A-5 (Single-Family Dwelling) zoning classification to a Multifamily zoning classification. The property in question possesses unique characteristics that make it well-suited for multifamily occupancy, which aligns with the evolving needs of the community.

Property Details: 4004 sq ft of living space, 11 rooms, 6 bathrooms, 6 outdoor exits Address: 2841 Avenue H Current Zoning: A-5 (Single-Family Dwelling) Requested Zoning: Multifamily

Description of Property and Justification for Zoning Change:

1. Size and Layout:

The property, situated on approximately 6272.64 square feet of land, encompasses a 4004-square-foot building. The building itself is designed with careful consideration to accommodate multiple residential units, featuring a total of 11 rooms, 6 bathrooms, and 5 outdoor exits. This configuration makes it an ideal candidate for a multifamily building that can provide housing options for multiple families or individuals facilitating efficient land use and providing an opportunity to address the growing need for affordable housing options within our community.

2. Local Demand for Multifamily Housing:

Fort Worth has experienced a growing demand for multifamily housing due to several factors, such as population growth, changing demographics, and an increased need for affordable housing options. By rezoning the property from A-5 to Multifamily, the city can better address this demand, enhance housing diversity, and contribute to the overall socio-economic development of the community.

Additional standards for "A-5" zoning are 50% maximum building coverage on the lot, 20-foot front yard setback (however, any new residence will have to maintain consistency with setbacks along the blockface), 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line.

A site plan is not required for a zoning change request to "UR". In this case, the rezoning involves renovations rather than new construction; however, the applicant has submitted a property survey and floor plan to better illustrate the existing residence as it relates to this request. The applicant will be required to follow all property development standards itemized in Zoning Ordinance, Article 7, Section 4.713.

Surrounding Zoning and Land Uses

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

Recent Zoning History

ZC-10-118 – Property was included in a City initiated rezoning from A-7.5, A-5, B, CR, C, C/DD, E, E/HC, FR, F/HC, MU-1, MU-1/HC, I, J, and PD 85 to A-5, B, CF, CF/HC, E, FR, MU-1, MU-1/DD, MU-1/HC, UR, and I.

Public Notification

300-foot Legal Notifications were mailed on July 25, 2023. The following organizations were emailed on July 25, 2023:

Organizations	Notified
Polytechnic Heights South NA*	Parker Essex Boaz NA
Polytechnic Heights NA	East Fort Worth, Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
East Fort Worth Business Association	Fort Worth ISD

*Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The majority of the surrounding properties between Avenue G to the north and Avenue J to the south are a combination of both single family and duplex. There is mixed use zoning starting at Thrall and Avenue G and extending to and beyond Rosedale to the north of the site. The purpose of the UR Districts is to encourage a range of housing choices within walking distance of rail transit stations and mixed-use urban villages. However, this property is located in a primarily single-family area that begins to transition to more intense uses northward toward the Polytechnic/Wesleyan Urban Village. A more intense residential use at this location does not appear appropriate and has the potential to adversely affect the existing single-family residential.

Furthermore, this property was included in the 2010 City Council initiated rezoning in 2010 which specifically identified the subject site and surrounding properties to align the zoning with the future land use map. This zoning change does not align with the intent of the 2010 city-initiated rezoning.

The proposed zoning change is not compatible with surrounding uses.

Comprehensive Plan Consistency - South East

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". The request for "UR" Urban Residential zoning is not supported by the Future Land Use Plan nor does it align with the following policies of the Comprehensive Plan:

• Encourage small-lot single-family zoning districts (i.e. AR and A-5) on the periphery of mixed-use growth centers, where the City seeks to concentrate employment and public services.

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

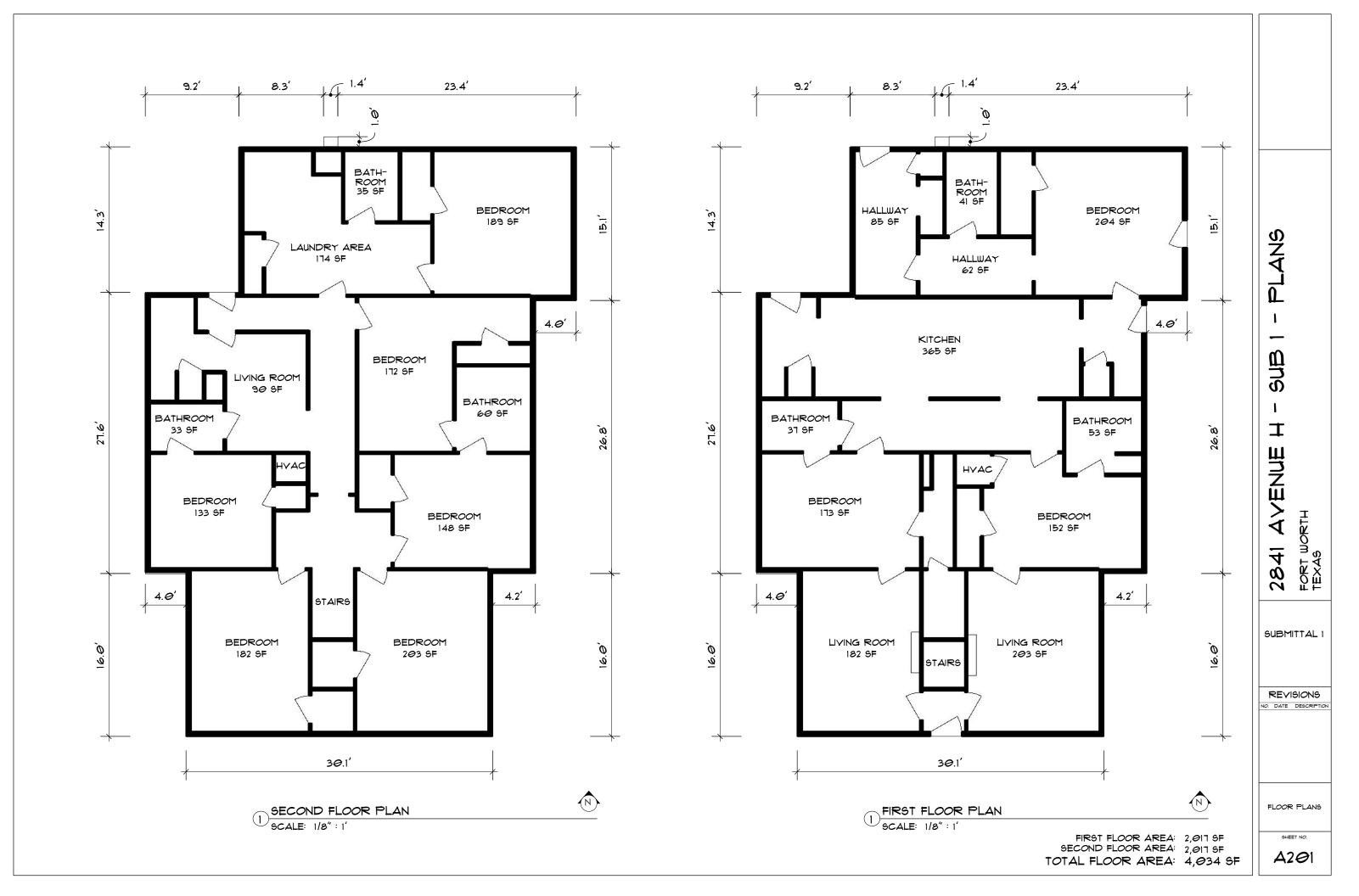
The proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation.

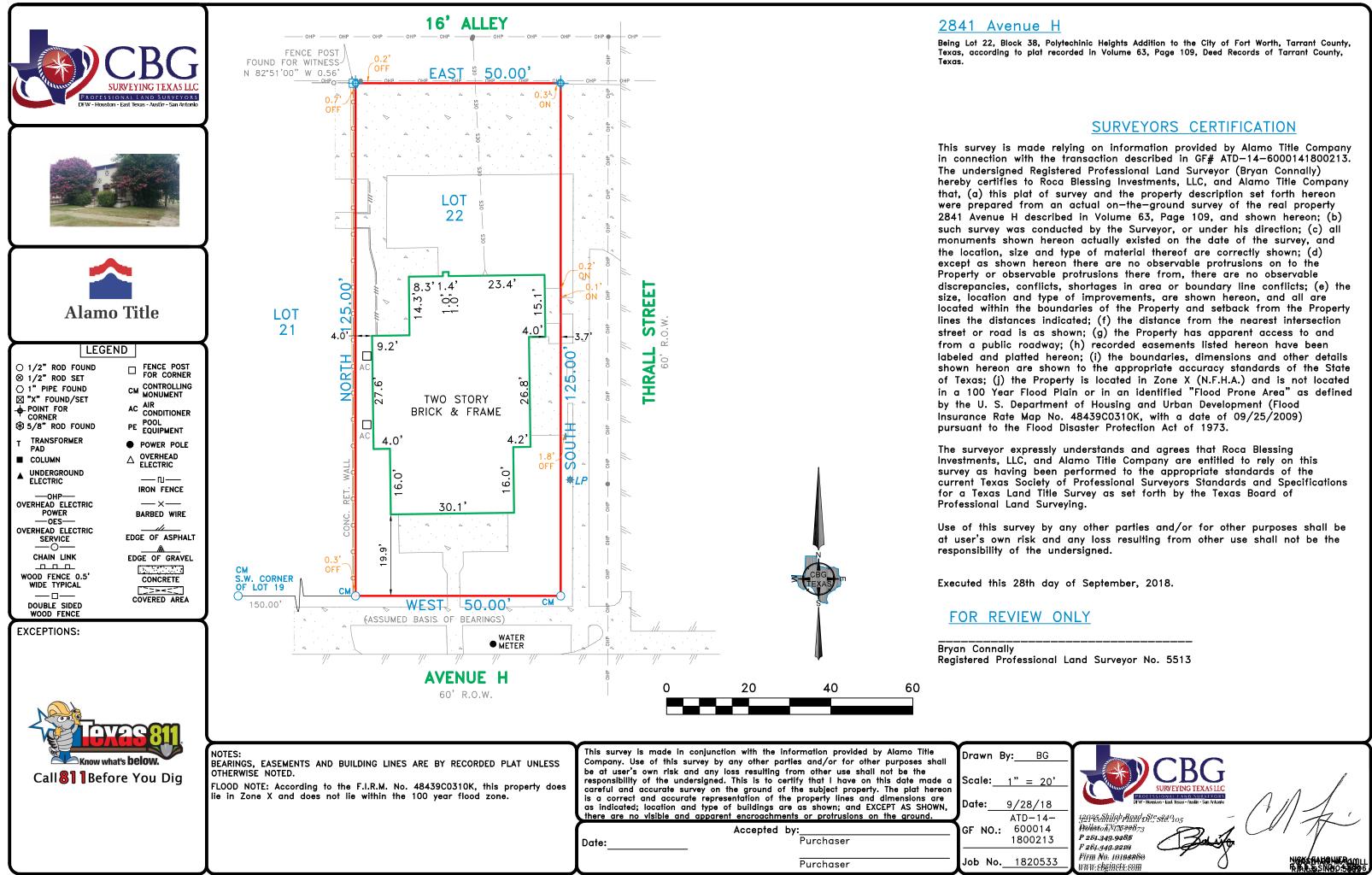


Appl Addr Zonin Zonin Acre Maps Sect Com Cont	ess: ng F ng T s: sco: or/D mis:	rom o:	ct:		284 A-5 null 0.17 Tex Sou 8/9/	1 Av 7020 t thea 202	venu 0149 ast)	Inve	estn	nent	s Ll	_C	IJ		aþ										7
274	11	l	2801	2805	2809	2813	2821	2823	2825	2829	2833	283	7								GED	ALE	_	I	MU-1	D
273	38		2800	2804	2808	2810	2824		2826		2834	2838	2842	_	2900	2904	2912	2914 2916	MU 29	-1D		000 MU-	3008	3008 3008	3012 U-1D	3014 D
2739	2741		2801	2805 2805	2809	5813 UR	2817	2821	2827 2827			X / 1969						•	1408 1420		BINKLEY	300)1 	3005	3013	3017
B ²⁷³⁶	2738	MC KENZIE	1511	2806	2808	2812										A Contraction of the contraction	A Jacob	and a second	1 startier	2922		3000	3	006	3012	3016
2741	2745		2801	2805	2811	2813			2008	34634						2002	2965	23013		- 2923	5	3001	3005	3009	3013	1512
		1			1		A			H	$\overline{\mathcal{H}}$) ///	F					H				A'	VE H		
2742	2744		2	900	2808	2812	Late		2004	Sada	(see	State		THE			0463	1462	Tank .	2922		3000	3004	3008	3012	3018
2741	2745		2801	2805	2809	2813	2819	2825	2621	5		(sear	202				BOEZ	2913	2917	1616 1618		3001	3005	3011	3015	610E A-5
		_						1	1		A	VEI	1	l		1					1				[
2742	2744	 Subje	 Sect A	rea	2808	2812	2816	2820	2826	2830	2832	2836	2840		2900	2904	2908	2912	2916	2920		3000	3004	3010	3012	3016
					ificat	ion 3	2817	2821	2825	2829	2833	2837	2841	j	2901	2905	2909	2913	2917	2921		3001	3005	3011	3015	3019
								-	0	. 87	7.5	17	5		3	50 Fe	et					Cre	ated: 7	//17/20)23 3:5	1:08 PM

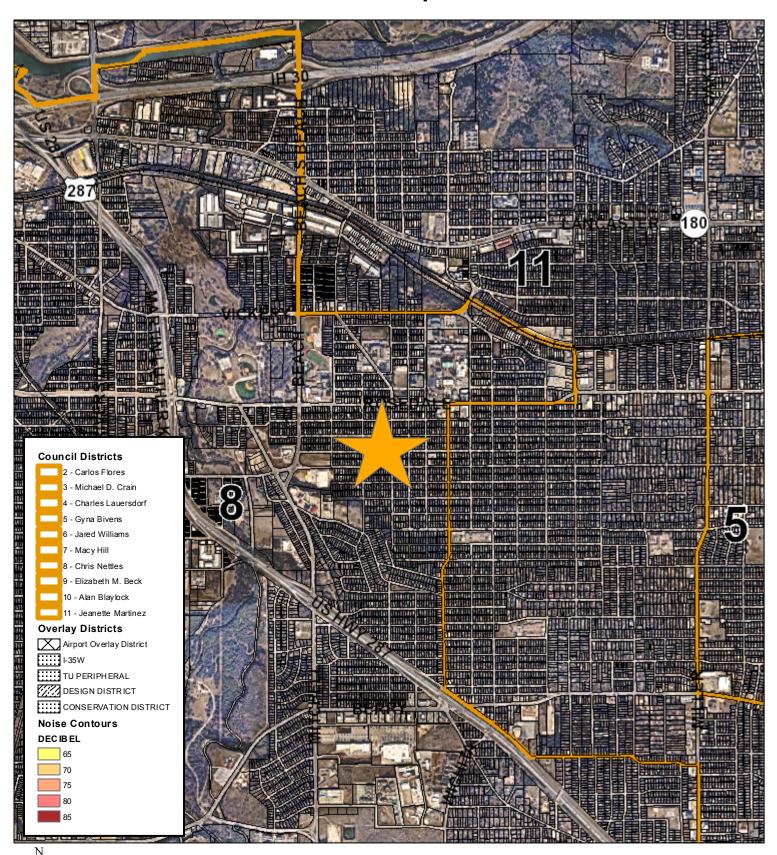
ŀ

-







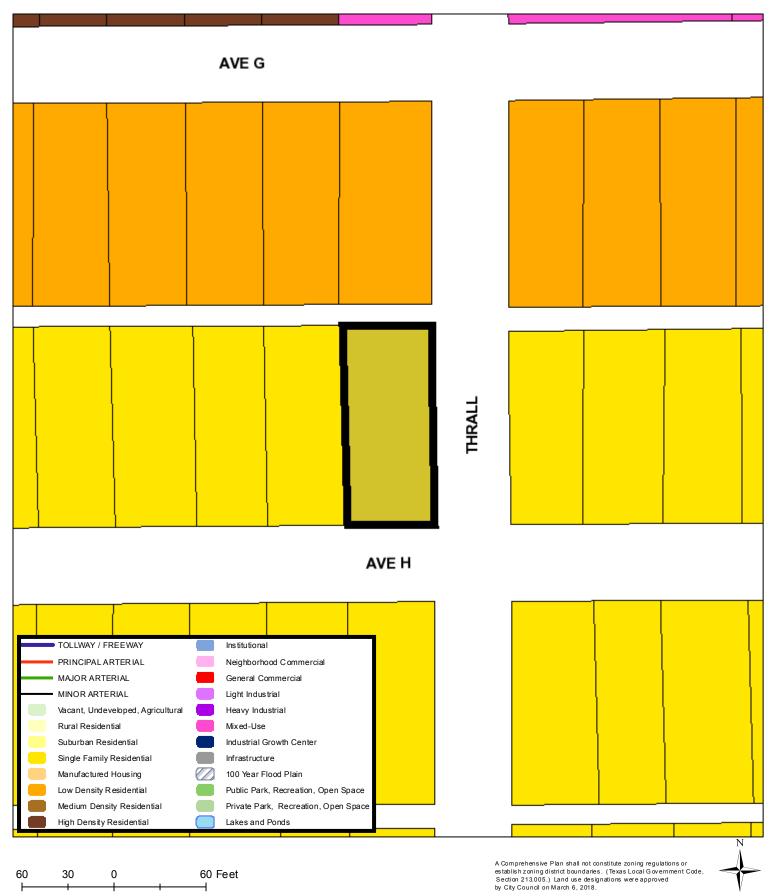


0

FORT WORTH®

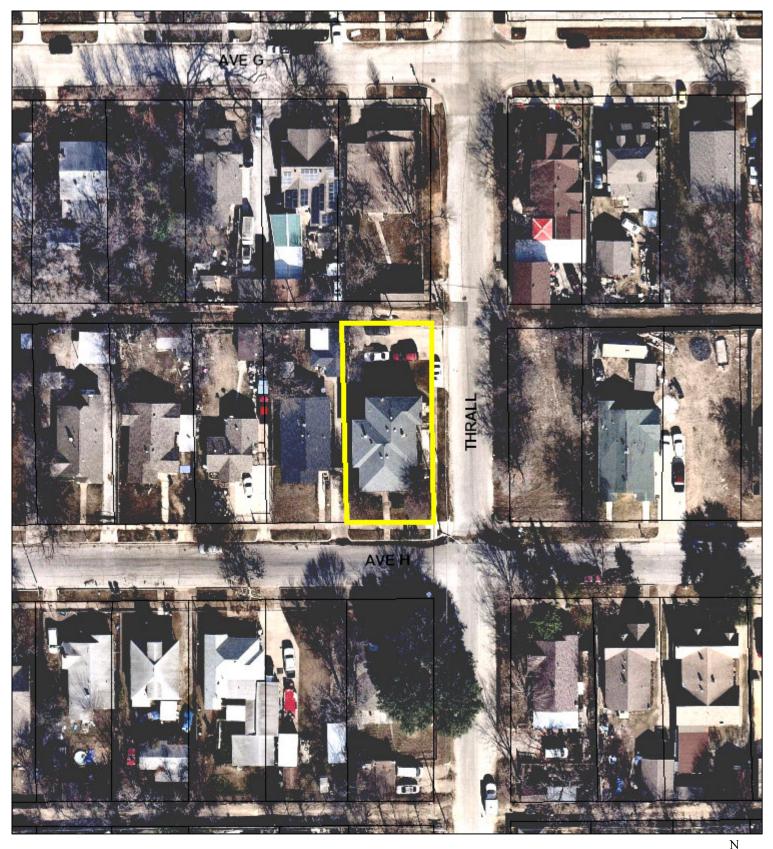
ZC-23-112

Future Land Use





Aerial Photo Map



A



Zoning Staff Report

Date: August 9, 2023

Case Number: ZC-23-113

Council District: 8

Zoning Map Amendment

Case Manager:	Brett Mangum						
<i>Owner / Applicant:</i>	CPIV – 1833 Stella I	LLC / Crescent Partner	s, Mitchell Cook				
Site Location:	1832 & 1833 Stella S	Street	Acreage: 0.468 acres				
		Request					
Proposed Use:	Manufacturing						
Request:	From: "A-5" One Fa	amily Residential					
	To: "I" Light Ind	ustrial					
		Recommendatio	n				
Land Use Compatibut	ility:	Requested change is	not compatible				
Comprehensive Plan	Consistency:	Requested change is not consistent					
Staff Recommendati	ion:	Denial					
		Table of Conten	ts				

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

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

Project Description and Background

The subject site is a 20,369 square foot tract located east of the intersection of South Riverside Drive and Highway 287 in Council District 8. This rezoning request would change the zoning from the current "A-5" One-Family residential to "I" Light Industrial. The following description was provided in the application packet:

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.

The request is to have the property of 1832 and 1833 Stella St. rezoned from A-5 to I for purposes of being able to continue to conduct a commercial business associated with light industrial industries.

Staff reached out to the applicant on July 18th to get additional clarification on the proposed land use, as the narrative provided ("commercial business associated with light industrial industries") was not clear. The applicant responded on July 20th that the proposed use would be "*Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning/polishing preparations, boats under 28 ft. in length, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade.", as defined in the City of Fort Worth Zoning Ordinance. This land use requires industrial zoning ("I", "J", or "K") in order to be permitted by right.*

§ 4.803 NON-RESIDENTIAL DISTRICT USE TABLE.

4.803 Uses		4.803 Nonresidential District Use Table															
Nonresidential Uses			Commercial						Industria	al	Special Districts						
		ER	Е	FR	F	G	н	Ι	J	К	AG	Cf	O-1	O-2	PD/CUP		
Light Industrial Services	Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning/polishing preparations, boats under 28 ft. in length, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade							P*	P	P							

Note: To view 4.803 Uses Table in PDF, click 4.803 TABLE



Surrounding Zoning and Land Uses

North "A-5" One Family Residential / undeveloped
East "A-5" One Family Residential / Public Park land (former Sycamore Creek Golf Course)
South "A-5" One Family Residential / undeveloped
West "A-5" One Family Residential / US Highway 287 – MLK freeway

Recent Zoning History

None

Public Notification

300-foot Legal Notifications were mailed on July 25, 2023. The following organizations were emailed on July 25, 2023:

ons Notified
United Communities Association of S. Fort Worth
Parker Essex Boaz NA*
West Meadowbrook NA
East Fort Worth, Inc.*

*Located within these registered Neighborhood Associations

Development Impact Analysis

Land Use Compatibility

The areas surrounding the subject site are mostly undeveloped at the present. Just to the northwest is a single family residence. To the east is the former Sycamore Creek 9-hole Golf Course, that is currently defunct but remains under City ownership and is functionally parkland. The MLK Freeway (US 287) frontage road is located to the southwest. There is a platted but unimproved alley between the houses along Stella Street (including the subject property) and the block to the north (East Broadway Avenue). All surrounding properties are zoned "A-5" One Family residential. The owner of the land is requesting the zoning change from "A-5" to "I", in order to occupy the existing warehouse building on the site. The applicant did provide a narrative with additional information as a part of the submittal packet, see below:

The request is to have the property of 1832 and 1833 Stella St. rezoned from A-5 to I for purposes of being able to continue to conduct a commercial business associated with light industrial industries.

When this property was rezoned in 2008 and the commercial businesses 2 blocks north on E.Dagget St. (JDog Junk Removal and Hauling, The perfect Plan Events, and Webb Air Heating and Cooling) were kept in the light industrial zoning district, we feel this property should also have been kept in this zoning district, due to the nature of the warehouse structure present. It is within 450' of these businesses and is in conformity with this area. We feel it would not be viewed as an anomaly, or an eyesore being in such close proximity to these other businesses.

A residential property owner would have to incur the cost to remove this warehouse structure prior to building on it, putting the property at a disadvantageous investment status. Furthermore, having a business occupy this property will bring positive tax revenue into the city and therefore advantageous to the community.

We have also included a traffic flow map. Since Martin Luther King is a one way street, there is only 1 way to enter the property. As shown on the map, there will be very little to no disturbance to the residences surrounding the property due to the ease of access and egress to the property.

It should be noted that the two businesses the applicant refers to above are located in the South Riverside Drive corridor and are contiguous to existing industrial zoned areas. The subject site proposed for rezoning is isolated from any existing industrial zoning and is surrounded on all sides by residential zones. This rezoning request has the potential to be considered as "spot zoning" which is illegal by state law. Per the Texas City Attorney's Association, spot zoning is the practice of zoning a single tract of land in a manner that is incompatible with the surrounding tracts and in a manner that is incompatible with the city's zoning ordinance and comprehensive plan.

Directly to the west and north are residentially zoned areas that are not developed at the present time. If "I" zoning is approved, adjacency rules will come into force for the subject site, requiring a building setback of 50 feet off the property lines, 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 relatively small.

The proximity between the residential areas and the subject site raises concern with the potential for nuisances to arise based on the adjacency between residential and industrial uses. "I" zoning would allow all uses permitted in Light Industrial, including but not limited to: food processing, outdoor kennels, transportation terminals, temporary batch plants, warehousing, outside sales/storage, printing and light manufacturing, etc. These uses would be allowed in "I" by right with no zoning review, and are not appropriate in such close proximity to residential areas.

The proposed "I" Light Industrial zoning **is not compatible** in this location. The existing residential zoning should remain in place in order to promote the creation of additional housing units in the vicinity. Converting this site to industrial would have a chilling effect on further residential growth in this area, which is located directly across the street from public park land.

Comprehensive Plan Consistency - Southside

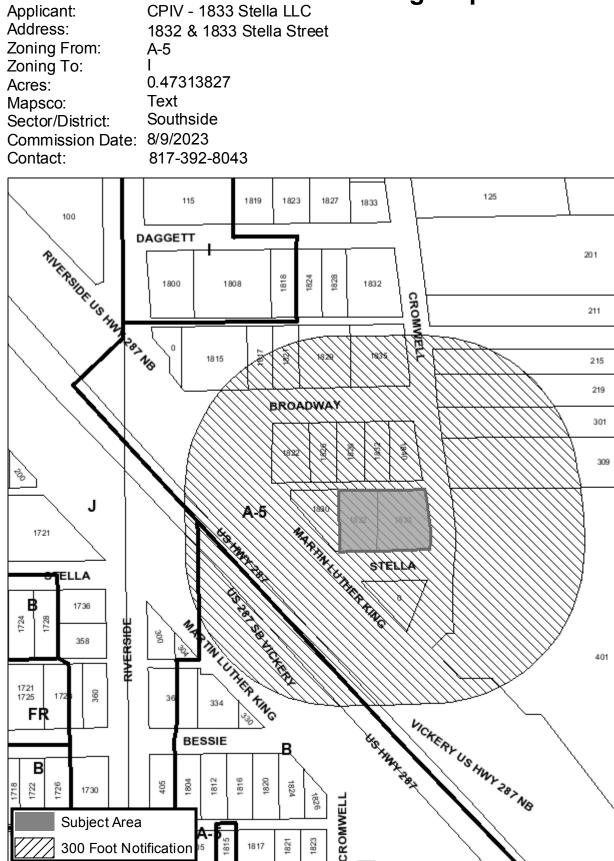
The 2022 Comprehensive Plan designates the subject site as future single family residential. Appropriate zoning classifications for this location would be the "A-5", "A-7.5", or "A-10" One-Family Residential zoning. The current "A-5" zoning is in alignment with the Comprehensive Plan designation.

Looking at the land use policies specific to the Southside sector of Fort Worth, there are no policies in place that would support the rezoning to "I" Light Industrial. Retaining the existing "A-5" zoning on the site would meet policy #7, to 'Encourage infill of compatible housing'. Rezoning to "I" would not be in harmony with the City Council's vision for the neighborhood as expressed through the Comprehensive Plan.

The proposed rezoning to "I" 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.



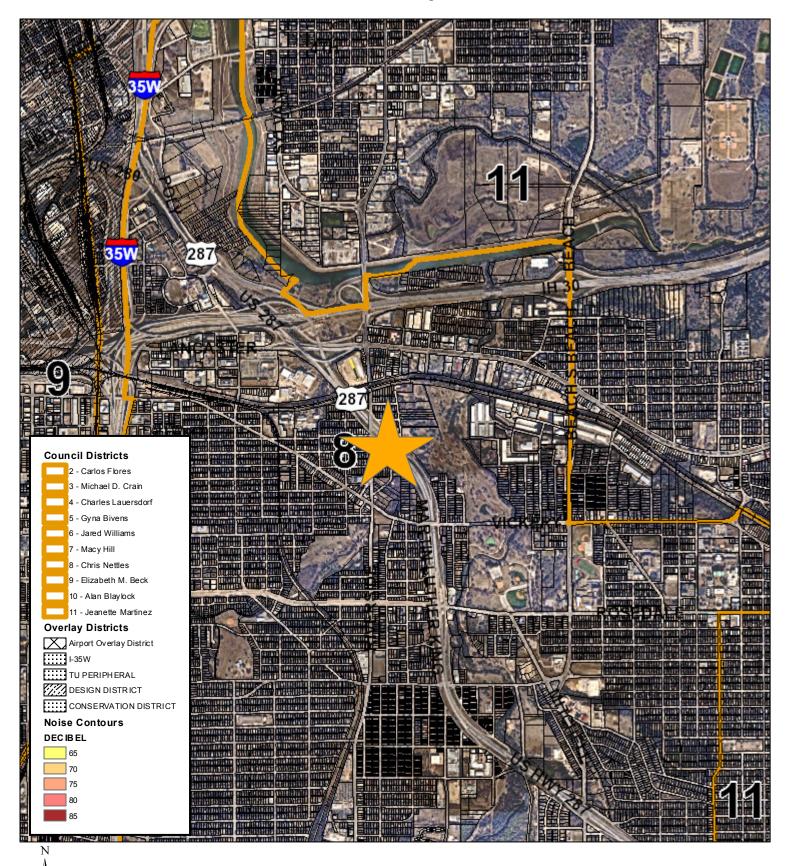
Area Zoning Map



300 Foot Notification

360 Feet



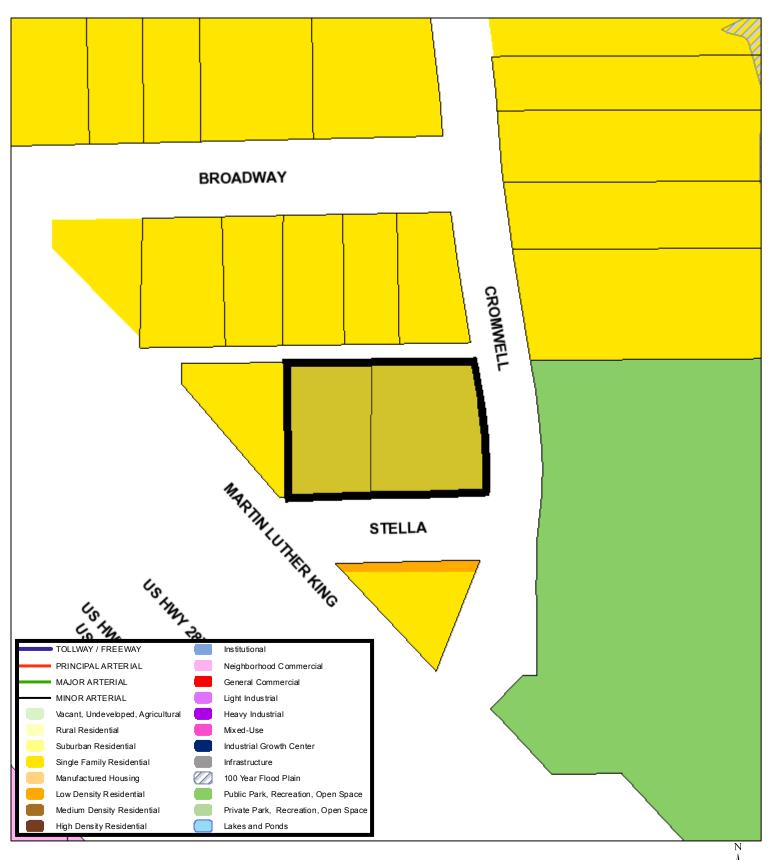


0

FORT WORTH®

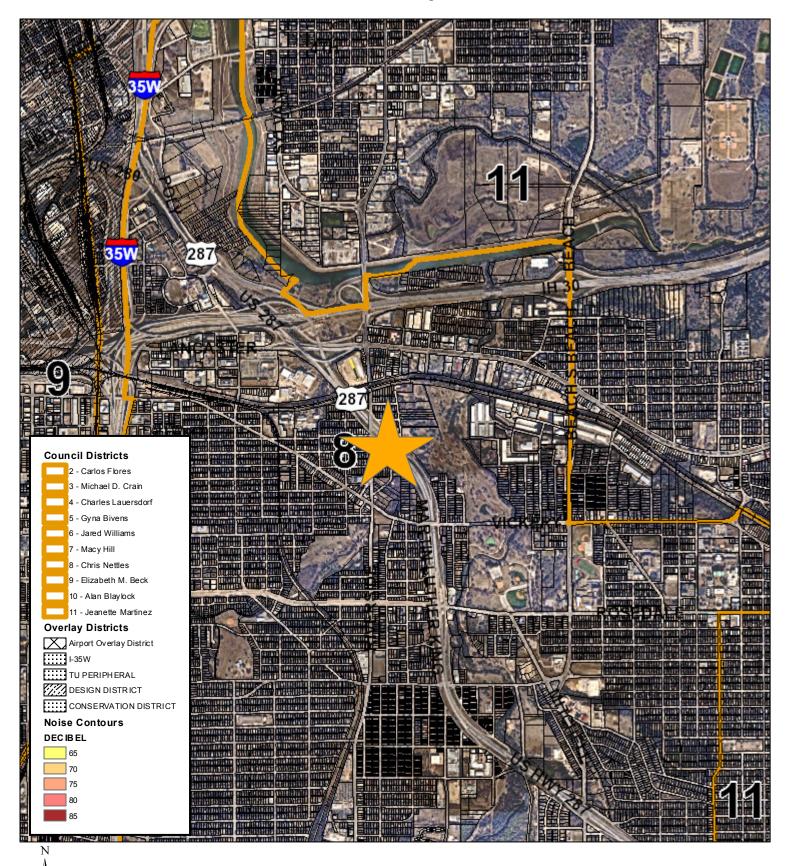
ZC-23-113

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.





0



Zoning Staff Report

Date: August 9,	2023 Case Num	ber: ZC-23-114	Council District: 11		
Zoning Map Amendment					
Case Manager:	Shad Rhoten				
Owner / Applicant:	RIG Properties, LLC / Amr Elborai of Elborai Group, LLC				
Site Location:	2937 N Beach StreetAcreage: 2.19 acres		Acreage: 2.19 acres		
Request					
Proposed Use:	Office/Warehouse				
Request:	From: "E" Neighborhood Commercial				
To: "I" Light Industrial					
Recommendation					
Land Use Compatibility: Requested		change is not compatible			
Comprehensive Plan Consistency: Requested change is not consistent					
Staff Recommendat	<i>ion:</i> Denial				
Table of Contents					
1. Project Description and Background 6. Zoning Map with 300 ft. Notification Area 2. Surrounding Zoning and Lond Uses 7. Concept Plan					

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

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

Project Description and Background

The subject site is in Council District 11 at the border of the City of Fort Worth and Haltom City. The site is undeveloped. The intent is to develop the site for office/warehouse. This request, if approved, would rezone the property from "E" Neighborhood Commercial to "I" Light Industrial to accommodate the warehouse use on the property. The project consists of two buildings totaling 18,900 square feet both single-story. Together they will contain a total of nine (9) office/warehouse suites for contractors (AV, HVAC, etc.). The applicant indicates the buildings will have a masonry facades with store front appearance towards Beach and Elinor Streets

The applicant submitted a conceptual site plan with their application, however, they would not be bound to the site plan as they are requesting base "I" zoning. If the zoning amendment is approved, they could develop the site with any of the uses listed in article 8, section 4.803 of the zoning ordinance and in conformance with all development standards required for the district. Staff did provide preliminary comments on the site plan to alert the applicant of certain deficiencies including a 50-foot supplemental building setback adjacent to residential, transitional wall requirements and a 4% landscape requirement.

Surrounding Zoning and Land Uses

North "I" Light Industrial / Multi-tenant building and storage yard

East N/A / Haltom City

South "E" Neighborhood Commercial / Multi-tenant retail building

West "A-5" One-Family and "B" Two-Family / Single-family residences

Recent Zoning History

• ZC-07-090 – The property was rezoned from "B" Two-Family to "E" Neighborhood Commercial

Public Notification

300-foot Legal Notifications were mailed on July 25, 2023. The following organizations were emailed on July 25, 2023:

Organizations Notified			
Riverside Alliance	Streams and Valleys Inc		
Trinity Habitat for Humanity	Oakhurst Alliance of Neighbors		
Birdville ISD	Fort Worth ISD		

Development Impact Analysis

Land Use Compatibility

Directly to the west of the site are a mix of duplex and single-family homes. There are sporadic commercial and Industrial properties on the Fort Worth side of Beach street. The mix of industrial and commercial is consistent along this portion of Beach St from 28th Street to the south to Chesser Boyer Road to the north. The property directly to the south was rezoned from "B" to "E" which aligns with the future land use plan.

Although the "I" district may be compatible with uses along the Beach Street frontage, the proximity to adjoining residential to west has the potential for negative impacts. These would include noise, odors and fumes that could occur with uses allowed under the "I" district. As stated above, the applicant is not tied to a site plan submitted in the "I" district. If approved, they would be permitted to operate any use permitted within the district.

Furthermore, it appears the Industrial uses located along Beach Street have been operating long term rather than new developments. The subject site is undeveloped and is zoned in compliance with the land use plan. The site may be better suited to operate under a Planned Development with the "E" district but limit any industrial uses to office/warehouse only. The PD would also tie the development down to a site plan.

The proposed zone change is not compatible with existing land uses.

Comprehensive Plan Consistency – Northeast

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

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

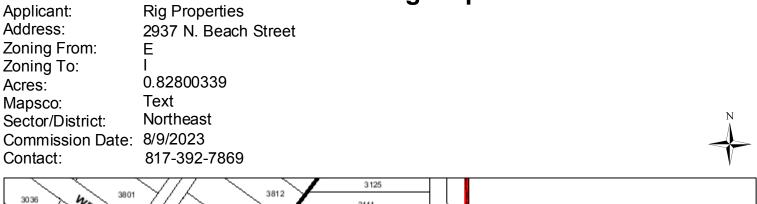
Zoning & Land Use Comments

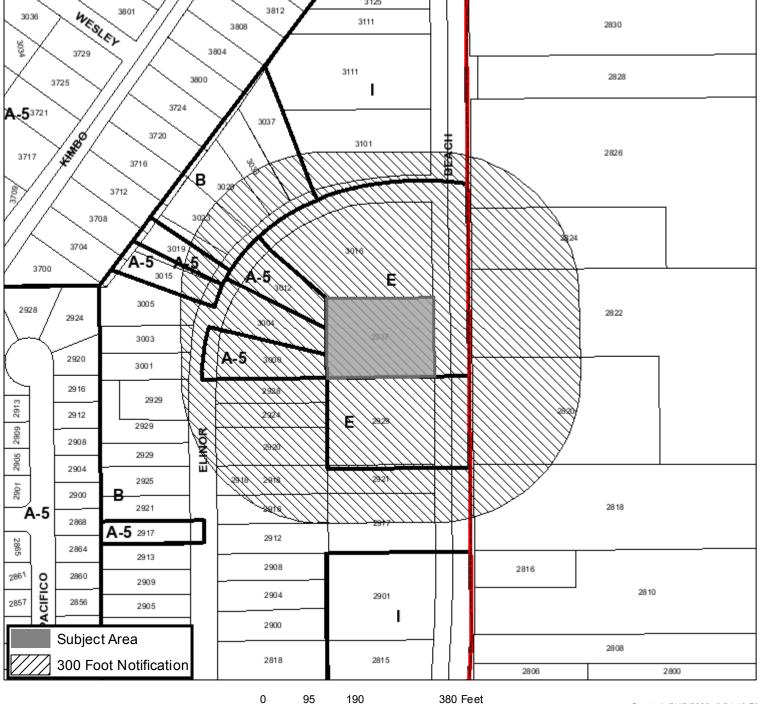
- Since the property is adjacent to single family a planned development zoning district may be better suited. The PD zoning could be used to exclude certain uses from the "I" zoning district that may concern adjacent residential.
- Are any canopy trees going to be removed with the addition of buildings? 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.
- There is a supplemental building setback of 50 feet adjacent to single family on the western property line. The building currently sits at 34.28 feet and does not comply. Section 6.300 Zoning Ord

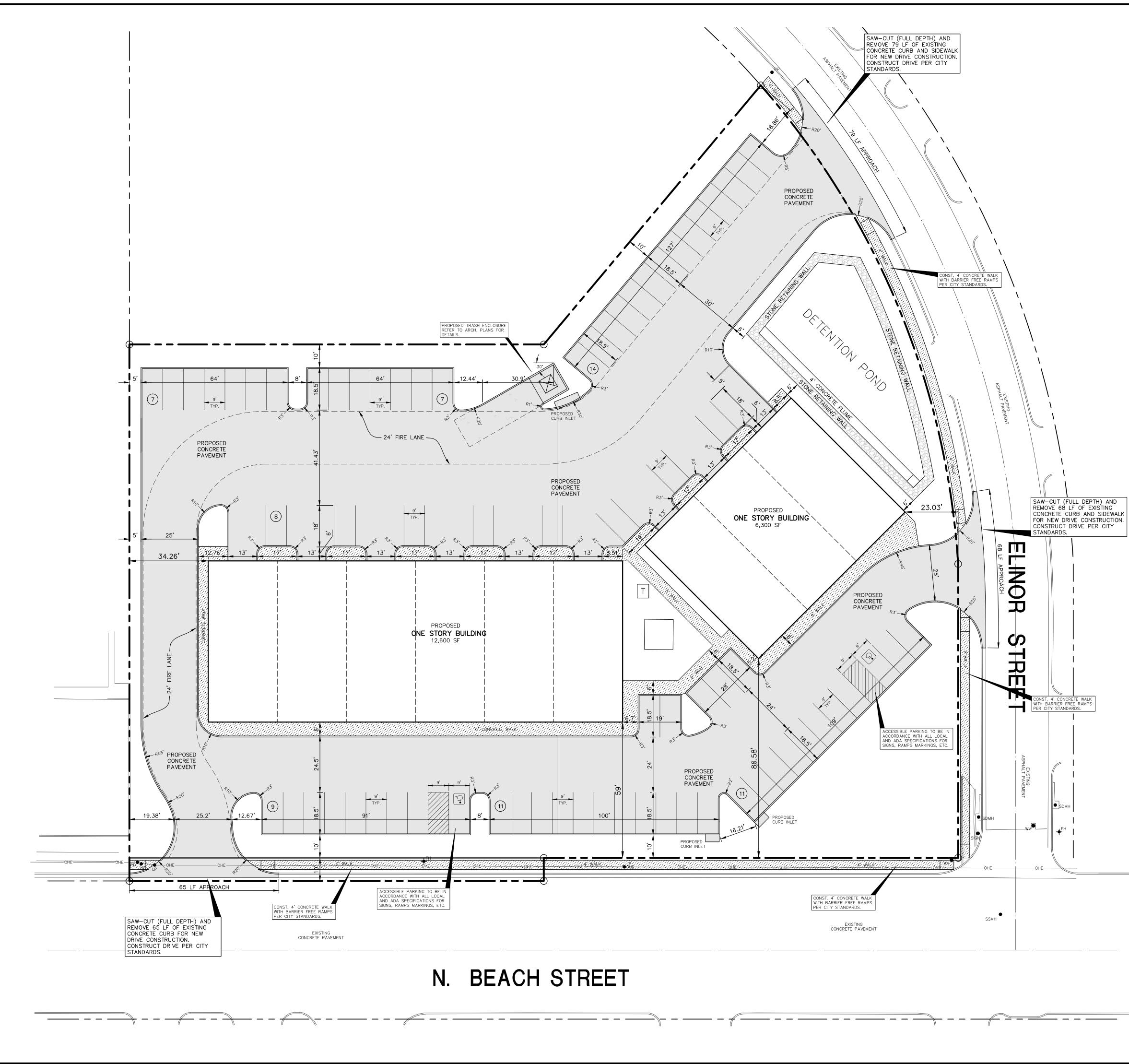
- There is a five foot buffer yard required within the 50 foot building setback. Bufferyards must earn a minimum of 25 points that are awarded for providing and maintaining specific landscaping and design features as provided for in Sec. 6.300 (g) Zoning Ord.
- The owner and/or occupant of the use shall also erect and maintain a solid masonry wall, wood fence, or combination thereof, to a height that is a minimum of six feet above the grade of adjacent property along the entire adjacent property line except for minimum required front yards and visibility triangles. For construction standards, see § 5.305(c). Temporary buildings, utility facilities and additions to primary structures placed on the site that are less than 30% and under 3,000 square feet are excepted from the screening requirements of this subsection (d); however dumpsters, loading docks and ground level mechanical equipment shall be screened with a six-foot screening fence. For construction standards, see § 5.305(c).
- Parking Industrial buildings require one space per 500 square feet of gross floor area or one space per three employees, whichever is greater. Warehouse buildings require one space per four employees, with a four-space minimum. For further details, other uses and loading areas see Chapter 6, Development Standards, Article 2, Off-Street Parking and Loading, § 6.200.
- Landscaping For industrial uses, generally, 4% of net site area or a landscape area of 30-foot depth along all public rights-of-way. See Chapter 6, Development Standards, Article 3, Landscaping, Buffers and Urban Forestry, § 6.300.
- Focus on obtaining support letters from closest registered neighborhood organizations (Bonnie Brae and Carter Riverside) 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 11 to make them aware of your request and plans.

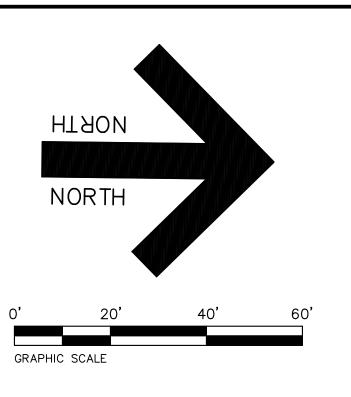


Area Zoning Map









GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.

2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

3. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS & DETAILS AND HARDSCAPE LAYOUT.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).

2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 ÀND 4.8.

3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).

4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETĆ.

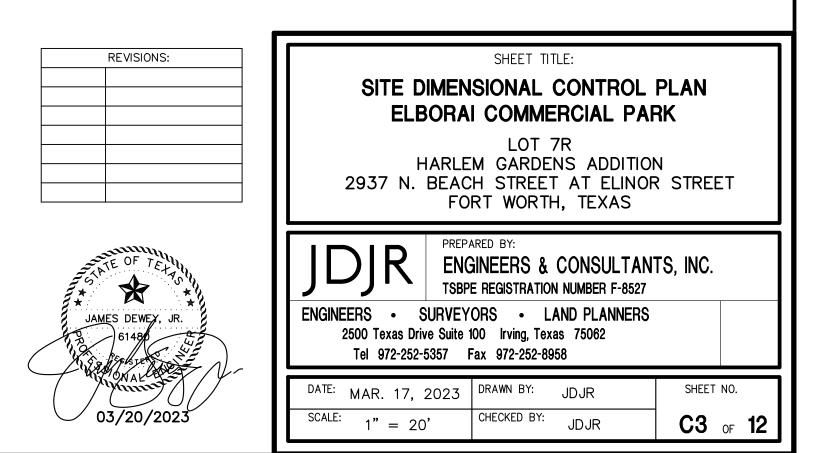
LEGEND



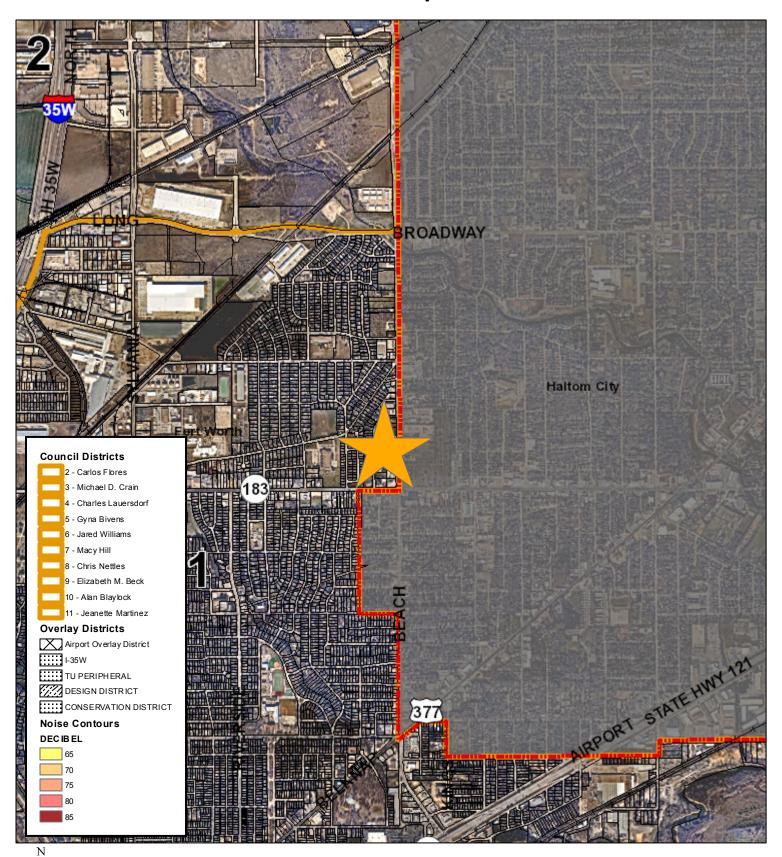
PROPOSED ON-SITE CONCRETE PAVEMENT (6"3,600 PSI)

PROPOSED DUMPSTER PAD CONCRETE PAVEMENT (7"3,600 PSI)

PROPOSED CONCRETE WALK





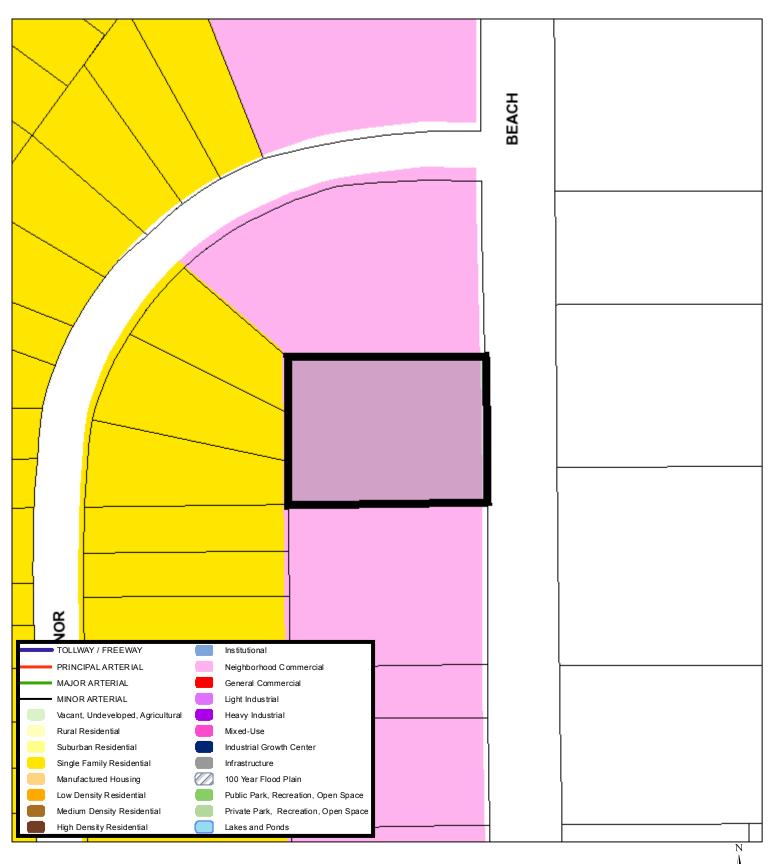


1,000 2,000 4,000 Feet

0



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



Å

Date: August 9, 2023

FORT WORTH.

Case Number: ZC-23-117

District: 5

Zoning Map Amendment & Site Plan

Case Manager:	Shad Rhoten
Owner / Applicant:	T5 Properties LLC / Amtex Multi-Housing LLC
Site Location:	3300 Raider Drive <i>Acreage:</i> 10.15
	Request
Proposed Use:	Multi-family Apartment Complex
Request:	From: "AG" Agricultural
	To: "C" Medium Density Residential
	Recommendation
Land Use Compatib	<i>ility:</i> Requested change is compatible
Comprehensive Plan	n Consistency: Requested change is not consistent
Staff Recommendati	ion: Approval
	Table of Contents
1. Project Descr	<u>ciption and Background</u> 6. Zoning Map with 300 ft. Notification Area

- 2. Surrounding Zoning and Land Uses
- 3. Recent Zoning History
- 4. Public Notification
- 5. Development Impact Analysis
 - a. Land Use Compatibility
 - b. Comprehensive Plan Consistency
 - c. Economic Development Plan
 - d. Site Plan Comments

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

Project Description and Background

The subject site is a roughly 10-acre piece of property at the northeast corner of Raider Drive and Trinity Boulevard within Council District 5. The site is currently undeveloped and is proposed to be rezoned from the existing "AG" Agricultural zoning to "C" Medium Density Multi-Family for a proposed apartment complex. The project consists of four (4) buildings containing 80 dwelling units containing 7.88 dwelling units per acre.

The applicant provided the following narrative with the submitted application:

Bell Station Apts will total 80 units (79 rental units and 1 Manager Unit) Development amenities include a community building, a pool, a play ground, a dog park and a business center. The development will consis of one (1), two (2) and three (3) units for families
The project will be funded with 9% Low Income Housing Tax Credits and traditional financing.
10% of the units will be rent restricted at 30% of the Area Median Income (AMI), 30% of the units will be rent restricted at 50% AMI, and the remaining 60% of the units will be restricted to 60% AMI.

A site plan is not required under the base "C" zoning district; however, the applicant has submitted a conceptual site plan to better depict the proposal. If this zoning request is approved, the developer will need to follow all development standards from the "C" district. These include but are not limited to minimum 45% open space, maximum 24 dwelling units per acre, 20-foot front yard setback and maximum 36-foot building height. The applicant is also required to submit for a Multi-Family District (MFD) permit for review of all development design regulations.

The site appears to have significant canopy coverage. The applicant will need to work with Urban Forestry to ensure they can meet the minimum retained or planted canopy coverage equal to 50% of the open space. The applicant only proposes to develop roughly half of the entire tract. The eastern portion is inundated by the FEMA Special Flood Hazard Area.

Surrounding Zoning and Land Uses

North "J" Medium Industrial / Print facility

- East PD 1234 "PD-I" / Undeveloped
- South "MH" Manufactured Home / Manufactured home park

West "FR" General Commercial Restricted; "I" Light Industrial / Undeveloped; Equipment storage

Recent Zoning History

• ZC-19-199 – From "AG to "I" – Denied

300-foot Legal Notifications were mailed on July 25, 2023. The following organizations were emailed on July 25, 2023:

Public Notification

Organizations Notified			
Lakeview HOA*	Streams and Valleys Inc		
Trinity Habitat for Humanity	East Fort Worth Inc		
Hurst Euless Bedford ISD			

*Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The current zoning on the property is "AG" Agricultural. North, east and west of the site is mostly comprised of industrial zoning districts. These tracts are either undeveloped or consist of various uses including outdoor equipment storage, lithography and various industrial uses. The Tarrant County Water Supply facility is located to the northeast with a manufactured home park to the south across Trinity Blvd. The site is situated at the northeast corner of Raider Dr. and Trinity Blvd. The applicant is proposing a single approach onto Raider Dr and does not propose to access Trinity Blvd.

Multi-Family is a transitional use and is suitable as a buffer between single family uses and more intense commercial and industrial uses. The proposed rezoning **is compatible** with surrounding land uses. If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect these changes.

Comprehensive Plan Consistency – Eastside

The adopted 2022 Comprehensive Plan designates the subject property as future Light Industrial. Acceptable zoning classifications in this area would be would be "MU-2", "I" and All Commercial Districts.

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

In order for "C" multifamily zoning to be appropriate in this location, the property would need a future land use designation of Medium Density Residential in order to be considered consistent with the Comprehensive Plan.

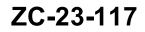
RESIDENTIAL		
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D

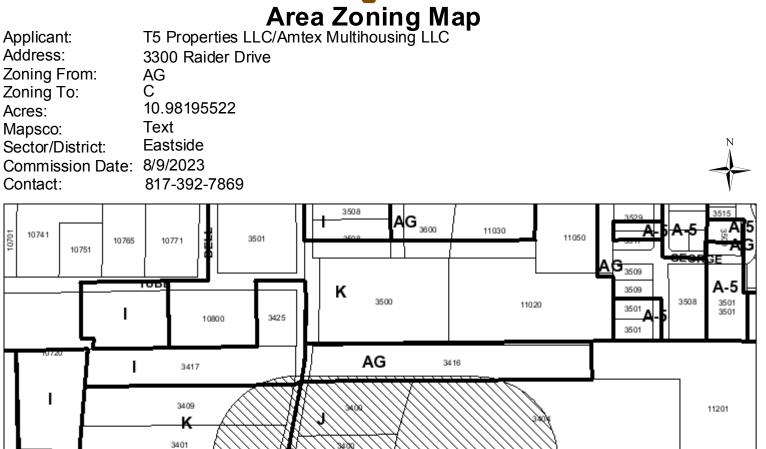
The proposed rezoning to "C" Medium Density Mutlifamily **is not consistent** with the Comprehensive Plan; however, it does meet the following policiy statement:

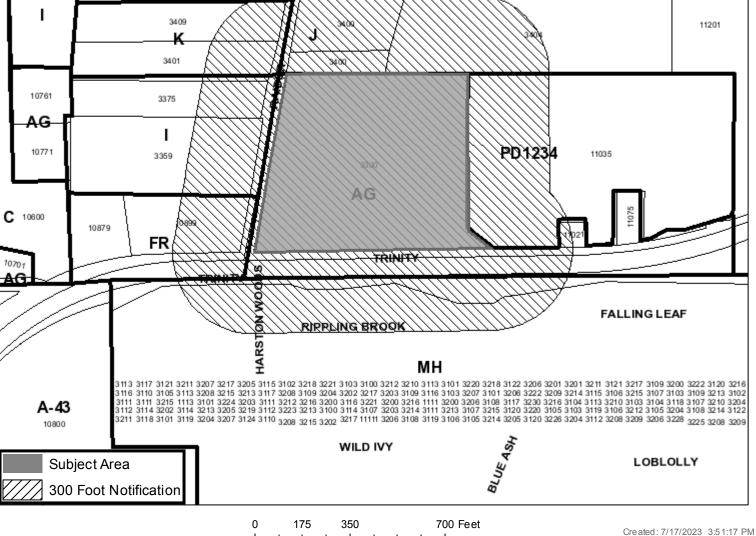
• Encourage locating multiple-unit residential structures on corner lots.

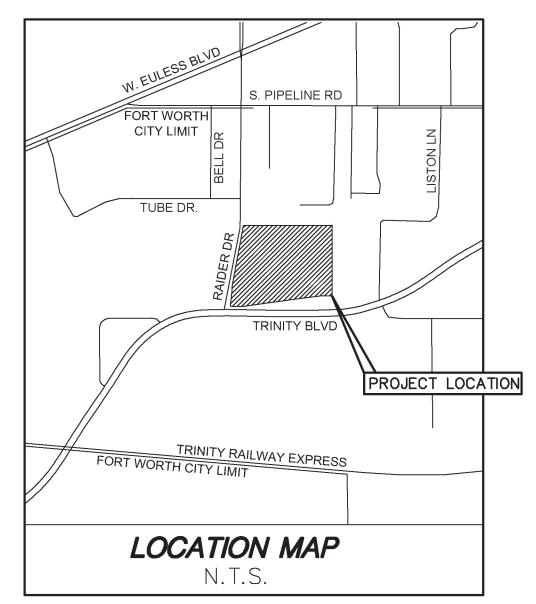
If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect these changes.

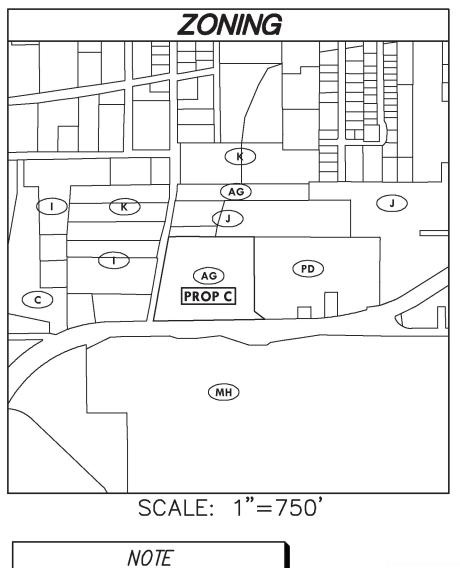












OF CURB

SITE NOTES:

DESIGN.

- 1. LEGAL DESCRIPTION: 10.15 ACRE TRACT OF LAND IN THE WILLIAM ANDERSON SURVEY ABSTRACT 22 TRACT 2 & 2F RECORDED IN INSTRUMENT #D222042416.
- 2. SEE CIVIL ENGINEER'S DRAWINGS FOR EASEMENTS, GRADING, DRAINAGE, DIMENSION CONTROL, AND UTILITY DRAWINGS.
- 3. SEE MECHANICAL AND ELECTRICAL ENGINEER'S DRAWINGS FOR ELECTRICAL TRANSFORMERS AND HVAC COMPRESSOR LOCATIONS.
- 4. SEE LANDSCAPE DRAWINGS FOR FINE GRADING, SIDEWALKS, PLANTING, RETAINING WALL LOCATIONS, FENCING MATERIAL AND LOCATION, HANDICAP PARKING SPACES
- 5. THE ARCHITECTS SITE PLAN IS DIAGRAMATIC AND SHOULD BE USED FOR REFERENCE. CONFIRM ALL BOUNDARY, SETBACK, BUILDINGS FINISH FLOOR ELEVATIONS AND PARKING INFORMATION IS CONSISTENT WITH THE CIVIL ENGINEER PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT SHOULD A DISCREPANCY EXIST.

BUILDING / PARKING DATA

NUMBER OF BLDGS:4NUMBER OF DWELLING UNITS:80		
PARKING REQUIRED		
BEDROOMS =	183	
CLUB HOUSE (3,691 SQ. FT.) /250 =	16	
TOTAL PARKING REQUIRED:	199	
PARKING PROVIDED:		
STANDARD PARKING PROVIDED:	190	
HANDICAP PARKING PROVIDED:	11	
TOTAL PARKING PROVIDED:	201	

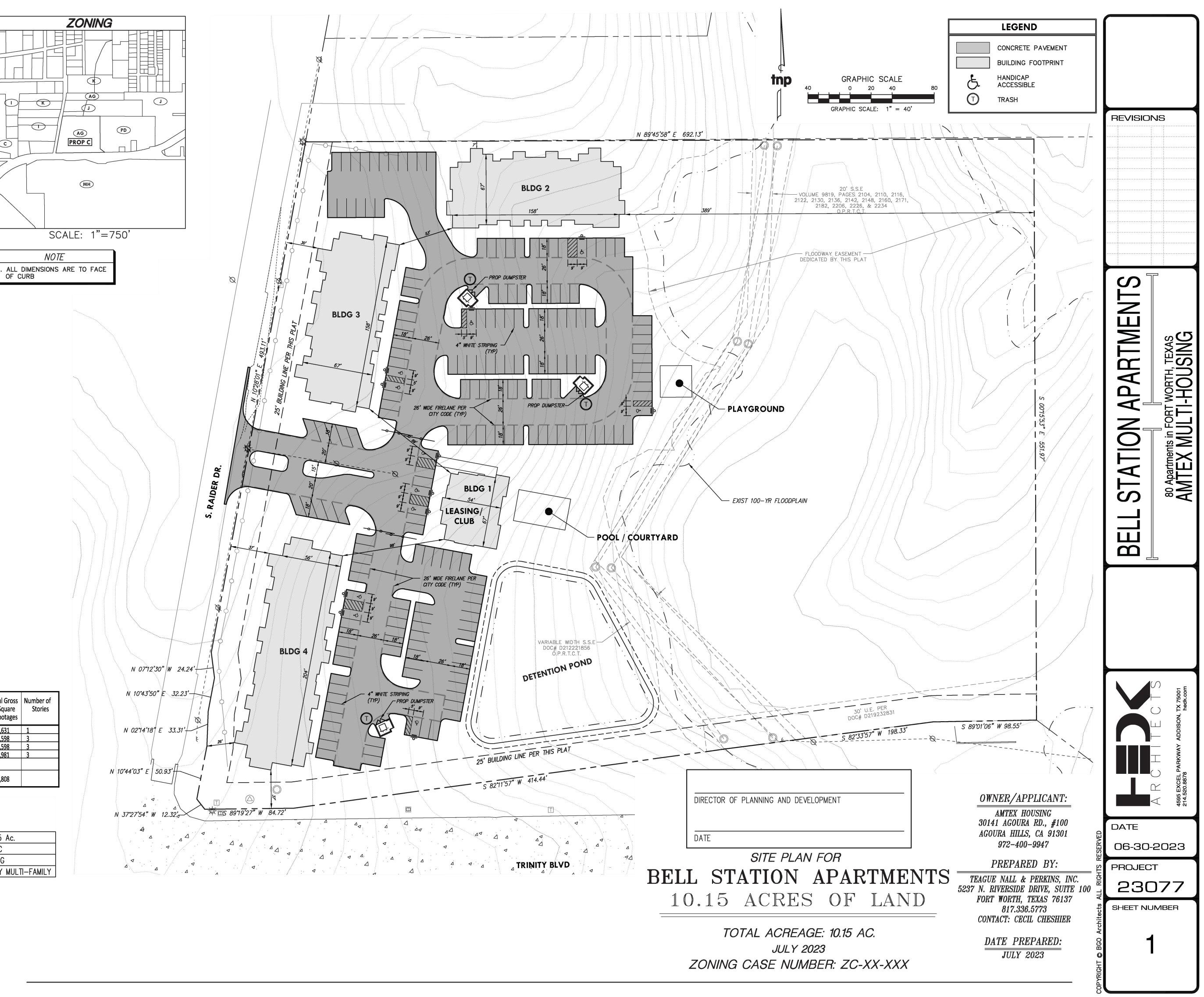
AMTEX E	ULESS			#23195
UNIT TA	BULATI	<u>ON</u>	CREATED	01.26.2023
TYPE	AREA	NO	%	TOTAL AREA
A1	715	9	11.25%	6,435
B1	887	39	48.75%	34,593
C1 (A)	1,071	14	17.50%	14,994
C1 (B)	1,097	18	22.50%	19,746
				-
TOTAL		80	100.00%	75,768

AVERAGE UNIT SIZE : 947.10

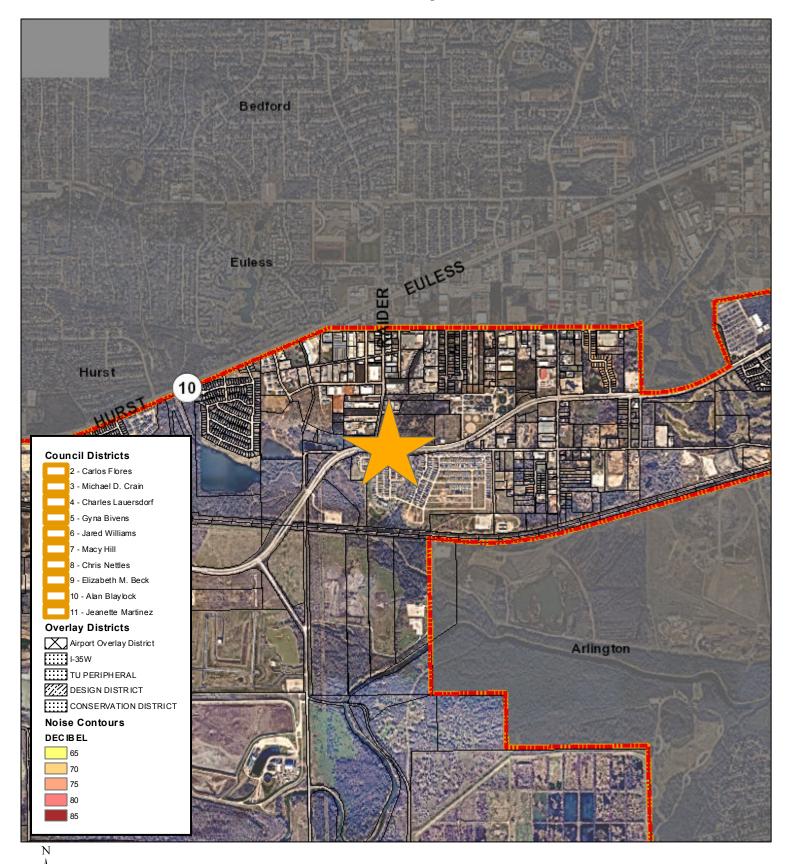
		Common Area	Square Footages	Net Rentable	Total Gross	Number of
Building Type - #	Conditioned Space	conditioned	unconditioned	Square	Square	Stories
	Leasing/Club	Corridor	Stair	Footages	Footages	
Building 1 - Clubhouse	3,251				3,631	1
Building 2 - Type A1		4,332	564	23,652	30,598	3
Building 3 - Type A2		4,332	564	22,581	30,598	3
Building 4 - Type B		5,580	564	29,535	35,981	3
Tetela	3,251	14,244	1,692	75 760	100 000	
Totals		1	9.187	75,768	100,808	

ZONING SUMMARY SITE INFORMATION

AREA	10.15 Ac.
ZONING TYPE	С
EXISTING LAND USE	AG
PROPOSED LAND USE	MEDIUM DENSITY MULTI-FAMILY

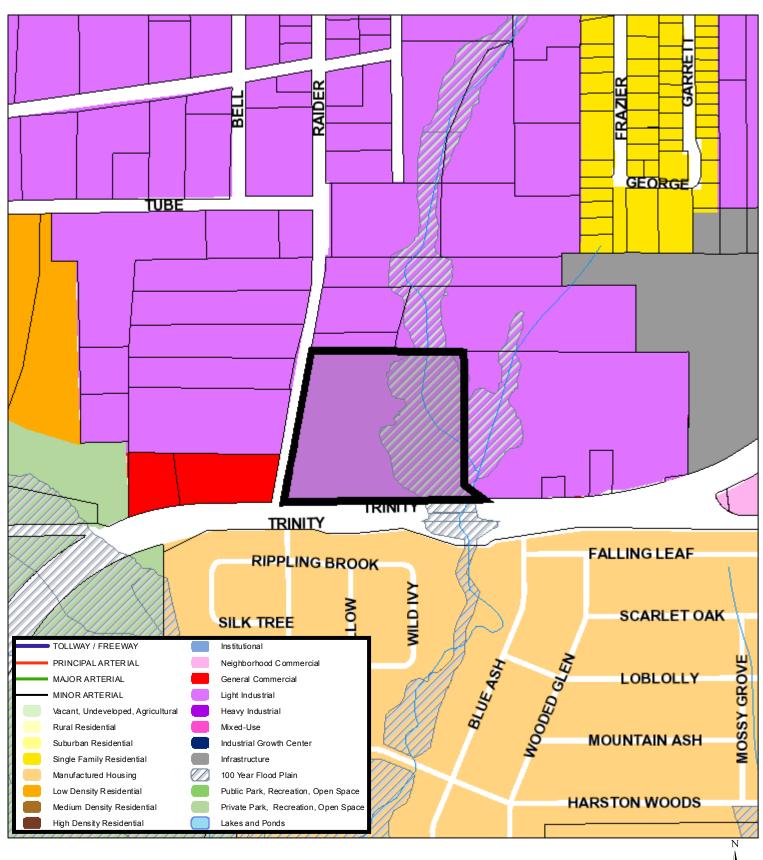








Future Land Use



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





Date: August 9, 2023

Case Number: ZC-23-118

Council District: 9

Zoning Map Amendment

Case Manager:	Beth Knight
<i>Owner / Applicant:</i>	Various / City of Fort Worth - Development Services
Site Location:	Generally bounded by Jessamine Street, BNSF railroad, Berry Street, & 8th Avenue
Acreage: 111.4 acre	S

		Request
Proposed Use:	Single fam	nily residential, duplexes, low density residential, and limited commercial uses
Request:	DE His	-5" One-Family, "A-5/HC" One-Family/Historic & Cultural Overlay, "A-5/ D" One-Family/Demolition Delay, "B" Two-Family, "B/HC" Two-Family/ storic & Cultural Overlay, "C" Medium Density Multifamily, "E" ighborhood Commercial, "I" Light Industrial, and "PD" Planned Development 5
	10/ Fan "A Tw His	-10" One-Family, "A-10/HC" One-Family/Historic & Cultural Overlay, "A- /DD" One-Family/Demolition Delay, "A-7.5" One-Family, "A-7.5/HC" One- mily/Historic & Cultural Overlay, "A-7.5/DD" One-Family/Demolition Delay, -5" One-Family, "A-5/HC" One-Family/Historic & Cultural Overlay, "B" /o-Family, "CF" Community Facilities, "CF/HC" Community Facilities/ storic & Cultural Overlay, "ER" Neighborhood Commercial Restricted, and " Neighborhood Commercial
		Recommendation
Land Use Compatib Comprehensive Plan Staff Recommendat	r Consistenc	Requested change is compatible. cy: Requested change is consistent. Approval
		Table of Contents

1. Project Description and Background

2. <u>Surrounding Zoning and Land Uses</u>



- 3. <u>Recent</u>
- Zoning History
- 4. <u>Public Notification</u>
- 5. Development Impact Analysis
 - a. Land Use Compatibility
 - b. <u>Comprehensive Plan Consistency</u>
 - c. <u>Site Plan Comments</u>
- 6. Area Zoning Map with 300 ft. Notification Area
- 7. Area Map
- 8. Future Land Use Map
- 9. Aerial Photograph

Project Description and Background

The proposed rezoning area is mostly the eastern portion of the Ryan Place Improvement neighborhood located between Jessamine Street and Berry Street. The area began to experience notable development in the 1920s and continuing every decade thereafter. Texas Christian University lies off the neighborhood to southwest with other commercial uses to the west of 8th Avenue and south, while predominantly single family uses are found north and east of the neighborhood. A railroad line runs along the entire eastern side of the neighborhood. The rezoning case addresses the inconsistency between the developed uses and the current zoning in the existing neighborhood. A meeting was held at the request of Council Member Elizabeth Beck on May 15, 2023 regarding the proposed zoning change. The majority of those present at the May meeting voted to proceed with the rezoning case.

Surrounding Zoning and Land Uses

- North "B/HC" Two-Family/ Historic & Cultural Overlay, "E" Neighborhood Commercial, "E/HC" Neighborhood Commercial / Historic & Cultural Overlay, "PD 600" Planned Development for "E" uses plus 1 residence / Single family uses, limited commercial uses, public park, and school
- East "A-5" One-Family, "E" Neighborhood Commercial, "I" Light Industrial / Single family uses, and limited commercial uses
- South "BU-CX-4 and BU-SH-3" Berry University, "PD 1160" Planned Development for BU uses / Commercial uses

West "E" Neighborhood Commercial, "BU-CX-6" Berry University, "PD 105" Planned Development for I uses plus railway station / Commercial uses

Recent Zoning History

ZC-16-193, south and west of subject area, staff initiated, from various districts to Berry University form-based district, approved 2/9/2017;

ZC-17-093, west of subject area, from PD for I uses with additional I uses to UR, approved 6/21/2017; ZC-17-167, west of subject area, from PD for I uses with additional I uses to UR, approved 11/9/2017; ZC-19-006, in subject area, from B to UR, withdrawn;

ZC-19-093, in subject area, petition, from B to A-5, approved 6/26/2019; and

ZC-20-148, in and east of subject area, staff initiated, from various districts to Near SouthSide form-based district, withdrawn;

ZC-20-152, east of subject area, from B and PD 382 to CUP for parking lot, approved 12/16/2020; ZC-22-024, in subject area, from I to UR, withdrawn;

ZC-22-063, in subject area, from PD 212 to A-5, approved 6/28/2022; and

ZC-23-080, in subject area, from I to PD for UR uses, approved 6/27/2023.

Public Notification

300-foot Legal Notifications were mailed on July 25, 2023. The following organizations were notified: (emailed July 19, 2023)

Organizations Notified			
Ryan Place Improvement NA *	Pascal NA		
Las Familias de Rosemont NA	South Hemphill Heights NA		
Berkeley Place NA	Shaw Clarke NA		
Jennings May St. Louis NA	Near Southside, Inc.		
Hemphill Corridor Task Force	Streams and Valleys Inc		
Berry Street Initiative	Fort Worth ISD		
Trinity Habitat for Humanity			

* Located in this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

FORT WORTH.

Council Member Beck is requesting to change the zoning of this area to more closely match the existing land uses with the zoning. Throughout the neighborhood, the zoning is generally at least one level more intensive than the land and infrastructure were developed. The neighborhood noted concerns regarding continued spill-over development from Texas Christian University. The Berry Street/8th Avenue intersection is in the neighborhood and close to the university, and northeast of this area has seen limited commercial growth. The duplex zoning furthest from this intersection has seen limited expansion of duplexes, due to the original single family land subdivision patterns. The historic single family houses are scattered throughout the neighborhood and concentrated along Elizabeth Boulevard. Single family uses have maintained their initial development patterns on larger lots in the middle of the neighborhood. The proposed zoning request **is compatible** with surrounding land uses, based on creating more compatible zoning districts for an established neighborhood.

Comprehensive Plan Consistency- Southside

The 2023 Comprehensive Plan currently designates the subject properties as Single Family, Low Density Residential, Institutional, Neighborhood Commercial, and Public Park, on the Future Land Use Map. The requested land uses would be included in the list of zoning districts envisioned for this land use category, as detailed in the excerpt from the Comprehensive Plan below. Public Parks are allowed in any zoning district.



RESIDENTIAL		
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio hom townhouses, cluster housing	es, B, R1, R2
COMMERCIAL		

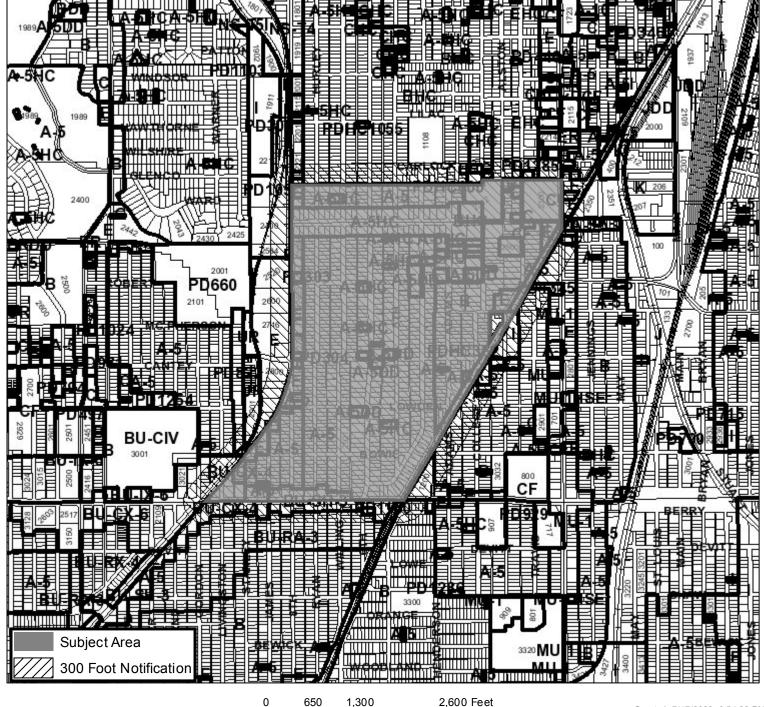
The proposed zoning is consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Preserve the character of rural and suburban residential neighborhoods.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.

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

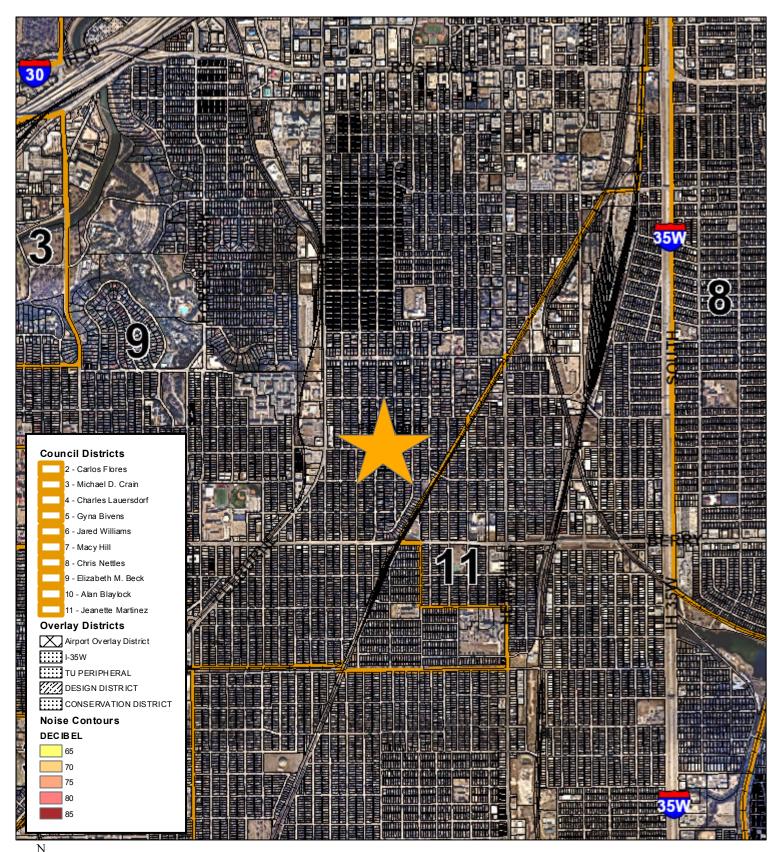


Area Zoning Map City of Fort Worth - Development Services Applicant: Address: Generally bounded by Jessamine Stree, BNSF railroad, Berry Street, & 8th Avenue Zoning From: A-5, A-5/HC, A-5/DD, B, B/HC, C, E, I, PD 305 A-10, A-10/HC, A-10/DD, A-7.5, A-7.5./HC, A-7.5/DD, A-5, A-5/HC, B, CF, CF/HC, ER, E Zoning To: 304.2115046 Acres: Mapsco: Text Southside Sector/District: Commission Date: 8/9/2023 Contact: 817-392-8190



0



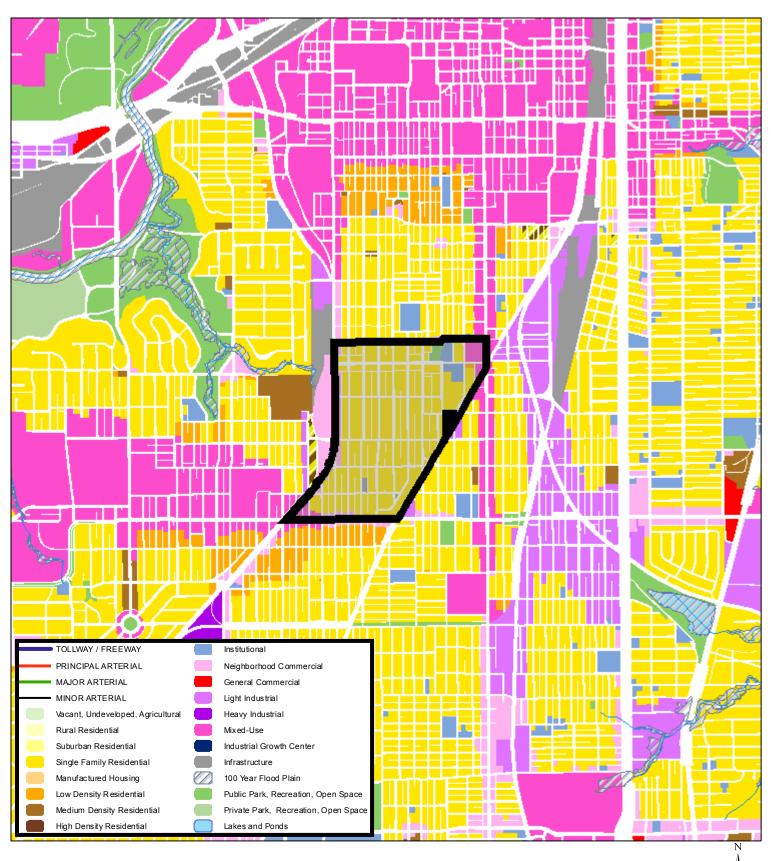


1,000 2,000 4,000 Feet

0



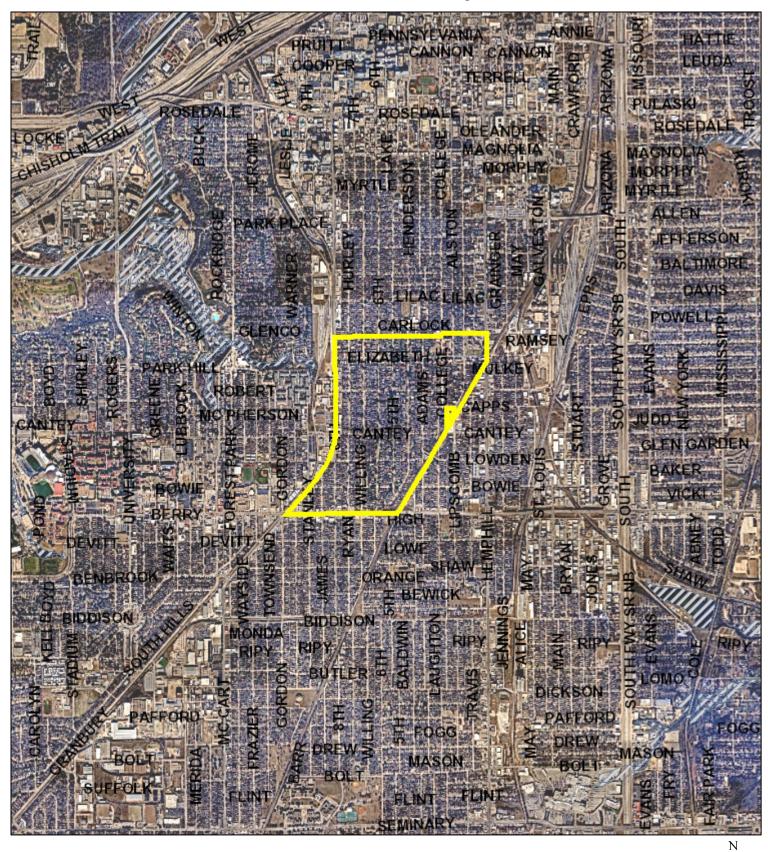
Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photo Map





Date: August 9, 2023

Case Number: ZC-23-121

District: 9

Zoning Map Amendment

Case Manager:	Beth Knight	
<i>Owner / Applicant:</i>	Brewer & Hale LLC / Philip Stewart	
Site Location:	515 - 521 (odds) Samuels AvenueAcreage: 0.28 acres	
Request		
Proposed Use:	Multifamily	
Request:	 From: "D" High Density Multifamily, "PD 489" for "H" Central Business District uses with Downtown Urban Design District Overlay To: "PD" Planned Development for "H" Central Business District uses with Dependence of the provider site along provider	
	Downtown Urban Design District Overlay; site plan waiver requested. Recommendation	
Land Use Compatib	<i>ility:</i> Requested change is compatible	
Comprehensive Plan	<i>Consistency:</i> Requested change is consistent	
Staff Recommendati	ion: Approval	
	Table of Contents	

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

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

Project Description and Background

The subject property is a 0.28-acre site, currently without any buildings. The site is flanked by an existing multifamily development to the south and west, with a public park and the Trinity River lying further to the west. Additional multifamily complexes are noted to the north and east. The property went through a rezoning case in 2021 for the same proposed use and was approved. However, as part of a current lawsuit discovery, the City of Fort Worth found not all the adjacent property owners had been notified of the 2021 zoning case, which invalidated the rezoning approval under State law. The site has reverted back to the initial zoning that is primarily "D" High Density Multifamily, with small portions of "PD 489" for "H" Central Business District uses, and completely covered by the Downtown Urban Design District Overlay. A site plan waiver has been requested, as the land is subject to the Downtown Urban Design Standards and Guidelines, and the Downtown Urban Design District will approve the site plan.

The adjacent zoning of "PD 489" Planned Development for "H" Central Business District uses surrounds the subject property in all directions. The applicant's proposed rezoning is a request to match this base zoning district and does not request any development waivers. The notable differences between the existing multifamily zoning and the proposed downtown zoning are the density, parking requirements, and building setbacks. The height is similar as "D" High Density Multifamily allows 48 feet to the top plate, which is generally equivalent to 4 stories, since the site is more than 250 feet from a one- or two-family district. While the proposed "H" Central Business District base zoning would typically allow an unlimited height, the with Downtown Urban Design District Overlay caps buildings to a 10-story maximum. The Planned Development requested by the applicant keeps the 4-story maximum allowed by the current zoning, as a bridge between the 6-story building to the south and the 2-story building to the north, being additionally consistent with the 4-story complex to the east.

The current zoning would allow 32 dwelling units per acre, for 8 units that could be constructed on this site, due to the acreage. "H" Central Business District allows for an unlimited number of dwelling units per acre, but the applicants are proposing 27 units, as part of their rezoning request. Standard multifamily zoning has a minimum number of parking spaces required, based on the number of bedrooms constructed, as well as additional spaces for common areas, offices, and recreational amenities. Downtown zoning does not have a minimum number of parking spaces required for any use. "D" High Density Multifamily would require a 20-foot minimum front yard, with 5-foot side and rear setbacks for this site that is in the middle of the block. "H" Central Business District allows buildings to be pulled to all property lines, unless a side yard is provided, which must be a minimum of 3-feet wide. The adjacent multifamily complexes to the north and south have been developed to the front property lines, with minimal or no setbacks.

The Downtown Urban Design District Overlay standards for the Rock Island/Samuels Avenue neighborhood apply to all new construction and/or rezonings and over-ride the basic "H" Central Business District requirements. New multifamily buildings on the subject site must be consistent with the adjacent structures in terms of height, building massing, orientation, and setbacks. Specifically, the buildings should step down to provide a transition in height; the orientation of the building's front façade and entrances must be consistent with the structures on the same block face; a 10-foot maximum front setback from the sidewalk is allowed; and buildings along Samuels Avenue must have a 3-story minimum.

Surrounding Zoning and Land Uses

North "PD 489" for "H" Central Business District uses / Multifamily complex East "PD 489" for "H" Central Business District uses / Multifamily complex South "PD 489" for "H" Central Business District uses / Multifamily complex

West "PD 488 and 489" for "H" Central Business District uses / Vacant land, public park, and the Trinity River

Recent Zoning History

- ZC-16-107; subject site and surrounding land to north, east, and south; staff-initiated to expand and revise Downtown Urban Design District Overlay; approved 12/7/2016.
- ZC-21-161, subject site, from "D" High Density Multifamily, "PD 489" for "H" Central Business District uses with Downtown Urban Design District Overlay to "PD" Planned Development for "H" Central Business District uses with Downtown Urban Design District Overlay, approved 11/9/2021.
- ZC-22-150; subject site and surrounding land to north, east, and south; staff-initiated; from various districts to "HP" Central Business Peripheral; withdrawn.

Public Notification

300-foot Legal Notifications were mailed on July 25, 2023. The following organizations were notified: (emailed July 25, 2023)

Organizations Notified			
Uptown NA *	Friends of Riverside Park		
FW Downtown Neighborhood Alliance	Tarrant Regional Water District		
Oakhurst Alliance of Neighbors	Streams and Valleys Inc		
Trinity Habitat for Humanity	Fort Worth ISD		

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone the site to "PD" Planned Development for "H" Central Business District uses with Downtown Urban Design District Overlay; site plan waived. Surrounding land uses include multifamily uses to the north, east, and south that range from 2 to 6 stories tall. Vacant land sloping down to a City park and the Trinity River lies to the west. The adjacent zoning of "PD 489" Planned Development for "H" Central Business District uses surrounds the subject property in all directions and was approved in 2004. The applicant is requesting to match this base zoning district without requesting any development waivers.

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

Comprehensive Plan Consistency – Northeast

The 2023 Comprehensive Plan currently designates the subject properties as Mixed Use on the Future Land Use Map, as part of the Downtown Regional Mixed-Use Growth Center. Mixed-Use Growth Centers are anticipated to have a high concentration of residents, employees, and tourists. The requested land uses would be included in the list of zoning districts envisioned for this land use category, as detailed in the excerpt from the Comprehensive Plan below.

COMMERCIAL

Mixed-Use/ Mixed-Use Growth Center Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

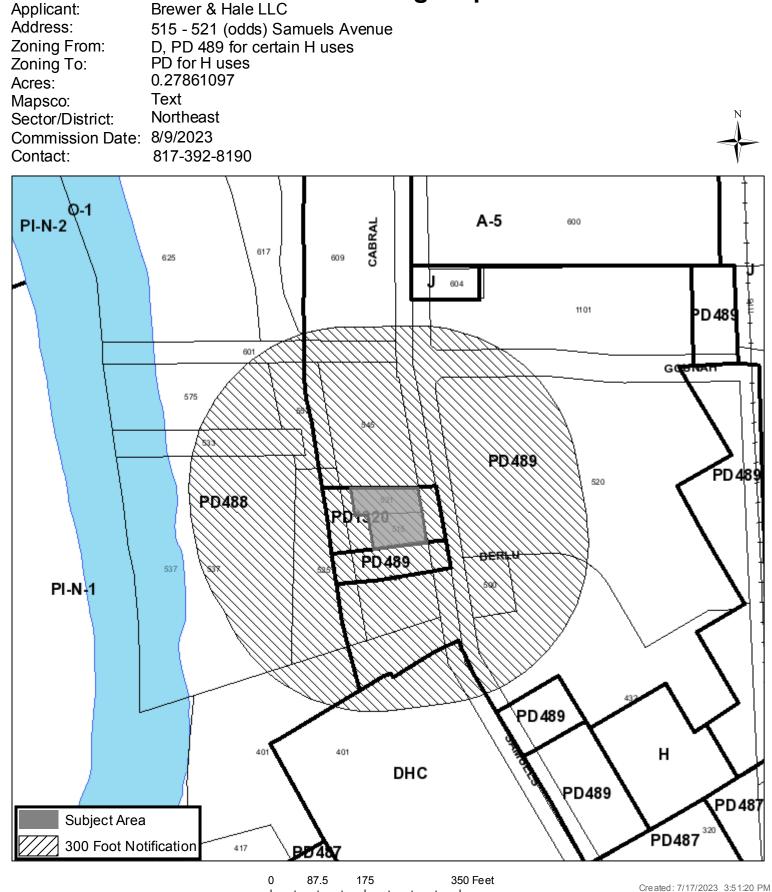
The proposed zoning is consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Promote commercial and multifamily development within the Downtown Mixed-Use Growth Center.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.

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



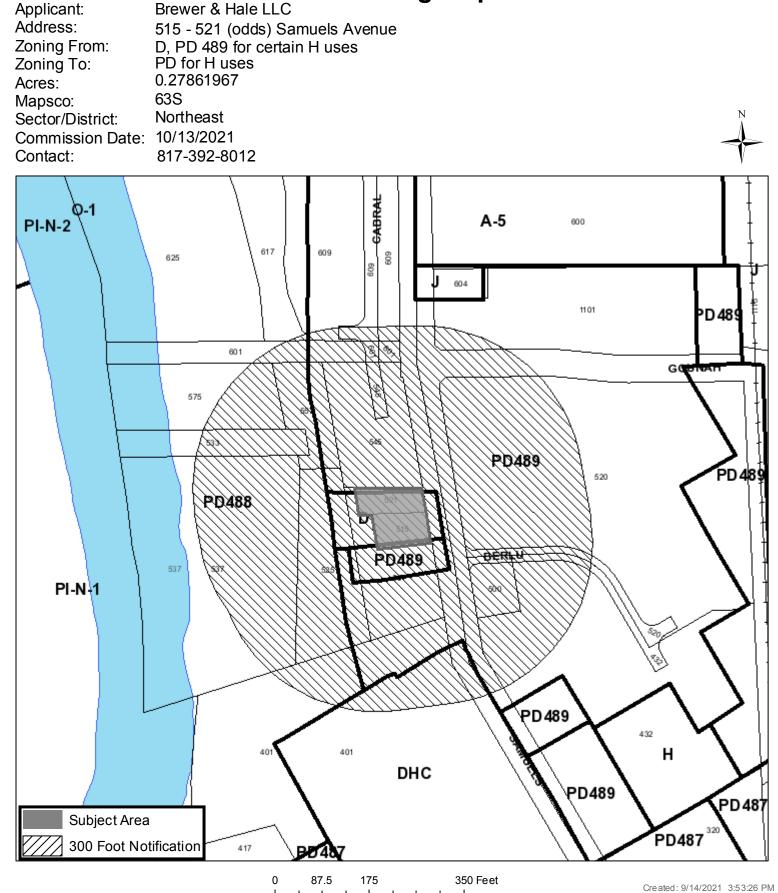
Area Zoning Map



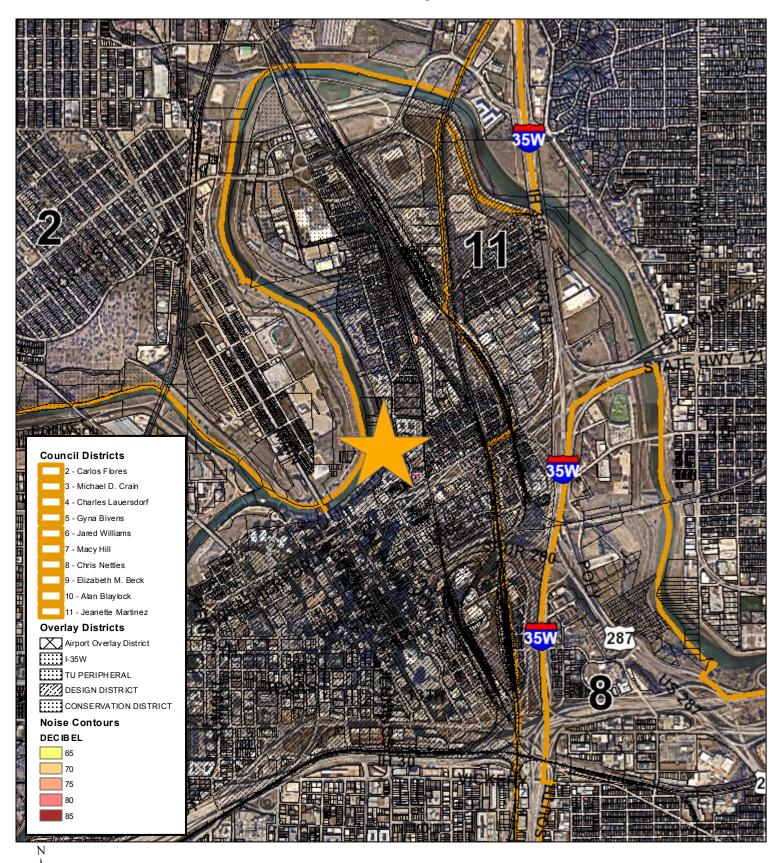


ZC-21-161

Area Zoning Map





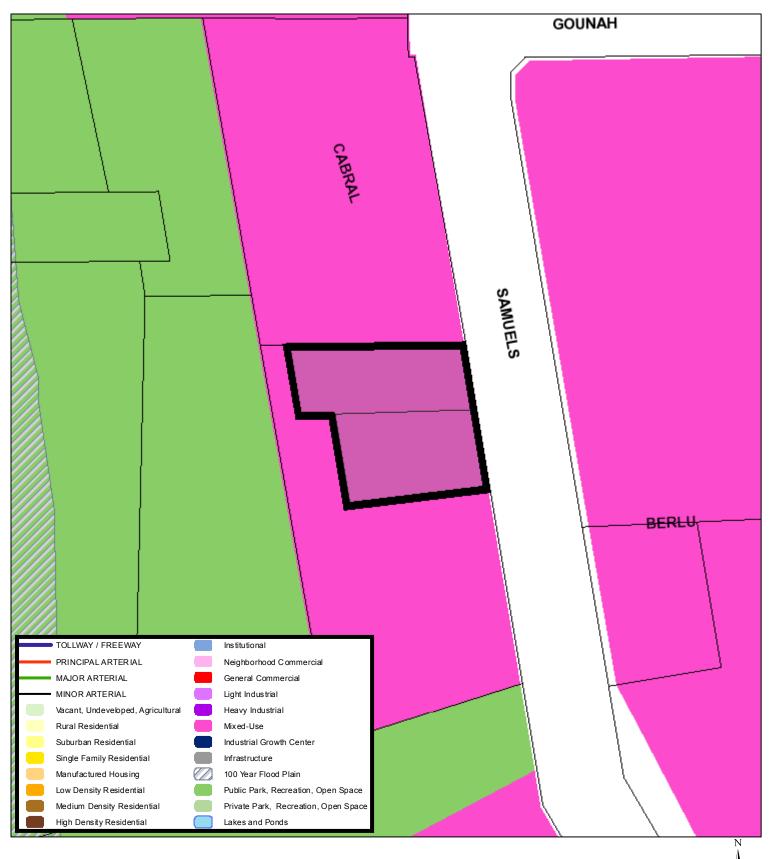


0

FORT WORTH®

ZC-23-121

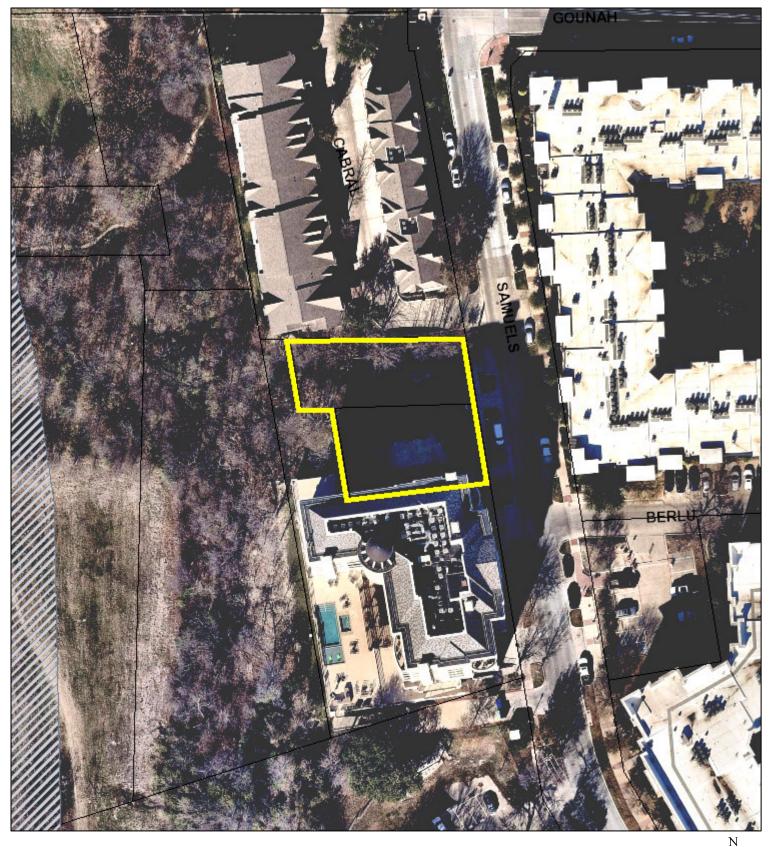
Future Land Use



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



N A