



ZONING COMMISSION

AGENDA

Wednesday, October 9, 2024

Work Session 12:00 PM

Public Hearing 1:00 PM

Work Session

In-Person:

City Council Conference Room 2020

200 Texas Street

2nd Floor

Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber

200 Texas Street

2nd Floor

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=md82b398066a2d6bcc353c66bec0352c5>

Meeting/ Access Code: 2552 222 6057

Teleconference

817-392-1111 or 469-210-7159

Meeting/ Access Code: 255 222 26057

Viewing Only

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

City of Fort Worth Website Homepage: Watch Live Online

Staff Report Link

www.fortworthtexas.gov/files/assets/public/v/1/development-services/documents/zoning-cases/docket-agenda-minutes/10-9-24-docket-template.pdf

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 by Videoconference 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.

There are two ways that any member of the public may address the Zoning Commission regarding an item listed on the agenda.

1. **Virtual –By 5 pm prior to the day of the meeting, register at the following link:**

2. In Person –Prior to the start of the meeting, sign-up at the desk located at the entrance to the Council Chambers. Additionally, you may register to speak in person utilizing the link in the virtual instructions above. For questions or assistance with registration, please contact Laura Ruiz at Laura.Ruiz@fortworthtexas.gov or 817-392-8047. Free parking vouchers are available for anyone attending the Zoning Commission meetings. Zoning staff will be available before and after the meeting to hand them out and will be located at the desk where the agendas and sign-up to speak forms are located. Parking is available at the Fort Worth Convention Center Garage located at 1200 Houston St., directly across the street from the Convention Center. The free parking voucher is only available for this parking garage. Upon entering the garage, attendees will need to pull a ticket from the dispenser in the entry lane and they will need to present this ticket in order to obtain a voucher to park without cost. The voucher will be good until 6:00 p.m.

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:

Rodney Mayo, CD 1	_____	Jeremy Raines, CD 7	_____
Vacant, CD 2	_____	Tiesa Leggett, CD 8	_____
Beth Welch, CD 3	_____	Wes Hoblit, Vice Chair CD 9	_____
Matt McCoy, CD 4	_____	Jacob Wurman, CD 10	_____
Rafael McDonnell, Chair, CD 5	_____	Cathy Romero, CD 11	_____
Broderick Williams, CD 6	_____		

I. WORK SESSION/Lunch 12:00 PM City Council Conference Room 2020

- A. Overview of Zoning Cases on Today’s Agenda** Staff

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT TODAY’S PUBLIC HEARING ARE SCHEDULED TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, NOVEMBER 12, 2024, AT 6 P.M., UNLESS OTHERWISE NOTED.

CALL TO ORDER

- B. APPROVAL OF MEETING MINUTES of September 11, 2024** Chair

****See the “Staff Report” link on the first page for the cases below.****

C. CONTINUED CASES

- 1. ZC-24-070** **Case Manager: Alondra Salas Beltre** **CD 11**

- a. Site Location: 4224 Nelms Dr
- b. Acreage: 0.22
- c. Applicant/Agent: JST Rentals / Billy Thomas
- d. Request: From: “I” Light Industrial / Stop Six Overlay

To: "CR" Low-Density Multifamily / Stop Six Overlay

2. ZC-24-085 Case Manager: Alex Johnson CD 11

- a. Site Location: 1436 South Fwy
- b. Acreage: 0.11
- c. Applicant/Agent: United Investments Family LP / Ollin Collins
- d. Request: From: "A-5" Single Family
To: "B" Two-Family

C. NEW CASES

3. ZC-23-202 Case Manager: Beth Knight CD 5

- a. Site Location: 900-1100 blocks S. Edgewood Terrace and 4627- 4811 (odds) E. Rosedale Street
- b. Acreage: 28.6
- c. Applicant/Agent: Huong Dao Vipassana B Center/ Westwood

This case is being continued to a future zoning commission meeting for notice purposes.

4. ZC-24-023 Case Manager: Lynn Jordan CD 11

- a. Site Location: 4521 Miller Ave, 4215 Chickasaw Ave
- b. Acreage: 0.34
- c. Applicant/Agent: Elizabeth Alvarez
- d. Request: From: "E" Neighborhood Commercial
To: "FR" General Commercial Restricted

5. ZC-24-065 Case Manager: Brett Mangum CD 8

- a. Site Location: 2117 & 2121 E Maddox Avenue
- b. Acreage: 0.321
- c. Applicant/Agent: Hazel Prophete / William K Turner, PTAH Group
- d. Request: From: "FR" General Commercial Restricted
To: "E" Neighborhood Commercial

6. ZC-24-098 Case Manager: Stephen Murray CD 5

- a. Site Location: 3500, 3508 & 3518 State Hwy 360
- b. Acreage: 56.9
- c. Applicant/Agent: Ken Schaumburg
- d. Request: From: "AG" Agriculture
To: "MU-2" High Intensity Mixed-Use

7. ZC-24-103 Case Manager: Stephen Murray CD 2

- a. Site Location: 2503 & 2521 Roosevelt Ave.

- b. Acreage: 0.40
- c. Applicant/Agent: Revive Coffee LLC/Cassie Warren
- d. Request: From: "E/HC" Neighborhood Commercial / Historic and Cultural Overlay
To: "MU-1/HC" Low Intensity Mixed-Use /Historic and Cultural Overlay

8. ZC-24-105 Case Manager: Ana Alvarez CD 9

- a. Site Location: 1598 W Terrell Ave; 815 & 895 8TH Ave, 908 & 1000 Southland Ave
- b. Acreage: 5.77
- c. Applicant/Agent: Cooks Children's Health Care System/ Spencer Seals, Dunaway Assoc.
- d. Request: From: NS-T5I / Near Southside Overlay
To: "G" Intensive Commercial

9. ZC-24-109 Case Manager: Sandy Michel CD 6

- a. Site Location: 2900 Hervie St.; 5337 & 5333 Lovell Ave
- b. Acreage: 1.60
- c. Applicant/Agent: Mark Nastri
- d. Request: From: "C" Medium Density Multifamily
To: "UR" Urban Residential

10. ZC-24-111 Case Manager: Lynn Jordan CD 9

- a. Site: 2901, 2905, 2909, 2913, 2917, 2919, 2921, 2925, 2929, 2933, 2937, & 2941 Merida Ave., 2950 Sandage Ave
- b. Acreage: 4.49
- c. Applicant/Agent: Texas Christian University/Philip Varughese
- d. Request: From: "CF" Community Facilities / TCU Residential Overlay
To: "MU-2" High Intensity Mixed-Use / TCU Residential Overlay

11. ZC-24-112 Case Manager: Lynn Jordan CD 3

- a. Site Location: Southwest corner of Pond Dr. & W. Berry Street
- b. Acreage: 3.658
- c. Applicant/Agent: Texas Christian University/Philip Varughese
- d. Request: From: "CF" Community Facilities / TCU Residential Overlay
To: "MU-2" High Intensity Mixed-Use / TCU Residential Overlay

12. ZC-24-113 Case Manager: Sandy Michel CD 9

- a. Site Location: 2700 W Lowden Street, 2801, 2809, 2811, 2817, 2821, 8825, 2829, 2833 Merida Ave and a portion of Merida Ave
- b. Acreage: 5.10
- c. Applicant/Agent: Texas Christian University/Philip Varughese.
- d. Request: From: "CF" Community Facilities
To: "MU-2" High Intensity Mixed-Use / TCU Residential Overlay

- 13. ZC-24-114** **Case Manager: Sandy Michel** **CD 9**
- a. Site Location: 2829, 2832, 2833 & 2839 Sandage Ave; 2800, 2816 2824 & 2826 McCart Ave; 2600 W Lowden
 - b. Acreage: 2.17
 - c. Applicant/Agent: Texas Christian University/Philip Varughese
 - d. Request: From: "CF" Community Facilities
To: "MU-2" High Intensity Mixed-Use / TCU Residential Overlay
- 14. ZC-24-115** **Case Manager: Brett Mangum** **CD 9**
- a. Site Location: 3100 and 3200 Hamilton Ave
 - b. Acreage: 8.01
 - c. Applicant/Agent: Fort Worth Affordability Inc / Daniel Smith-Ojala Partners, LP
 - d. Request: From: "C" Medium Density Multi-Family; "ER" Neighborhood Commercial Restricted
To: "MU-2" High Intensity Mixed-Use
- 15. ZC-24-116** **Case Manager: Sandy Michel** **CD 9**
- a. Site Location: 3200 Sondra Dr; 140 & 158 Saint Donovan St.; 3200 Saint Juliet St
 - b. Acreage: 6.91
 - c. Applicant/Agent: Fort Worth Affordability Inc./ Ojala Partners, LP
 - d. Request: From: "C" Medium Density Multifamily
To: "MU-2" High Intensity Mixed-Use
- 16. ZC-24-117** **Case Manager: Lynn Jordan** **CD 6**
- a. Site Location: 6077 McPherson Blvd
 - b. Acreage: 1.05
 - c. Applicant/Agent: Brakes Plus / Mathias Haubert, Bohler Engineering TX, LLC
 - d. Request: To: Add Conditional Use Permit "CUP" for auto repair in "E" Neighborhood Commercial
- 17. ZC-24-118** **Case Manager: Lynn Jordan** **CD 6**
- a. Site Location: McPherson Blvd and Vista Grande Blvd
 - b. Acreage: 1.18
 - c. Applicant/Agent: Mavis Tire Supply, LLC / Mathias Haubert, Bohler Engineering TX, LLC
 - d. Request: To: Add Conditional Use Permit "CUP" for auto repair in "E" Neighborhood Commercial, site plan required
- 18. ZC-24-119** **Case Manager: Brett Mangum** **CD 2**
- a. Site Location: 4499 & 4401 Cromwell Marine Creek Rd.; 6191 Old Decatur Rd
 - b. Acreage: 21.64
 - c. Applicant/Agent: Justin Henry / Margaux Fur Corners, Ltd.
 - d. Request: From: "F" General Commercial; "G" Intensive Commercial

To: "C" Medium Density Multifamily

19. ZC-23-121

Case Manager: Stephen Murray

CD 5

- a. Site Location: 11468 Mosier Valley Rd
- b. Acreage: 9.01
- c. Applicant/Agent: Trenton Robertson
- d. Request: From: "AG" Agriculture
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus outside storage of materials and equipment without an associated structure, site plan required

20. ZC-24-122

Case Manager: Lynn Jordan

CD 8

- a. Site Location: 3005 Mansfield Highway
- b. Acreage: 0.34
- c. Applicant/Agent: Holiday Market Inc./Abdul Wafayee
- d. Request: From: "E" Neighborhood Commercial
To: "F" General Commercial

21. ZC-24-123

Case Manager: Sandy Michel

CD 8

- a. Site Location: 1203 E. Leuda Street
- b. Acreage: 0.115
- c. Applicant/Agent: Allen Tucker/Danielle Tucker
- d. Request: From: "A-5/ HC" One-Family/ Historic and Cultural
To: "ER/HC" Neighborhood Commercial Restricted/ Historic and Cultural

22. ZC-24-124

Case Manager: Stephen Murray

CD 5

- a. Site Location: 5033 Ramey Ave and 5105 Ramey Ave
- b. Acreage: 2.82
- c. Applicant/Agent: Fort Worth Housing/Child care associates/ Mary Nell Poole
- d. Request: To: Add Conditional Use Permit "CUP" for child care in "A-5" One-Family, site plan required / Stop Six Overlay

This case will be heard by Council October 15th

23. ZC-24-128

Case Manager: Lynn Jordan

CD 8

- a. Site Location: South of Grayson Street and west of Wichita Street
- b. Acreage: 1.215
- c. Applicant/Agent: Donna VanNess, The Housing Channel/Ivan Gonzalez
- d. Request: From: "PD1374/R2" Planned Development for one-family detached, one-family attached (townhouse) and cluster housing with development standards; site plan approved
To: "PD-R2" Planned Development for Cluster housing on a single lot, excluding the following uses: community home, country club (private), and golf course with development

standards for parking, no minimum lot size and more than one dwelling unit per lot; site plan included.

D. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

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

ASISTENCIA A REUNIONES PUBLICAS:

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

Executive Session.

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



Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-070

Council District: 11

Zoning Map Amendment

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

Owner / Applicant: JST Rentals / Billy Thomas

Site Location: 4224 Nelms Drive

Acreage: 0.22 acres

Request

Proposed Use: Multifamily Development

Request: From: “I/SS” Light Industrial / Stop Six Overlay

To: “CR” Low Density Residential / Stop Six Overlay

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

This property is located approximately 400 feet south of the intersection of Good Shepherd and Nelms, and two blocks west of E Loop 820, placing it within a key transitional zone. The site benefits from its proximity to Lake Arlington, situated just over half a mile to the southeast. Additionally, it falls within the Stop Six Overlay and Neighborhood Empowerment Zone (NEZ) Area Six, highlighting its importance in ongoing urban revitalization efforts. The site's location, approximately half a mile south of both the Berry/Stalcup and Lake Arlington Urban Villages, positions it within a nexus of planned growth and community development.

The surrounding area has been the subject of numerous planning initiatives aimed at promoting sustainable development and urban renewal. The introduction of the Stop Six Overlay in 2019, alongside the establishment of the Neighborhood Empowerment Zone, reflects a concerted effort to drive investment and improve the quality of life in the area. The Berry/Stalcup Urban Village, located to the north, is a key component of this strategy, serving as a catalyst for mixed-use development and enhanced connectivity. Further, the Lake Arlington Master Plan, initiated in 2004, underscores the long-term vision for this region. The plan advocates for the redevelopment of underutilized parcels and low-density industrial areas into higher-density residential developments, with an emphasis on protecting Lake Arlington as a vital recreational and water resource.

The applicant is requesting to rezone the property from "I" Light Industrial to "CR" Low-Density Multifamily to facilitate the construction of a three or fourplex residence. This rezoning request is significant given the surrounding land uses, which are primarily single-family residential, with some commercial and industrial uses interspersed throughout the area. Specifically, all parcels north of the site, extending up to Good Shepherd, are developed with single-family homes. Across Nelms, particularly at the corner with Good Shepherd, there are a few intensive commercial uses, primarily related to automobiles. To the south, several large industrial uses exist. Additionally, the property directly adjoins a mobile home park to the west, which presents both challenges and opportunities for integrating the proposed development into the existing community fabric.

The applicant's proposal to construct a fourplex residence aligns with broader goals of increasing residential density and diversifying housing options in the area. However, the current zoning designation of "I" Light Industrial is not conducive to the proposed multifamily use. Rezoning to a multifamily district or a more intense residential designation is necessary to support this type of development.

From a planning perspective, several issues need to be addressed to ensure the proposed development meets the city's standards and contributes positively to the community. The current application is incomplete, and the site plan does not adhere fully to existing zoning regulations. Specifically, there are concerns regarding:

- **Open Space Requirements:** Adequate open space is crucial for ensuring livability, particularly in higher-density residential developments. The site plan must demonstrate compliance with these standards.
- **Density Constraints:** The lot, measuring 10,335 square feet, is limited in its capacity to accommodate the proposed four units. Current zoning calculations indicate that only three units can be supported under existing density limits.
- **Parking Provisions:** The proposed development includes eight parking spaces, but the zoning ordinance requires ten spaces. Adequate parking is essential to prevent spillover effects into surrounding neighborhoods and ensure convenience for future residents.
- **Rear Yard Setback:** The height of the proposed building raises concerns regarding the rear yard setback, which must be addressed to minimize impacts on adjacent properties and ensure adequate light, air, and privacy.

- **Front Yard Setback:** The front yard setback, particularly in relation to the platted setback, must be carefully considered to maintain a consistent streetscape and comply with urban design guidelines.

Given the mix of uses surrounding the site, it is crucial that the proposed development is designed in a way that harmonizes with both the single-family residential areas and the nearby commercial and industrial activities. The rezoning and site plan must be carefully evaluated to ensure that the development supports the area’s revitalization goals while also addressing potential concerns related to density, parking, and setbacks.

Surrounding Zoning and Land Uses

North: “I” Light Industrial / single-family residence
 East: “I” Light Industrial / single-family residence
 South: “I” Light Industrial / single-family residence
 West: “B” Two-family residential / mobile home park

Recent Zoning History

- ZC-19-116, Council Initiated Rezoning of almost 3,000 acres that created the Stop Six Overlay
- ZC-23-167 From I to A-5

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
 The following organizations were emailed on August 30, 2024:

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

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant seeks to rezone the property from “I” Light Industrial to CR Low-Density Multifamily) to construct a fourplex. The subject site is situated within a predominantly single-family residential area, with some commercial and industrial uses interspersed throughout. To the north, the parcels along the block up to Good Shepherd are exclusively developed with single-family home. Across Nelms, particularly at the corner with Good Shepherd, there are a few intensive commercial uses, primarily related to automobile services, which introduce a more commercial dynamic to the immediate vicinity. Further south of the site, the presence of large

industrial uses signals a transition into a more industrialized zone. Additionally, the property directly adjoins a mobile home park to the west, adding another layer of residential diversity to the surrounding area.

From a land use planning perspective, the proposed rezoning to low-density multifamily is not inherently compatible with the existing surrounding land uses. The introduction of a fourplex within a context that is primarily single-family residential could disrupt the established neighborhood character and create potential conflicts between land uses. Moreover, the proximity of commercial and industrial activities to the south and west presents challenges in ensuring that the proposed multifamily development would integrate well with these adjacent uses.

Given the existing land use pattern, careful consideration must be given to the potential impacts of this rezoning on the surrounding community. Compatibility with the surrounding land uses, particularly the single-family homes to the north and the mobile home park to the west, is crucial.

The proposed multifamily development should be evaluated for its potential to create land use conflicts, particularly in terms of scale, density, and the transition between residential and non-residential areas. Ensuring that the development is designed to mitigate any adverse impacts on the existing neighborhood will be key to achieving a balanced and sustainable land use outcome.

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

Comprehensive Plan Consistency – Southeast

The Future Land Use map contained within the 2023 Comprehensive Plan designates the subject property as future Light Industrial. Zoning categories in alignment with this future land use designation would be “MU-2” High Intensity Mixed Use, “I” Light Industrial and all commercial zoning districts. The request for “CR” Low-density zoning is not in alignment or consistent with the future land use designation.

FUTURE LAND USE AND ZONING CLASSIFICATIONS		
Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.		APPENDIX C: FUTURE LAND USE BY SECTOR
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial

The proposed zoning is **not consistent** with the Comprehensive Plan future land use map; however, the request is **consistent** with the following policies of the Comprehensive Plan:

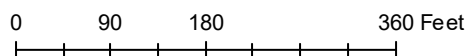
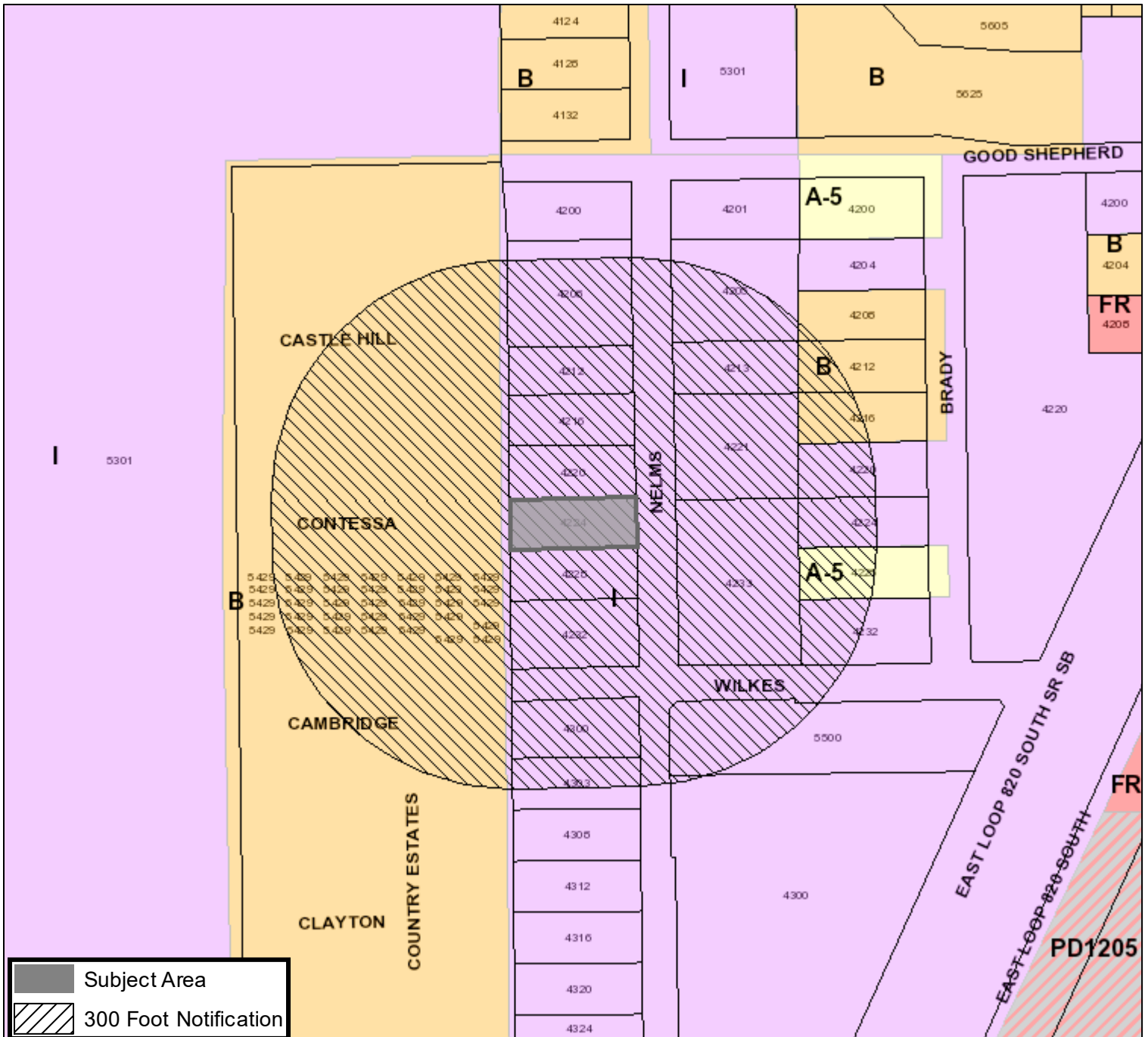
- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.



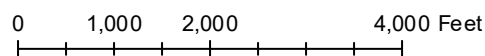
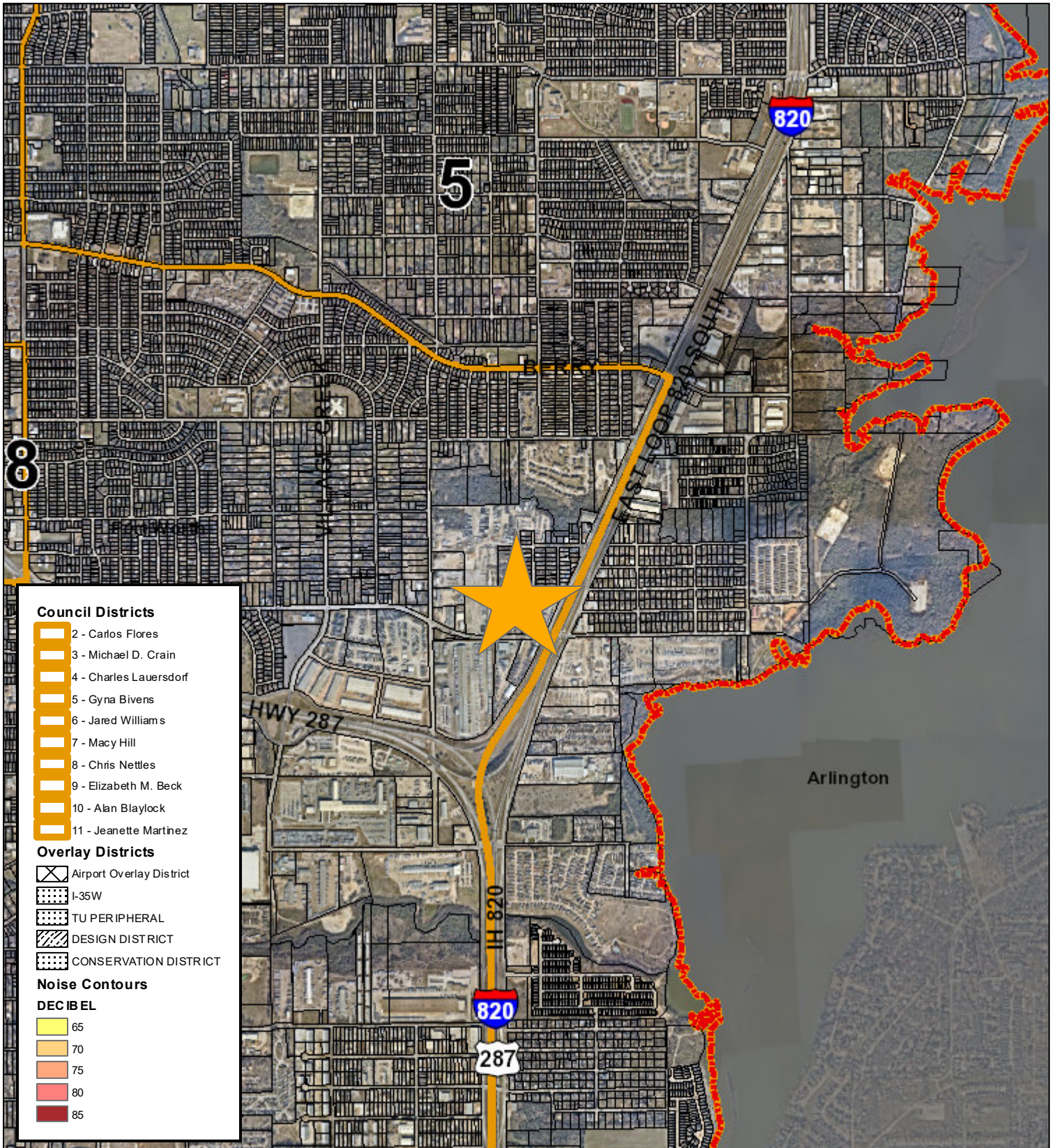
ZC-24-070

Area Zoning Map

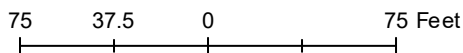
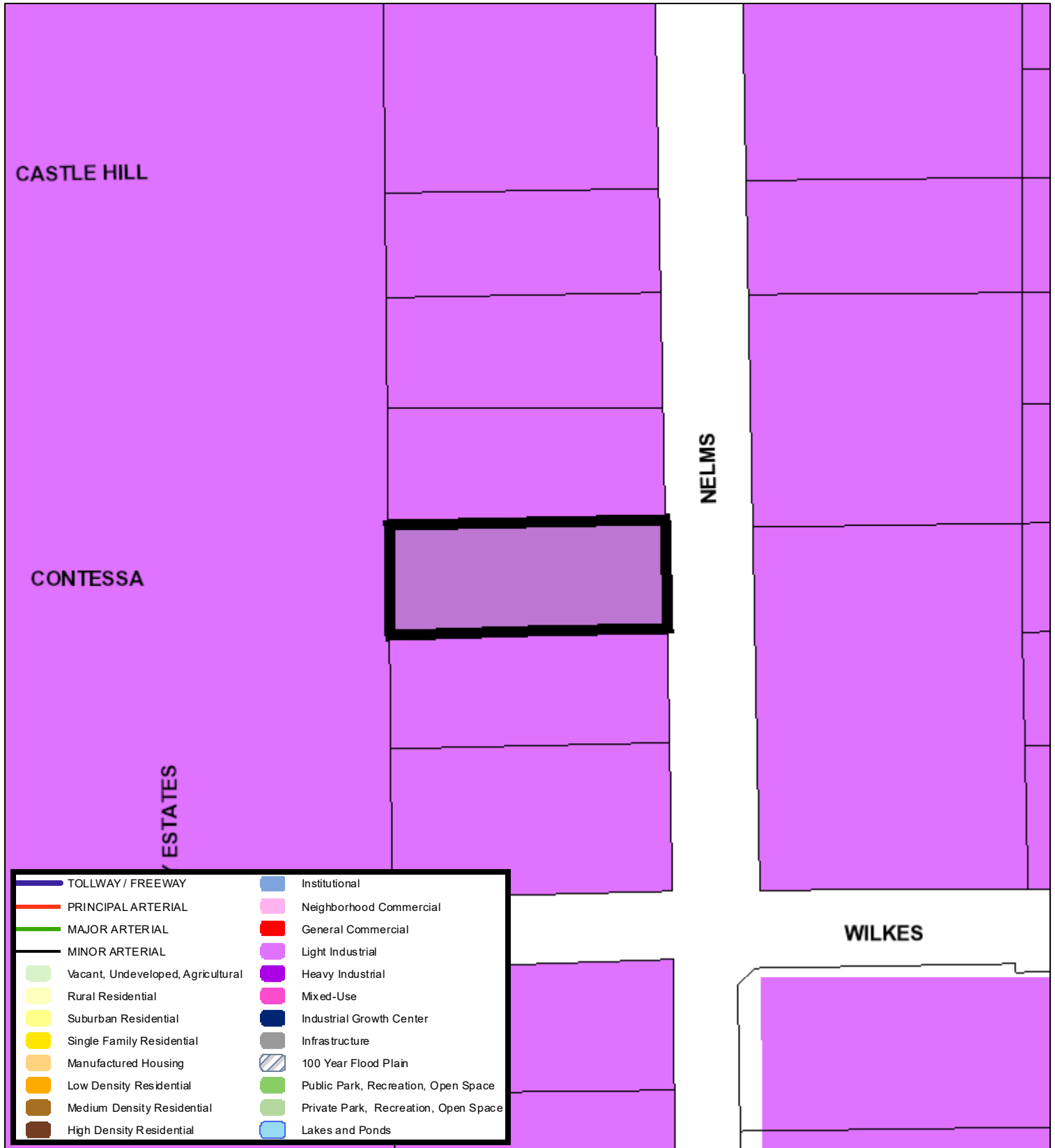
Applicant: Billy Thomas/JST Rentals
 Address: 4224 Nelsms Drive
 Zoning From: I
 Zoning To: MU
 Acres: 0.22669588
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 9/11/2024
 Contact: null



Area Map



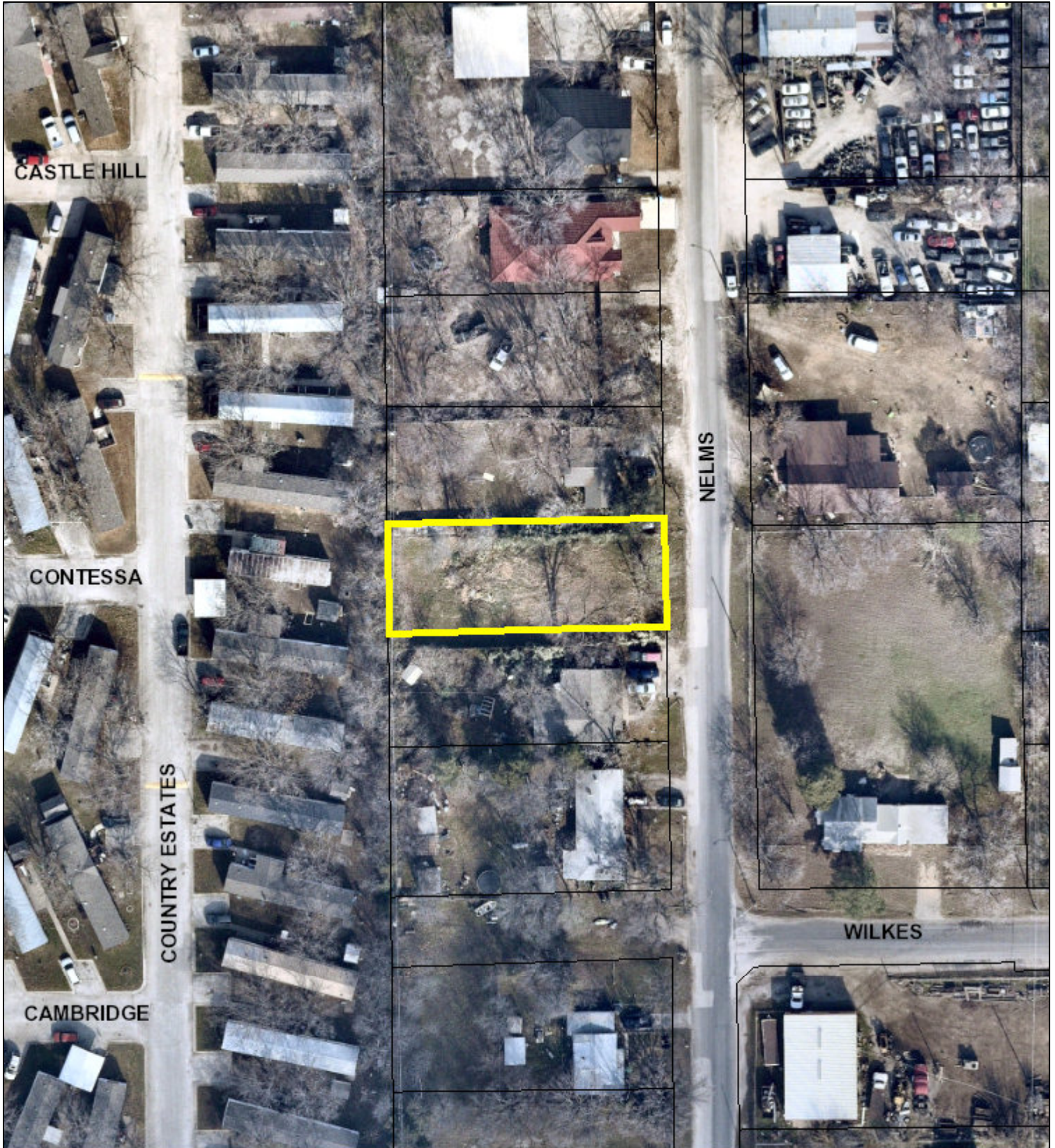
Future Land Use



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



Aerial Photo Map



0 45 90 180 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-085

Council District: 11

Zoning Map Amendment

Case Manager: [Alexander Johnson](#)

Owner / Applicant: United Investments Family LP / Ollin Collins

Site Location: 1436 South Fwy

Acreage: 0.11 acres

Request

Proposed Use: Duplex

Request: From: "A-5" Single Family

To: "B" Two-Family

Recommendation

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

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

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

Staff Recommendation: **Denial**

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

Project Description and Background

The subject site is located in the Southside area of Fort Worth in Council District 11, west of South Fwy and North of Maddox Rd. The applicant is requesting to rezone the property from “A-5” One Family Residential to “B” Two Family Residential zoning to be able to build a duplex on the property. The property is currently undeveloped. This case was continued from a previous meeting in order for the stakeholders to meet and discuss the potential for rezoning the overall area.

“B” District, Two Attached Units on a Single Lot	
Lot area	5,000 square feet minimum see Chapter 6 , Development Standards, § 6.501 , Lot Area not served by Sanitary Sewer and Chapter 7 , Nonconformities, § 7.106 , Nonconforming Lot of Record
Lot width	50 feet minimum at building line see Chapter 6 , Development Standards, § 6.501 , Lot Area not served by Sanitary Sewer and Chapter 7 Nonconformities, § 7.106 , Nonconforming Lot of Record
Lot coverage	50% maximum
Front yard*	20 feet minimum
Rear yard	5 feet minimum
Side yard*	5 feet minimum
Interior lot	10 feet minimum adjacent to side street and
Corner lot**	5 feet minimum for interior lot line
Height	35 feet maximum (refer to Development Standards, § 6.100 Height)
Notes:	
* See Chapter 6 , Development Standards, § 6.101 (d), Yards for front yard setback requirements.	
** May be subject to projected front yard (§ 6.101 (f))	

Surrounding Zoning and Land Uses

North “A-5” Single Family Residential / Vacant East “A-5” Single Family Residential / Highway
 South “A-5” Single Family Residential / Vacant
 West “A-5” Single Family Residential / Vacant

Recent Zoning History

-ZC-05-223 from “B” to “A-5”, approved

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.

-The following organizations were emailed on August 30, 2024:

Organizations Notified	
United Communities Association of South Fort Worth	Hillside Neighborhood Association
Near Southside, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

**Not located within a registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The proposed rezoning of the lot to "B" Community Facilities is inconsistent with the surrounding uses, with the property being almost completely surrounded by Single Family zoning and uses. South Freeway/I-35W is a primary highway, and given the surrounding land uses, duplex construction would not be appropriate here. The proposed rezoning does not align with the character of the area and is **incompatible** with the surrounding land uses.

Comprehensive Plan Consistency – Southside

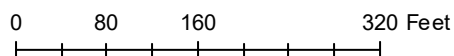
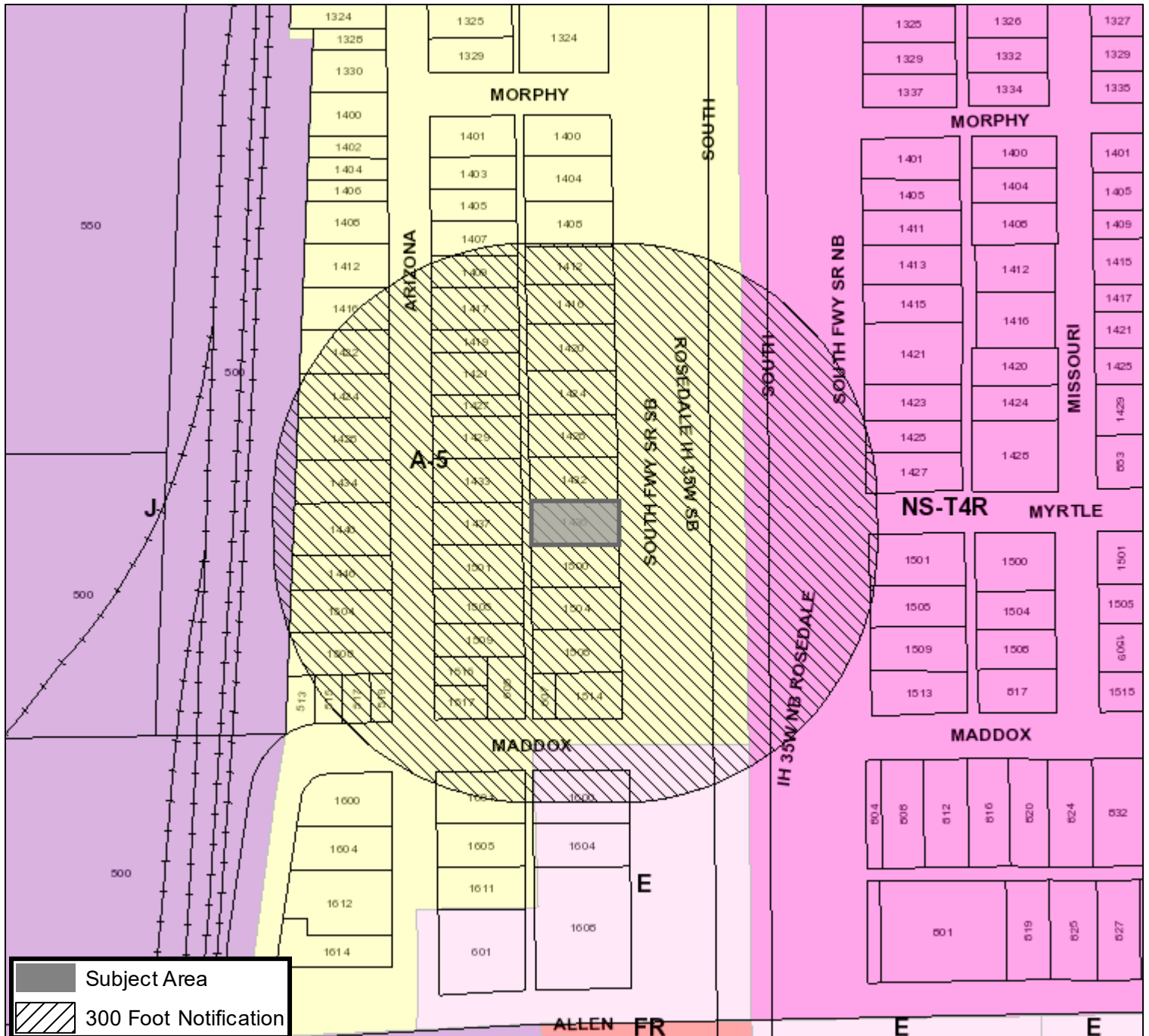
The 2023 Comprehensive Plan currently designates the subject property as Single Family Residential. The zoning types that would be compatible with this future land use designation are "A-10", "A-7.5", and "AR". "B" zoning as requested, would not fall within what is allowed in the Single-Family Residential designations since it is not a single-family district. Also, the general plan for Southside seeks to promote more mixed use or commercial zoning for properties along the I-35W corridor so rezoning to one or two-family districts doesn't quite match with the intentions of the district.

Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
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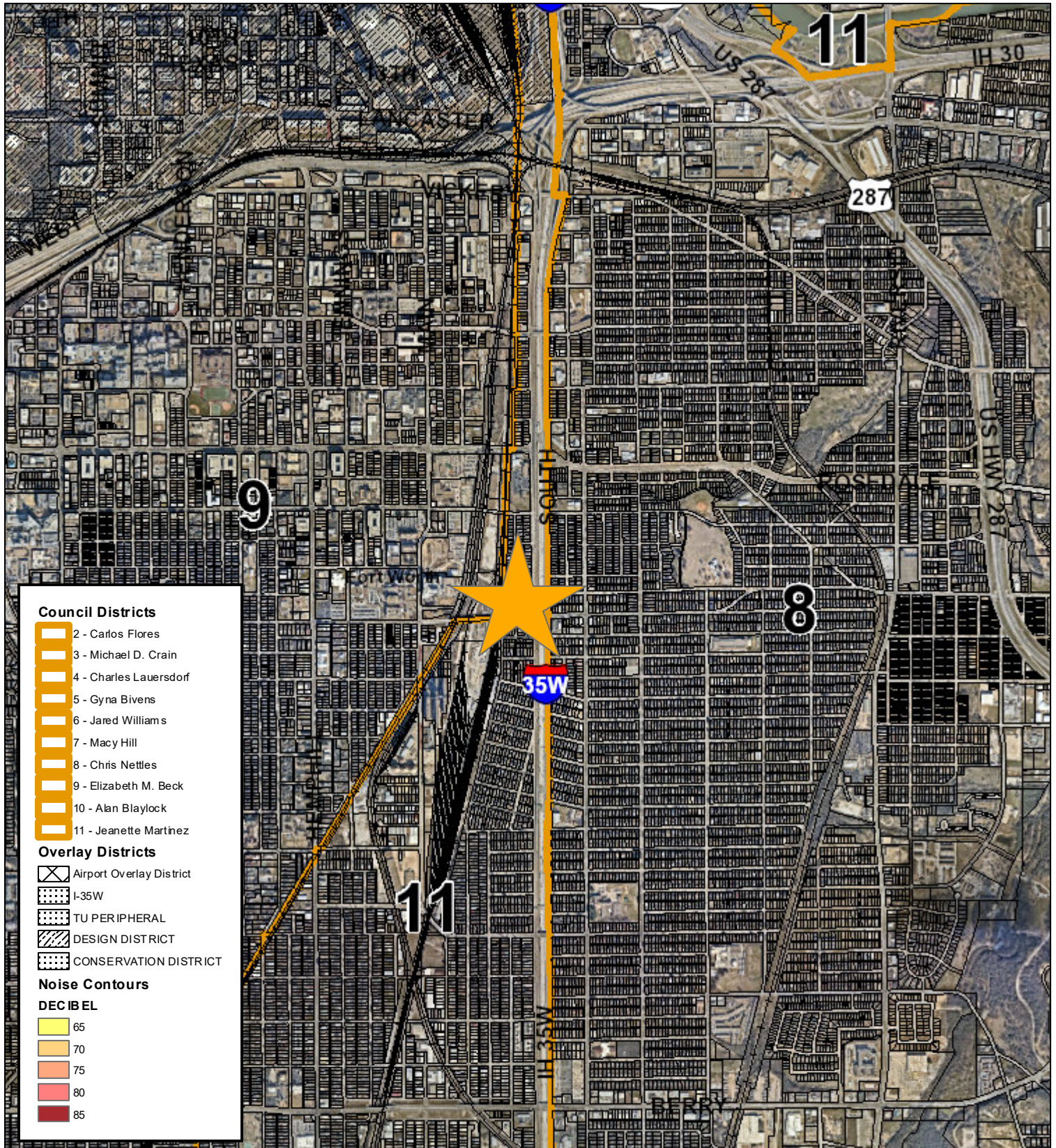
The proposed zoning is **not consistent** with the Comprehensive Plan or policies.

Area Zoning Map

Applicant: United Investments Family LP / Chris Collins
 Address: 1436 South Freeway (I-35W)
 Zoning From: A-5
 Zoning To: B
 Acres: 0.11846765
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 9/11/2024
 Contact: null



Area Map



Council Districts

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

Overlay Districts

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

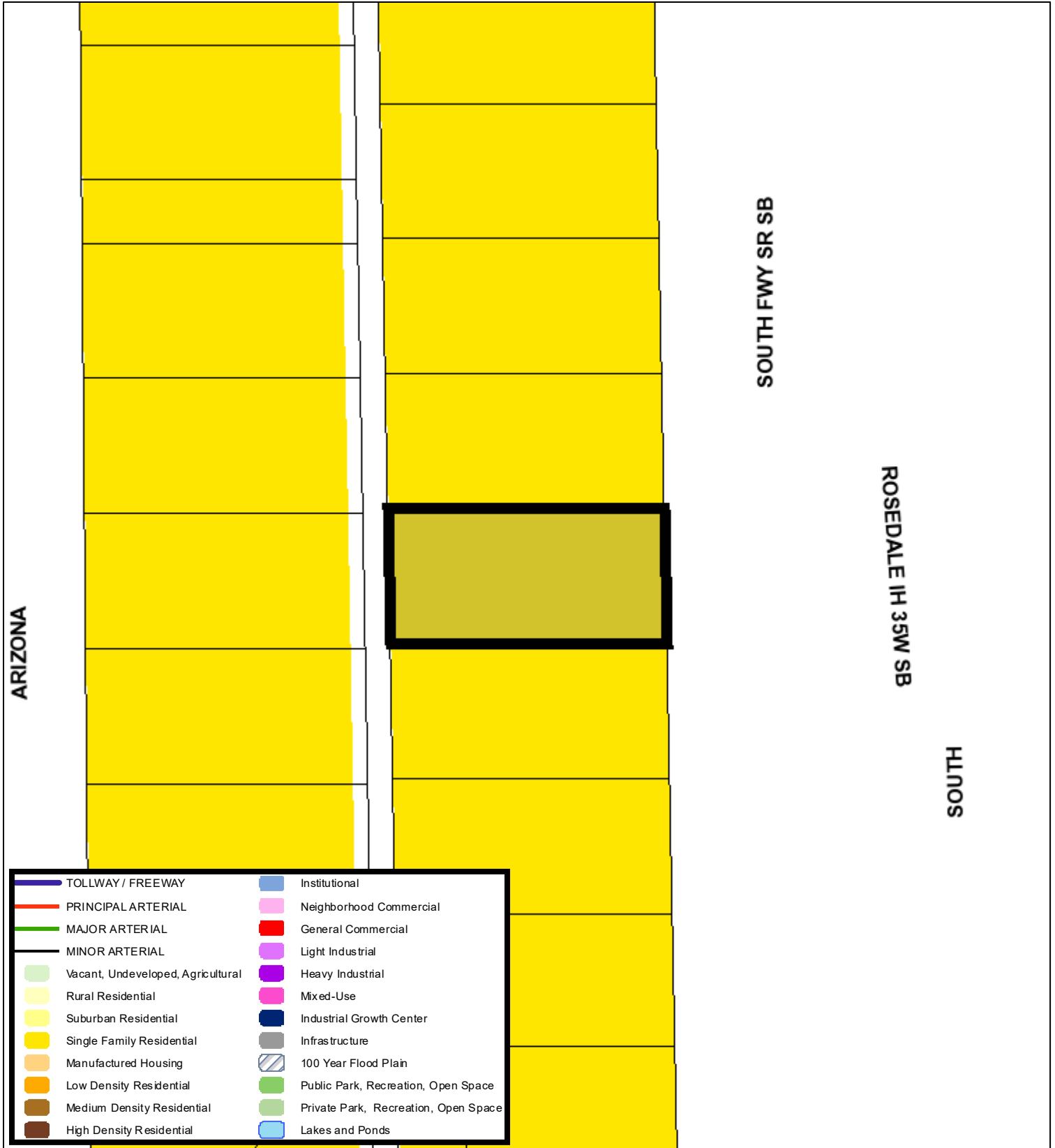
Noise Contours

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



0 1,000 2,000 4,000 Feet

Future Land Use



50 25 0 50 Feet

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



Aerial Photo Map



0 30 60 120 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-023

Council District: 11

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Ayman Dalkomoni / Elizabeth Alvarez / Roberto Nunez

Site Location: 4521 Miller Avenue; 4215 Chickasaw

Acreage: 0.30 acres

Request

Proposed Use: Auto Sales

Request: From: “E” Neighborhood Commercial

To: “FR” General Commercial Restricted

Recommendation

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

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

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

Staff Recommendation: **Denial**

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

Project Description and Background

The applicant proposes to rezone the subject site from the current “E” Neighborhood Commercial to “FR” General Commercial Restricted to allow for an auto sales lot. This site was part of a council-initiated rezoning back in 2009, the subject property went from FR to E.

Subject property



Property to the east



Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial /

East “PD941” Planned Development/Specific Use for lumber yard with outdoor storage and drying kiln; site plan approved / lumber yard

South “E” Neighborhood Commercial / gas well site

West “C” Medium Density Multifamily / single family; “ER” Neighborhood Commercial Restricted / vacant land; “E” Neighborhood Commercial / vacant land and church

Recent Zoning History

- ZC-09-100 Council-Initiated rezoning for various properties in this area, approved by City Council 10/09
- ZC-12-051 From “I” Light Industrial To PD/SU for lumber yard with outdoor storage and drying kiln, approved by City Council 7/12
- ZC-06-306 From “E” Neighborhood Commercial To “ER” Neighborhood Commercial Restricted, approved by City Council 2/07

Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.
The following organizations were emailed on September 27, 2024:

Organizations Notified	
Glen Park NA	
Glencrest Civic League NA*	Southeast Fort Worth, Inc
United Communities Association of South Fort Worth	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

**Located within this Registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Property to the north of the subject site are zoned “A-10” and used for outdoor storage and agricultural purposes, within the block face along Cannon Avenue are older single-family structures. Property to the east was recently rezoned “PD-E” to add auto repair, auto sales and wash detail.

The direct adjacency to single family zoning, along with the community vision for Mansfield Highway, makes it evident that the proposed rezoning for auto repair **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The 2023 Comprehensive Plan currently designates the subject property as *future neighborhood commercial*. This is further defined as "Retail, services, offices and mixed uses serving daily needs for a local market area". “FR” General Commercial Restricted is not listed in the implementing zoning districts, and would fall under *future general commercial*.

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

The proposed zoning **is not consistent** with the Comprehensive Plan map. If the zoning request is approved as presented, then City staff will update the future land use map accordingly.

Rezoning **is not consistent** with the following City Sector Land Use Policies.

- Protect residential areas from commercial encroachment adjacent to Mansfield Highway, Wilbarger Street, East Berry Street, and East Rosedale Street.
- Stimulate the redevelopment of the East Rosedale, East Berry Street, Miller Avenue, and Mansfield Highway commercial districts.

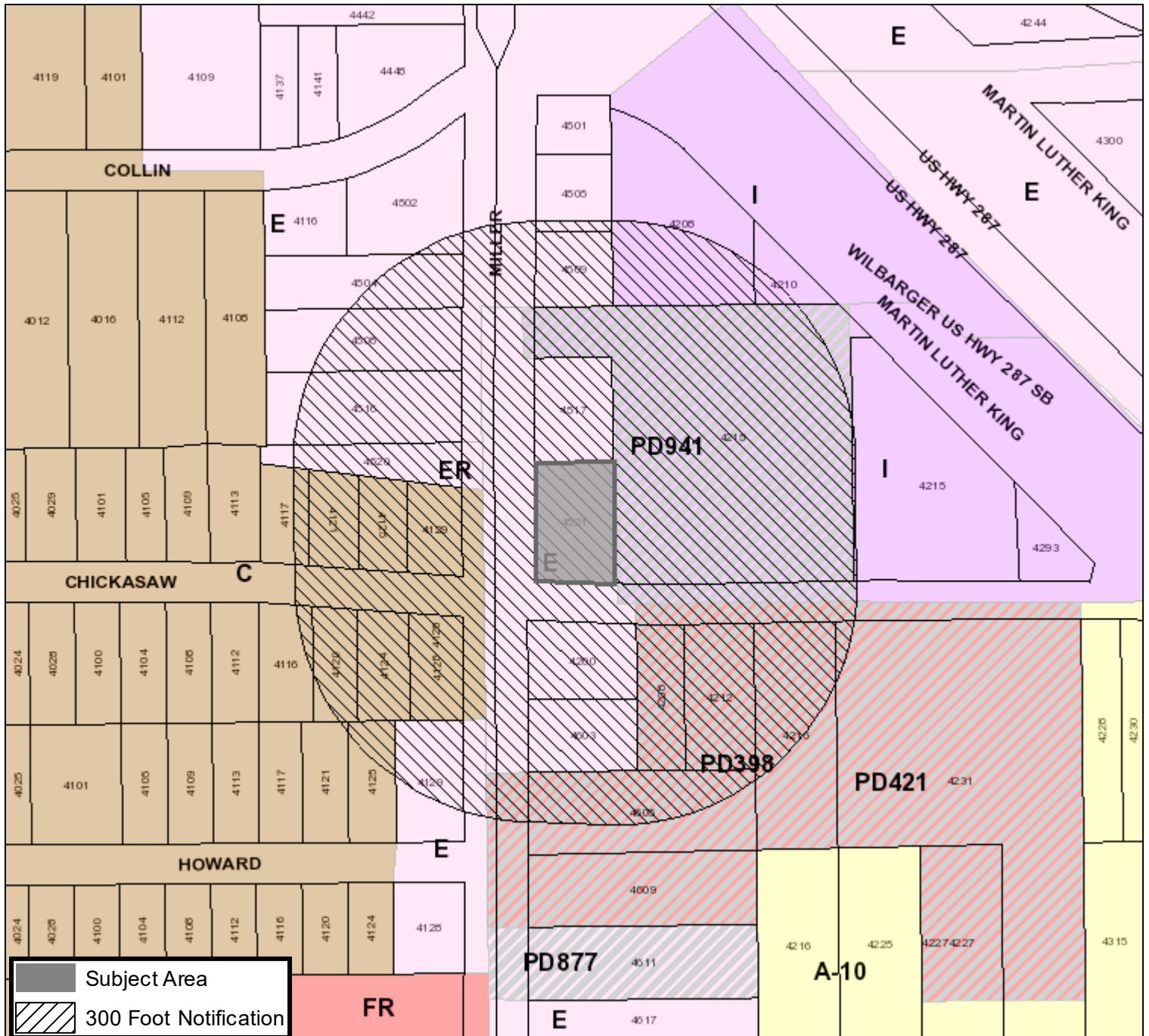




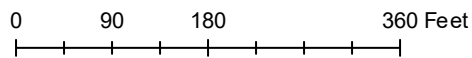
ZC-24-023

Area Zoning Map

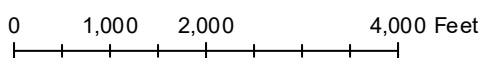
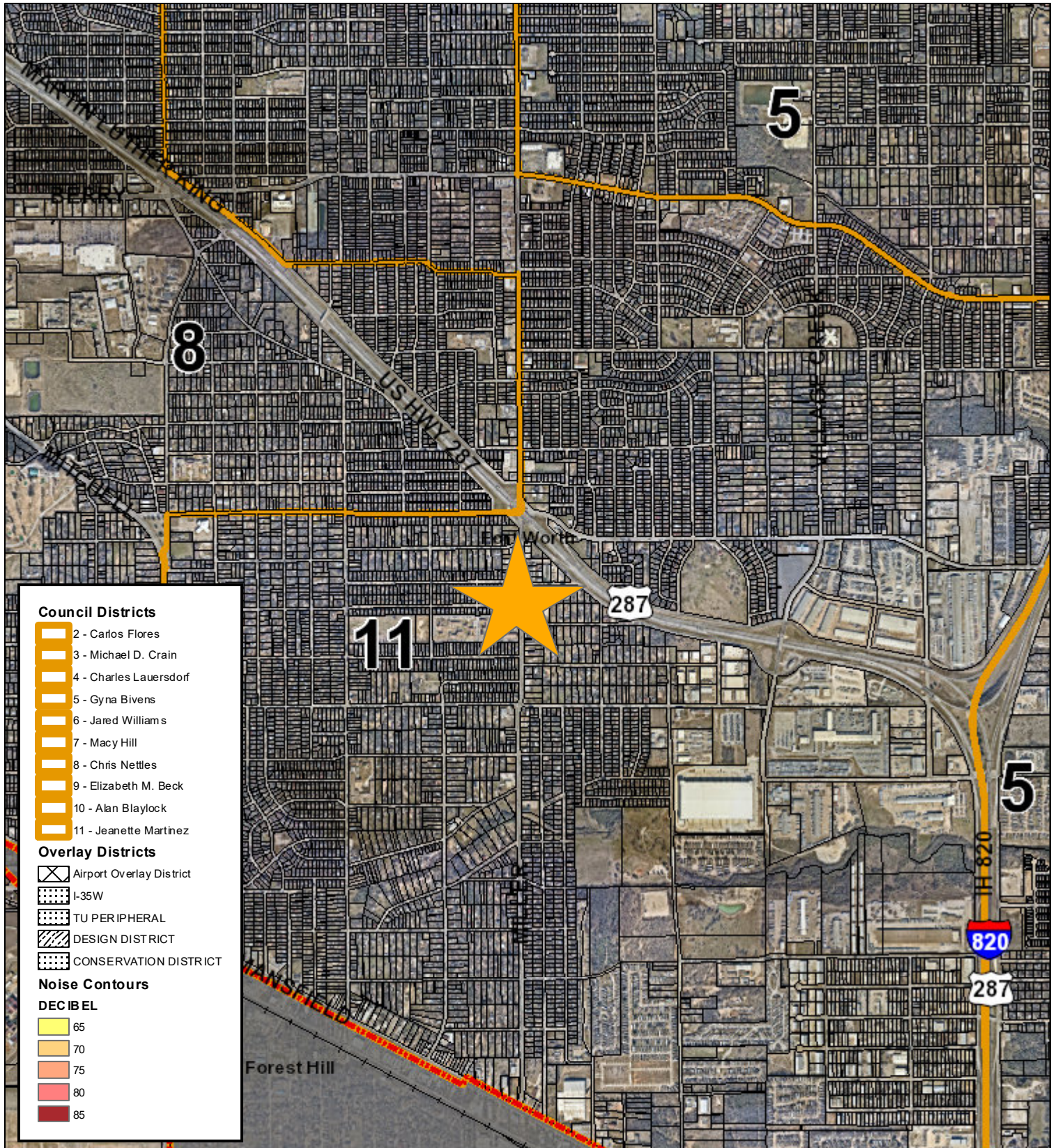
Applicant: Elizabeth Alvarez
 Address: 4521 Miller Avenue
 Zoning From: E
 Zoning To: FR
 Acres: 0.33580914
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 10/9/2024
 Contact: null



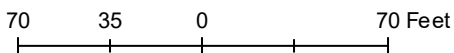
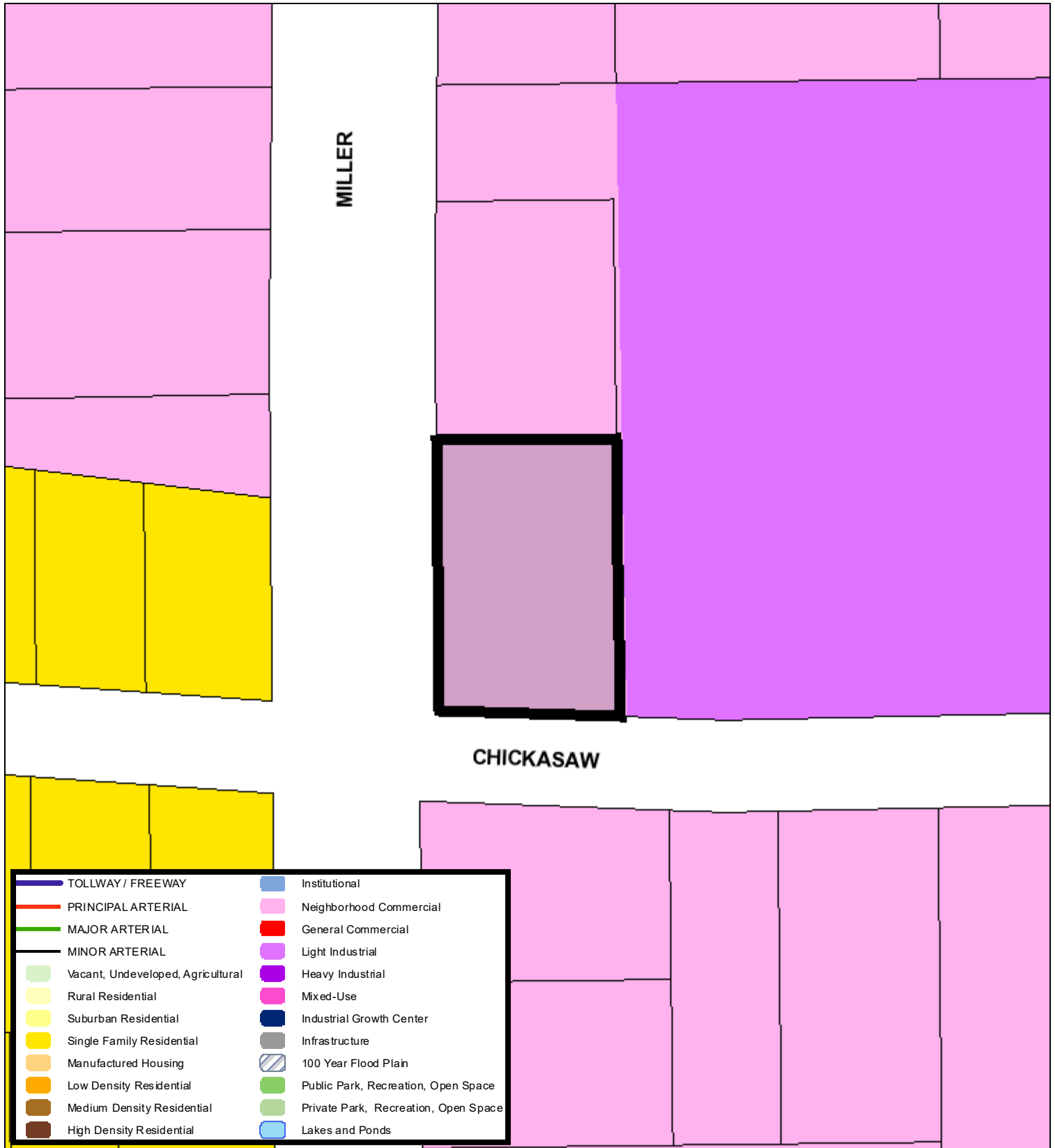
Subject Area
 300 Foot Notification



Area Map



Future Land Use



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



Aerial Photo Map



0 45 90 180 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-065

Council District: 8

Zoning Map Amendment

Case Manager: Brett Mangum

Owner / Applicant: Hazel Prophete / William K. Turner, PTAH Group

Site Location: 2117 & 2121 E. Maddox Avenue

Acreage: 1.07 acres

Request

Proposed Use: Restaurant & Retail

Request: From: “FR” General Commercial Restricted

To: “E” Neighborhood Commercial

Recommendation

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

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

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

Staff Recommendation: **Denial**

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8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject site is a tract of just over 1 acre in size located at the northwest corner of US Highway 287 frontage road (southbound) and East Maddox Avenue, in Council District 8. The applicant is proposing to zone the subject site from “FR” General Commercial Restricted to “E” Neighborhood Commercial to accommodate a development housing restaurant and retail uses. The site is currently undeveloped. A narrative was provided by the applicant as part of their application, see below.

Overview: Hazel's Back Porch—the proposed development at 2117 and 2121 E Maddox Avenue (two adjacent lots shall be re-platted to a single lot before development)—aims to house retail shops and food service establishments, focusing on sustainability and community engagement. It is a pioneering project aiming to create a sustainable, net-zero energy commercial hub using repurposed shipping containers. This innovative design aligns with Fort Worth's contemporary environmental goals and introduces a unique aesthetic and practical solution for urban development in the Southside planning sector.

Usage: The primary use of this development will be retail and food service establishments, with a particular emphasis on supporting local businesses and providing a community hub. The rezoning request, from FR (General Commercial Restricted) to F (General Commercial) includes the approval for alcohol sales and on-premises consumption, which is integral to the success and viability of the food service component of the development.

Justification for Rezoning: The current zoning designation does not allow for the sale of alcohol, which is a critical component for the success of the proposed food service establishments. By permitting alcohol sales, the development will attract a larger customer base, support a larger variety of community events, and increase the overall economic viability of each small business component.

Please note that a bona fide Site Plan is not required for standard commercial zoning requests, and the developer would need to abide by all of the development standards listed under Section 4.901 of the Zoning Ordinance.

Surrounding Zoning and Land Uses

North “B” Two Family Residential / single family residence
East “I” Light Industrial / Contractor’s yard & US Highway 287
South “B” Two Family Residential / single family residence
West “B” Two Family Residential / single family residence

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
The following organizations were emailed on August 30, 2024:

Organizations Notified	
Belmont NA*	Historic Southside NA
Trinity Habitat for Humanity	Streams and Valleys Inc
Hillside NA	Polytechnic Heights South NA
Parker Essex Boaz NA	United Communities Association
Southeast Fort Worth Inc	East Fort Worth Business Association
East Fort Worth, Inc	Fort Worth ISD

**Located closest to this registered neighborhood organization*

Development Impact Analysis

Land Use Compatibility

While the lot is situated on a freeway, and is currently zoned for “FR” General Commercial-Restricted, the property on all adjoining sides of the subject site are zoned for residential purposes (“B” Two Family/duplex zoning). Property to the south is similarly zoned “B” Two Family but is separated from the subject site by the East Maddox Avenue right of way. Highway 287 forms a nearly 300’ buffer to the east, which is zoned “I” Light Industrial. The current “FR” zoning allows all uses permitted in “E”, plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers, however alcohol sales are prohibited.







Because the site adjoins residential zoning on all three out of four sides, and would require buffering and supplemental setback measures, the proposed zoning **is not compatible** with surrounding land uses. The request should also be carefully evaluated to reflect community sentiment in terms of whether or not the surrounding neighborhoods wish to expand the area where alcohol sales can occur. The current proposal is not of particular concern. However please keep in mind that if the current plans fall through after a change of zoning is granted, then “E” zoning would open the possibility of alcohol sales in the form of liquor or package stores.

Comprehensive Plan Consistency – Southside Sector

The 2023 Comprehensive Plan currently designates the subject property as *future single family residential*. “E” Neighborhood Commercial is not listed in the implementing zoning districts, and would fall require a designation of *future neighborhood commercial*.

RESIDENTIAL		
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The proposed zoning **is not consistent** with the Comprehensive Plan map. If the zoning request is approved as presented, then City staff will update the future land use map accordingly.

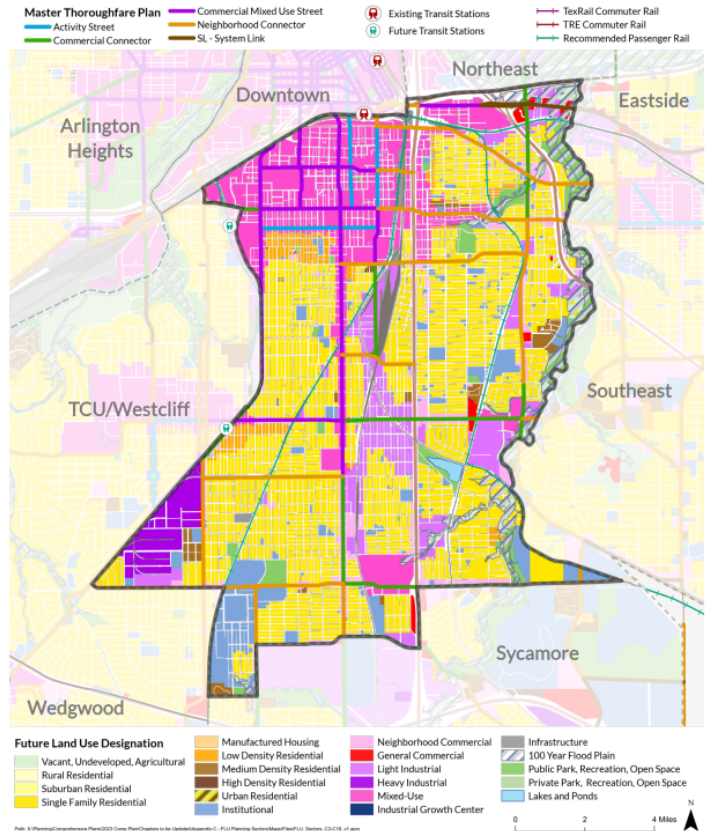
Rezoning **is not consistent** with City policy. The proposed rezoning does not appear to meet any of the goals specific to the Southside planning sector listed below.



SOUTHSIDE SECTOR FUTURE LAND USE

Sector Land Use Policies

1. Promote transit-oriented development (TOD) around the planned Medical Center and TCU/Berry TEX Rail stations.
2. Encourage redevelopment of the South Main, Hemphill/Berry, Evans & Rosedale, Berry/Riverside, and Near East Side Urban Villages consistent with their urban village plans.
3. Promote commercial, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.
4. Promote a desirable combination of compatible residential, office, retail, and commercial uses in a mixed-use or form-based zoning district in Magnolia Village, Evans and Rosedale Village, Hemphill/Berry Urban Village, Berry/Riverside Urban Village, Near East Side Urban Village, and South Main Urban Village.
5. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
6. Seek to expand West Berry Street urban design initiatives to other commercial districts within the sector.
7. Encourage infill of compatible housing.
8. Attract high quality freeway commercial development along the interstate highways.
9. Promote adaptive re-use of older buildings and the renovation of existing multifamily units.
10. Encourage the enhancement of the educational training complex at Morningside and Briscoe schools.
11. Reinforce medical institutions by providing opportunities for expansion.
12. Encourage office and high density residential uses which will support area commercial uses.
13. 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.

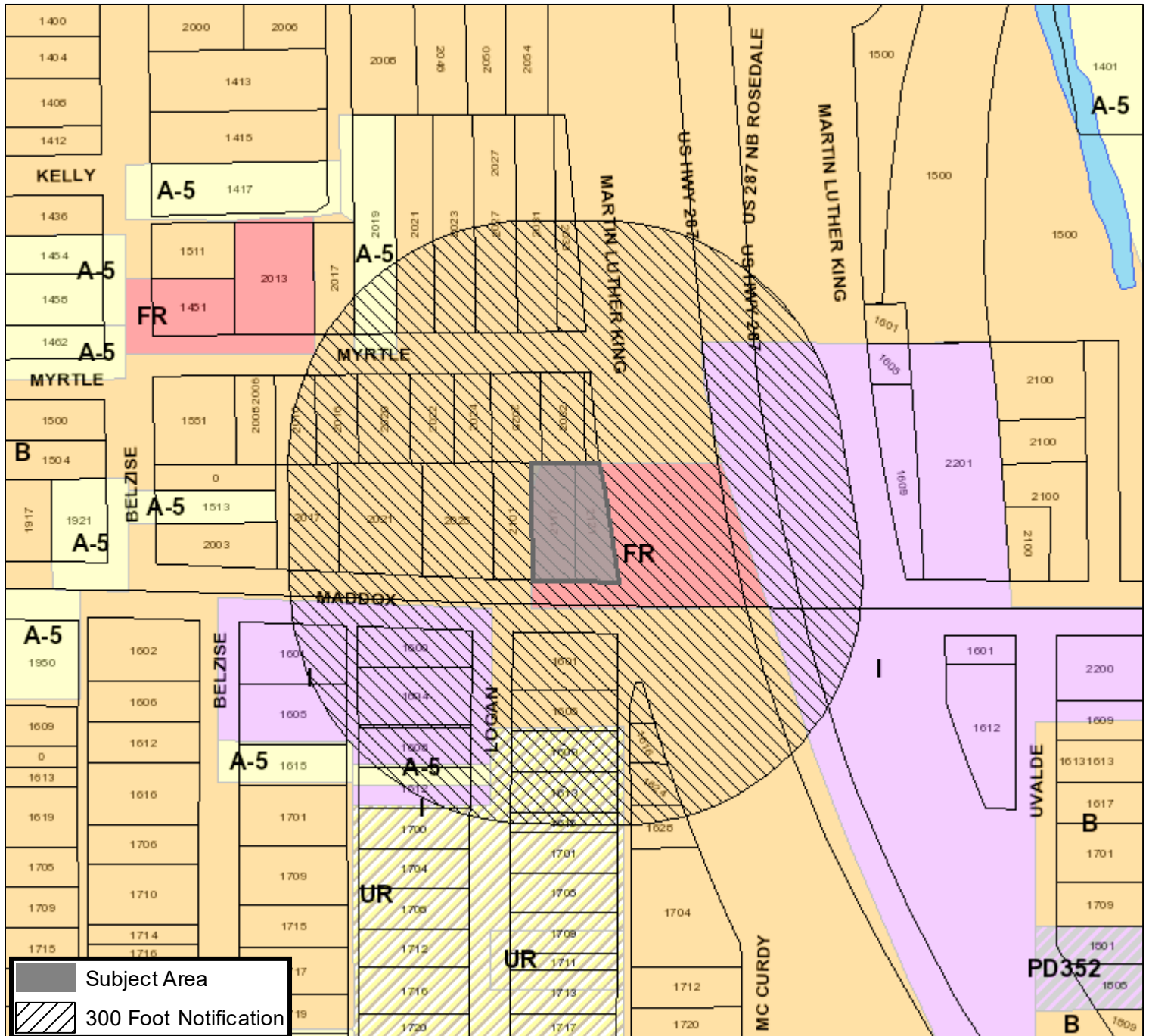


"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."
Texas Local Government Code, Section 219.005.

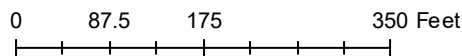


Area Zoning Map

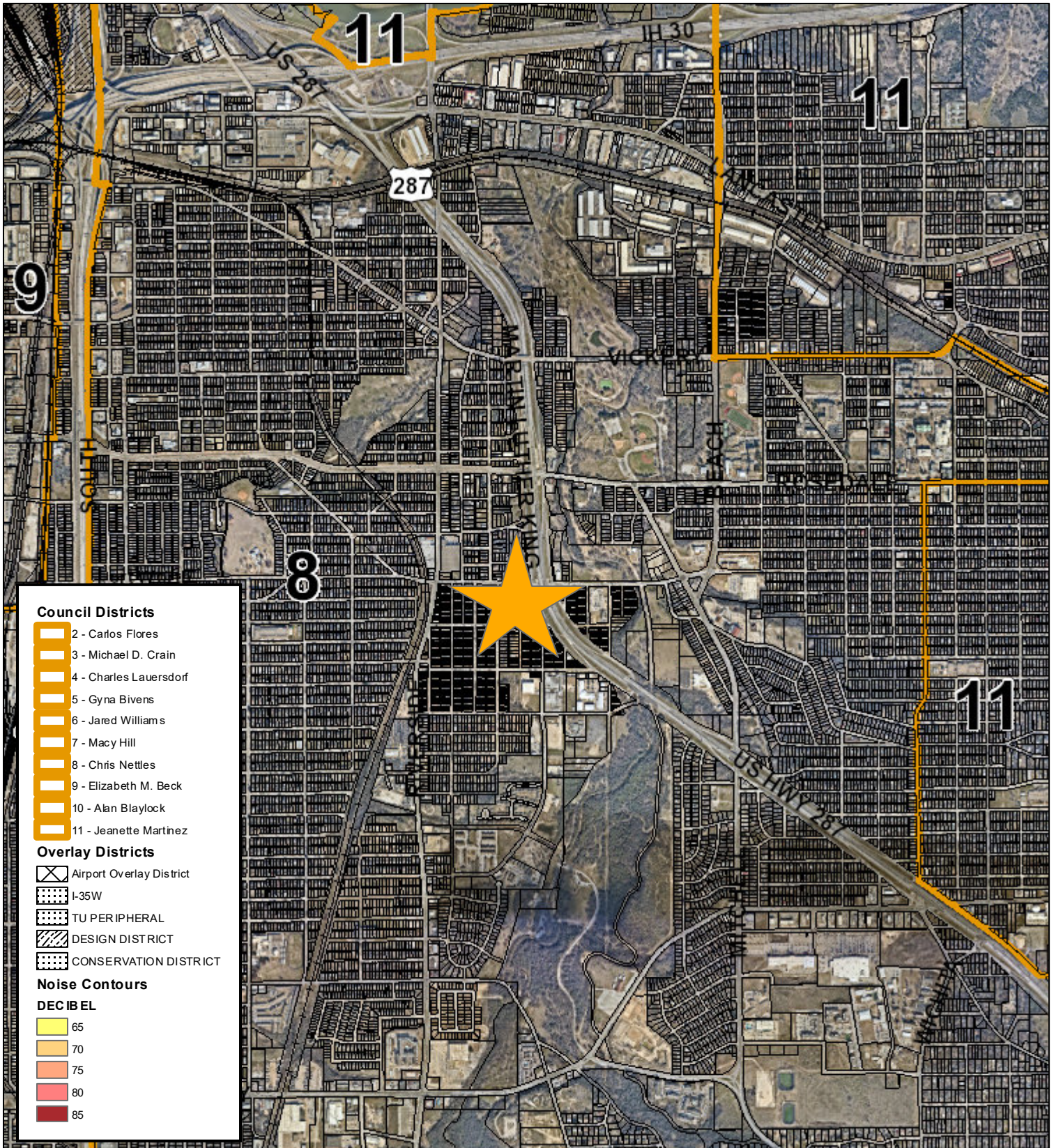
Applicant: Stephen F. Young
 Address: 2117 & 2121 Maddox Avenue
 Zoning From: FR
 Zoning To: F
 Acres: 0.32055788
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 10/8/2024
 Contact: 817-392-6226



	Subject Area
	300 Foot Notification

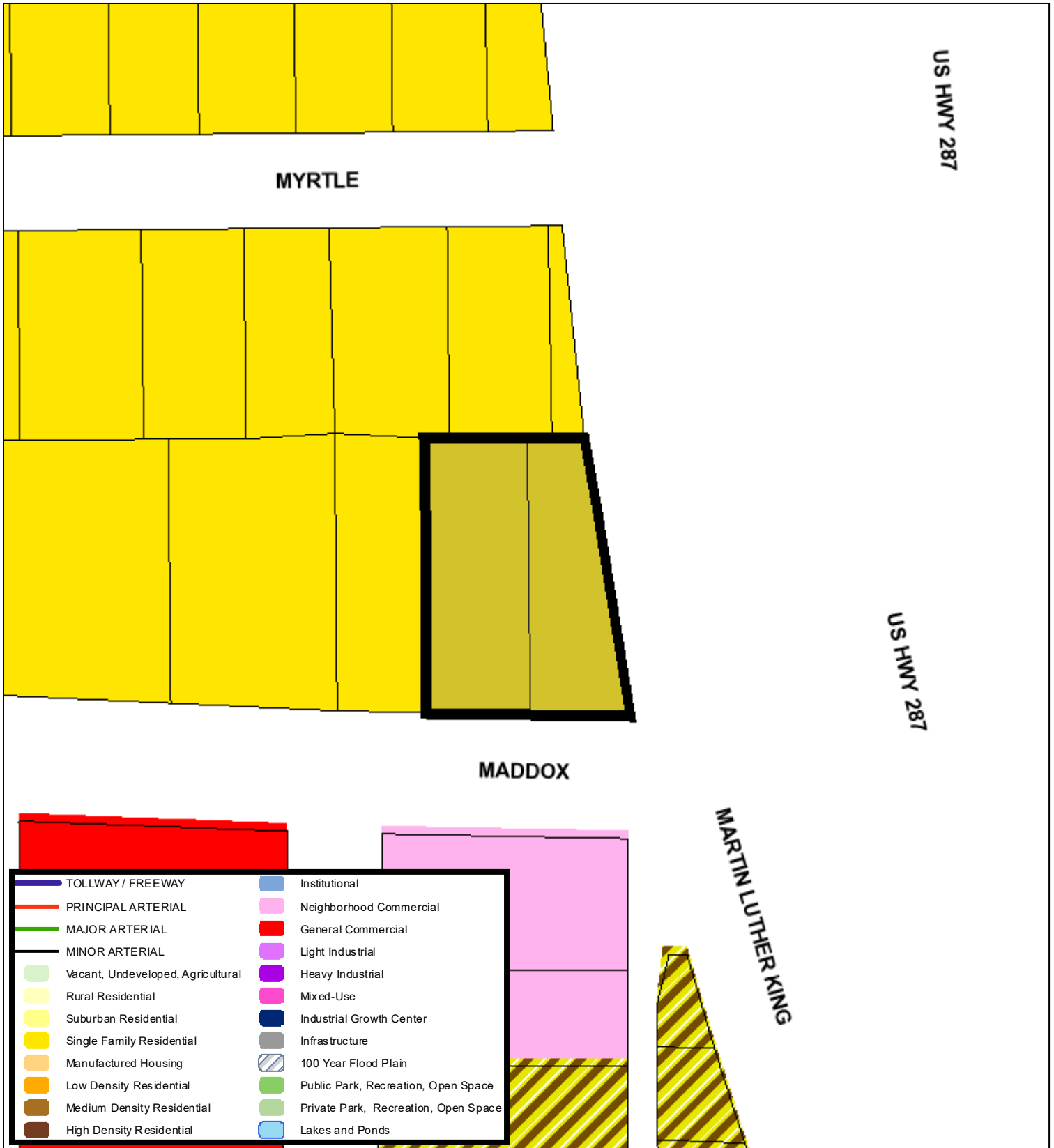


Area Map

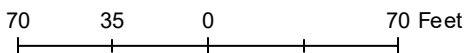


0 1,000 2,000 4,000 Feet

Future Land Use



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



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



Aerial Photo Map



0 40 80 160 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-098

Council District: 5

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Ken Schaumburg

Site Locations: 3500, 3508 & 3518 State Hwy 360

Acreage: 56.9 acres

Proposed Use: Mixed Use- Residential and Commercial

Request

Request: From: "AG" Agricultural

To: "MU-2" High-intensity Mixed-Use

Recommendation

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

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

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

Staff Recommendation: **Approval**

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Project Description and Background

In a bid to capitalize on this strategic location, the applicant has put forth ambitious plans for development. Their proposal entails the construction of both commercial and multi-family buildings just south of the TRE Centre Point Station. This vision is meticulously outlined in the conceptual site plan accompanying the rezoning case. The applicant is proposing to rezone “AG” Agricultural zoned land to MU-2 for a Transit Oriented Development (TOD). Higher density, mixed-uses, and walkable developments are preferred near major transportation hubs such as the Centreport Station, which is in-between Fort Worth and Dallas and also provides access to DFW Airport.

The overall area is near the Trinity River, heavily treed and encompasses flood plain. The applicant intends to follow all floodplain, Urban Forestry and other development standards. These items will be reviewed under the platting and permitting processes. The proposed new development will also c

The applicant may request a continuance in order to hold a Predevelopment Conference.

Surrounding Zoning and Land Uses

North	“J” Medium Industrial; “C” Medium Density Multifamily / multifamily, industrial, TRE CentrePort Station
East	“J” Medium Industrial / Industrial
South	City of Grand Prairie / undeveloped
West	City of Grand Prairie / US 360

Recent Zoning History

- N/A

Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.
The following organizations were notified: (emailed September 27, 2024)

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

* *Not located within a registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The vicinity is primarily characterized by vacant land and industrial development. The applicant is proposing a rezoning of the property to accommodate specific land uses and adhere to design criteria outlined in the "MU-2" High-intensity Mixed-Use zoning district. This adjustment aims to harmonize the property's classification with the nature of the surrounding area. By doing so, it paves the way for the development of compatible activities that enhance the commercial vitality and diversity of the neighborhood.

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

Comprehensive Plan Consistency- FLU Map and Policies

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

The proposed zoning is **not consistent** with the Comprehensive Plan FLU Map

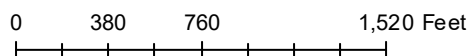
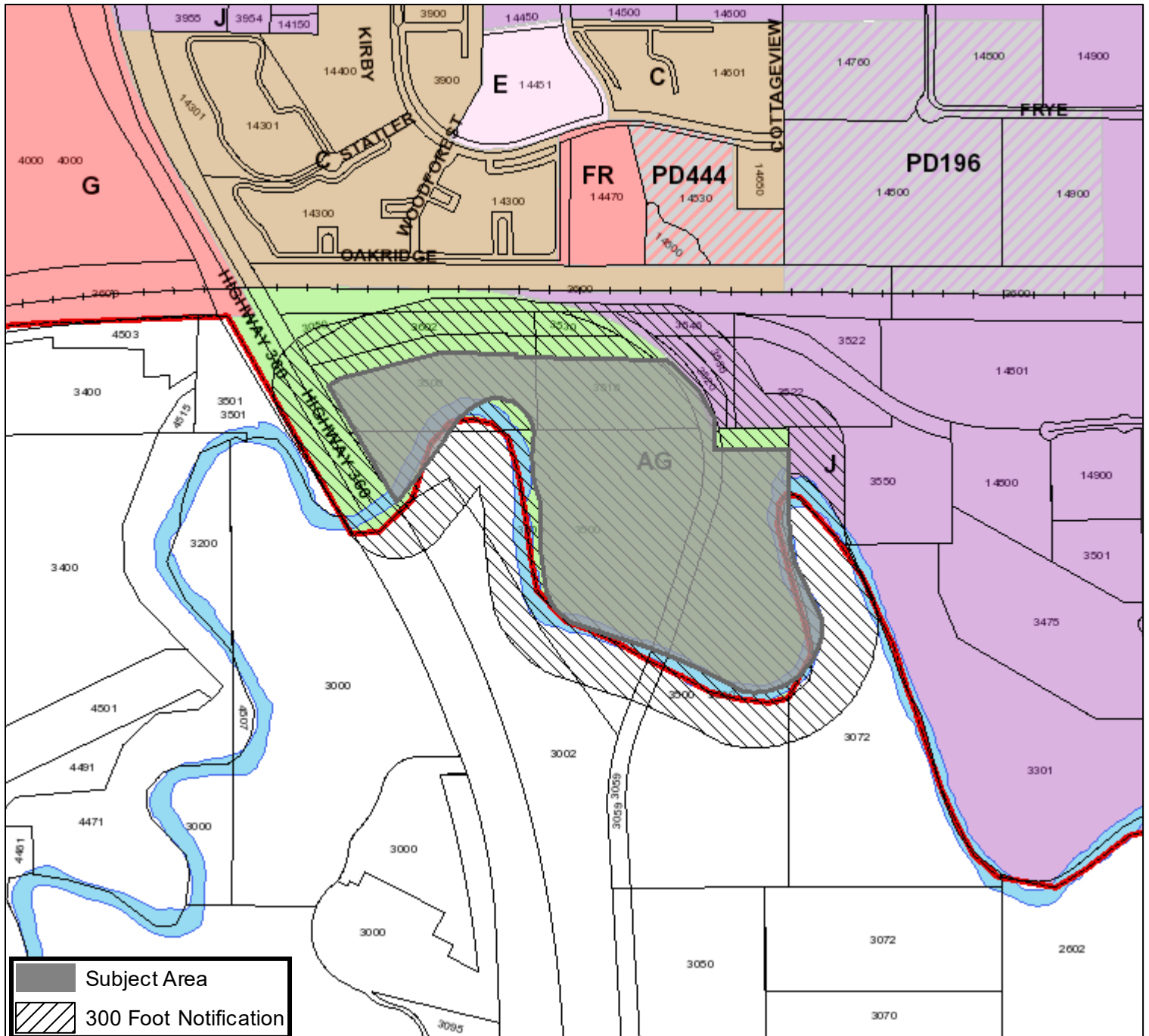
However, the properties in question are strategically located between two major cities and along the Trinity Railway Express with direct access to the CentrePort Station. The proposed changes in zoning are in harmony with the overarching policies outlined in the Comprehensive Plan, which prioritize fostering economic expansion within the region. In essence, the proposed shift towards mixed-use zoning in this area is well-aligned with the established zoning objectives and urban planning goals. It signifies a strategic step forward in nurturing sustainable economic growth while maintaining synergy with the overarching development strategies in the region.

The proposed rezoning is **compatible** with the following Comprehensive Plan Policies:

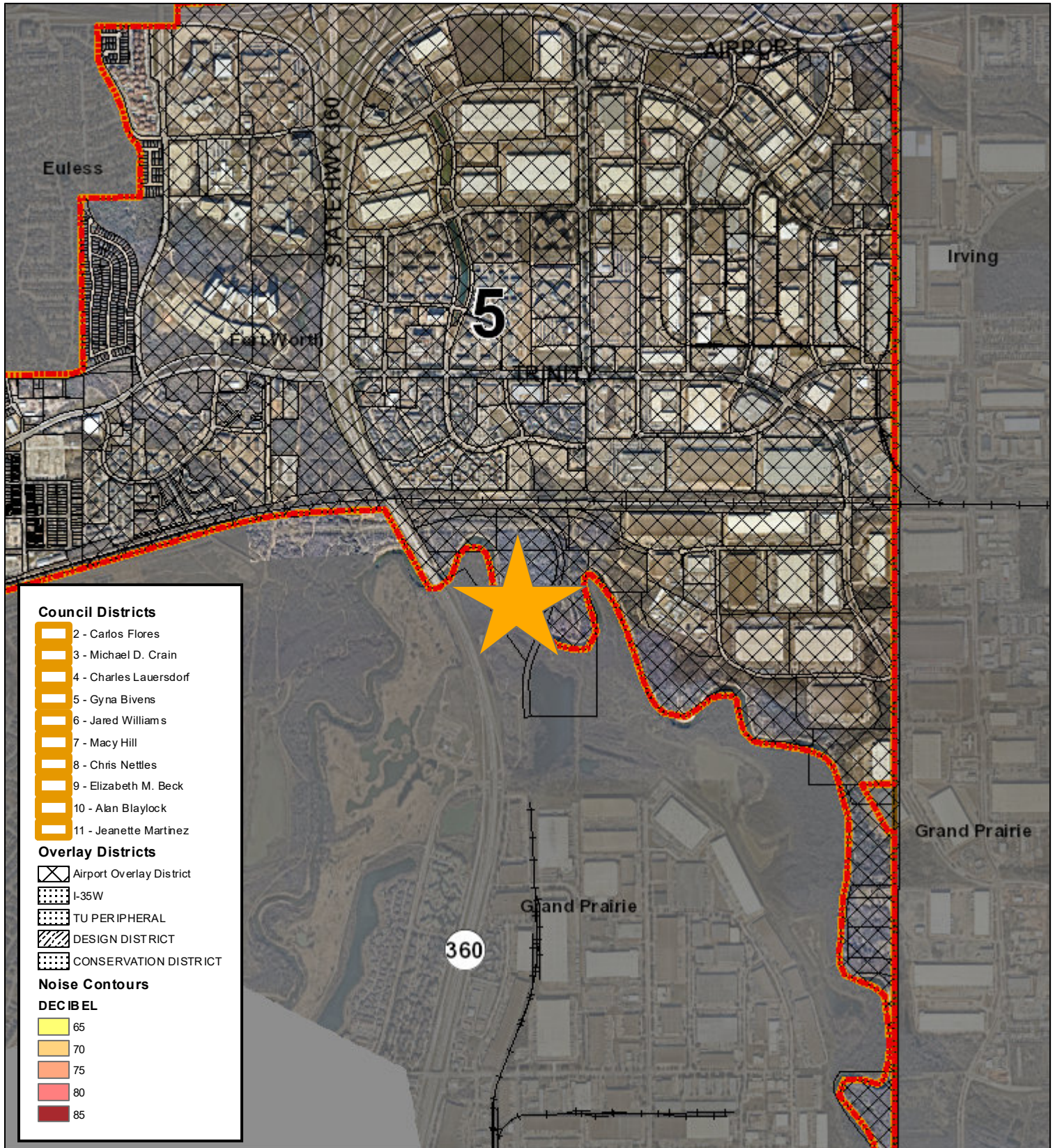
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- Plan for, facilitate, and aggressively pursue appropriate transit-oriented development (TOD) at existing and future transit station locations. A TOD encourages compact urban development adjacent to transit stations. Mixed uses in a single building, minimal setbacks, and taller structures help achieve the higher densities necessary to support transit. Retail businesses and services for commuters should be located adjacent to transit stops, between the rail platform and parking facilities.

Area Zoning Map

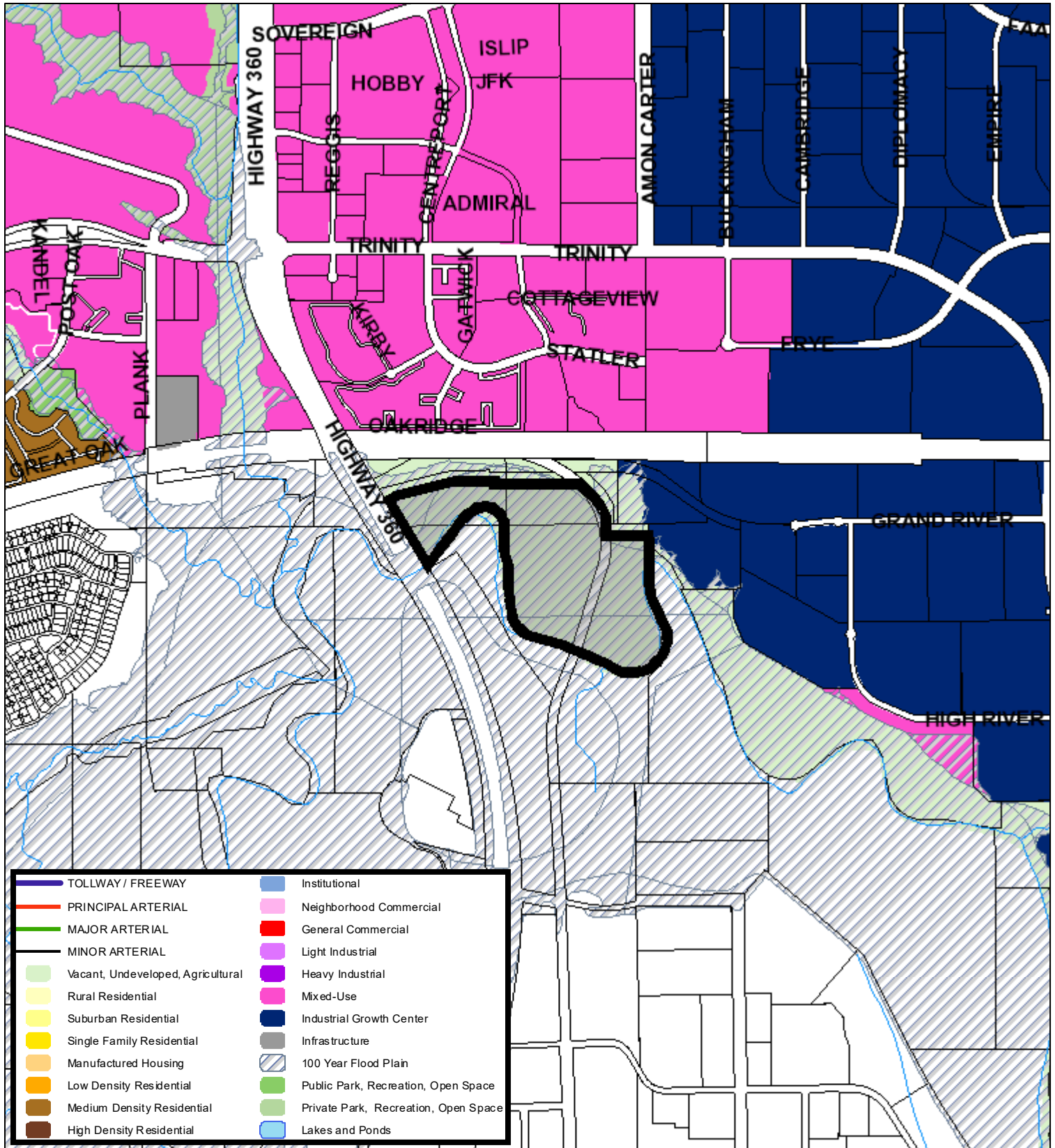
Applicant: Great Southwest 205
 Address: 3500, 3508 & 3518 State Hwy 360
 Zoning From: null
 Zoning To: null
 Acres: 56.92372111
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 10/8/2024
 Contact: 817-392-6226



Area Map



Future Land Use

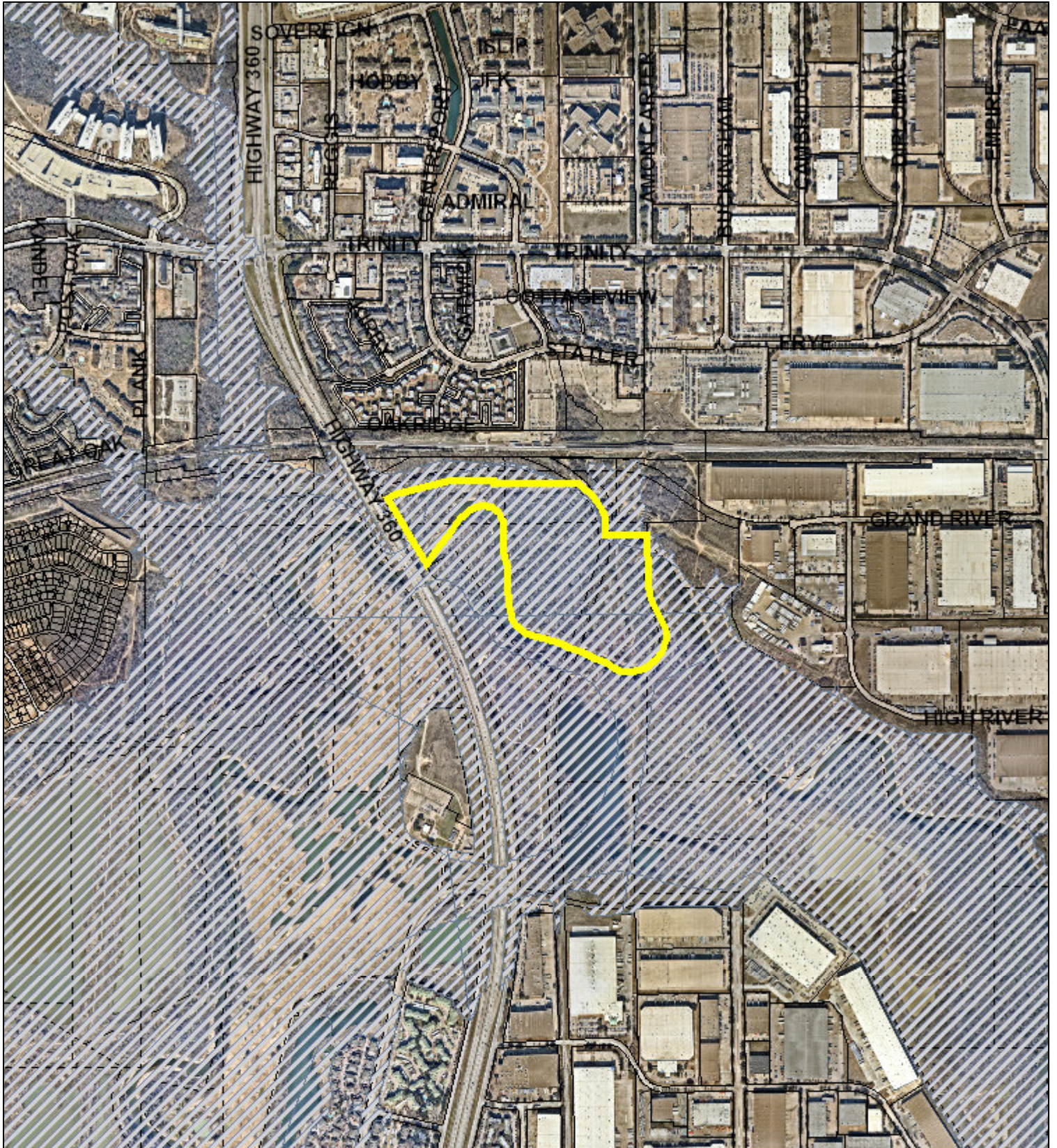


1,200 600 0 1,200 Feet

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



Aerial Photo Map



0 800 1,600 3,200 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-103

Council District: 2

Zoning Map Amendment

Case Manager: Stephen Murray

Owner / Applicant: Revive Coffee LLC/Cassie Warren

Site Location: 2503 & 2521 Roosevelt Ave

Acreage: 0.35 acres

Request

Proposed Use: Coffee Shop with residential unit upstairs

Request: From: “E/HC” Neighborhood Commercial / Historic and Cultural Overlay

To: “MU-1” Low Intensity Mixed-Use /Historic and Cultural Overlay

Recommendation

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

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

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

Staff Recommendation: **Approval**

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9. Aerial Photograph

Project Description and Background

The subject property is located at the northwest corner of Roosevelt Avenue and Azle Avenue. The applicant is requesting to change the zoning of this property from “E/HC” Neighborhood Commercial / Historic and Cultural Overlay to “MU-1” Low Intensity Mixed-Use /Historic and Cultural Overlay in order to allow for residential on the second floor of an existing coffee shop.

The site was rezoned in 2021 to allow for the coffee shop. The existing structure is historical and will remain. Adding the residential component to site would not have a negative impact to the nearby neighborhood.

Surrounding Zoning and Land Uses

North “A-5” One Family / single-family residences
 East “E” Neighborhood Commercial / auto service and “CF” Community Facilities / church
 South “E” Neighborhood Commercial / church, retail building
 West “FR” General Commercial Restricted / commercial building

Recent Zoning History

- ZC-21-051 –Subject site rezoned from “A-5” One-Family/DD to “E” Neighborhood Commercial/HC.

Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.
 The following organizations were emailed on September 27, 2024:

Organizations Notified	
Inter-District 2 Alliance	Far Greater Northside Historical
Northside NA*	Historic Northside Business Association
Fort Worth Stockyards Business Association	Streams and Valleys Inc.
Trinity Habitat for Humanity	FWISD
Lake Worth ISD	

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the underlying zoning of this property from “E/HC” Neighborhood Commercial / Historic and Cultural Overlay to “MU-1” Low Intensity Mixed-Use /Historic and Cultural

Overlay. Properties to the north are zoned “A-5” One-Family and are developed with single-family residences. However, all surrounding properties with frontage on Azle Avenue/NW 25th Street are zoned either “FR” General Commercial Restricted or E” Neighborhood Commercial and are developed for commercial use.

While the existing structure is designed for commercial use, its location on a corner lot at the edge of the neighborhood, and the existing pattern of commercial development along Azle Avenue/NW 25th Street, make this a suitable location for the proposed mixed-uses.

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

Comprehensive Plan Consistency – Northside

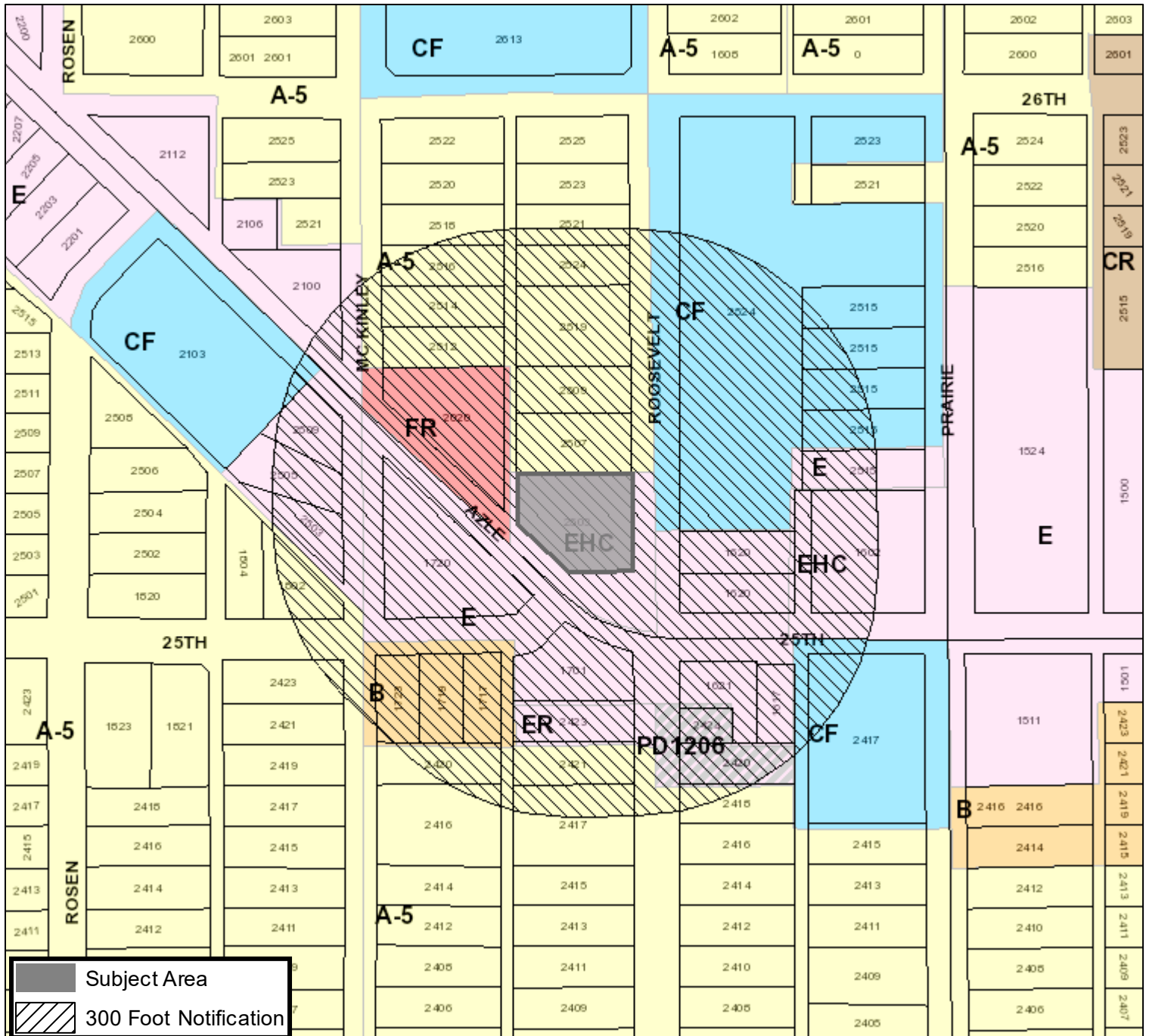
The adopted Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:



- Attract redevelopment and new development in the corridors linking the major districts of Downtown, the Historic Stockyards, and the Cultural District.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

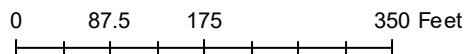
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Area Zoning Map

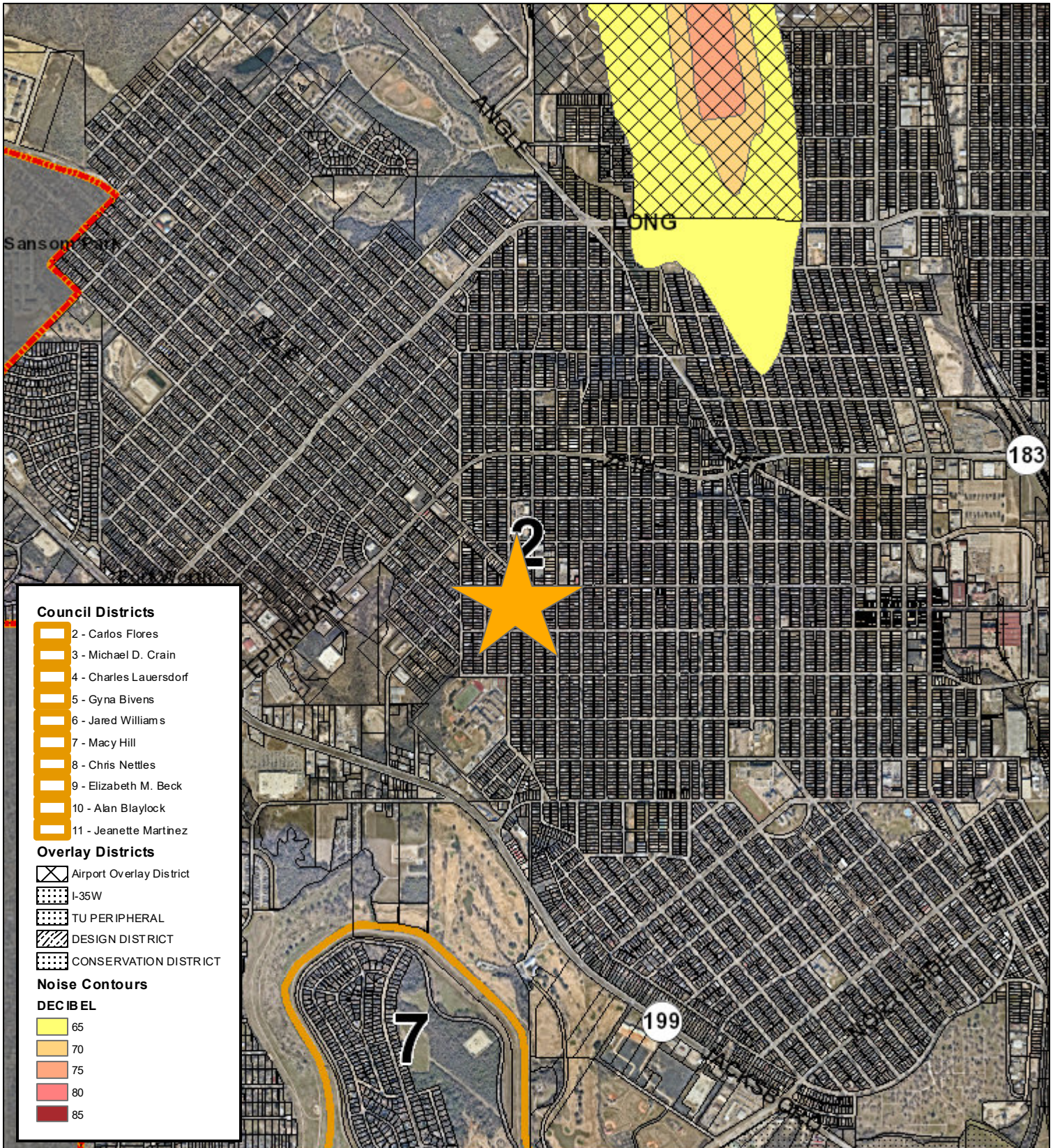
Applicant: Revive Coffee LLC/Cassie Warren
 Address: 2503 Roosevelt Avenue
 Zoning From: E/HC
 Zoning To: MU-1
 Acres: 0.3541107
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 10/8/2024
 Contact: 817-392-6226



	Subject Area
	300 Foot Notification



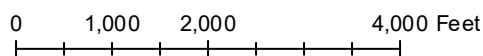
Area Map



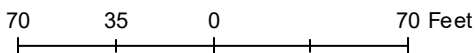
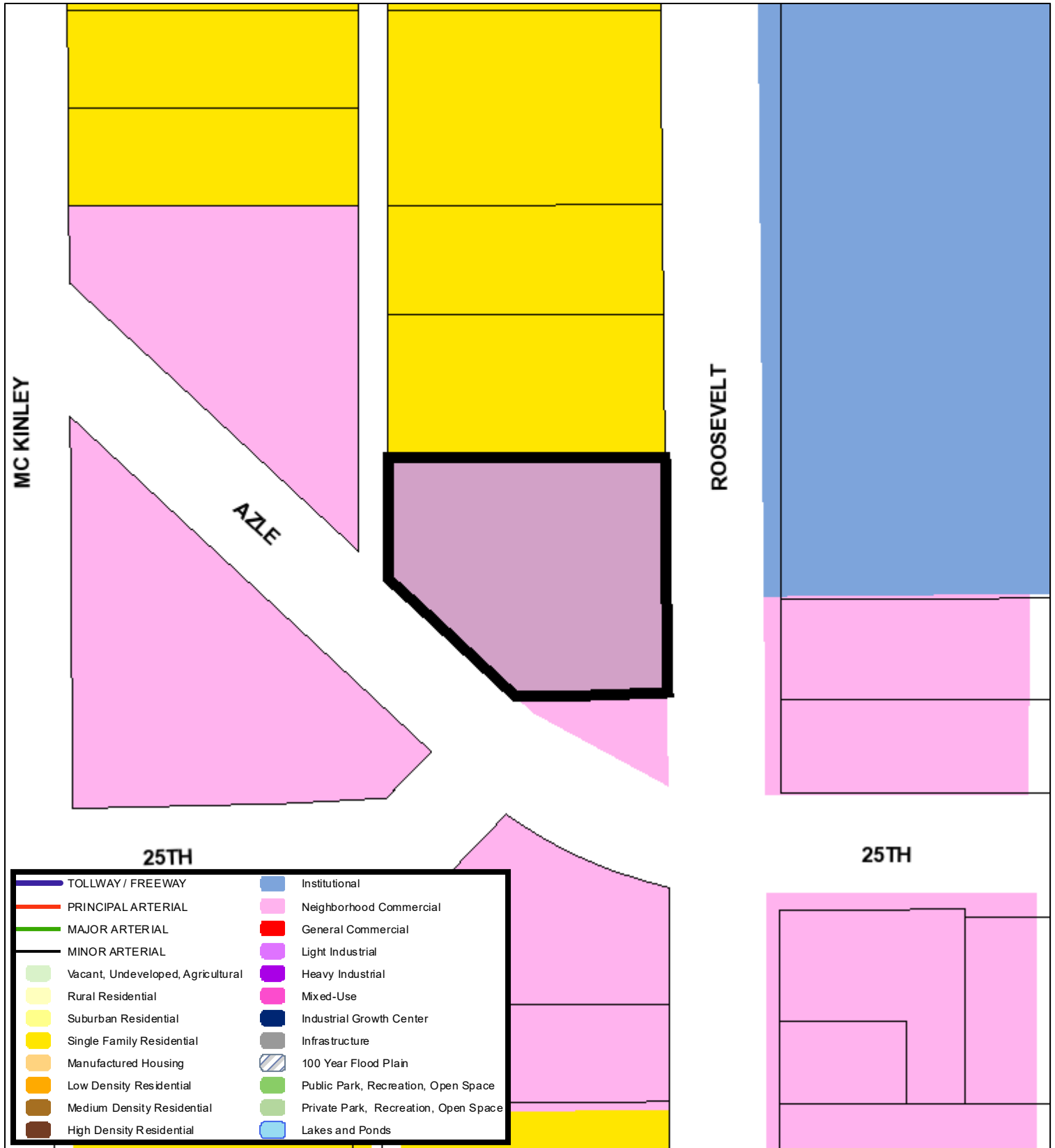
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use



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



Aerial Photo Map



0 40 80 160 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-105

Council District: 9

Zoning Map Amendment & Site Plan

Case Manager: [Ana Alvarez](#)

Owner / Applicant: Cook Children's Health Care System

Site Location: 1598 W Terrell Ave; 815 & 895 8th Ave, 908 & 1000 Southland Ave

Acreage: +/- 3.35 acres

Request

Proposed Use: Maintain current uses as surface parking, medical office, and medical clinic.

Request: From: "NS-T5I" Near Southside
To: "G" Intensive Commercial

Recommendation

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

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

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

Staff Recommendation: **Approval**

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- [Project Description and Background](#)
- [Surrounding Zoning and Land Uses](#)
- [Recent Zoning History](#)
- [Public Notification](#)
- [Development Impact Analysis](#)
 - [Land Use Compatibility](#)
 - [Comprehensive Plan Consistency](#)
- Zoning Map with 300 ft. Notification Area
- Exhibit: Proposed Light Industrial Uses
- Conceptual Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

Project Description and Background

The subject properties are comprised of several lots generally located south of Cooper Street and east of 8th Avenue. The properties are within Cook Children's Medical Campus. The current uses of the subject properties are surface parking, medical offices, and medical clinic. The properties in total constitute approximately 3.35 acres, and are located within the street boundaries south of Cooper Street, east of 8th Avenue, north of Southland Avenue, and west of 7th Avenue and Southland Avenue.

On November 6, 2007, the Fort Worth City Council adopted the Near Southside Development Standards and Guidelines. The City and Near Southside, Inc (NSI) created the form-based development standards and guidelines to promote pedestrian-oriented, mixed-use development that is consistent with the development goals outlined in the City's Comprehensive Plan.

Based on discussions, City staff is in support of rezoning the areas to "G – Intensive Commercial" as it is a zoning category that is consistent with surrounding zoning, land use compatibility, and the City's Comprehensive Plan. The properties are currently zoned "NS-T5I". The rezoning will support continued expansions and new development for the Cook Children's properties.

The proposed rezoning from a form base district with design regulations to a base zoning will simplify the review process, provide greater flexibility in project development, and enhance cohesion within the development, while still upholding the design excellence pursued by the Near Southside Form-Based Code District. This will be achieved by ensuring uniform development standards with collaboration from Cook Children's and NSI. Should City Council approve the rezoning request, staff will present the UDC with a map and text amendment to update the Regulating Plan map in the Near Southside Development Standards, as well as the Near Southside map in Appendix B, Exhibit B.19 of the Zoning Ordinance.

In summary, the proposed zoning would facilitate commercial redevelopment consistent with the surrounding neighborhood and the vision of a walkable neighborhood developed in context of the Near Southside Urban Design District.

On September 19, 2024, the Urban Design Commission approved a recommendation to the Zoning Commission for approval to rezone the various properties from NS-T5I to G - Intensive Commercial.

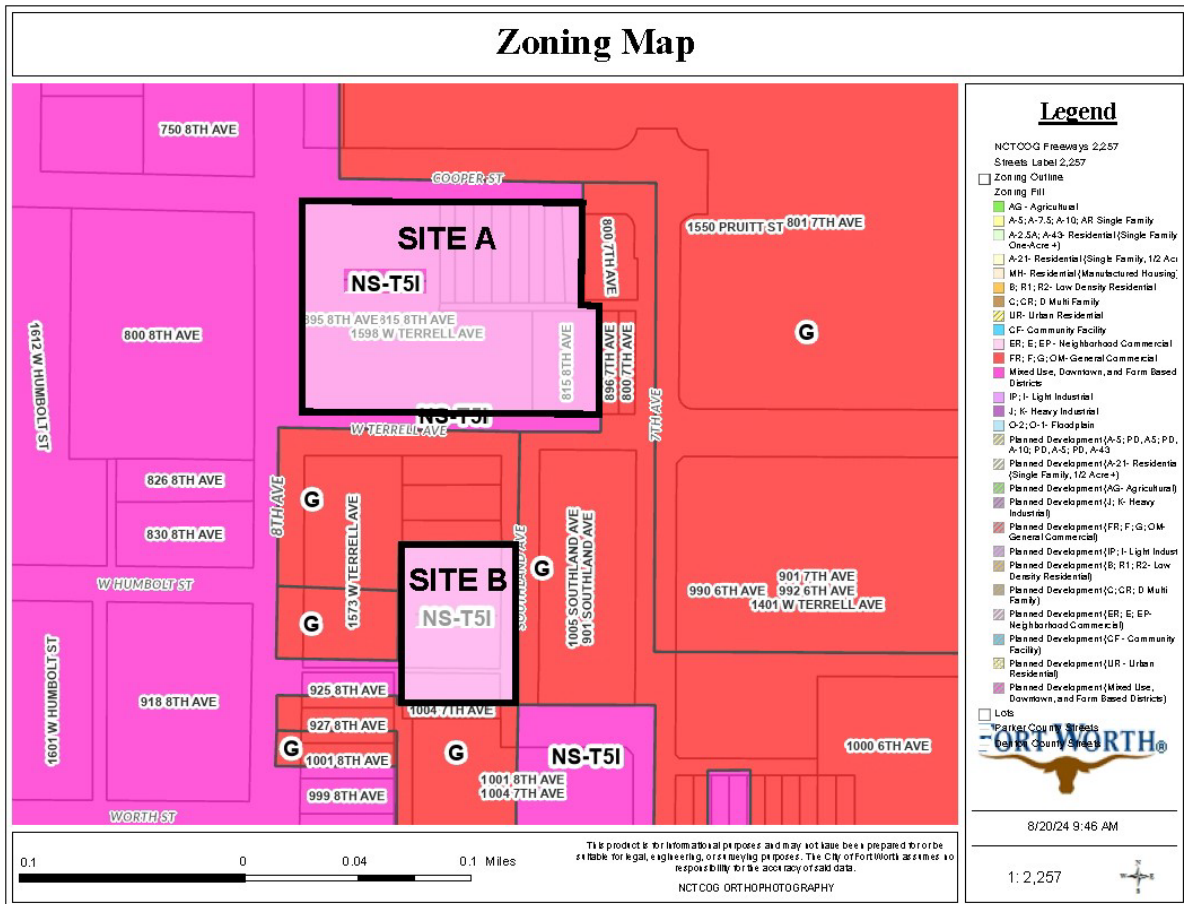


Figure 1 Site exhibit provided by Dunaway Associates of the properties with existing zoning classifications.

Surrounding Zoning and Land Uses

North	“G” Intensive Commercial / Cook Children’s medical offices and surface parking
East	“G” Intensive Commercial / Cook Children’s Medical Center and medical offices
South	“G” Intensive Commercial / Surface parking and Ronald McDonald House
West	“NS-T5I” Near Southside T5I District / medical building and parking structures

Recent Zoning History

- ZC-24-074, from NS-T4 and NS-T5I to G to match the rest of Cook Children’s medical campus. ZC-21-022, from NS-T5I to G for Cook Children’s Dodson expansion, west of subject property; ZC-16-142, from NS-T5I to G for Cook Children’s; approved June 2008, west of subject property; ZC-07-164, from Various to NS-T5I with and without historical overlays; City initiated rezoning; subject property and large surrounding area

Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.
 The following organizations were notified: (emailed September 27, 2024)

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Bricktown NA
Sunset Terrace NA	Mistletoe Heights NA
Fairmount NA	Near Southside, Inc.
Tarrant Regional Water District	Streams and Valleys Inc
Trinity Habitat for Humanity	Cultural District Alliance
FWISD	

* Site is not located within a registered NA

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “G” Intensive Commercial. Surrounding land uses include surface parking, parking structures, medical facilities, and office buildings. The properties are located adjacent to existing Cook Children’s Medical center facilities in “G” Intensive Commercial zoning.

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

Comprehensive Plan- Map Consistency – Southside

The adopted Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use (FLU) Map. The FLU classifies Mixed-Use as UR, MU-1, MU-2, Form-Based Codes, and All Commercial. The proposed zoning is consistent with the following Comprehensive Plan policy.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes
MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

Figure 2 FLU Map description

The proposed zoning is **consistent** with the future land use map for this area.

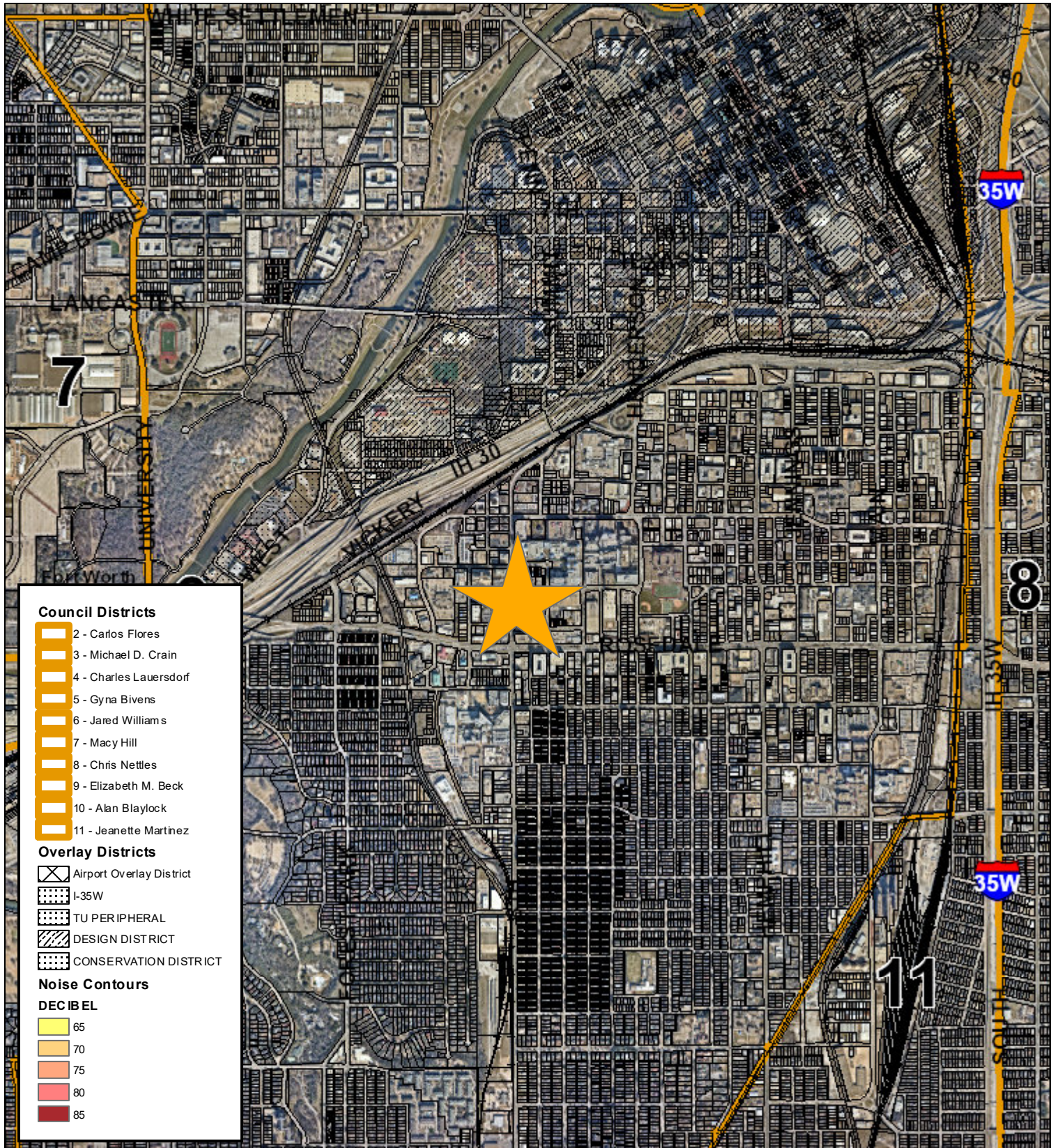
Comprehensive Plan Policy Consistency

The proposed zoning for this area aligns with the following policies outlined in the Comprehensive Plan:

- Promote commercial, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.
- Reinforce medical institutions by providing opportunities for expansion.
- Encourage office and high-density residential uses which will support area commercial uses.

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

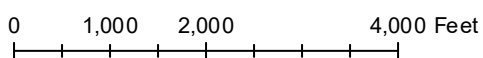
Area Map



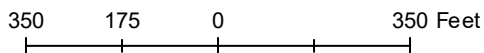
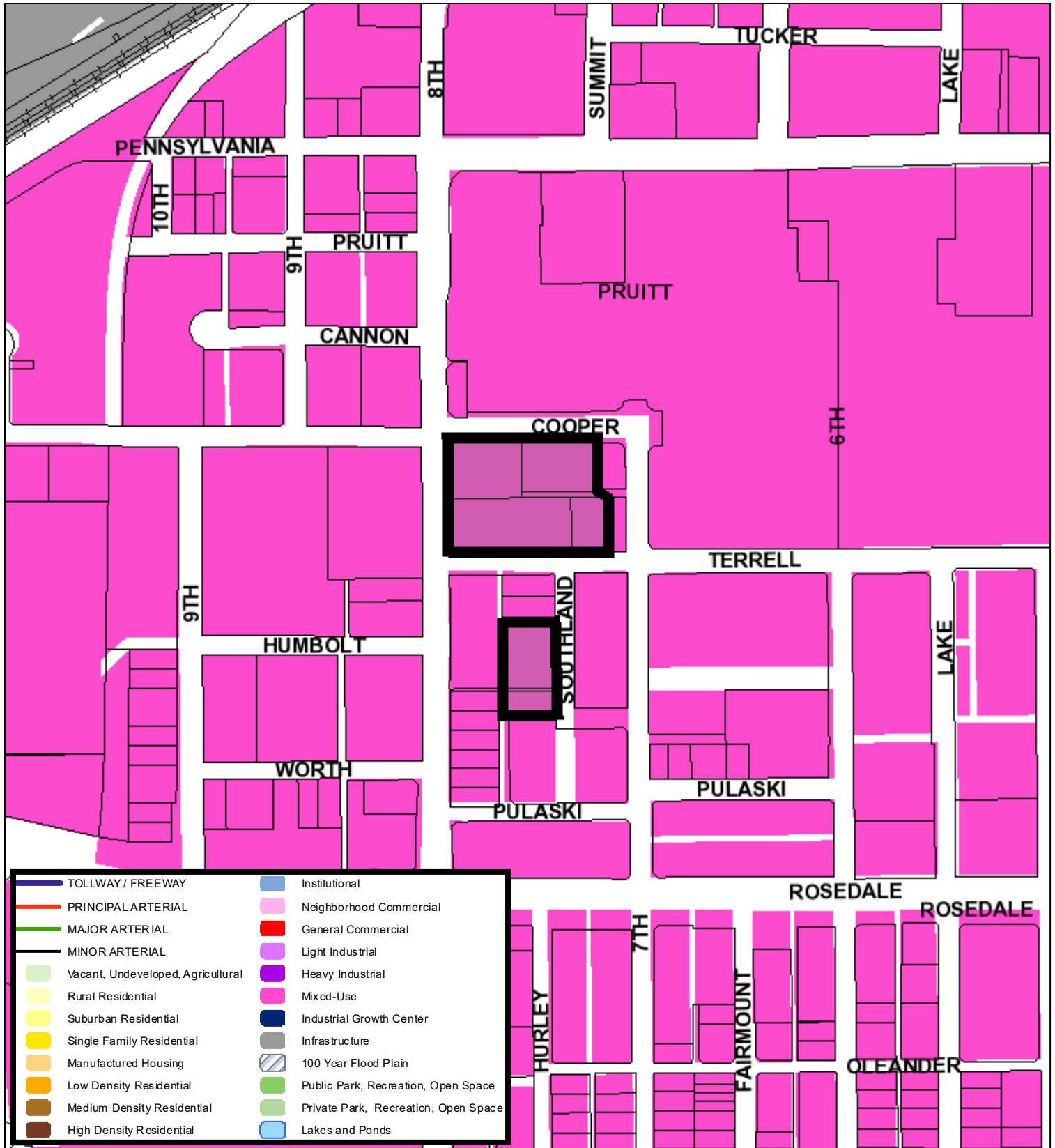
Council Districts	
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	8 - Chris Nettles
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	10 - Alan Blaylock
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Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
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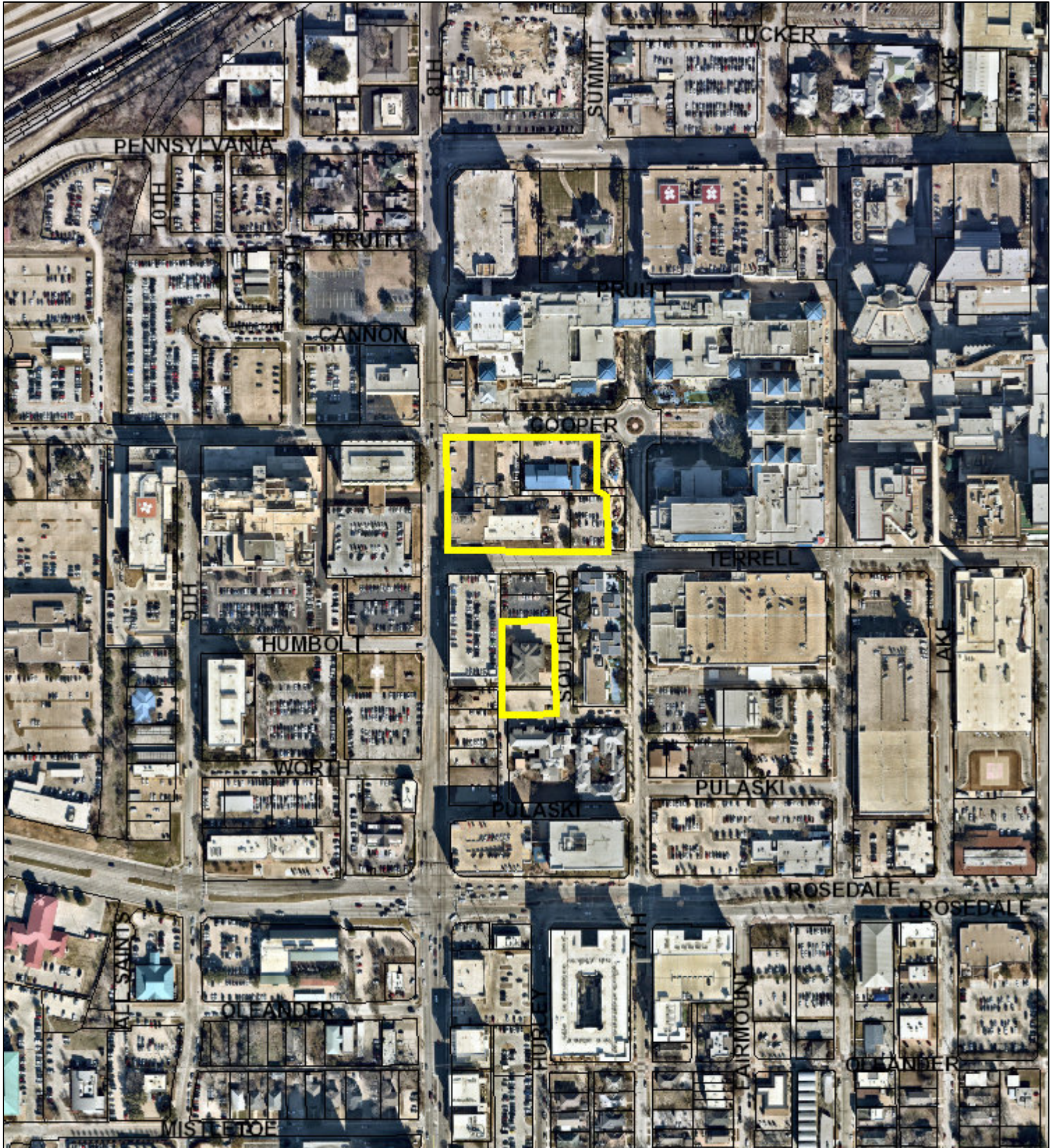
Future Land Use



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



Aerial Photo Map



0 220 440 880 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-109

Council District: 6

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Mark Nastri

Site Location: 2900 Hervie Street; 5337 & 5333 Lovell Avenue

Acres: +/- 1.602 acres

Request

Proposed Use: Multi-Family

Request: From: "C" Medium Density

To: "UR" Urban Residential

Recommendation

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

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

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

Staff Recommendation: **Approval**

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Project Description and Background

The subject properties consist of vacant, unused land spanning approximately 1.602 acres (**Figure 1**). The parcels are predominantly surrounded by "A-5" One-Family zoning, with the exception of the northern side, which is zoned "CB-HC" Camp Bowie. Situated in a well-established residential neighborhood, the surrounding homes have been integral to the City of Fort Worth since the mid-20th century, contributing to the neighborhood's stability and character over the decades (Figure 2).

There have been no recent or historical rezoning initiatives for these parcels, and the land remains un-platted. If the rezoning request is approved, the parcels will need to go through the platting process to consolidate them for future development. This step will ensure that the properties align with the city's development standards and the zoning change to Urban Residential.



Figure 1: Site photos taken on September 30, 2024, staff provided

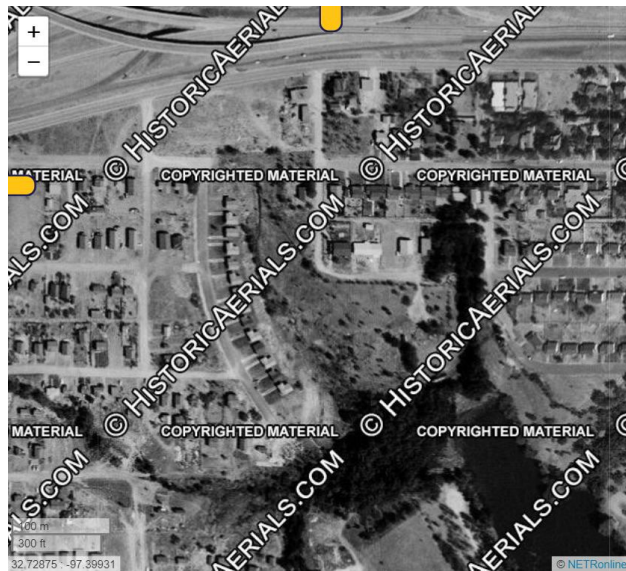


Figure 2: Historical Aerial taken in 1956, [Historic Aerials: Viewer](#)

The applicant is requesting to rezone the current “C” Medium Density designation to “UR” Urban Residential. This change is aimed at increasing the allowable density for these parcels. The applicant has provided a detailed description of their intended plans, which can be reviewed in the screenshot below.

We are requesting a zoning change to allow for the increased density for our proposed +/- 87 unit multifamily development located on 1.602 acres on 3 parcels (TAD account #'s 00487732, 00487945, 00487937). The site is currently undeveloped with heavy floodplain located at the rear of the site that naturally separates this property from the single-family homes on the other side (western) of the said floodplain.

The proposed development will be Class A multifamily consisting of two 4-story buildings with the top 3 stories being multifamily units and the first (ground) floor being parking under the building for a total of 82 units. We are also proposing 5 townhomes for an overall total of 87 units.

Currently, the site is zoned "C" - Medium Density which allows for multifamily use with a max of 24 unit/ac; however, our current site is planned for 87 total units equating to a density 54 units/acre. The site is located in a mixed-use growth center & urban village and is in a transitional area between mixed-use, commercial/business and single-family residences. We are requesting either a zoning change to "UR" Urban Residential or establish a PD that would allow for our proposed multifamily development.

We believe an increased density multifamily development here will be the best use for this property due to (1) Maximizing Land Use Efficiency, (2) Meeting Market Demand, (3) Proximity to Employment/Retail/Commercial Centers, (4) Sustainable and Smart Growth, and (5) Economic Viability. By leveraging the above advantages, this multifamily development makes the most efficient use while meeting the housing needs of the growing Fort Worth population.

The multifamily buildings will be designed and orientated in a manner where the exterior look and appearance will fit /blend in with the surrounding neighborhood. New landscaping will add a refreshing natural feel and the overall development will enhance the neighborhood without detracting from the single-family feel of the area.

Screenshot of applicant’s detailed project description

Surrounding Zoning and Land Uses

2900 Hervie Street

North	“CB-HC” Camp Bowie / Commercial
East	“A-5” One Family / Residential
South	“A-5” One Family / Residential
West	“A-5” One Family / Residential

5337 & 5333 Lovell Avenue

North	“C” Medium Density/ Residential
East	“A-5” One Family / Residential
South	“A-5” One Family / Residential
West	“A-5” One Family / Residential

Recent Zoning History

- N/A

Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.
The following organizations were notified: (emailed September 27, 2024)

Organizations Notified	
Como NAC	Streams and Valleys Inc
Trinity Habitat for Humanity	

* *Located within a registered Neighborhood Organization*

Development Impact Analysis

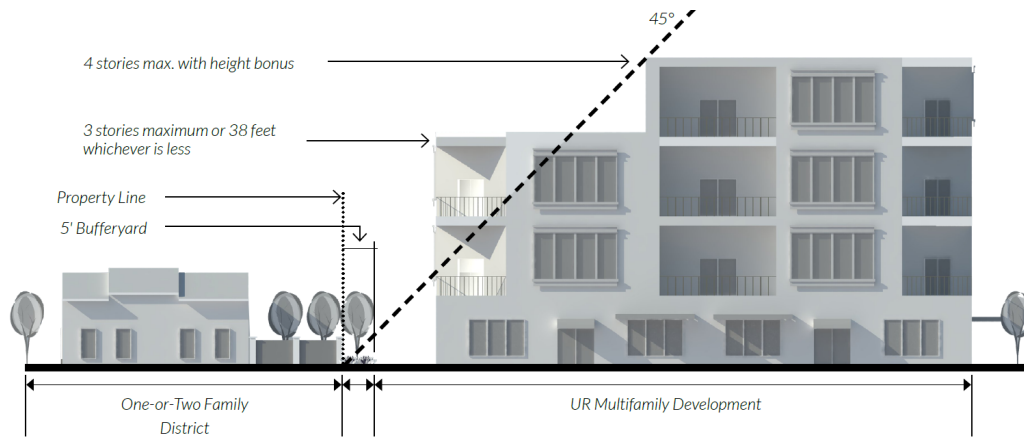
Land Use Compatibility

The majority of the adjacent parcels are currently zoned as “A-5” One-Family, with the exception of the “CB-HC” Camp Bowie designation to the north. Several factors make the applicant’s request to rezone these parcels compatible with the surrounding area, despite being located in a well-established residential neighborhood. The nearby commercial parcels will further support this zoning change. The proposed “UR” Urban Residential zoning district supports the applicant's goal of increasing density and constructing a 4-story building, provided they meet specific criteria. Additionally, the Urban Residential zoning includes standards designed to protect existing single-family neighborhoods, and these must be adhered to in order for the requested use to be permitted.

The Urban Residential zoning district comes with a set of regulations that must be met for the applicant to achieve their desired height and density. These include:

- **Intent of the Urban Residential Zoning District:**
 - Promote a pedestrian-oriented urban form.
 - Encourage walkability.
 - Maximize connectivity and access.
 - Support affordable housing and mixed-income communities.
- **Maximum Height and Density:**
 - The base maximum height allowed in the Urban Residential district is 3 stories and 40 units per acre.
 - The applicant can only achieve an additional story, allowing for up to 4 stories and 60 units per acre, by meeting one of the district's **height bonus criteria**. Either a public pocket park or structured parking. The applicant plans to meet this by providing structured parking.
- **Structured Parking Requirements:**
 - One additional story of height is permitted if the applicant provides structured parking for 100% of all off-street parking to qualify for the height bonus.
 - The structured parking **must be designed to minimize the visual impact** of surface parking or to enhance public amenities through aesthetic or environmental features.
- **Buffering and Transitional Height Requirements:**
 - A **5-foot bufferyard is required** for any multi-family development within the Urban Residential zoning district that is adjacent to one- or two-family homes.

- A **transitional height plane of 45 degrees** applies to portions of buildings above 3 stories or 38 feet, whichever is less, as measured from the property line of the adjacent one- or two-family district.
- Any portion of a building exceeding 3 stories must be set back to ensure it does not encroach beyond the transitional height plane.



Screenshot of diagram for the Urban Residential Transitional Height Plane requirement

The Urban Residential zoning district is intended to serve as a transition between single-family homes and higher-density urban areas. This zoning designation allows Fort Worth to grow in a way that respects the established character of longstanding neighborhoods while accommodating the city's increasing demand for urban spaces. The proposed land use strikes a balance between the existing single-family homes and the need for increased density in Fort Worth, making the requested zoning change compatible with its surroundings.

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

Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan currently designates the subject property as an Urban Residential on the Future Land Use (FLU) Map. The FLU classifies Urban Residential as a medium to high density, residential-only, pedestrian-oriented development for use between higher and lower intensity uses. With that said changing the zoning district from “C” Medium Density to “UR” Urban Residential does not go against the Comprehensive Plan policies and map.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

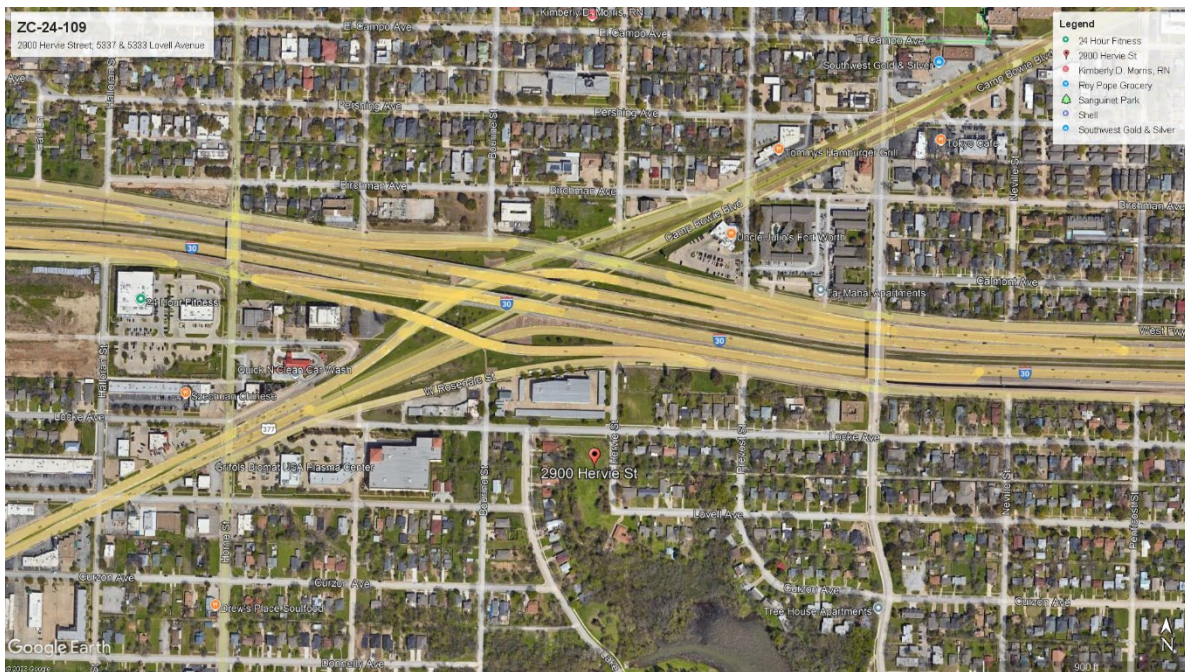
Table 1

The proposed zoning is **consistent** with the future land use map for this area.

Comprehensive Plan Policy Consistency

The proposed Urban Residential zoning for this area does align with the policies outlined in the Comprehensive Plan:

- *Accommodate higher-density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.*
- *Include projects in future Capital Improvement Programs that support the growth center concept, transit oriented development, and urban villages.*
- *Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.*
- *Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high-density uses.*

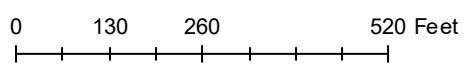
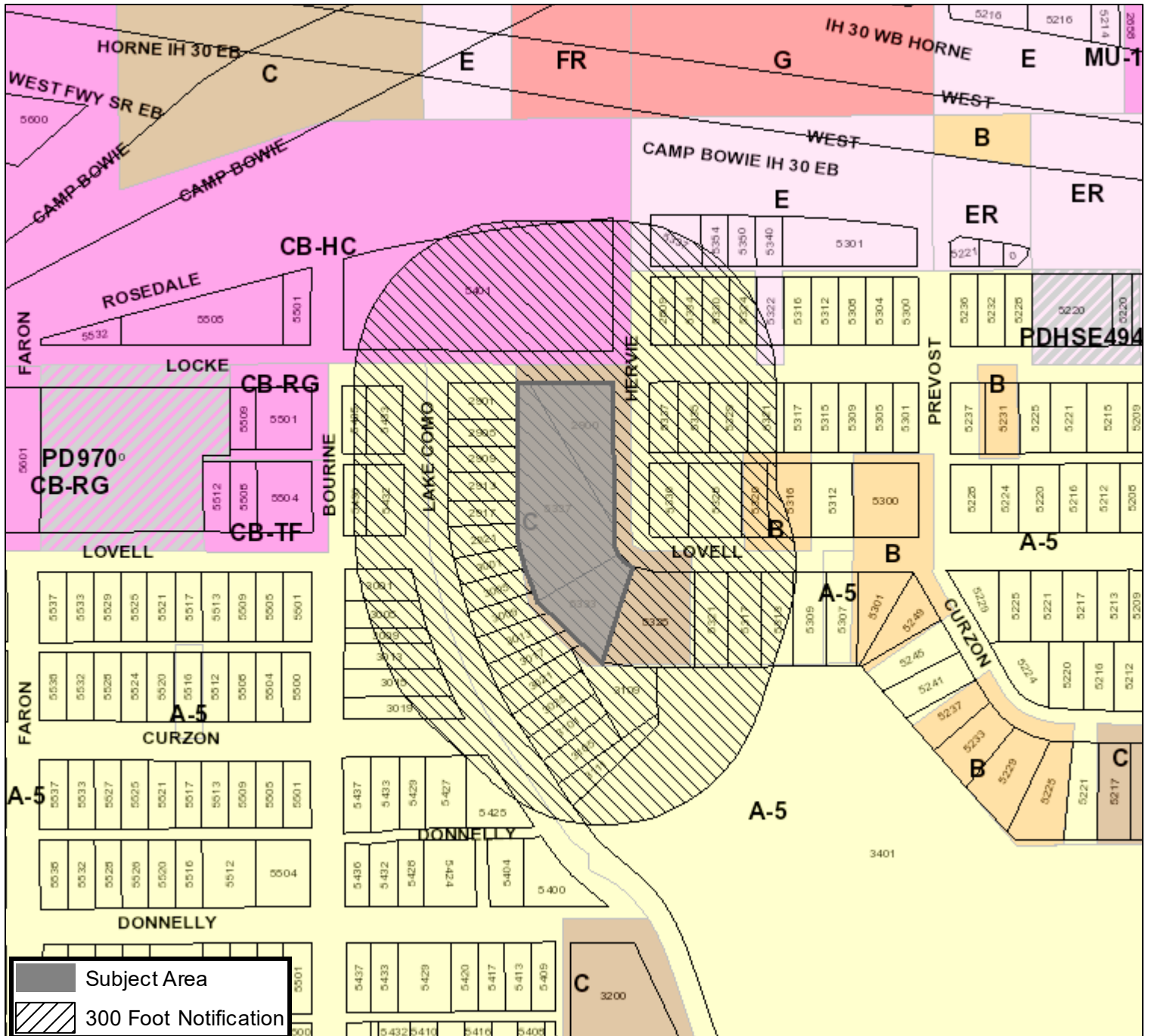


The proposed rezoning of the parcel aligns with the city's future plans, which emphasize promoting higher-density residential and mixed uses. Additionally, these policies encourage multifamily units to be located within walking distance of public transportation, employment, recreation, and shopping to improve accessibility and reduce vehicular traffic. The map above highlights nearby amenities that support these goals. Furthermore, Urban and Low-Density Residential uses are recommended as transitional zones between Single-Family Residential and high-density areas, which the applicant achieves by requesting Urban Residential zoning—the core intent of this district.

The proposed zoning is **consistent** with the land use designations for this area.

Area Zoning Map

Applicant: 2900 Hervie Street LLC/Mark Nastri
 Address: 2900 HERVIE ST; 5337 & 5333 LOVELL AVE
 Zoning From: C
 Zoning To: UR
 Acres: 1.85363352
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 10/8/2024
 Contact: 817-392-2806



Project Tabulation

Project Name: **Hervie Avenue**
 Project Location: **Fort Worth, Texas**
 Developer: **Karmali Holdings Inc.**

Site Acreage - Apartments: 1.61 Acres
 Project Density: 54.04 Units/Acre

Apartments
 Average 1 BDRM SF: 732.86 S.F.
 Average 2 BDRM SF: 956.00 S.F.
 Average 3 BDRM SF: 1400.00 S.F.
 Average Unit SF: 802.80 S.F.

Fort Worth Parking Requirements: 121 Apartments = 1.0P/BDRM
 14 Common Area = 2P/500 SF
 Total Required Paking: 135 Apartments = 1.0P/BDRM

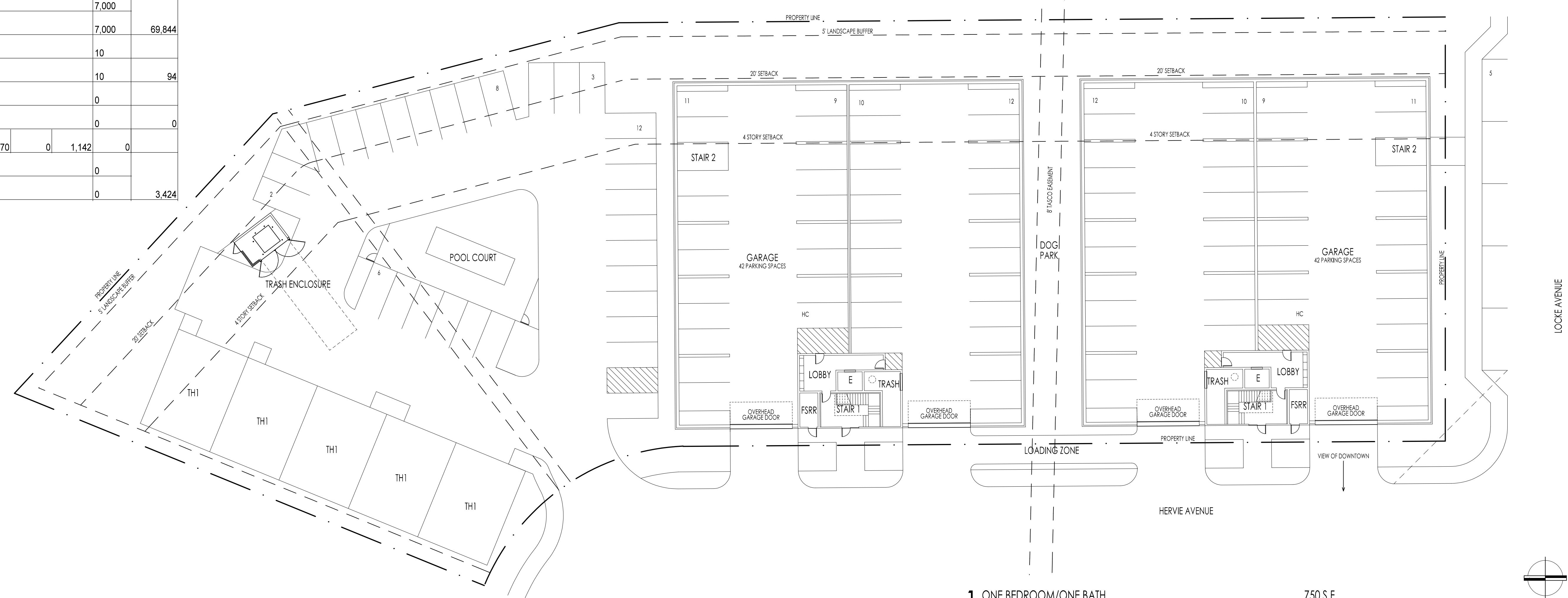
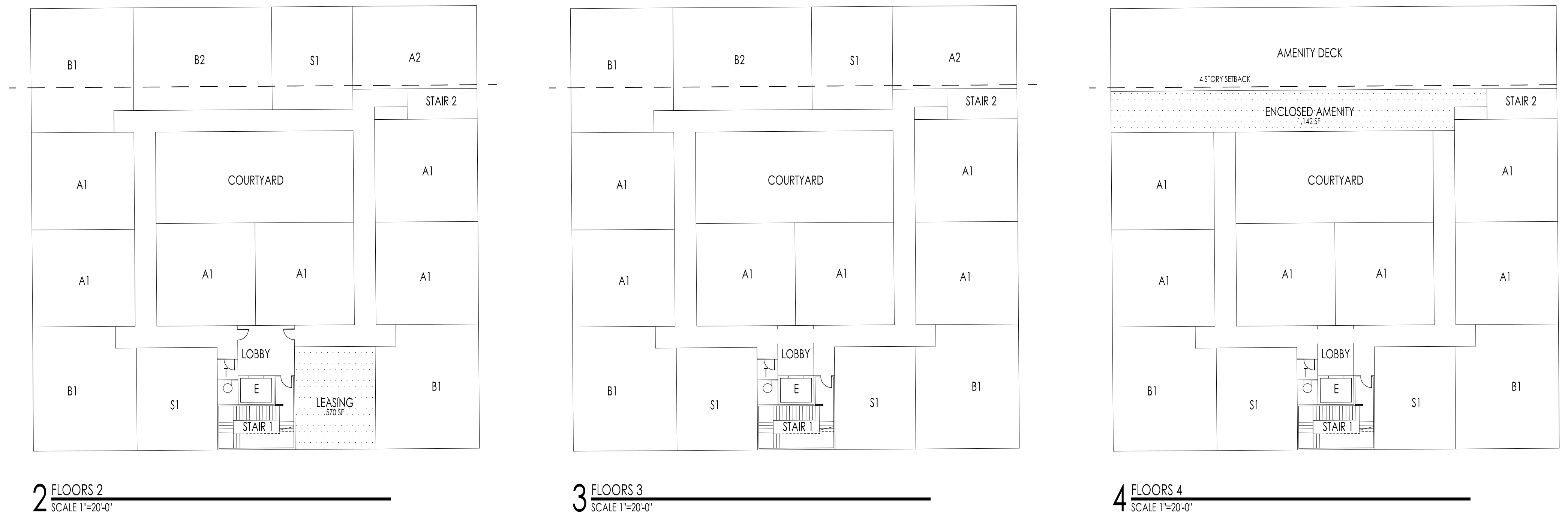
Surface: 36 (26.7%)
 Garage: 94 (69.6%)
 Parallel: 5 (3.7%)
 Total Parking Provided: 135
 1.55 Parking Spaces/Unit
 1.12 Parking Spaces/Bed

UNIT DATA

Unit Type	Market Square Footage	Total Number Units Conditions	Total Number Bedroom Types	Total Number Beds	% Units Conditions	% Bedroom Types	Market Square Footage
S1(a)	570	16	16	16	18.39%	18.39%	9,120
A1(a)	720	36	42	36	41.38%	48.28%	25,920
A2(a)	810	6	6	6	6.90%		4,860
B1(a)	958	18	24	36	20.69%	27.59%	17,244
B2(a)	950	6	12	12	6.90%		5,700
TH1	1,400	5	5	15	5.75%		7,000
Totals			87	121		100.00%	69,844

BUILDING DATA

BLDG Type	A	B	Total
# of Buildings	2	1	
Floor	1	2	3
Unit Type			
S1(a)		2	3
A1(a)		6	6
A2(a)		1	1
B1(a)		3	3
B2(a)		1	1
TH1			5
Totals Units			5
Per Floor	0	13	14
Total Units /BLDG	41		5
Total Units /BLDG Type	82		5
Total Unit Net /Floor	0	10,094	10,664
Total Unit Net /BLDG	31,422		7,000
Total Unit Net /BLDG Type	62,844		7,000
Garages /BLDG Type	42		10
Garages Total	84		10
Garages SF /BLDG	0		0
Garages SF /BLDG Type	0		0
Common Area SF /BLDG	0	570	0
Total Unit Net /BLDG	1,712		0
Rentable Storage SF /BLDG Type	3,424		0

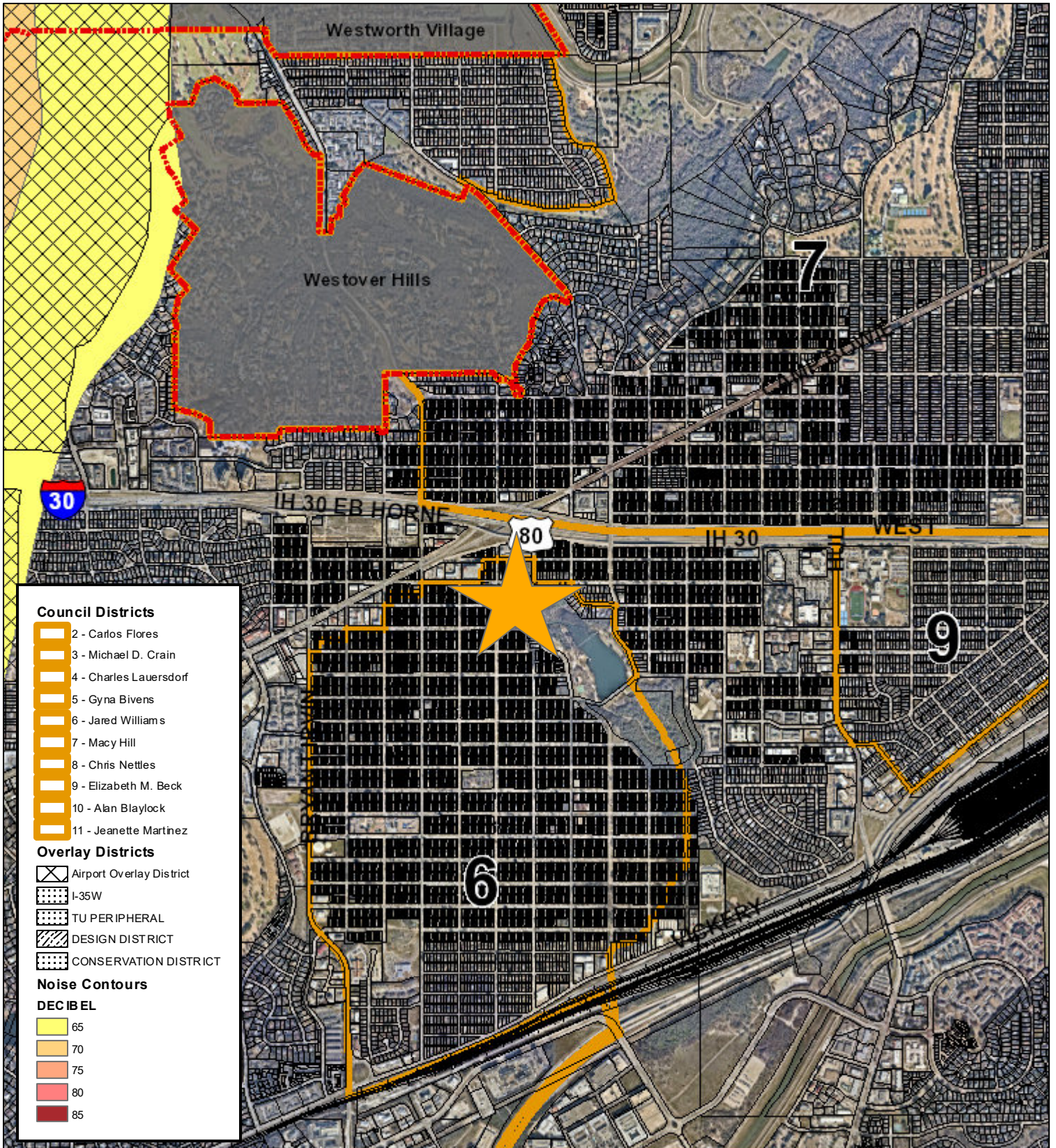


ONE BEDROOM/ONE BATH
 SCALE 1"=20'-0" (ANSI B & FHA UNIT) 750 S.F.

ISSUED FOR SITE PLANNING REVIEW ONLY
 08-22-2024
 NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

PROJECT # 24000
 DATE 08-22-2024
 SHEET NO. A.101
 SITE PLAN

Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
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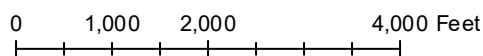
Overlay Districts

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

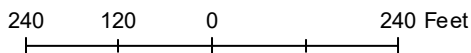
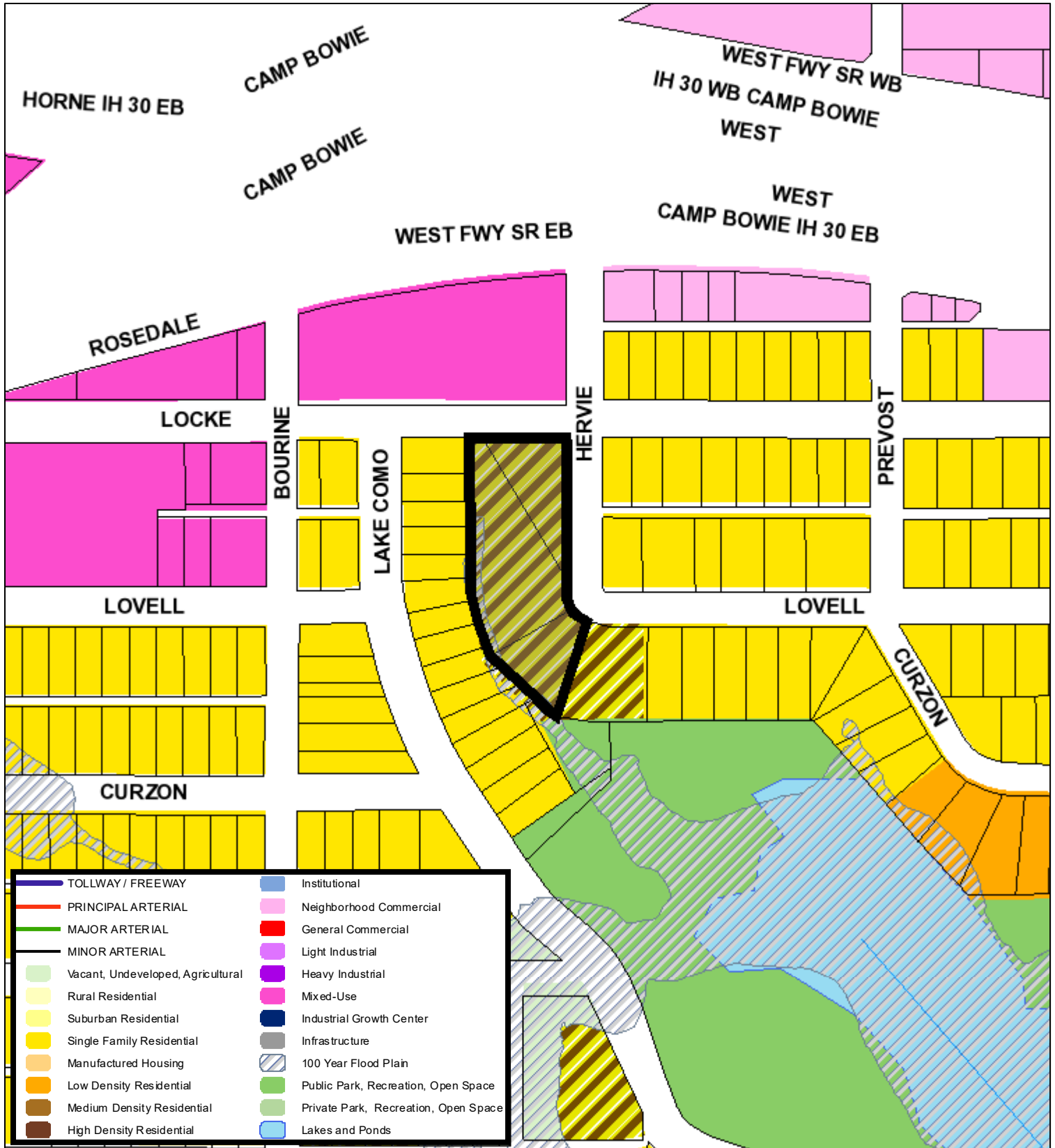
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



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



Aerial Photo Map



0 155 310 620 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-111

Council District: 9

Zoning Map Amendment & Site Plan

Case Manager: [Lynn Jordan](#)

Owner / Applicant: William Nunez, Texas Christian University/ Philip Varughese, TNP Inc.

Site Locations: 901, 2905, 2909, 2913, 2917, 2919, 2921, 2925, 2929, 2933, 2937, & 2941 Merida Ave.,
2950 Sandage Ave

Acreage: 4.49 acres

Request

Proposed Use: Mixed Use- Student Housing

Request: From: "CF" Community Facilities / TCU Overlay
To: "MU-2" High-intensity Mixed-Use / TCU Overlay

Recommendation

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

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

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

Staff Recommendation: **Approval**

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2. [Surrounding Zoning and Land Uses](#)
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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 properties occupy the entire block of Merida Avenue on the east side approximately 4.49 acres.+ The applicant is requesting a zoning change to “MU-2” High Intensity Mixed Use for student housing. The subject area is currently used for parking.

The purpose and intent of MU-2 District is to provide areas in which a variety of higher density housing types exit among commercial and institutional uses. It is designed to encourage compact, walkable development forms that are land-efficient and cost-effective and revenue positive for the City.

Surrounding Zoning and Land Uses

2900 Block Merida Avenue (east)

North “PD969” Planned Development / Commercial
East “CF” Community Facilities / Student Housing
South “BU-IX-6” Berry University Form Based Code / parking lots
West “CF” Community Facilities / parking lots

2900 Block Merida Avenue (west)

North “CF” Community Facilities / parking lots
East “CF” Community Facilities / parking lots
South “CF” Community Facilities / parking lots
West “CF” Community Facilities / TCU Neeley School; TCU Library

Recent Zoning History

- ZC-24-112 TCU proposed zoning to MU-2 in progress
- ZC-24-113 TCU proposed zoning to MU-2 in progress
- ZC-24-114 TCU proposed zoning to MU-2 in progress

Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.
The following organizations were notified: (emailed September 27, 2024)

Organizations Notified	
Rosemont NA	University Place NA
Frisco Heights NA*	
University West NA	Park Hill Place HOA
Paschal NA	Park Hill NA
Berry Street Initiative	Ryan Place Improvement Assn
Bluebonnet Hills NA	Fort Worth ISD
Trinity Habitat for Humanity	Streams and Valleys Inc

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The vicinity is primarily characterized by the TCU Campus establishments, including school buildings, dorms, parking lots, restaurants, and coffee shops, strategically positioned along Lowden Drive, McCart Avenue, Cantey Street, and Lubbock Street. The applicant is proposing a rezoning of the property to accommodate specific land uses and adhere to design criteria outlined in the "MU-2" High-intensity Mixed-Use zoning district. This adjustment aims to harmonize the property's classification with the predominant student housing/parking lots and commercial nature of the surrounding area. By doing so, it paves the way for the development of compatible activities that enhance the commercial vitality and diversity of the neighborhood.

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

Comprehensive Plan Consistency- FLU Map and Policies / TCU/Westcliff

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

MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

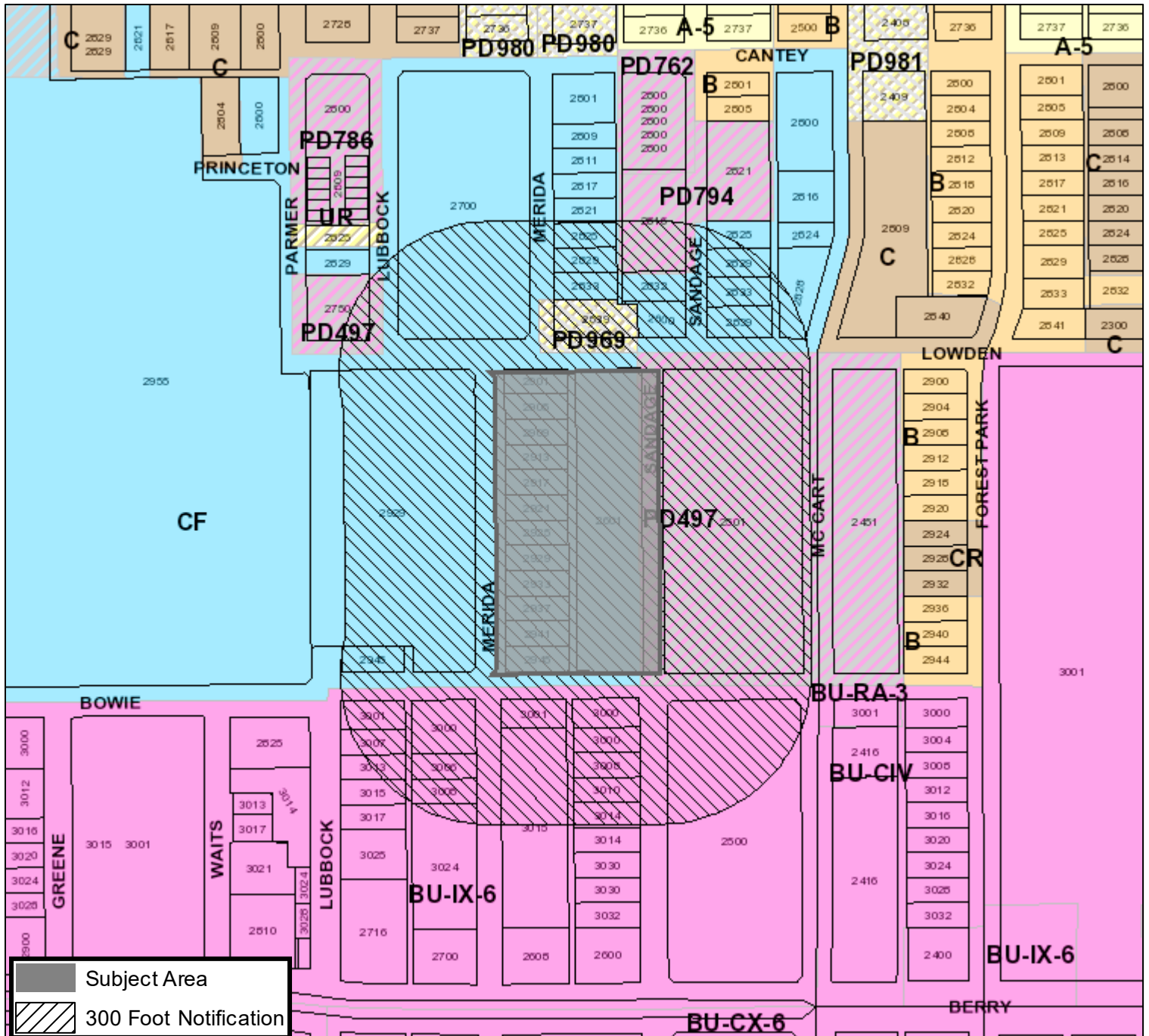
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.



In essence, the proposed shift towards mixed use zoning in this area is well-aligned with the established zoning objectives and urban planning goals. It signifies a strategic step forward in nurturing sustainable economic growth while maintaining synergy with the overarching development strategies in the region.

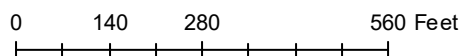
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan FLU Map and Policies.

Area Zoning Map

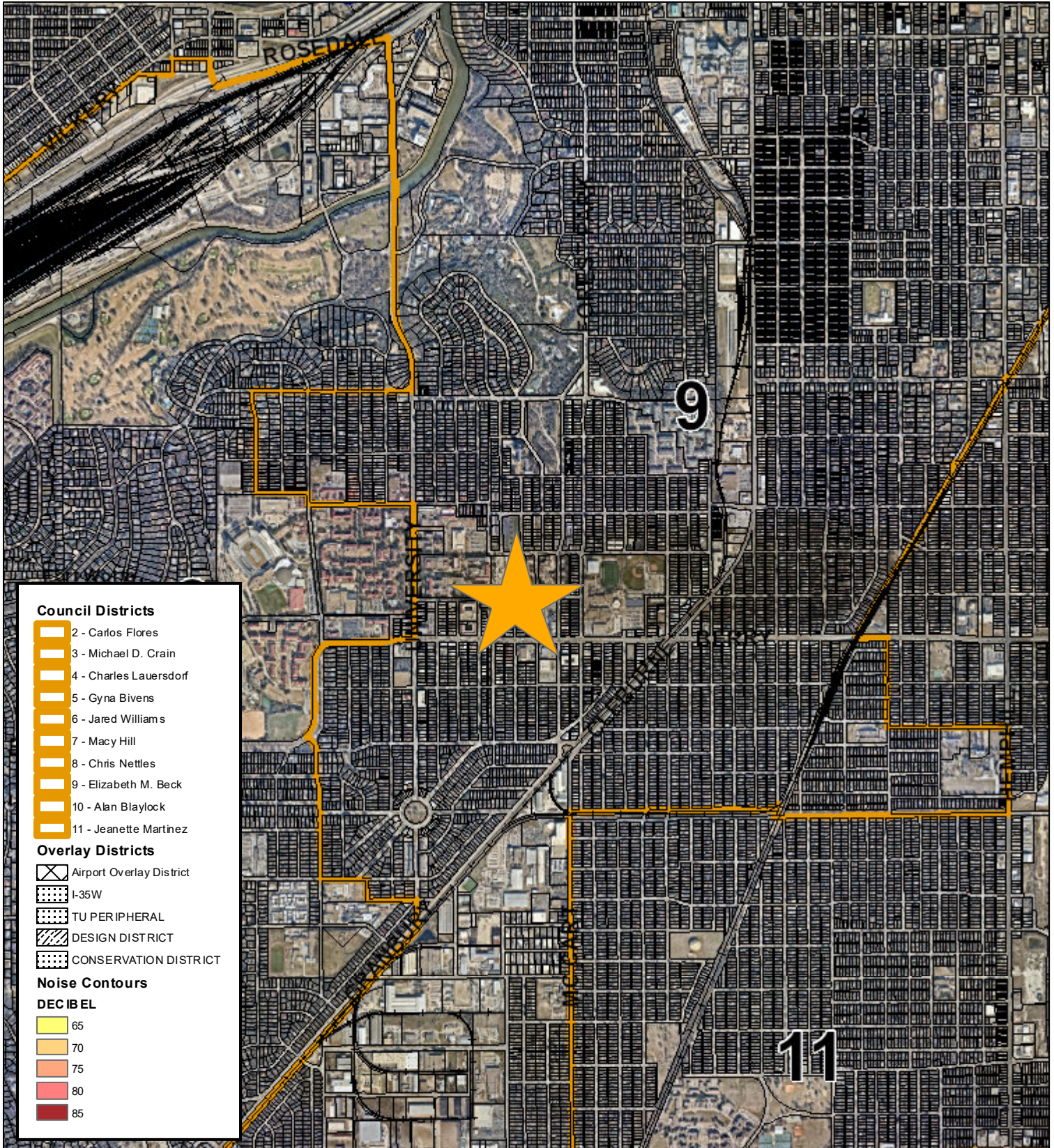
Applicant: TCU/William J. Nunez
 Address: 2901-2945 (odds) Merida Avenue; 2950 Sandage Avenue
 Zoning From: CF
 Zoning To: MU-2
 Acres: 4.49668646
 Mapsco: Text
 Sector/District: TCU_Westcliff
 Commission Date: 10/8/2024
 Contact: 817-392-7869



 Subject Area
 300 Foot Notification



Area Map



Aerial Photo Map



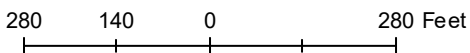
0 180 360 720 Feet



Future Land Use



280 140 0 280 Feet



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





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-112

Council District: 3

Zoning Map Amendment & Site Plan

Case Manager: Lynn Jordan

Owner / Applicant: William Nunez, Texas Christian University/ Philip Varughese, TNP Inc.

Site Locations: Southwest corner of Pond Drive and west of Berry Street

Acreage: 3.658 acres

Request

Proposed Use: Mixed Use- Student Housing

Request: From: "CF" Community Facilities / TCU Overlay
To: "MU-2" High-Intensity Mixed-Use / TCU Overlay

Recommendation

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

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

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

Staff Recommendation: **Approval**

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9. Aerial Photograph

Project Description and Background

The subject property is south of Pond Drive and just west of Berry Street, approximately 3.658 acres.+ The applicant is requesting a zoning change to “MU-2” High Intensity Mixed Use for student housing. The site currently has overflow parking for the campus to the north and undeveloped.

The purpose and intent of MU-2 District is to provide areas in which a variety of higher density housing types exit among commercial and institutional uses. It is designed to encourage compact, walkable development forms that are land-efficient and cost-effective and revenue positive for the City.

Site photos

Surrounding Zoning and Land Uses

North	“CF” Community Facilities / Student Housing
East	“A-5” One Family / Single Family
South	“CF” Community Facilities / parking lots
West	“CF” Community Facilities / student housing

Recent Zoning History

- ZC-16-193 A map amendment to create the Berry University Form Based Code, adopted by City Council 3/2017 subject area to the south
- ZC-24-111 TCU proposed zoning to MU-2 in progress
- ZC-24-113 TCU proposed zoning to MU-2 in progress
- ZC-24-114 TCU proposed zoning to MU-2 in progress

Public Notification

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

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

Organizations Notified	
Bluebonnet Hills NA	Colonial Hills NA
Westcliff NA	Tanglewood NA
Berry Street Initiative	Streams and Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD

* *Not located within a registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The vicinity is primarily characterized by the TCU Campus establishments, including school buildings, dorms, parking lots, restaurants, and coffee shops, strategically positioned along Berry Street and Bellaire Drive. The applicant is proposing a rezoning of the property to accommodate specific land uses and adhere to design criteria outlined in the "MU-2" High-intensity Mixed-Use zoning district. This adjustment aims to harmonize the property's classification with the predominant student housing/parking lots and commercial nature of the surrounding area. By doing so, it paves the way for the development of compatible activities that enhance the commercial vitality and diversity of the neighborhood.

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

Comprehensive Plan Consistency- FLU Map and Policies / TCU/Westcliff

The adopted Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use Map within the TCU/Westcliff Sector.

MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.

In essence, the proposed shift towards mixed use zoning in this area is well-aligned with the established zoning objectives and urban planning goals. It signifies a strategic step forward in nurturing sustainable economic growth while maintaining synergy with the overarching development strategies in the region.

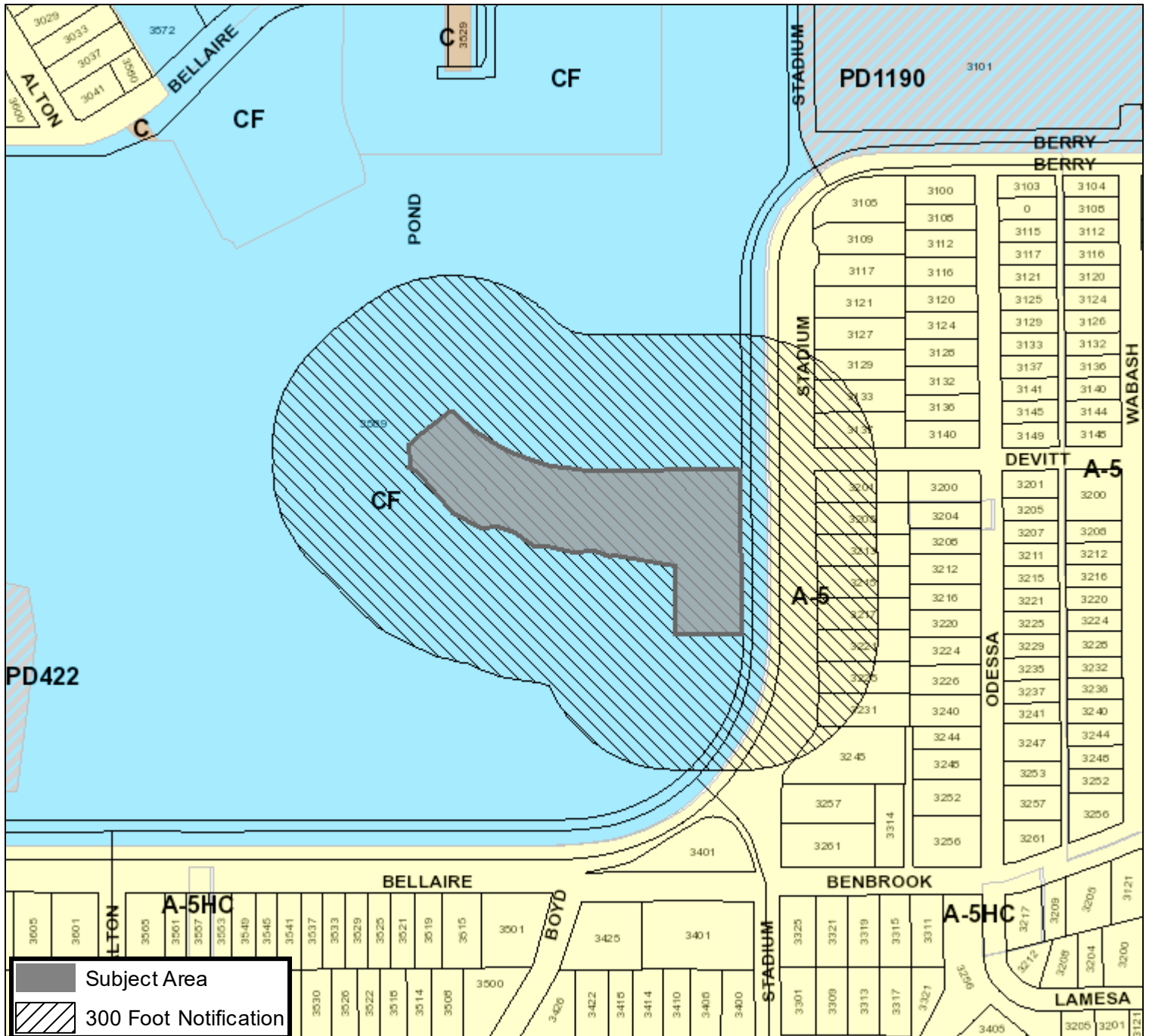
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan FLU Map and Policies.



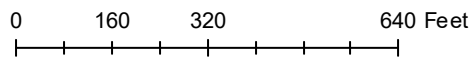
ZC-24-112

Area Zoning Map

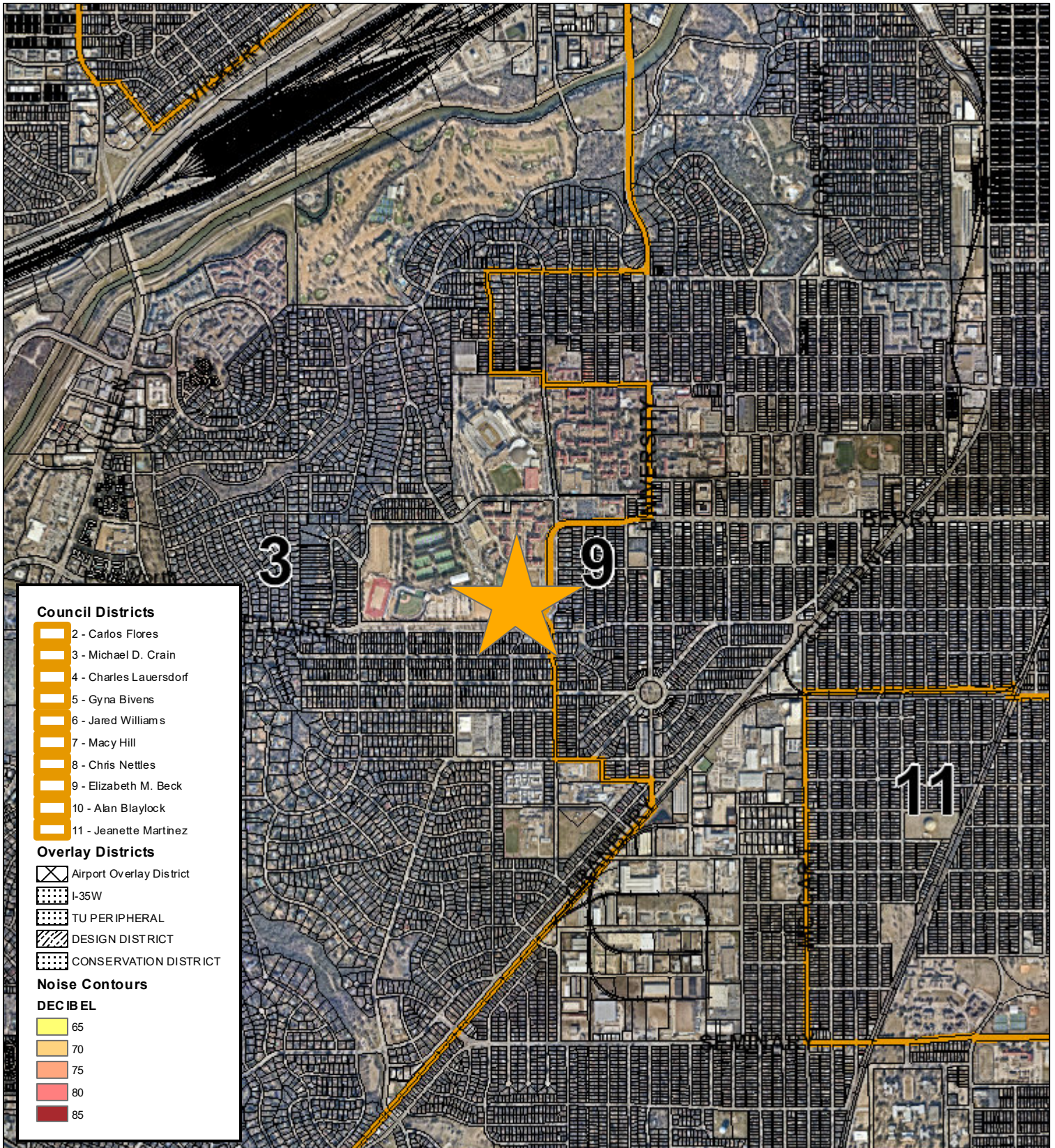
Applicant: TCU/William J. Nunez
 Address: 3589 Bellaire Dr N
 Zoning From: CF
 Zoning To: MU-2
 Acres: 3.68436596
 Mapsco: Text
 Sector/District: TCU_Westcliff
 Commission Date: 10/8/2024
 Contact: 817-392-7869



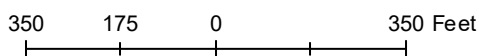
Subject Area
 300 Foot Notification



Area Map



Future Land Use



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



Aerial Photo Map



0 225 450 900 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-113

Council District: 9

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: William Nunez, TCU / Philip C. Varughese, TNP Inc.

Site Location: 2700 W Lowden Street, 2801, 2809, 2811, 2817, 2821, 8825, 2829, 2833 Merida Ave & a portion of Merida Ave
Acreage: +/- 5.100 acres

Request

Proposed Use: TCU Site C Student Housing & Parking Garage

Request: From: “CF/TCU” Community Facilities with TCU Overlay

To: “MU-2/TCU” High-Intensity Mixed-Use with TCU Overlay

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The subject properties are currently designated as a parking lot supporting the Texas Christian University (TCU) campus, separated by Merida Avenue, and occupy approximately 5.100 acres of land. Positioned to the east of the TCU campus, these parcels serve a crucial role by providing parking spaces for TCU students. The surrounding area features a mix of residential uses, including student housing, townhouses, and various other housing types that complement the university community.

In recent years, these parcels have undergone two rezoning cases (see 'Recent Zoning History'), both of which were intended to support the continuous growth of the TCU campus and its infrastructure. These prior rezoning cases were integral to facilitating the university's expansion and accommodating the increasing number of students.



Figure 1: Site photos taken on September 30, 2024, staff provided

The applicant is now seeking to rezone the property from "CF/TCU" Community Facilities with a TCU Overlay to "MU-2/TCU" High-Intensity Mixed-Use with a TCU Overlay. The primary goal of this request is to further increase the availability of parking and housing on the TCU campus, reflecting the institution's ongoing efforts to manage its expansion. A detailed description of the applicant's intended plans can be reviewed in the screenshot below.

The current property is used for parking. The property will be developed with student housing and a parking garage.

This will include the abandonment of Merida Ave from W. Cantey St to 455.13' south towards W. Lowden St.

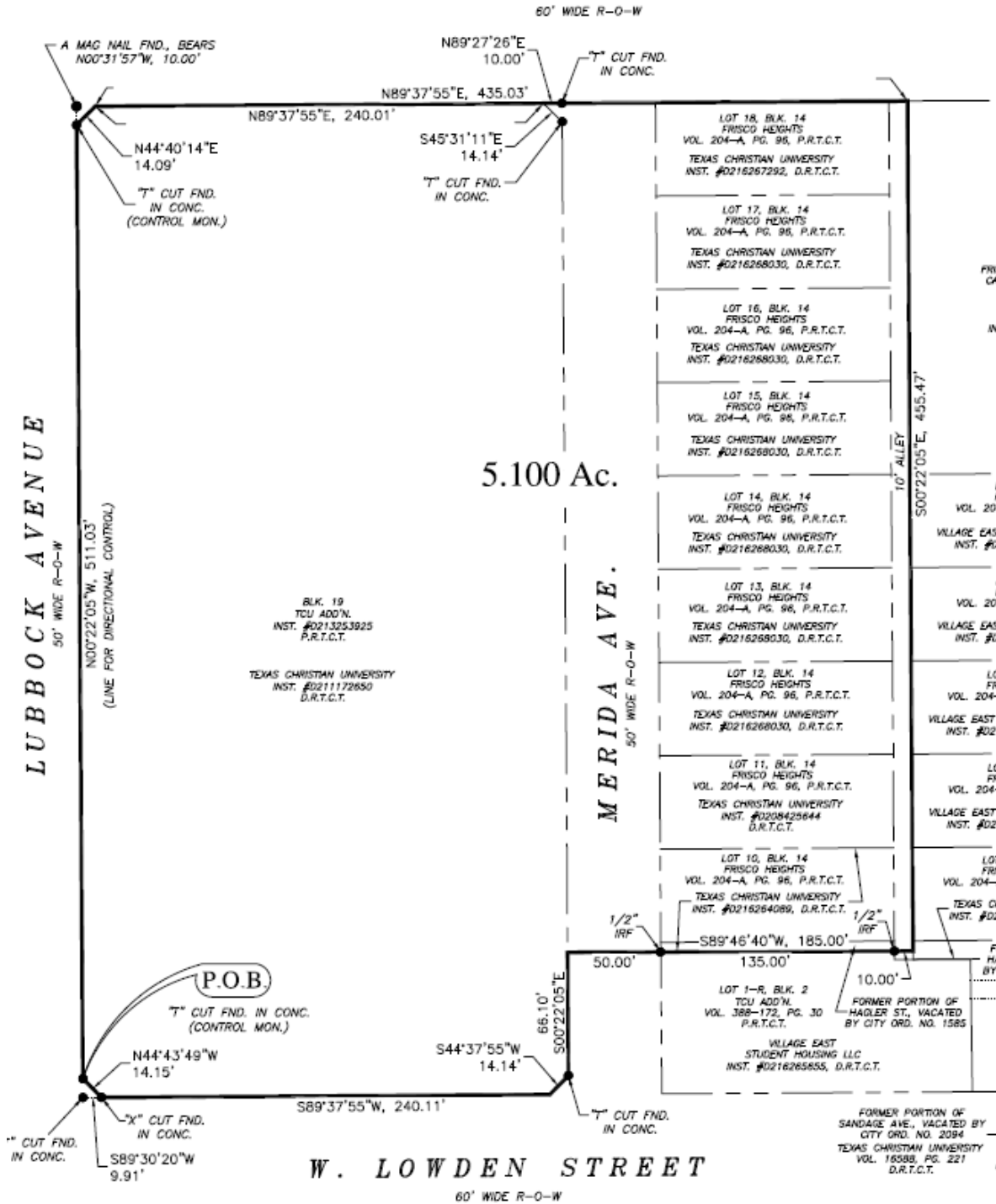
A separate application is being submitted for the abandonment.

The zoning of MU2 is consistent with the proposed use and is compatible with the surrounding land uses. The subject properties are shown on the Future Land Use Map as Mixed-Use.

Screenshot of applicant's detailed project description

W. CANTEY STREET

SCAL



Screenshots of proposed rezoning parcels

Surrounding Zoning and Land Uses

All zoning districts mentioned below are with the TCU Overlay District

2700 W Lowden Street

Northeast "PD/UR" Planned Development for Urban Residential / Residential

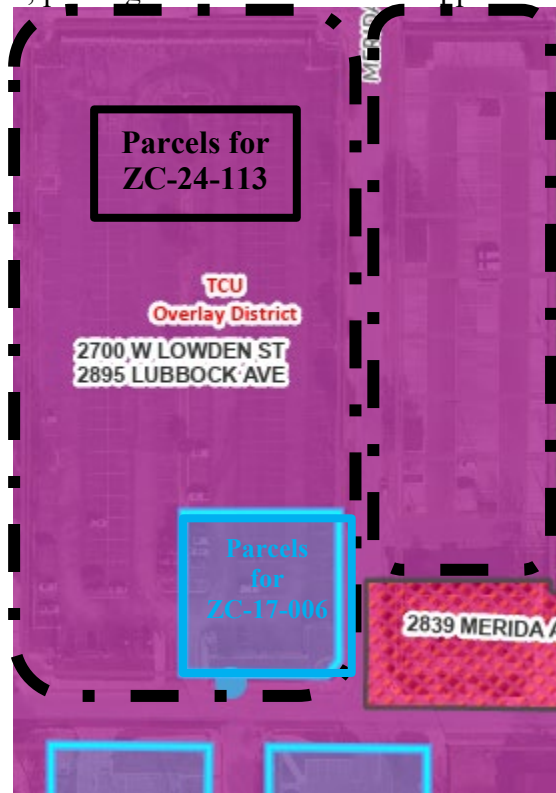
Northwest	“C” Medium Density / Residential
East	“CF” Community Facility/ Commercial
South	“CF” Community Facility/ Commercial
West-north	“PD-MU-1” with residential uses only Low-Intensity Mixed Use/ Residential
West	“UR” Urban Residential / Residential & “CF” Community Facility/ Commercial
West-south	“PD-MU-2” or all uses in "MU-2" High-Intensity Mixed Use/ Commercial

2801, 2809, 2811, 2817, 2821 & 8825, 2829, 2833 Merida Ave & a portion of Merida Ave

North	“PD/UR” Planned Development for Urban Residential / Residential
East	“CF” Community Facility/ Commercial
South	"PD/UR" Planned Development for all uses in Urban Residential/ Residential
West	“CF” Community Facility/ Commercial

Recent Zoning History

- ZC-17-165; This was to rezone properties from a mixture of “B” Two-Family, C” Medium Density Multifamily, PD 497 Planned Development for all uses in “MU-1” Low-Intensity Mixed-use, and “ER” Neighborhood Commercial Restricted to “CF” Community Facility. The desired use was to build the Texas Christian University (TCU) Campus with all the required needs. The ZC case was approved on 12/05/2017;
- ZC-17-006; This was to rezone properties from “B” Two Family/TCU Overlay to PD 497 Planned Development for all uses in “MU-1” Low Intensity Mixed Use. The portion of this zoning case that is relevant was requested for TCU Campus; parking lot. The ZC case was approved on 02/07/2017;



- Other past, non-recent zoning cases:
 - ZC-14-138- City of Fort Worth
 - ZC-10-177- James Dorsey
 - ZC-08-153- Dorsey Interests, LC

- ZC-08-002- Dorsey Interests, LC
- ZC-10-066- WITHDRAWN

Public Notification

300-foot Legal Notifications were mailed on September 24, 2024.
 The following organizations were notified: (emailed September 24, 2024)

Organizations Notified	
Frisco Heights	Streams and Valleys Inc
Trinity Habitat for Humanity	

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The majority of adjacent parcels are currently zoned as “CF” Community Facilities, with the exception of a nearby Planned Developments that includes a mix of zoning designations such as Urban Residential (UR), Low-Intensity Mixed-Use (MU-1), and High-Intensity Mixed-Use (MU-2). The proposed rezoning aligns well with these existing surroundings, particularly given its focus on providing student housing to support Texas Christian University’s (TCU) expanding needs within the TCU Overlay District. The introduction of student housing not only complements the university's growth but also fits seamlessly with the mixed-use and residential character of the neighboring parcels. This compatibility ensures that the proposed land use will harmonize with the existing urban fabric, promoting continuity and cohesion in the surrounding community.

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

Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use (FLU) Map. The FLU classifies Mixed-Use as UR, MU-1, MU-2, Form-Based Codes, or all Commercial. Changing the zoning district from “CF” Community Facilities to “MU-2” High-Intensity Mixed-Use aligns with the Comprehensive Plan policies and map.

MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

Figure 1

The proposed zoning is **consistent** with the future land use map for this area.

Comprehensive Plan Policy Consistency

The proposed high-intensity mixed-use zoning for this area aligns with the following policies outlined in the Comprehensive Plan:

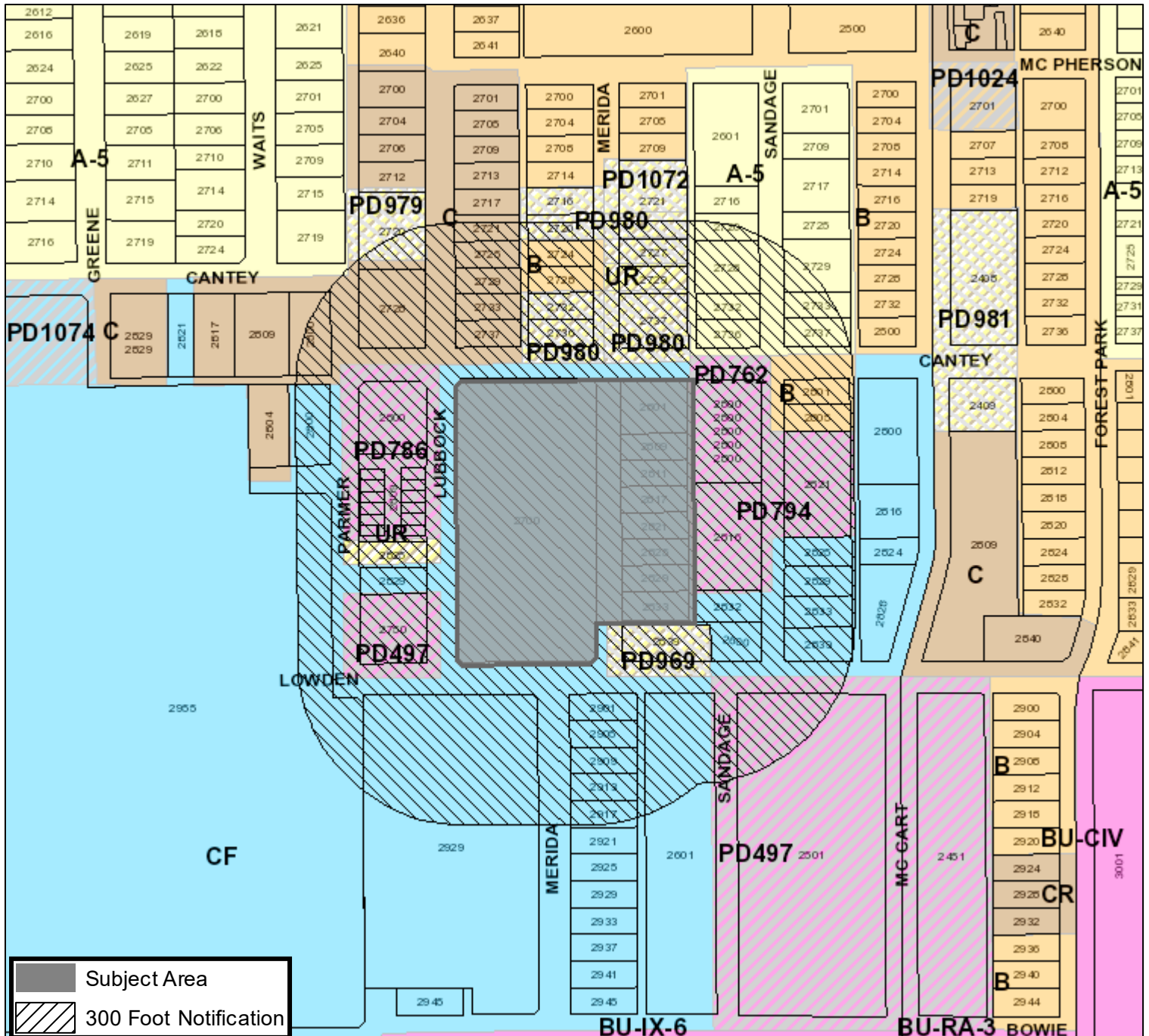
- *Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.*
- *Promote traditional neighborhoods and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.*
- *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.*
- *Encourage locating multiple-unit residential structures on corner lots.*
- *Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.*



The proposed high-intensity mixed-use zoning for the area aligns with the goals outlined in the Comprehensive Plan by promoting development that leverages existing infrastructure and discourages urban sprawl. The plan supports pedestrian-oriented developments that enhance human interaction, and walkability, and create attractive streetscapes. Additionally, the zoning change ensures compatibility with the existing neighborhood scale and architecture, encouraging new developments that improve connectivity for pedestrians, cyclists, and transit users. By supporting diverse housing options like student housing and townhomes, this proposal fosters walkable communities while maintaining harmony with the surrounding neighborhood fabric, aligning with TCU's growth and the area's urban character.

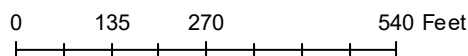
The proposed zoning is **consistent** with the land use designations for this area.

Area Zoning Map

Applicant: TCU/William J. Nunez
 Address: 2601 W Lowden Street, 2801, 2809, 2811, 2817, 2821 8825, 2829, 2833 Merida Ave
 Zoning From: CF
 Zoning To: MU-2
 Acres: 5.0992797
 Mapsco: Text
 Sector/District: TCU_Westcliff
 Commission Date: 10/8/2024
 Contact: 817-392-2806



	Subject Area
	300 Foot Notification



NOTES:

1) This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

2) Integral parts of this exhibit:
Sketch & Legal Description

Surveyed on the ground in the month of June, 2024.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT - RELEASE DATE AUGUST 27, 2024

Theron W. Sims, R.P.L.S., No. 5887

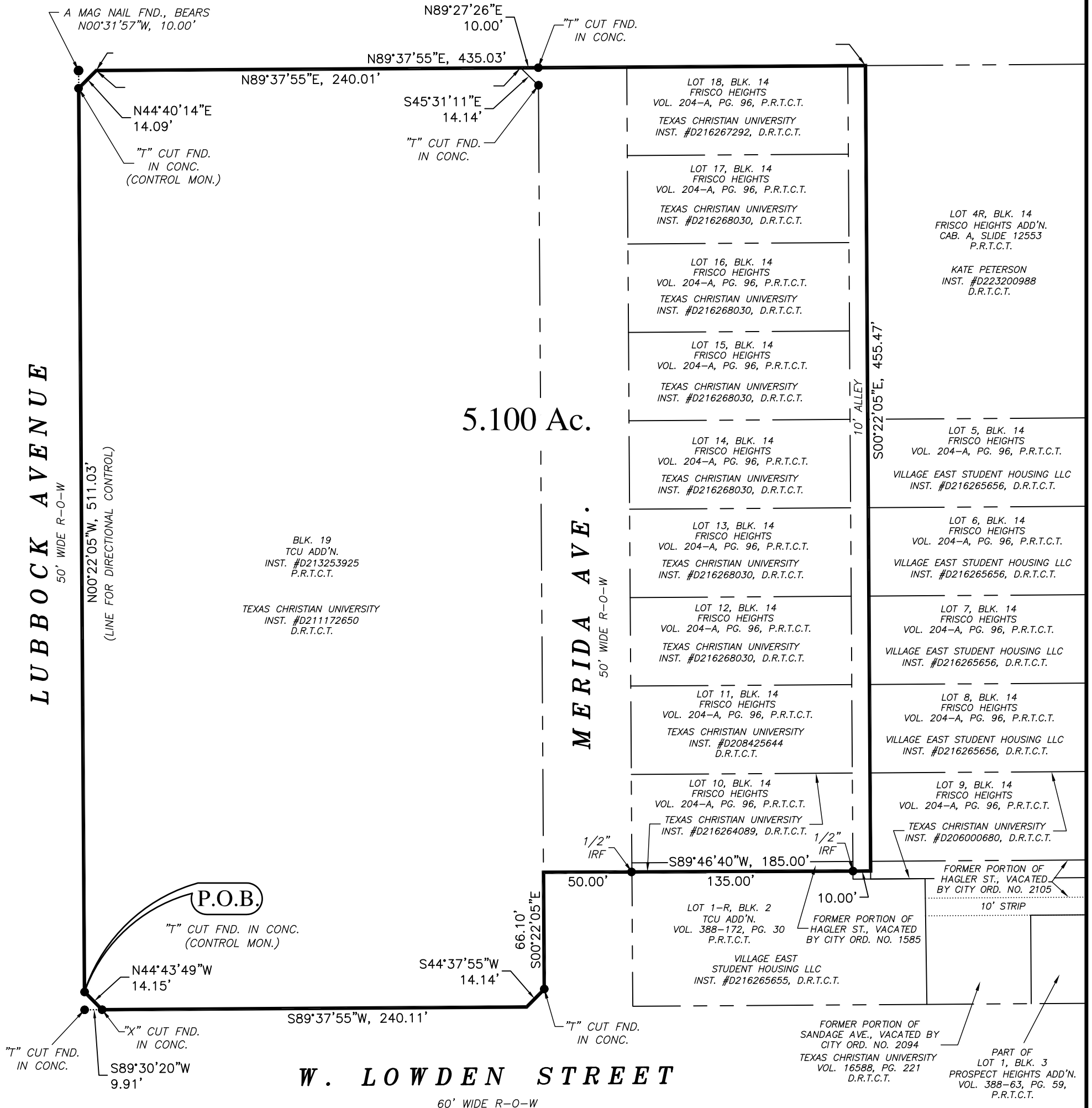
Date : August 27, 2024



SCALE 1"=60'

W. CANTEY STREET

60' WIDE R-O-W



5.100 Ac.

LUBBOCK AVENUE
50' WIDE R-O-W

MERIDA AVE.
50' WIDE R-O-W

W. LOWDEN STREET

60' WIDE R-O-W

ZONING EXHIBIT

5.100 ACRES OF LAND

Being all of Block 19, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D213253925, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lots 10 thru 18, Block 14, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 204-A, Page 96, P.R.T.C.T., also containing the north 5' portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 1585, also containing all of the Right-of-Way of Merida Avenue (50' in width), lying east of said Block 19, TCU Addition, and west of said Lots 10 thru 18, Block 14, Frisco Heights, west of said 5' vacated portion of former Hagler Avenue, and west of Lot 1-R, Block 2, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-172, Page 30, P.R.T.C.T., and also containing all of the 10' wide alley between the east line of said Lots 10 thru 18, Block 14, Frisco Heights, and the west line of Lots 5 thru 9, of said Block 14, Frisco Heights, the west line of Lot 4R, Block 14, Frisco Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 12553, P.R.T.C.T., and the west line of a portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 2105.



teague nail & perkins

5237 N. Riverside Drive, Suite 100

Fort Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx

www.tnppinc.com / TBPELS Registration No. 100116-00

JOB No. RMA 24185

SHEET 1 OF 2

ZONING DESCRIPTION

BEING 5.100 acres of land, containing all of Block 19, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D213253925, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lots 10 thru 18, Block 14, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 204-A, Page 96, P.R.T.C.T., also containing the north 5' portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 1585, also containing all of the Right-of-Way of Merida Avenue (50' in width), lying east of said Block 19, TCU Addition, and west of said Lots 10 thru 18, Block 14, Frisco Heights, west of said 5' vacated portion of former Hagler Avenue, and west of Lot 1-R, Block 2, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-172, Page 30, P.R.T.C.T., and also containing all of the 10' wide alley between the east line of said Lots 10 thru 18, Block 14, Frisco Heights, and the west line of Lots 5 thru 9, of said Block 14, Frisco Heights, the west line of Lot 4R, Block 14, Frisco Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 12553, P.R.T.C.T., and the west line of a portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 2105, and containing all of the tracts of land conveyed to Texas Christian University, according to the deeds filed in Instrument No.'s #D211172650, D216264089, D208425644, D216268030 and D216267292, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a "T" found cut in concrete at the most westerly southwest corner of said Block 19, TCU Addition, also being in the east Right-of-Way (R-O-W) line of Lubbock Avenue (50' in width);

THENCE N 00°22'05" W, along the west line of said Block 19, TCU Addition, and along the east R-O-W line of said Lubbock Avenue, a distance of 511.03 feet to a "T" found cut in concrete at the most westerly northwest corner of said Block 19, TCU Addition, from which a mag nail found, bears N 00°31'57" W, a distance of 10.00 feet;

THENCE N 44°40'14" E, along the northwest line of said Block 19, TCU Addition, and continuing along the east R-O-W line of said Lubbock Avenue, a distance of 14.09 feet to the most northerly northwest corner of said Block 19, TCU Addition, also being the intersection of the east R-O-W line of said Lubbock Avenue, with the south R-O-W line of W. Cantey Street (60' in width);

THENCE N 89°37'55" E, along the north line of said Block 19, TCU Addition, and along the south R-O-W line of said W. Cantey Street, at a distance of 240.01 feet passing the most northerly northeast corner of said Block 19, TCU Addition, also being the intersection of the south R-O-W line of said W. Cantey Street, with the west R-O-W line of said Merida Avenue, from which a "T" found cut in concrete, bears N 89°27'26" E, a distance of 10.00 feet, and from which a "T" found cut in concrete at the most easterly northeast corner of said Block 19, TCU Addition, also being in the west R-O-W line of said Merida Avenue, bears S 45°31'11" E, a distance of 14.14 feet; and continuing along the south R-O-W line of said W. Cantey Street, passing over and across said Merida Avenue, also passing along the north line of said Lot 18, Block 14, Frisco Heights and the north end of said 10' wide alley, in all a distance of 435.03 feet to the northeast corner of said 10' wide alley, also being the northwest corner of said Lot 4R, Block 14, Frisco Heights Addition;

THENCE S 00°22'05" E, along the east line of said 10' wide alley, passing along the west line of said Lot 4R, Block 14, Frisco Heights Addition, the west line of said Lots 5, thru 9, Block 14, Frisco Heights, and a portion of the west line of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 2105, a distance of 455.47 feet;

THENCE S 89°46'40" W, passing over and across said 10' wide alley, at 10.00 feet passing a 1/2 inch iron rod found at the most northerly northeast corner of said Lot 1-R, Block 2, TCU Addition, also being the southeast corner of said Texas Christian University tract (Inst. #D216264089), and continuing a distance of 135.00 feet along the south line of said 5' portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 1585, the south line of said Texas Christian University (Inst. #D216264089), and along the most northerly line of said Lot 1-R, Block 2, TCU Addition, to a 1/2 inch iron rod found at the northwest corner of said Lot 1-R, Block 2, TCU Addition, also being the southwest corner of said 5' portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 1585, also being the southwest corner of said Texas Christian University (Inst. #D216264089), and also being in the east R-O-W line of said Merida Avenue, and continuing a distance of 50.000 feet passing over and across said Merida Avenue, in all, a distance of 185.00 feet to the west R-O-W line of said Merida Avenue, also being in the east line of said Block 19, TCU Addition;

THENCE S 00°22'05" E, along the east line of said Block 19, TCU Addition, and along the west R-O-W line of said Merida Avenue, a distance of 66.10 feet to a "T" found cut in concrete at the most easterly southeast corner of said Block 19, TCU Addition;

THENCE S 44°37'55" W, along the southeast line of said Block 19, TCU Addition, and continuing along the west R-O-W line of said Merida Avenue, a distance of 14.14 feet to the most southerly southeast corner of said Block 19, TCU Addition, also being the intersection of the west R-O-W line of said Merida Avenue, with the north R-O-W line of W. Lowden Street (60' in width);

THENCE S 89°37'55" W, along the south line of said Block 19, TCU Addition, and along the north R-O-W line of said W. Lowden Street, a distance of 240.11 feet to an "X" found cut in concrete at the most southerly southwest corner of said Block 19, TCU Addition, from which a "T" found cut in concrete, bears S 89°30'20" W, a distance of 9.91 feet;

THENCE N 44°43'49" W, along the southwest line of said Block 19, TCU Addition, and continuing along the north R-O-W line of said W. Lowden Street, a distance of 14.15 feet to the **POINT OF BEGINNING** and containing 222,155 square feet or 5.100 acres of land.

ZONING EXHIBIT

5.100 ACRES OF LAND

Being all of Block 19, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D213253925, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lots 10 thru 18, Block 14, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 204-A, Page 96, P.R.T.C.T., also containing the north 5' portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 1585, also containing all of the Right-of-Way of Merida Avenue (50' in width), lying east of said Block 19, TCU Addition, and west of said Lots 10 thru 18, Block 14, Frisco Heights, west of said 5' vacated portion of former Hagler Avenue, and west of Lot 1-R, Block 2, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-172, Page 30, P.R.T.C.T., and also containing all of the 10' wide alley between the east line of said Lots 10 thru 18, Block 14, Frisco Heights, and the west line of Lots 5 thru 9, of said Block 14, Frisco Heights, the west line of Lot 4R, Block 14, Frisco Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 12553, P.R.T.C.T., and the west line of a portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 2105.

JOB No. RMA 24185

SHEET 2 OF 2

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



teague nail & perkins

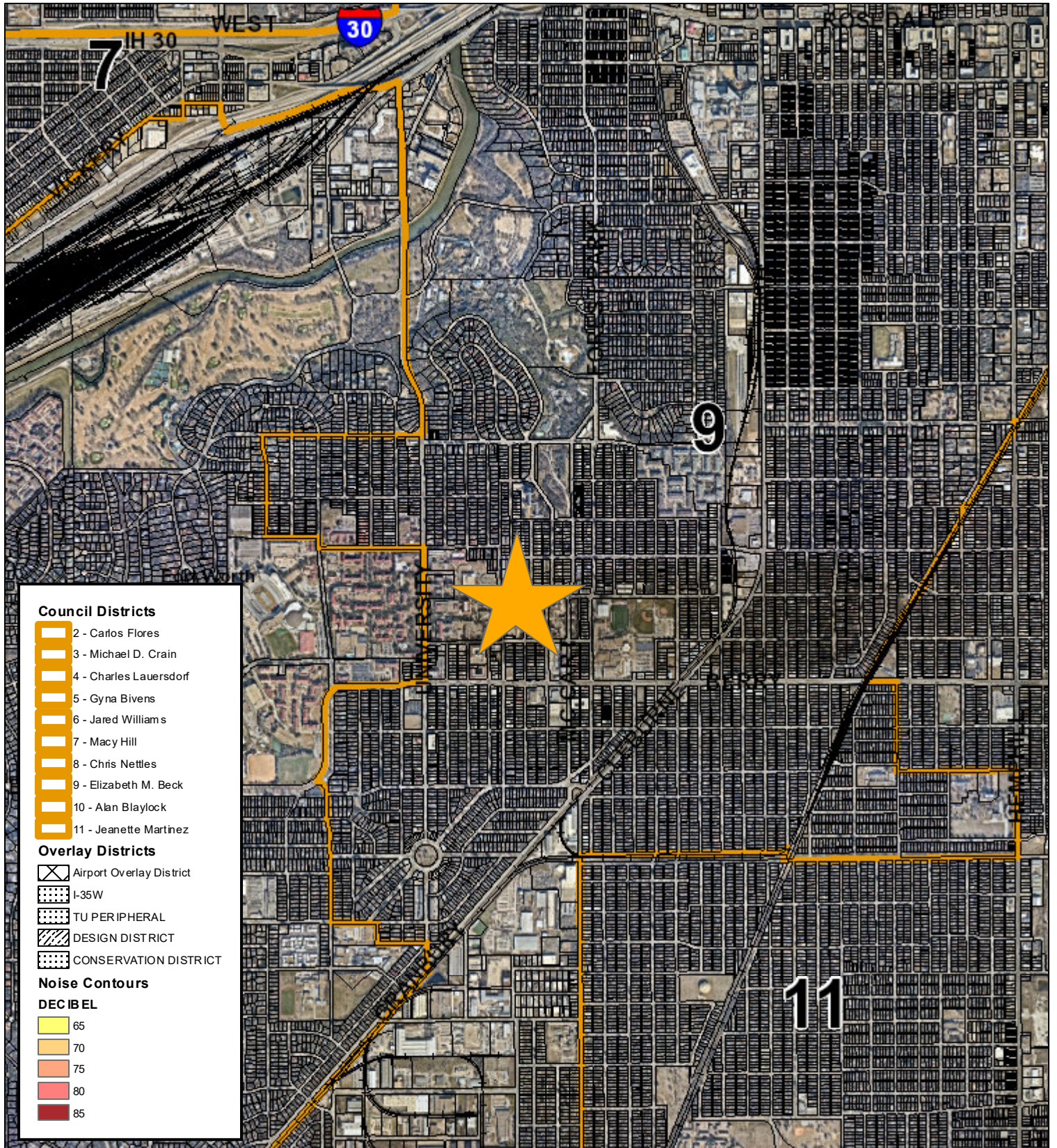
5237 N. Riverside Drive, Suite 100

Fort Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx

www.tnppinc.com / TBPELS Registration No. 100116-00

Area Map



Council Districts

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

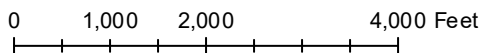
Overlay Districts

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

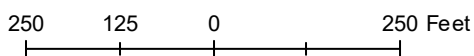
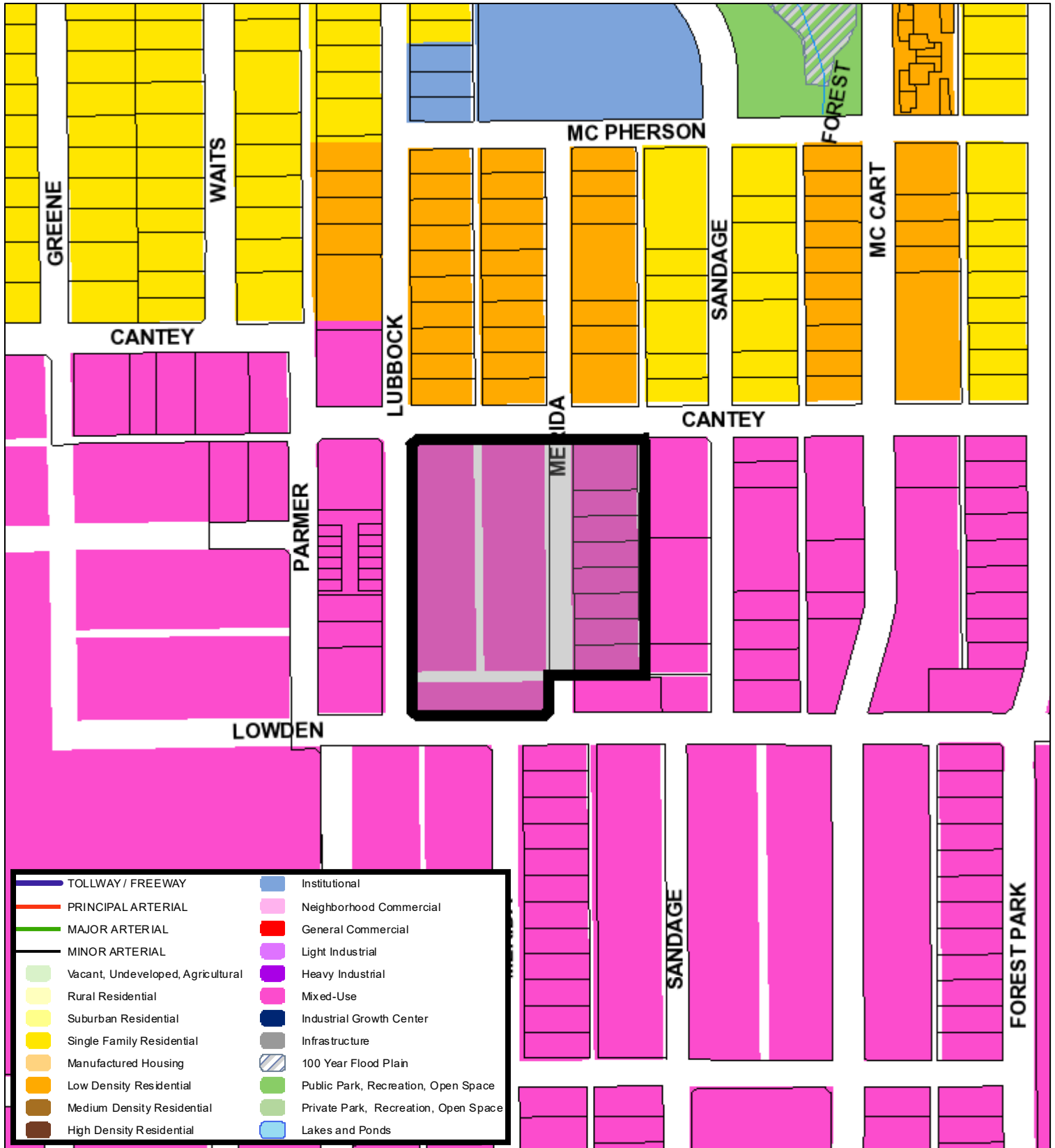
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



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



Aerial Photo Map



0 162.5 325 650 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-114

Council District: 9

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: William Nunez, TCU / Philip C. Varughese, TNP Inc.

Site Location: 2829, 2833 & 2839 Sandage Ave; 2800,2816 2824, 2826 McCart Ave; 2600 W Lowden;
2832 Sandage Ave. **Acreage:** +/- 2.173 acres

Request

Proposed Use: TCU Site D Student Housing

Request: From: “CF/TCU” Community Facilities /TCU Overlay

To: “MU-2/TCU” High-Intensity Mixed-Use with /TCU Overlay

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The majority of the subject properties are currently designated as a parking lot supporting the Texas Christian University (TCU) campus. The parcels to the east are separated by Sandage Avenue, the parcels are a vacant lot and an existing building. The total size of all the lots is approximately 2.173 acres of land. Positioned to the far east of the TCU campus, these parcels currently serve a crucial role by providing parking spaces for TCU students. The surrounding area features a mix of residential uses, including student housing, townhouses, and various other housing types that complement the university community.

In recent years, some of the parcels have undergone a rezoning case (see 'Recent Zoning History'), which were intended to support the continuous growth of the TCU campus and its infrastructure. The prior rezoning cases were integral to facilitating the university's expansion and accommodating the increasing number of students.



Figure 1: Site photos taken on September 30, 2024, staff provided

The applicant is now seeking to rezone the property from "CF/TCU" Community Facilities with a TCU Overlay to "MU-2/TCU" High-Intensity Mixed-Use with a TCU Overlay. The primary goal of this request is to further increase the availability of housing on the TCU campus, reflecting the institution's ongoing efforts to manage its expansion. A detailed description of the applicant's intended plans can be reviewed in the screenshot below.

The current property is used for parking and student housing.

The property will be developed with new student housing.

The zoning of MU2 is consistent with the proposed use and is compatible with the surrounding land uses.

The subject properties are shown on the Future Land Use Map as Mixed-Use.

Screenshot of applicant's detailed project description

South "CF" Community Facilities / Parking Lot
West "PD-MU-1" Planned development "MU-1" Low-Intensity Mixed Use for residential uses only / Residential

2832 Sandage Avenue

North "PD-MU-1" Planned development Low-Intensity Mixed Use for residential uses only / Residential
East "CF" Community Facilities / Parking Lot
South "CF" Community Facilities / Vacant Lot
West "CF" Community Facilities / Parking Lot

2800 McCart Ave

North "B" Two-family / Residential
East "PD/UR" Planned Development for all uses in Urban Residential/ Residential
South "CF" Community Facilities / Parking Lot
West "B" Two-family / Residential

2816 McCart Ave

North "CF" Community Facilities / Parking Lot
East "C" Medium Density / Residential
South "CF" Community Facilities / Parking Lot
West "PD-MU-1" Planned development Low-Intensity Mixed Use for residential uses only / Residential

2824 & 2826 McCart Ave

North "CF" Community Facilities / Parking Lot
East "C" Medium Density / Residential
South "CF" Community Facilities / Parking Lot
West "CF" Community Facilities / Parking Lot

2600 W Lowden

North "CF" Community Facilities / Commercial
East "CF" Community Facilities / Parking Lot
South "PD-MU-2" Planned development High-Intensity Mixed Use for residential uses only / Residential
West "PD/UR" Planned Development for all uses in Urban Residential / Residential

Recent Zoning History

- ZC-17-165; A rezoning request was submitted to remove the existing residential structures and replat the block for future development. Texas Christian University requested to also incorporate the property into a larger redevelopment and expansion plan for the area. The ZC case was approved on 12/05/2017;

Public Notification

300-foot Legal Notifications were mailed on September 24, 2024.
The following organizations were notified: (emailed September 24, 2024)

Organizations Notified

Frisco Heights	Streams and Valleys Inc
Trinity Habitat for Humanity	

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The adjacent parcels consist of a mix of non-form-based districts, such as “CF” Community Facilities and residential zones like “B” Two-Family and “C” Medium Density, along with nearby Planned Developments that include zoning designations like Urban Residential (UR), Low-Intensity Mixed-Use (MU-1), and High-Intensity Mixed-Use (MU-2). The proposed rezoning complements the existing surroundings by focusing on providing student housing to accommodate Texas Christian University’s (TCU) growing needs within the TCU Overlay District. This addition of student housing aligns well with the surrounding mixed-use and residential areas, ensuring compatibility with the neighborhood’s character and promoting a cohesive, integrated urban landscape.

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

Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use (FLU) Map. The FLU classifies Mixed-Use as UR, MU-1, MU-2, Form-Based Codes, or all Commercial. Changing the zoning district from “CF” Community Facilities to “MU-2” High-Intensity Mixed-Use aligns with the Comprehensive Plan policies and map.

MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

Figure 1

The proposed zoning is **consistent** with the future land use map for this area.

Comprehensive Plan Policy Consistency

The proposed high-intensity mixed-use zoning for this area aligns with the following policies outlined in the Comprehensive Plan:

- *Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.*
- *Promote traditional neighborhoods and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.*

- *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.*
- *Encourage locating multiple-unit residential structures on corner lots.*
- *Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.*

The proposed high-intensity mixed-use zoning for the area aligns with the goals outlined in the Comprehensive Plan by promoting development that leverages existing infrastructure and discourages urban sprawl. The plan supports pedestrian-oriented developments that enhance human interaction, and walkability, and create attractive streetscapes. Additionally, the zoning change ensures compatibility with the existing neighborhood scale and architecture, encouraging new developments that improve connectivity for pedestrians, cyclists, and transit users. By supporting diverse housing options like student housing and townhomes, this proposal fosters walkable communities while maintaining harmony with the surrounding neighborhood fabric, aligning with TCU's growth and the area's urban character.

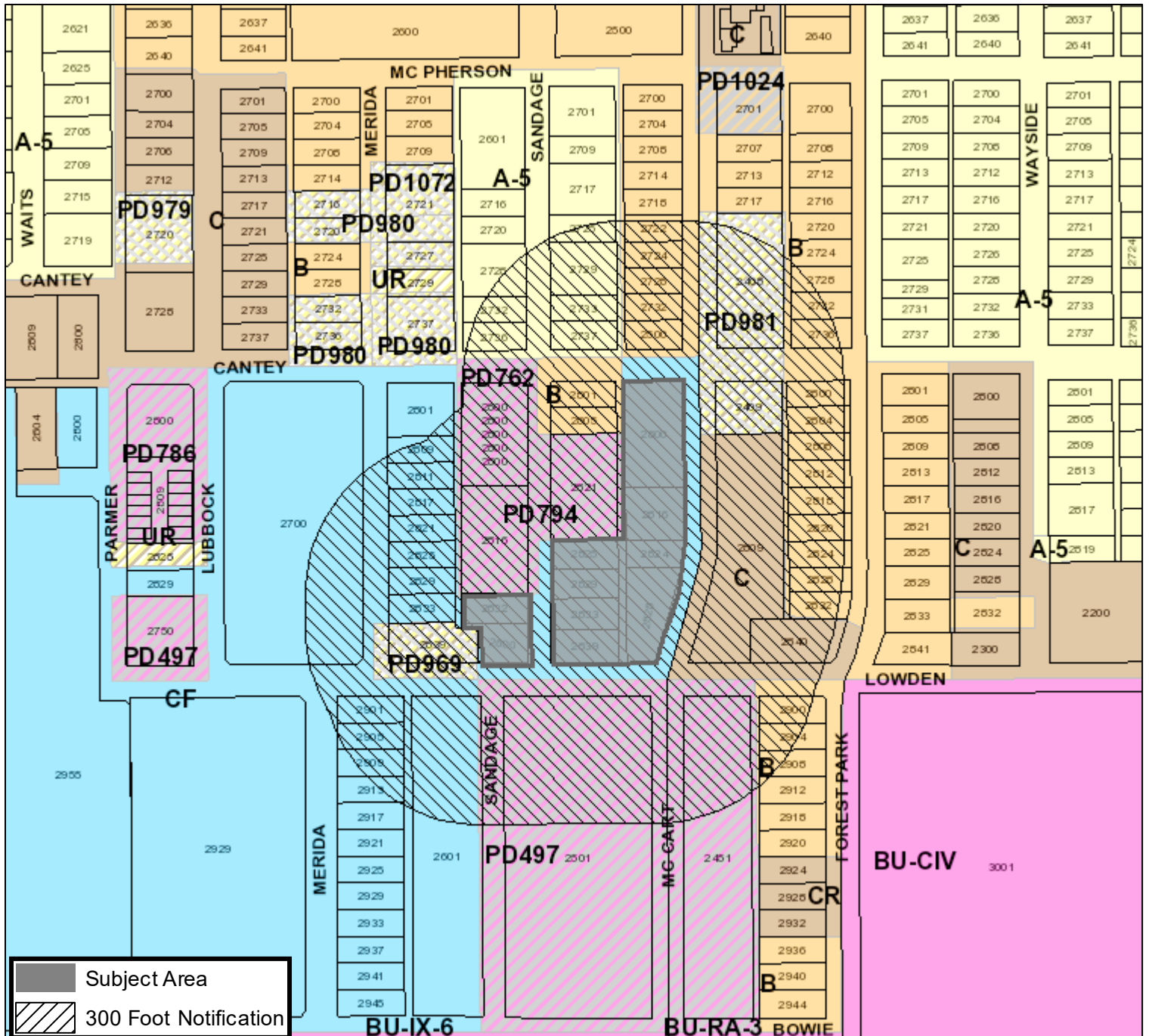
The proposed zoning is **consistent** with the land use designations for this area.





Area Zoning Map

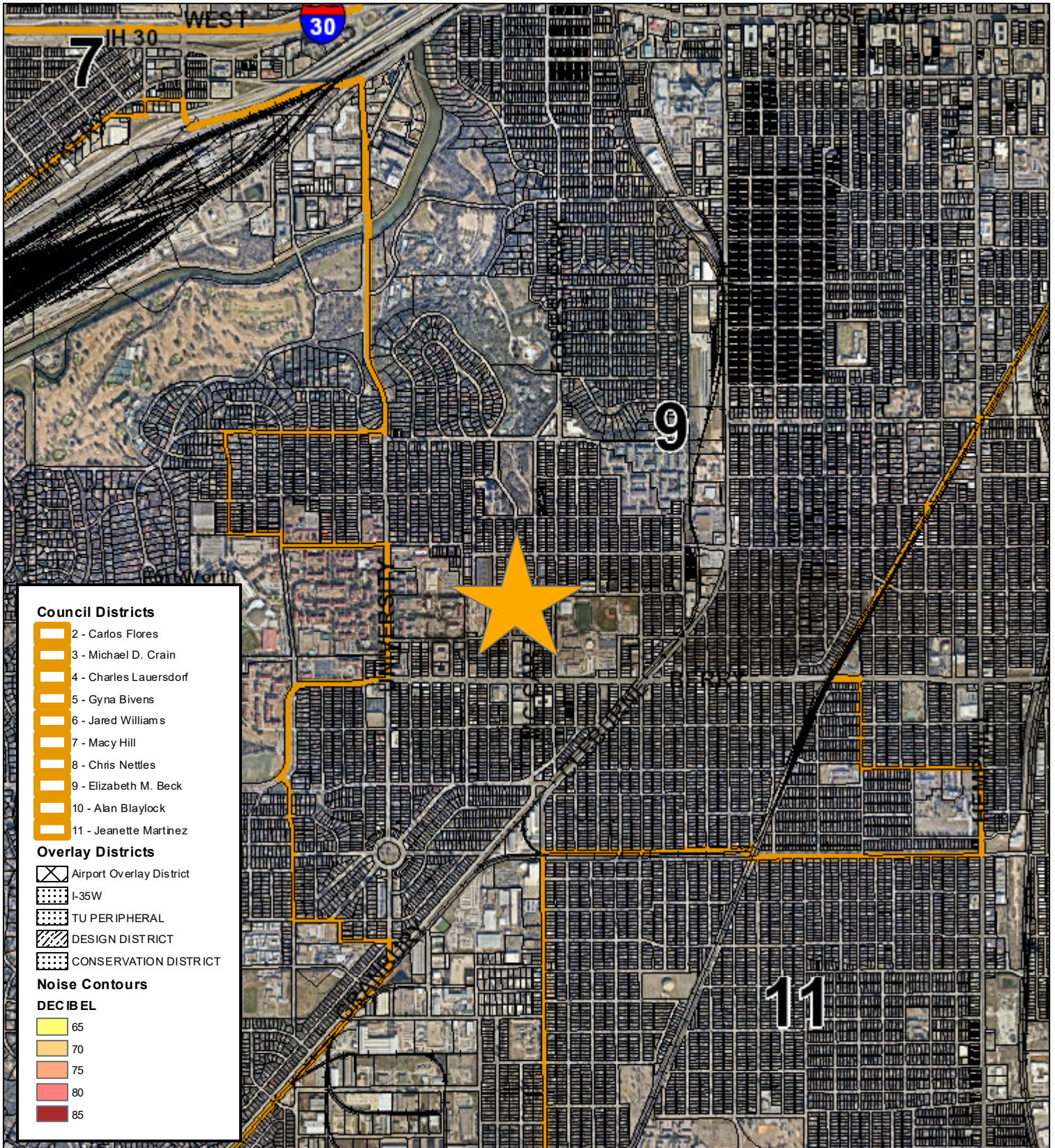
Applicant: TCU/William J. Nunez
 Address: 2829, 2833 & 2839 Sandage Ave; 2800,2816 2824, 2826 McCart Ave; 2600 W Lowden; 28
 Zoning From: null
 Zoning To: null
 Acres: 2.3381007
 Mapsco: Text
 Sector/District: TCU_Westcliff
 Commission Date: 10/8/2024
 Contact: 817-392-2806



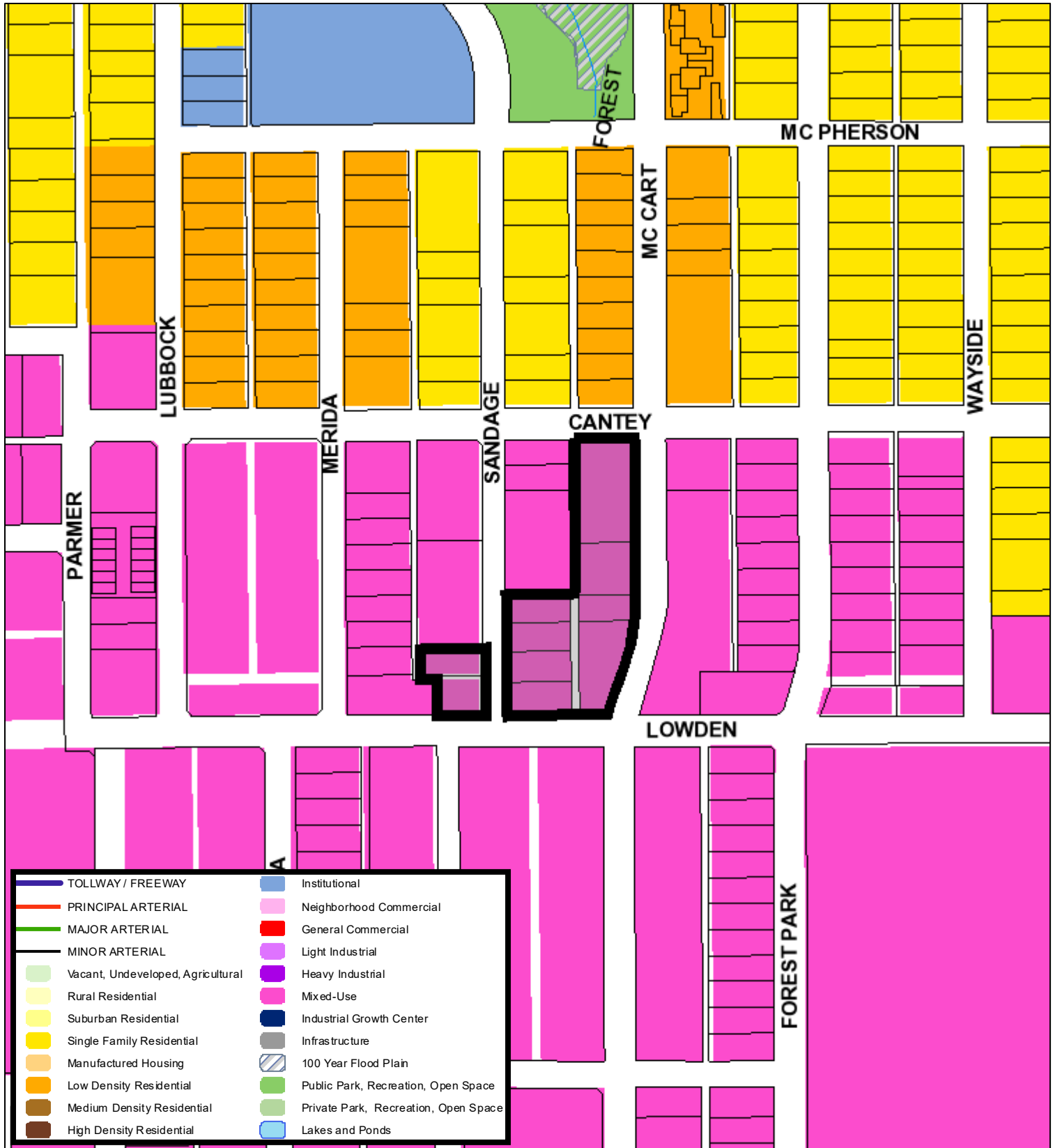
Subject Area
 300 Foot Notification

0 135 270 540 Feet

Area Map



Future Land Use

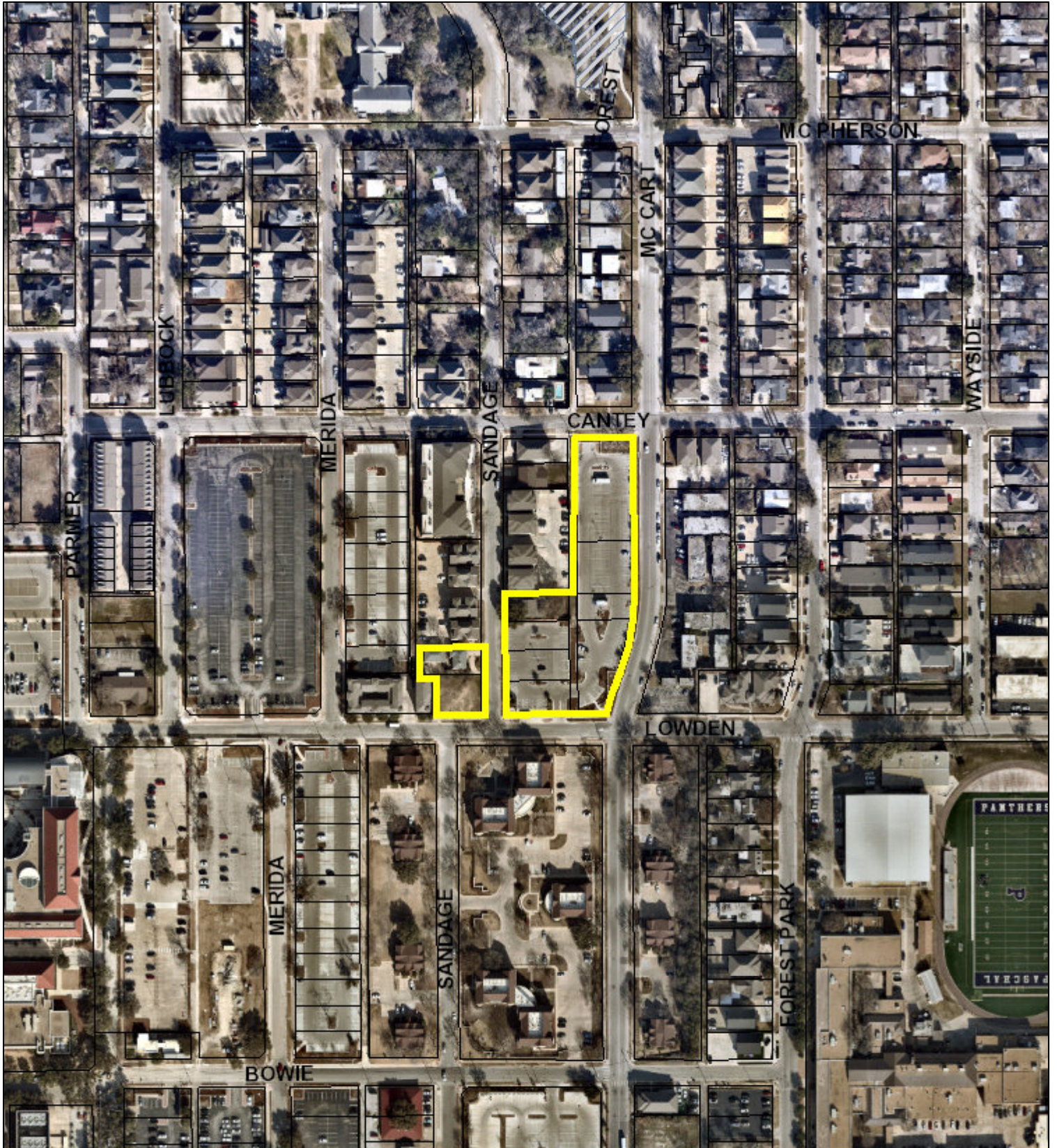


250 125 0 250 Feet

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



Aerial Photo Map



0 162.5 325 650 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-115

Council District: 9

Zoning Map Amendment

Case Manager: Brett Mangum

Owner / Applicant: Fort Worth Affordability Inc / Daniel Smith, Ojala Partners

Site Location: 3100 & 3200 Hamilton Avenue

Acreage: 6.91 acres

Request

Proposed Use: Mixed Use, Apartment & Retail

Request: From: “ER” Neighborhood Commercial Restricted & “C” Medium Density Multifamily
To: “MU-2” High-Intensity Mixed Use

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The applicant is requesting a zoning change from “C” Medium Density Multifamily (with a small portion of “ER” Neighborhood Commercial Restricted) to “MU-2” High Intensity Mixed Use for development of a multifamily complex with a retail component on a portion of the first floor. The proposed development is being referred to as “Spring Hill” at this time. In the instance that the rezoning is approved, the owner would begin the process of demolishing the existing units on the site, prior to initiating redevelopment, which is proposed in two stages. The following narrative is excerpted from the application:

The proposed site is located along University Drive and bordered between Bristol Rd. to the north, Hamilton Ave. to the south, and Bailey Ave. to the west and is in Council District 9. We are requesting to re-zone the property from C (multifamily medium density) and ER (commercial neighborhood commercial restricted) into MU-2 (high intensity mixed-use).

Prior to filing to modify the land-use we have engaged in an extensive community outreach program and have included "X" letters of support from our neighbors. Although we are not located within the jurisdictional boundaries of any Neighborhood Association or Neighborhood Alliance, we have proactively met with the President of the Monticello Neighborhood Association, Linwood Neighborhood Association, and the West 7th Alliance and there is no known opposition.

The MU-2 zoning classification is consistent with the Comprehensive Plan and Future Land Use map. Currently there is only 0.04% of mixed-use projects within the city limits. With only 2.8% of current zoning dedicated to mixed-use, this zoning change would help the City achieve the goal of 11.3%.

Currently the site consists of 284 multifamily units built in 1962. The proposed plan is for multifamily as well as retail intended to serve the community.

The purpose and intent of MU-2 District is to provide areas in which a variety of higher density housing types exist amongst commercial and institutional uses. It is designed to encourage compact, walkable development forms that are land-efficient and cost-effective and revenue positive for the City. Siting such a development in an area with existing established infrastructure, rather than building new on the periphery of the City on a greenfield site, is doubly advantageous and efficient.

Current site conditions are pictured below:

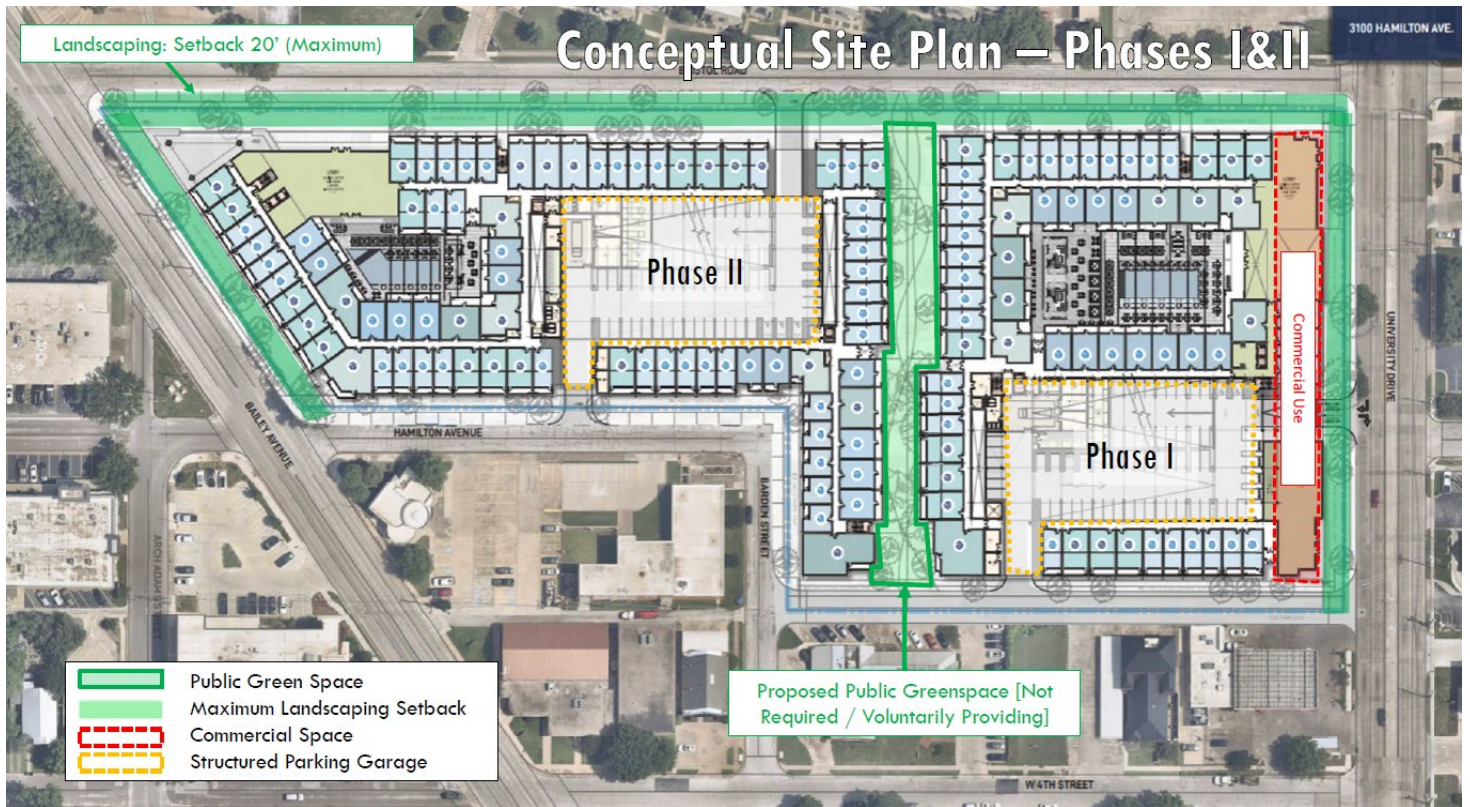






ZONING AND REDEVELOPMENT SUMMARY: **SPRING HILL (PHASE I&II)**

Development Name:	Spring Hill Redevelopment (placeholder)
Address:	3100 Hamilton Street, Fort Worth, TX
Existing Zoning:	<p>“C” – Medium Density Multifamily</p> <ul style="list-style-type: none"> • Minimum Open Space: 45% • Maximum Building Height 36’
Proposed Zoning:	<p>“MU-2” – Mixed-Use</p> <ul style="list-style-type: none"> • Landscape Setbacks: 20’ maximums on University, Bristol, and Bailey • Public Greenspace: Separating Phase I & Phase II
Phase I	~350 units – 2026 Ground Breaking
Phase II	~325 units – 2029 Ground Breaking
Phase I Amenities:	<ul style="list-style-type: none"> ▪ ~5,000 SF of Retail Space along University Drive ▪ ~10,000 SF of interior amenity space including a clubroom, fitness center, business center w/ co-working space, and parcel/package rooms ▪ Dog park, paseo, and a large pool with grills, fire pits, and outdoor games
Phase II Amenities:	<ul style="list-style-type: none"> ▪ Same amenity set as Phase I except for retail space



Surrounding Zoning and Land Uses

North	“G” Intensive Commercial & “C” Med Density Multifamily / Auto parts retail, office, & condos
East	“E” Neighborhood Commercial / Offices & fast food restaurants
South	“CF” Community Facilities & “E” Neighborhood Commercial / Museum, church, and offices
West	“E” Neighborhood Commercial / Offices

Recent Zoning History

- No changes in the past 10 years

Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.
 The following organizations were emailed on September 27, 2024:

Organizations Notified	
West Side Alliance	West 7th Neighborhood Alliance
Fort Worth ISD	Cultural District Alliance
Montgomery Plaza Master Condominium Assoc.	Linwood NA*
Monticello NA	Crestwood NA
Casa Blanca HOA	Sixth & Arch Adams HOA

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The subject site is in a developed section of inner Fort Worth, and hosts an existing multifamily apartment community called The Springs. The surroundings are quite varied. Generally to the north are residential developments, ranging from condominiums to garden apartments to senior living, most of these complexes are about the same age and caliber as The Springs. The University Drive corridor on the eastern side is a major thoroughfare and hosts many non-residential uses, ranging from retail and restaurant to office space. Across Bailey Avenue to the west are more offices, generally on a smaller scale, as the transition to Monticello neighborhood begins beyond the Bailey Avenue corridor. The Cultural District is proximal, beginning a few blocks to the south, and is a major regional draw featuring major museums, theaters, arenas, and other cultural institutions.

The applicant is proposing a rezoning of the property to accommodate specific land uses and will adhere to all of the design criteria outlined in Section 4.1302 of the Zoning Ordinance detailing development in "MU-2" High-intensity Mixed Use zones. Any deviations from the "MU-2" development standards will necessitate review and approval from the Urban Design Commission.

Considering the surroundings, this is an appropriate development typology, and upon completion will help to contribute vitality and foster continued growth in the Cultural District. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Arlington Heights

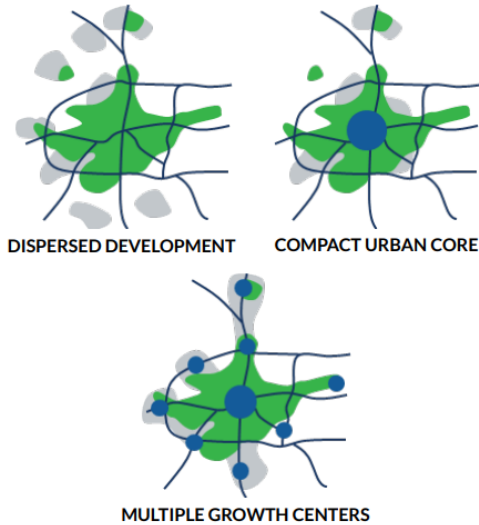
The adopted Comprehensive Plan currently designates the subject property as *future regional mixed use-growth center* on the Future Land Use Map.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

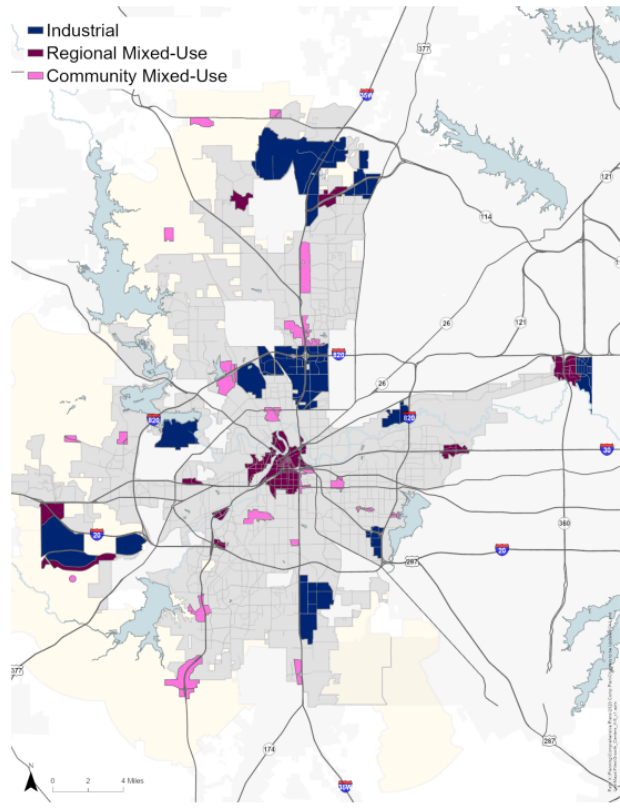
The multiple growth centers concept promotes compact urban land use within designated areas and lower intensities of land use elsewhere. As an alternative to the typical urban/suburban pattern, Fort Worth's Comprehensive Plan advocates for the development of multiple growth centers.

Growth centers are located along highway or rail corridors to facilitate transportation linkages to other growth centers. A network of growth centers can accommodate citywide growth with fewer environmental impacts, less land consumption and traffic generation, and less pollution than a dispersed development pattern. The North Central Texas Council of Governments is also promoting this growth strategy in response to growing concerns over traffic, pollution, and reduced funding for transportation infrastructure.

URBAN DEVELOPMENT PATTERNS



INDUSTRIAL AND MIXED-USE GROWTH CENTERS



Source: City of Fort Worth, Planning & Data Analytics Department, 2022.

“MU-2” zoning is listed as an acceptable zoning classification within future mixed use designated areas. This proposed change of zoning would allow the construction of a vertical mixed use project with multifamily and retail components. This type of development espouses the desired characteristics of a regional growth center, including a high concentration of jobs, pedestrian activity, and variety of uses. Adding mixed-use zoning in this area is sensible and well-aligned with the City’s established zoning objectives and urban planning goals, including the two policies listed below that are specific to the Arlington Heights planning sector.

ARLINGTON HEIGHTS SECTOR FUTURE LAND USE

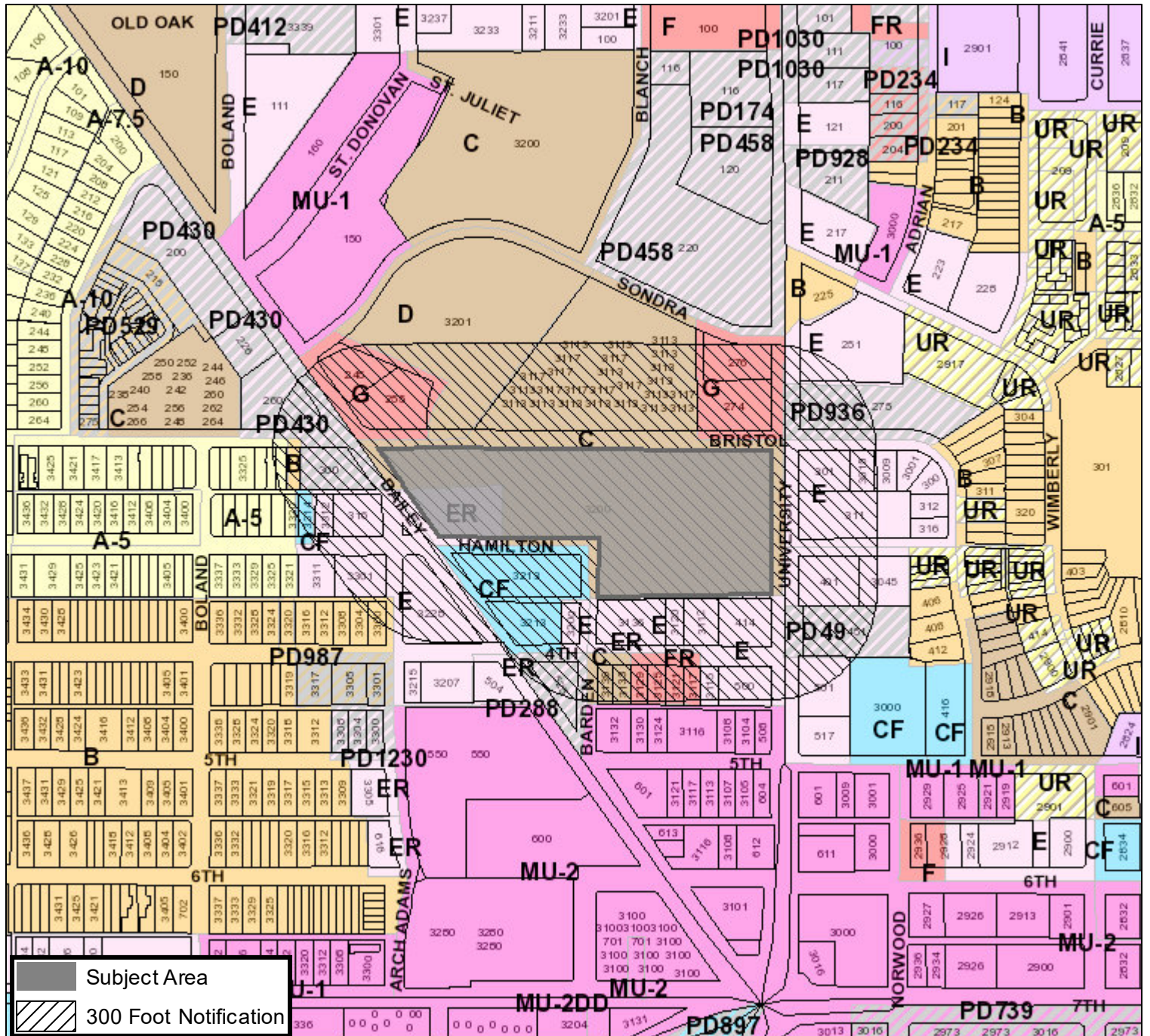
Sector Land Use Policies

2. Promote commercial and urban residential development within the Cultural District and Clear Fork Mixed-Use Growth Centers.
8. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

Based on reasons stated above, the proposed zoning to “MU-2” is **consistent** with both the Comprehensive Plan Map and Policies.

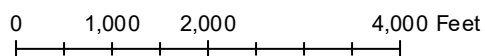
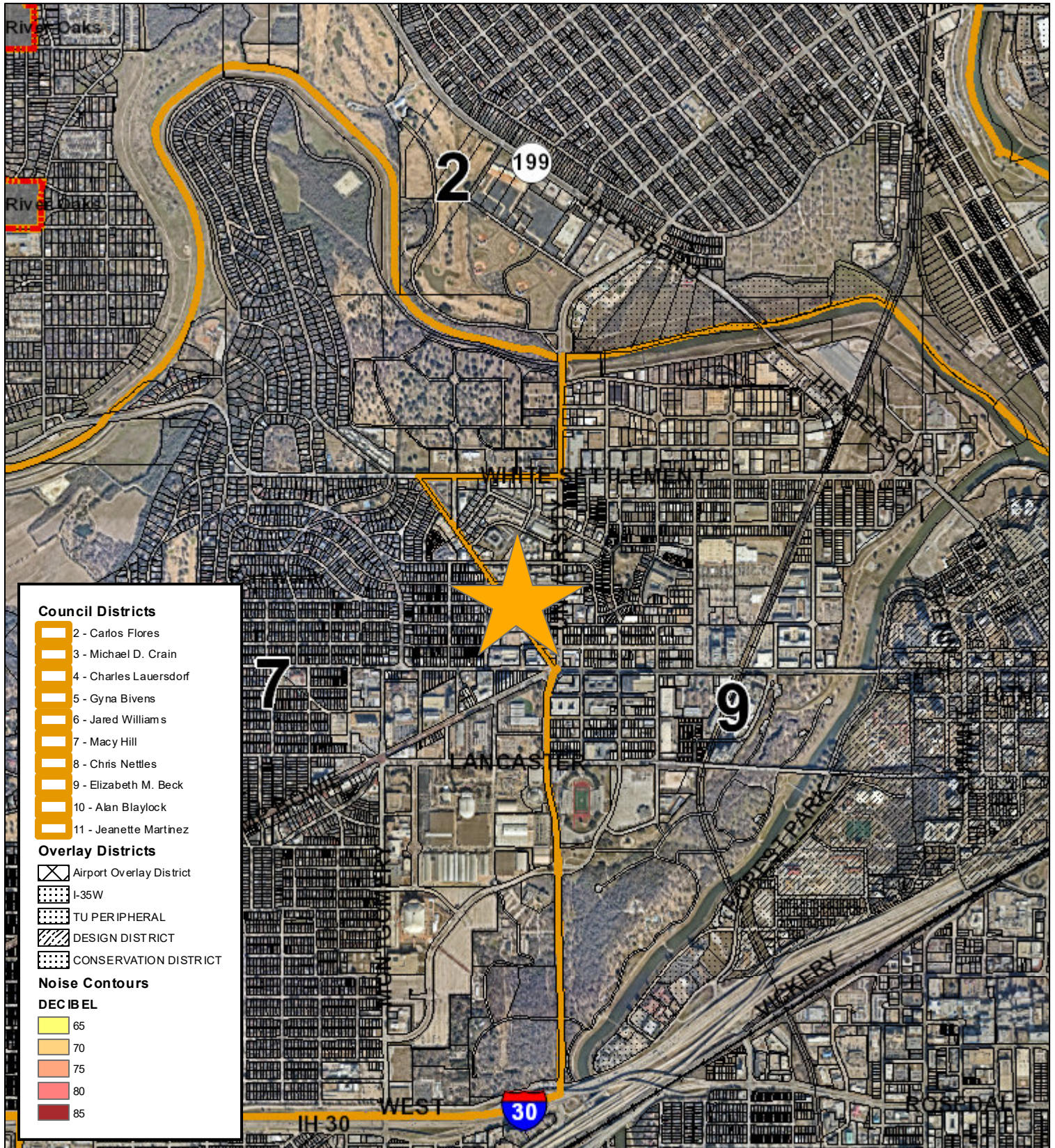
Area Zoning Map

Applicant: Fort Worth Affordability Inc/Ojala Partners
 Address: 3200 Hamilton Avenue
 Zoning From: C & ER
 Zoning To: MU-2
 Acres: 7.87316252
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 10/8/2024
 Contact: null



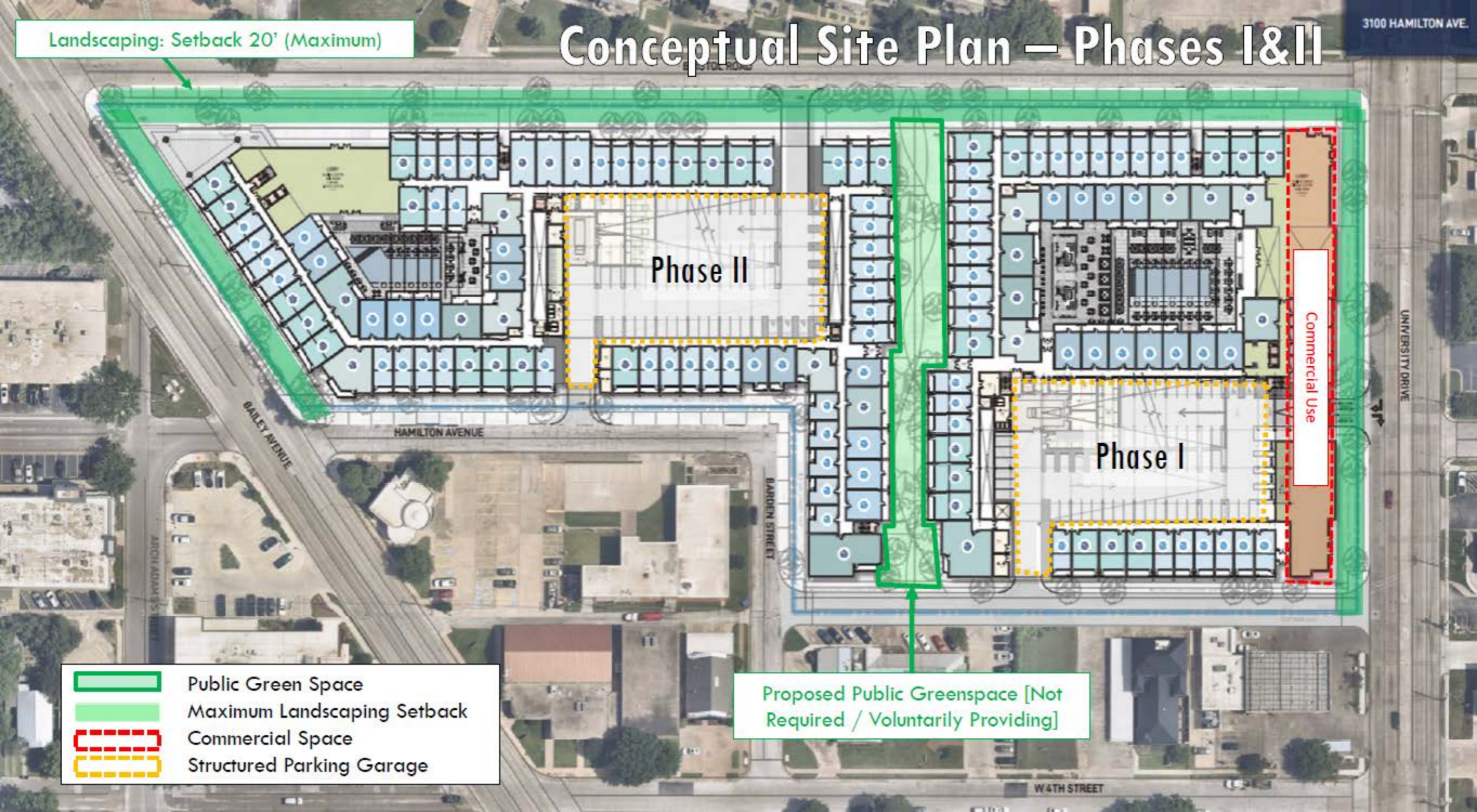
0 205 410 820 Feet

Area Map



Conceptual Site Plan – Phases I&II

Landscaping: Setback 20' (Maximum)



Phase II

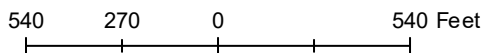
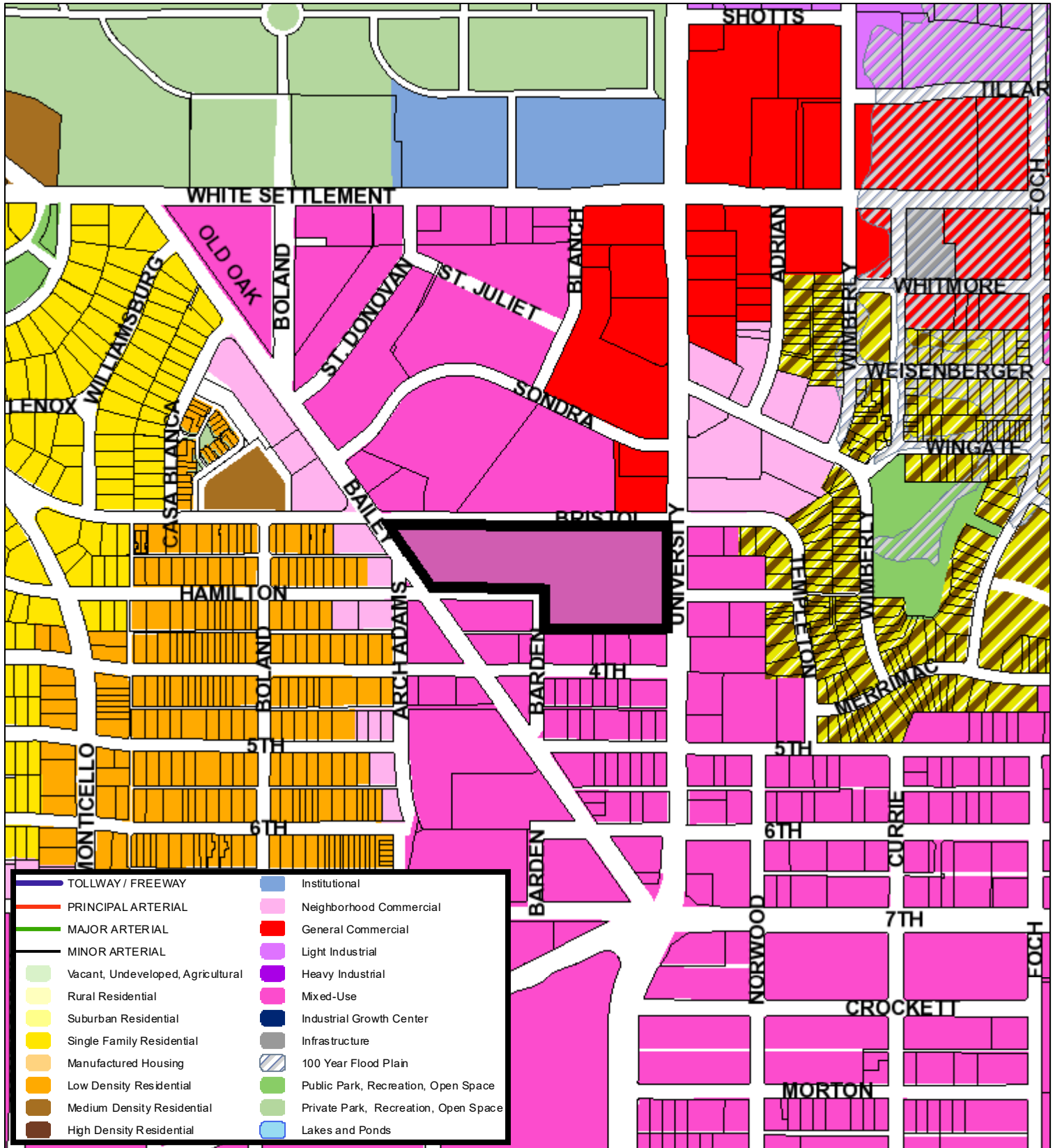
Phase I

Commercial Use

Proposed Public Greenspace [Not Required / Voluntarily Providing]

-  Public Green Space
-  Maximum Landscaping Setback
-  Commercial Space
-  Structured Parking Garage

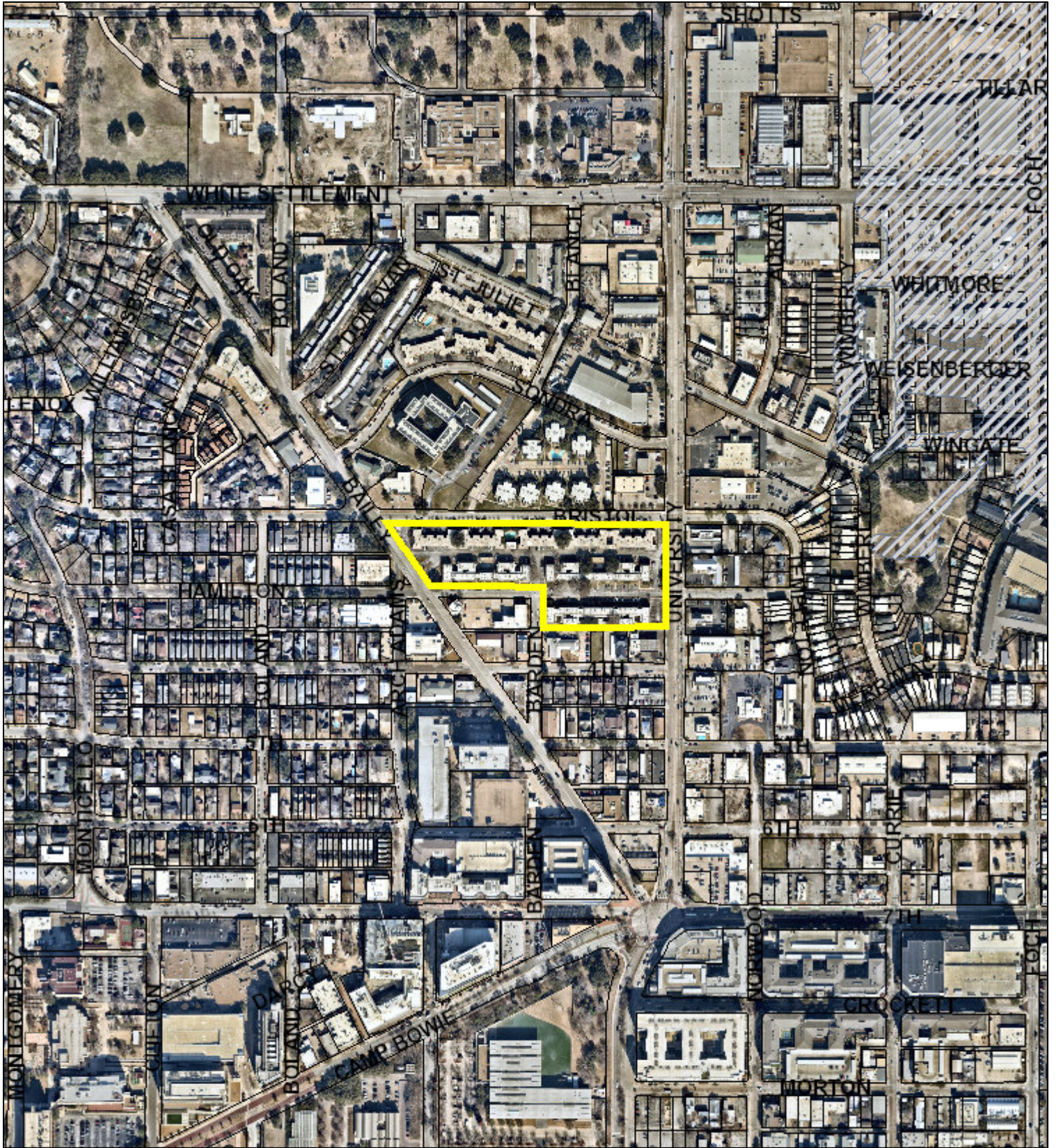
Future Land Use



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



Aerial Photo Map



0 335 670 1,340 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-116

Council District: 9

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Fort Worth Affordability Inc / Ojala Partners, LP

Site Location: 3200 Sondra Drive

Acreage: +/- 2.173 acres

Request

Proposed Use: Multi-Family

Request: From: "C" Medium Density
To: "MU-2" High-Intensity Mixed-Use

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The subject property, currently designated for multi-family use, covers approximately 2.173 acres (see **Figure 1**) and is divided by Juliet Street. It is situated between "E" Neighborhood Commercial zoning to the east and "MU-1" Low-Intensity Mixed-Use zoning to the west. Additionally, adjacent properties to the north are zoned "E" Neighborhood Commercial, while those to the south are designated "D" High Density. This positioning offers a balanced mix of both commercial and residential surroundings. The property currently contains multifamily buildings, which are in use by residents. These buildings have been part of the City of Fort Worth since sometime between 1963 and 1968, making them approximately 58 years old (see **Figure 2**).



Figure 1: Site photos taken on September 30, 2024, staff provided



Figure 2: Historical Aerial taken in 1968, [Historic Aerials: Viewer](#)

The applicant is seeking to rezone the property from its current "C" Medium Density designation to "MU-2" High-Intensity Mixed-Use zoning. This request aligns with the City of Fort Worth's Future Land Use and Comprehensive Plan, which classifies this property as "MU-2" High-Intensity Mixed-Use.

Below are the detailed project description and zoning exhibits provided by the applicant.

The proposed site is located south of White Settlement Road and bordered between Blance Cir. to the east, Sondra Dr. to the south, and Donovan St. to the west and is in Council District 9. We are requesting to re-zone the property from C (multifamily medium density) into MU-2 (high intensity mixed-use).

Prior to filing to modify the land-use we have engaged in an extensive community outreach program and have included "X" letters of support from our neighbors. Although we are not located within the jurisdictional boundaries of any Neighborhood Association or Neighborhood Alliance, we have proactively met with the President of the Monticello Neighborhood Association, Linwood Neighborhood Association, and the West 7th Alliance and there is no known opposition.

The MU-2 zoning classification is consistent with the Comprehensive Plan and Future Land Use map. Currently there is only 0.04% of mixed-use projects within the city limits. With only 2.8% of current zoning dedicated to mixed-use, this zoning change would help the City achieve the goal of 11.3%.

Currently the site consists of 146 multifamily units built in 1962. The proposed plan is for multifamily dwelling units.

Figure 3: Detailed Project Description



Figure 4: Applicants' exhibits

Surrounding Zoning and Land Uses

North	“E” Neighborhood Commercial / Commercial
East- north parcel	"PD-SU" for all uses in "E" and automobile sales and rental / Commercial
East- south parcel	"PD-SU" for all uses in "E" Planned Development / Commercial
South	“D” High Density / Multifamily
West	“MU-1” Low-Intensity Mixed-Use / Vacant Lot

Recent Zoning History

- N/a

Public Notification

300-foot Legal Notifications were mailed on September 25, 2024.
The following organizations were notified: (emailed September 25, 2024)

Organizations Notified	
Cultural District Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The adjacent parcels feature a combination of residential and commercial zoning, including "E" Neighborhood Commercial and "MU-1" Low-Intensity Mixed-Use. The proposed land use integrates seamlessly with the surrounding area, given the mix of residential and commercial properties. The requested rezoning aims to foster a balanced, walkable environment that enhances residents' quality of life. By selecting a form-based zoning district, the applicant commits to pedestrian-friendly design standards. This ensures the proposed land use aligns harmoniously with the neighborhood's character. Some of the key criteria the applicant must meet, contributing to the City of Fort Worth's livability, include:

- **Intent of the High-Intensity Mixed-Use Zoning District:**
 - Promote a pedestrian-oriented urban environment.
 - Ensure high-quality design of public spaces and buildings that face public areas.
 - Encourage creativity, architectural diversity, and exceptional design standards.
 - Support sustainable development practices that reduce negative impacts on natural resources.
 - Enhance walkability throughout the district.
 - Maximize connectivity and access within the area.
 - Support affordable housing initiatives and the creation of mixed-income communities.
- **Enhanced Landscaping and Pedestrian Lighting:**
 - Street trees and pedestrian-scale lighting are required along all public rights-of-way in the MU-2 district (refer to subsection (h)(5)). Compliance with landscape ordinance 6.301 is encouraged, with some exceptions noted in the regulations.
- **Other Landscaping Requirements:**
 - Front yard landscaping is required for areas outside ground-level patios, parkways, and pedestrian walkways when there is a front yard setback of at least five feet. Landscaping

must follow the guidelines for shrubs and native plants listed in Table A of Section 6.301(h), along with other relevant MU-2 regulations.

- Structured parking must be designed to minimize the visual impact of surface parking or enhance public spaces through aesthetic or environmental features.
 - Surface parking lots must provide 40% canopy coverage for new, expanded, or reconstructed areas.
- **Design Standards for Public-Facing Facades:**
 - New building facades wider than 50 feet and facing publicly accessible streets or open spaces must include scaling elements.
 - Facades must incorporate changes in material, material pattern, or a noticeable change in color or shade, with a minimum one-inch variation in wall plane or a distinct color change at each transition. color.

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

Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use (FLU) Map. The FLU classifies Mixed-Use as UR, MU-1, MU-2, Form-Based Codes, or all Commercial. Changing the zoning district from “C” Medium Density to “MU-2” High-Intensity Mixed-Use aligns with the Comprehensive Plan policies and map.

MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

Figure 1

The proposed zoning is **consistent** with the future land use map for this area.

Comprehensive Plan Policy Consistency

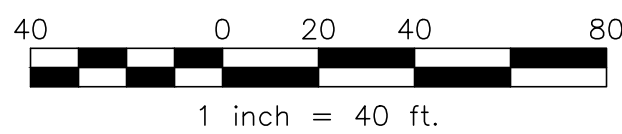
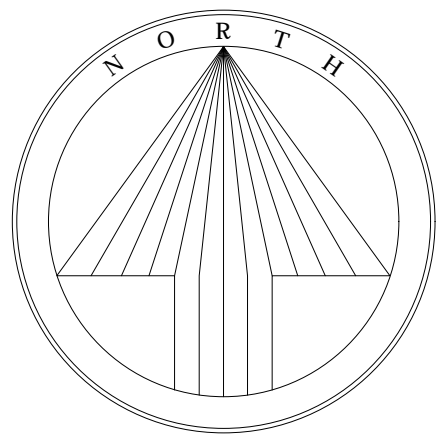
The proposed High-Intensity Mixed-Use zoning for this area does align with the policies outlined in the Comprehensive Plan:

- *Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.*
- *Accommodate higher-density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.*
- *Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.*



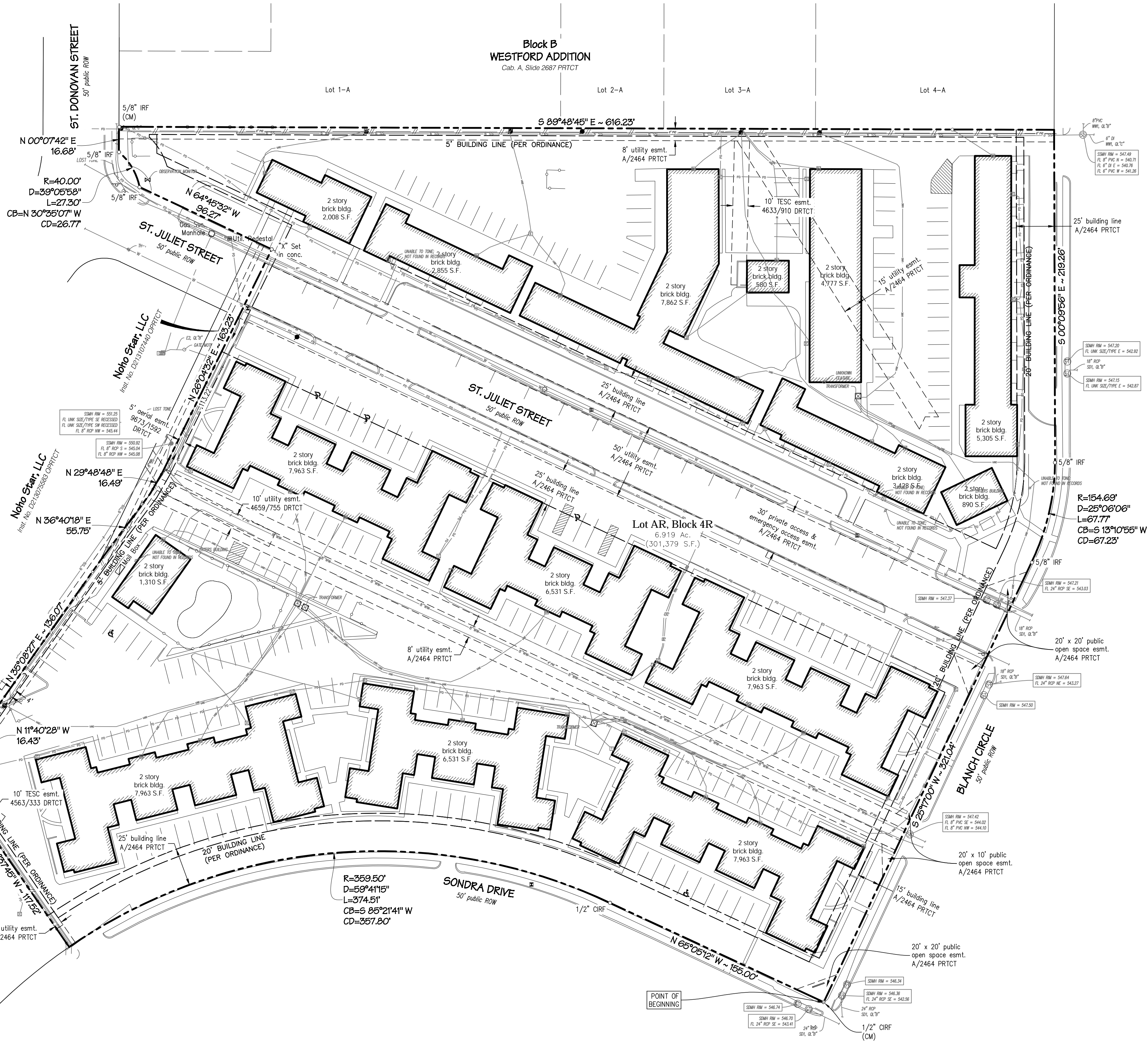
The proposed rezoning of the parcel aligns with the city's future plans, which emphasize promoting higher-density residential and mixed uses. Additionally, these policies encourage multifamily units to be located within walking distance of public transportation, employment, recreation, and shopping to improve accessibility and reduce vehicular traffic. The map above highlights nearby amenities that support these goals. Additionally, replacing the existing multifamily buildings with new developments under a form-based district will ensure the area enhances walkability, aligning with the City of Fort Worth's goal. The applicant achieves by requesting High-Intensity Mixed-Use zoning—the core intent of this district.

The proposed zoning is **consistent** with the land use designations for this area.



SURVEY NOTES:

1. Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. Utility locations shown hereon were provided by the client. The surveyor does not certify to their location.
3. There is no observed evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
4. The surveyor is not aware of any proposed changes in street right of way lines and did not observe any evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.



PARKING COUNT	
PARKING SPACE TYPE	NUMBER
STANDARD	206
HANDICAP	5

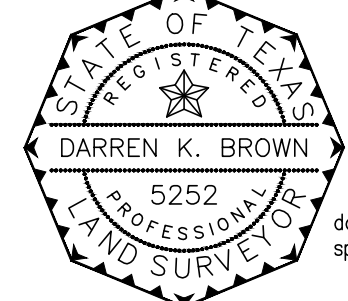
SURVEY RELATED SCHEDULE "B" - EXCEPTIONS	
First American Title Insurance Company, G.F. No. 1002-259315-RTT, Effective 7/31/2018	
10(e)	Easement to Texas Electric Service Company, recorded in Volume 4563, Page 333, Real Property Records, Tarrant County, Texas. AFFECTS AS SHOWN
10(f)	Easement to Texas Electric Service Company, recorded in Volume 4633, Page 910, Real Property Records, Tarrant County, Texas. AFFECTS AS SHOWN
10(g)	Easement to the City of Fort Worth, Texas, recorded in Volume 9673, Page 1592, Real Property Records, Tarrant County, Texas. AFFECTS AS SHOWN
10(i)	Easement to Marcus Cable Associates, LLC, recorded in cc# 0210197371, Real Property Records, Tarrant County, Texas. AFFECTS AS SHOWN
10(m)	Easement to the City of Fort Worth, Texas, recorded in Volume 4659, Page 755, Real Property Records, Tarrant County, Texas. AFFECTS AS SHOWN
10(n)	The following easements and/or building lines, as shown on plat recorded in Cabinet A, Slide 2464, Plat Records, Tarrant County, Texas: <ul style="list-style-type: none"> • 25' building lines; AFFECTS AS SHOWN • 15' building line; AFFECTS AS SHOWN • 20' x 20' public open space easements; AFFECTS AS SHOWN • 30' x 10' public open space easements; AFFECTS AS SHOWN • 30' private access, emergency access easement; AFFECTS AS SHOWN • Right-of-Way dedication; AFFECTS AS SHOWN • 15' utility easement; AFFECTS AS SHOWN • 10' utility easement; AFFECTS AS SHOWN • 4' utility easement; AFFECTS AS SHOWN • 8' utility easement; AFFECTS AS SHOWN • 5' utility easement; AFFECTS AS SHOWN • 50' easement for existing utilities. AFFECTS AS SHOWN

SURVEYOR'S CERTIFICATE

To: GCHP-Texas, Inc., FW Springs, LP, Ironwood Crossing Public Facility Corporation, First American Title Insurance Company, Republic Title of Texas, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, 13, 16, and 17 of Table A thereof. The field work was completed on 5/23/24.

Date of Plat or Map: 6/18/24



Darren K. Brown, RPLS 5252

No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48439C0190L, effective on 3/21/2019. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Conner Survey, Abstract No. 355, City of Fort Worth, Tarrant County, Texas, being part of Lot AR, Block 4R, Westgate Addition, recorded Cabinet A, Slide 2464, Plat Records, Collin County, Texas (PRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for the intersection of the west line of Blanch Circle, a 50-foot-wide public right-of-way, with the north line of Sondra Drive, another 50-foot-wide public right-of-way;

THENCE N 65°05'12" W, 155.00 feet along the north line of Sondra Drive to a 1/2" iron rod with plastic cap found;

THENCE continuing along the north line of Sondra Drive, around a non-tangent curve to the left having a central angle of 59°41'15", a radius of 359.50 feet, a chord of S 85°21'41" W - 357.80 feet, an arc length of 374.51 feet to a point for the most southerly east corner of a tract conveyed to Noho Star, LLC, recorded in Instrument No. D213075583, Official Public Records, Tarrant County, Texas (OPRCT);

THENCE N 34°37'45" W, 117.52 feet along a northeasterly line thereof to a point for the south corner of that portion of Lot AR, Block 4R, conveyed to Noho Star, LLC, recorded in Instrument No. D213107440 OPRCT, a point from which a 5/8" iron rod found for the original southerly west corner of said Lot bears N 34°37'45" W, 20.83 feet;

THENCE along the common line of said Noho Star tracts, the following:

- N 22°10'05" E, 27.97 feet;
- N 11°40'28" W, 16.43 feet;
- N 18°38'38" E, 4.52 feet;
- N 35°08'27" E, 136.07 feet;
- N 36°40'18" E, 55.75 feet;
- N 29°48'48" E, 16.49 feet;

And N 26°04'32" E, passing at 113.22 feet the south line of St. Juliet Street, another 50-foot-wide public right-of-way, and continuing along the east line of the remainder thereof, a total distance of 163.23 feet to an "X" set in concrete on the north line of said right-of-way;

THENCE N 64°45'32" W, 96.27 feet along the north line of St. Juliet Street to a 5/8" iron rod found being the south end of a corner clip being the intersection thereof with the east line of St. Donovan Street, another 50-foot-wide public right-of-way;

THENCE along said corner clip, around a non-tangent curve to the left having a central angle of 39°05'58", a radius of 40.00 feet, a chord of N 30°35'07" W - 26.77 feet, an arc length of 27.30 feet to a 5/8" iron rod found;

THENCE N 00°07'42" E, 16.68 feet along the east line of St. Donovan Street to a 5/8" iron rod found for the southwest corner of Block B, Westford Addition, recorded in Cabinet A, Slide 2687 PRCT;

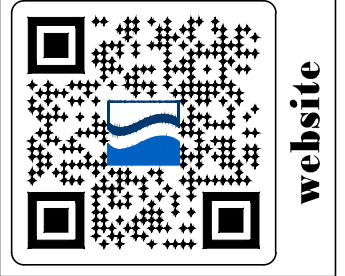
THENCE S 89°48'45" E, 616.23 feet along the south line thereof to the west line of Blanch Circle;

THENCE along the west line thereof, the following:

- S 00°09'56" E, 219.26 feet to a 5/8" iron rod found;

A non-tangent curve to the right having a central angle of 25°06'06", a radius of 154.69 feet, a chord of S 13°10'55" W - 67.23 feet, an arc length of 67.77 feet to a 5/8" iron rod found;

And S 25°17'00" W, 321.04 feet to the POINT OF BEGINNING with the subject tract containing 301,379 square feet or 6.919 acres of land.



ALTA/NSPS LAND TITLE SURVEY
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
Spring Glen

Issue Dates:

6/18/24

Date	Revisions

Scale: 1" = 40'

Drawn By: ED

Checked By: DKB

Sheet 1

of 1

JOB # 24-121

Area Map



Council Districts

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

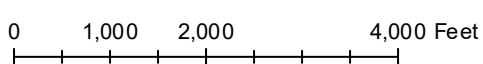
Overlay Districts

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

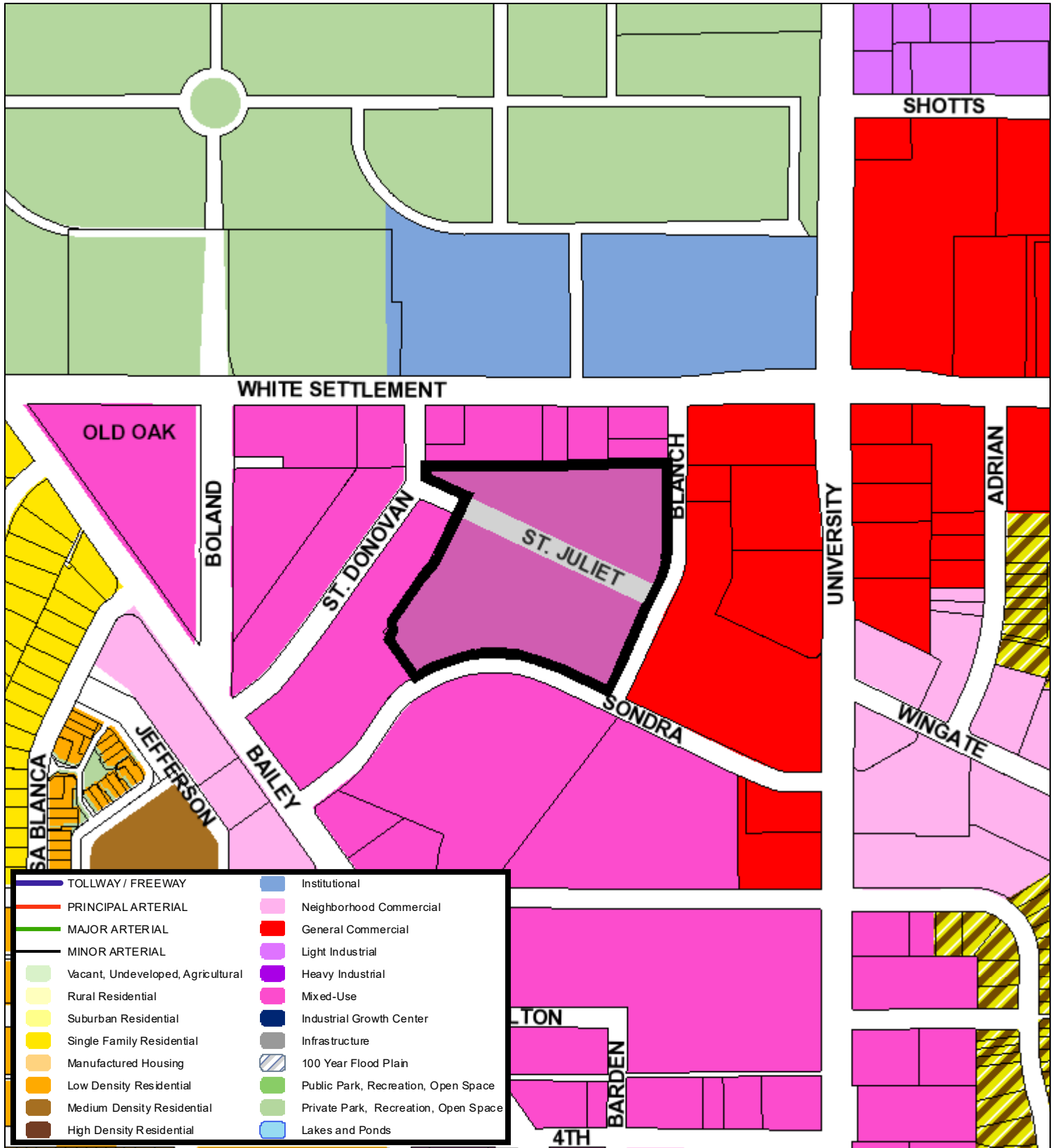
Noise Contours

DECIBEL

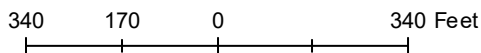
- 65
- 70
- 75
- 80
- 85



Future Land Use



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



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



Aerial Photo Map



0 215 430 860 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-117

Council District: 6

Conditional Use Permit

Case Manager: Lynn Jordan

Owner / Applicant: McPherson Holdings LLC / Brakes Plus / Mathias Haubert, Bohler Eng., TX, LLC

Site Location: Southeast corner of McPherson Blvd and Vista Grande

Acreage: 1.047 acres

Request

Proposed Use: Auto Repair

Request: To: Add Conditional Use Permit (CUP) to allow an auto repair facility in "E" Neighborhood Commercial; site plan included

Recommendation

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

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

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

Staff Recommendation: **Denial**

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

Project Description and Background

The proposed site is an undeveloped area located about 770 feet west of Chisholm Trail and McPherson Boulevard. The applicant seeks a Conditional Use Permit to construct a minor auto repair facility. Automotive repairs are allowed in general commercial and industrial districts by right.

Conditional uses, such as the proposed auto repair facility, are generally compatible with the permitted land uses in a given zoning district. However, they undergo a rigorous individual review process examining their proposed location, design, and configuration. This process ensures that the use is appropriate for a particular location and considers the community's concerns.

While auto repair is not permitted in the "E" zoning district, allowing one by CUP with a site plan may help mitigate any neighborhood concerns and give options for the CUP to be revoked in case of code violation convictions. The proposed auto repair is located in a vacant lot, with proposed general commercial structures located across McPherson to the north and a new multifamily structure being built to the south.

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.

Site Photo



Surrounding Zoning and Land Uses

North	“G” Intensive Commercial / Vacant Land
East	“E” Neighborhood Commercial/ Vacant Land
South	“C” Medium Density Multifamily / under construction
West	“E” Neighborhood Commercial / Vacant land

Recent Zoning History

- ZC-13-041 From “C” Medium Density Multifamily and “E” Neighborhood Commercial To “G” Intensive Commercial; Amended to “E” Neighborhood Commercial 4/2013 by City Council; subject area
- ZC-21-013 From “C” Medium Density Multifamily To “PD-D” Planned Development for “D” High Density Multifamily plus detached multifamily with development standards approved by City Council 7/2021, subject area to the south and west

Public Notification

300-foot Legal Notifications were mailed on Sept 27, 2024.
The following organizations were notified: (emailed)
Sept 27, 2024

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

* Located in this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to modify the current zoning designation of the property from "E" Neighborhood Commercial to add a Conditional Use Permit (CUP) overlay for an auto repair facility. The CUP requirement allows revocation as an option for code violations. The property is located in an area predominantly surrounded by commercial zoning yet undeveloped, and the nearest single-family subdivision is more than 1600' away; the preliminary plat shows that the auto repair facility area is directly adjacent to multifamily development zoned “C” Medium Density Multifamily.

The proposed land use is not appropriate for a neighborhood commercial use; auto repair is permitted by right in “FR” or higher zoning district, the proposed zoning change is not appropriate, nor **compatible** with the surrounding land uses on the southside of McPherson Boulevard.

Comprehensive Plan Consistency – Far Southwest Sector

The Comprehensive Plan describes where general land use categories would be appropriate. However, it does not typically specify individual land uses. The CUP process allows the city to consider the appropriateness of an individual use in certain location. The adopted Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The proposed operation is not consistent with this classification.

The proposed zoning is not consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

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

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

Site Plan Comments

Zoning and Land Use

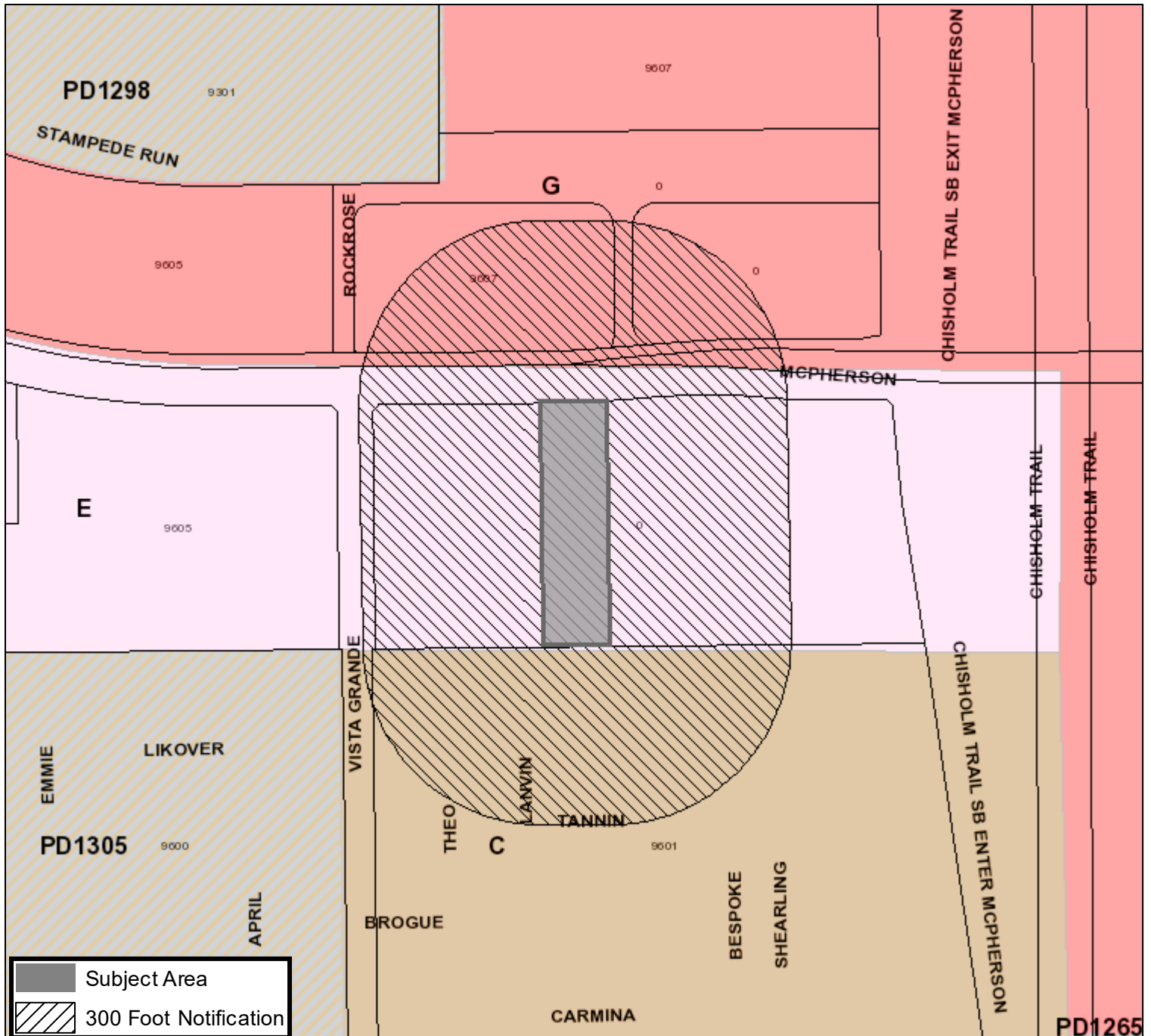
The submitted site plan is not in general compliance with Zoning Ordinance regulations.

1. Indicate on the site plan the number of bay doors proposed.
2. Provide the zoning case number to ZC-24-117.
3. All repairs must be conducted within an enclosed building.
4. Include the parking count calculation in the Site Data table.
5. Ensure the proposed access easement lines up with the location of the preliminary plat.

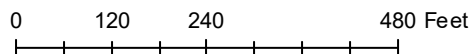


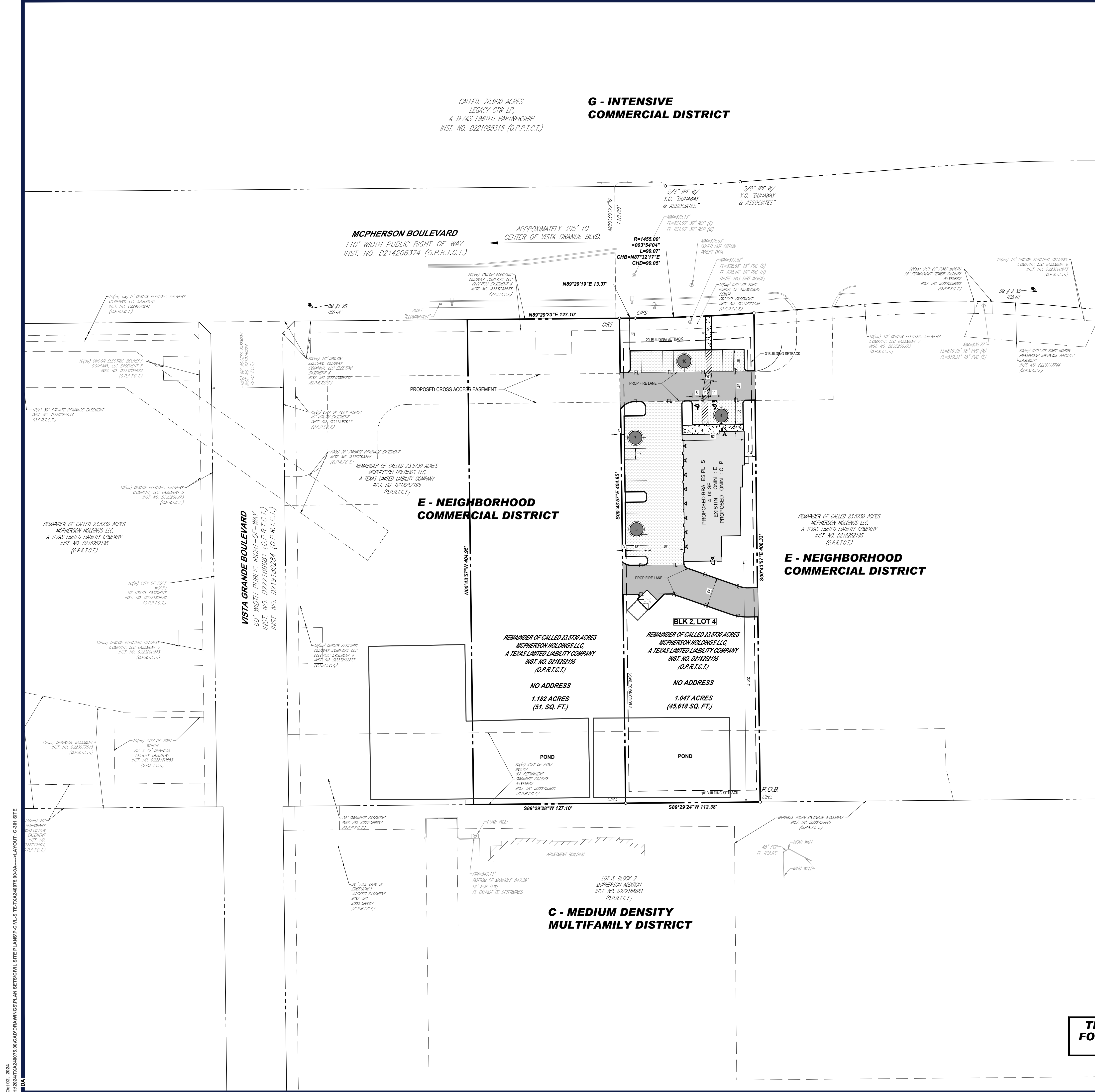
Area Zoning Map

Applicant: McPherson Holdings LLC
 Address: SEC of McPherson Boulevard & Vista Grande Boulevard
 Zoning From: E
 Zoning To: Add CUP for auto repairs
 Acres: 1.04363711
 Mapsco: Text
 Sector/District: Far_Southwest
 Commission Date: 10/8/2024
 Contact: 817-392-7869



Subject Area
 300 Foot Notification





CALLED: 78.900 ACRES
LEGACY CTW LP,
A TEXAS LIMITED PARTNERSHIP
INST. NO. D221085315 (O.P.R.T.C.T.)

**G - INTENSIVE
COMMERCIAL DISTRICT**

MCPHERSON BOULEVARD
110' WIDTH PUBLIC RIGHT-OF-WAY
INST. NO. D214206374 (O.P.R.T.C.T.)

APPROXIMATELY 305' TO
CENTER OF VISTA GRANDE BLVD.

**E - NEIGHBORHOOD
COMMERCIAL DISTRICT**

**E - NEIGHBORHOOD
COMMERCIAL DISTRICT**

**C - MEDIUM DENSITY
MULTIFAMILY DISTRICT**



OVERALL DEVELOPMENT MAP
SCALE: NTS

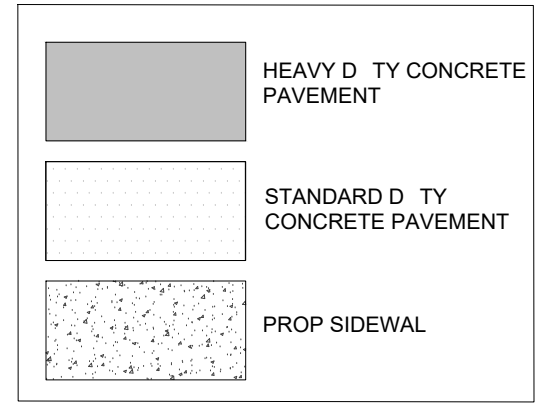
SITE NOTES:

- THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING OF THE CITY OF FORT WORTH.
- THIS PROJECT WILL COMPLY WITH SECTION 6.302, RBAN FORESTRY OF THE CITY OF FORT WORTH.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNAGE OF THE CITY OF FORT WORTH.
- ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE OF THE CITY OF FORT WORTH.
- THE PROPOSED ACTIVITIES SHALL COMPLY WITH THE CITY OF FORT WORTH DEVELOPMENT REGULATIONS LATEST EDITION INCL. DIV. THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
- SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH THE CITY OF FORT WORTH LAND DEVELOPMENT REGULATIONS LATEST EDITION. ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
- ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
- ANY DAMAGE TO SIDEWALK OR CURB WITHIN THE TYPICAL RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
- FIRE LANE STRIPING SHALL BE SIX (6) INCHES WIDE, PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT. COLOR SHALL BE "TRAFFIC RED". LETTERS SHALL BE FOUR (4) INCHES HIGH WITH THE WIDTH OF STRIPING AT LEAST 1/2" PAINTED WITH AN EXTERIOR ACRYLIC PAINT. COLOR SHALL BE TRAFFIC WHITE.
- ALL REPAIRS MUST BE COMPLETED WITHIN AN ENCLOSED BUILDING.

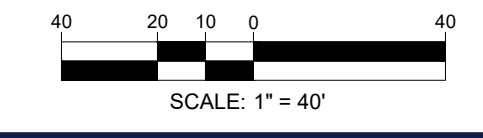
SITE DATA

LEGAL DESCRIPTION	SO. TH. WEST CORNER OF MCPHERSON BLVD. CHISHOLM TRAIL P. WY ALBRADO, JUAN JOSE SURVEY ABSTRACT 4 TRACT 2A22 8.2 ACRES
ONIN CASE	C-24-11
SITE ADDRESS	TBD
JURISDICTION	CITY OF FORT WORTH
EXISTING ONIN	E - NEIGHBORHOOD COMMERCIAL
PROPOSED ONIN	C P
EXISTING LAND SE	COMMERCIAL
PROPOSED LAND SE	A. MOTIVE REPAIR
BUILDING INFORMATION:	
ROSS FLOOR AREA	4,00 SF
NUMBER OF STORIES	1 STORY
NUMBER OF PROPOSED BAY DOORS	8 BAYS
PARKING INFORMATION:	
REQUIRED PARKING	20 SPACES
PROPOSED PARKING	26 SPACES

HATCH LEGEND



**THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES ONLY**



BRAKES PLUS DEVELOPMENT

DIRECTOR OF DEVELOPMENT SERVICES:

SI NAT RE DATE

ONIN CASE : C-24-11

PROJECT : TXA2400_00

REVISION DATE: 10/02/2024

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811

Know what's below.
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ALWAYS CALL 811
It's fast. It's free. It's the law.

**NOT APPROVED FOR
CONSTRUCTION**

PROJECT No.: TXA2400_00
DRAWN BY: M
CHECKED BY: MJH
DATE: 10/02/2024
CAD ID:

PROJECT:
**CONSTRUCTION
DOCUMENTS**
FOR



SITE ADDRESS:
SOUTH WEST CORNER OF MCPHERSON
BLVD & CHISHOLM TRAIL PKWY
ALBRADO, JUAN JOSE SURVEY
ABSTRACT 4 TRACT 2A22
8.297 ACRES
TARRANT COUNTY
FORT WORTH, TEXAS 76123

BOHLER

2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE N - 1806 TBPLS N - 101 4413

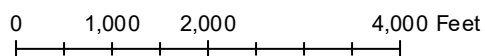
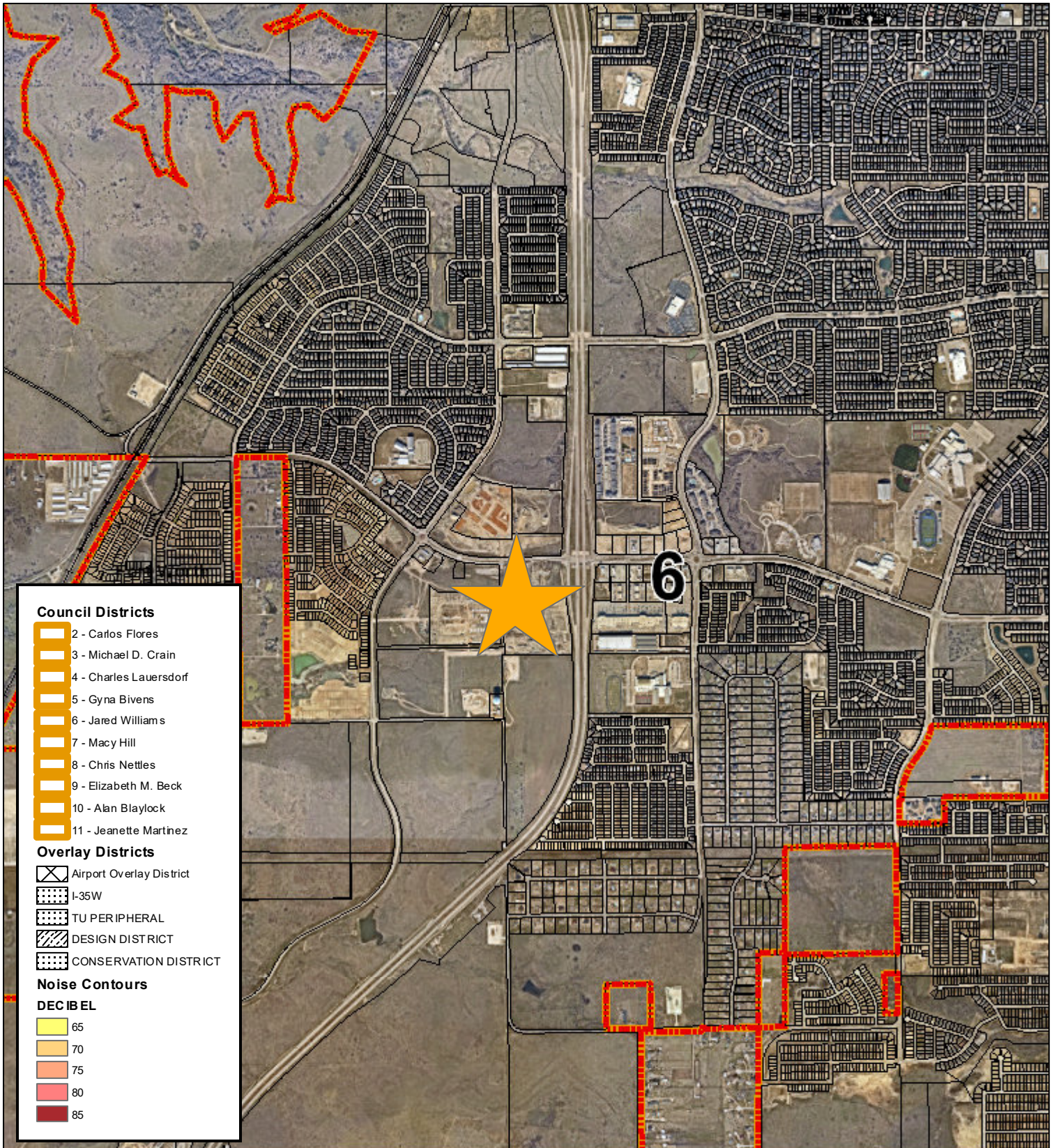
PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HA. BEYER
LICENSE # 16828

SHEET TITLE:
**SITE
PLAN**

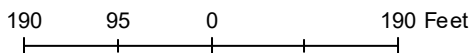
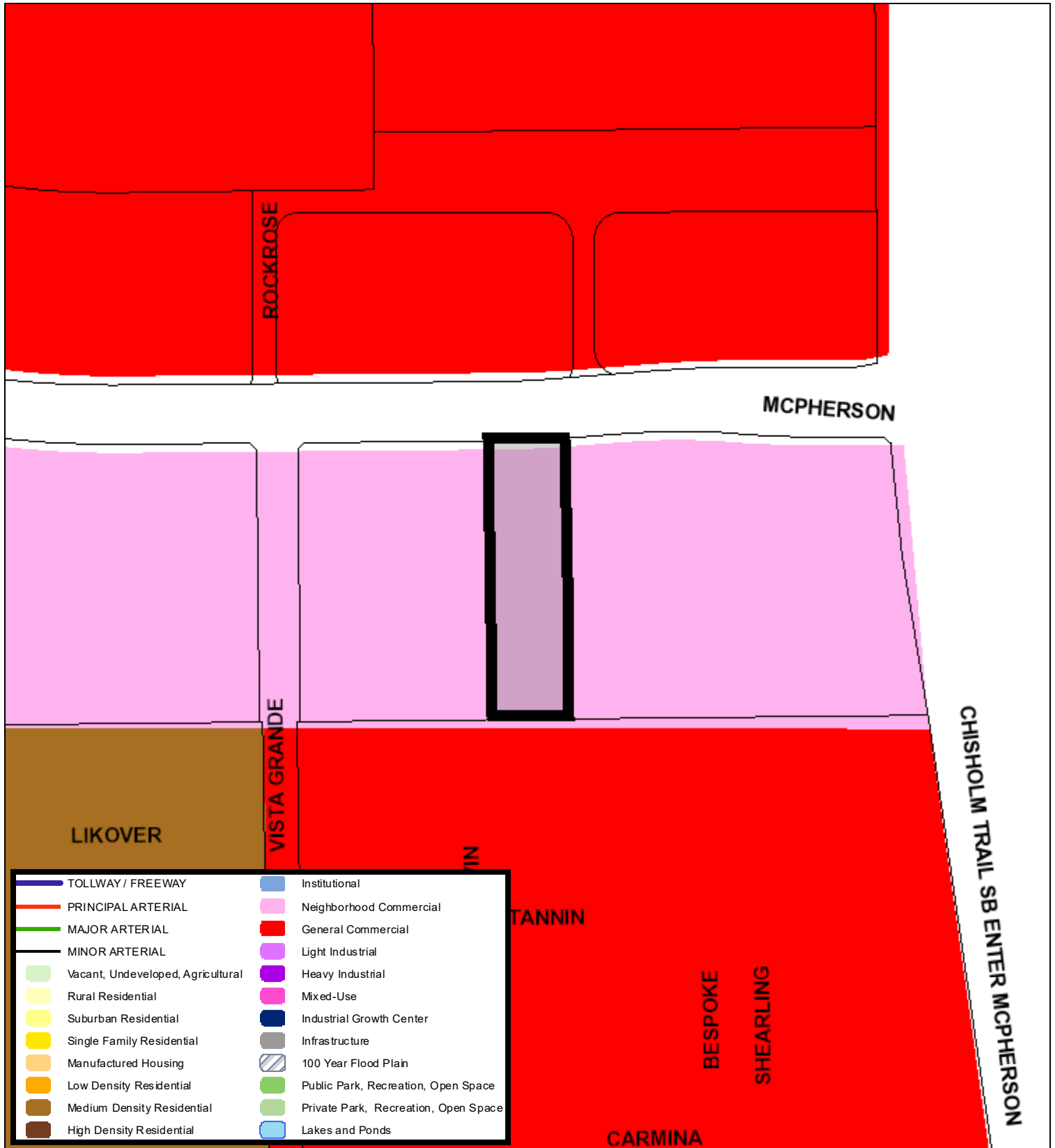
SHEET NUMBER:
C-301

ZONING CASE NUMBER: ZC-24-117

Area Map



Future Land Use



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



Aerial Photo Map



0 120 240 480 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-118

Council District: 6

Conditional Use Permit

Case Manager: Lynn Jordan

Owner / Applicant: McPherson Holdings LLC / Mavis Tire Supply / Mathias Haubert, Bohler Eng., TX, LLC

Site Location: Southeast corner of McPherson Blvd and Vista Grande

Acreage: 1.182 acres

Request

Proposed Use: Auto Repair

Request: To: Add Conditional Use Permit (CUP) to allow an auto repair facility in “E” Neighborhood Commercial; site plan included

Recommendation

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

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

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

Staff Recommendation: **Denial**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [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 proposed site is an undeveloped area located about 600 feet west of Chisholm Trail and McPherson Boulevard. The applicant seeks a Conditional Use Permit to construct a minor auto repair facility. Automotive repairs are allowed in commercial and industrial districts.

Conditional uses, such as the proposed auto repair facility, are generally compatible with the permitted land uses in a given zoning district. However, they undergo a rigorous individual review process examining their proposed location, design, and configuration. This process ensures that the use is appropriate for a particular location and considers the community's concerns.

While auto repair is not permitted in the "E" zoning district, allowing one by CUP with a site plan may help mitigate any neighborhood concerns and give options for the CUP to be revoked in case of code violation convictions. The proposed auto repair is located in a vacant lot, with proposed general commercial structures located across McPherson to the north and a new multifamily structure being built to the south.

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.

Site Photo



Surrounding Zoning and Land Uses

North	“G” Intensive Commercial / Vacant Land
East	“E” Neighborhood Commercial/ Vacant Land
South	“C” Medium Density Multifamily / under construction
West	“E” Neighborhood Commercial / Vacant land

Recent Zoning History

- ZC-13-041 From “C” Medium Density Multifamily and “E” Neighborhood Commercial To “G” Intensive Commercial; Amended to “E” Neighborhood Commercial 4/2013 by City Council; subject area
- ZC-21-013 From “C” Medium Density Multifamily To “PD-D” Planned Development for “D” High Density Multifamily plus detached multifamily with development standards approved by City Council 7/2021, subject area to the south and west

Public Notification

300-foot Legal Notifications were mailed on Sept 27, 2024.
The following organizations were notified: (emailed)
Sept 27, 2024

Organizations Notified	
Chisholm Trail Ranch Residential Community HOA*	Llano Springs HOA
Panther Heights NA	District 6 Alliance
Streams & Valleys Inc.	Trinity Habitat for Humanity
	Crowley ISD

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to modify the current zoning designation of the property from "E" Neighborhood Commercial to add a Conditional Use Permit (CUP) overlay for an auto repair facility. The CUP requirement allows revocation as an option for code violations. The property is located in an area predominantly surrounded by commercial zoning yet undeveloped, and the nearest single-family subdivision is more than 1500' away; the preliminary plat shows that the auto repair facility area is directly adjacent to multifamily development zoned “C”. Medium Density Multifamily.

The proposed land use is not appropriate for a neighborhood commercial use; auto repair is permitted by right in “FR” or higher zoning district, the proposed zoning change is not appropriate, nor **compatible** with the surrounding land uses on the southside of McPherson Boulevard.

Comprehensive Plan Consistency – Far Southwest Sector

The Comprehensive Plan describes where general land use categories would be appropriate. However, it does not typically specify individual land uses. The CUP process allows the city to consider the appropriateness of an individual use in certain location. The adopted Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The proposed operation is not consistent with this classification.

The proposed zoning is not consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

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

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

Site Plan Comments

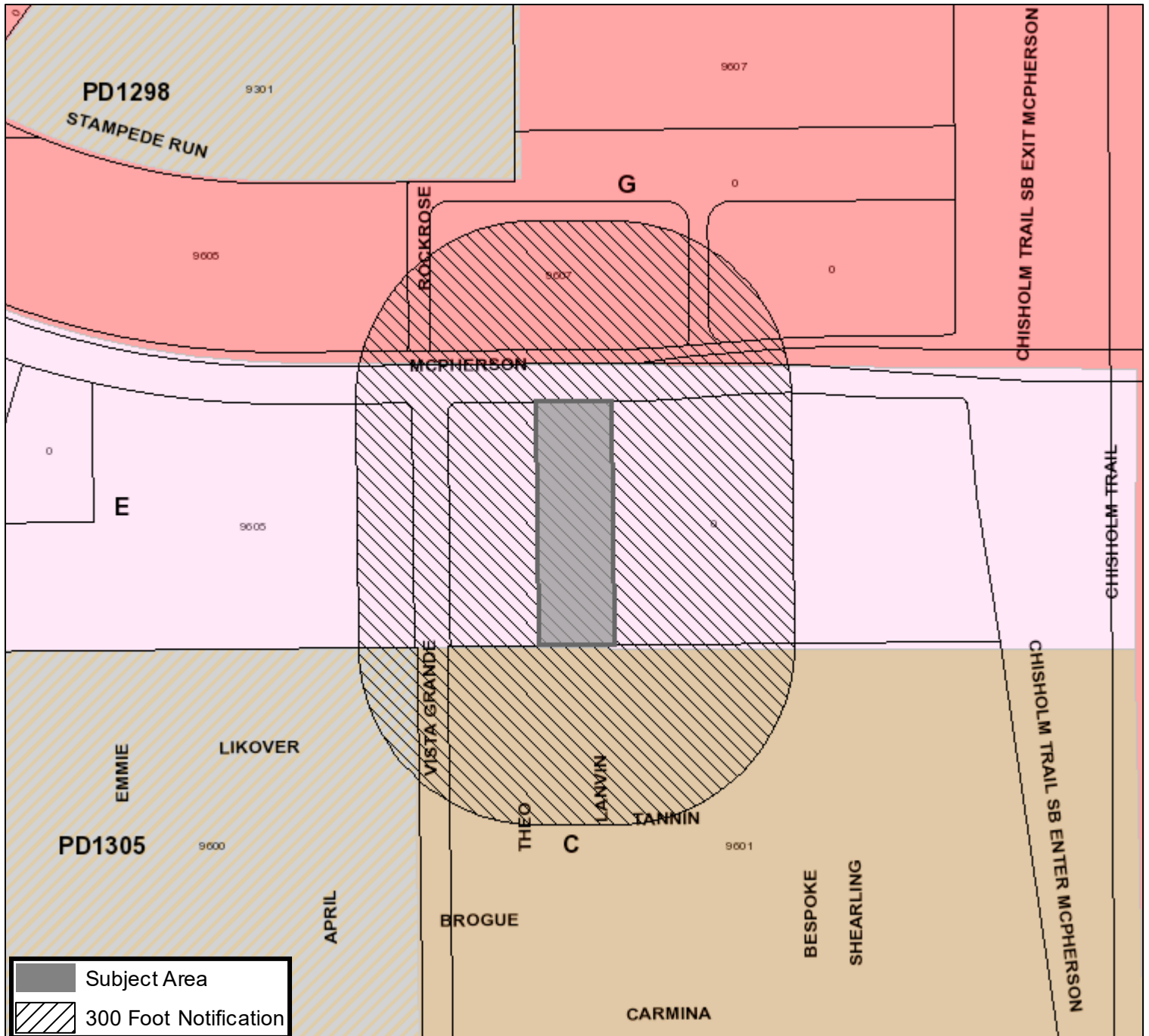
Zoning and Land Use



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

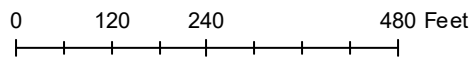
1. Indicate on the site plan the number of bay doors proposed.
2. Provide the zoning case number to ZC-24-118.
3. All repairs must be conducted within an enclosed building.
4. Include the parking count calculation in the Site Data table.
5. Ensure the proposed access easement lines up with the location of the preliminary plat.

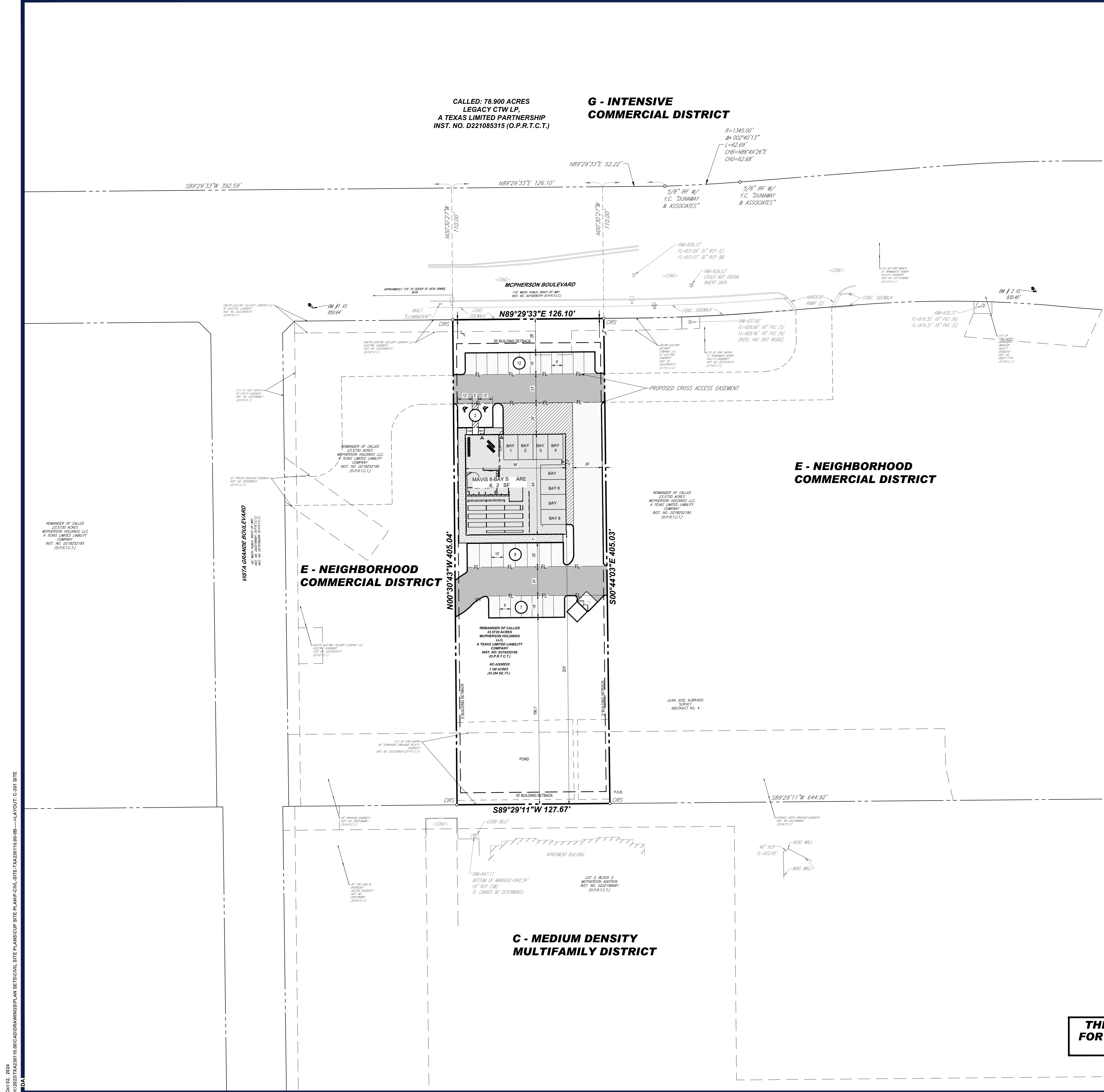
Area Zoning Map

Applicant: McPherson Holdings LLC
 Address: South of Grayson Street & West of Wichita Street
 Zoning From: E
 Zoning To: Add CUP for auto repairs
 Acres: 1.18155664
 Mapsco: Text
 Sector/District: Far_Southwest
 Commission Date: 10/8/2024
 Contact: 817-392-7869



	Subject Area
	300 Foot Notification





OVERALL DEVELOPMENT MAP
SCALE: NTS

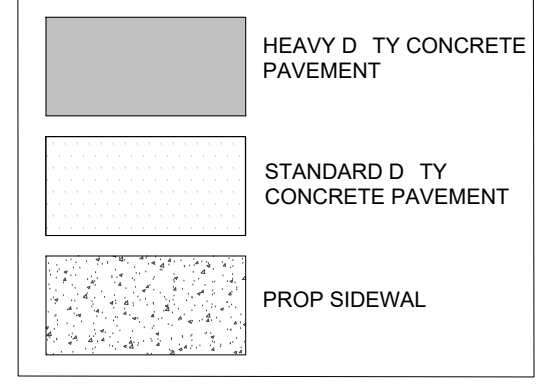
SITE NOTES:

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- THIS PROJECT WILL COMPLY WITH SECTION 6.302, RBAN FORESTRY OF THE CITY OF FORT WORTH.
- ALL SIDEWALKS WILL CONFORM TO ARTICLE 4, SIDEWALKS OF THE CITY OF FORT WORTH.
- ALL PROVIDED LIGHT FIXTURES WILL CONFORM TO LIGHT FIXTURE CODE OF THE CITY OF FORT WORTH.
- THE PROPOSED ACTIVITIES SHALL COMPLY WITH THE CITY OF FORT WORTH DEVELOPMENT REGULATIONS LATEST EDITION INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
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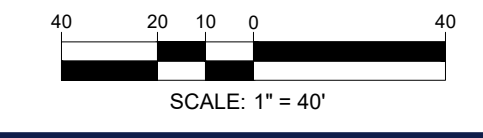
SITE DATA

LEGAL DESCRIPTION	SOUTH WEST CORNER OF MCPHERSON BLVD & CHISHOLM TRAIL PKWY ALBIRADO, JUAN JOSE SURVEY ABSTRACT 4 TRACT 5A2A2 8.2 ACRES
SITE ADDRESS	TBD
ONIN CASE	C-24-118
JURISDICTION	CITY OF FORT WORTH
EXISTING ONIN	E-NEIGHBORHOOD COMMERCIAL
EXISTING LAND USE	COMMERCIAL
PROPOSED ONIN	C-P
PROPOSED LAND USE	COMMERCIAL
PROPOSED LAND USE	REPAIR
BUILDING INFORMATION:	
ROSS FLOOR AREA	4,00 SF
NUMBER OF STORIES	1 STORY
NUMBER OF PROPOSED BAY DOORS	8 BAYS
PARKING INFORMATION:	
REQUIRED PARKING SPACES	28 SPACES
PROPOSED PARKING SPACES	2 SPACES

HATCH LEGEND



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



MAVIS DEVELOPMENT
DIRECTOR OF DEVELOPMENT SERVICES:

SIGNATURE: _____ DATE: _____

ONIN CASE : C-24-118
PROJECT : TXA2400_00
REVISION DATE: 10/02/2024

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: TXA230110.00
DRAWN BY: DJC
CHECKED BY: A
DATE: 10/02/2024
CAD ID:

SITE PLAN

FOR

MAVIS TIRES & BRAKES

SITE ADDRESS:
SOUTH WEST CORNER OF MCPHERSON BLVD & CHISHOLM TRAIL PKWY ALBIRADO, JUAN JOSE SURVEY ABSTRACT 4 TRACT 5A2A2 8.297 ACRES TARRANT COUNTY FORT WORTH, TEXAS 76123

BOHLER
2600 NETWORK BLVD, SUITE 310 FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE N - 1806 TBPLS N - 101 4413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
LISCENSE NUMBER 1203

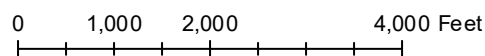
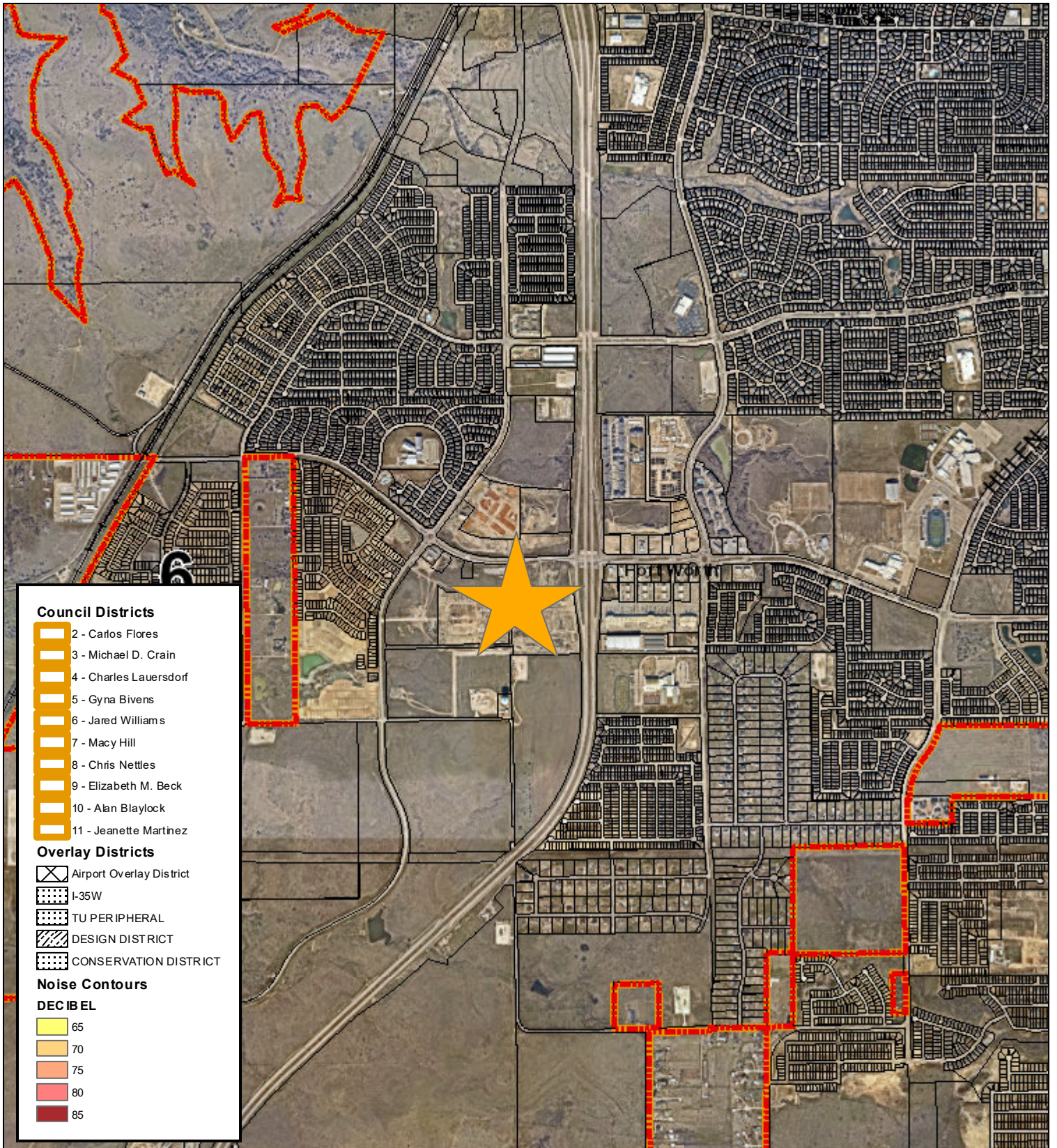
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SITE PLAN

SHEET NUMBER:
C-301

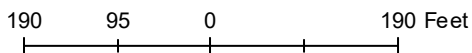
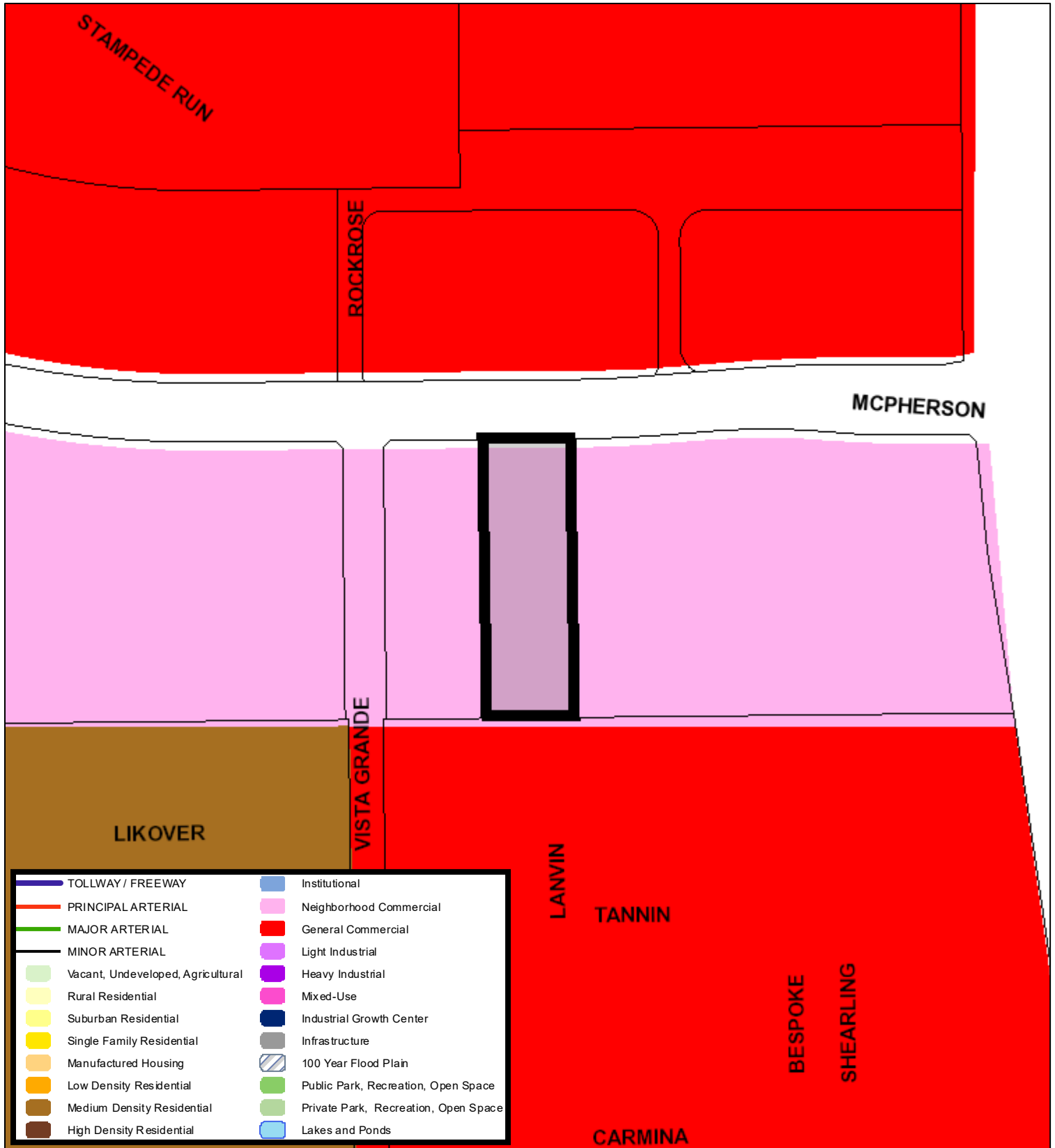
ZONING CASE NUMBER: ZC-24-118

C:\102_2024\1100\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\CUP SITE PLAN\C-301 SITE PLAN\C-301 SITE PLAN.dwg

Area Map



Future Land Use



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



Aerial Photo Map



0 120 240 480 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-119

Council District: 2

Zoning Map Amendment

Case Manager: Brett Mangum

Owner / Applicant: Margaux Four Corners, Ltd. / Justin Henry

Site Location: 4401 Cromwell Marine Creek & 6191 Old Decatur Rd **Acreage:** 21.64 acres

Request

Proposed Use: Apartments

Request: From: “F” General Commercial & “G” Intensive Commercial
To: “C” Medium Density Multifamily

Recommendation

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

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

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

Staff Recommendation: **Denial**

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

Project Description and Background

The subject site is located in north Fort Worth, within Council District 2 and bordering Council District 7 to the north. The site is currently undeveloped. The applicant is requesting to rezone this property from “F” General Commercial and “G” Intensive Commercial to “C” Medium Density Multifamily, to accommodate a future apartment home development. “C” zoning allows for a density of up to 24 dwelling units per acre. A formal Site Plan is not required for a rezoning to “C”. The following narrative regarding a history of the subject site from the applicant was included as part of the submittal package:

This rezoning request is made to benefit the area by removing the vacant lot status, developing the property into a project aligned with the City-wide effort to procure workforce housing in an area in which the area’s median income household cannot afford to buy; and in which 60% and more of renters pay more in rent than they can afford.

The proposed project’s Pre-Development Meeting with city departments yielded that the property is sufficiently served by water, storm and sanitary sewer; and that it’s development would aid in completing the public works’ thoroughfare plans for the area; which are not planned to be improved at this time without development of this property.

The property is currently zoned G and F; each a commercial zoning designation. We have attempted to develop, and continuously marketed the property for commercial development for over eighteen years now. As the area built out with residential, educational, civic, and commercial uses, this immediate area experienced great hardship in procuring a commercial development for a multitude of reasons; and today is left without a viable strategy as all of the commercial uses which can be sustained by the market have aggregated to alternate traffic patterns/

A brief history of the property:

- Kroger had the entire tract under contract. During their due diligence, they choose a site on Bailey Boswell road. The QSR pad site users followed them to Bailey Boswell and the retail corridor for the market was established there; including Neighborhood Retail users.
- Wal Mart and LA Fitness put the property under contract. Wal Mart was looking at the tract for a neighborhood market store and LA Fitness was going to build their product on the remainder of the tract. After studying the market, Wal Mart made the decision to not develop and choose a site at the intersection of Bailey Boswell Road and Saginaw Rd. This decision also pulled

the retail developers away from this area; and six fitness uses have surrounded the immediate area.

- Aldi contracted the site but ultimately built on Saginaw Rd between Bailey Boswell Road and Marine Creek Mcleroy Blvd for greater traffic counts. Neighborhood Retail again followed them.
- Albertsons looked at the site and chose their current location at Bailey Boswell Road and Saginaw; again taking Neighborhood Retail users with them to serve this market.
- Sprouts was sought out yet in their due diligence it was determined the average income levels could not support their brand nor more Neighborhood Retail users to help them build out the site.

Over the past 18 years the market chose to surround this area on three sides with major and neighborhood retail uses; all within 2.5 miles of the property. Recent commercial users who have analyzed the site resolve the area is either served at capacity for retail and restaurants, or the traffic patterns cannot sustain sit-down restaurants.

We appreciate your consideration in utilizing this site to aid Fort Worth's city-wide need for workforce housing and everyone's continued efforts to bring appropriate housing solutions to those areas identified by the City's Affordable Housing Strategy. What a blessed area with TCC, The Fire/Rescue Training Facility, and Hollenstein Career and Technology Center to aid in the crisis.

Any proposed development will need to meet all other "C" development standards, including minimum 45% open space, 20 foot street side setbacks, 5 foot side and rear setbacks, 36 foot maximum height, one parking space per bedroom plus one space per 250 square foot of common area, and a minimum of 20 points from the enhanced landscape table. Buildings must be oriented with the long side facing the street, parking towards the interior of the site, and no driveways, fences, or parking between the building façade and any street frontage.

Surrounding Zoning and Land Uses

North "G" Intensive Commercial / undeveloped
East n/a (City of Saginaw) / single family neighborhood
South "J" Medium Industrial / mini-warehouse & undeveloped
West "G" Intensive Commercial / undeveloped

Recent Zoning History

- No changes in the past 10 years

Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.
The following organizations were emailed on September 27, 2024:

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Eagle Mountain-Saginaw ISD	Marine Creek Hills NA
Northwest Fort Worth Neighborhood Alliance	Parkview Hills HOA
Terrace Landing OA*	Remington Point Villas HOA, Inc
Remington Point HOA	Marine Creek Ranch HOA

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The subject site is situated at the convergence of Longhorn Road, Old Decatur Road, Cromwell Marine Creek Road, and Marine Creek Parkway. This property is currently undeveloped and is surrounded on four sides by arterial roadways. There is no direct adjacency with any single family neighborhoods or other developments. There is limited commercial development to the south (self storage/mini-warehouse), and single family residential neighborhoods to the east across Old Decatur Road (in the City of Saginaw) however the remainder of the surroundings are undeveloped at the present time. Current site conditions are shown below:



Southwest corner (Marine Creek Parkway & Longhorn Road roundabout)



Southeast corner (Old Decatur Road & Longhorn Road intersection)



Northwest corner (Marine Creek Parkway & Cromwell Marine Creek Road roundabout)

There are no transit links in the vicinity to support workforce housing, meaning that there would be a greater reliance on personal automobiles in comparison with a more centrally situated site within the City.

In recent years the City Council has pointed out the finite amount of commercially zoned land available for future growth and has placed heightened importance on the preservation of non-residential zones. Upon analyzing this rezoning proposal, which contains no commercial component or non-residential space of any kind, staff is not supportive of allowing additional rooftops in the area without adequate provision of retail and services in close proximity that will support new residents.

For these reasons, the proposed zoning **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far Northwest

The Future Land Use map contained within the 2023 Comprehensive Plan designates the subject property as *future neighborhood commercial*. Zoning categories in alignment with this future land use designation would be “ER” or “E” Neighborhood Commercial, “MU-1” Mixed Use Low intensity, or any applicable form based codes.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

APPENDIX C: FUTURE LAND USE BY SECTOR

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

The requested “C” Medium Density Multifamily zoning would not be in alignment with the Comprehensive Plan and would be considered **not consistent** with the future land use map designation. The subject site would need to a designation of *future medium density residential* in order to be considered consistent with the adopted Comprehensive Plan. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

While not aligned in terms of map designation, the proposed zoning **is consistent** with the Comprehensive Plan policies. The rezoning proposal, if approved, would provide much needed workforce housing for the area. The addition of more dwelling units, beyond what would be achievable with standard single family zoning, could be impactful in helping to ease pressure on housing costs, which have been steadily increasing over the past several years.

HOUSING AFFORDABILITY COMPREHENSIVE PLAN | HOUSING

Booming population and employment growth in north Texas and Fort Worth have created strong pressures on the local housing market in recent years, increasing home prices and apartment rents to the point that middle and lower income households often have difficulty finding quality affordable housing that meets their needs. This is particularly true for families or individuals with limited income potential, including the elderly, persons with disabilities, and lower-skilled members of the workforce.

Though a number of federally supported and locally administered housing programs exist to provide assistance to these populations, resources are limited for addressing Fort Worth’s growing housing affordability challenge. Fort Worth Housing Solutions, local non-profits, private sector affordable housing developers, and the City’s Neighborhood Services Department work together to develop effective partnerships and leverage additional resources, while addressing the City Council’s highest priority housing goals.

The City’s affordable housing policies and programs are primarily directed toward expanding affordable housing opportunities while serving residents with the greatest need, including the homeless, very low income homeowners living on fixed incomes, and lower income renters.

WHO NEEDS AFFORDABLE HOUSING?

Occupation	Average Annual Salary
Nursing Assistants	\$28,354
Bank Tellers	\$29,159
Construction Laborer	\$33,394
Emergency Response Dispatchers	\$42,550
Electrician	\$45,526
Chef/Head Cook	\$58,965
Clergy	\$61,922
Firefighter	\$57,460
Kindergarten Teachers	\$53,783

SELECTED HOUSING AFFORDABILITY TERMS

AFFORDABLE HOUSING	Generally, a single-family home or apartment occupied by a household that pays 30 percent or less of its gross income toward its mortgage or rent. The term is also widely used to refer to housing that is subsidized or rent-regulated and that is occupied by a household that is “low-income”.
ATTAINABLE HOUSING	A relatively new term that is defined as non-subsidized, for-sale housing that is affordable to households with incomes between 80 and 120 percent of the Area Median Income (AMI).
HOUSING AFFORDABILITY	Refers to the ability, or the lack thereof, of a household to meet its housing expenses with a reasonable and sustainable share of its income, generally spending no more than 30 percent of gross income on housing costs, without regard to the household’s income or whether the household lives in subsidized, rent-regulated, or market-rate housing.
WORKFORCE HOUSING	Generally, housing that is “affordable” to households earning between 60 and 120 percent of AMI, and historically associated with housing in close proximity to a specific industry.

Source: Urban Land Institute, Terwilliger Center for Housing.

These sample occupations earn less than 80 percent of the Fort Worth-Arlington Median Family Income for a family of four, making them susceptible to housing affordability issues.

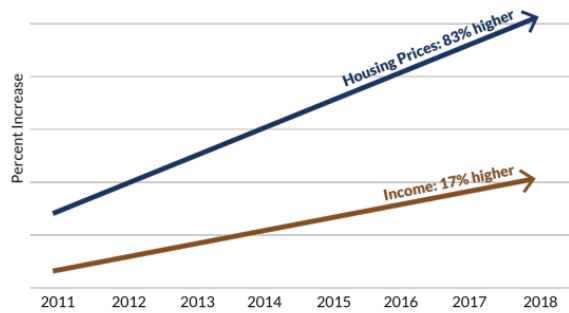


HOUSING PRICE INFLATION AND INCOME INCREMENT

Housing costs are increasing faster than incomes in Fort Worth, as is the case elsewhere in the country. According to the Fort Worth Housing Solutions 2018 Annual Report, home prices jumped 57 percent and average rents rose from 20 to 40 percent (depending upon unit size) in the past five years. Middle-income to lower-income households are effectively priced out of today's housing market. Nearly one-third of the city's households earns less than half of the annual median income of \$75,200. An affordable rent for a family of three at this income level is \$846, but the rent now averages \$1,100 for a two-bedroom unit. The need is greatest for the city's lowest-income households. Fort Worth has a shortage of 23,420 units that would be affordable for people earning less than 30 percent AMI.

Rising home prices make homeownership less affordable to everyone, but they have a particular impact on people who are interested in buying a home for the first time. There are fewer homes available in the affordable 'starter home' segment of the market and, as a result, first-time homebuyers either delay a purchase or buy a home that causes them to be more cost-burdened.

Between 2011 and 2018, new housing costs rose 66% higher than household income.



Sources: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2014-2018.

HOME PRICE BY SALES

Between 2011 and 2019, homes under \$150,000 went from 67.1 percent of the market to 9.8 percent of the market. The rapid pace of cost increases underscores the urgency of dealing with the overall issue of affordable housing. In order to encourage first-time homebuyers to locate in Fort Worth, actions to assist them should be considered.



Source: Real Estate Center at Texas A&M University, 2020.

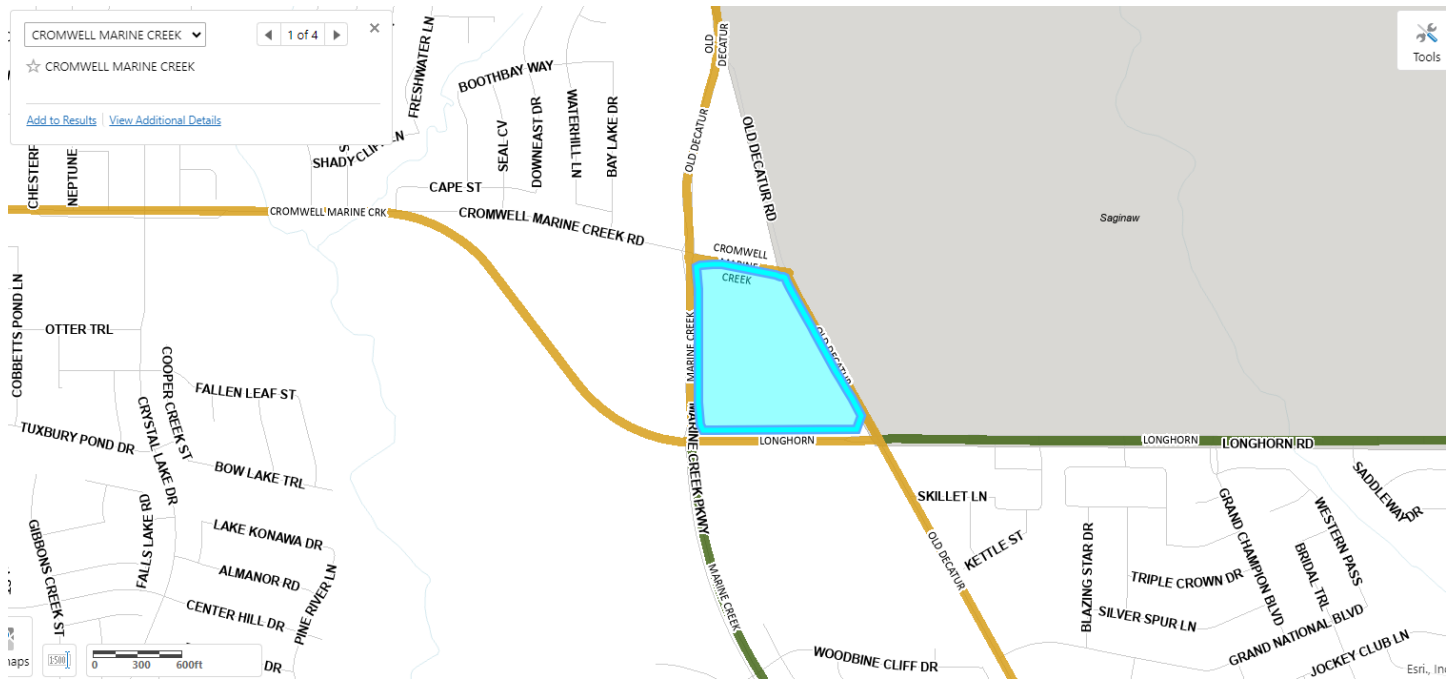
F O R T W O R T H
Neighborhood Conservation Plan
 and
Housing Affordability Strategy
 AN AGENDA FOR THE NEXT FIVE YEARS
 FORT WORTH
 August 2023

What Needs to Be Done

- **Encourage development of all types of market rate housing**, to keep pace with expected population growth to reduce the pressure on the housing market.
- **Invest more low-cost flexible capital** to increase the amount of subsidized housing production.
- **Provide targeted incentives and policy/process changes** to lower housing development costs (including land disposition), and expand available resources.
- **Protect naturally occurring affordable housing (NOAH)** wherever possible, to help manage the scale of the affordability problem.
- **Take a focused approach to homelessness** given the differences in the various populations and their needs.

In addition, the development of this tract could be an impetus for completion of the roadway network, which is of top concern to the surrounding community. This site is uniquely situated with roads designated as thoroughfares on the City's Master Thoroughfare Plan. While Marine Creek Parkway is largely built out to modern standards, with four lanes, a median, and sidewalks, the developer would bear responsibility for completing their share of

upgrades for Longhorn Road and Old Decatur Road, which are not yet at their final configuration. The enhancements to the road network in this key area could potentially help reduce congestion and ease traffic in this fast growing sector of Fort Worth.



The following policy specific to the Northwest sector applies to the proposed development:

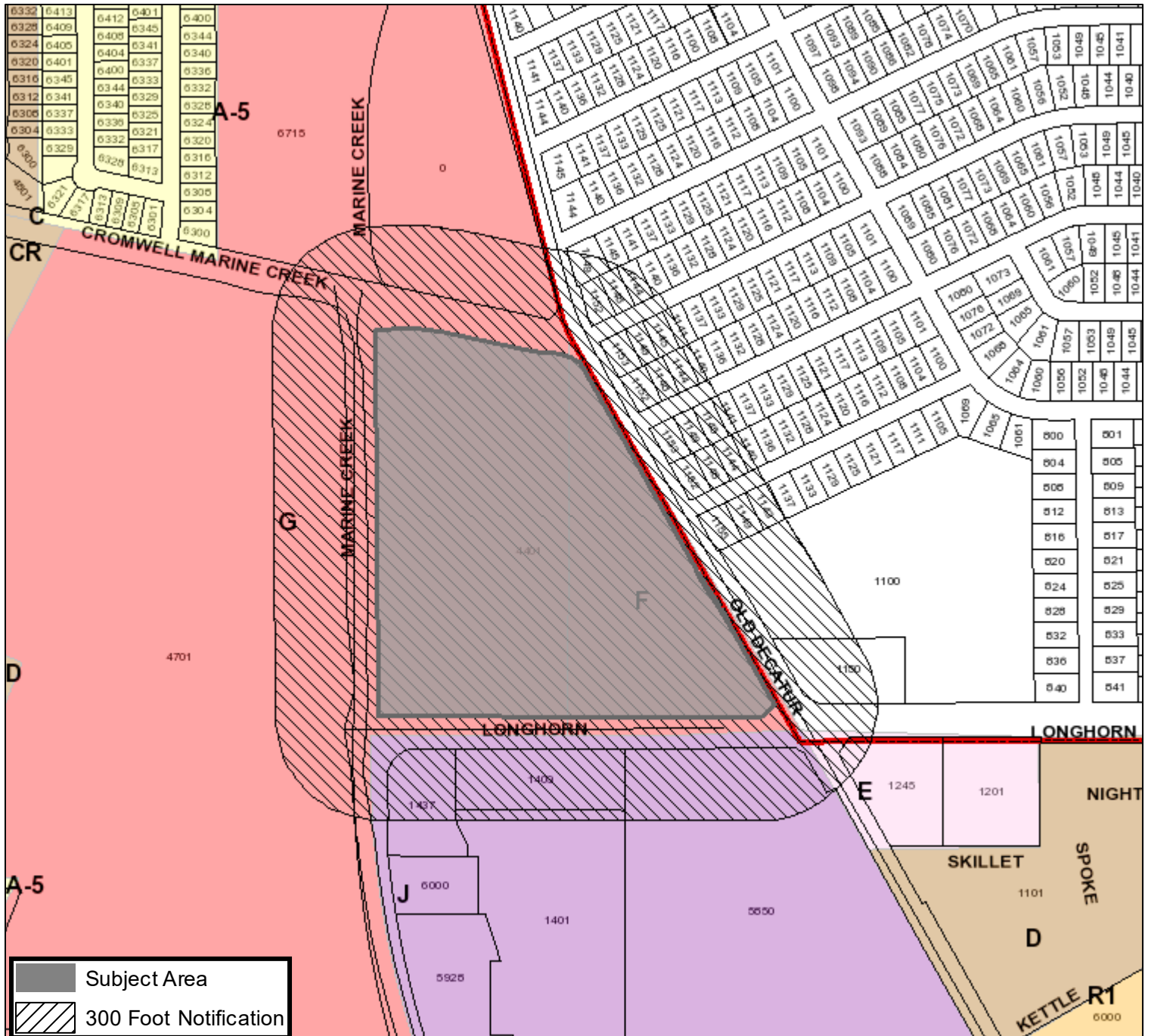
FAR NORTHWEST SECTOR FUTURE LAND USE



Sector Land Use Policies

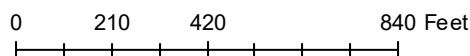
1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

Area Zoning Map

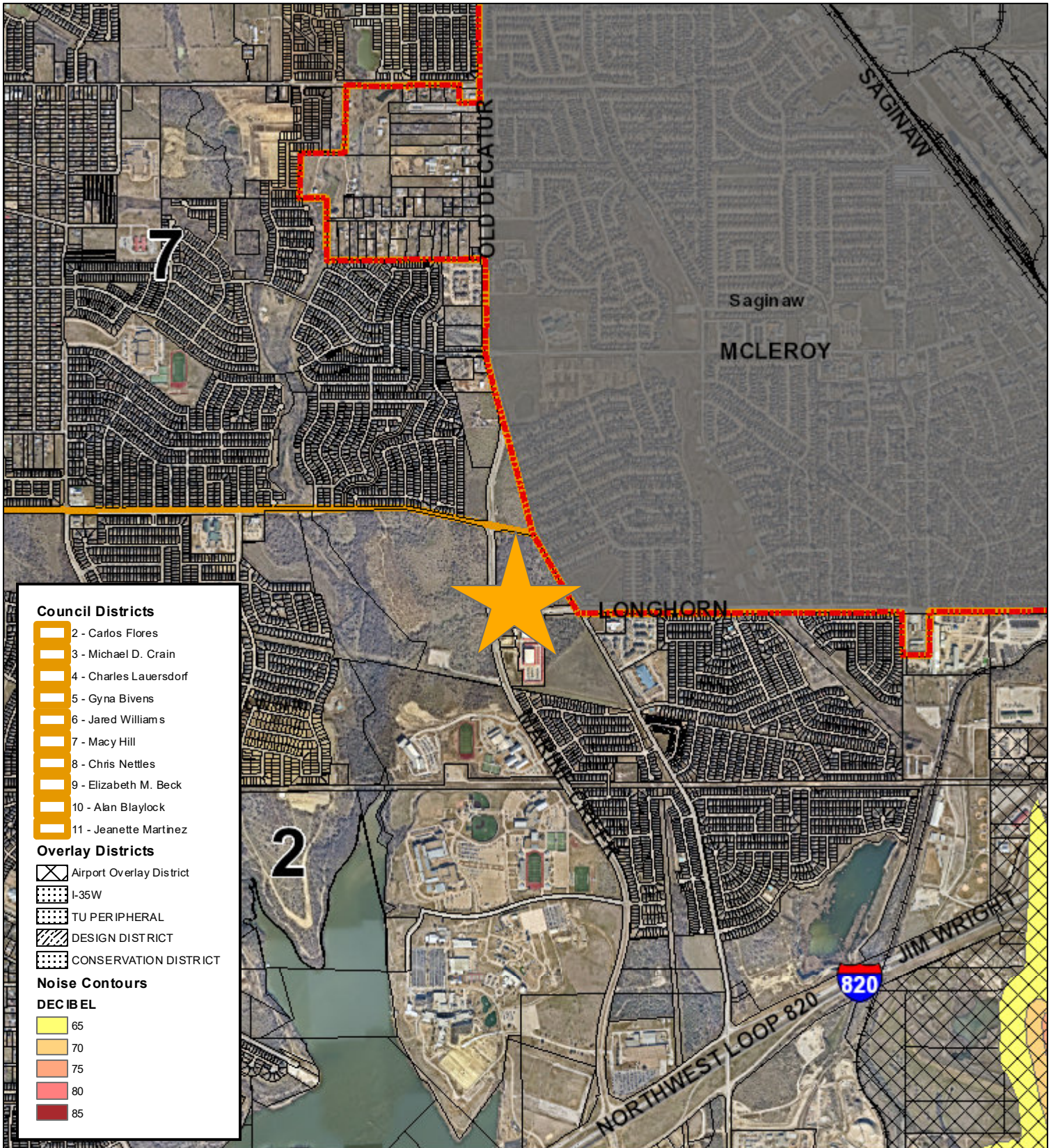
Applicant: Margaux Four Corners, LTD/Justin Henry
 Address: 4401 Cromwell Marine Creek Road
 Zoning From: null
 Zoning To: null
 Acres: 21.67960007
 Mapsco: Text
 Sector/District: Far_Northwest
 Commission Date: 10/8/2024
 Contact: null



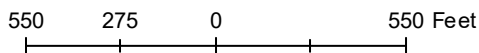
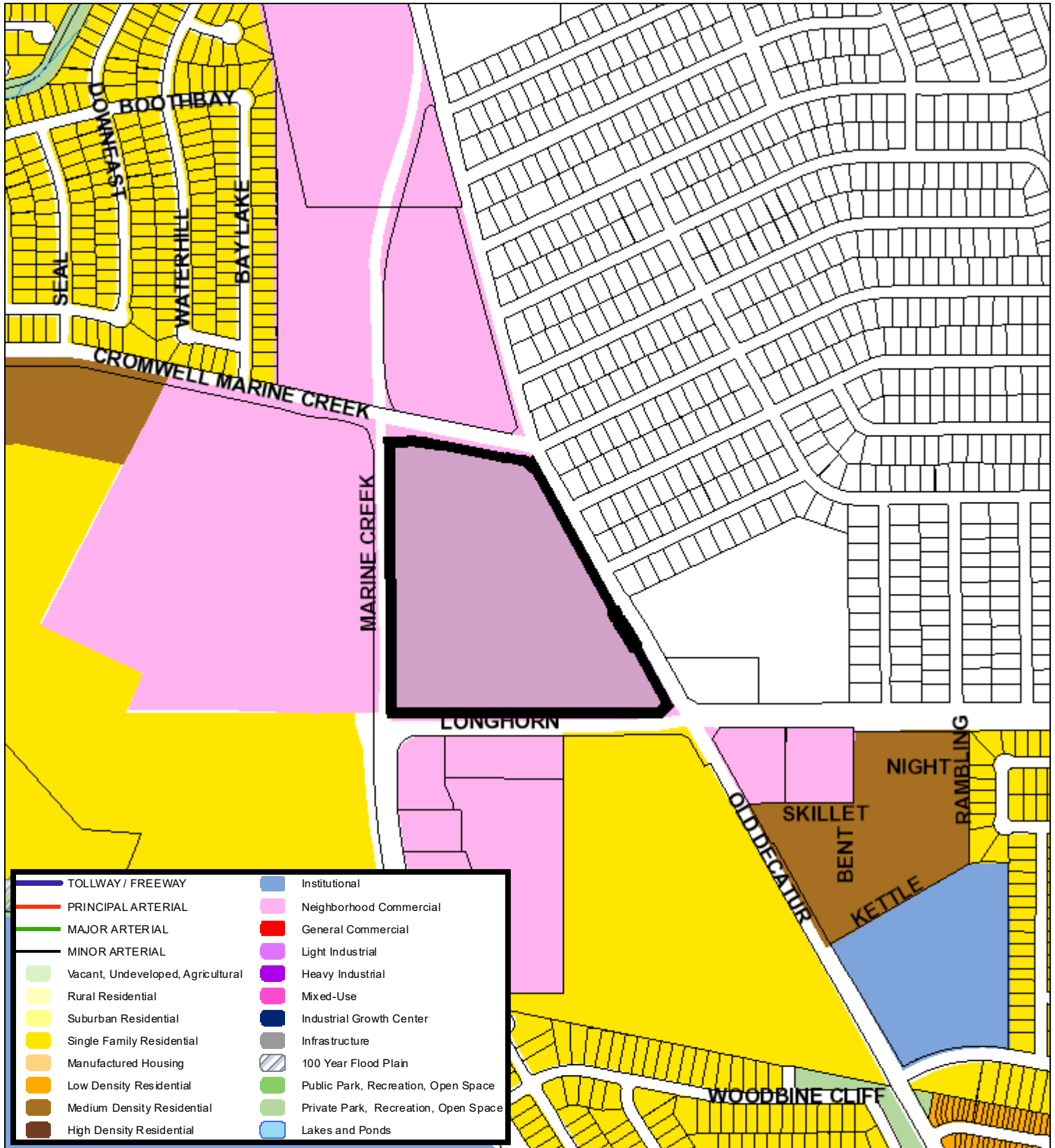
	Subject Area
	300 Foot Notification



Area Map



Future Land Use



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



Aerial Photo Map



0 345 690 1,380 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-121

Council District: 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Trenton Robertson

Site Location: 11468 Mosier Valley Rd

Acreage: 9.1 acres

Request

Proposed Use: Outdoor storage of materials and equipment without an associated structure

Request: From: "AG" Agriculture

To: "PD/I" Planned Development for all uses in "I" Light Industrial plus outside storage of materials and equipment without an associated structure, site plan required

Recommendation

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

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

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

Staff Recommendation: **Continuance**

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

Project Description and Background

The subject property is located on Mosier Valley Rd near House Anderson Rd. The applicant is requesting to rezone the property from “AG” Agricultural to “PD/I” Planned Development for all uses in “I” Light Industrial plus outside storage of materials and equipment without an associated structure, site plan required. The area surrounding the proposed zoning has several existing industrial and outdoor storage uses.

The applicant has requested a continuance and may seek to go the CUP route in order to provide a specific timeframe to operate the business before coming back through the public hearing process.

Surrounding Zoning and Land Uses

North “AG” Agricultural; PD 954 "PD/AG" Planned Development for all uses in "AG" plus outside storage of construction vehicles and trailers only; site plan waived. / outdoor storage, undeveloped
East “J” Medium Industrial / outdoor storage
South "PD-SU" for concrete crushing facility subject to 10 conditions listed in case file / concrete crushing, undeveloped
West PD 1235 “Planned Development for all uses “I” Light Industrial plus animal processing with no outside storage, stockyards, or animal pens, site plan included / industrial

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.
The following organizations were notified: (emailed September 27, 2024)

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

This property is located within this registered Neighborhood Organization.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning from “AG” Agricultural to “PD/I” Planned Development for all uses in “I” Light Industrial plus outside storage of materials and equipment without an associated structure, site

plan required. Surrounding uses consist of outdoor storage to the north and east, undeveloped and concrete crushing to the south and industrial to the west.

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

Comprehensive Plan Consistency –

The adopted Comprehensive Plan currently designates the subject property as “single-family” on the Future Land Use Map. This designation is intended to include single-family development. The base “I” Light Industrial zoning district **is not consistent** with this designation. However, the proposed zoning **is consistent** with the following Comprehensive Plan policies.

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Site Plan Comments

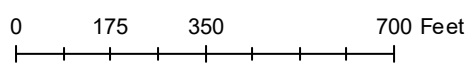
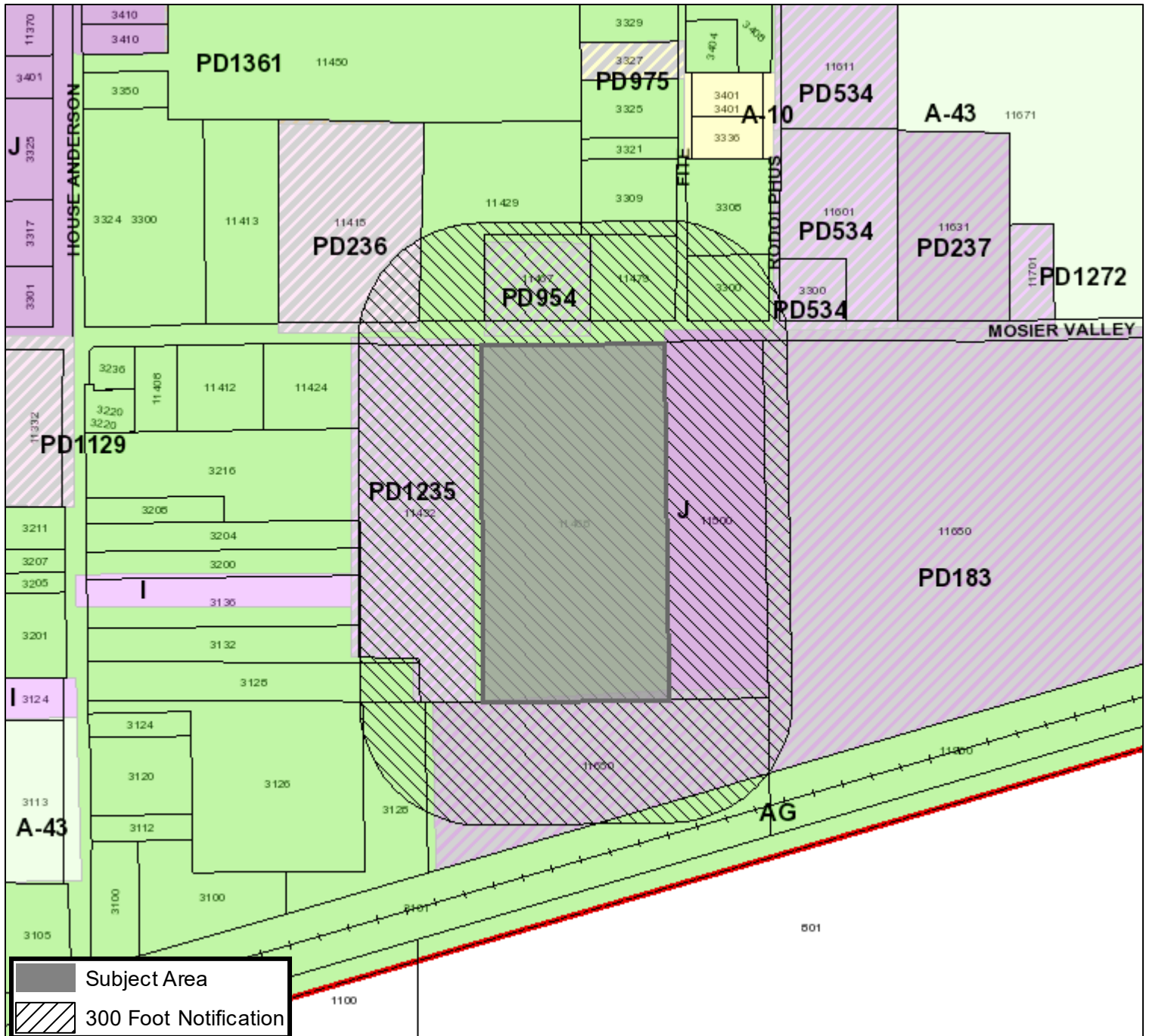
Zoning and Land Use

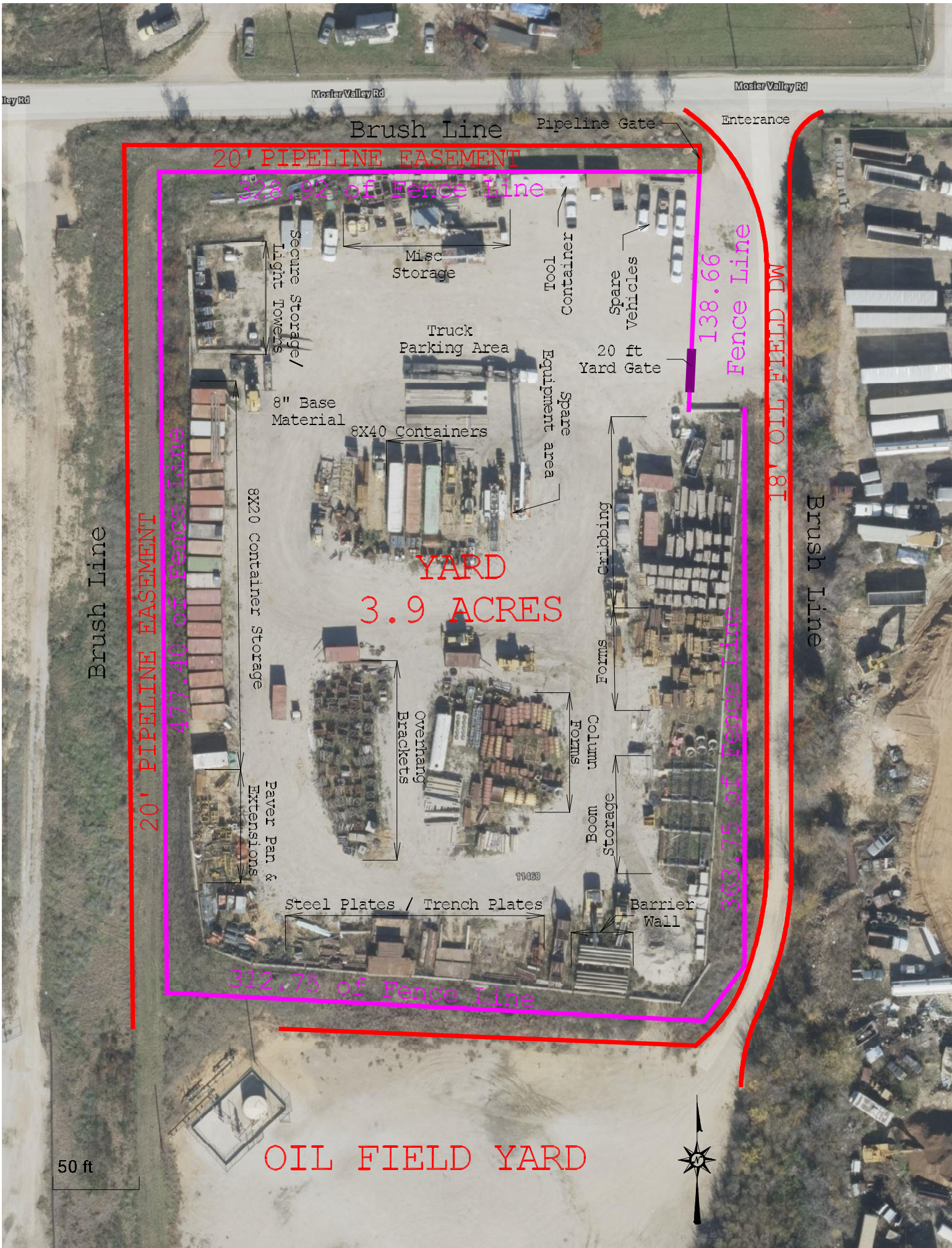
The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

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

Area Zoning Map

Applicant: Fricks Darcy Knapp ETAL
 Address: 11468 Mosier Valley
 Zoning From: null
 Zoning To: null
 Acres: 9.09928942
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 10/8/2024
 Contact: null





Hay Rd

Mosier Valley Rd

Mosier Valley Rd

Brush Line

Pipeline Gate

Entrance

20' PIPELINE EASEMENT

329.92 of Fence Line

Secure Storage/
Light Towers

Misc
Storage

Tool
Container

Spare
Vehicles

Truck
Parking Area

20 ft
Yard Gate

138.66

Fence Line

8" Base
Material

8X40 Containers

Spare
Equipment area

477.40 of Fence Line

8X20 Container Storage

YARD

3.9 ACRES

Cribbing

181 OIL FIELD DW

Brush Line

Brush Line

20' PIPELINE EASEMENT

363.75 of Fence Line

Paver Pan &
Extensions

Overhang
Brackets

Forms

Column

Forms

Storage

11463

Steel Plates / Trench Plates

Barrier
Wall

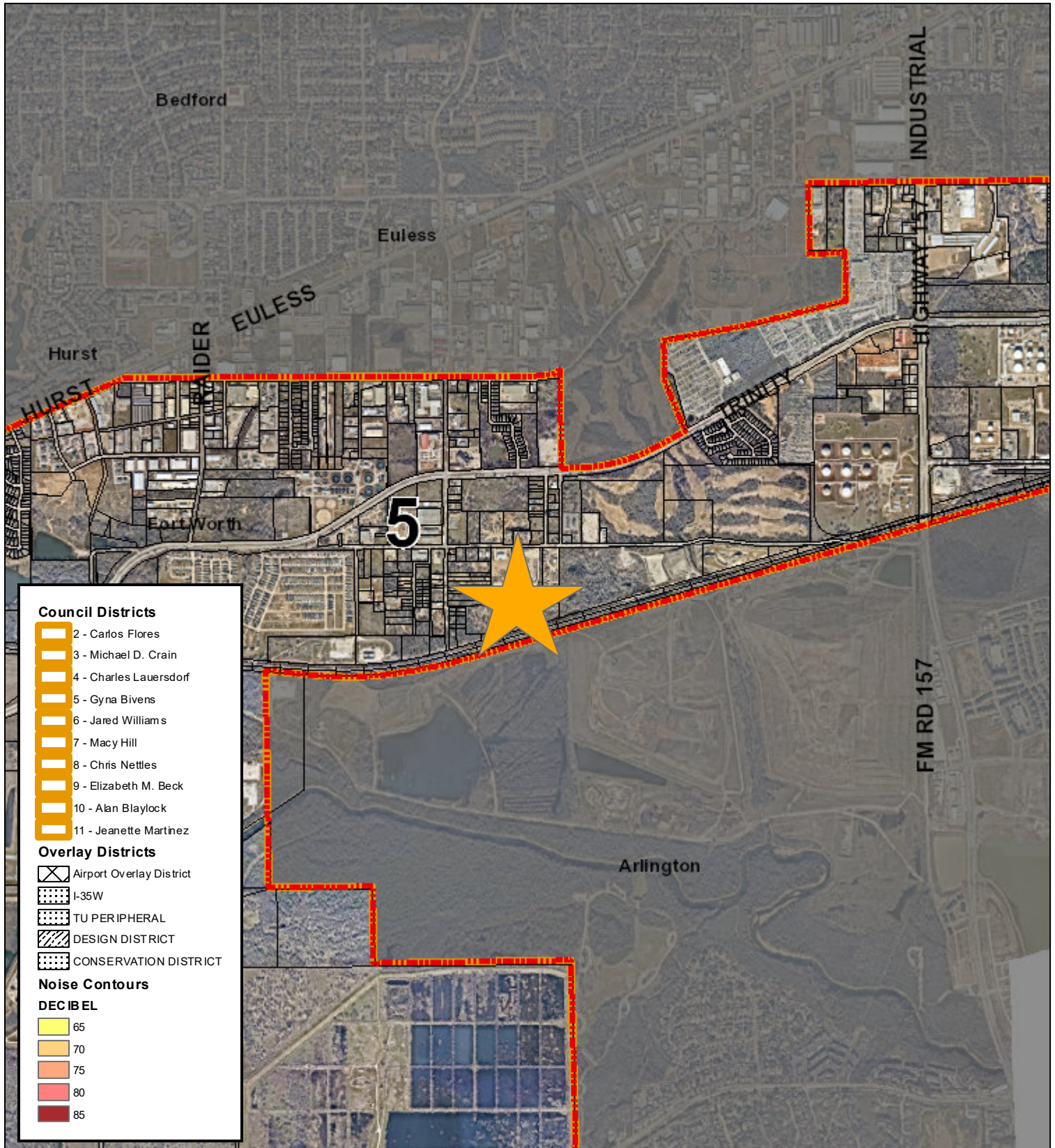
312.75 of Fence Line

50 ft

OIL FIELD YARD



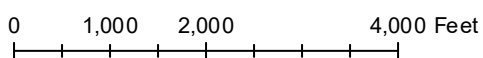
Area Map



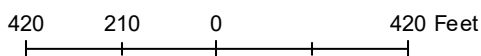
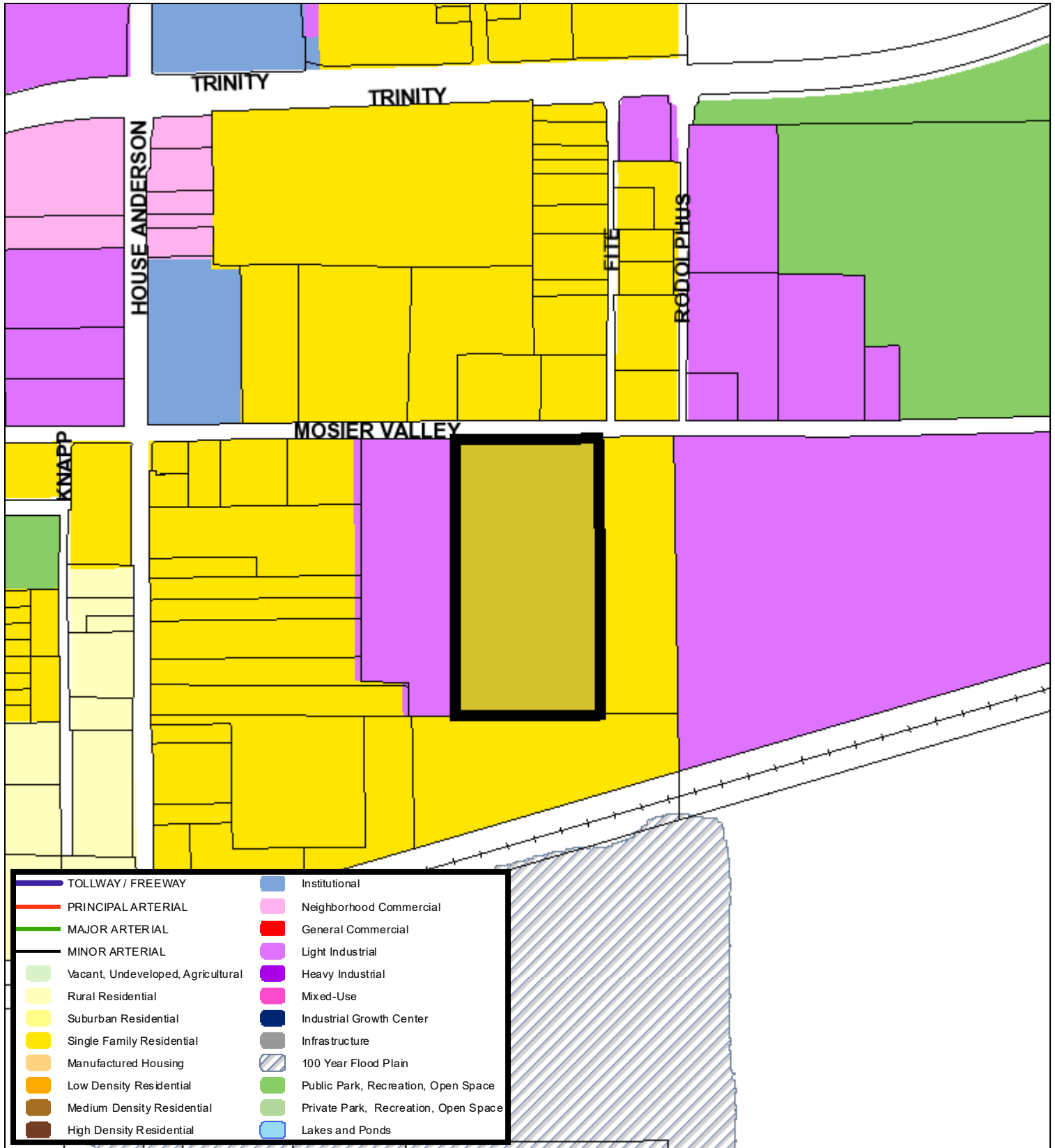
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use



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



Aerial Photo Map



0 262.5 525 1,050 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-122

Council District: 8

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Holiday Marketing Inc. / Abdul Wafayee

Site Location: 3005 Mansfield Highway

Acreage: 0.34 acres

Request

Proposed Use: Auto Repair

Request: From: "E" Neighborhood Commercial

To: "F" General Commercial

Recommendation

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

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

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

Staff Recommendation: **Denial**

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

Project Description and Background

The applicant proposes to rezone the subject site from the current “E” Neighborhood Commercial to “F” General Commercial to allow for an auto repair lot. This site has been zoned “E” for a long time. There have been several zoning change requests for “FR” General Commercial Restricted for this property in past years in which all were ultimately denied.

Subject property



Property to the east



Surrounding Zoning and Land Uses

North “A-10” One-family / single family and vacant

East “PD 1188” Planned Development for “E” Neighborhood Commercial plus auto repair, sales and wash detail; site plan approved / auto repair facility

South City of Forrest Hill / recycling center

West “E” Neighborhood Commercial / convenience store

Recent Zoning History

- ZC-18-025 “PD 1188” Planned Development for “E” Neighborhood Commercial plus auto repair, auto sales and wash detail approved by City Council April 2018
- ZC-10-117 Council Initiated Rezoning for various properties bounded by E. Berry, Mitchell, Wichita, Seminary and Riverside from various zoning districts approved by City Council September 2010
- ZC-09-020 From “E” Neighborhood Commercial To “FR” General Commercial Restricted, Denied by City Council 4/2009
- ZC-06-283 From “E” Neighborhood Commercial To “FR” General Commercial Restricted, Denied by City Council 3/2007
- ZC-20-014 From “E” Neighborhood Commercial to Add CUP for automotive repair, Denied by City Council 3/2020, subject property to the northwest

Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.
 The following organizations were emailed on September 27, 2024:

Organizations Notified	
Glen Park NA	
Glencrest Civic League NA*	Southeast Fort Worth, Inc
United Communities Association of South Fort Worth	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

**Located within this Registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Property to the north of the subject site are zoned “A-10” and used for outdoor storage and agricultural purposes, within the block face along AlCannon Avenue are older single-family structures. Property to the east was recently rezoned “PD-E” to add auto repair, auto sales and wash detail.

The direct adjacency to single family zoning, along with the community vision for Mansfield Highway, makes it evident that the proposed rezoning for auto repair **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The 2023 Comprehensive Plan currently designates the subject property as *future neighborhood commercial*. This is further defined as "Retail, services, offices and mixed uses serving daily needs for a local market area". “F” General Commercial is not listed in the implementing zoning districts, and would fall under *future general commercial*.



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

The proposed zoning **is not consistent** with the Comprehensive Plan map. If the zoning request is approved as presented, then City staff will update the future land use map accordingly.

Rezoning **is not consistent** with City policy.

Sector Land Use Policies

- * Protect residential areas from commercial encroachment adjacent to Mansfield Highway, Wilbarger Street, East Berry Street, and East Rosedale Street.
- * Stimulate the redevelopment of the East Rosedale, East Berry Street, Miller Avenue, and Mansfield Highway commercial districts.

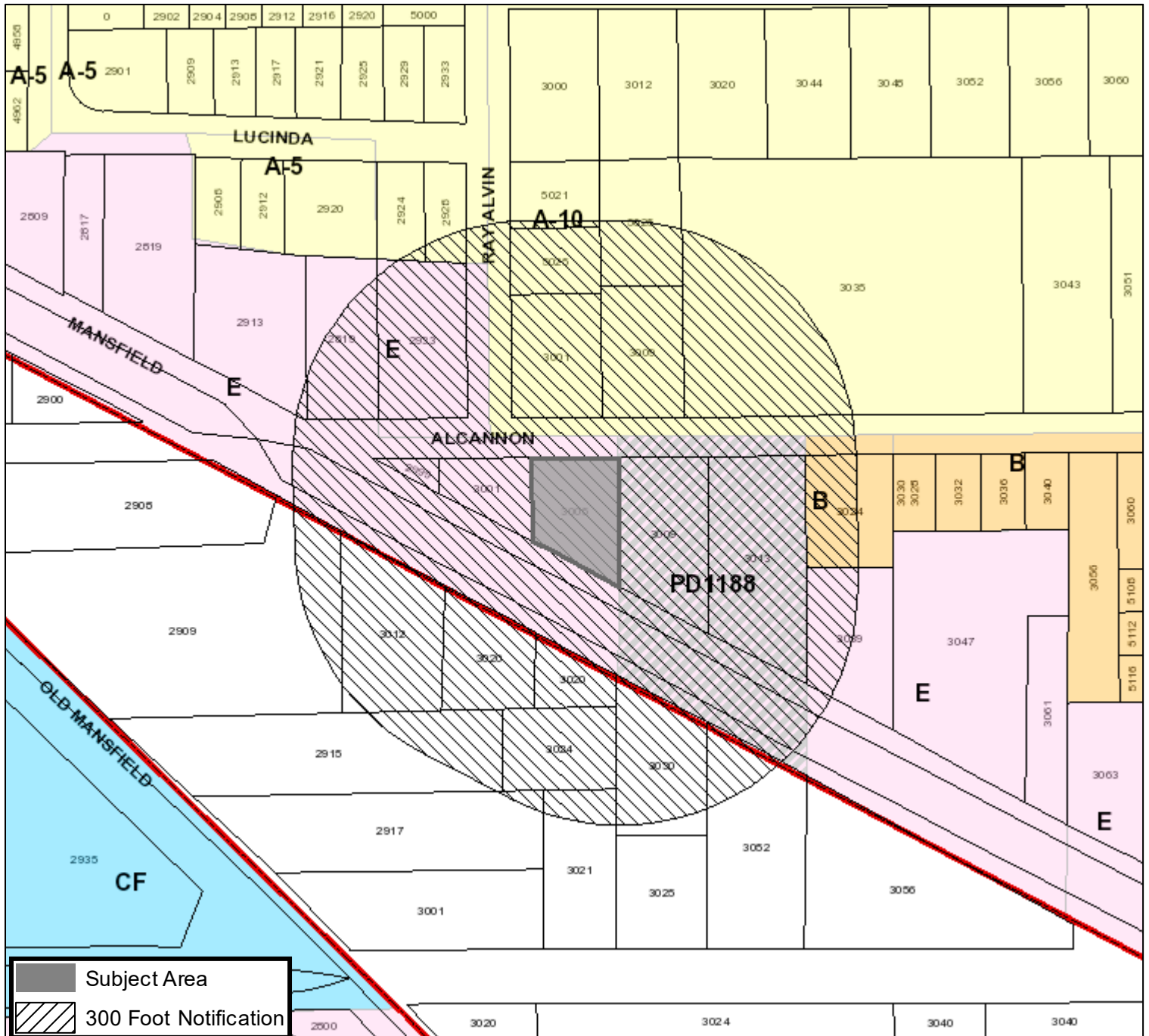




ZC-24-122

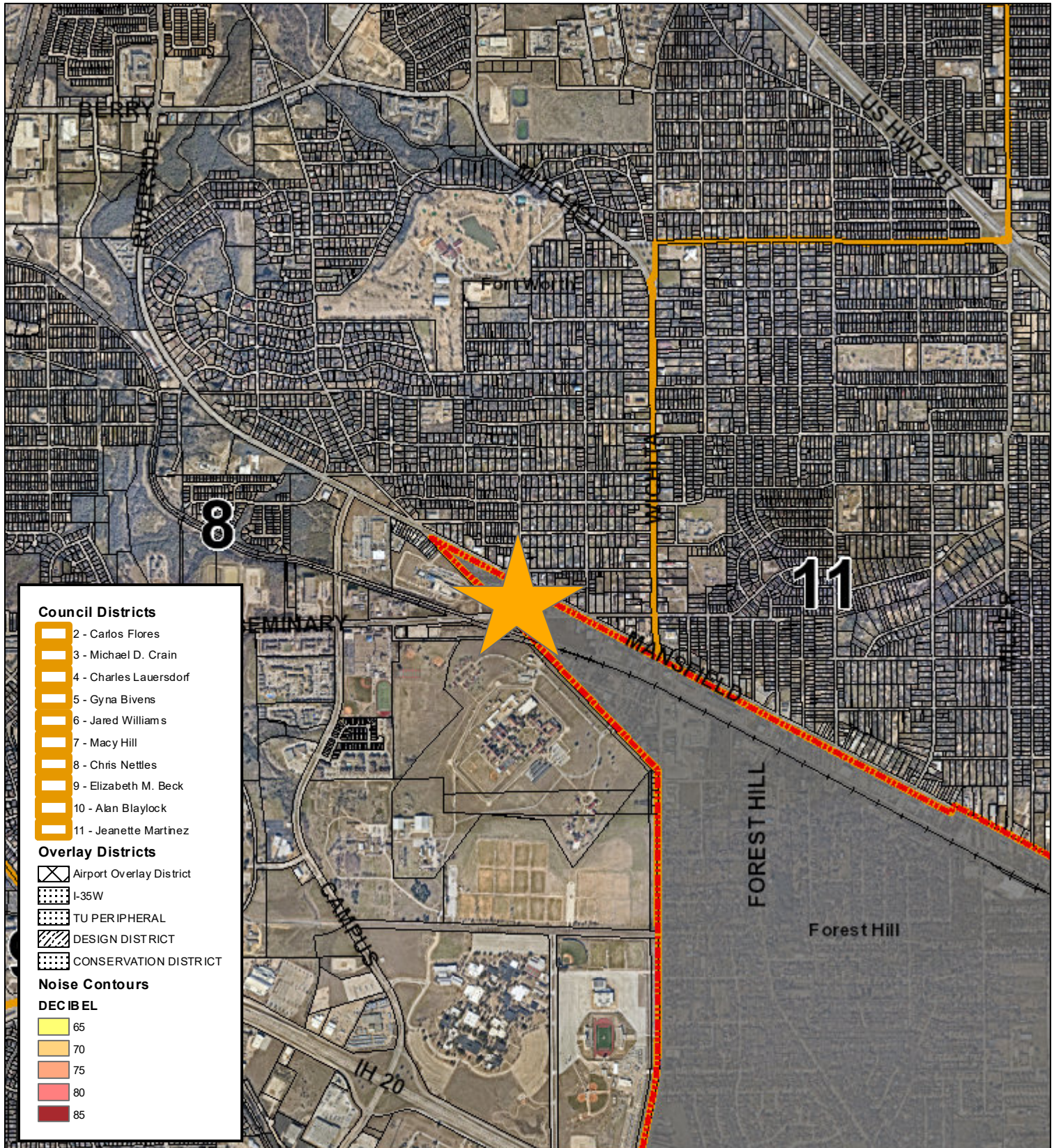
Area Zoning Map

Applicant: Holiday Marketing Inc.
 Address: 3005 Mansfield Highway
 Zoning From: E
 Zoning To: F
 Acres: 0.33771501
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 10/8/2024
 Contact: 817-392-7869



0 90 180 360 Feet

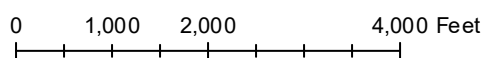
Area Map



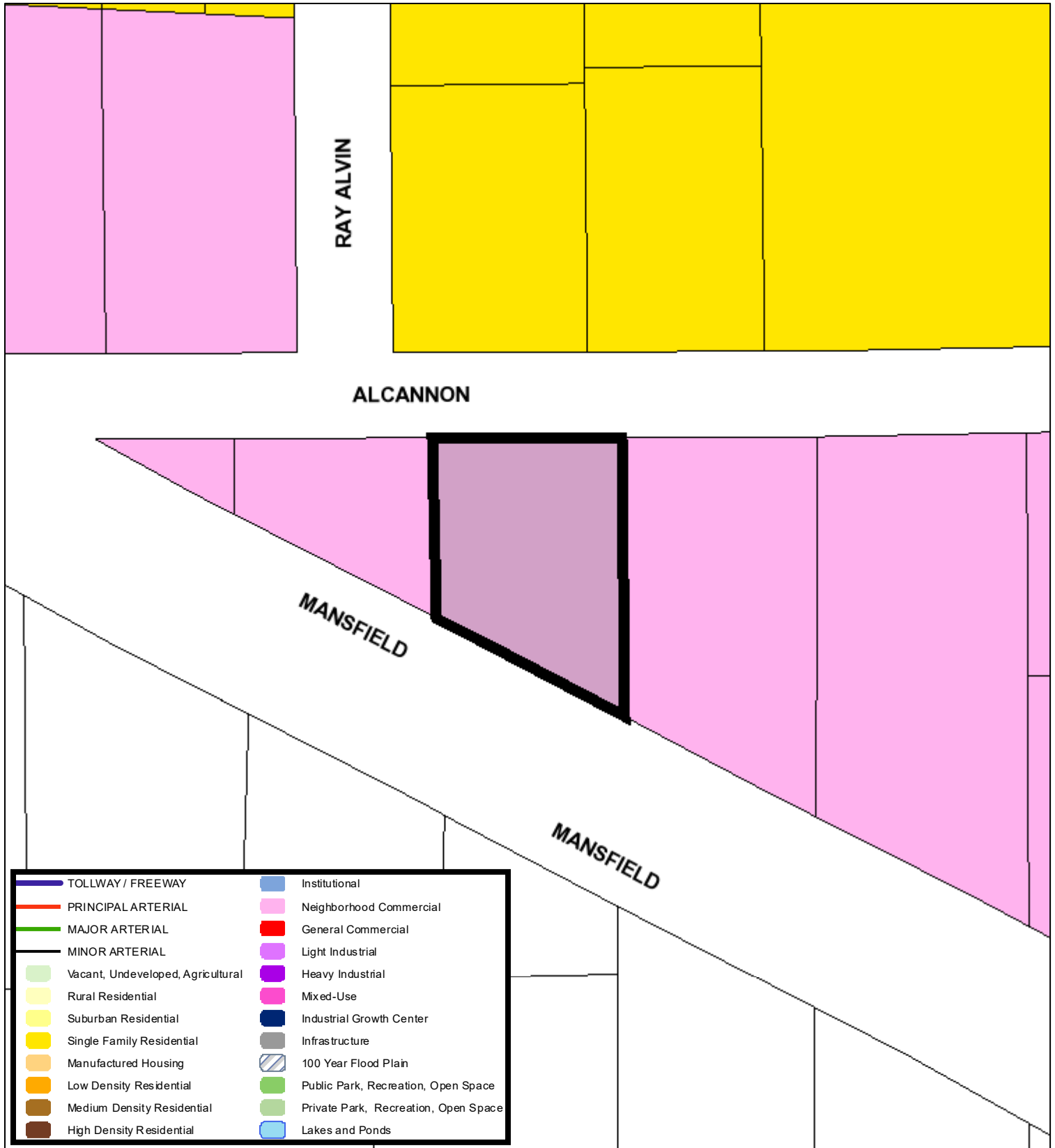
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

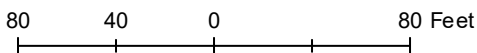
Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use



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



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



Aerial Photo Map



0 45 90 180 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-123

Council District: 8

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Danielle Tucker

Site Location: 1203 E. Leuda Street

Acreage: +/- 0.1147 acre

Request

Proposed Use: Commercial Uses- antique shop, bookstore, and copy shop

Request: From: "A-5/HC" One- Family/ / Historic and Cultural
To: "ER/ HC" Neighborhood Commercial Restricted/ Historic and Cultural

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The subject property, currently designated for single-family use, covers approximately 0.1147 acres. It is located within an "A-5" One-Family zoning district, situated in the heart of a historical residential neighborhood. This property is also a part of the Terrell Heights Historic District, which was established by the City Council on November 6, 2007, to preserve the area's historical significance.



Figure 1: Site photos taken on September 30, 2024, staff provided

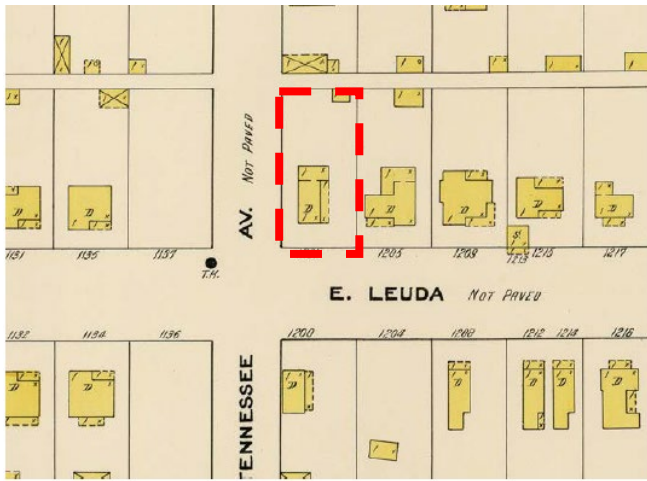


Figure 14 1906 Sanborn, showing previous dwelling on site

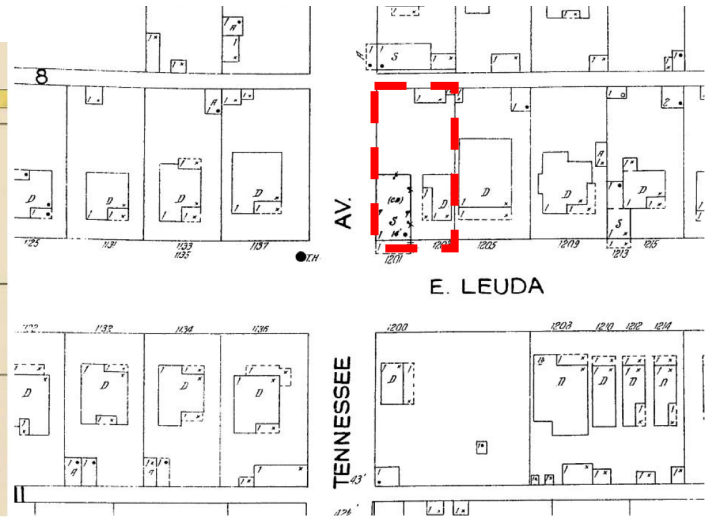


Figure 13 1926 Sanborn

Figure 2: Left-Sanborn map from 1906 and Right-Sanborn map from 1926; HCLC Staff report (HCLC-24-127)

The parcel contains an existing historical building constructed in 1911 (**Figure 2**). Historically, this building has served commercial purposes, previously operating as a beauty shop and grocery store (**Figure 3**). On May 4, 2018, a code compliance issue was raised due to the building's deteriorating condition, requiring it to be brought up to code. The case was first reviewed by the Historic and Cultural Landmarks Commission (HCLC) on June 11, 2018, to determine whether the building could be restored or if demolition was necessary. It was decided that the building should be restored.

Following the meeting, the property owner, Allen Tucker, applied for and received approval for a Certificate of Appropriateness (COA) from HCLC staff on August 21, 2019, but the approved restoration work was never carried out. The property was reviewed again at the HCLC meeting on June 10, 2024, but the case was continued to the July 8, 2024, meeting under case number HCLC-24-127. At that meeting, the applicant submitted a site plan set for approval and proposed a General Store and copy store use—both of which are not permitted in the current "A-5/HC" One-Family / Historic and Cultural zoning district. Although the HCLC-24-127 case received approval, the applicant is now seeking rezoning to a more appropriate district that will allow for the building's historical commercial use (for information on use compatibility based on the request, go to 'Land Use Compatibility' section).



Figure 12 1983 Image; storefront is unoriginal

Figure 3: Historical Photo taken in 1983; HCLC Staff report (HCLC-24-127)

The applicant is now requesting to rezone the property from its current "A-5/HC" One-Family / Historic and Cultural designation to "ER/HC" Neighborhood Commercial Restricted. This rezoning request reflects a desire to both preserve the property's historic commercial use and safeguard the integrity of the surrounding neighborhood. By opting for the "ER" Neighborhood Commercial Restricted designation, the property will be subject to limited, carefully selected commercial uses that align with the community's character and needs.

In the last HCLC meeting, the applicant stated they understand the building's 113-year history as a vital part of the neighborhood's identity and are committed to restoring it in a way that honors its past while contributing to the future of the community. The proposed rezoning will allow the property to serve a renewed purpose, maintaining its role as an essential element of the neighborhood's fabric. By adhering to the "ER" zoning, the applicant aims to strike a balance between preserving the historical significance of the property and supporting the continued well-being and cohesion of the Terrell Heights Historic District.

Surrounding Zoning and Land Uses

All zoning districts mentioned below are with the HC Overlay District

North	"A-5" One Family / Vacant Lot
East	"A-5" One Family / Vacant Lot
South	"A-5" One Family / Residential
West	"A-5" One Family / Residential

Recent Zoning History

- N/A

Public Notification

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

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

Organizations Notified	
United Communities Association of South Fort Worth	Streams and Valleys Inc
East Fort Worth Business Association	Historic Southside NA
Trinity Habitat for Humanity	Southeast Fort Worth Inc

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

All adjacent parcels, including the property under review in this zoning case, are currently zoned as "A-5" One-Family. While the proposed "ER" Neighborhood Commercial Restricted zoning does not typically align with the surrounding single-family neighborhood, this particular parcel has a historical precedent of commercial use, making the proposed rezoning consistent with the neighborhood's historical character.

The "ER" Neighborhood Commercial Restricted designation is the most limited commercial district, which will **prevent uses** that could disrupt the residential nature of the area, including:

- Alcohol sales
- Retail sales
- Banks
- Restaurants
- Gasoline sales
- Bakeries
- Vehicle sales and service
- Manufacturing
- Industrial activities

These types of uses would be incompatible with the neighborhood and could create nuisances. Additionally, the small size of the lot further restricts the feasibility of such uses.

The applicant's intended use, which includes an antique shop, bookstore, and copy shop, aligns well with the "ER" zoning and is more appropriate for the property's size and historical context. These proposed uses are low-impact and compatible with the surrounding area, ensuring that the requested land use harmonizes with the existing neighborhood fabric.

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

Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan currently designates the subject property as a Single-Family Residential on the Future Land Use (FLU) Map. The FLU classifies Single-Family Residential as A-10, A-7.5, A-5, and AR, all of which do not allow for commercial Uses. With that said changing the zoning district from "A-5" One Family to "E" Neighborhood Commercial goes against the Comprehensive Plan policies and map.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

Figure 1

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

Comprehensive Plan Policy Consistency



The proposed heavy industrial zoning for this area does align with the policies outlined in the Comprehensive Plan:

- *Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.*
- *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.*

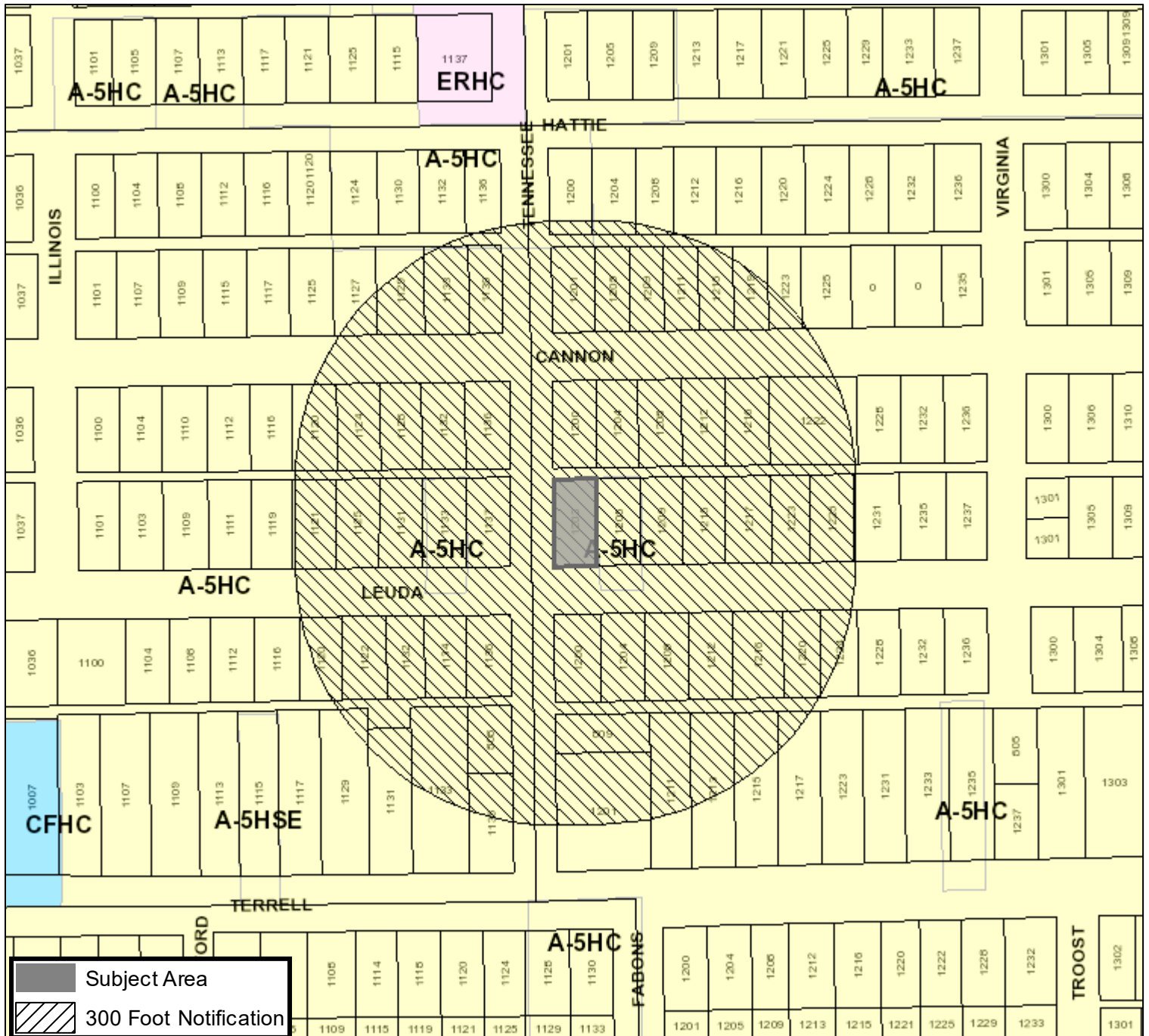
The proposed rezoning of the parcel will allow for the restoration of a historically significant building, enhancing both the character of the neighborhood and the City of Fort Worth as a whole. This positive impact is especially important given the challenges posed by the historic overlay. The complexities of the parcel—including its limited buildable space, historical significance, and the need to comply with strict design standards—highlight the importance of carefully considering the property’s past when evaluating the potential effects of a rezoning.



The proposed zoning is **consistent** with the land use designations for this area.

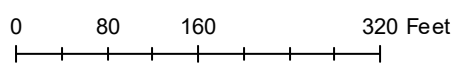


Area Zoning Map

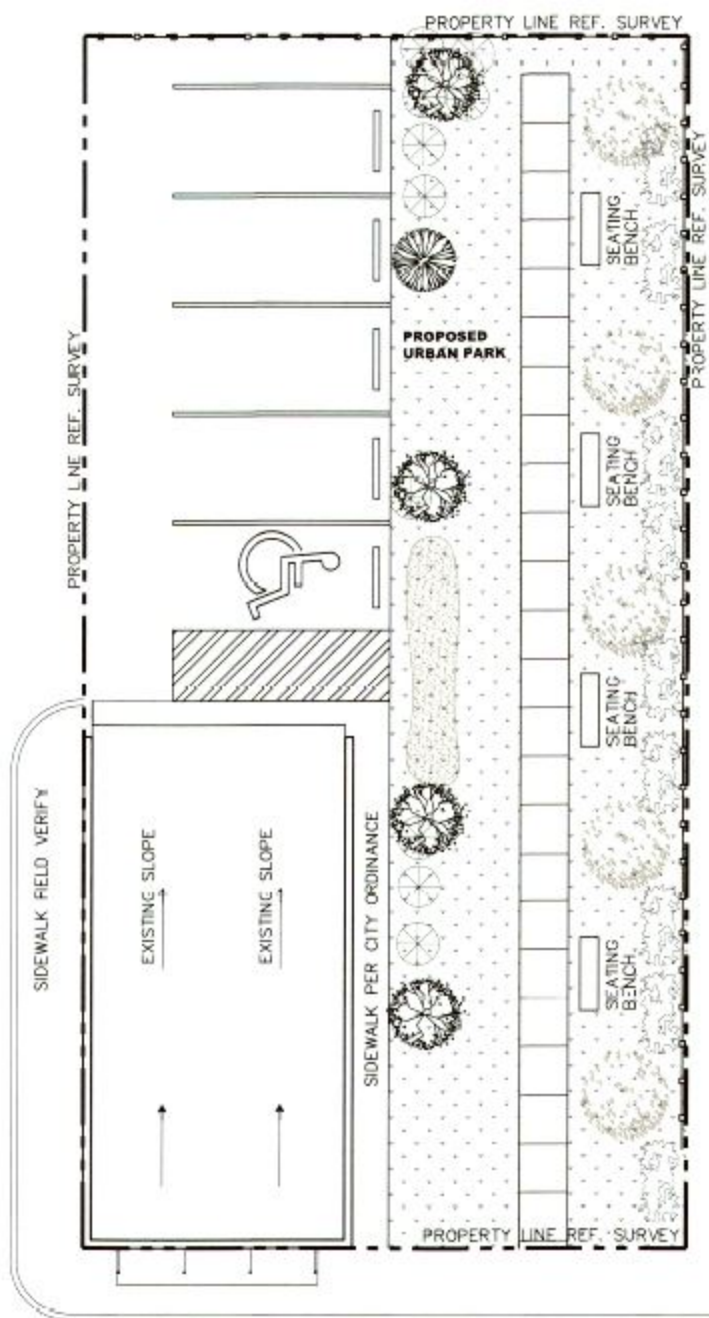
Applicant: Allen Tucker/Danielle Tucker
 Address: 1203 E. Leuda Street
 Zoning From: A-5/HC
 Zoning To: E/HC
 Acres: 0.11513017
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 10/8/2024
 Contact: 817-392-2806



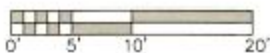
	Subject Area
	300 Foot Notification



TENNESSEE AVENUE



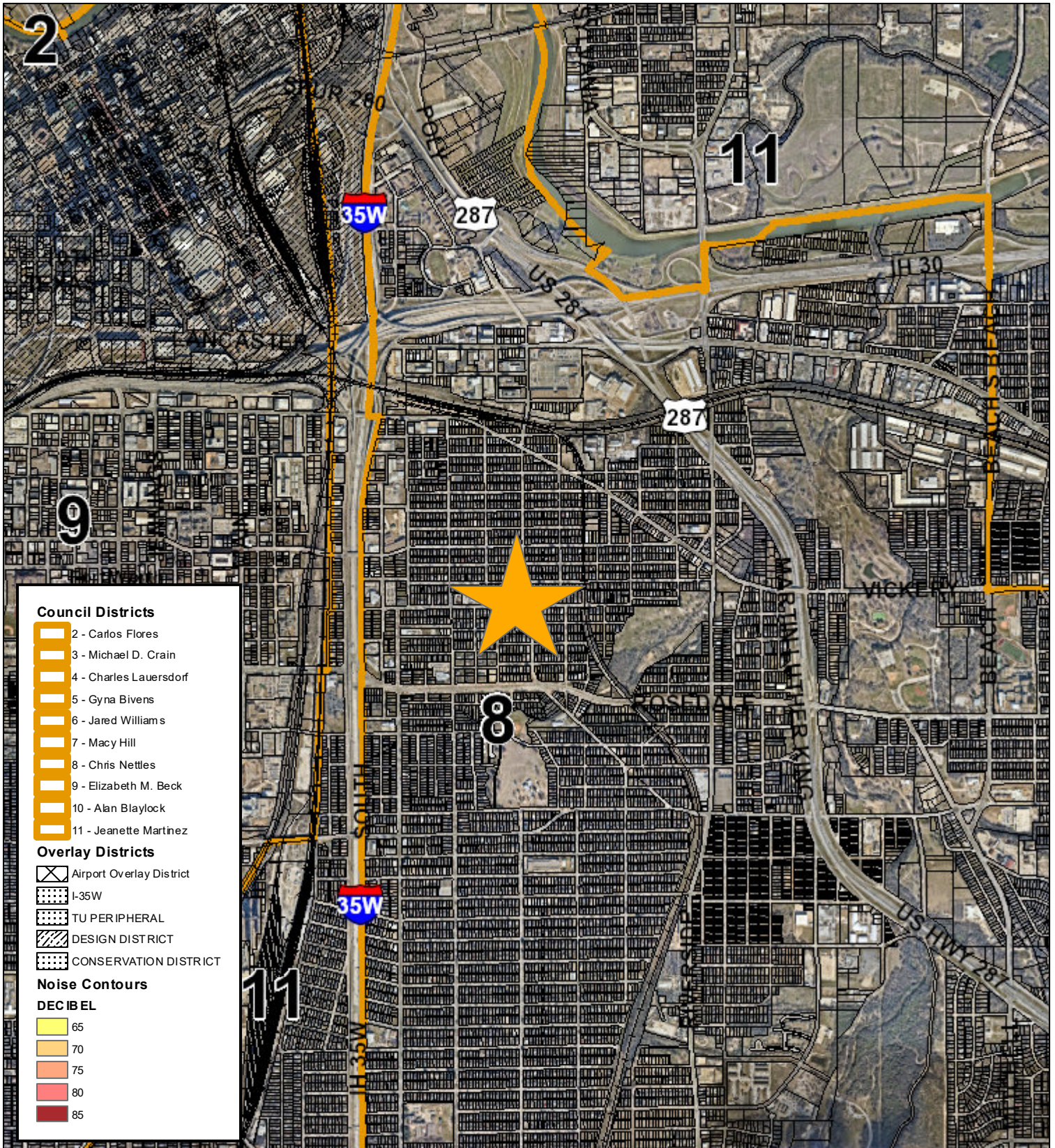
EAST LEUDA STREET



SITE PLAN LAYOUT

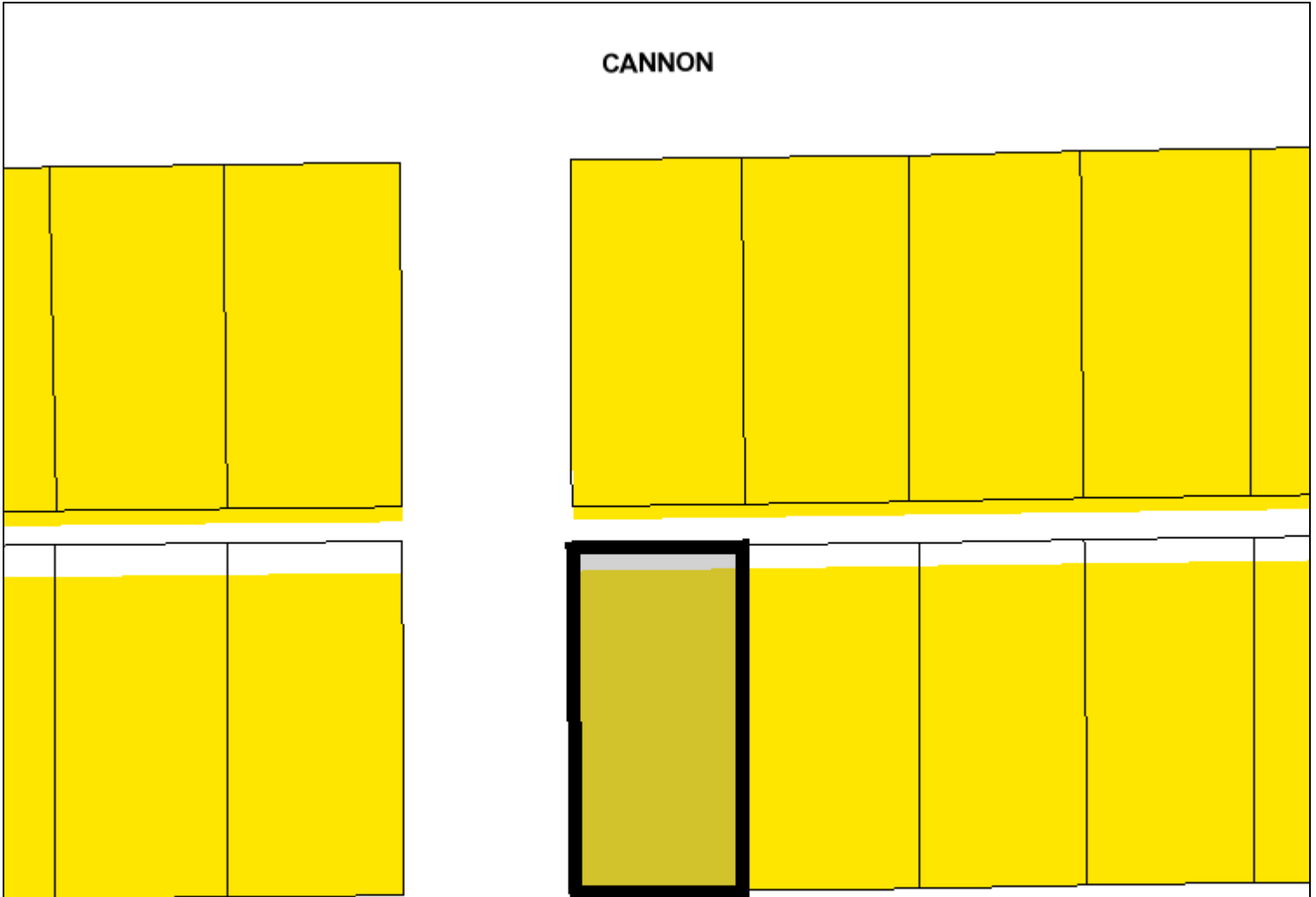
SCALE: 1"=10'-0"

Area Map

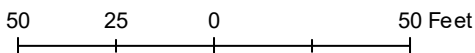
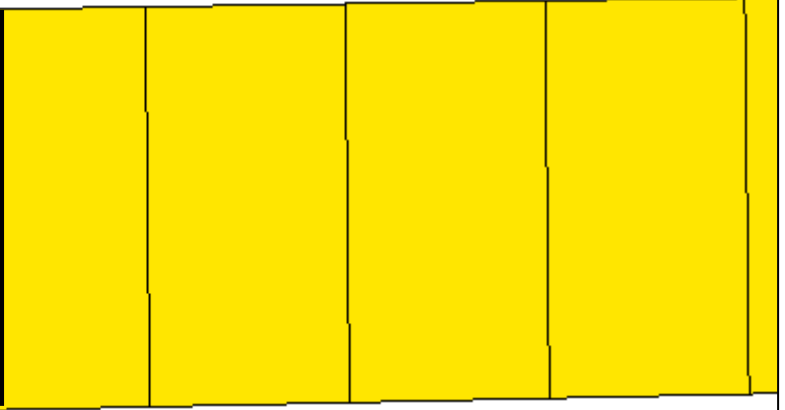
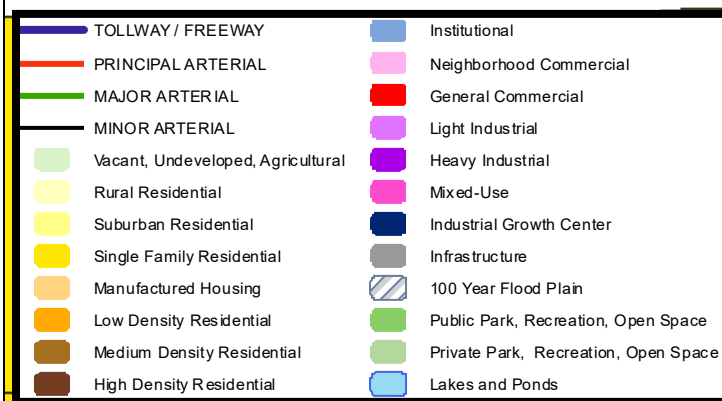


Future Land Use

CANNON



LEUDA



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



CANNON

LEUDA

TENNESSEE

0 30 60 120 Feet





Zoning Staff Report

Date: October 15, 2024

Case Number: ZC-24-124

Council District: 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Fort Worth Housing/Child Care Associates/ Mary Nell Poole

Site Location: 5033 Ramey Ave and 5105 Ramey Ave

Acreage: 2.4 acres

Request

Proposed Use: Childcare

Request: To: Add Conditional Use Permit “CUP” for child care in “A-5” One-Family, site plan required /Stop Six Overlay

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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

Project Description and Background

The property is located on the northside of Ramey Avenue near the corner of Walker Street. The applicant is seeking to Add a Conditional Use Permit “CUP” for child care in “A-5” One-Family, site plan required /Stop Six Overlay. The narrative below was provided by the applicant.

The applicant plans to develop an Early Childhood Learning Facility to expand access to infant, toddler and 3-yr old services in Stop Six. This project was awarded American Rescue Plan Act (ARPA) funds the City of Fort Worth to develop the project.

The current zoning on the properties is A5, and we are requesting a CUP for additional use as an early childcare facility. The properties are adjacent to a church, residential homes, vacant land and an elementary school.

The applicant is requesting zoning be approved for the site and allow the site plan to be presented to Zoning Commission once the concept plan has been more fully developed.

The applicant has reached out to area stakeholders including adjacent churches, homeowners associations and Councilwoman Bivens. It is the applicants intent to work with affected stakeholders to discuss setbacks, parking, drop-off/pick-up routes, signage and other aspects of the site plan prior to coming back to Zoning Commission.

The applicant has requested that the site plan be allowed to be provided at a later date due to time constraints related to funding. This means that we will hear the use aspect of the case and consider the site plan when the applicant has solidified plans. Staff is supportive of this approach for this project.

Surrounding Zoning and Land Uses

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

East "A-5" One-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 September 27, 2024.

The following organizations were emailed on September 27, 2024:

Organizations Notified	
Parkside NA	Echo Heights Stop Six Env. Coalition
Historic Stop Six NA*	East Fort Worth Inc.
Historic Rosedale Park NA	Streams and Valley's
Stop Six Sunrise Edition NA	Trinity Habitat for Humanity
Stop 6/Poly Oversight	Southeast Fort Worth Inc.
FWISD	

**Located in this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Surrounding uses are primarily single-family to the north, west, and south with a church directly east of the proposed site. The applicant intends to provide a site plan at a later date. When reviewing the site plan staff will want to make sure that the proposed rezoning in is character with the existing neighborhood. The applicant will be required to meet all standards within the A-5 district (setbacks, height, parking)

The proposed CUP for childcare **is compatible** with surrounding land uses.

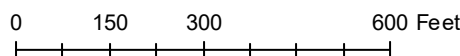
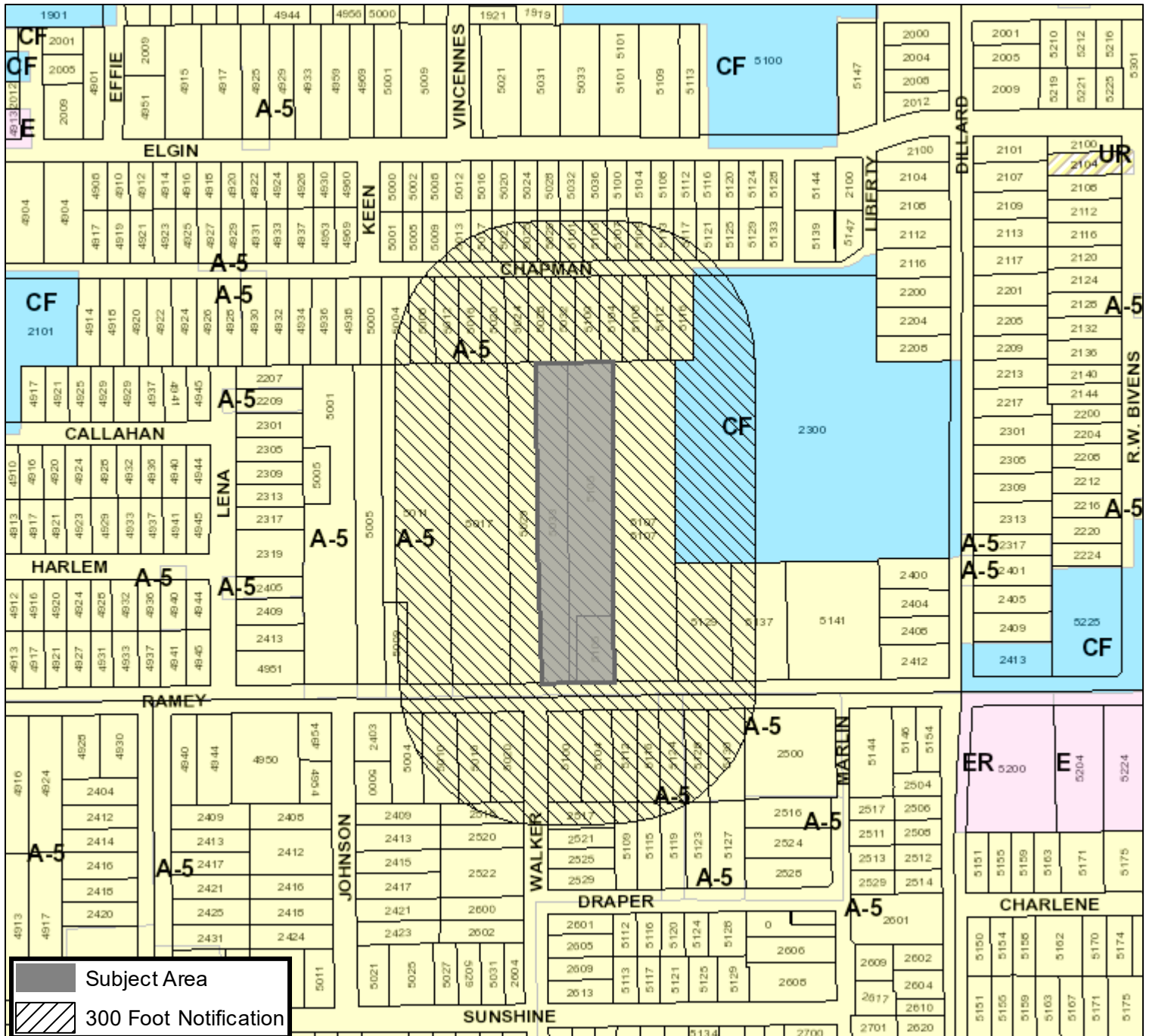
Comprehensive Plan Consistency – Northside

The adopted Comprehensive Plan designates the property as *Urban Residential*. The proposed zoning **is not consistent** with the Comprehensive Plan map. However, the proposed CUP **is consistent** with the following Comprehensive Plan policies:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

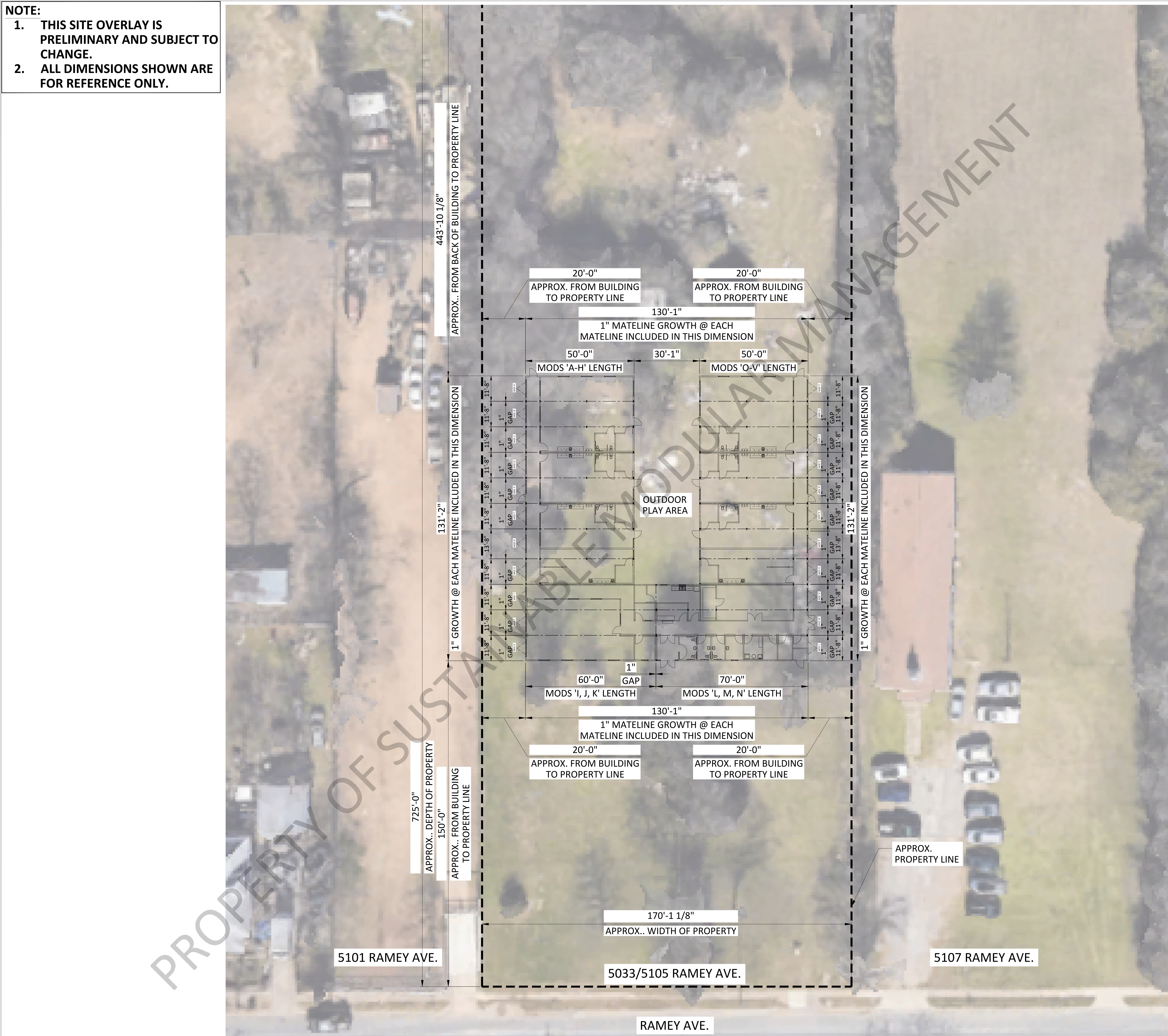
Area Zoning Map

Applicant: Ft Worth Housing Authority/Child Care Associates
 Address: 5033 & 5105 Ramey Avenue
 Zoning From: A-5
 Zoning To: Add a CUP for Child Care
 Acres: 2.48715726
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 10/8/2024
 Contact: 817-392-6226



NOTE:
 1. THIS SITE OVERLAY IS PRELIMINARY AND SUBJECT TO CHANGE.
 2. ALL DIMENSIONS SHOWN ARE FOR REFERENCE ONLY.

THE INFORMATION AND DESIGNS CONTAINED IN THIS DRAWING ARE CONFIDENTIAL AND THE PROPRIETARY PROPERTY OF SUSTAINABLE MODULAR MANAGEMENT. NEITHER THIS DESIGN NOR ANY INFORMATION CONTAINED IN THIS DRAWING MAY BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SUSTAINABLE MODULAR MANAGEMENT.



REVISION
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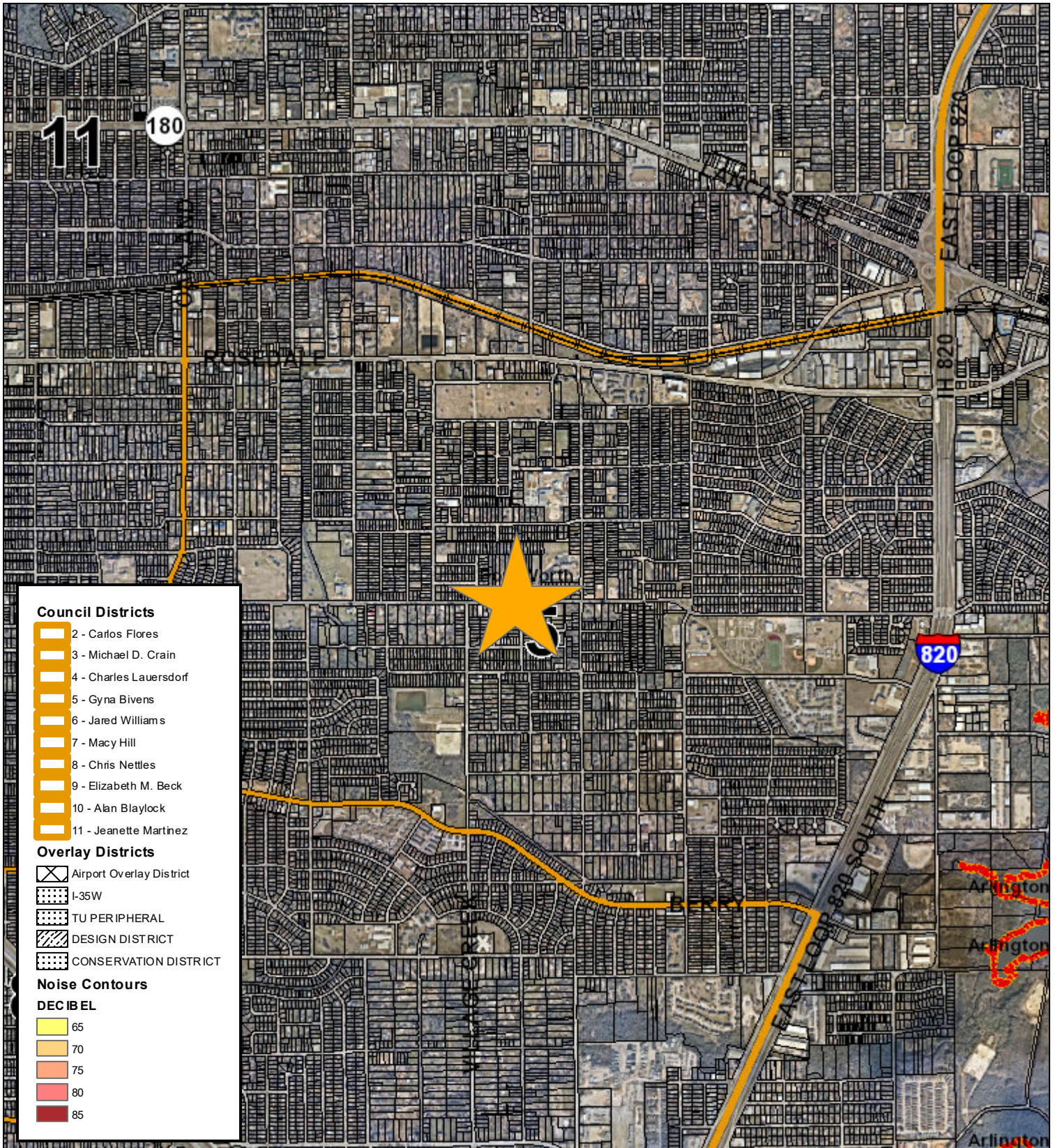
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 JOB NO: TBD
 SCALE: 1/16" = 1'-0"
 DRAWN BY: JHP
 DATE: 08-28-2024

FT WORTH, TX - CCA STOP SIX

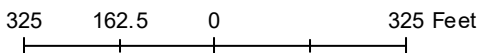
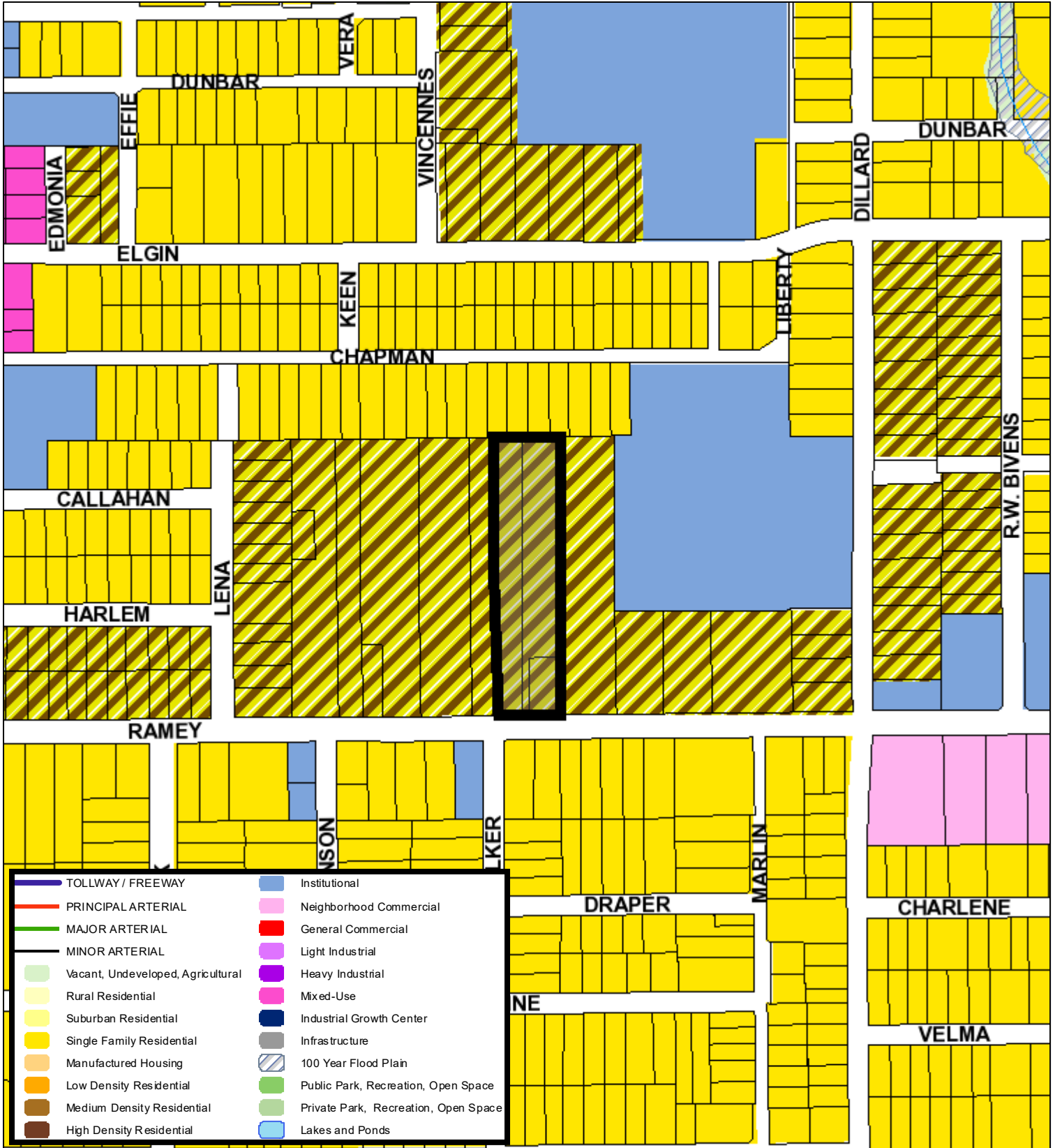
SITE OVERLAY

S-1

Area Map



Future Land Use



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



Aerial Photo Map



0 205 410 820 Feet





Zoning Staff Report

Date: October 9, 2024

Case Number: ZC-24-128

Council District: 8

Zoning Map Amendment

Case Manager: [Lynn Jordan](#)

Owner / Applicant: Donna VanNess, The Housing Channel/Ivan Gonzalez

Site Location: South of Grayson Street and west of Wichita Street

Acreage: 9.1 acres

Request

Proposed Use: Single-Family cluster housing on a single lot

Request:

From: “PD1374/R2” Planned Development for one-family detached, one-family attached (townhouse) and cluster housing with development standards; site plan approved.

To: “PD-R2” Planned Development for Cluster housing on a single lot, excluding the following uses: community home, country club (private), and golf course with development standards for parking, no minimum lot size and more than one dwelling unit per lot; site plan included.

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The overall development is situated on 27 acres just west of Grayson St and Wichita St in southeast Fort Worth and within NEZ Area Six. The subject property consists of 1.215 acres for development of one family detached housing on a single lot, excluding certain uses. Tract 2, sw tract consists of 0.59 acres with a maximum of 8 units; Tract 1, nw tract consists of 0.623 acres with a maximum of 10 units.

The applicant is looking to unify the existing zoning district to provide housing options, price points, and livability. Standard zoning districts cannot accommodate the development due to the size of the cottage clusters needed to maintain the housing variety and affordability within the development which is the reason why they chose the planned development option.

A site plan has been provided for the layout of the one lot cluster housing in two locations of the proposed development, the applicant has provided the table below to show R2 standards vs. what they are proposing.

Standards	R-2	Proposed PD for Cluster Housing
Open Space	15%	15%
Units per acre	24	24
Maximum Façade Length	250 ft	250 ft
Front yard	None Required	None Required
Side Yard		
Interior Lot	5 feet minimum adjacent to street	5 feet minimum adjacent to street
Corner lot	10 feet minimum adjacent to both streets	10 feet minimum adjacent to both streets
Height	35 feet maximum	35 feet maximum
Bldg Separation	10 ft minimum	10 ft minimum
Parking	2 Spaces per unit	1 space per unit
One Building per lot	Yes	More than 1 dwelling unit per lot
Minimum Lot Size	3,000 sq ft	No minimum lot size

Surrounding Zoning and Land Uses

- North “PD 915/722” Planned Development for “CF” Community Facilities and “ER” Neighborhood Commercial Restricted / care home
- East “PD1360” Planned Development for “CF” Community Facilities / vacant
- South “B” Two-Family Residential / residential uses
- West “PD 1374” Planned Development for “R2” Townhouse/Cluster for attached and detached single-family / vacant

Recent Zoning History

- ZC-13-042 From “PD-913” Planned Development for “A-5” One-Family with development standards on file in the Planning & Development Department; site plan required.
- ZC-15-148 From “C” Medium Density Multifamily to “A-5” One-Family. Adopted in 4/21/2016
- ZC-18-099 From: PD 915 Planned Development for all uses in “ER” Neighborhood Commercial Restricted plus assisted living facility. (site and property to the north; adopted in 7/15/2018)
- ZC-23-078 From “PD 914 Planned Development for “R2” to “PD R2” for one family attached, one family detached and cluster housing with development standards. (subject area; adopted 6/2023)

Public Notification

300-foot Legal Notifications were mailed on September 27, 2024
 The following organizations were emailed on September 27, 2024

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The area surrounding the site has a variety of uses. To the north and northwest are community facilities owned and operated by ACH. To the north, near Berry Street, there are several commercial developments, such as a Walmart Super Center, restaurants, and auto shops.

The Masonic gas well pad site is located west of the property and consists of six active wells, a lift compressor, ten tank batteries, and two frac ponds. However, the proposed development is situated outside the gas well setbacks for protected uses. There are residential uses to the east of the property, across from Wichita St. To the south; the site is adjacent to a residential district, currently vacant. Southeast, along Wichita St., has a mix of uses, including churches and a public school serving the community.

The development prioritizes walkability by providing easy access to internal parks and Happy Park through trails and sidewalks. It is also just a quarter-mile walk to the new McDonald YMCA. Moreover, two transit lines run within a half-mile of the rezoning site: Bus 28 (Mansfield Hwy/Sierra Vista) and Bus 24 (Berry Street). The property is located in NEZ area six; one of the goals of the NEZs is to improve the quality of social services and education in the NEZ Areas.

The proposed land use **is compatible** with surrounding land uses

Comprehensive Plan Consistency –

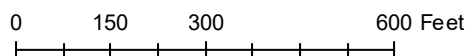
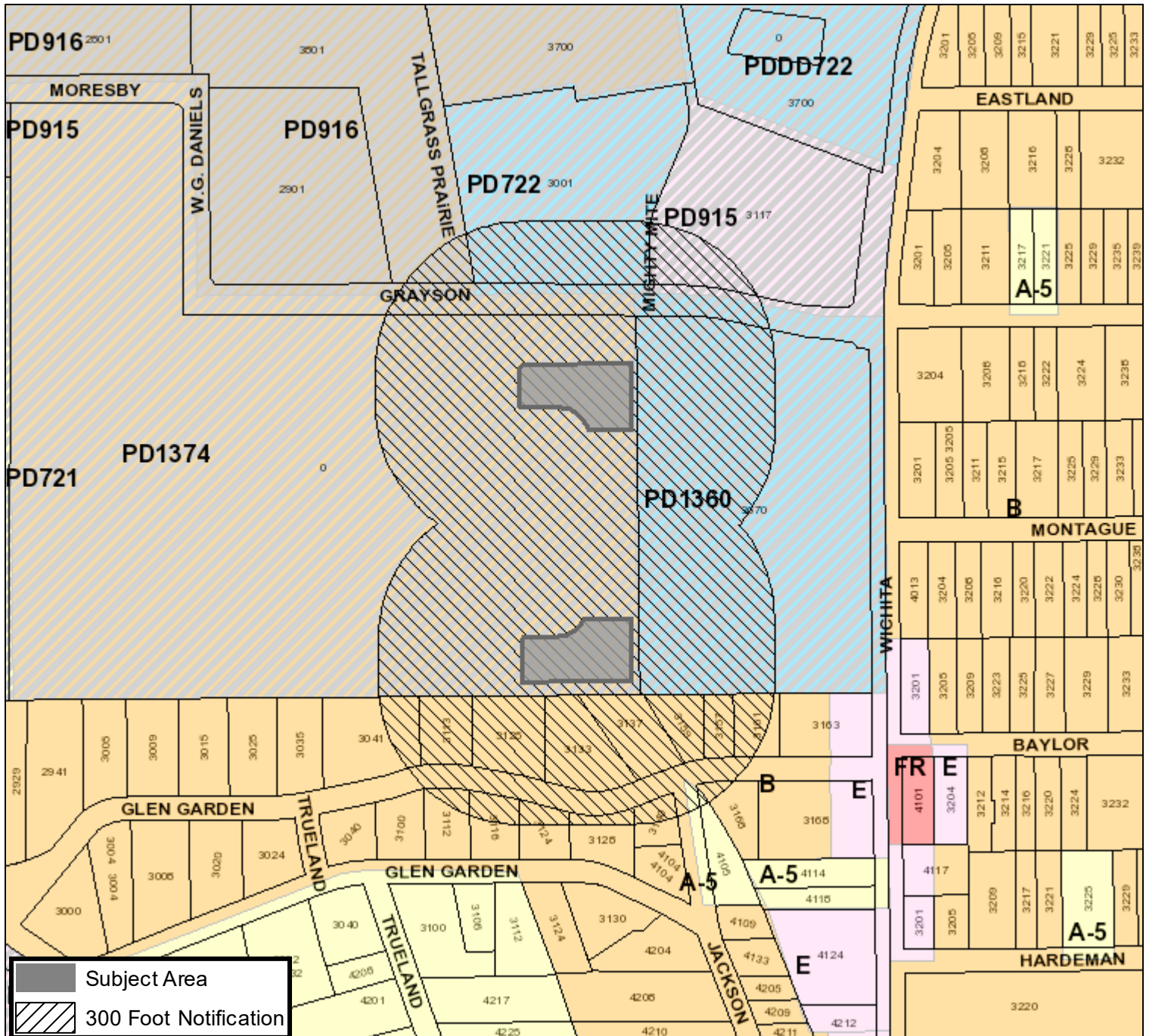
The 2023 Comprehensive Plan designates the subject property as a future Single Family Residential and Low-Density Residential, reflecting zoning that has been approved in the past.

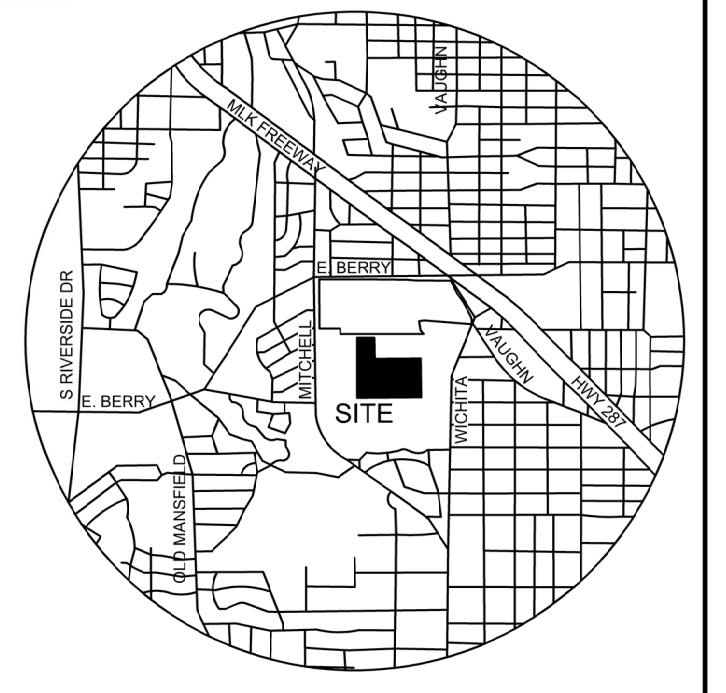
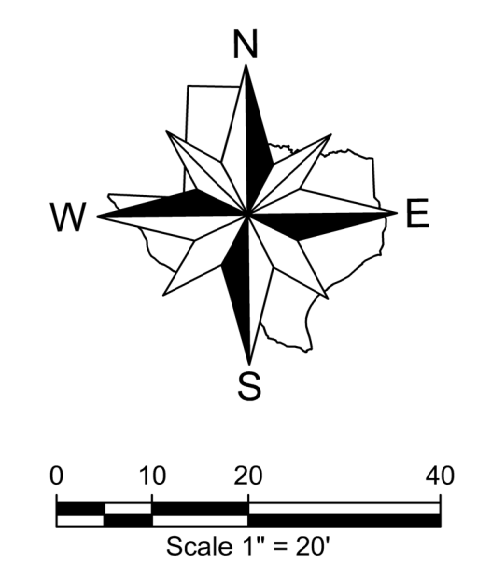
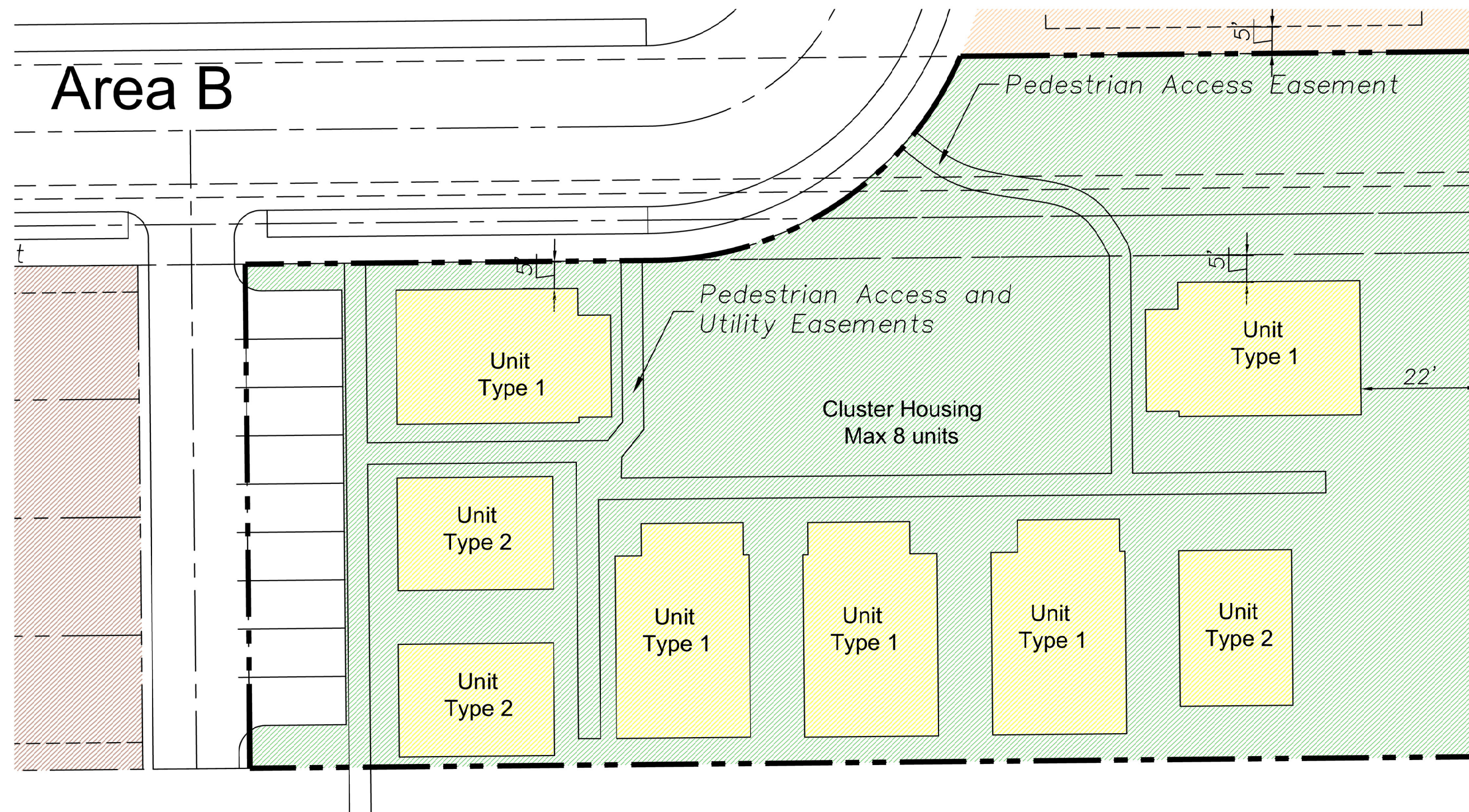
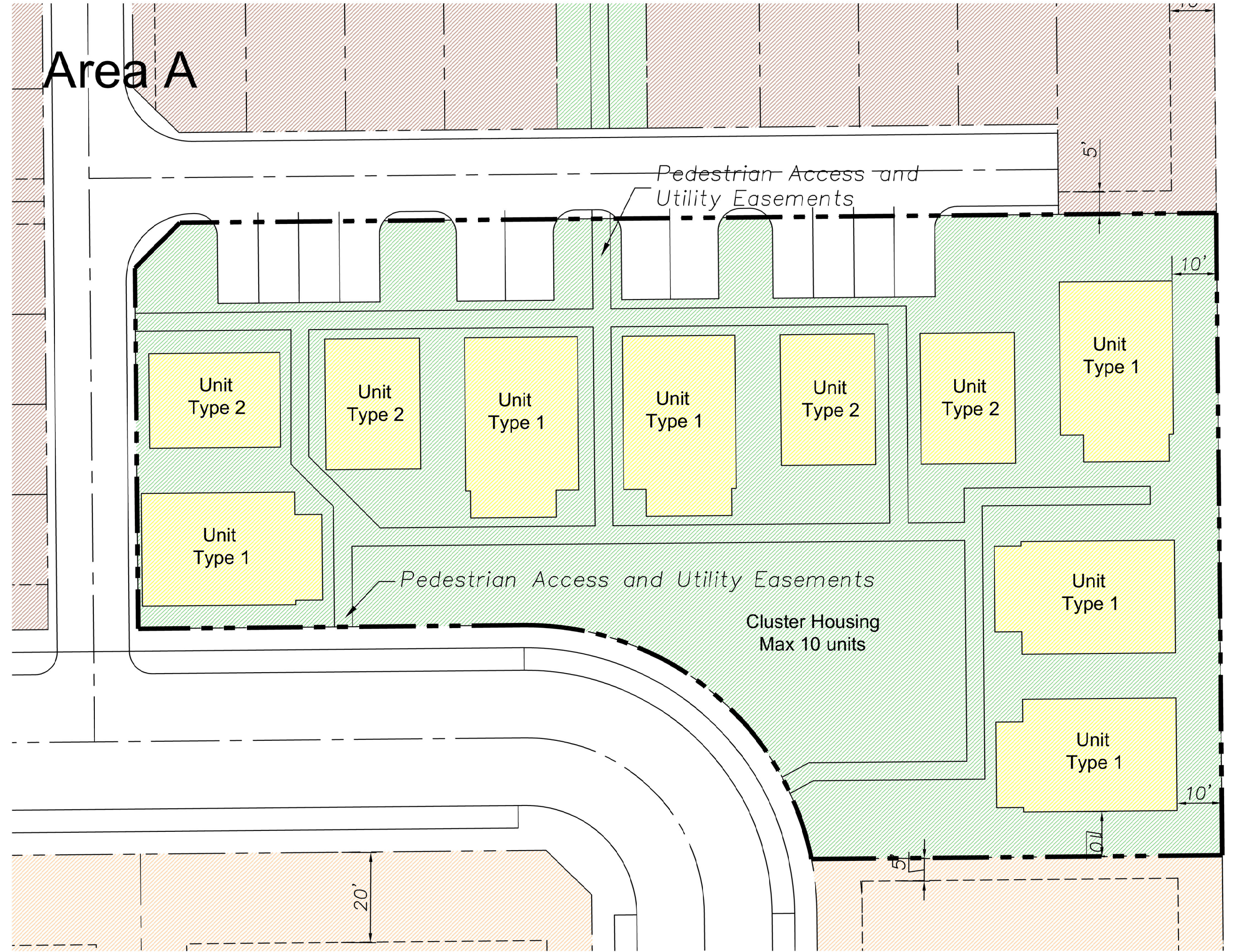
The proposed rezoning **is consistent** with the adopted Comprehensive Plan designation, and it aligns with the following housing policies of the Comprehensive Plan.

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

Area Zoning Map

Applicant: Housing Channel/Donna VanNess/Ivan Gonzalez
 Address: null
 Zoning From: PD/R2
 Zoning To: Amend the existing PD to allow cluster housing to be sited on a single lot
 Acres: 1.19560195
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 10/8/2024
 Contact: 817-392-7869





VICINITY MAP
NOT TO SCALE

PD Zoning -
Community Facility
Land Use

Notes:

1. This project will comply with Section 6.301, Landscaping.
2. This project will comply with Section 6.302, Urban Forestry, except:
3. All signage will conform to Article 4, Signs.
4. All provided lighting will conform to the Lighting Code.
5. Alleys are not intended for emergency services, all emergency access will be from public streets or open space/public access easements.
6. The applicant is requesting the following waivers to the R2 standards:
 - 1 parking space per dwelling unit located along an alley
 - Cluster housing on one lot with more than one dwelling unit per lot
 - No minimum or maximum lot size

- R2 - Single-Family Townhomes
- R1 - Single-Family Detached
- R1 - Single-Family Cluster
- Open Space (17%)

Lot and Block Descriptions

Area	Future Lot	Future Block
Area A - 0.623 ACRES	Future Lot 36	Future Block 1
Area B - 0.592 ACRES	Future Lot 45	Future Block 1

Unit Type Descriptions

Unit Type	Bed/Bath	Area (sq ft)
Unit Type 1	2 bed / 1 bath	850 sq ft (HVAC Area)
Unit Type 2	2 bed / 2 bath	800 sq ft (HVAC Area)

J. JUSTICE SURVEY, ABSTRACT NO. 859
CITY OFFORT WORTH, TARRANT COUNTY, TEXAS
HOUSING CHANNEL
2900 AIRPORT FREEWAY
FORT WORTH, TEXAS 76111

209 W 2nd Street, Box 180, Fort Worth, Texas 76102
(817) 269-1863

ZONING SITE PLAN
RENAISSANCE TND COTTAGES
1.215 ACRES

Date : 9.30.2024
Scale : 1" = 20'-0"
File : ZC24-128-SP_Cottages
Project No. : Renaissance TND

SHEET
1
OF
1

ZONING SITE PLAN
RENAISSANCE TND

BEING A TRACT OF LAND SITUATED IN THE J. JUSTICE SURVEY, ABSTRACT NO. 859, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO FW MASON HEIGHTS AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D207002963, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK 1, MASON HOME AND SCHOOL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
CASE NUMBER: ZC 24-128 Renaissance Heights

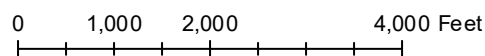
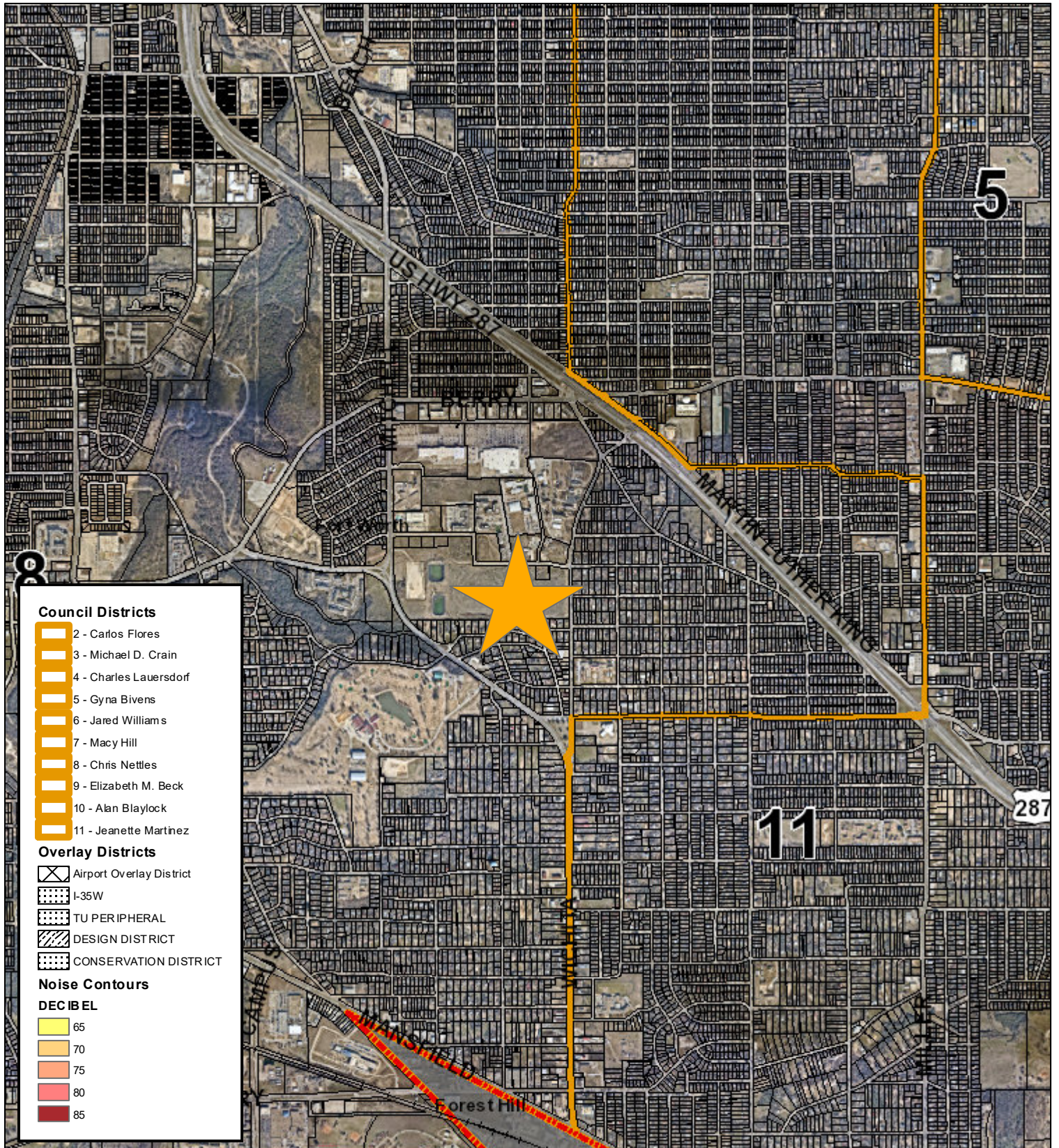
PLANNER
Place Strategies, Inc.
209 W 2nd Street
Box 180
Fort Worth, Texas 76102
(817) 269-1863

DEVELOPER
Housing Channel
2900 Airport Freeway
Fort Worth, Texas 76111

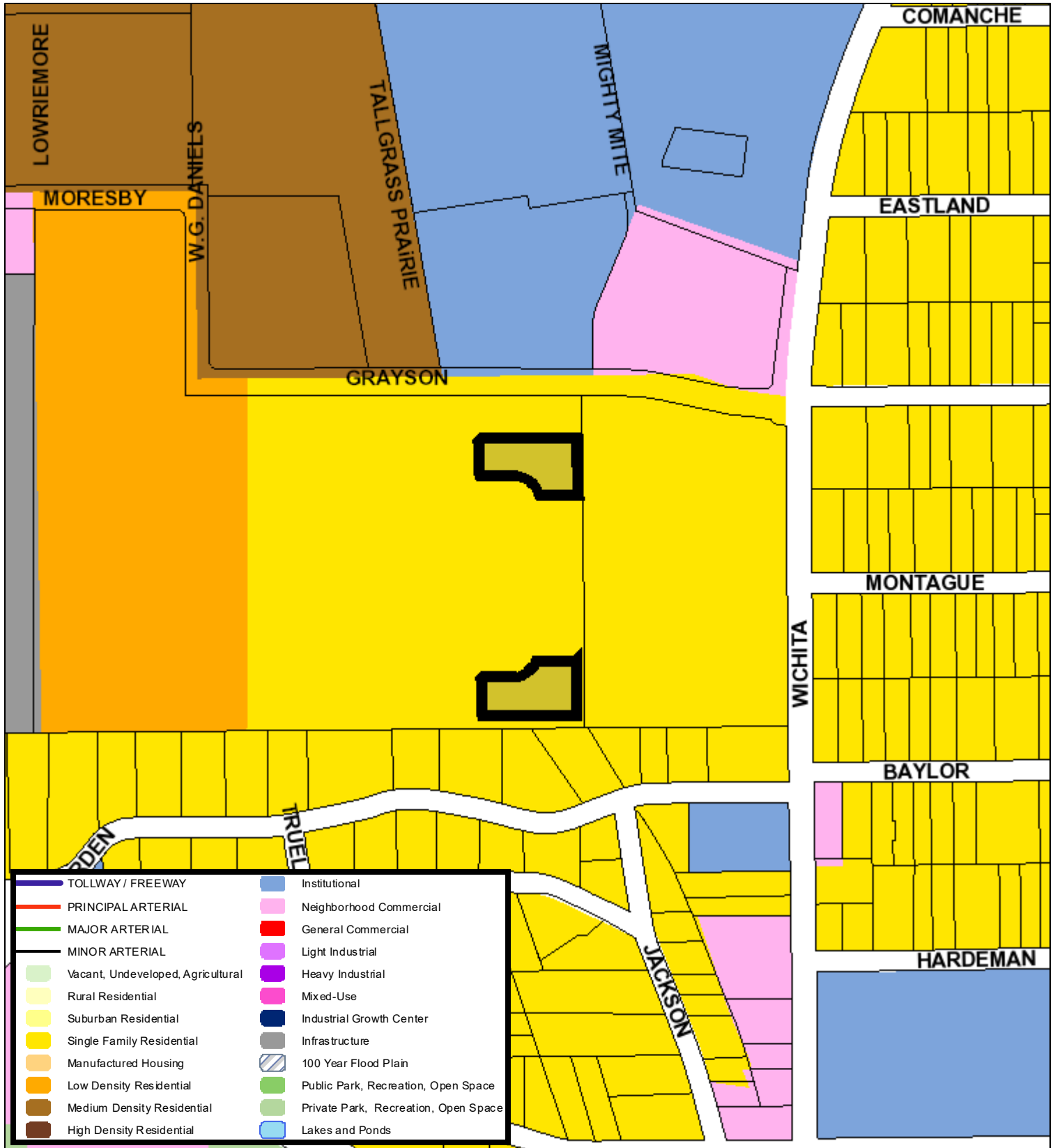
ZC 24-128

Director of Development Services _____ Date _____

Area Map



Future Land Use



320 160 0 320 Feet

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



Aerial Photo Map



0 200 400 800 Feet

