



**ZONING COMMISSION  
AGENDA**

Wednesday, February 08, 2023

Work Session 12:00 PM

Public Hearing 1:00 PM

**Work Session**

In-Person:

City Hall Conference Room 2020

200 Texas Street

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

Fort Worth, Texas 76102

**Public Hearing**

In-Person:

City Council Chamber

200 Texas Street

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

Fort Worth, Texas 76102

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e15fdf79976d2da272f6179061f0eaf49>

Meeting/ Access Code: 2559 642 9130

Registration Required

**Teleconference**

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

Meeting/ Access Code: 2559 642 9130

**Viewing Only**

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

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

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

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

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

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

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

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

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

**COMMISSION MEMBERS:**

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

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

- A. Overview of Zoning Cases** **Staff**
- B. Overview of “HP” Central Business/Periphery** **Staff**

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

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, MARCH 21, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.

**CALL TO ORDER**

- A. APPROVAL OF MEETING MINUTES of January 11, 2023** \_\_\_\_\_ **Chair**

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

**B. CONTINUED CASES** **District (Old/New)**

- 1. ZC-22-156** **CD 3/3**

- a. Site Location: 9400 Block Chapin Road
- b. Acreage: 57.54
- c. Applicant/Agent: Rowan Altgelt Laughlin Group, LTD / Zac Thompson, ONM Living
- d. Request: From: “AG” Agricultural  
To: “PD-CR/R2” Planned Development-Low Density Multifamily and Townhouse/Cluster, with development standards for open space, building setbacks, parking, building orientation, fencing, perimeter fencing, and waiver to MFD submittal; site plan included

- 2. ZC-22-170** **CD 5/11**

- a. Site Location: 5213 Mansfield Highway
- b. Acreage: 1.7
- c. Applicant/Agent: Idris Adeniseun
- d. Request: To: Add Conditional Use Permit (CUP) to allow vehicle junkyard in “K” Heavy Industrial for a maximum of 5 years; site plan included.

**3. ZC-22-182**

**CD 5/5**

- a. Site Location: 1601 T Square Street
- b. Acreage: 3.72
- c. Applicant/Agent: T Square Investments LLC/Darshwish Otrok
- d. Request: From: "G" Intensive Commercial  
To: "A-5" One Family

***This case will be heard by Council on February 14, 2023***

**4. ZC-22-190**

**CD 5/5**

- a. Site Location: 6801 Anderson Boulevard
- b. Acreage: 14.1
- c. Applicant/Agent: Amerco Real Estate
- d. Request: From: "E" Neighborhood Commercial; "I" Light Industrial  
To: "PD/I" Planned Development for all uses in "I" Light Industrial, plus mini-warehouse, vehicle rental, storage or display of accessory use excluding blacksmithing and wagon shop; site plan waiver requested.

***This case will be heard by Council on February 14, 2023***

**5. ZC-22-223**

**CD 7/7**

- a. Site Location: 8400 Wagley Robertson Road
- b. Acreage: 7.4
- c. Applicant/Agent: Hawkins Custom Homes, Peloton Land Solutions
- d. Request: From: PD 514 Planned Development for all uses in "F" General Commercial with additional uses listed, site plan waived  
To: "R2" Townhouse/Cluster

**6. ZC-23-002**

**CD 8/11**

- a. Site Location: 3629 Meadowbrook Drive
- b. Acreage: 0.40
- c. Applicant/Agent: City of Fort Worth/Development Services
- d. Request: From: "ER" Neighborhood Commercial Restricted  
To: "A-5" One-Family

**C. NEW CASES**

**7. ZC-22-219**

**CD 9/9**

- a. Site Location: 151, 175 and 209 W. Magnolia Avenue
- b. Acreage: 1.14
- c. Applicant/Agent: Tarrant County Hospital District
- d. Request: From: "NS-T5" Near Southside District  
To: "NS-TSI" Near Southside District

**8. ZC-22-227**

**CD 7/10**

- a. Site Location: 500-800 blocks Blue Mound Road West
- b. Acreage: 64
- c. Applicant/Agent: TPHMI 4407 DFW, LLC/Bruce French
- d. Request: From: "PD 1313" Planned Development for "AG" Agricultural, "A-7.5" One-Family, "A-5" One-Family and "E" Neighborhood Commercial uses with increased lot coverage and development standard  
To: "I" Light Industrial

**9. ZC-23-004**

**CD 5/5**

- a. Site Location: 6767 Brentwood Stair Road
- b. Acreage: 1.38
- c. Applicant/Agent: Tim Morton DVM PPLC / Q Wash Management LLC
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "E" Neighborhood Commercial; site plan included.

**10. ZC-23-005**

**CD 8/8**

- a. Site Location: 1612 Logan Street
- b. Acreage: 0.16
- c. Applicant/Agent: Francisco & Feliciano Munoz / James Walker
- d. Request: From: "A-5" One-Family  
To: "I" Light Industrial

**11. ZC-23-006**

**CD 9/9**

- a. Site Location: 4444 South Freeway
- b. Acreage: 0.69
- c. Applicant/Agent: Diaz Real Estate Holdings/Katie Car Wash
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "FR" General Commercial Restricted; with development waiver for vacuum canopies in front of the building, site plan included.

**12. ZC-23-007**

**CD 2/2**

- a. Site Location: 950 University Drive/1221 Jacksboro Highway
- b. Acreage: 24.9
- c. Applicant/Agent: La Pulga Spirits/M2G Ventures
- d. Request: From: "MU-1" Low Intensity Mixed-use; "B" Two-Family; "F" General Commercial  
To: Tract 1: "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use plus brewery/distillery; Tract 2: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel, site plan required

***This case has been withdrawn. No Public Hearing will be held.***

**13. ZC-23-008**

**CD 3/7**

- a. Site Location: 10100 West Freeway
- b. Acreage: 7.7
- c. Applicant/Agent: Clairemont MDC LLC
- d. Request: From: "C" Medium Density Multifamily and "G" Intensive Commercial  
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial, plus miniwarehouse; site plan included

**14. ZC-23-010**

**CD 5/11**

- a. Site Location: 5024 Collett Little Road
- b. Acreage: 0.72
- c. Applicant/Agent: PBC83 Land 2 LLC/Matthew Mally
- d. Request: From: "E" Neighborhood Commercial  
To: "I" Light Industrial

**15. ZC-23-017**

**CD 8/8**

- a. Site Location: 6288 Salt Road
- b. Acreage: 297
- c. Applicant/Agent: City of Fort Worth/Southpointe
- d. Request: To: Amend PD 768 Planned Development/Specific Use for municipal solid waste landfill to add ancillary uses related to the landfill and a concrete recycling facility for TxDOT South East Connector Project; site plan included

***This case will be heard by Council on February 14, 2023***

**D. ADJOURNMENT:** \_\_\_\_\_

**ASSISTANCE AT THE PUBLIC MEETINGS:**

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

**ASISTENCIA A REUNIONES PUBLICAS:**

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

**Executive Session.**

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



# Zoning Staff Report

**Date:** February 8, 2022

**Case Number:** ZC-22-156

**Council District:** 3

## Zoning Map Amendment & Site Plan

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

**Owner / Applicant:** Rowan Altgelt Laughlin Group, LTD / Zac Thompson, ONM Living

**Site Location:** 9400 block Chapin Road

**Acreage:** 57.54 acres

### Request

**Proposed Use:** Detached Multifamily & Townhomes

**Request:** From: “AG” Agricultural

To: “PD-CR/R2” Planned Development-Low Density Multifamily and Townhouse/Cluster, with development standards for open space, building setbacks, parking, building orientation, fencing, perimeter fencing, and waiver to MFD submittal; Site Plan included

### Recommendation

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

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

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

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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](#)
  - d. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Site Plan & Open Space Plan

## Project Description and Background

The subject property is located along the west side of Loop 820, south of Chapin Road. The 57-acre site is currently vacant except for a gas well. The applicant is requesting to rezone this property from “AG” Agricultural to “PD-CR/R2” Planned Development – Low Density Multifamily & Townhouse/Cluster to allow for development of a detached multifamily (detached apartments & townhome) community. An excerpt from Page 4 of the application is included below for reference:

Page 4 of 7

### DETAILED PROJECT DESCRIPTION

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

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

We are proposing to rezone the property from agriculture to a PD with a base zoning of CR & R2 to allow for the development of a residential cottage and townhome community in accordance with the attached PD standards and site plan. We are proposing a PD with a CR & R2 base zoning because the City of Fort Worth currently does not have a zoning classification for the cottage type residential development. Using the PD zoning will allow us to modify the closest MF zoning to fit our specific product/use and project site.

The Cottages and Villas at Marys Creek subject property consists of 57.01-acres of land generally located south of Chapin Rd, west of Interstate Loop 820 and north of Marys Creek, within the Corporate limits of Fort Worth, Tarrant County, Texas. The proposed development shall be uniquely designed so that units will have the appearance of single family detached and duplex homes and will consist of approximately 136 single-story and two-story structures consisting of two units per structure along with 58 two-story townhome structures. The proposed development shall also include one single-story structure for a leasing area, garages and carports, and common open space.

### Surrounding Zoning and Land Uses

North “G” Intensive Commercial / vacant, vehicle sales dealerships located further north

East West Loop 820 Freeway

South “AG” Agricultural / vacant, floodplain; further south: “A-21” One-Family / single family dwellings

West “AG” Agricultural / gas wells, single-family home and landscape business

### Recent Zoning History

- ZC-22-050, Request to rezone from “AG” Agricultural to “I” Light Industrial withdrawn by applicant.

## Public Notification

300-foot Legal Notifications were mailed on January 26, 2023.  
The following organizations were emailed on January 27, 2023:

Organizations Notified	
Montserrat HA*	Chapin Rd & Alameda St NA
Trinity Habitat for Humanity	Fort Worth ISD
Streams & Valleys Inc	

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The applicant is requesting to rezone this property from “AG” Agricultural to “PD-CR/R2” Planned Development – Low Density Multifamily and Townhouse/Cluster. All property immediately adjacent to this site is zoned “AG” Agricultural District. The site is bounded to the east by the West Loop 820 Freeway, and the parcel to the west appears to be developed with a single-family home and a commercial landscaping business. Property to the north is zoned “G” Intensive Commercial district and is developed with two car dealerships along the highway frontage. The majority of land on the west side of Alameda Street, northwest of the subject property, is zoned “I” Light Industrial including approximately 70 acres of land that were rezoned for industrial use in April 2021. The character of the closest existing residential developments to this site are rural residential, large lot residential, and standard residential single family. Multifamily developments of this nature are by and large out of character with the existing developments in the vicinity. There is no transit service in the area to support dense residential development.

The gas well pad on the site and the proximity to Loop 820 should be taken into consideration when evaluating the site. Both of these features have the potential to generate nuisance complaints from future residents based on noise, odor, and pollution. Proximity to freeways and gas wells are generally not desirable for residential development. The latest plans indicate the second entrance on Loop 820 frontage as “emergency access only”, meaning all 330 units will be entering and exiting from the Chapin Road entrance, which is less than ideal.

Marys Creek is located to the south of this site, including a large area of FEMA 100-year floodplain that extends onto the subject property. The Montserrat Subdivision, zoned a combination of “A-21” and “A-43” One-Family, is located to the south of Marys Creek and is developed with single-family homes on large lots. However, the floodplain area that separates this neighborhood and the subject property measures approximately 1,200 feet wide and is heavily wooded, providing a buffer between the two uses. In addition, no direct connection between the residential area and subject property is proposed.

No community support has been provided for this rezoning request, and no letters of support are on file with the Development Services Department as of the writing of this report. Overall, the proposed zoning is **not compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Far West

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The 2022 Comprehensive Plan currently designates a 500 foot strip along the northern portion of the subject property, closest to Chapin Road, as “General Commercial” on the Future Land Use Map. The remainder of the property is designated as “Rural Residential.” The proposed zoning is not designated as an appropriate zoning district within either of these categories.

Although this site does have direct access to the Loop 820 Freeway and Chapin Road (an arterial roadway), Chapin currently serves as a dividing line between industrial uses to the north and agricultural and residential uses to the south. The Future Land Use does anticipate lower-intensity commercial development at the north end of the subject property, which would provide a transition from the industrial uses to the north of Chapin Road and residential uses to the south.

The proposed zoning of “PD-CR/R2” **is not consistent** with the Comprehensive Plan. Additionally, the proposal does not meet any of the land use policies promoted in the Comprehensive Plan for the Far West sector. If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect the change.

## Economic Development Plan

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

With a portion of the site reserved for future commercial zoning, it would be wise to retain a portion of this site for future commercial use, rather than allowing a purely residential development. The Economic Development Plan does promote the City pursuing a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

## Site Plan Comments

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### **Zoning and Land Use**

(Round 2 comments – addressed)

Waiver Exhibit:

- Missing case number and address
- Should be called “development standards”, not “deviations”
- “Proposed PD-CR” rather than “Proposed PD”
- Missing listing of development standards (waivers) at the top
- Missing density (units per acre), bufferyard & screening, landscaping, and urban forestry
- Provide parking counts for required and provided in table

Open Space diagram:

- Eliminate distinctions on Open Space types (easement, floodplain, amenity)
- Add gas well acreage
- Table should show total site acreage, less gas well acreage and row dedication
- Include open space expressed as acreage as well as percent of site (less gas & row or ~48 ac)

(Round 1 comments - addressed)



- Revise Summary table:
  - Remove developable acreage
  - Revise density to 6.7 DU/acre (based on 374 units on 55.7 acres)
  - Density is calculated as total acreage minus any right of way dedications, or 57.0 less 1.3 = 55.7
- Remove Open Space Summary Table from Site Plan
- Provide Separate Open Space Diagram exhibit with areas shaded that meet definition of Open Space in Section 9 of the City of Fort Worth Zoning Ordinance.
  - **OPEN SPACE** - The net land area minus all building footprints, parking areas, access drives and fenced patios. Must be open to the sky and cannot be paved, except for necessary sidewalks, active recreation areas and patios that are adjacent to dwelling units and not enclosed by a fence
- Provide additional space for Director signature and date lines
- Add Case # reference ZC-22-156
- Rename "PD Development Plan" to "Site Plan"
- If parking is calculated per the Zoning Ordinance requirements (1 per bedroom plus 1 per 250 square feet of common area) that waiver/development standard could be eliminated. The less development standards the better.

## **Fire Department**

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

FYI: Plat subject to gas well setbacks for a Permitted Padsite and Lift Compressor.

All gas well setback types must be shown on the plat regardless of the building type.

225' Building Setback measured from the edge of the pad site for Protected Use & Public Building structures.

125' Building Setback from the edge of the Multi Well Permitted gas well site for Habitable Structures.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 5706.3.1.3.3 Existing Gas Wells

FYI: Additional fire hydrants will be required.

Additional hydrants will be required to accommodate the following:

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

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

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

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

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

General information:

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

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

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

## **Transportation/Public Works**

TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

The tract is subject to a review of the Rough Proportionality and potential construction for roadway improvements to Chapin Road based on the site's impact on the roadway system.

## **Water**

Case review Performed On: 9/28/2022

You may address hold comments by emailing: DSWS@fortworthtexas.gov

Ensure Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water requirements are met:

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

Also reference §5.18.5

## **Stormwater**

Workflow in Accela cleared by Robin Stevens, but no comments provided

## **Park & Recreation**

Workflow in Accela cleared by Lori Gordon, but no comments provided

**Platting**

No response provided

**Building Plan Review**

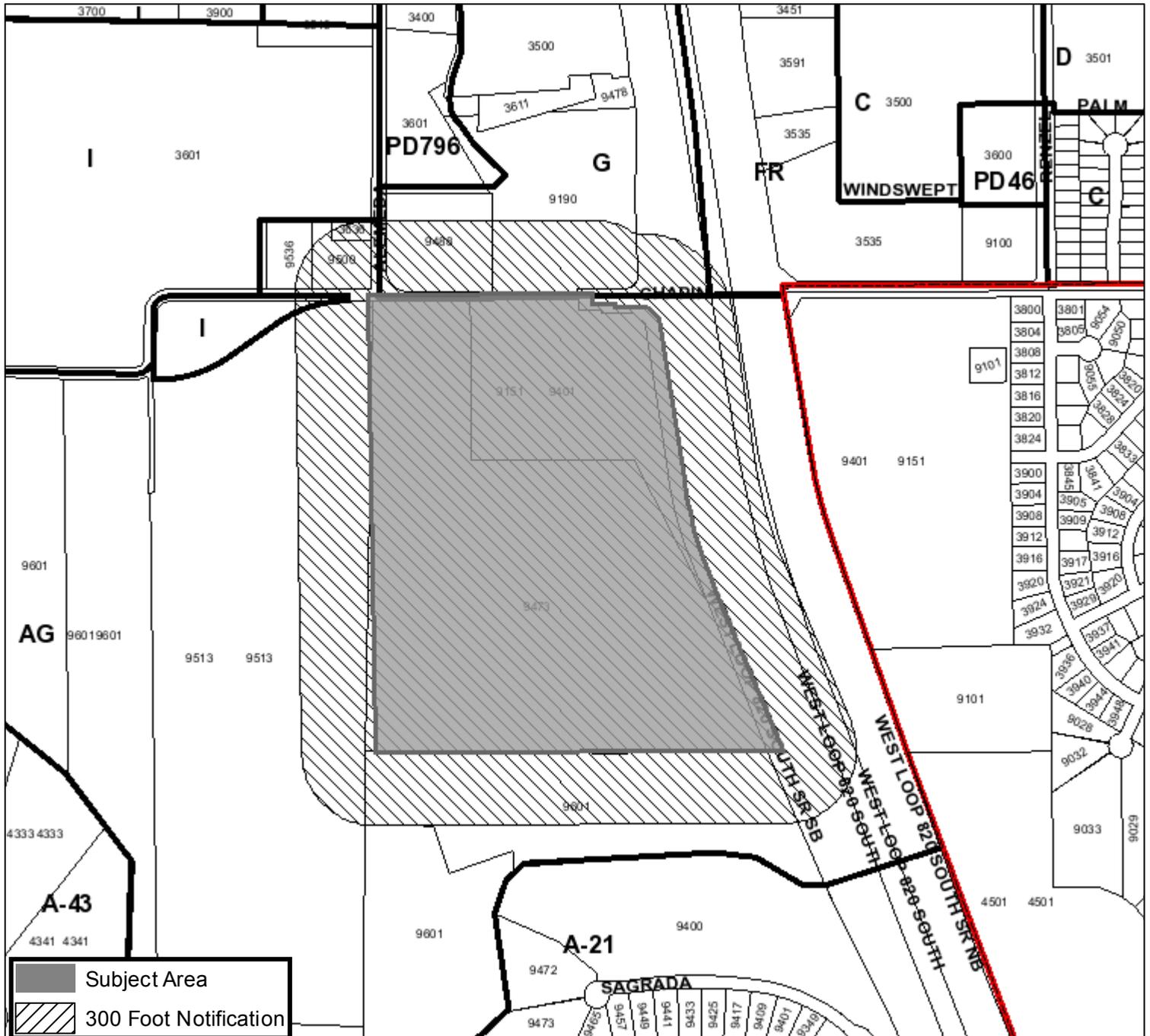
No response provided

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

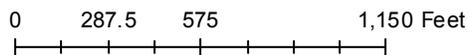


### Area Zoning Map

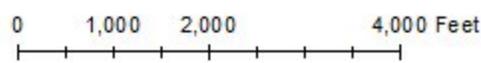
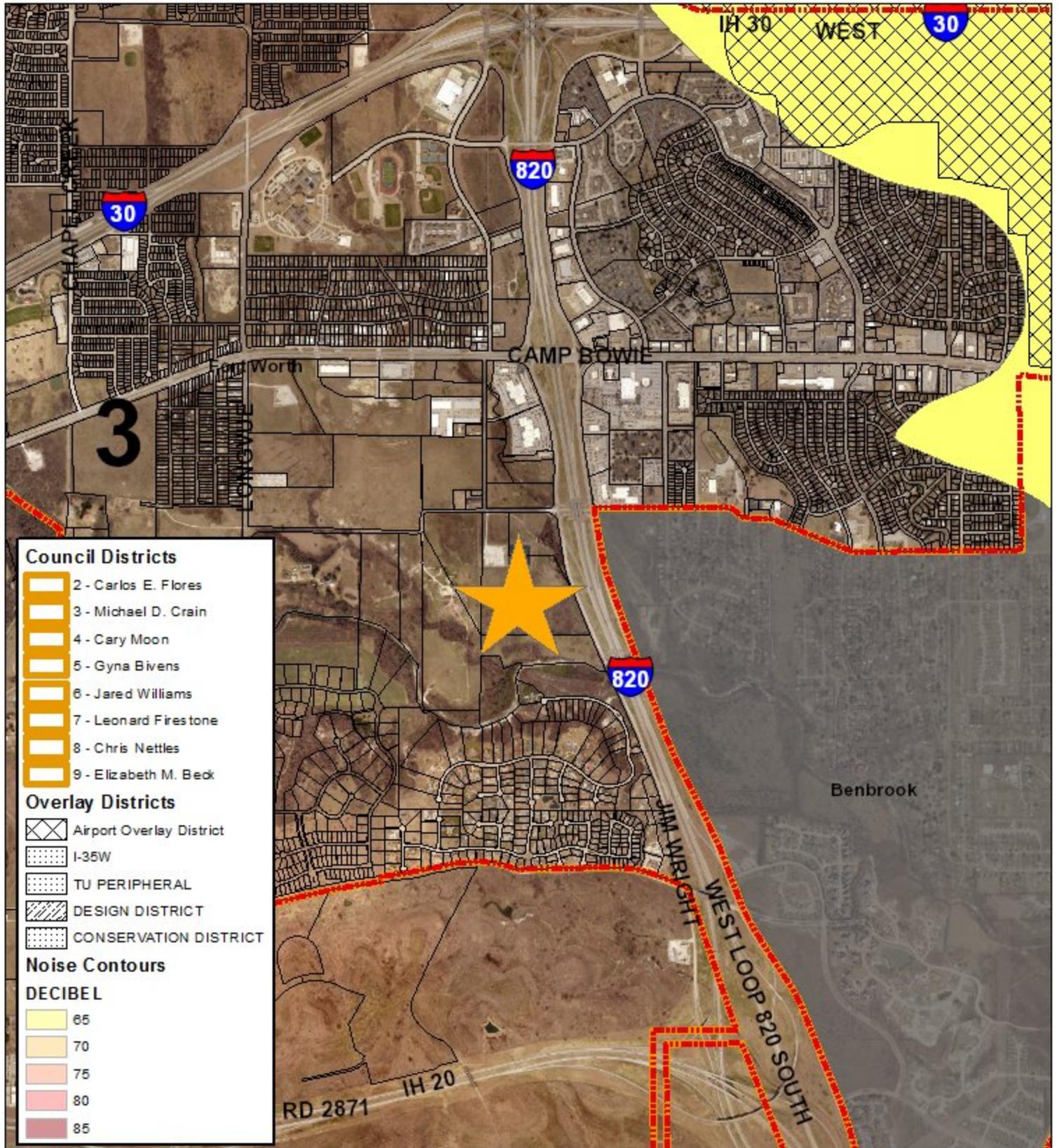
Applicant: Rowan Altgelt Laughlin Group, LTD  
 Address: 9400 block Chapin Road  
 Zoning From: AG  
 Zoning To: "PD-CR/R2" Planned Development for Detached Multifamily & Townhomes  
 Acres: 57.53858333  
 Mapsco: 72V  
 Sector/District: Far West  
 Commission Date: 11/9/2022  
 Contact: 817-392-8043



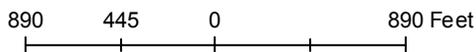
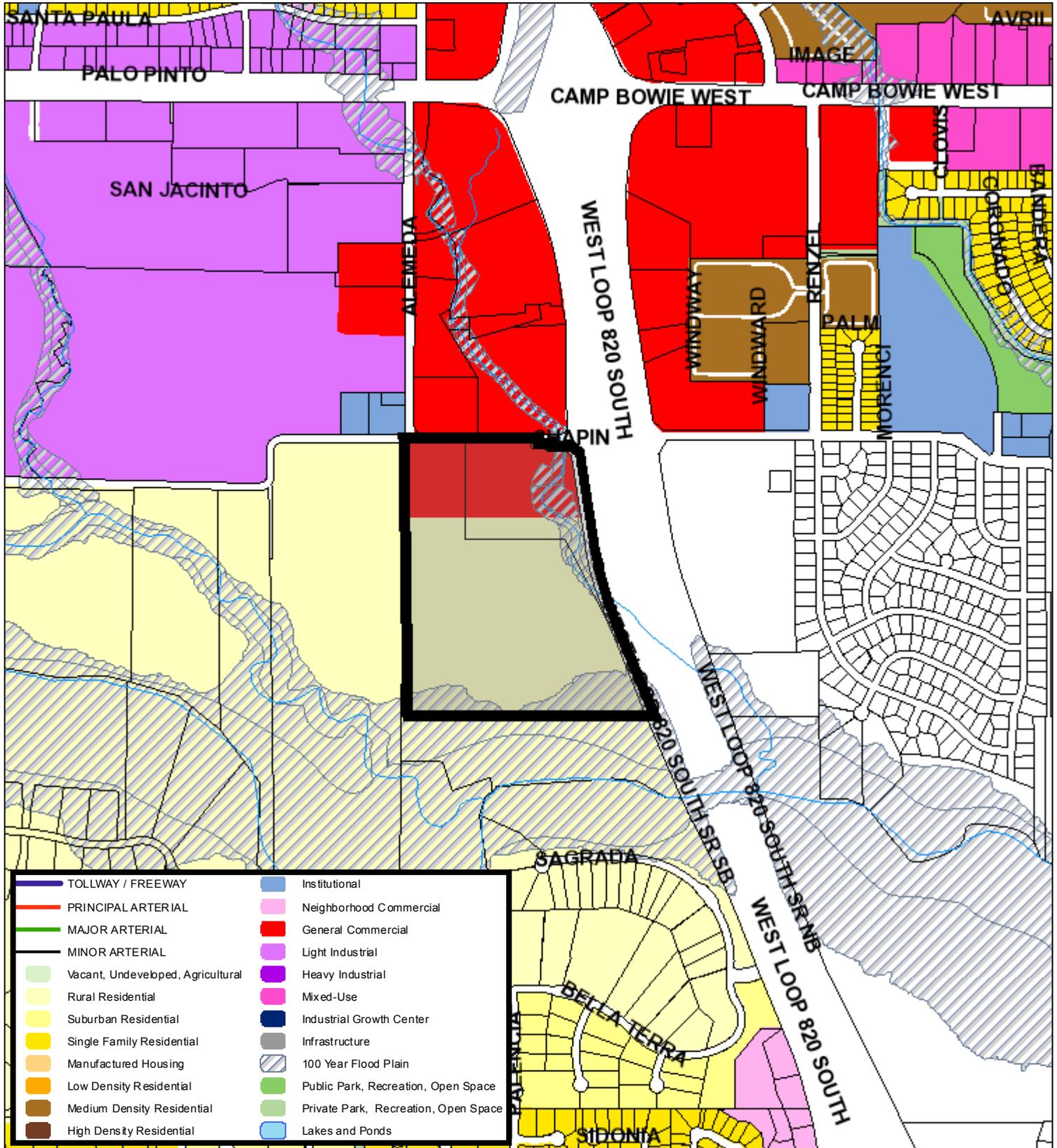
	Subject Area
	300 Foot Notification



### 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.



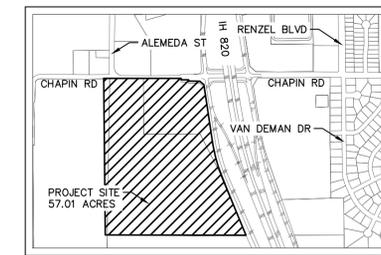
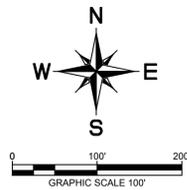
## Aerial Photo Map



0 550 1,100 2,200 Feet







**VICINITY MAP**  
SCALE: 1" = 1,000'

OPEN SPACE SUMMARY TABLE	
Total Site Acreage*	48.0 Acres
Provided Open Space Acreage	31.4 Acres
Percentage of Open Space Required	40%
Percentage of Open Space Provided	65%

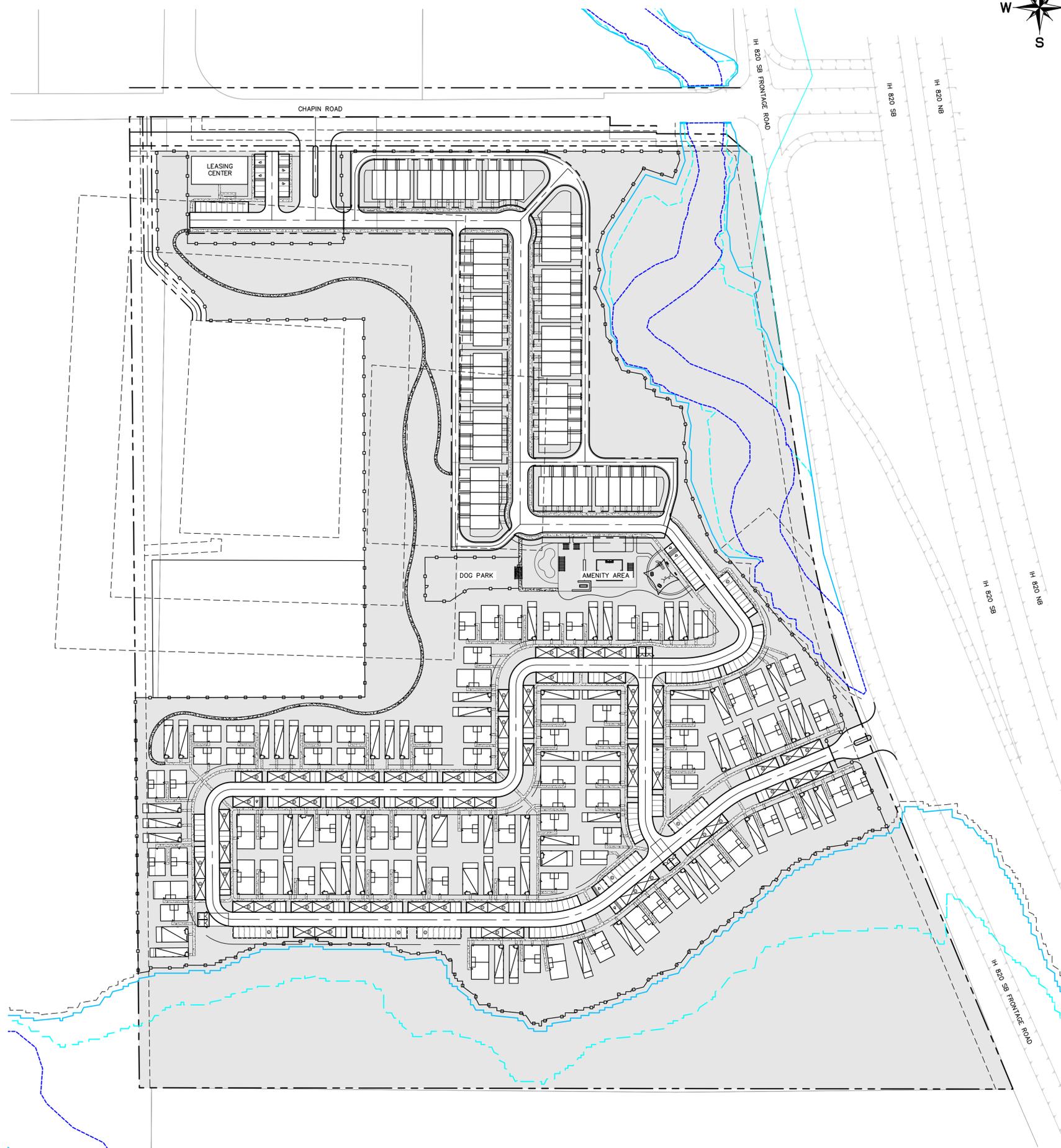
\*Excludes area reserved for ROW Dedication (1.3 acres) and Gas Pad/Gas Pad Access (7.7 acres)

**NOTES:**

- SITE AMENITIES INCLUDE: DOG PARK, COURTYARD AREAS, SIDEWALKS THROUGHOUT THE DEVELOPMENT, POOL, PLAYGROUND, OUTDOOR ENTERTAINMENT SPACE WITH PERGOLA AND MOVEABLE FURNITURE, FIRE PIT AND MINIMUM 1500 S.F. AIR CONDITIONED CLUBHOUSE.
- OPEN SPACE, MINIMUM 40% (19.72 ACRES) (INCLUSIVE OF LEASING OFFICE AND AMENITY AREA). EXISTING AND PROPOSED EASEMENTS, 100-YEAR FLOODPLAIN, COURTYARDS, WELL SETBACKS, AND GREEN/LANDSCAPED AREAS BETWEEN BUILDINGS SHALL BE COUNTED PER OPEN SPACE REQUIREMENTS.

**LEGEND**

	-UNIT TYPE 1 1-STORY 2 BEDROOM
	-UNIT TYPE 2 1-STORY 4 BEDROOM
	-UNIT TYPE 3 1-STORY 2 BEDROOM
	-UNIT TYPE 4 2-STORY 3 BEDROOM
	-UNIT TYPE 5 2-STORY 6 BEDROOM
	-TOWNHOME UNIT 3/4'S UNITS (SEE PLANS)
	ENCLOSED PARKING (GARAGE) WITH NUMBER OF SPACES
	COVERED PARKING (CARPORT) WITH NUMBER OF SPACES
	DUMPSTER ENCLOSURE (TO BE SCREENED IN ACCORDANCE WITH THE CITY STANDARDS AND THE APPROVED PD ORDINANCE FOR THE PROJECT)
	PROPOSED PERIMETER FENCE
	PROPOSED FIRE LANE
	OPEN SPACE



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

\_\_\_\_\_  
DATE

**CASE NUMBER: ZC-22-156**

**EXHIBIT "D"**  
**OPEN SPACE PLAN**  
FOR  
**COTTAGES AND VILLAS AT MARYS CREEK**  
BEING 57.0142 ACRES  
OUT OF THE  
CRESWELL, LB SURVEY, ABSTRACT NO. 367  
IN THE  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

<b>OWNER:</b> ROWAN ALTGELT LAUGHLIN GRP LTD 215 BURR RD SAN ANTONIO, TX 78209 Tel: (817-301-5111) Contact: (IN THE C/O) AUSTIN REILY, LAND ADVISORS	<b>DEVELOPER:</b> ONM LIVING 1038 TEXAN TRAIL FORT WORTH, TX 76051 Tel: (817) 614-9049 Contact: ZAC THOMPSON	<b>ENGINEER/SURVEYOR:</b> <b>Kimley»Horn</b> 400 N. Oklahoma Dr. Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: LORI LUSK, P.E.			
<b>DESIGNED:</b> KHA	<b>DRAWN:</b> KHA	<b>CHECKED:</b> KHA	<b>SCALE:</b> AS SHOWN	<b>DATE:</b> JANUARY 2023	<b>KI1 PROJECT NO.:</b>

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# Zoning Staff Report

**Date:** February 8, 2023

**Case Number:** ZC-22-170

**District (old/new):** 5/11

## Zoning Map Amendment & Site Plan

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

**Owner / Applicant:** Idris Adeniseun

**Site Location:** 5213 Mansfield Highway

**Acres:** 1.7 acres

### Request

**Proposed Use:** Vehicle Junkyard

**Request:** To: Add Conditional Use Permit (CUP) to allow vehicle junkyard in “K” Heavy Industrial for a maximum of 5 years; site plan included.

### Recommendation

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

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

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

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  - b. [Comprehensive Plan Consistency](#)
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7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

## Project Description and Background

The proposed site is located on Mansfield Hwy near the intersection of E. Loop 820 South. The applicant is requesting to add a Conditional Use Permit to allow a vehicle junkyard in “K” Heavy Industrial for a maximum of 5 years; site plan included.

The proposed use was allowed previously through Special Exception. However, the five-year term has expired hence the zoning request. The applicant intends to maintain the existing operation with several office buildings in the front of the site, screening fence surrounding the property, and cars for salvage. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. The zoning ordinance was changed to allow vehicle junkyard under CUP. While a vehicle junkyard is not permitted in the “K” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions.

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.

This case was continued from last month’s meeting for the applicant to reach out to the neighborhood.

## Surrounding Zoning and Land Uses

North “C” Medium Density Multifamily / multifamily, vacant  
East “K” Heavy Industrial; “I” Light Industrial; ETJ  
South City of Forest Hill / hotel, commercial  
West City of Forest Hill / automotive, commercial

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on December 29, 2022.

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

Organizations Notified	
Southeast Fort Worth Inc.	Trinity Habitat for Humanity
Streams and Valleys Inc	Fort Worth ISD

# Development Impact Analysis

## Land Use Compatibility

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The applicant is proposing to add a CUP to allow a vehicle junkyard in the “K” zoning district for a maximum of 5 years. Surrounding land uses vary with vacant land and multifamily to the north, gas station and auto repair to the east, hotel, automotive and commercial within the City of Forest Hill both south and west. No development waivers are being requested. The proposed use is small scale, has been in continuous operation for several years, and is in close proximity to the freeway and other large industrial uses. The proposed zoning request is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Southeast

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The 2022 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. Based on the lack conformance with the future land use map, the proposed zoning is **not consistent** with the Comprehensive Plan.

However, the proposed zoning is consistent with the following policies of the Comprehensive Plan:

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

## Economic Development Plan

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

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

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

## Site Plan Comments

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### Zoning and Land Use

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

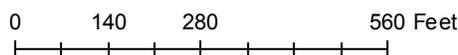
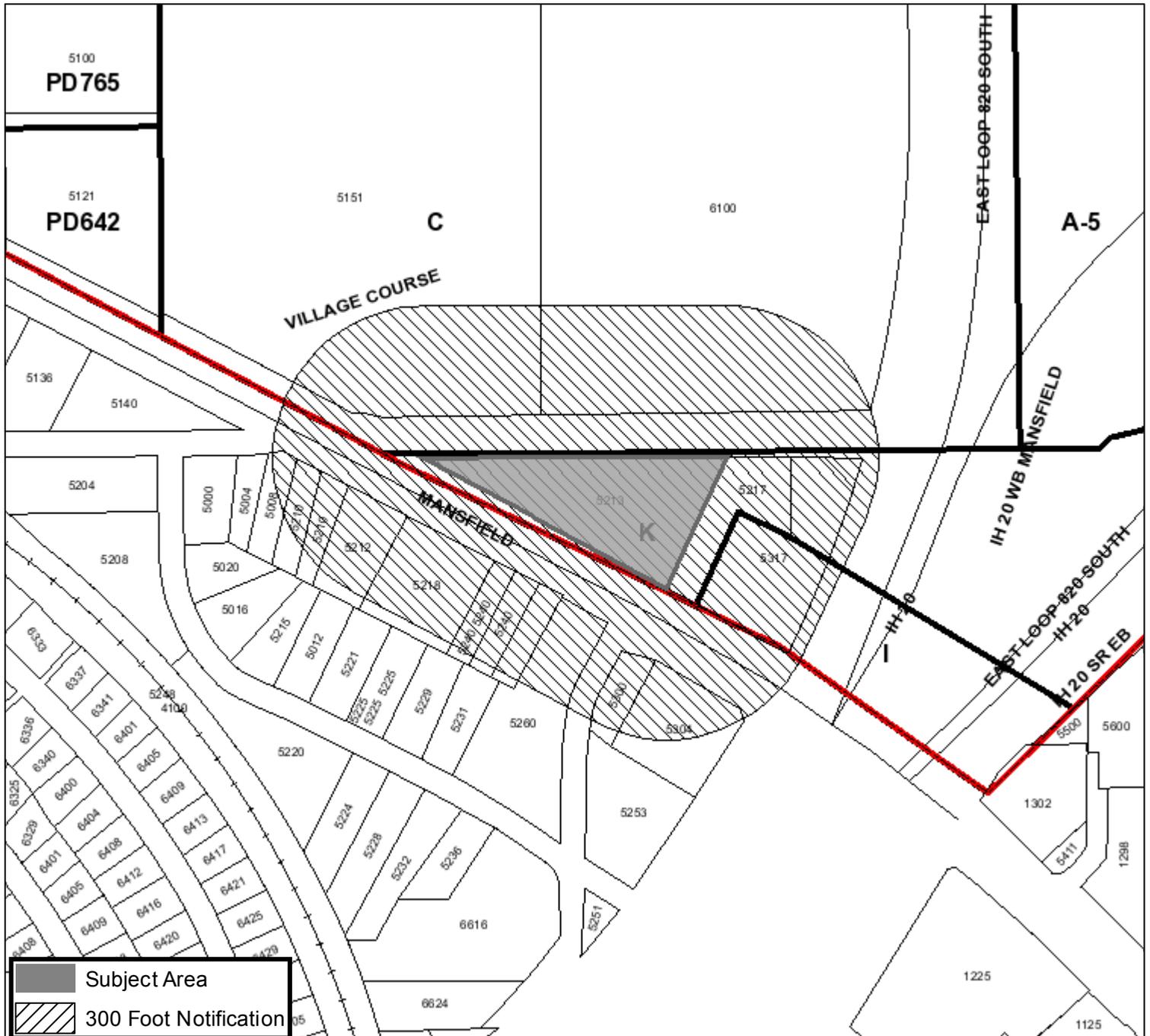
- Provide fence type/screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.



ZC-22-170

# Area Zoning Map

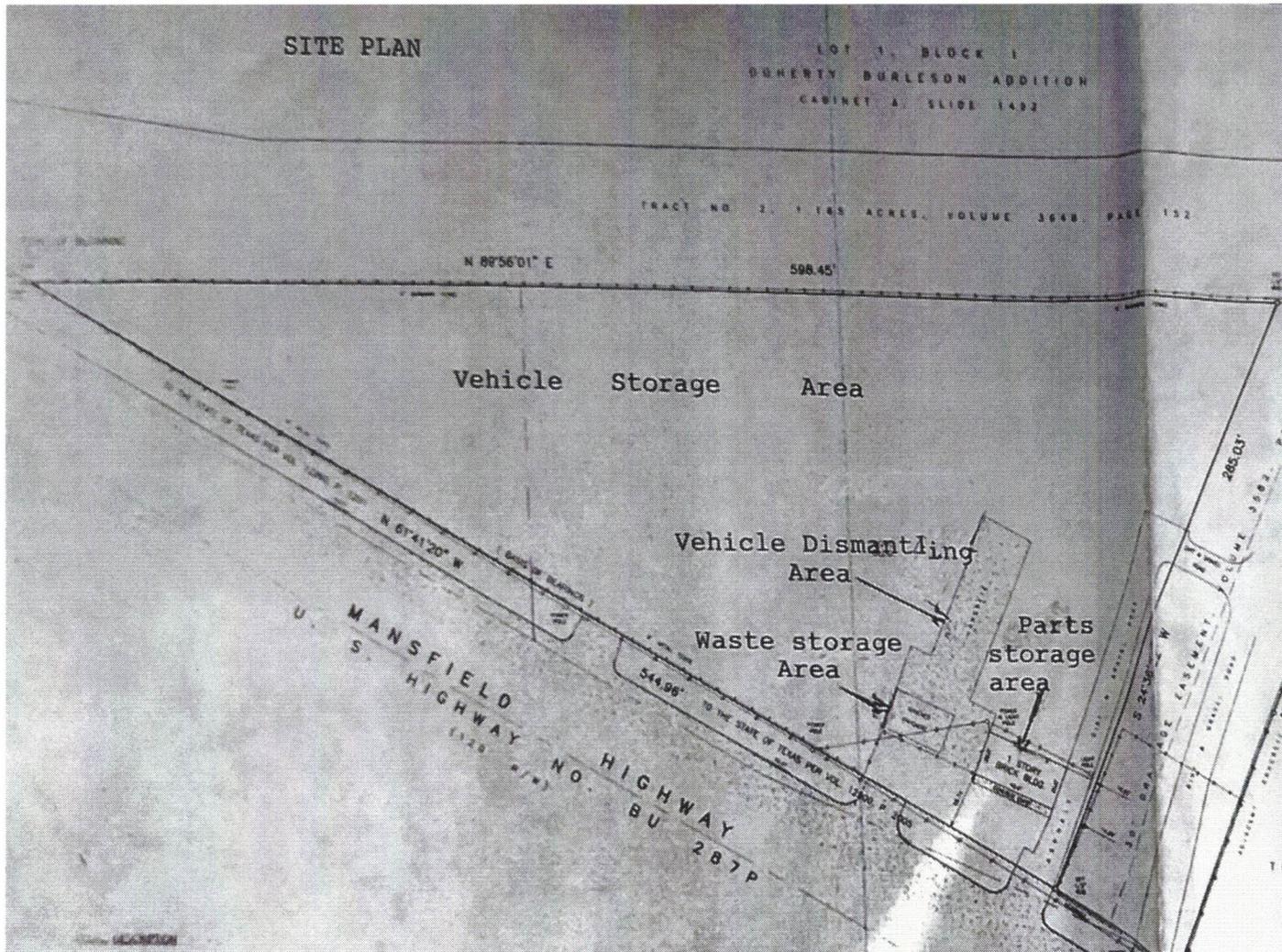
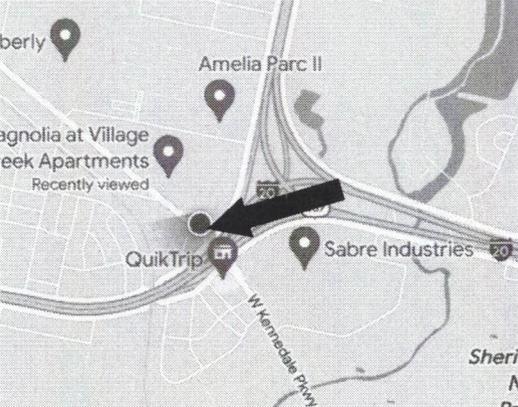
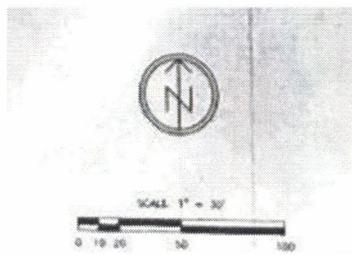
Applicant: Idris Adeniseun  
 Address: 5213 Mansfield Highway  
 Zoning From: F  
 Zoning To: Add Conditional Use permit for Salvage Yard  
 Acres: 1.77923911  
 Mapsco: 093T  
 Sector/District: Southeast  
 Commission Date: 1/11/2023  
 Contact: 817-392-6226



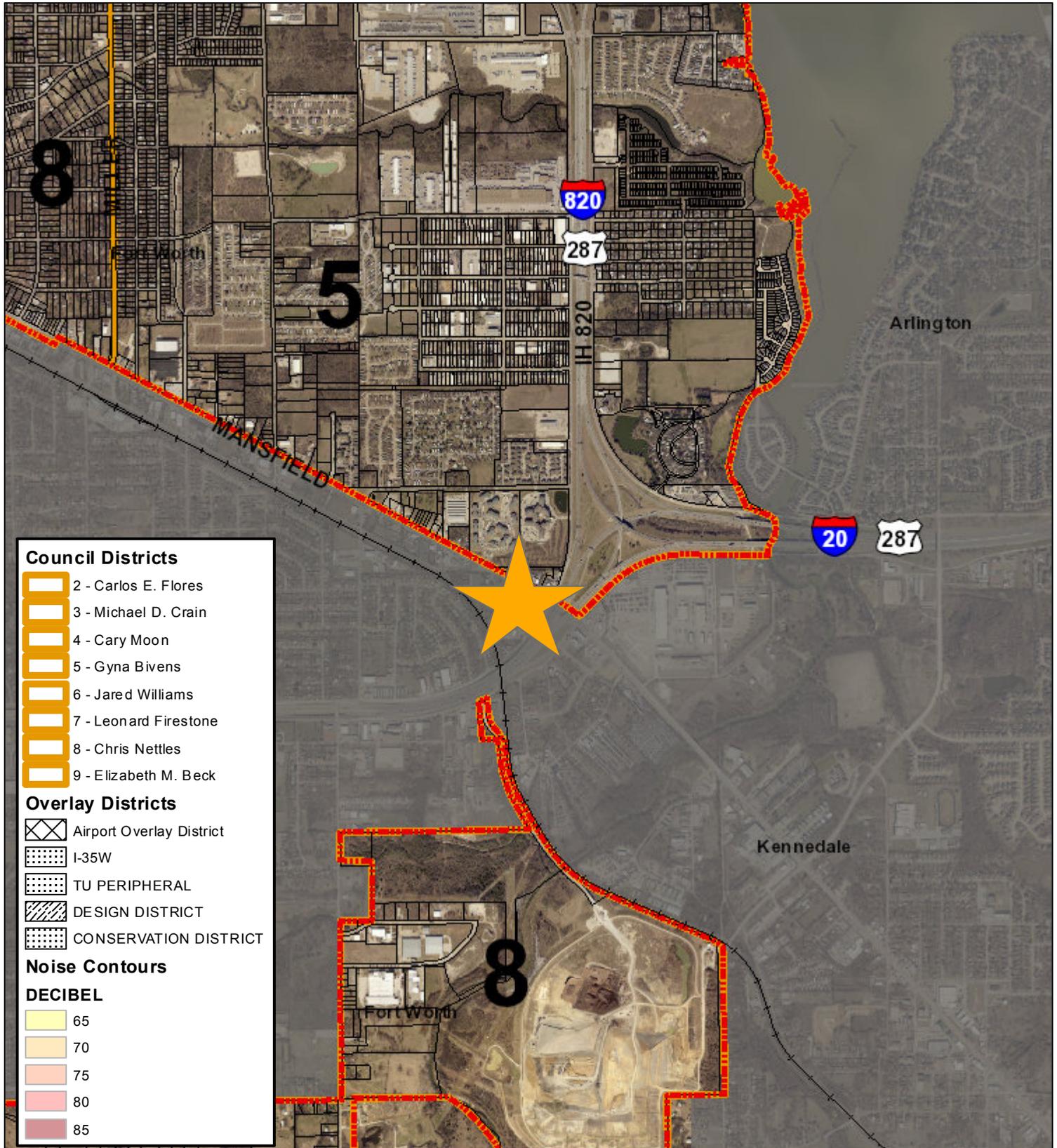
- NOTES:**
1. THIS PROJECT SHALL COMPLY WITH ALL LANDSCAPING REQUIREMENTS IN ACCORDANCE WITH SECTION 6.301 LANDSCAPING
  2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
  3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
  4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTNING CODE
  5. THIS PROJECT SHALL BE SCREENED WITH A SOLID WOOD FENCE AT LEAST 6- FEET IN HEIGHT.
  6. THIS PROJECT IS INTENDED FOR OUTDOOR STORAGE OF EQUIPMENT AND MATERIALS. NO PARKING IS PERMITTED.

Director of Planning & Development

Date \_\_\_\_\_



### Area Map



**Council Districts**

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

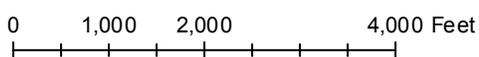
**Overlay Districts**

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

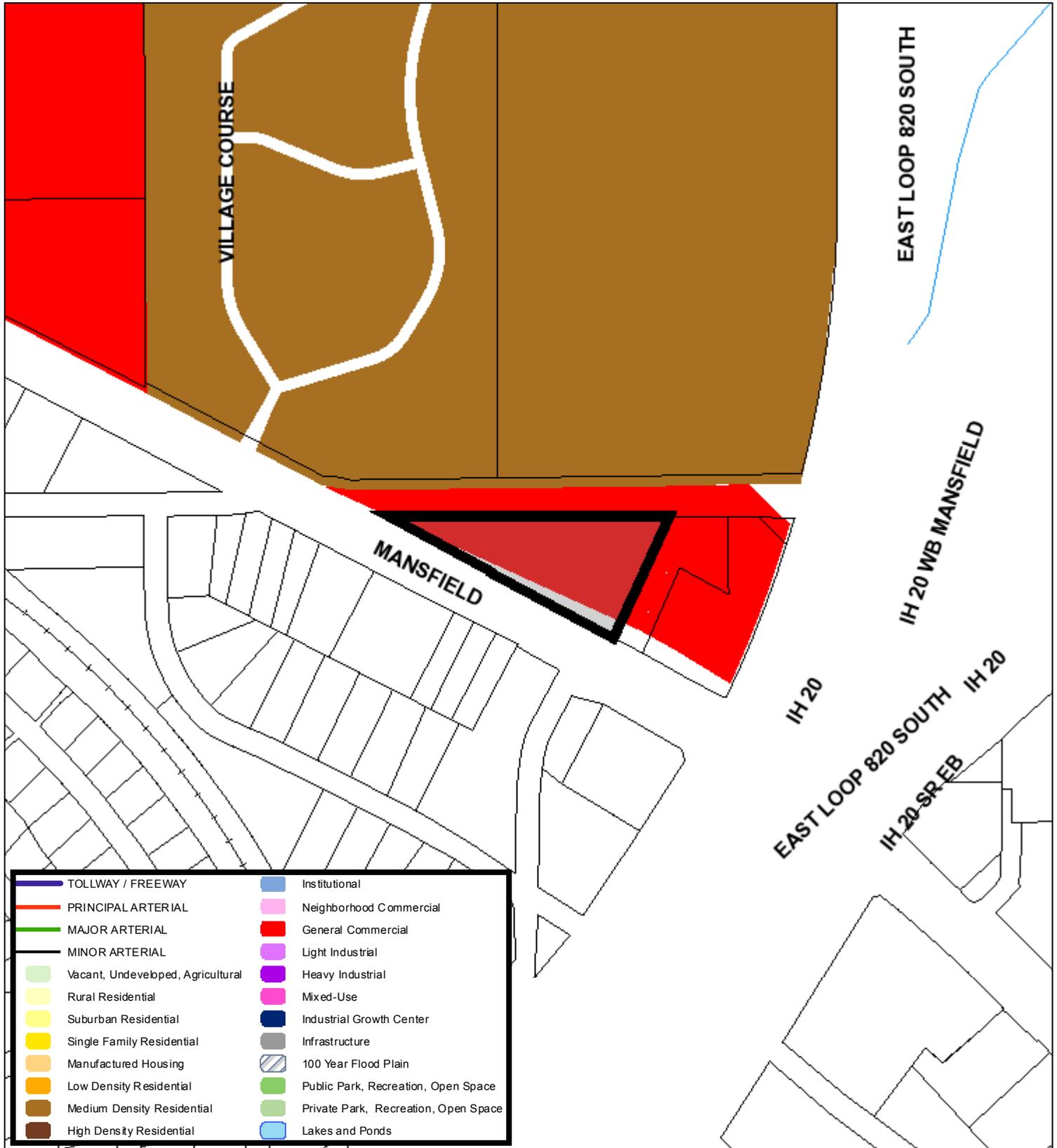
**Noise Contours**

**DECIBEL**

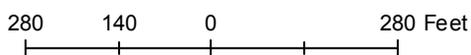
-  65
-  70
-  75
-  80
-  85



### Future Land Use



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.



## Aerial Photo Map



0 180 360 720 Feet





# Zoning Staff Report

Date: February 8, 2023 Case Number: ZC-22-182 Council District: (old/new): 5 / 5

## Zoning Map Amendment

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

Owner / Applicant: T Square Investments LLC/Darshwish Otrok

Site Location: Southwest Corner of E Square & T Square St. Acreage: 3.72 Acres

### Request

Proposed Use: Residential

Request: From: "G" Intensive Commercial

To: "A-5" One-Family

### Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (Significant Deviation)**

Staff Recommendation: **Approval**

### Table of Contents

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

## Project Description and Background

The applicant requests a zoning change from “G” Intensive Commercial to “A-5” One-Family. The property is located on E Square road and T Square Road. The applicant intends to construct approximately 21 single-family residences adjacent to an existing commercial development. The site is situated in the Eastchase Mixed-Use Growth Center; an area targeted to promote commercial and mixed-use development. The current zoning of the site encourages the type of development supported and planned for in the area. The development does not preserve the commercial edge that extends from Eastchase Pkwy.

The site is located in East Fort Worth, traditionally known for the remaining portions of the Eastern Cross Timbers. This site appears to have been cleared before 2001, so very few trees would be over 20 years old. This development has little impact on the established urban tree canopy in the area.

In 2017, the applicant applied to rezone from “G” Intensive Commercial to “R2” One-Family Attached Townhouse. However, this application was denied in the end because there was some pushback from neighborhood groups. The applicant believes that A-5, which would allow for a lower dense development compared to the “R-2” product they initially requested, would be more appealing, also considering that City Council recently approved the same request for the property directly south of the subject site and to the east.

Here is an excerpt of the application for more background information:

The proposed rezoning request is located just south of Ederville Road and north of Brentwood Stair Road along T Square Street. The subdivision was originally platted for industrial or commercial development. We are requesting zoning change to A-5 Single Family development. A Pre-Development meeting was held on September 8, 2022 at 11:30 AM. A single Family rezone was recently approved to the south of property. Attached, Please find Survey, Copies of Previous Change request in 2017 To R2 which was denied. Now applying for A-5 as seem to be more appealing to different departments as indicated in our Research. This request is for portion of Original request since part of land was sold (marked in yellow on page 4).

## Surrounding Zoning and Land Uses

North “G” Intensive Commercial/ Wood shop  
East “A-5” One-Family / vacant/single family residences  
South “A-5” One-Family / vacant  
West “G” Intensive Commercial/ Vacant

## Recent Zoning History

- ZC-15-118: site area to the east rezoned from “G” Intensive Commercial to “A-5” One Family
- ZC-17-088: Request to rezone from “G” intensive commercial to “R2” townhomes
- ZC-20-154: Request to rezone from “E” General Commercial and G “Intensive Commercial
- ZC-21-217: Request to rezone from “G” Intensive Commercial to “A-5” One-Family

## Public Notification

300-foot Legal Notifications were mailed on January 27, 2023

The following organizations were notified: (emailed January 27, 2023)

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth
Hollow Hills NA	John T White NA
Far East Fort Worth HOA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
East Fort Worth Business Association	Fort Worth ISD

## Development Impact Analysis

### Land Use Compatibility

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The applicant proposes to rezone the site to A-5 One Family for single-family development. The surrounding land uses are primarily vacant but also zoned for commercial. There is single-family development to the east, and that is relatively new. Any adjacently zoned commercial sites adjacent to this would utilize appropriate buffers and setbacks to counter any perceived negative impacts of development adjacency.

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

### Comprehensive Plan Consistency – Eastside

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The 2022 The 2020 Comprehensive Plan designates the subject property as Mixed Use Growth Center. The request to rezone to A-5 One Family is a significant deviation from the Future Land Use Policy. Specifically, the Comprehensive Plan provides policies to:

- Promote commercial, mixed-use, and urban residential development within the Centreport and Eastchase Mixed-Use Growth Centers

Therefore, the proposed zoning **not consistent (Significant Deviation)** with the Future Land Use map and the Comprehensive Plan policy.

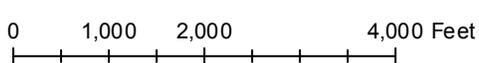
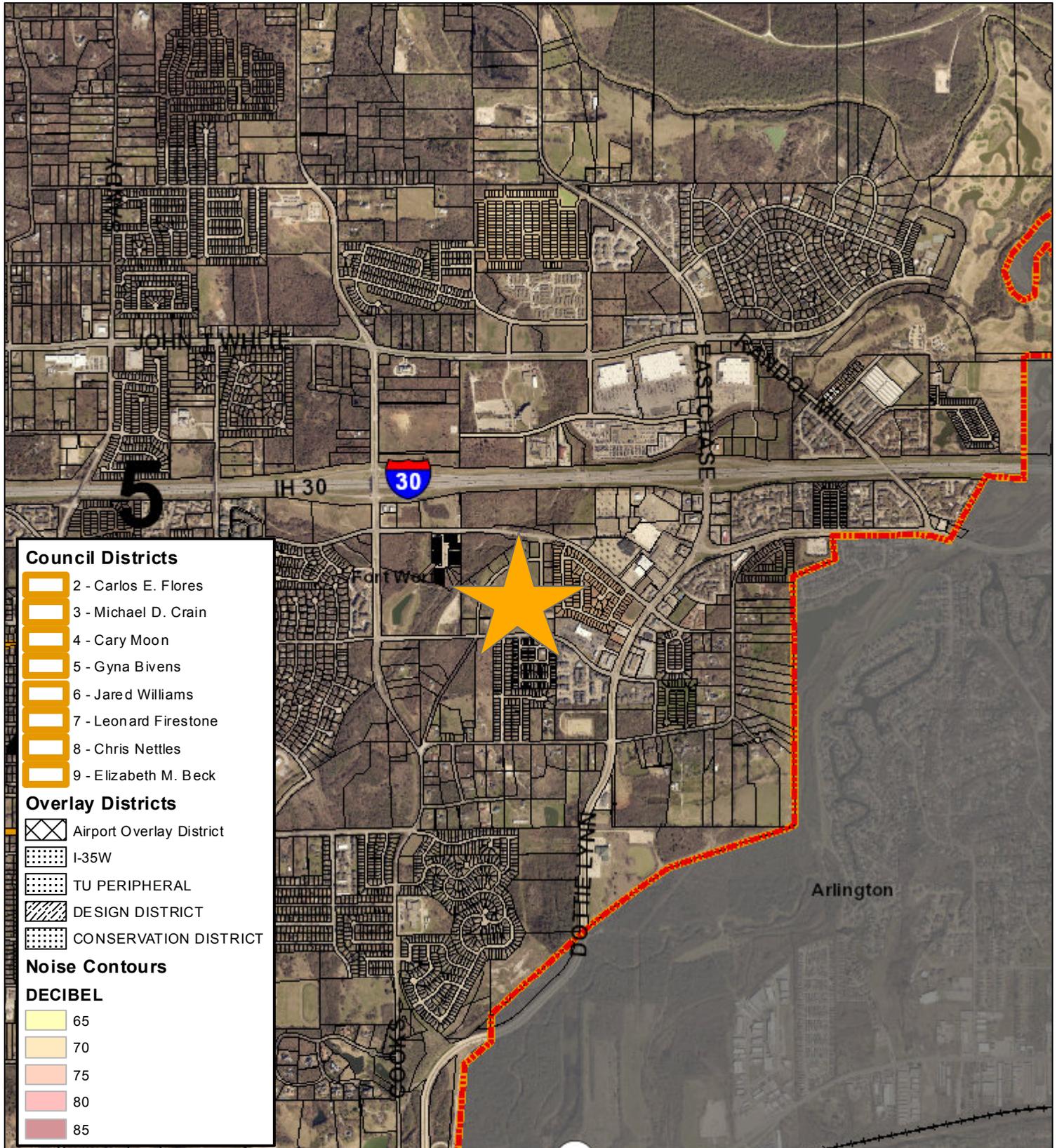
### Economic Development Plan

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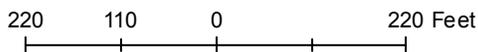
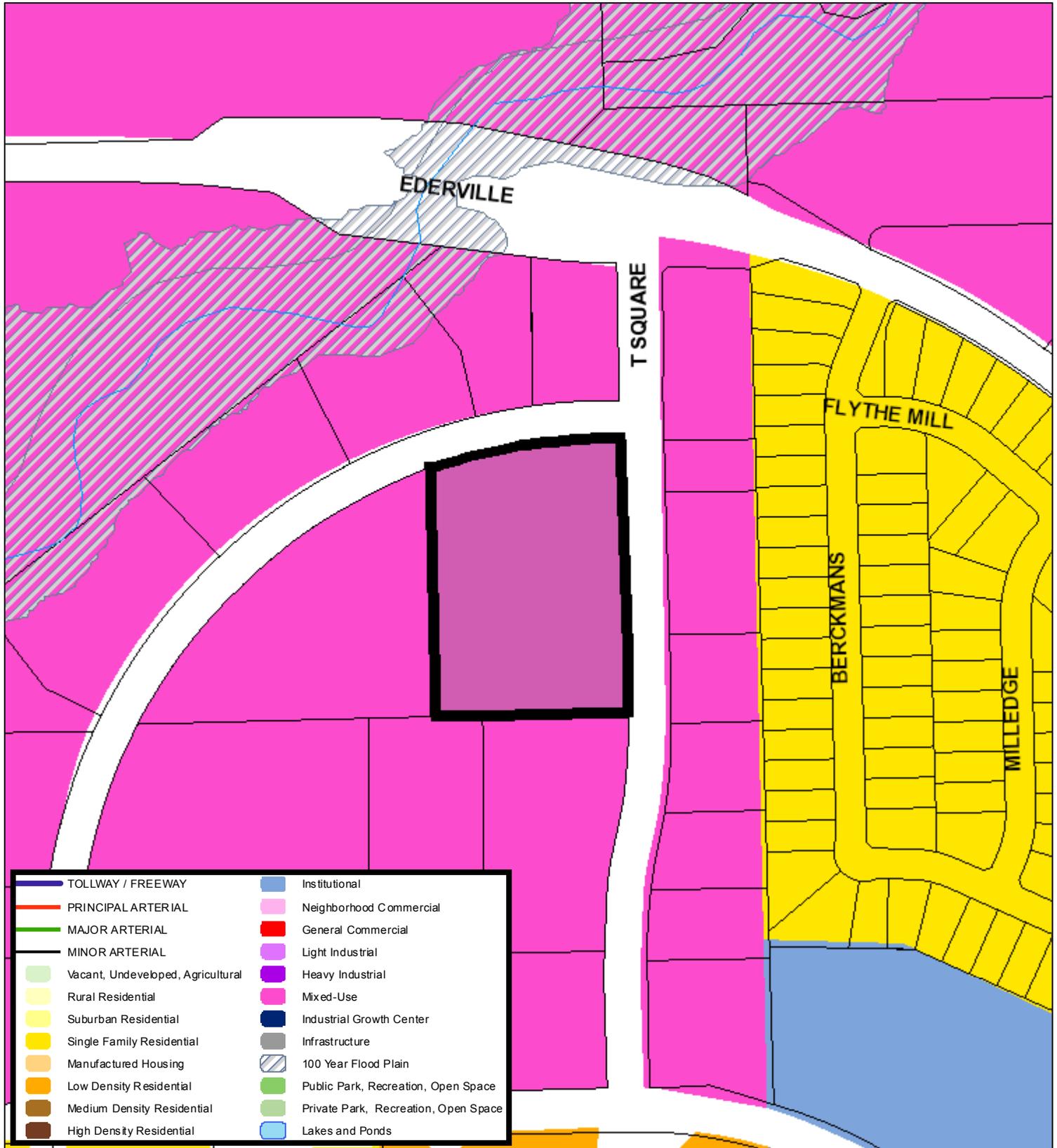
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.



### 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



0 140 280 560 Feet





# Zoning Staff Report

**Date:** February 8, 2023

**Case Number:** ZC-22-190

**District (old/new):** 5 / 5

## Zoning Map Amendment

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

**Owner / Applicant:** Amerco Real Estate

**Site Location:** 6801 Anderson Boulevard

**Acreage:** 14.1 acres

### Request

**Proposed Use:** Mini-warehouse

**Request:** From: "I" Light Industrial

To: "PD/I" Planned Development for all uses in "I" Light Industrial, plus mini-warehouse, vehicle rental, storage or display of accessory use excluding blacksmithing and wagon shop; site plan waiver requested.

### Recommendation

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

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

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

### Table of Contents

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

## Project Description and Background

The subject property is located on John T White just east of the intersection of IH 820. The applicant is requesting to rezone the property from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial, plus mini-warehouse, vehicle rental, storage or display of accessory use excluding blacksmithing and wagon shop; site plan waiver requested.

The applicant would like to keep the baseline “I” Zoning and develop mini-warehouses on the site. Mini-warehouses are allowed by right in “J” and “K” industrial districts, however, many have opted to request PD’s and locate in close proximity to residential to capture this market. This is the case for this proposed development.

This case was continued from last month’s meeting to provide clarification on the revised neighborhood notification. The applicant amended their application to maintain most of the hard corner for “E” Neighborhood Commercial and change their base zoning to “I” within their PD. This change is due to discussions with the John T. White Neighborhood Association.

## Surrounding Zoning and Land Uses

North “A-5” One-Family / Single-family

East “C” Medium Density Multifamily; PD 439 PD-SU" for all uses in "E" with no alcohol sales or consumption / office, multifamily

South “I” Light Industrial / vacant

West “E” Neighborhood Commercial; “I” Light Industrial / U-Haul, gas station

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on December 29, 2022.

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

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

*\*Located within this registered Neighborhood Organization.*

# Development Impact Analysis

## Land Use Compatibility

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The applicant is proposing to change the zoning of this property from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial, plus mini-warehouse, vehicle rental, storage or display of accessory use excluding blacksmithing and wagon shop; site plan waiver requested. Surrounding land uses consist of multifamily to the east, single-family to the north, vacant land to the south and existing U-Haul and gas station to the west. The proposed rezoning is intended to serve the numerous single-family and multifamily residences that are located nearby. Mini-warehouses typically have minimal impact to surrounding areas due to their height and appearances, operational characteristics, and traffic generation.

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

## Comprehensive Plan Consistency – Eastside

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The adopted Comprehensive Plan designates the subject property as general commercial. The proposed zoning change request **is not consistent** with the Comprehensive Plan. However, the policy below applies to this development. Mini-warehouses typically have a lesser impact and would be considered a transitional use for this property.

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

## Economic Development Plan

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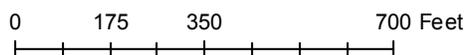
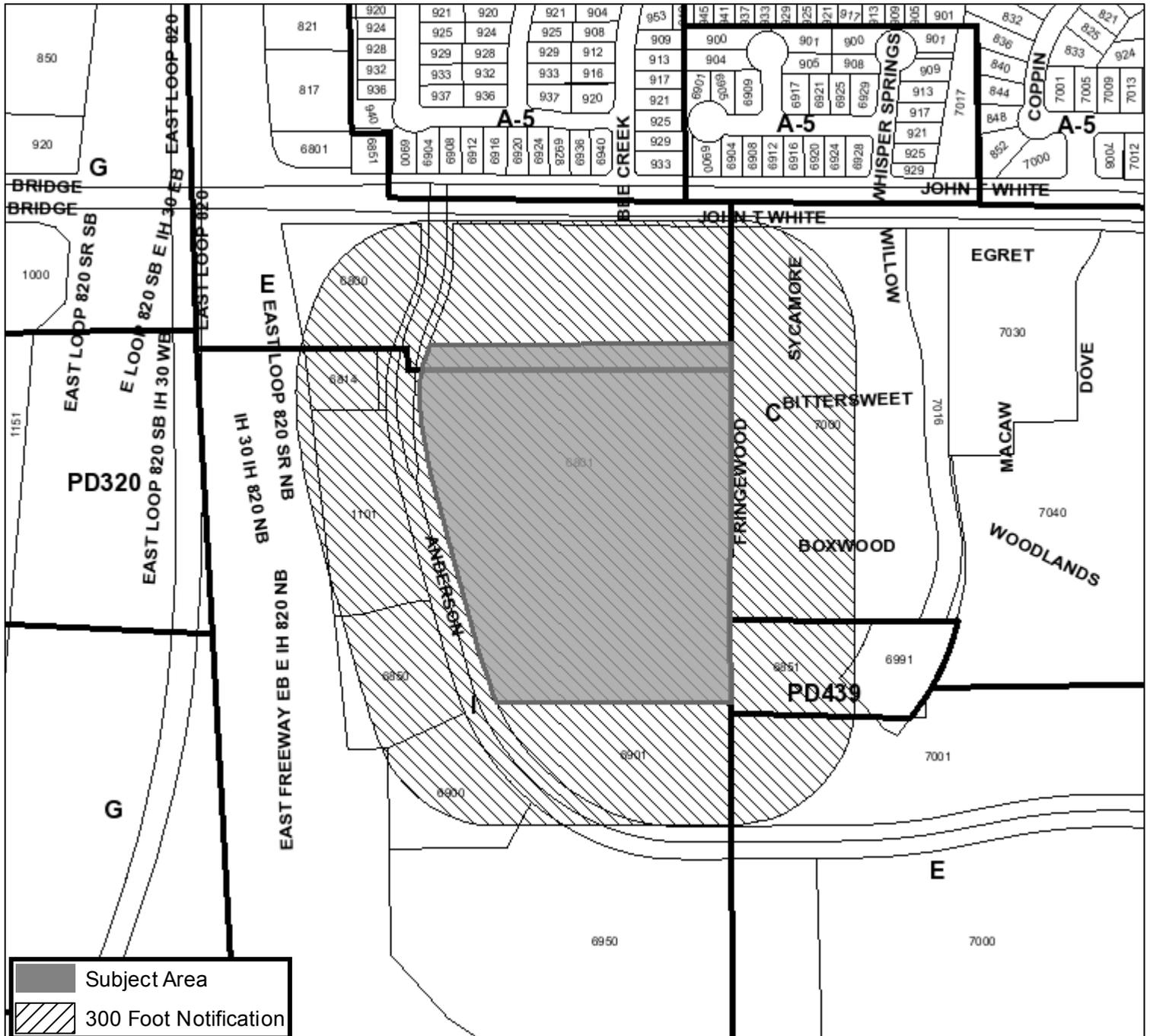
The adopted Economic Development Strategic Plan identified four different a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

### PERFORMANCE METRICS

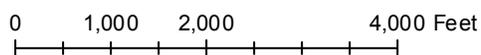
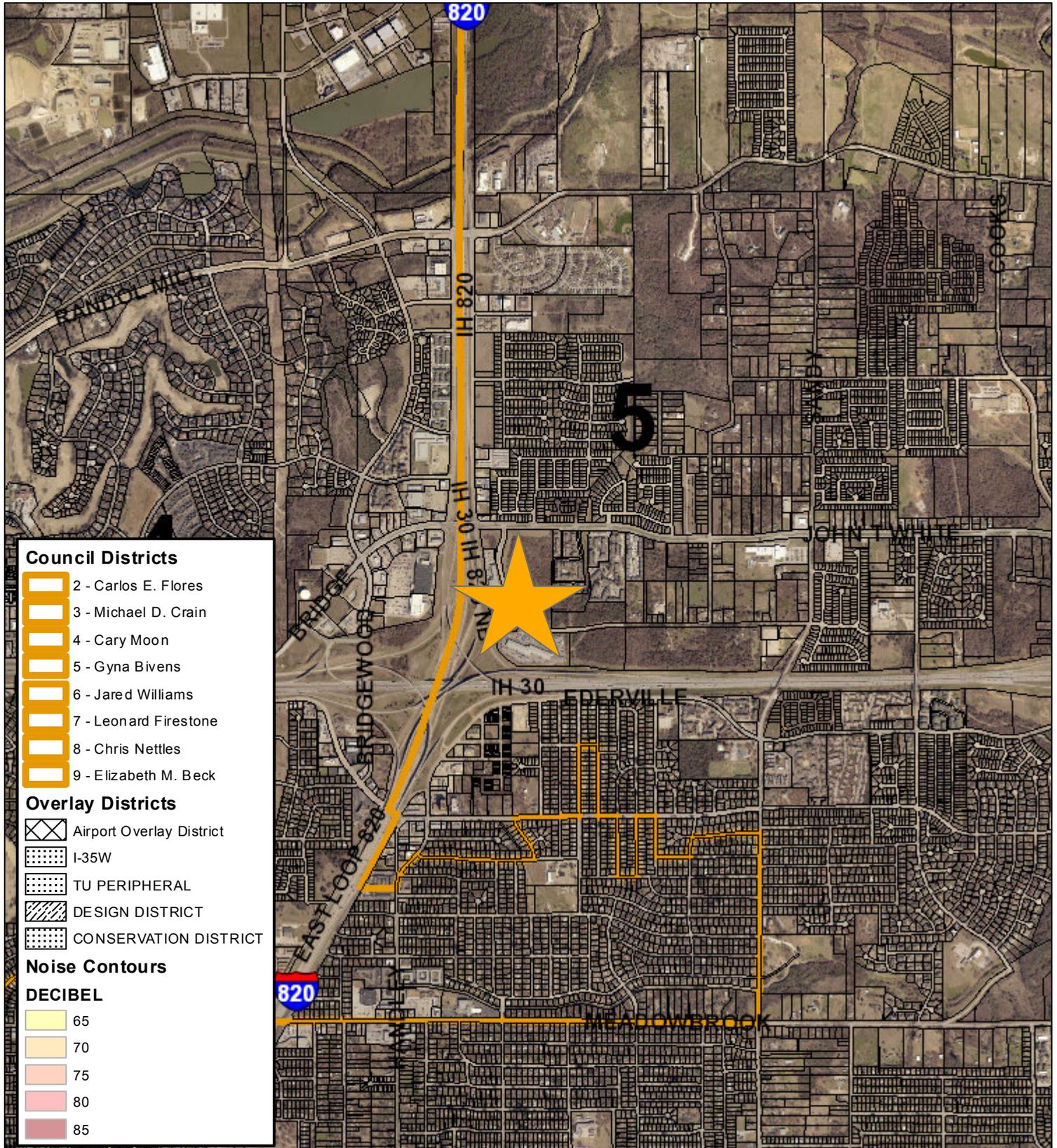
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

### Area Zoning Map

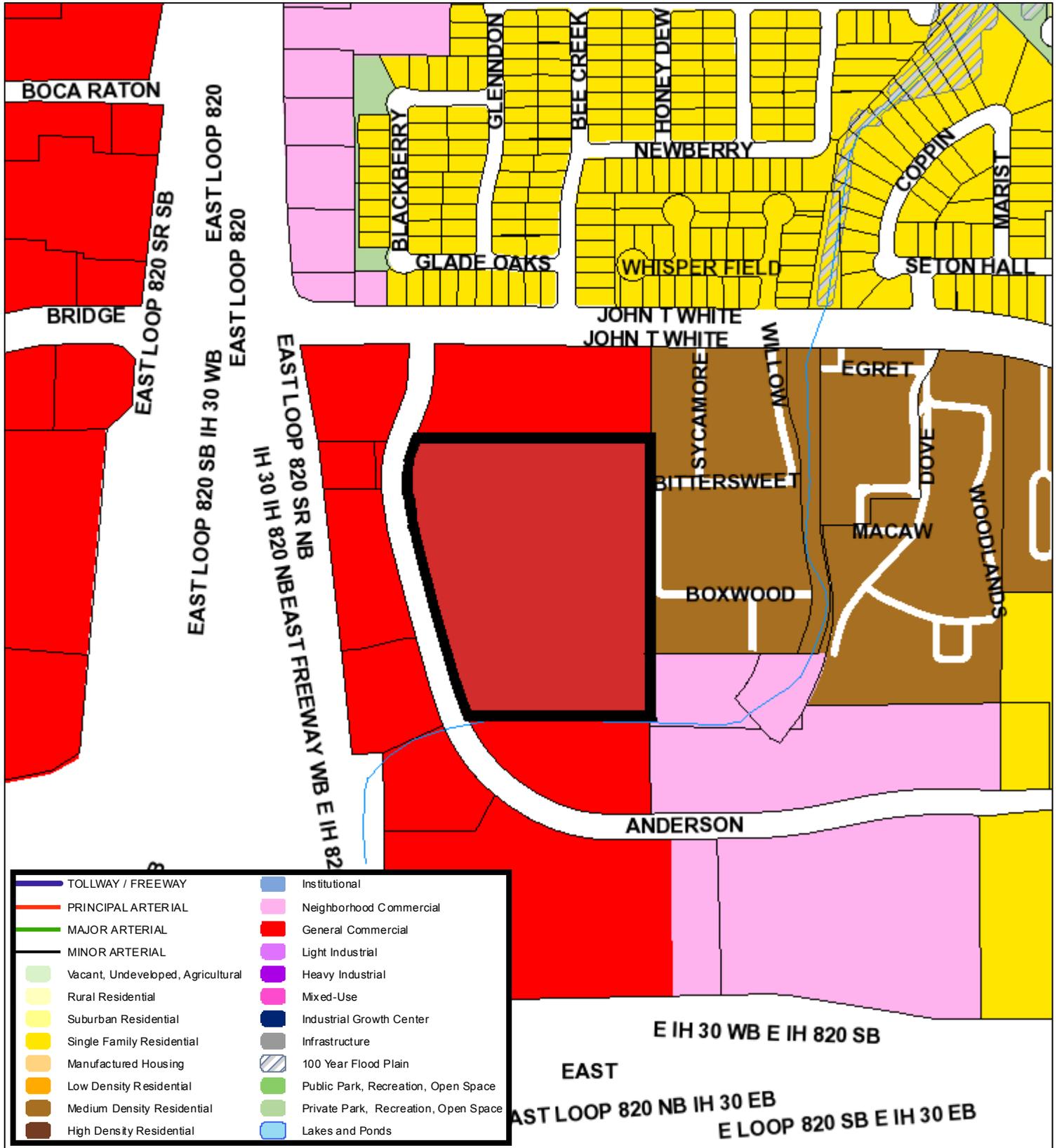
Applicant: Amerco Real Estate/Ray Oujesky  
 Address: 6801 Anderson Boulevard  
 Zoning From: E/I  
 Zoning To: PD/I" Planned Development for all uses in "I" Light Industrial, plus mini-warehouse, vehicle rental, storage or display of accessory use excluding blacksmithing and wagon shop; site plan waiver requested.  
 Acres: 13.70609134  
 Mapsco: 066T  
 Sector/District: Eastside  
 Commission Date: 2/8/2023  
 Contact: 817-392-6226



### Area Map



### Future Land Use



410 205 0 410 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



0 260 520 1,040 Feet





# Zoning Staff Report

Date: February 8, 2023    Case Number: ZC-22-223    Council District: (old/new): 7 / 7

## Zoning Map Amendment

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

**Owner / Applicant:** Hawkins Custom Homes, Peloton Land Solutions

**Site Location:** 8400 Wagley Robertson Road      **Acreage:** 7.4 acres

### Request

**Proposed Use:** Townhomes

**Request:** From: “PD 514” Planned Development for all uses in “F” General Commercial with additional uses listed, site plan waived

To: “R2” Townhouse/Cluster

### Recommendation

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

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

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

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  - 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

The property is located at 8400 Wagley Robertson, off Bailey Boswell. It comprises 7.4 acres out of a 22 Acre-parcel, more or less. The remaining land is in the City of Saginaw. The portion of the land in Saginaw is currently zoned agricultural, and their master plan has it earmarked for commercial. The applicant seeks to rezone to an “R2” Townhouse/Cluster to accommodate a row townhouse development.

The applicant did not provide a site or concept plan with this application. Please note that “R2” zoning does not require a Site Plan to accompany the application; however, providing a site plan on the front end can give staff and officials a better understanding of the intended layout, scope, and function of the proposed development.

This zoning change to R-2 is being requested to allow for this site to be developed in conjunction with an overall parcel. The overall parcel is partially located in Fort Worth and partially in Saginaw. The overall development will be commercial along Bailey Boswell and townhome on the remaining acreage to the north. The uses will be divided by a natural drainage swale. The northern line is common to the south line of the school.

The Comprehensive Plan calls for this area to be Neighborhood Commercial. The opportunity to construct townhomes in this area will function as a natural transition from the school to the commercial on the Bailey Boswell frontage.

The Comprehensive Plan has single family residential on the west and the east. The school to the north has a future land use of Institutional.

This is a straight zoning request from PD-514 to R2.

The proposed “R-2” Townhouse/Cluster zoning would accommodate townhouse or rowhouse development. “R-2” zoning allows up to 24 dwelling units per acre. Other “R2” development standards are shown below:

Townhouse/Cluster ("R2") District	
Open space	15% minimum
Units per acre	Maximum number of 24 units per acre on average, unless located in a "C" or "D" district where authorized density shall apply.
Maximum façade length	Maximum building façade length of 250 feet
Front yard*	None required
Side yard*	
Interior lot	5 feet minimum adjacent to street
Corner lot**	10 feet minimum adjacent to both streets
Height	35 feet maximum (refer to Development Standards, § 6.100, Height)
Bldg. separation	10 feet minimum
Notes:	
* May be subject to projected front yard (see Chapter 6, Development Standards, § 6.101(f), Yards).	
** May be subject to other front, side and rear yard setback requirements (see Chapter 6, Development Standards, § 6.101(d), Yards).	

(2) *Parking.* Two spaces per dwelling unit, located behind the front building line, except for limited local streets or private access easements, where four spaces shall be required, located behind the front building line or may be provided within the development. For nonresidential uses, see Chapter 6 Development Standards, Article 2 Off Street Parking and Loading, § 6.200.

(3) *Residential design standards.* A site plan for residential development is required.

a. *General.* Under this provision, townhouses, rowhouses or the clustering of residential units may be permitted where such units cluster around a common access road or feed from a loop or cul-de-sac and provided that such development shall conform to the following regulations regarding buildings and structures.

b. *Plat required.* Such properties shall be platted showing the following, if applicable:

c. *Open space.*

d. *One building per lot.* Each residential building shall be located on a separately platted lot.

- This zoning case was heard by the Zoning Commission on 1/11/2023. The applicant requested a continuance to discuss this project with Northwest ISD to gather their support.

## Surrounding Zoning and Land Uses

North "PD-514" / Public School

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

South City of Saginaw / vacant & undeveloped

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

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on December 29, 2022.

The following organizations were emailed on December 30, 2022:

Organizations Notified	
Creekwood HOA	Streams And Valleys Inc
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD

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

## Development Impact Analysis

### Land Use Compatibility

The applicant proposes changing the zoning to an “R2” Townhouse/Cluster. Aside from the school north of the site, surrounding uses are primarily single-family residential or undeveloped properties. There are not any commercial uses nearby serving the surrounding neighborhoods.

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

### Comprehensive Plan Consistency – Far Northwest

The 2022 Comprehensive Plan designates the eastern “E” zoned portion of the property as future Neighborhood Commercial. Compatible zoning would be: small scale retail/office, mixed uses.

#### COMMERCIAL

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

The proposed zoning **is not consistent** with the Comprehensive Plan.

### Economic Development Plan

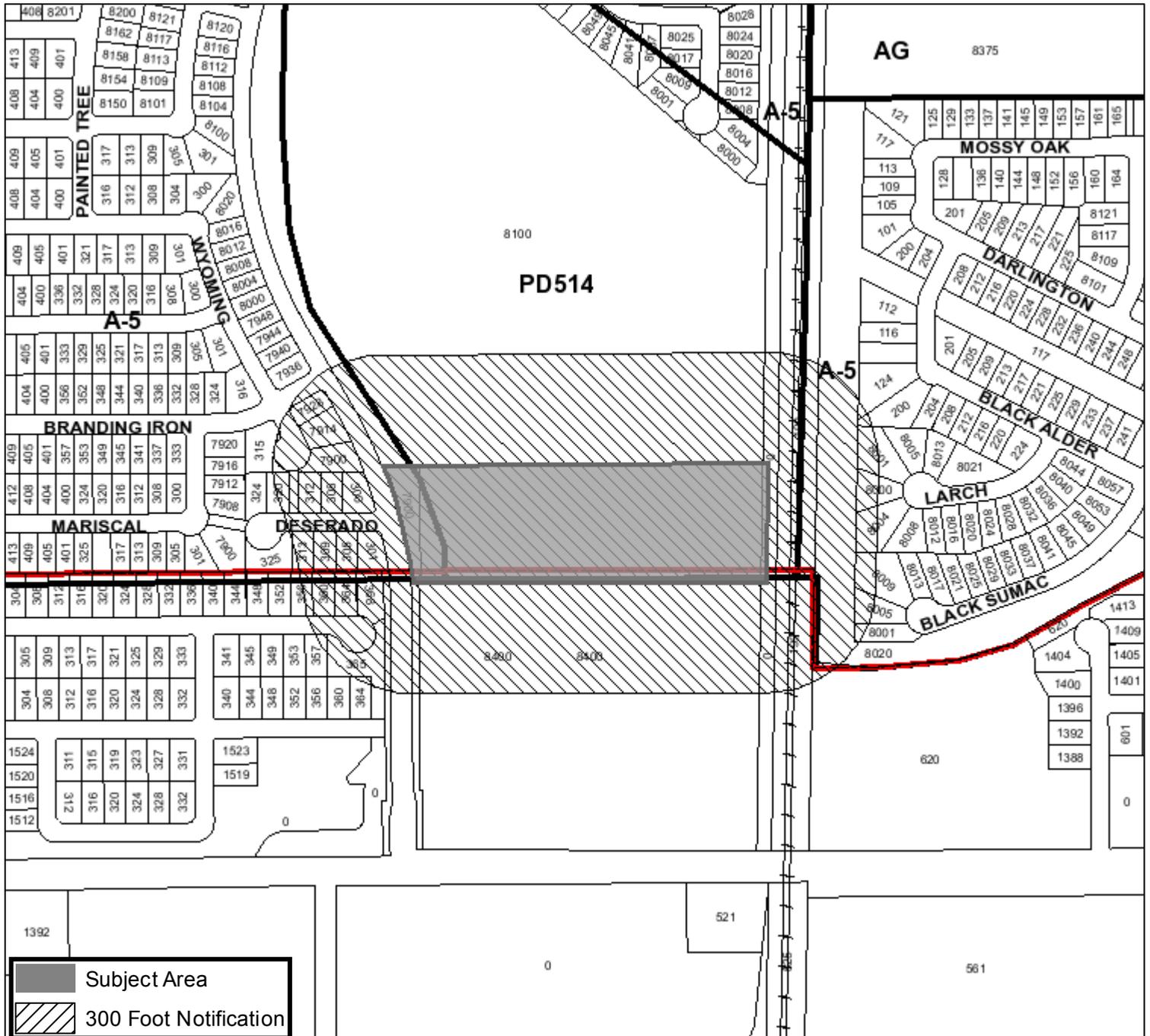
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

#### PERFORMANCE METRICS

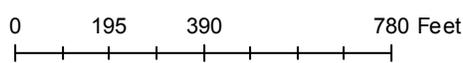
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

## Area Zoning Map

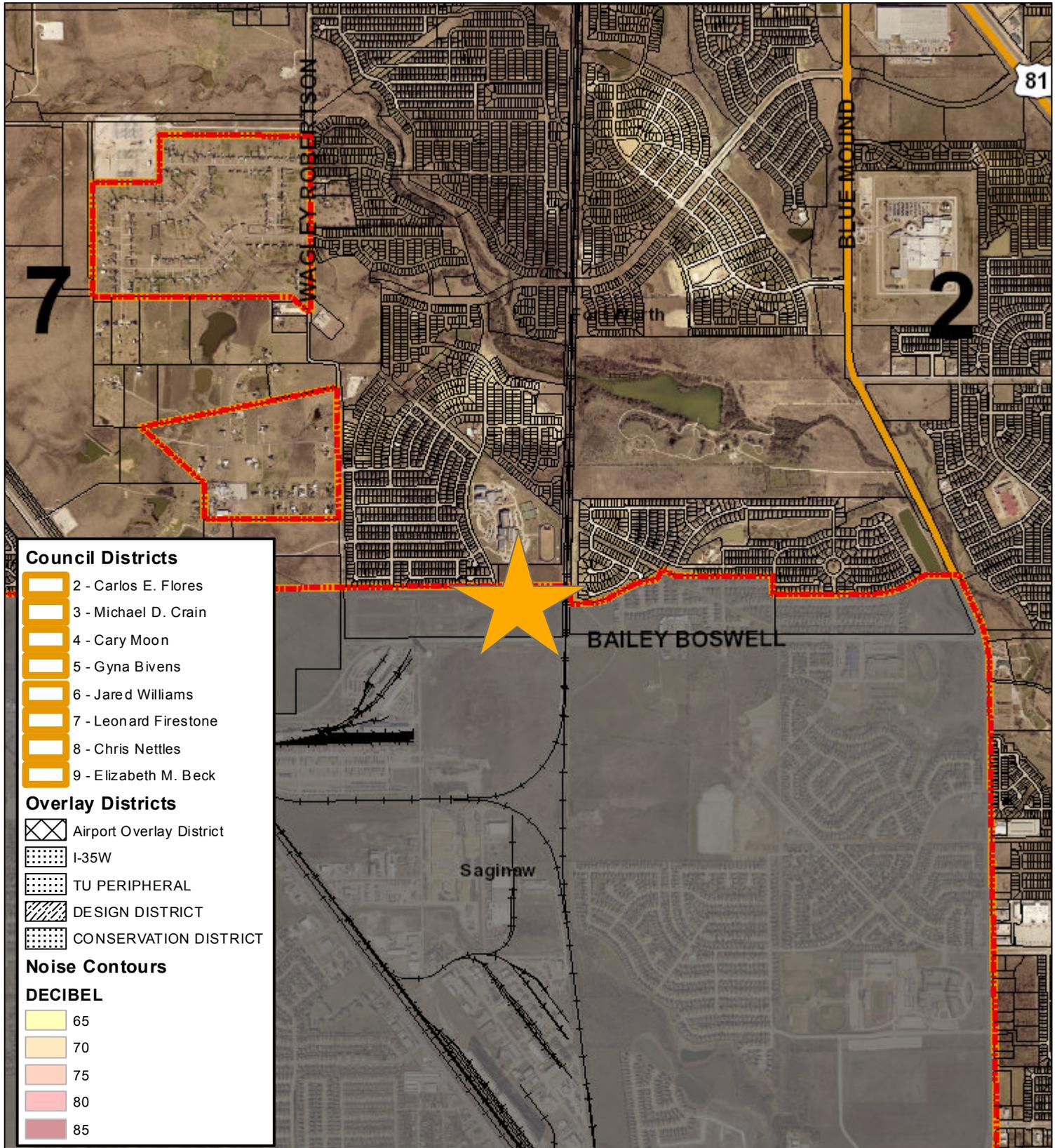
Applicant: Hawkins Custom Homes  
 Address: 8400 Wagley Robertson Road  
 Zoning From: PD514  
 Zoning To: R2  
 Acres: 7.4405353  
 Mapsco: 34J  
 Sector/District: Far Northwest  
 Commission Date: 1/11/2023  
 Contact: null



 Subject Area  
 300 Foot Notification



### Area Map



#### Council Districts

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

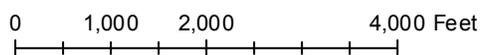
#### Overlay Districts

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

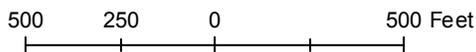
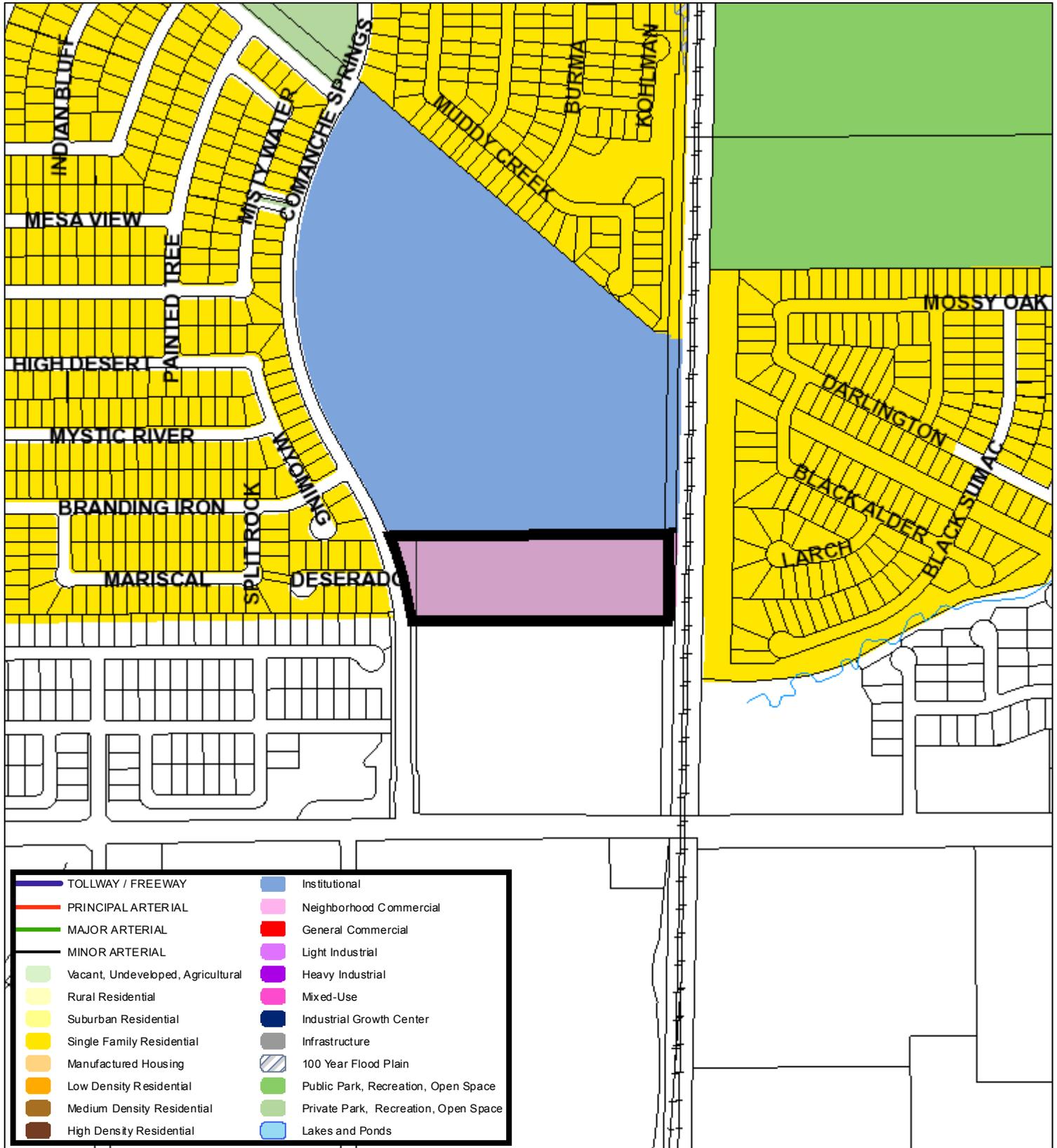
#### Noise Contours

##### DECIBEL

-  65
-  70
-  75
-  80
-  85



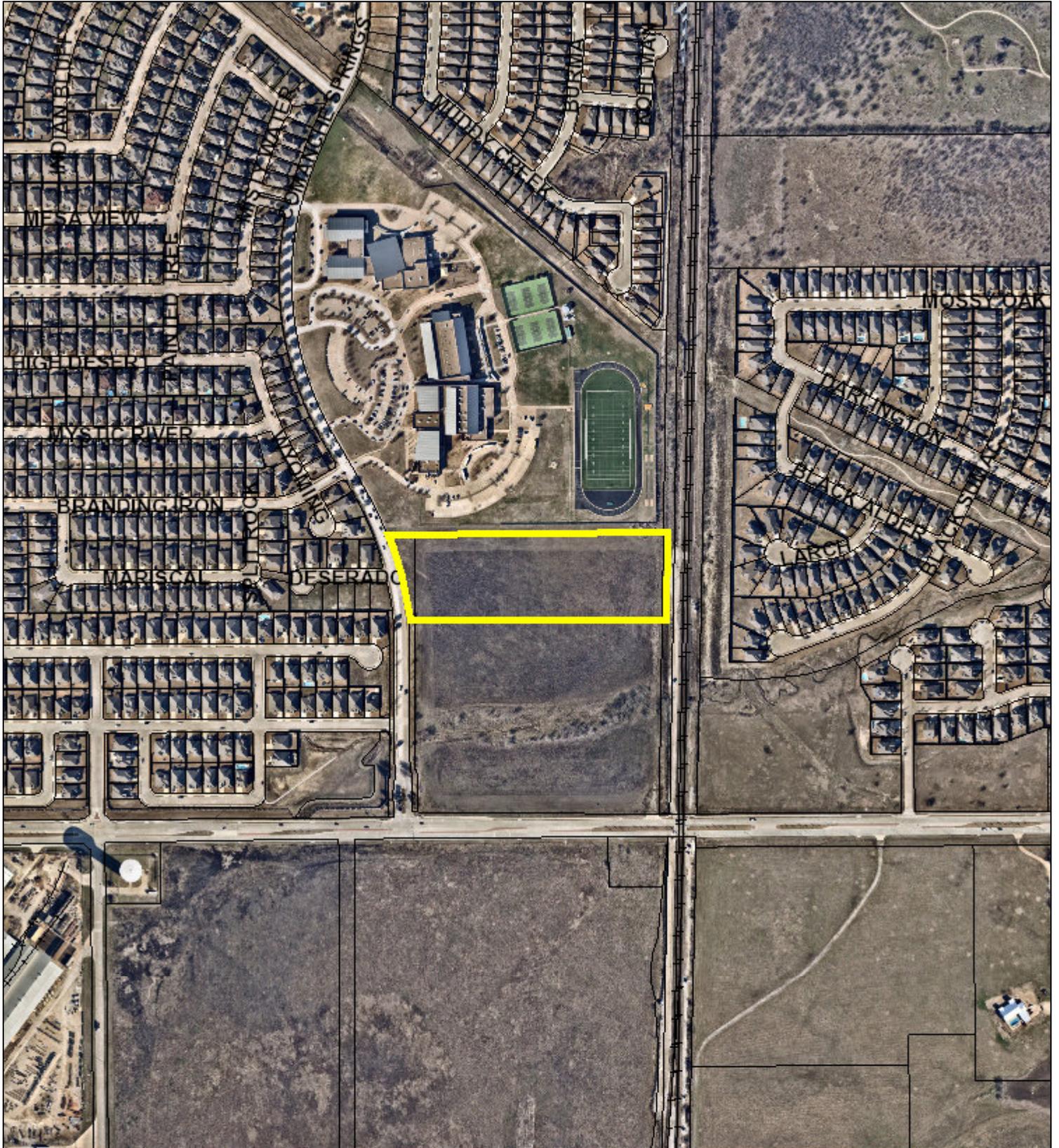
### Future Land Use



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



## Aerial Photo Map



0 312.5 625 1,250 Feet





# Zoning Staff Report

**Date:** February 8, 2023

**Case Number:** ZC-23-002

**Council District:** 8 (future 11)

## Zoning Map Amendment

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

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

**Site Location:** 3629 Meadowbrook Drive

**Acreage:** 0.40 acres

### Request

**Proposed Use:** Residential Development

**Request:** From: “ER” Neighborhood Commercial Restricted

To: “A-5” One-Family

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change is **consistent (Minor Boundary Adjustment)**

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

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

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

## Project Description and Background

The property is currently a vacant commercial site within the West Meadowbrook Neighborhood Association and the Oakland NEZ Plan. The present owner has been contacted by the Council Member's office regarding rezoning, but did not respond to the mailed letters. While the current "ER" Neighborhood Commercial Restricted zoning does match the neighborhood commercial future land use designation, the building has been vacant for a number of years, and the useful lifespan is in question. The neighborhood association and the Council Member's office have been in discussion regarding the most appropriate land use going forward. Given the large amount of residential zoning in the area and the broader commercial area on E. Lancaster Street three blocks to the south, single family zoning to match the surrounding land uses is preferred. The proposal to rezone this lot would change the "ER" Neighborhood Commercial Restricted zoning to "A-5" One-Family zoning, allowing construction of single family residential uses by right.

A speaker at the January 11, 2023 Zoning Commission meeting noted the building is used for storage/warehousing, instead of being a vacant building. The case was continued to allow the speaker time to contact the Council Member's office. As the site was zoned "E" Neighborhood Commercial on the 1952 zoning map and warehouse uses were not allowed at that time, staff requested a copy of the Certificate of Occupancy (CO) from the speaker to document these uses. A CO has not been found in City records, nor has the speaker shared a CO with staff.

## Surrounding Zoning and Land Uses

North "A-7.5" One-Family / single family

East "A-7.5" One-Family / single family and duplexes

South "A-7.5" One-Family, "ER" Neighborhood Commercial Restricted / single family and vacant commercial building

West "A-7.5" One-Family / single family

## Recent Zoning History

- ZC-09-115, subject site and surrounding area, Council-initiated zoning, approved November 3, 2009.
- ZC-22-149, south of site, City-initiated for surplus property, approved, October 11, 2022.

## Public Notification

300-foot Legal Notifications were mailed on December 28, 2022.

The following organizations were notified: (emailed December 29, 2022)

Organizations Notified	
West Meadowbrook NA *	Streams and Valleys Inc
East Fort Worth, Inc.	Trinity Habitat for Humanity

East Fort Worth Business Association	Southeast Fort Worth Inc
Neighborhoods of East Fort Worth	Fort Worth ISD

*\* Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The surrounding neighborhood is developed as single family uses with public parks between the neighborhood and the East Freeway (I-30) to the north. With the exception of a vacant commercial site to the south, the rezoning site is surrounded by single family uses and a few duplexes. The parcel was developed as a small commercial building but has been vacant of commercial uses for over 20 years. This portion of the Meadowbrook neighborhoods has bus service only along E. Lancaster Avenue, which is approximately three blocks to the south and a main retail corridor for the area.

The site falls within the boundaries of the 2009 Oakland Corners Empowerment Zone Plan that is designed to rebuild neighborhoods with compatible quality infill housing and appropriate mixed-use development in commercial areas. The proposed zoning of “A-5” One-Family would allow redevelopment of the site into single family residential uses by right, which aligns with the NEZ Plan as adopted. The lack of direct bus service and homogenous single family development lends this site to redevelopment as infill single family uses. The lack of a Certificate of Occupancy that would document legal non-conforming non-residential uses has not been located. As such, the proposed zoning **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as Neighborhood Commercial, but surrounded by Single Family designations. A minor boundary adjustment to Single Family allows the proposed zoning of “A-5” One-Family to be compatible with the future land use designation of the adopted Comprehensive Plan.

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city
- 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 traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

Additionally, the proposed zoning would be in alignment with the following policies of the Comprehensive Plan for the Southeast Planning Sector:

2. Promote a desirable combination of compatible residential, office, retail, and commercial uses in the mixed-use zoning districts of the Oakland Corners Urban Village, Historic Handley Urban Village, and the Trinity Lakes form-based code district.
3. Encourage redevelopment of the Oakland Corners Urban Village consistent with its urban village and neighborhood empowerment zone plans.
10. Encourage demolition of buildings that cannot be economically rehabilitated.

The proposed zoning **is consistent** with a minor boundary adjustment to the Comprehensive Plan future land use designation.

## Economic Development Plan

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

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

This zoning request may not assist in high-wage job growth, is not a targeted high-growth industry, but would contribute to a more sustainable tax base and the quality of place. The taxable value for both the land and the structure currently is less than \$10,000. New residential lots would have a higher taxable value to contribute to the tax base.

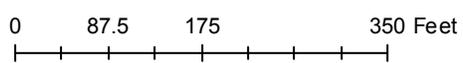


# Area Zoning Map

Applicant: City of Fort Worth - Development Services  
 Address: 3629 Meadowbrook Drive  
 Zoning From: ER  
 Zoning To: A-5  
 Acres: 0.39776567  
 Mapsco: 78G  
 Sector/District: Eastside  
 Commission Date: 1/11/2023  
 Contact: 817-392-8190



 Subject Area  
 300 Foot Notification



### Area Map



**Council Districts**

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

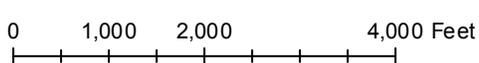
**Overlay Districts**

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

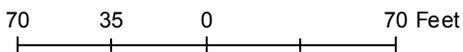
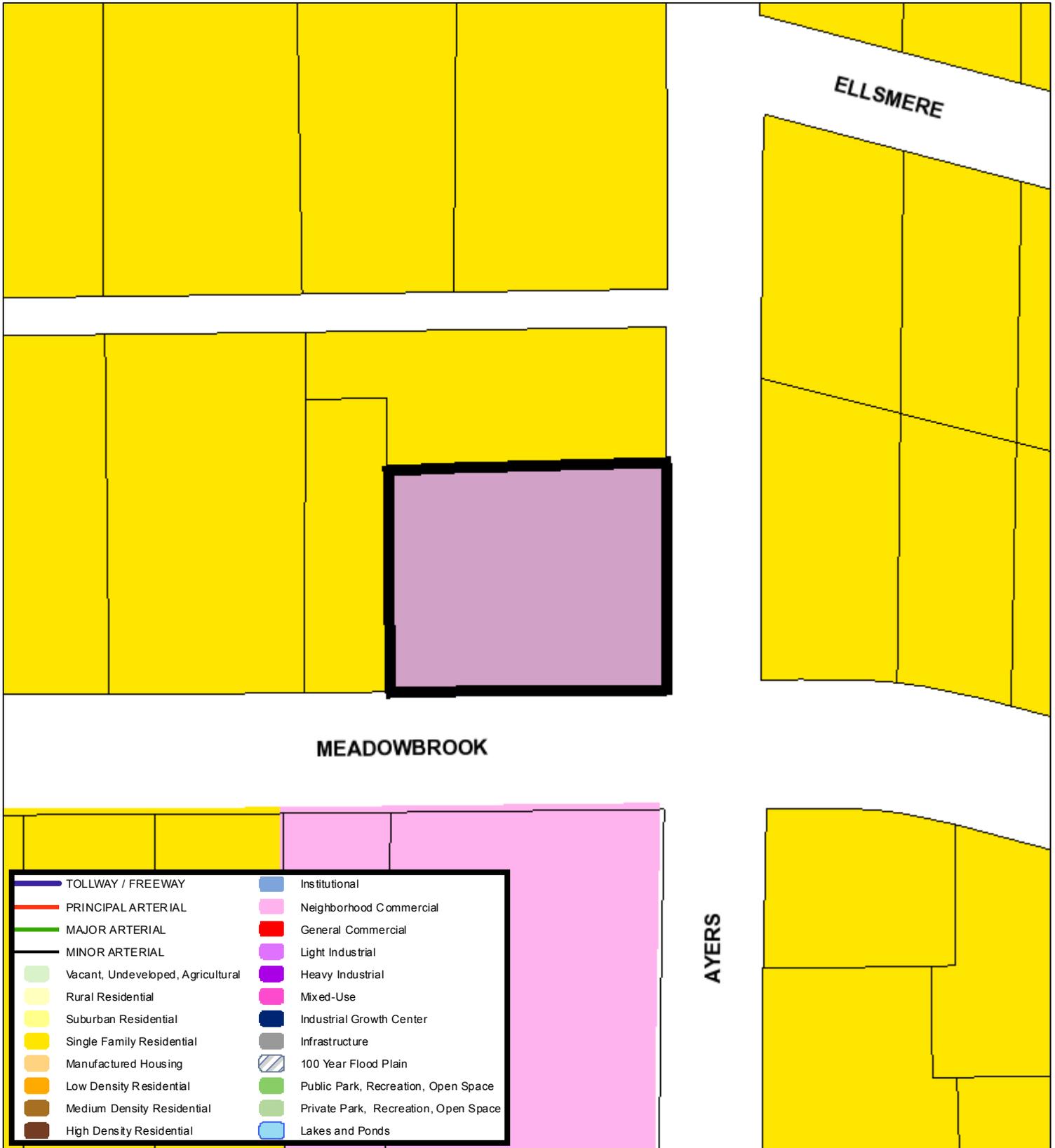
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



### Future Land Use



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



## Aerial Photo Map



0 40 80 160 Feet





# Zoning Staff Report

**Date:** February 8, 2023

**Case Number:** ZC-22-219

**District (old/new):** 9 / 9

## Zoning Map Amendment

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

**Owner / Applicant:** Tarrant County Hospital District

**Site Location:** 175 W Magnolia

**Acreage:** 1.134 acres

### Request

**Proposed Use:** Mixed-Use/Parking Garage

**Request:** From: “NS-T5” Near Southside Mixed Use

To: “NS-T5I” Near Southside Mixed Use- Industrial

### Recommendation

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

**Comprehensive Plan 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](#)
  - 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 properties proposed for rezoning are three parcels fronting Magnolia avenue, and located on the south east corner of West Magnolia avenue and St. Louis Avenue. The applicant is requesting to rezone the site from “NS-T5” Near Southside Mixed Use to “NS-T5I” Near Southside Mixed Use- Industrial. The applicant proposes to incorporate these parcels into a larger mixed-use and structured parking development associated with the Tarrant County Hospital District properties to the south of the site.

The main purpose of the rezoning is to create consistent standards across the approximates 7- acre development site of the parking garage. The main hospital campus to the south are zoned NS-T5I and have had this classification since the creation of the Near Southside form-based district. The NS-T5-I category was created to support existing industrial sites and the established medical campuses in the Southside, while providing the opportunity for additional higher density infill and a mix of uses. The three parcels proposed for rezoning along W Magnolia were initially excluded from the NS-T5I designation because they were not owned by the hospital at the time; however, Tarrant County Hospital District has recently purchased them and are incorporating them into their larger development project.

The rezoning of the subject properties from NS-T5 to NS-T5I is also needed to allow the proposed garage project to reach up to eight stories in height; under the properties current NS-T5 zoning, the maximum height permitted to new projects is five stories. Tarrant County Hospital District is proposing to provide ground floor commercial spaces along the W Magnolia frontage of the project and is working with Near Southside Inc. and staff on an appropriate treatment and design. The final project will require a Certificate of Appropriateness from the Urban Design group.

## Surrounding Zoning and Land Uses

North “NS-T5” Near Southside Mixed Use

East “NS-T5I” Near Southside Mixed Use - Industrial

South “NS-T5I” Near Southside Mixed Use - Industrial

West “NS-T5” Near Southside Mixed Use; “NS-T4” Near Southside Mixed Use,

## Recent Zoning History

- ZC-07-164; from “A-5” One family Residential, “B” Two Family Residential, “C” Medium Density Multifamily Residential, “D” High Density Multifamily Residential, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “F” General Commercial, “G” Intensive Commercial, “MU-1” Low Intensity Mixed Use, “MU-2” High Intensity Mixed Use, “I” Light Industrial, “J” Medium Industrial and “PD” Planned Development; to “T4-N” Near Southside General Urban Neighborhood, “T4” Near Southside General Urban, “T5” Near Southside Urban Center, and “T5-I” Near Southside Urban Center Institutional/Industrial, including Historical & Cultural Overlays. Included properties in the area generally bounded by IH30 to the North, I35W to the East, Allen Ave to the South, and Fort Worth Western Railroad to the West.

## Public Notification

300-foot Legal Notifications were mailed on January 27, 2023.

The following organizations were emailed on January 27, 2023:

Organizations Notified	
United Communities Association of South Fort Worth	Trinity Habitat for Humanity
Historic Southside NA	Hemphill Corridor Task Force
Fairmount NA	Southeast Fort Worth Inc
Near Southside, Inc.	East Fort Worth Business Association*
Streams And Valleys Inc	Fort Worth ISD

\* *Closest registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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The applicant is requesting to rezone the site from “NS-T5” Near Southside Mixed Use to “NS-T5I” Near Southside Mixed Use- Industrial. Surrounding land uses include commercial (restaurant, pharmacy, salon), medical offices, multifamily, and surface parking.

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

### Comprehensive Plan Consistency – Southside

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

- 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.
- Reinforce medical institutions by providing opportunities for expansion.

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

### Economic Development Plan

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

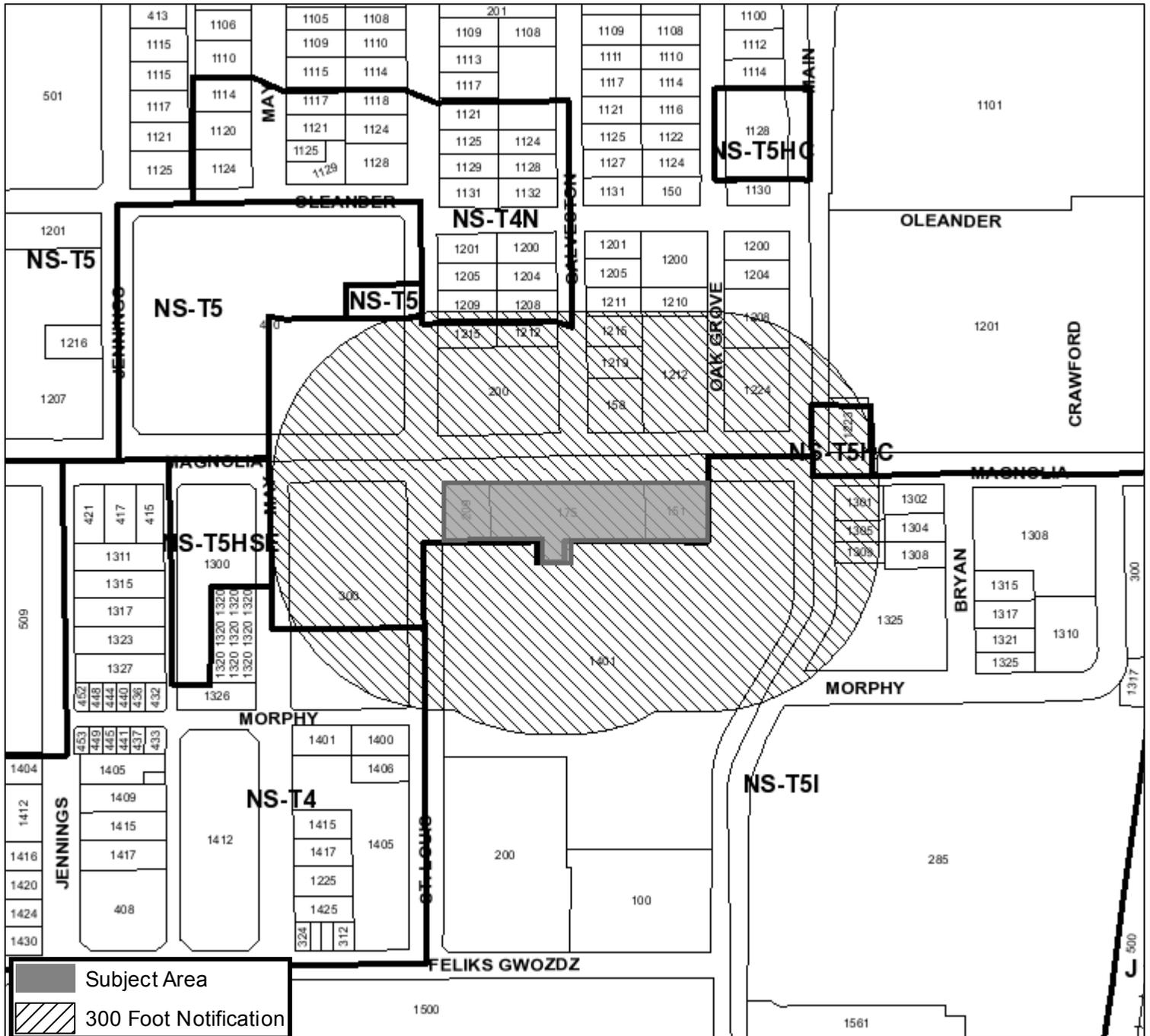
1. High-wage job growth.

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

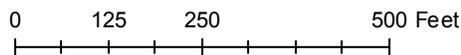


### Area Zoning Map

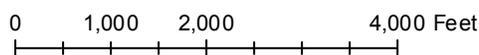
Applicant: Tarrant County Hospital District  
 Address: 151, 175, 209 Magnolia  
 Zoning From: NS-T5  
 Zoning To: NS-T5I  
 Acres: 1.13751689  
 Mapsco: 077J  
 Sector/District: Southside  
 Commission Date: 2/8/2023  
 Contact: null



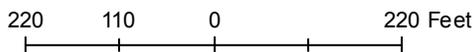
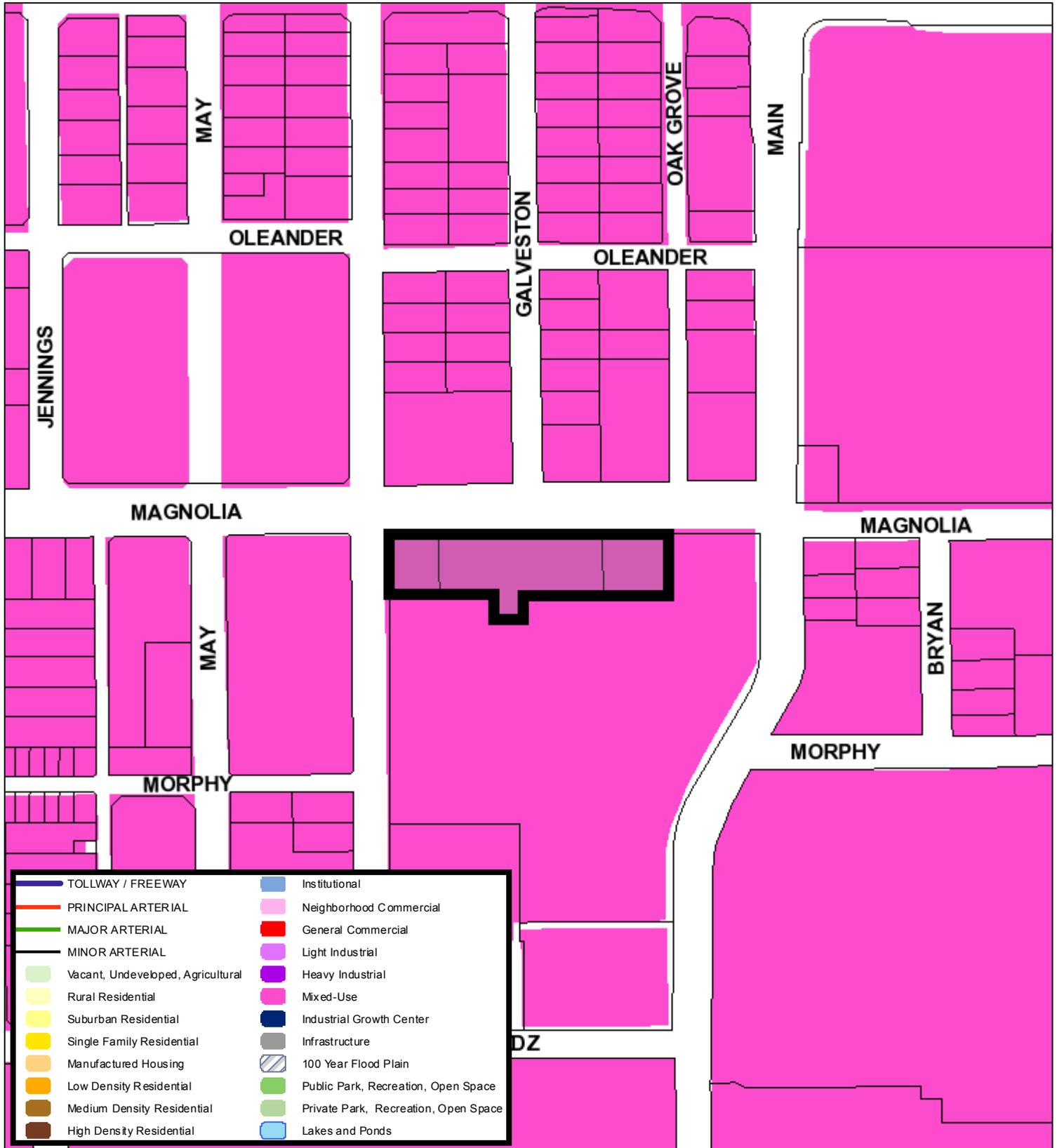
 Subject Area  
 300 Foot Notification



### 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



0 140 280 560 Feet





# Zoning Staff Report

Date: February 8, 2023

Case Number: ZC-22-227

Council District: (old/new): 7 / 10

## Zoning Map Amendment

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

Owner / Applicant: TPHMI 4407 DFW, LLC/Bruce French

Site Location: 500-800 blocks Blue Mound Road West

Acreage: 64 acres

### Request

Proposed Use: Warehouse

Request: From: “PD 1313” Planned Development for “AG” Agricultural, “A-7.5” One-Family, “A-5” One-Family and “E” Neighborhood Commercial uses with increased lot coverage and development standard

To: “I” Light Industrial

### Recommendation

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

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

Staff Recommendation: **Approval**

### Table of Contents

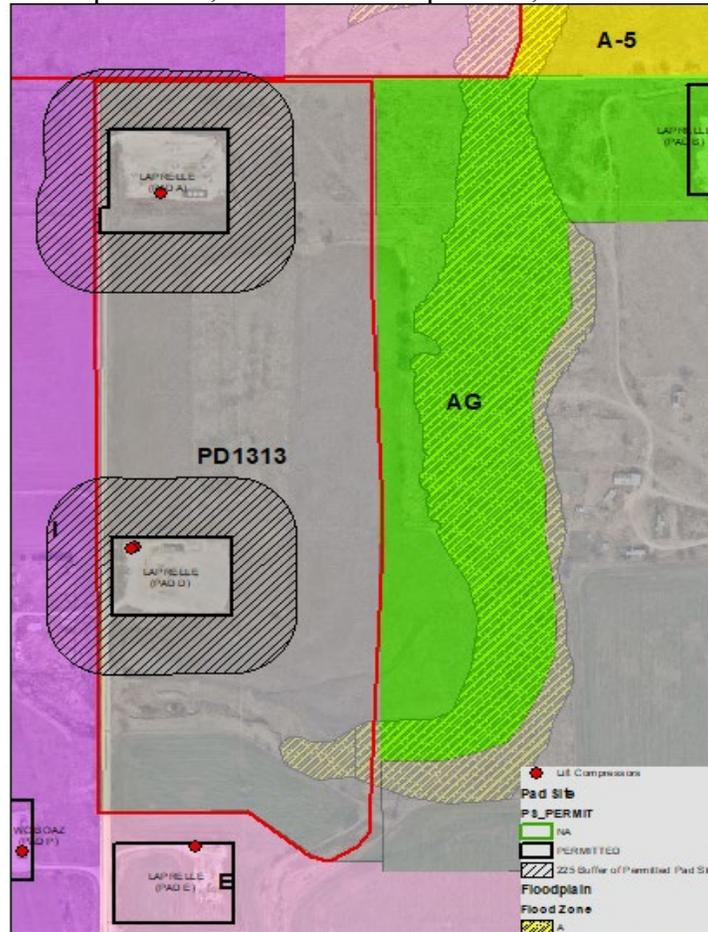
1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
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6.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

## Project Description and Background

The subject property is located along the north side of Blue Mound Road, generally east of its intersection with Highway 287. The site is currently vacant except for a few existing gas-well sites. The site is a portion of the property presently zoned PD1313 divided into four different tracts. The applicant proposes to change the 64-acre tract C from "PD1313 A-7.5 to "I" Light Industrial to construct a warehouse.

The property is surrounded by industrial-zoned vacant land to the west, commercial to the south, agricultural zoning to the east, and although the A-5 residential to the north (although, by the time Staff is writing this staff report, the CFW zoning map has not been updated to reflect this). The City's Master Thoroughfare Plan shows a proposed arterial roadway to the east of the property, being the extensions of Wagley Robertson Road. A small portion of this property is located within the FEMA 100-year floodplain.

There are two existing permitted multiple gas well pad sites on the property. Per the gas well ordinance and the fire code, there is a 225' setback from the boundary of a multiple gas well site to a protected use (such as a residential); the applicant is seeking to rezone to industrial to be able to develop the land to the max. The setback to a warehouse would be 125' setback from the well site boundary, plus any other applicable setbacks to equipment related to the gas well operations, such as lift compressors, tank batteries, and separators.



## Surrounding Zoning and Land Uses

North “A-5” One-Family/ vacant  
East “AG” Agricultural / vacant  
South “E” Neighborhood Commercial / vacant  
West “I” Light Industrial / gas well sites

## Recent Zoning History

- ZC-21-034 Current site, from “AG” Agricultural to “A-5” One-family residential, denied
- ZC-21-134 subject property from “AG” Agricultural to PD for AG, A-7.5, A-5, E uses with increased lot coverage and development standards, approved
- ZC-20-099 north of the site from: AG, A-5, R2, C, E, G, I, PD 637 to: A-5, CR, UR, E, F, MU-1, I, approved
- ZC-22-070 Directly north of the site from: E, I to: A-5, approved

## Public Notification

300-foot Legal Notifications were mailed on January 27, 2023.  
The following organizations were notified: (emailed January 27, 2023)

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

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

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing to change the zoning of this property from “PD/A7.5” residential to “I” light industrial. Most of the surrounding property is vacant. The property directly to the west is zoned “I” light industrial and is primarily undeveloped except for the existing gas well site. Immediate property to the east is zoned “AG” agricultural and in the FEMA 100 yrs. This AG-zoned property would serve as a buffer between the Industrial zone and the PD/A-5 zone to the east. Another adjacent property to the north is vacant, but it was recently rezoned to “A-5” One-family residential. Other surrounding properties are mainly vacant.

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

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as single-family. The proposed zoning is **not consistent** with the land use designation of the Comprehensive Plan.

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

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

### Economic Development Plan

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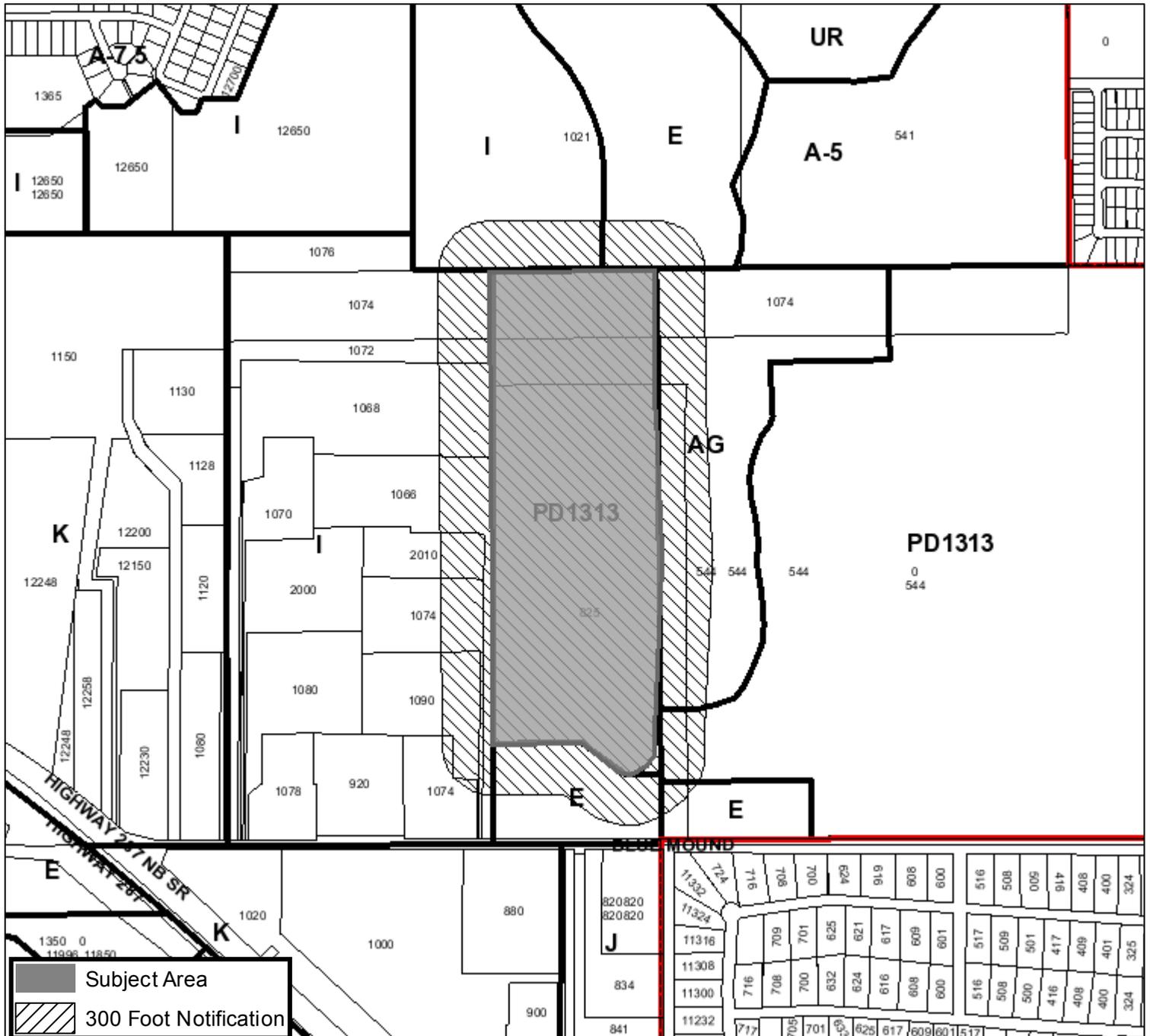
The 2022 Economic Development Strategic Plan update identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. This property is not located within one of the targeted areas identified in the plan.

One of the desired outcomes of the Economic Development Plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

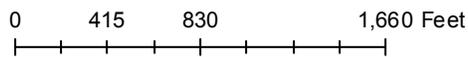


## Area Zoning Map

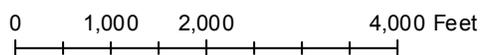
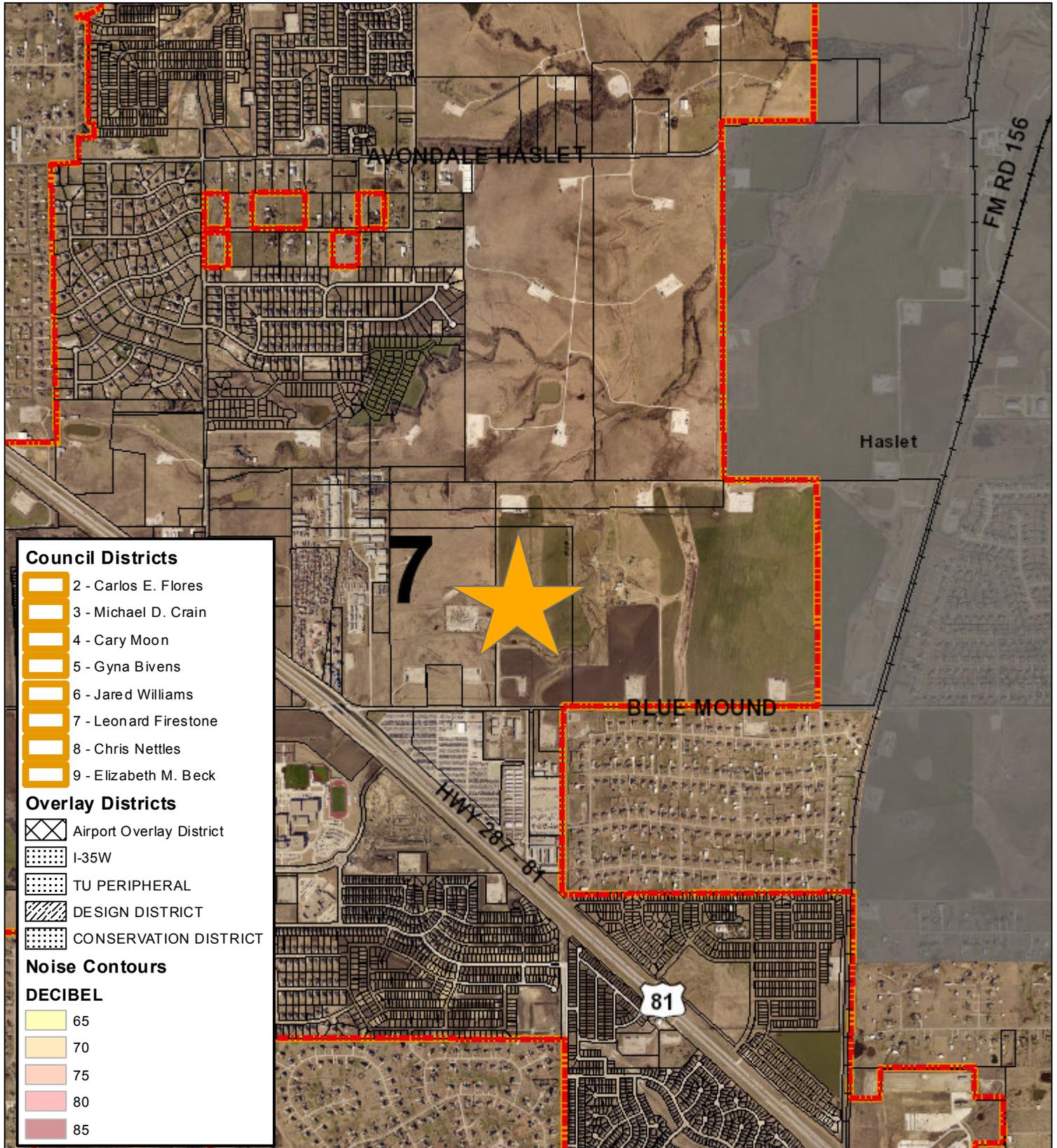
Applicant: TPHMI 4407 DFW, LLC/Garrett Scoggins  
 Address: 544 Blue Mound Road  
 Zoning From: PD/A-7.5-1313  
 Zoning To: I  
 Acres: 63.60550163  
 Mapsco: 19D  
 Sector/District: Far North  
 Commission Date: 2/8/2023  
 Contact: 817-392-2495



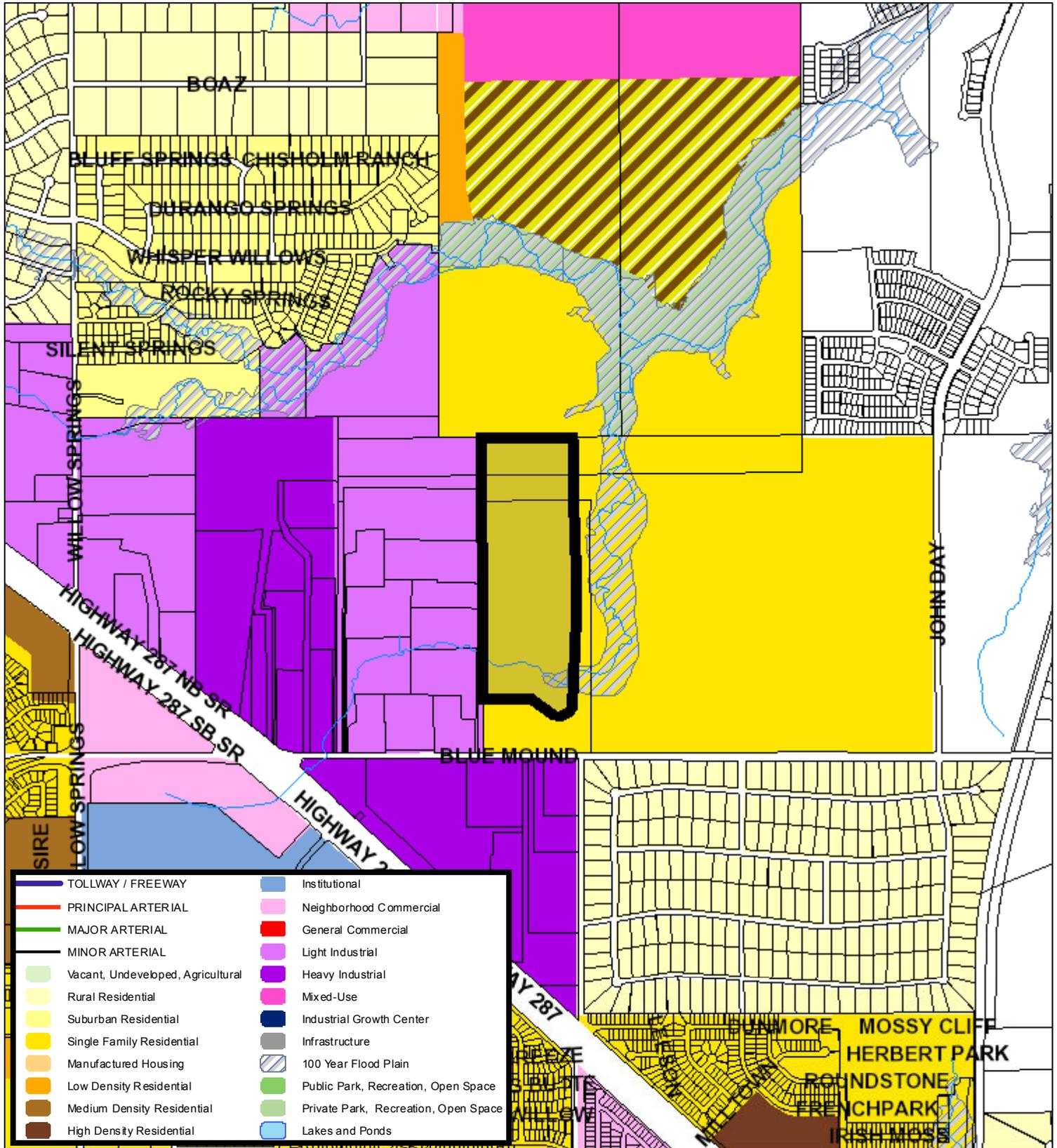
	Subject Area
	300 Foot Notification



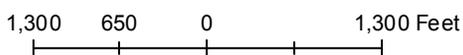
### Area Map



### Future Land Use



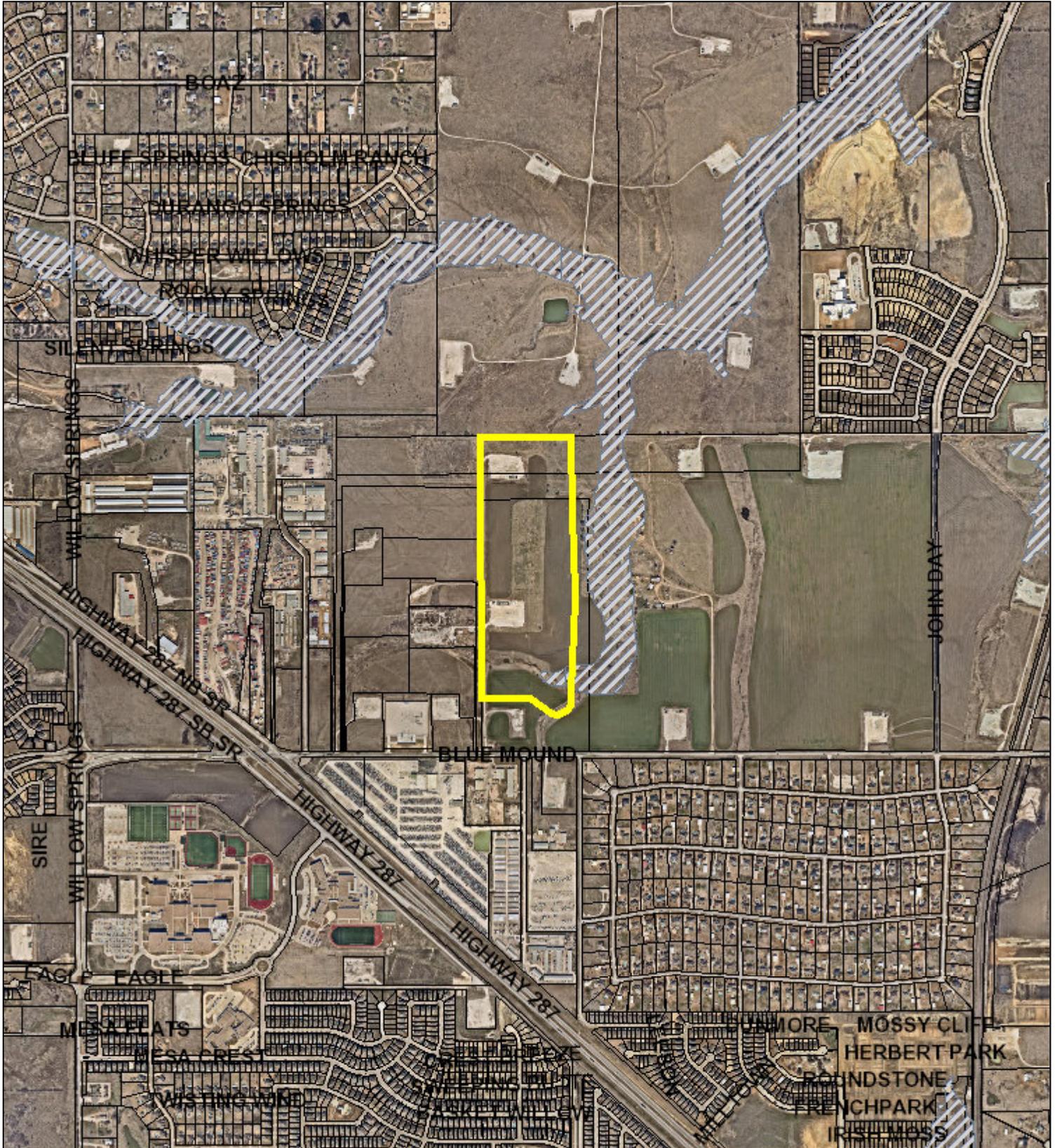
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential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



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



## Aerial Photo Map



0 875 1,750 3,500 Feet





# Zoning Staff Report

Date: February 8, 2023

Case Number: ZC-23-004

Council District: 5/5

## Zoning Map Amendment & Site Plan

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

**Owner / Applicant:** Tim Morton DVM PPLC / Q Wash Management LLC

**Site Location:** 6767 Brentwood Stair Road

**Acreage:** 1.38 acres

### Request

**Proposed Use:** Automated car wash

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

To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "E" Neighborhood Commercial; site plan included.

### Recommendation

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

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

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

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

## Project Description and Background

The proposed site is located in a midblock location of Brentwood Stair Road, between Handley Road and Terbet Lane. The applicant is requesting to add a Conditional Use Permit to allow an automated carwash facility; site plan included.

Automated carwashes are only permitted within commercial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the “E” district for a drive-thru carwash facility in an approximately 4,100 sq. ft. building. Self-service vacuum spaces are shown beside the carwash building to the east. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

The subject site and the general area surrounding area are designated as Neighborhood Commercial, except to the southeast where low density residential uses begin. The area does have bus service, the site is not located in a scenic corridor. West of the subject site are larger commercial uses, whereas the commercial uses south of the site are in a smaller less intensive corridor only one lot deep. The vacant properties to the north and east are also generally one lot deep of neighborhood commercial zoning, before transitioning to residential zoning. Brentwood Stair Road is classified as a neighborhood connector, instead of a more intensive roadway.

While a carwash is not permitted in the “E” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently vacant land. The site is surrounded by residential uses or zoning one lot beyond the commercial uses lining Brentwood Stair Road. The neighborhood development west of the property is large office buildings facing smaller retail and office buildings on the south side of Brentwood Stair Road. The more intensive commercial uses are further east, past Handley Drive close to the East 820 Loop. The nearest residential district and use, “CR” Low Density Multifamily developed as duplex uses, lies on the opposite side of Brentwood Stair Road, at the subject site’s southeast corner. The last commercial use on the northern side of the street is a daycare, which is an appropriate transition between the commercial and residential zoning. No auto-oriented uses are noted in the immediate vicinity.

The site plan shows 31 vacuum stalls, a storage building, and the payment kiosks behind of the front building wall. Because the site is adjacent to other commercial zoning, no screening fence or additional landscaping is required. The car wash dryer faces Brentwood Stair Road towards commercial uses to the south, with a single family neighborhood abutting the commercial uses. Although this residential use is approximately 270 feet from the closest boundary of the rezoning case, the car wash dryer faces a gap between the commercial building, funneling the sound directly to the single family uses without an intervening building. The dryer locations on the eastern side of the lot are approximately 175 feet from the existing duplexes facing Brentwood Stair Road. Because sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 31 vacuums are likely to have a significant detrimental impact on the neighborhood.

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.

## Surrounding Zoning and Land Uses

North “A-5” One-Family and “E” Neighborhood Commercial / Single family uses and vacant land  
East “E” Neighborhood Commercial / Vacant land  
South “CR” Low Density Multifamily, “ER” Neighborhood Commercial Restricted and “FR” General Commercial Restricted / Duplexes, office, and small retail buildings  
West “E” Neighborhood Commercial and “G” Intensive Commercial/ Office buildings

## Recent Zoning History

- ZC-14-015, north of site, from “FR” General Commercial Restricted to “PD 1003” Planned Development for “FR” uses plus outdoor kennels, approved 4/3/2014.
- ZC-20-109, southeast of site, from “B” Duplex to “CR” Low Density Multifamily, denied 12/2/2020.

## Public Notification

300-foot Legal Notifications were mailed on January 26, 2023.

The following organizations were notified: (emailed January 27, 2023)

Organizations Notified	
Ryanwood NA*	Historic Randol's Mill Valley Alliance, Inc.
Woodhaven NA	East Fort Worth, Inc.
East Fort Worth Business Association	Streams and Valleys Inc
Woodhaven Community Development Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

\* *This Neighborhood Association covers the subject property.*

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the “E” zoning district. Surrounding land uses consist of lower intensity commercial uses or less intensive zoning to the north, south, and west, with residential zoning and uses lying across Brentwood Stair Road to the southeast. The closest residential district is approximately 75 feet away from the rezoning boundary. The car wash dryer faces a gap in the commercial buildings lining the south side of Brentwood Stair, which causes the noise to enter the single family neighborhood abutting the small commercial uses. Car wash dryer noise significantly diminishes beyond 300 feet.

The proposed zoning request **is not compatible** with surrounding land uses due the lack of intensive commercial uses east of Handley Road and the amount of nearby residential uses that would impacted by the carwash dryer and 31 vacuum stations.

### Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan currently designates the subject property as neighborhood commercial, where vehicular uses are not encouraged. The proposed zoning is not consistent with the land use designations for this area, nor with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Preserve the character of rural and suburban residential neighborhoods.
- 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 a lack of conformance with the future land use map and the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan.

## Economic Development Plan

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

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

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

## Site Plan Comments

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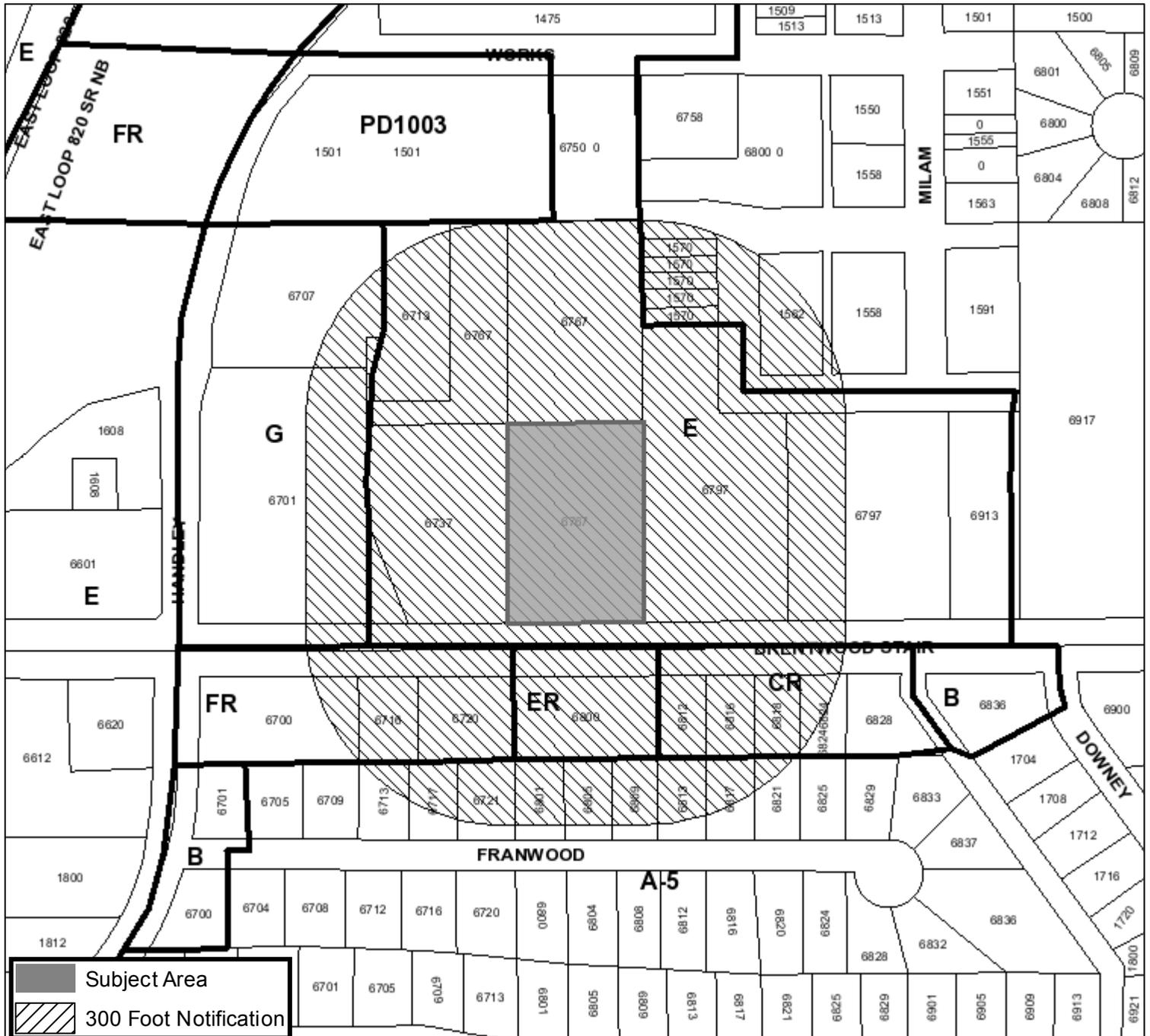
### Zoning and Land Use

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

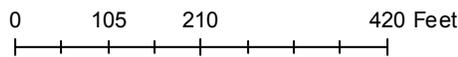
1. Add the site address and legal description.
2. Add the telephone number for the AG Design Group.
3. Revise the zoning case number in the lower right corner to ZC-23-004.
4. Label the other use of the building that is not the car wash tunnel.
5. Note the proposed use as “CUP for automated carwash”.
6. The latest plat found shows a 24-foot drainage, access, and utility easement on the eastern property line. Please swap the location of the eastern 7.44-foot landscaping strip and the 24-foot driveway.
7. Note the number of cars that can be held on the wash line at one time.
8. Revise the parking calculations to 5 parking spaces for each car on the wash line. The vacuum spaces do count towards the required parking.
9. The site may be over-parked which requires more landscaping.
10. Label the height and screening materials of the dumpster enclosure.
11. Show all easements on this site.
12. Label the zoning and existing land uses on all sides of the site.
13. Add the note that “All signage will conform to Article 4, Signs.”
14. The monument sign is in the 20-foot by 20-foot visibility triangle where no signs are allowed. Please move the sign out of this area.
15. Note the days and hours of operation.
16. EFIS is not a durable material. Please find another durable material to replace this on the eastern elevation.
17. Remove the signage from all building elevations.
18. Include an example of the vacuum canopy elevation.

### Area Zoning Map

Applicant: Tim Morton DVM PPLC  
 Address: 6767 Brentwood Stairs  
 Zoning From: E  
 Zoning To: To add a conditional use permit for a automated car wash  
 Acres: 1.377185  
 Mapsco: 066X  
 Sector/District: Eastside  
 Commission Date: 2/8/2023  
 Contact: null



	Subject Area
	300 Foot Notification

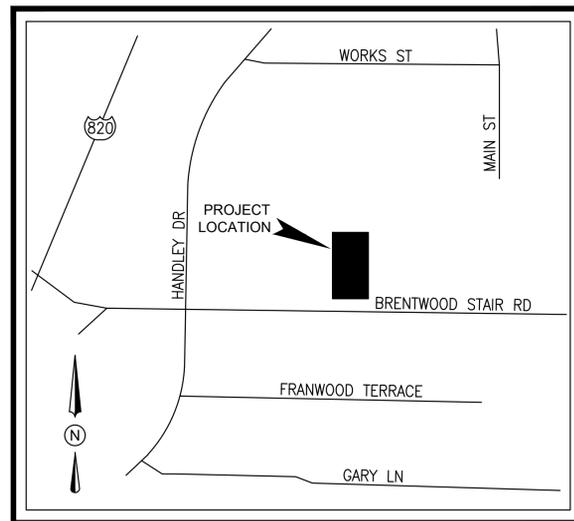


**GENERAL NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY OUT ALL SITE WORK.
- CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING.
- DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
- ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF FORT WORTH BUILDING ORDINANCES. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF FORT WORTH.
- A LANDING MUST BE PROVIDED AT EACH EXIT DOOR. THE FLOOR SURFACE ON BOTH SIDES OF THE DOOR SHALL BE AT THE SAME ELEVATION AS PER THE TEXAS FIRE PREVENTION CODE.
- VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE.
- ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITE TREATMENT.
- ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH FORT WORTH MUNICIPAL CODE.
- ALL SIGNS, PERMANENT, PORTABLE, BANNERS, ETC. REQUIRE SEPARATE PERMITS IN ACCORDANCE WITH THE TEXAS FIRE PROTECTION CODE AND THE FORT WORTH MUNICIPAL CODE.
- PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.
- PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
- ALL PROVIDED LIGHTING WILL CONFIRM TO THE LIGHTING CODE.

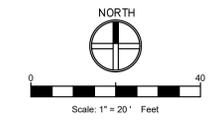
SURFACE LEGEND	
EXISTING CONCRETE	
PROPOSED CONCRETE	
PROPOSED LANDSCAPE	
PROPOSED SIDEWALK	

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.37 ACRES (59,748 SQ. FT.)
ZONING:	NEIGHBORHOOD COMMERCIAL "E"
PROPOSED USE:	CARWASH
TUNNEL/OFFICE/EQUIP. ROOM AREA:	4,066 S.F.
NUMBER OF STORIES:	1
BUILDING COVERAGE:	7%
FLOOR AREA RATIO:	0.07
IMPERVIOUS AREA:	47,416 S.F. (79.4%)
PERVIOUS/LANDSCAPE AREA:	12,332 S.F. (20.6%)
REGULAR PARKING PROVIDED:	6 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE
HANDICAP PARKING PROVIDED:	1 SPACE
TOTAL PARKING PROVIDED:	7 SPACES
VACUUM STALLS PROVIDED:	31



02 VICINITY MAP  
NOT TO SCALE

01 SITE PLAN  
SCALE: 1" = 20'-0"



Developer/Owner: Viran Nana  
Address: 310 S. Industrial Blvd  
City/State: Euless, TX 76040  
Telephone Number: 817-308-1780  
E-mail Address: virannana@gmail.com

Director of Development Services \_\_\_\_\_ Date \_\_\_\_\_  
**Q CAR WASH**  
Zoning Case Number: ZC-23-000

DATE: 11.07.2022  
JOB NO: 22XXX  
DRAWN: STAFF  
CHECKED: AG



AG DESIGN GROUP  
PO BOX 383023  
DUNCANVILLE, TX 75138



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

Q CAR WASH  
BRENTWOOD STAIR RD. &  
HANDLEY DR.  
FORT WORTH, TX. 76112

REVISIONS

SITE PLAN

SHEET NUMBER

A1.00



AG DESIGN GROUP, LLC  
 PO BOX 383023  
 DUNCANVILLE, TX 75138



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

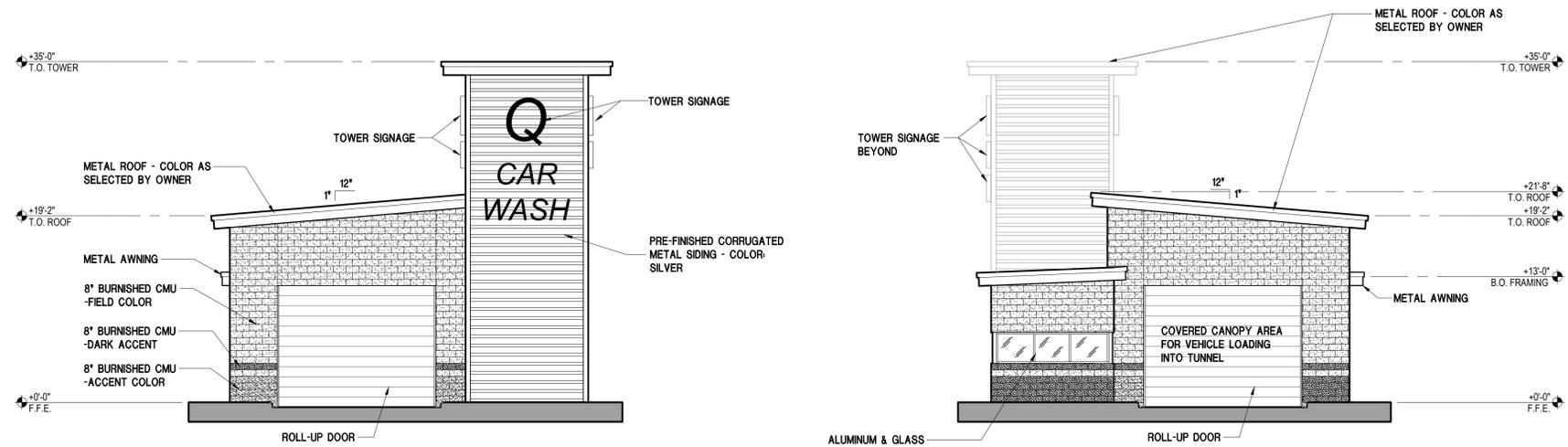
Q CARWASH  
 BRENTWOOD STAIR RD. &  
 HANDLEY DR.  
 FORT WORTH, TX 76112

REVISIONS

EXTERIOR  
 ELEVATIONS

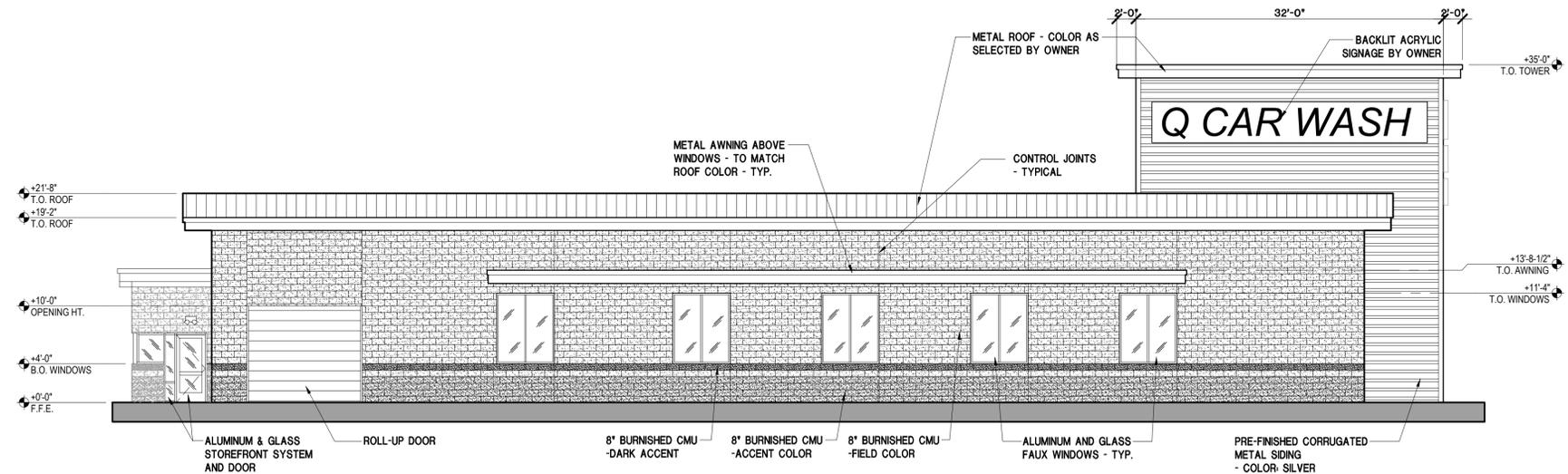
SHEET NUMBER

A2.00

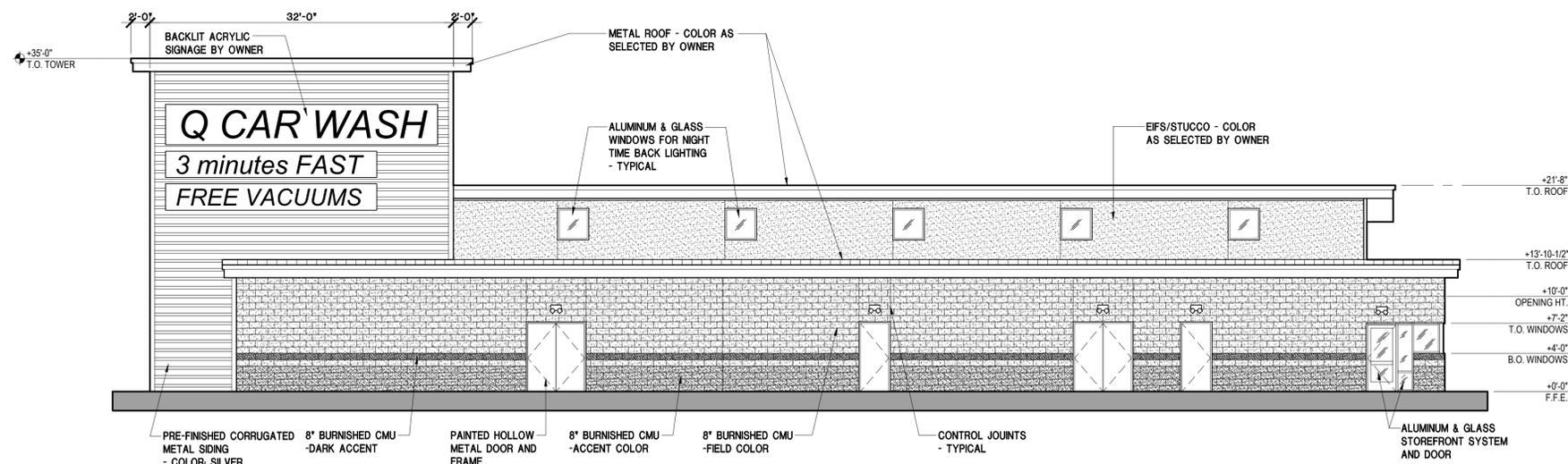


SOUTH ELEVATION  
 SCALE: 1/8"=1'-0"

NORTH ELEVATION  
 SCALE: 1/8"=1'-0"

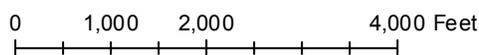
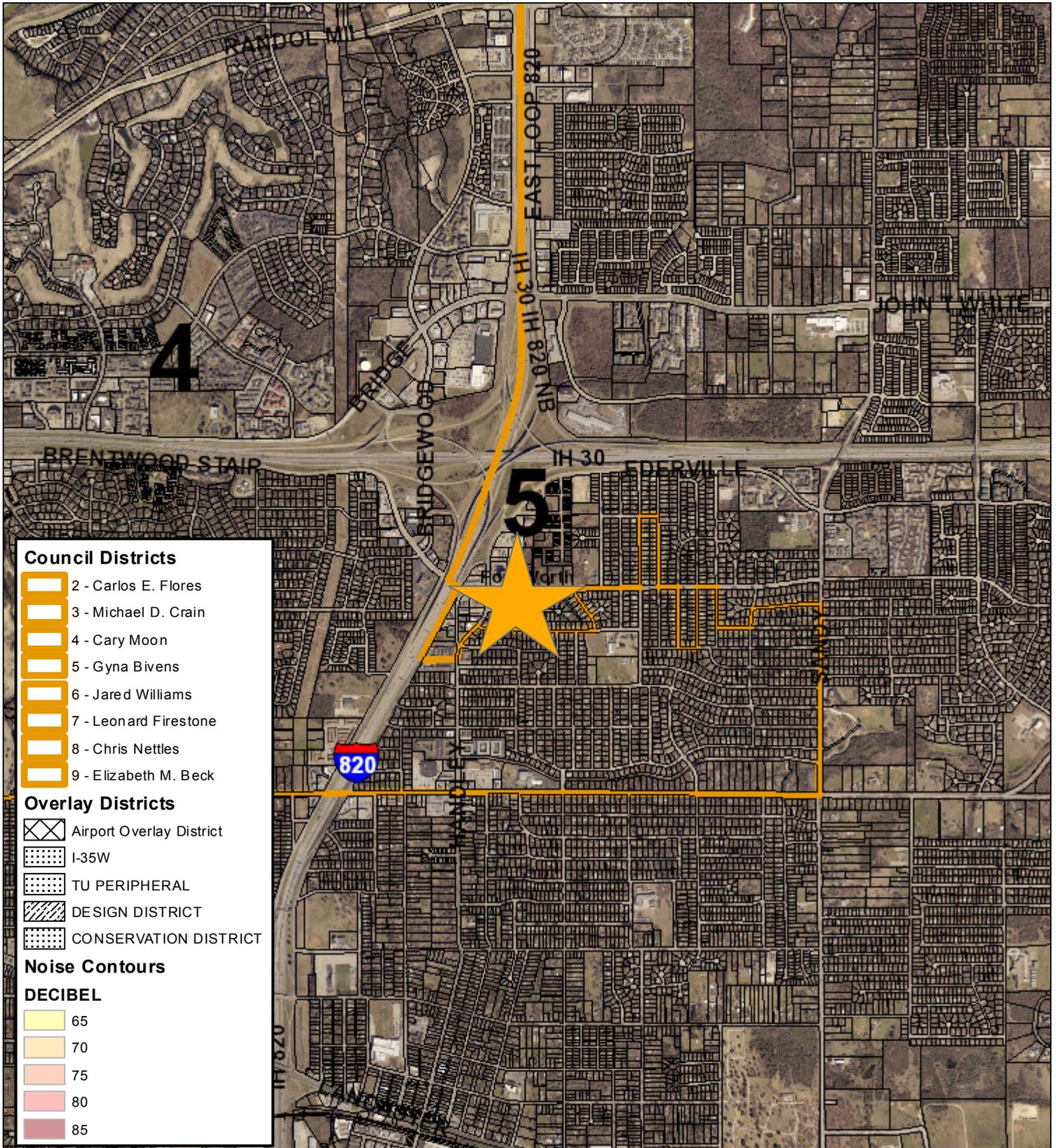


WEST ELEVATION  
 SCALE: 1/8"=1'-0"

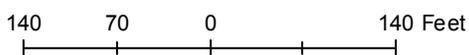
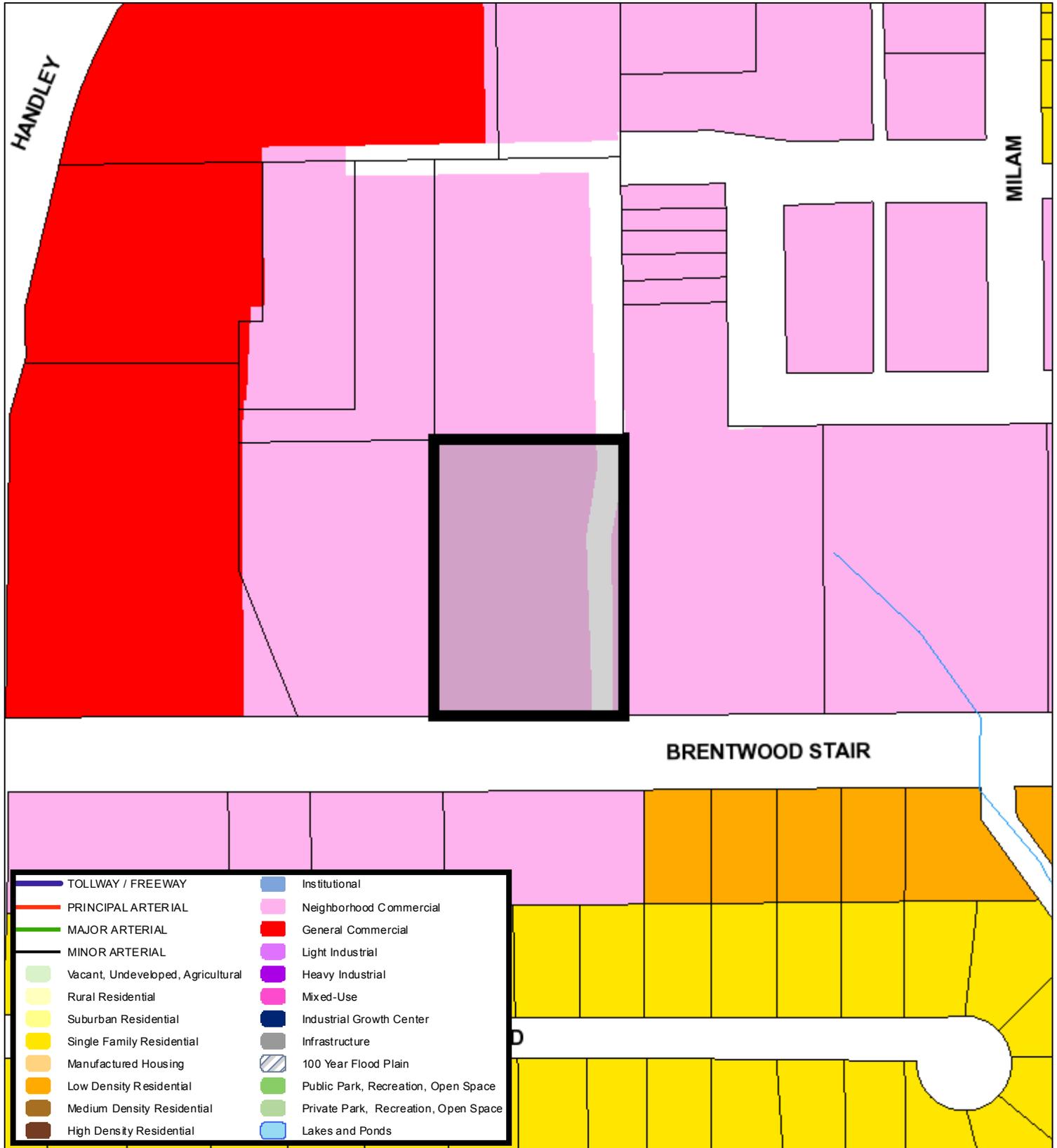


EAST ELEVATION  
 SCALE: 1/8"=1'-0"

### Area Map



### Future Land Use



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



## Aerial Photo Map



0 90 180 360 Feet





# Zoning Staff Report

Date: February 8, 2023

Case Number: ZC-23-005

District (old/new): 8 / 8

## Zoning Map Amendment

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

**Owner / Applicant:** Francisco & Feliciano Munoz / James Walker

**Site Location:** 1612 Logan Street

**Acreage:** 0.155 acres

### Request

**Proposed Use:** Commercial Use (applicant did not specify)

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

To: "I" Light Industrial

### Recommendation

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

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

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

### Table of Contents

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

## Project Description and Background

The subject site is a 6,750 square foot lot located southwest of the intersection of East Maddox Avenue and Highway 287 in Council District 8. This rezoning request would change the zoning from the current “A-5” One-Family residential to “I” Light Industrial. The following description was provided in the application packet:

### DETAILED PROJECT DESCRIPTION

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

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

Client would like to rezone from residential A-5 to Commercial "I". He owns the property adjacent to this lot and would like to make it an addition to his property.

Staff reached out to the applicant on January 19<sup>th</sup> to get clarification on the proposed land use, and to notify the applicant of the discrepancy (requesting ‘I’ but calling it ‘commercial’ – ‘I’ is light industrial). Subsequent attempts to reach out to the applicant were made on January 30<sup>th</sup>, but no response has been received as of the writing of this report.

## Surrounding Zoning and Land Uses

North “I” Light Industrial / auto sales  
East “UR” Urban Residential / undeveloped  
South “UR” Urban Residential / undeveloped  
West “A-5” One Family Residential & “B” Two Family Residential / undeveloped

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on January 26, 2023.  
The following organizations were emailed on January 27, 2023:

Organizations Notified	
United Communities Association of S. Fort Worth*	The New Mitchell Boulevard NA
East Fort Worth Inc.	Fort Worth ISD
Streams and Valleys Inc.	Trinity Habitat for Humanity
Parker Essex Boaz NA	Historic Southside NA
Southeast Fort Worth Inc*	East Fort Worth Business Association
Belmont NA*	

\*Located within these registered Neighborhood Associations

## Development Impact Analysis

### Land Use Compatibility

The areas surrounding the subject site are mostly undeveloped at the present. To the north is a used car dealership, which is zoned “I”. The owner of the used car dealership at 1604 Logan Street is requesting the zoning change from “A-5” to “I”, presumably to expand this business. The application was vague (see below), stating “commercial use” with no additional details in the narrative section of the application, and the applicant did not respond to multiple requests by zoning staff to provide additional details and clarification.

DEVELOPMENT INFORMATION	
Current Zoning District(s):	A-5
Proposed Zoning District(s):	I
Current Use of Property:	Vacant Lot
Proposed Use of Property:	Commerical Use

To the west are residentially zoned areas that are not developed at the present time. If “I” zoning is approved, adjacency rules will come into force for the subject site, requiring a building setback of 50 feet off the rear property line, a 5 foot landscaped buffer, and a 6 foot height solid screening fence. The required building setback substantially reduces the buildable envelope, since the lot is relatively small at 135 feet depth (50 foot in width/street frontage).

To the south and east are properties zoned “UR” Urban Residential. The “UR” zoning was approved in 2021 (ZC-21-180) to accommodate the construction of a new urban residential apartment development. The proximity between the future urban residential apartment development and the subject site raises concern with the potential for nuisances to arise based on the adjacency between residential and industrial uses. “I” zoning would allow all uses permitted in Light Industrial, including but not limited to: food processing, outdoor kennels, transportation terminals, temporary batch plants, warehousing, outside sales/storage, printing and light manufacturing, etc. These uses would be allowed in “I” by right with no zoning review, and are not appropriate in such close proximity to residential areas.

The proposed “I” Light Industrial zoning **is not compatible** in this location. The existing “I” zone to the north should not be expanded any further in light of increasing residential growth trends in the immediate vicinity.

### Comprehensive Plan Consistency – Southside

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

Looking at the land use policies specific to the Southside sector of Fort Worth, there are no policies in place that would support the rezoning to “I” Light Industrial. Retaining the existing “A-5” zoning on the site would meet

policy #7, to ‘Encourage infill of compatible housing’. Rezoning to “I” would not be in harmony with the City Council’s vision for the neighborhood as expressed through the Comprehensive Plan.

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

## Economic Development Plan

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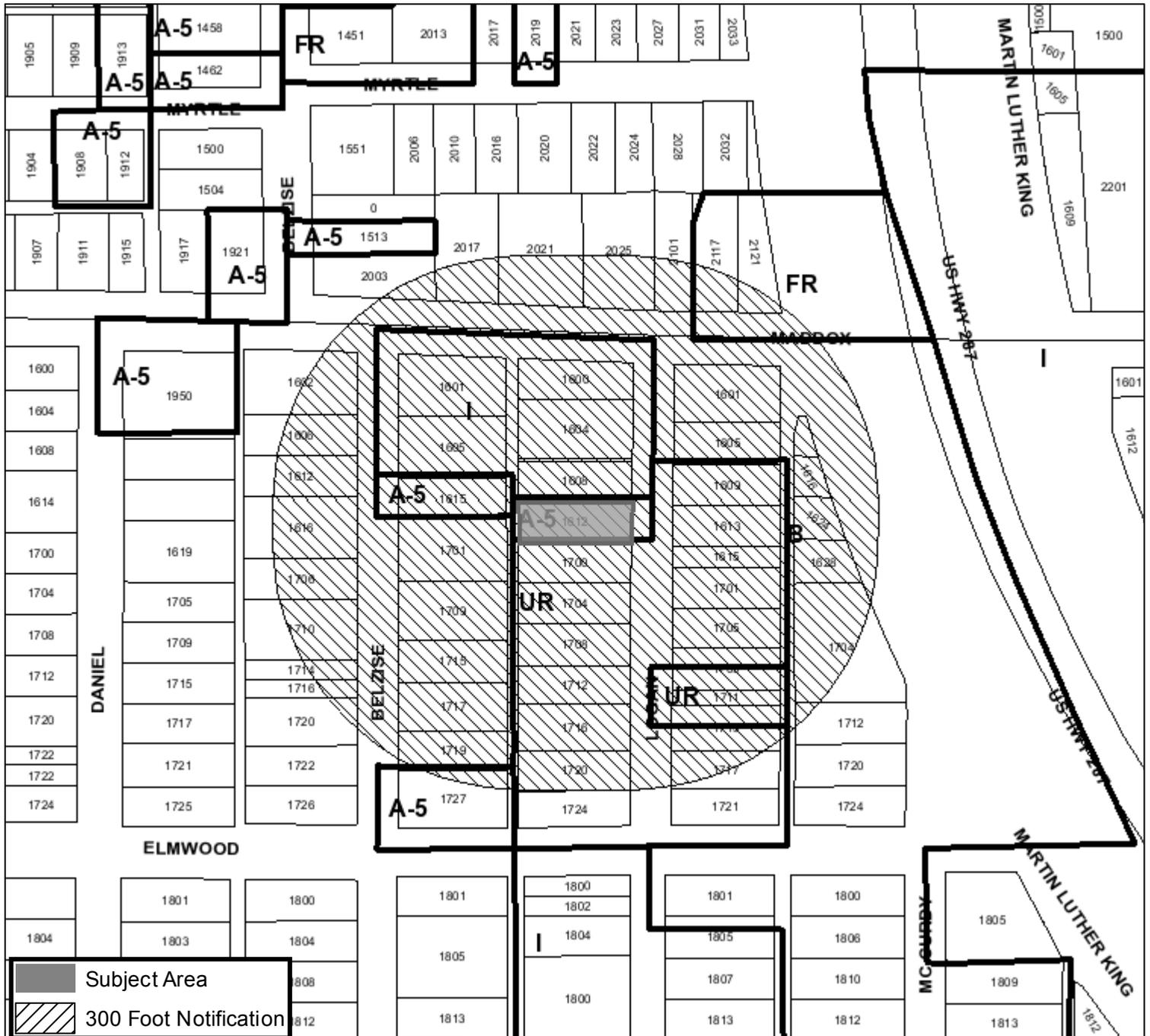
The 2022 Economic Development Strategic Plan Update identified four different results to facilitate the success and growth of Fort Worth:

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

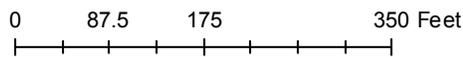
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, and does not contribute to the quality of place.

### Area Zoning Map

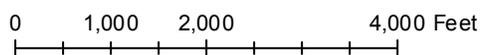
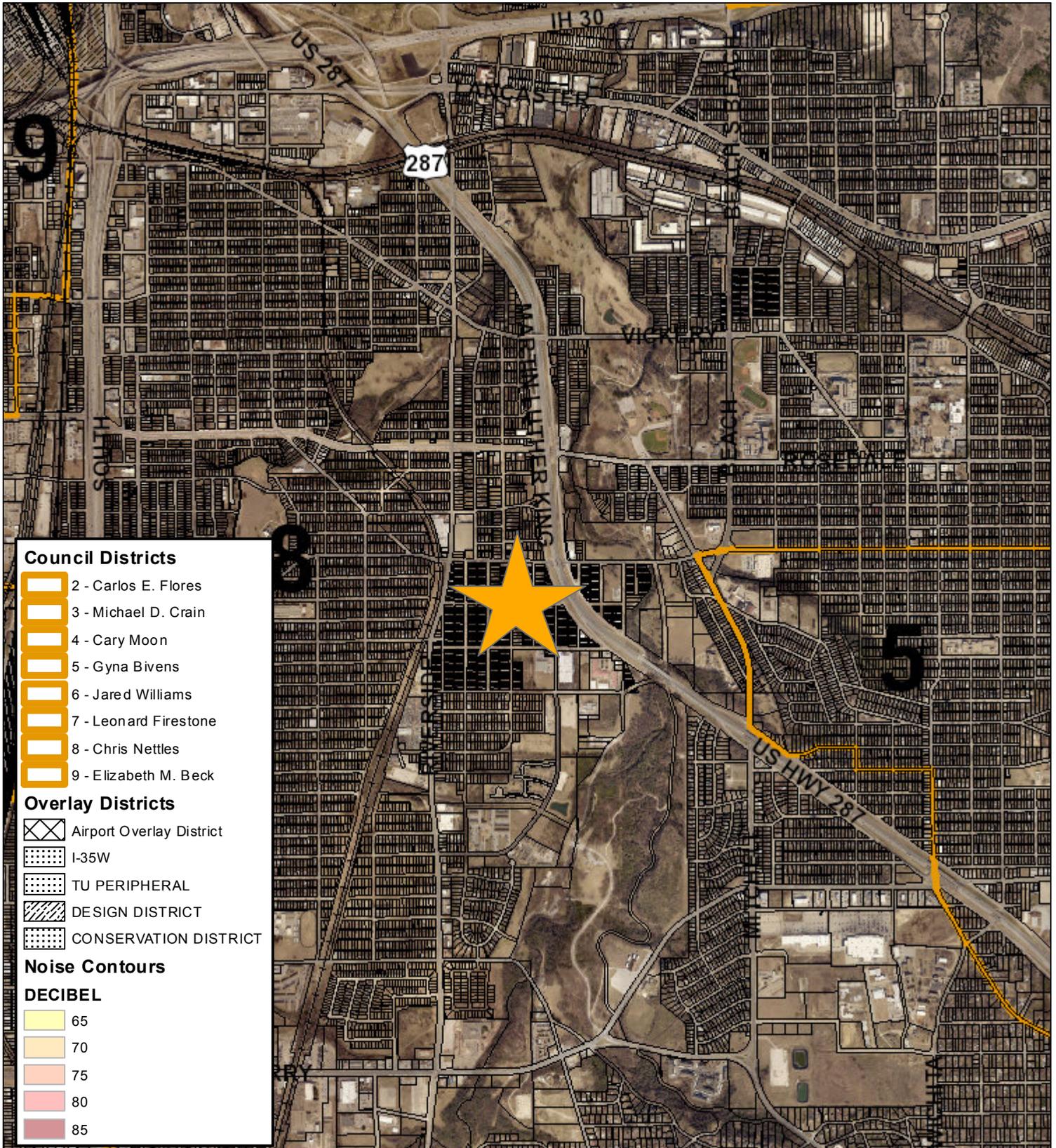
Applicant: Francisco Muñoz/James Walker  
 Address: 1612 Logan Street  
 Zoning From: A-5  
 Zoning To: I  
 Acres: 0.16192279  
 Mapsco: 077R  
 Sector/District: Southside  
 Commission Date: 2/8/2023  
 Contact: null



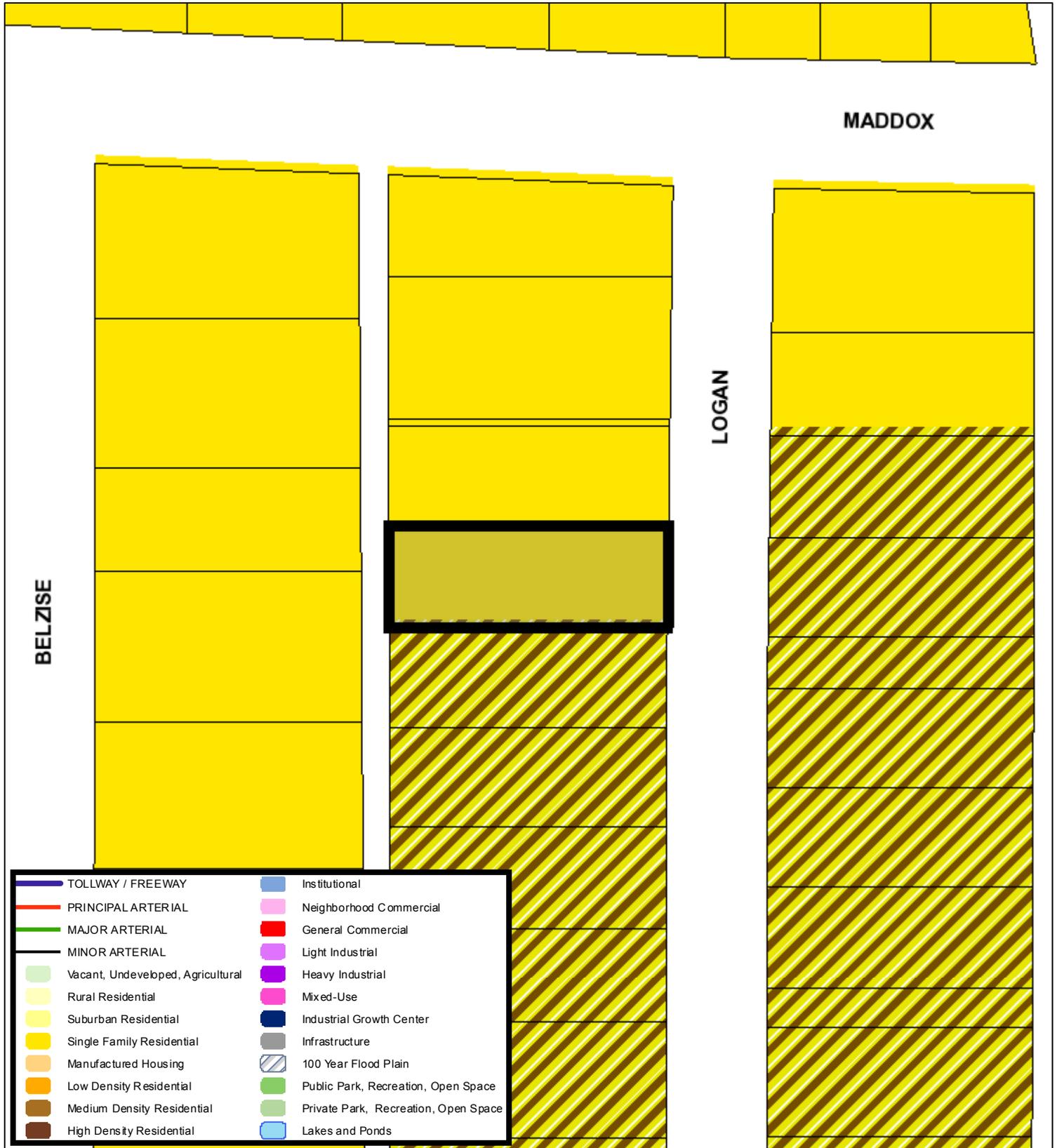
Subject Area  
 300 Foot Notification



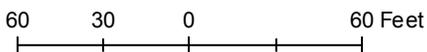
### Area Map



### Future Land Use



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



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



**Aerial Photo Map**



0 40 80 160 Feet





# Zoning Staff Report

Date: February 8, 2023

Case Number: ZC-23-006

Council District: 9/9

## Zoning Map Amendment & Site Plan

Case Manager: [Beth Knight](#)

Owner / Applicant: Diaz Real Estate Holdings/Katie Car Wash

Site Location: 4444 South Freeway

Acreage: 0.69 acres

### Request

Proposed Use: Automated car wash

Request: From: "FR" General Commercial Restricted

To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "FR" General Commercial Restricted; with development waiver for vacuum canopies in front of the building, site plan included.

### Recommendation

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

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

Staff Recommendation: **Approval**

### Table of Contents

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

## Project Description and Background

The proposed site is located in a midblock location of along the South Freeway access road, between the Seminary Drive and Felix Street exits. The site currently contains an office building with not landscaping. The applicant is requesting to add a Conditional Use Permit to allow an automated carwash facility; site plan included. The existing building will be removed.

Carwashes are only permitted within commercial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the “FR” district for a drive-thru carwash facility in an approximately 4,000 sq. ft. building. Self-service vacuum spaces are shown in front of and beside the carwash building to the south. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

The site fronts the South Freeway. Single family residential neighborhoods are noted across Burleson Road to the west. The area does have bus service but is not in a scenic corridor. North and south of the subject site are other commercial uses lining the South Freeway access road one lot deep. The subject site and the commercial area along the South Freeway are designated as General Commercial.

While a carwash is not permitted in the “FR” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site appears to be a vacant office building. The neighborhood development immediately north and south of the property are other auto uses, and the frontage road contains additional commercial to industrial uses. The nearest residential district and use, “A-5” One-Family, developed as single family uses, lies behind the subject site, approximately 50 feet away. The South Freeway is classified as an interstate roadway, which is the most intensive roadway on the Master Thoroughfare Plan.

The site plan shows 16 vacuum stalls, two of which are forward of the front building wall. A development waiver will be required to allow Spaces 8 and 9 to be in front of the building. Because the site is adjacent to other commercial zoning, no screening fence or additional landscaping is required. The car wash dryer faces the South Freeway away from the single family neighborhood. The dryer locations on the southern side of the lot are approximately 100 feet from the existing residences facing away from Burleson Road. Although sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 16 vacuums are unlikely to have a significant detrimental impact on the neighborhood, due to the existing traffic noise from the South Freeway.

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

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

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

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

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

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

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

Requirement	Accessory Commercial Standards	Proposed CUP
Accessory building Placement	Behind the front wall of the building	Two vacuum canopy spaces are in front of the building ( <i>requires Development Regulation Waiver</i> )

## Surrounding Zoning and Land Uses

- North “FR” General Commercial Restricted / Auto sales
- East “F” General Commercial / South Freeway and hotels
- South “FR” General Commercial Restricted / Auto sales
- West “A-5” One-Family / Single family neighborhood

## Recent Zoning History

- None.

## Public Notification

300-foot Legal Notifications were mailed on January 26, 2023.  
 The following organizations were notified: (emailed January 27, 2023)



Organizations Notified	
Worth Heights NA *	Streams and Valleys Inc
United Communities Association of South Fort Worth	Trinity Habitat for Humanity
Oakridge Terrace NA	Fort Worth ISD
Southeast Fort Worth Inc	

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

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the “FR” zoning district. Surrounding land uses consist of comparable intensity commercial uses and zoning to the north, south, and east, with residential zoning and uses lying across Burleson Road to the west. The closest residential district is approximately 50 feet away from the rezoning boundary, leaving the subject property as an intervening use to the Freeway. The car wash dryer faces towards the freeway, although the vacuums’ location causes some noise to enter the single family neighborhood. The neighborhood is currently impacted by the noise generated by the traffic on the South Freeway. The redevelopment of the site will add landscaping where no exists at this time.

The proposed zoning request is **compatible** with surrounding land uses due the other commercial uses and noise impacts from the South Freeway. Although not required, a solid screening fence and gate on the rear would help mitigate the vacuums’ noise, as well as reducing cut-through traffic.

### Comprehensive Plan Consistency – Southside

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

- 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.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.

However, the project is not consistent with a Southside Sector Land Use policy:

- Attract high quality freeway commercial development along the interstate highways.

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

## Economic Development Plan

---

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

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

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

## Site Plan Comments

---

### Zoning and Land Use

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

1. Update the site plan date in the upper right corner to the correct year.
2. Add the telephone number for the AG Design Group.
3. Revise the zoning case number in the lower right corner to ZC-23-006.
4. Label the other use of the building that is not the car wash tunnel.
5. Note the proposed use as “CUP for automated carwash”.
6. Dimension the width of the carwash building.
7. Note the number of cars that can be held on the wash line at one time.
8. Revise the parking calculations to 5 parking spaces for each car on the wash line. The vacuum spaces do count towards the required parking.
9. The site may be over-parked which requires more landscaping.
10. Label the height and screening materials of the dumpster enclosure.
11. Show all easements on this site.
12. Show the distance between the pay station canopy and the northern property line. A minimum 3-foot distance is required.
13. Label the zoning and existing land uses on the east side of the site.
14. The freeway sign is in the 20-foot by 20-foot visibility triangle where no signs are allowed. Please move the sign out of this area, and label the sign as a “Freeway” sign, instead of a prohibited pole sign.
15. Note #12 for the building height should match the Site Data Summary Table.
16. Remove the “Existing Concrete” symbol, as none is staying.
17. Revise the “Proposed Concrete” color or symbol to a lighter color or pattern, as the drives are not the most important part of the site plan.
18. While not an issue for PDF documents, the landscaping symbol does not print on hard copies.
19. EFIS is not a durable material. Please find another durable material to replace this on all the elevations.
20. Include an example of the vacuum canopy elevation.

### **Stormwater**

1. Site has deep potential high water and existing infrastructure. See plan set SD-0425, S-1899-04, & TxDOT 14-16-151.
2. Site development may require an accepted drainage study prior to platting, grading permit issuance, and building permit issuance if onsite & offsite development exceeds 1 acre of land disturbance.

### **Fire**

1. Any new building permits will be required to meet current fire code including, but not limited to fire lanes, hydrants, and fire sprinkler systems.

### **Water**

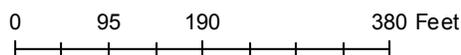
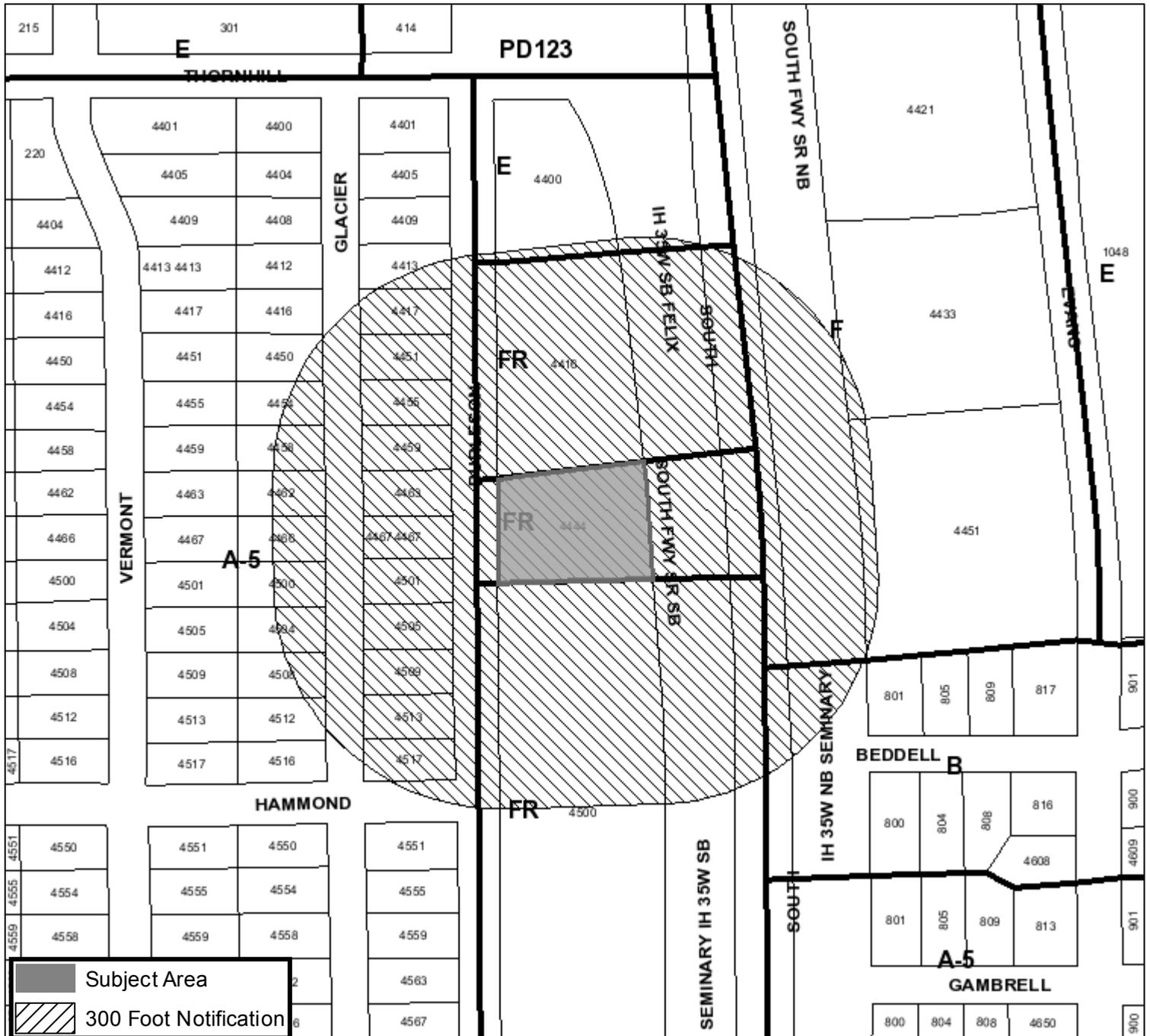
1. Putt-Putt Addition Block 1 Lot 2B has access to 6" water line in Burleson Rd and a 8" Sewer line at service road of South Frwy. Applicant to confirm these water/sewer lines are adequate. You may submit a study or Loading/demand to WPD@fortworthtexas.gov.

*(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: Diaz Real Estate Holdings/Katie Car Wash  
 Address: 4444 South Freeway  
 Zoning From: FR  
 Zoning To: To add a Conditional Use Permit for a Car Wash  
 Acres: 0.68685549  
 Mapsco: 091K  
 Sector/District: Southside  
 Commission Date: 2/8/2023  
 Contact: null



**GENERAL NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY OUT ALL SITE WORK.
- CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING.
- DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
- ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF FORT WORTH BUILDING ORDINANCES. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF FORT WORTH.
- A LANDING MUST BE PROVIDED AT EACH EXIT DOOR. THE FLOOR SURFACE ON BOTH SIDES OF THE DOOR SHALL BE AT THE SAME ELEVATION AS PER THE TEXAS FIRE PREVENTION CODE.
- VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE.
- ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITE TREATMENT.
- ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH FORT WORTH MUNICIPAL CODE.
- ALL SIGNAGE, PERMANENT, PORTABLE, BANNERS, ETC. WILL CONFIRM TO ARTICLE 4, SIGNS.
- HOURS OF OPERATION:  
CAR WASH - 7 DAYS A WEEK, 7:00 AM TO 8:00 PM.
- BUILDING NOT TO EXCEED 25'-0" IN HEIGHT AND TOWERS NOT TO EXCEED 35'-0" IN HEIGHT.
- EXTERIOR MATERIALS FOR BUILDING WILL BE SPLIT-FACED CMU BLOCK, GLASS WINDOW PANELS AND STORE FRONT MATERIALS.
- ALL DOMESTIC WATER SERVICE AND METER SHALL BE 1-1/2".
- BUILDING IS A ONE STORY BUILDING WITH MECHANICAL MEZZANINES ABOVE STORAGE AREA AND OFFICE.
- PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.
- PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
- ALL PROVIDED LIGHTING WILL CONFIRM TO THE LIGHTING CODE.

**LEGAL DESCRIPTION**

LOT 2-B, BLOCK 1, PUTT PUTT ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN CABINET B, SLIDE 632, PLAT RECORDS, TARRANT COUNTY, TEXAS

DATE: 01.02.2022

JOB NO: 23001

DRAWN: STAFF

CHECKED: CM



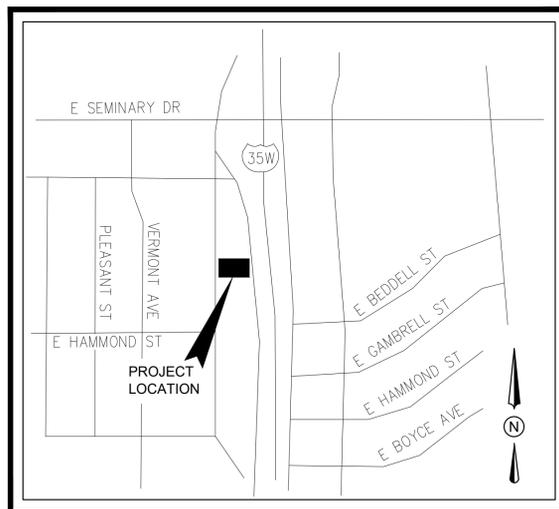
214.766.6905  
PO BOX 383023  
DUNCANVILLE, TX 75138



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

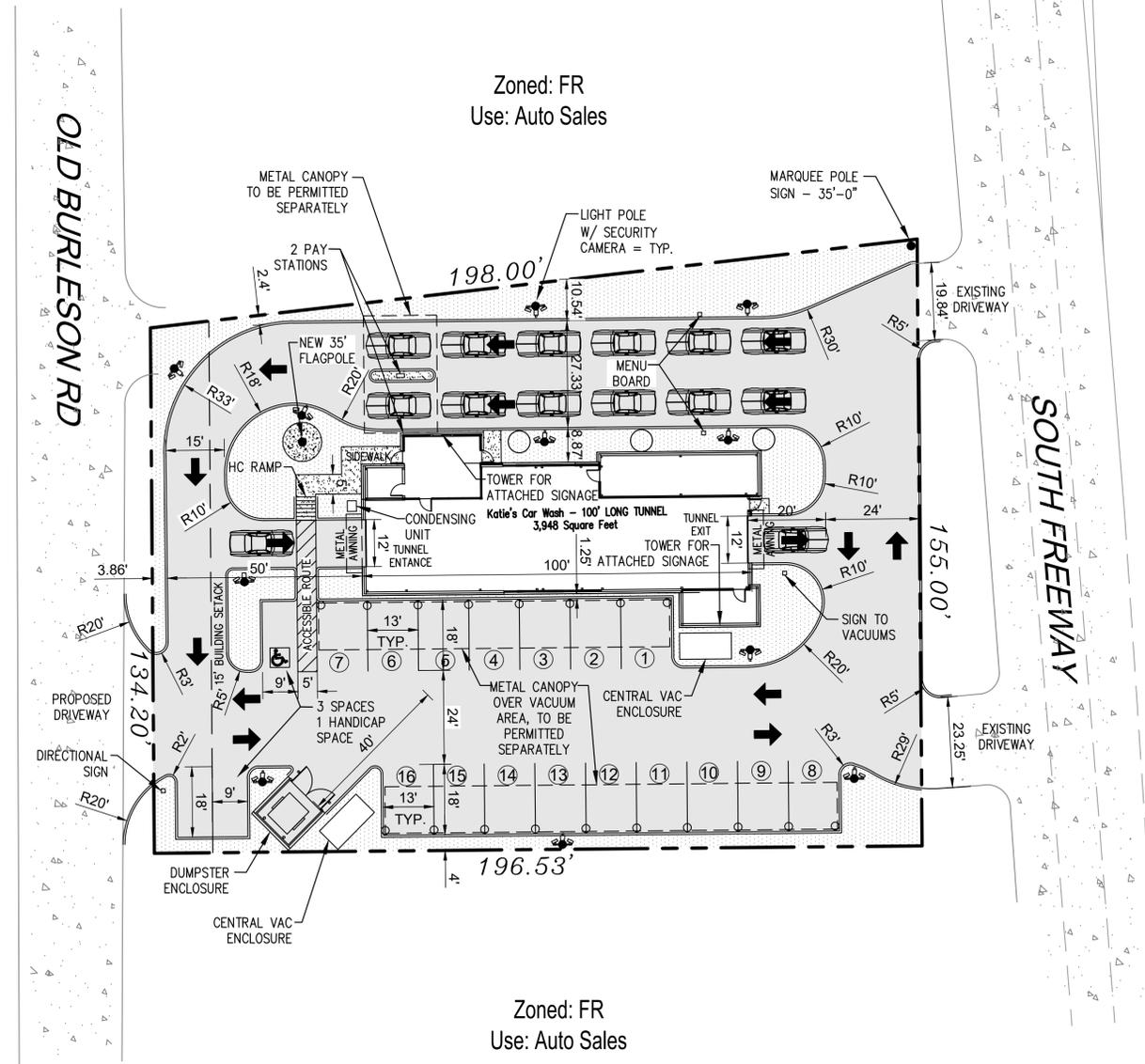
SURFACE LEGEND	
EXISTING CONCRETE	
PROPOSED CONCRETE	
PROPOSED LANDSCAPE	
PROPOSED SIDEWALK	

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	0.65 ACRES (28,475 S.F.)
ZONING:	FR - GENERAL COMMERCIAL RESTRICTED
PROPOSED USE:	CARWASH
BUILDING AREA:	3,948 S.F.
BUILDING HEIGHT:	TUNNEL = 17', TOWER = 35'
NUMBER OF STORIES:	1
BUILDING COVERAGE:	14%
FLOOR AREA RATIO:	0.14
IMPERVIOUS AREA:	22,640 S.F. (79.5%)
PERVIOUS/LANDSCAPE AREA:	5,835 S.F. (20.5%)
REGULAR PARKING PROVIDED:	2 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE
HANDICAP PARKING PROVIDED:	1 SPACE
TOTAL PARKING PROVIDED:	3 SPACES
VACUUM STALLS PROVIDED:	16



02 VICINITY MAP  
NOT TO SCALE

Zoned: A-5  
Use: Residential



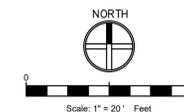
Zoned: FR  
Use: Auto Sales

**OWNER:**  
PETRIE PROPERTIES  
CONTACT: ROBERT PETRIE  
6111 LAKE WORTH BLVD.  
LAKE WORTH, TX 76135  
817-401-1617

**ARCHITECT:**  
CORTLAND MORGAN ARCHITECT  
CONTACT: CORTLAND MORGAN  
711 N FIELDER RD.  
ARLINGTON, TX 76012  
817-635-5696

**SURVEYOR:**  
TUCKER SURVEYORS  
CONTACT: DONNIE L. TUCKER  
P.O. BOX 1855  
BURLESON, TX 76097  
817-295-2999

**ENGINEER:**  
THOMAS HOOVER ENGINEERING, LLC  
CONTACT: THOMAS HOOVER  
P.O. BOX 1808  
KELLER, TX 76244  
817-913-1350



Developer/Owner: Robert Petrie  
Address: 6111 Lake Worth Blvd.  
City/State: Lake Worth, Texas 76135  
Telephone Number: 817.401.1617  
E-mail Address: robert@petrieautosales.com

Director of Development Services Date

**KATIE'S CAR WASH**  
Zoning Case Number: ZC-23-000

KATIE'S CAR WASH  
4444 SOUTH FREEWAY.  
FORT WORTH, TX 76115

REVISIONS

SITE PLAN

SHEET NUMBER

A1.00



214.766.5905  
 PO BOX 383023  
 DUNCANVILLE, TX 75138



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

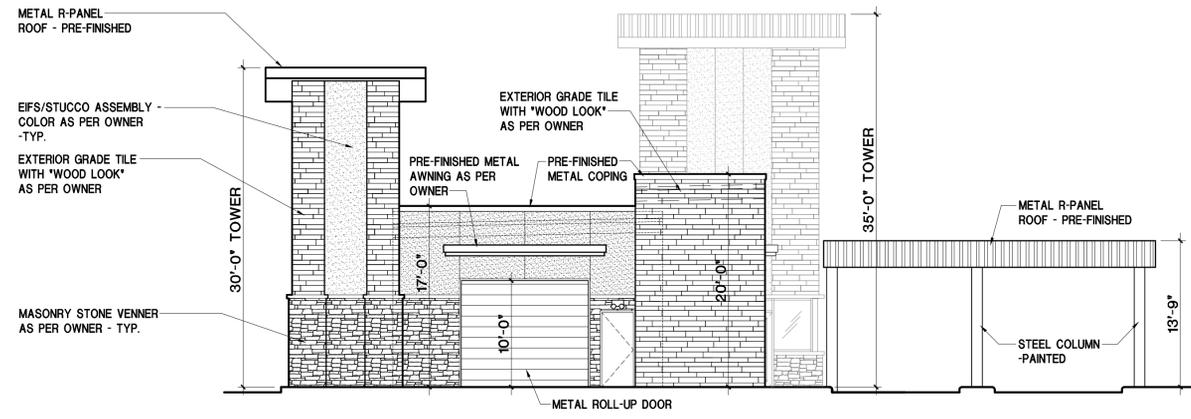
KATIE'S CAR WASH  
 4444 SOUTH FREEWAY  
 FORT WORTH, TX 76115

REVISIONS

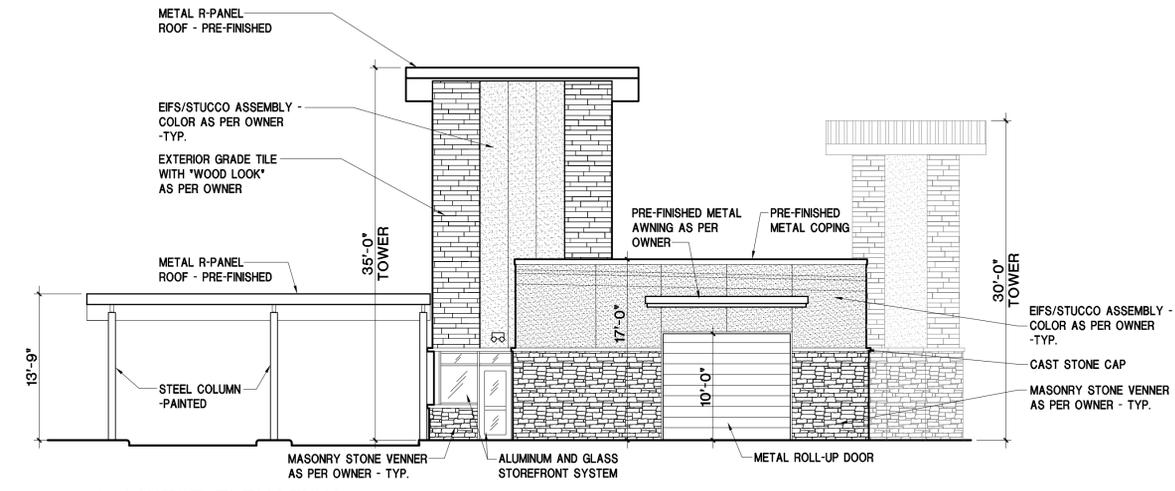
EXTERIOR ELEVATIONS

SHEET NUMBER

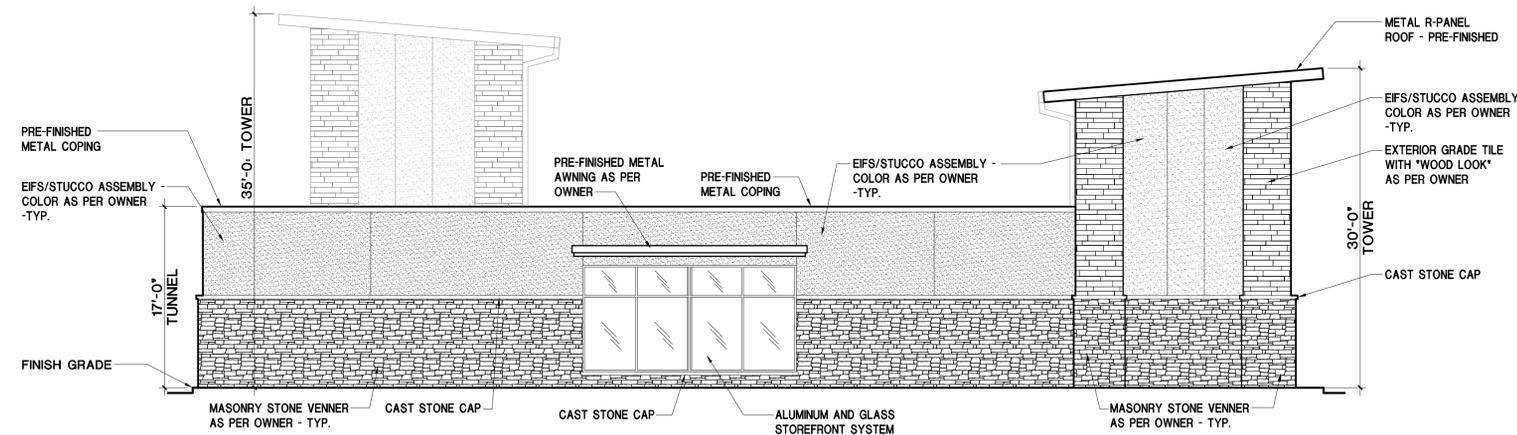
A2.01



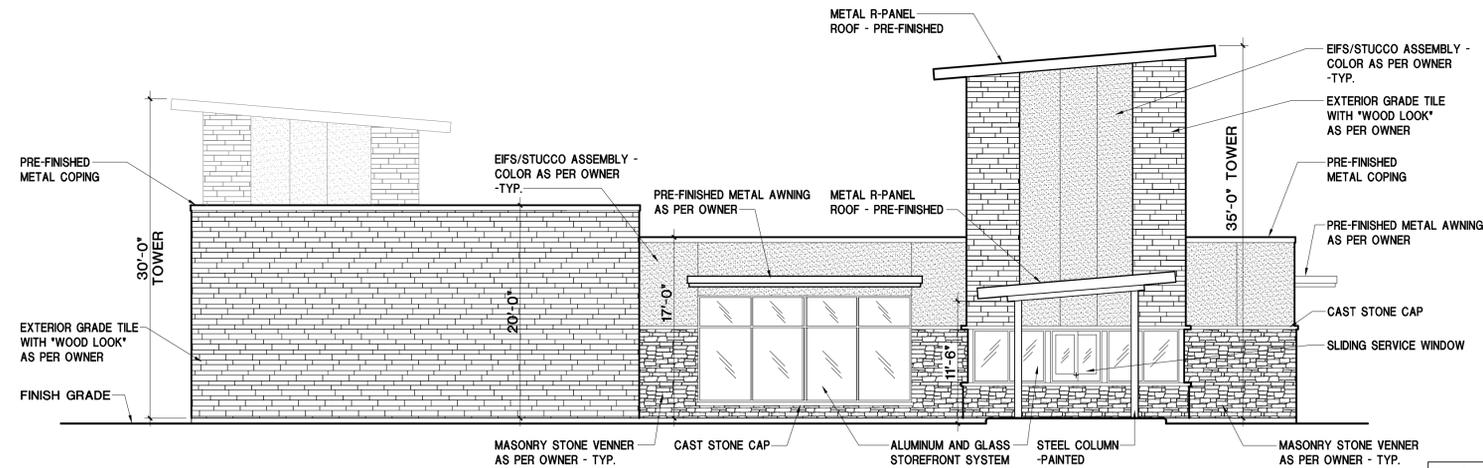
03 EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



04 WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



02 SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



01 NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"

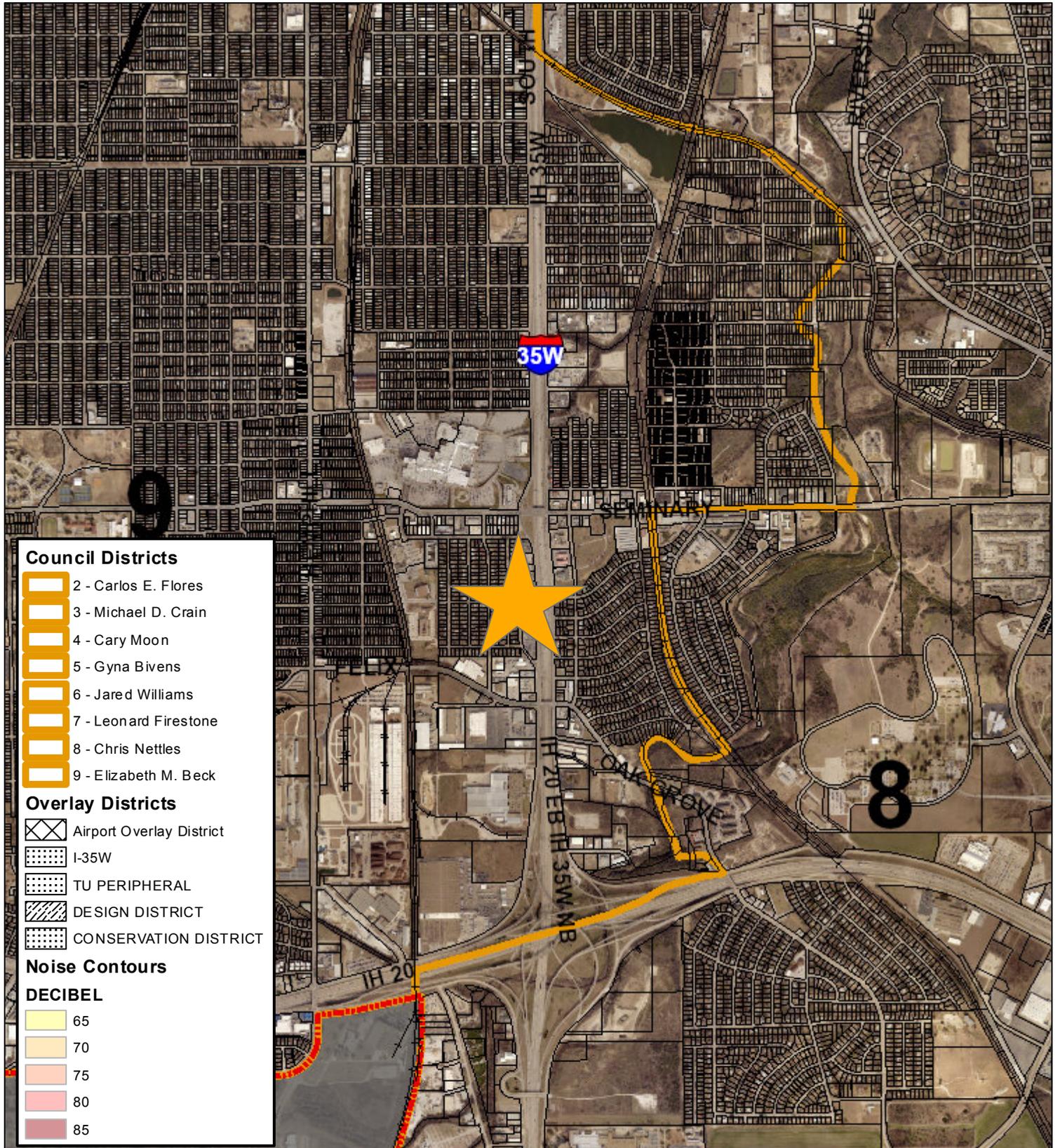
Developer/Owner: Robert Petrie  
 Address: 6111 Lake Worth Blvd.  
 City/State: Lake Worth, Texas 76135  
 Telephone Number: 817.401.1617  
 E-mail Address: robertpetrieautosales.com

Zoning Case Number: ZC-23-000

Director of Development Services

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

### Area Map



**Council Districts**

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

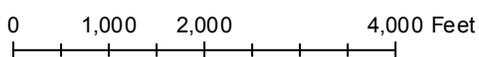
**Overlay Districts**

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

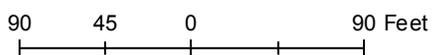
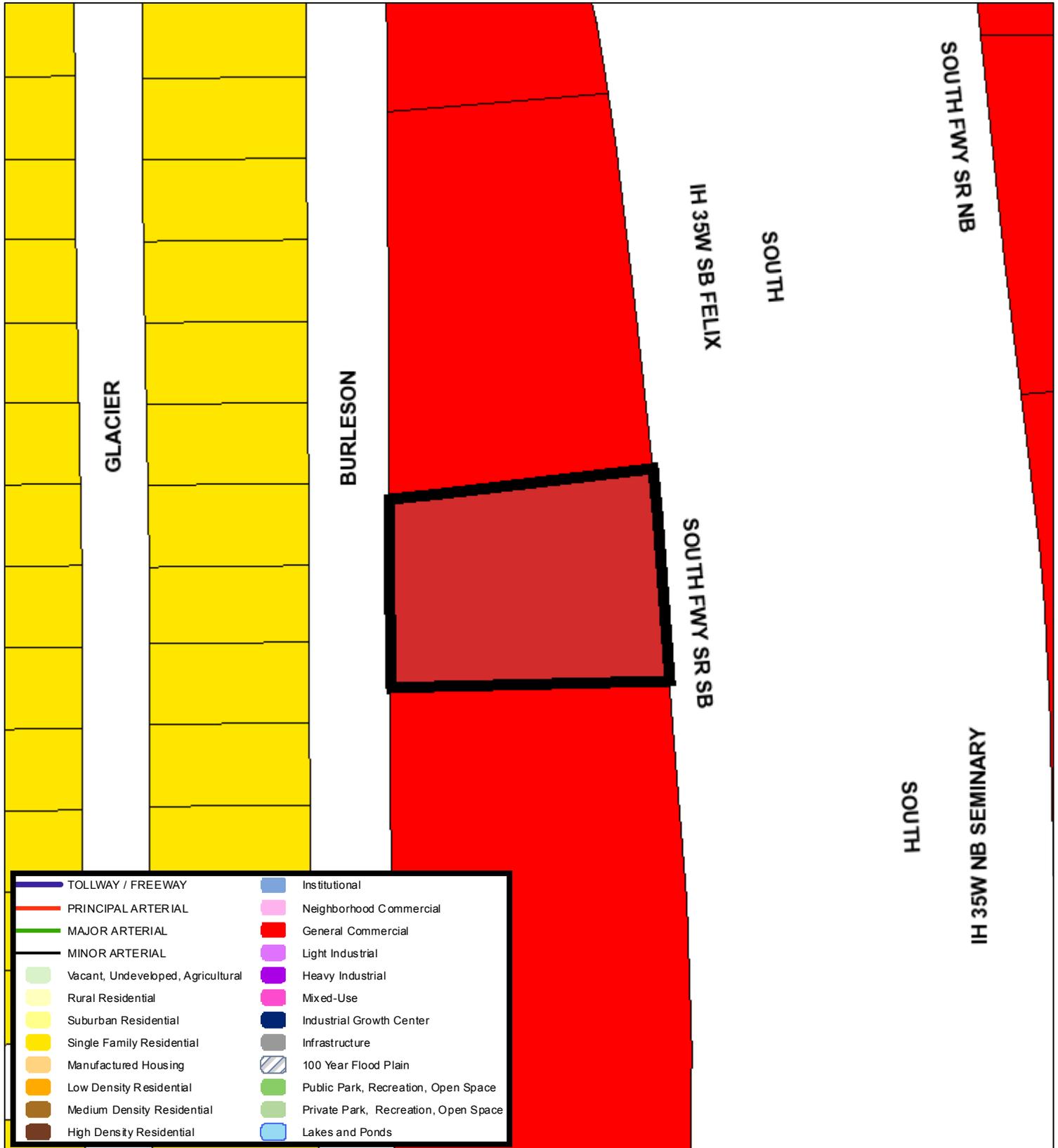
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



### Future Land Use



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



## Aerial Photo Map



0 62.5 125 250 Feet





# Zoning Staff Report

Date: February 8, 2023

Case Number: ZC-23-008

District (old/new): 3 / 7

## Zoning Map Amendment & Site Plan

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

**Owner / Applicant:** Clairemont MDC LLC

**Site Location:** 10100 West Freeway

**Acreage:** 7.7 acres

### Request

**Proposed Use:** Office Building and Miniwarehouse

**Request:** From: “C” Medium Density Multifamily; “G” Intensive Commercial

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus miniwarehouse; site plan included

### Recommendation

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

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

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

### Table of Contents

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

## Project Description and Background

The subject property is located on Chapel Creek Blvd. near the intersection of Old Weatherford Rd. The applicant is requesting to rezone the property from “C” Medium Density Multifamily and “G” Intensive Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus miniwarehouse; site plan included. The applicant would like to keep a baseline of “E” Zoning and develop office/retail in the front of the lot and mini-warehouses behind. Mini-warehouses are first allowed by right in industrial districts, however, many have opted to request PD’s and locate in close proximity to residential to capture this market. This is the case for this proposed development.

The proposed development consists of the following:

Building	Height	Square feet
Building 1 (retail/office)	Up to 3 stories	38,000
Building 2 (miniwarehouse)	1 story	37,800
Building 3 (miniwarehouse)	1 story	21,500
Building 4 (miniwarehouse)	3 story	Roughly 65,000 (21,875 pad)

## Surrounding Zoning and Land Uses

North “PD 1300” PD/C for detached multifamily / detached multifamily

East “R2” Townhouse Cluster / vacant

South “G” Intensive Commercial / vacant

West “A-5” One-Family / single-family

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on January 27, 2023.

The following organizations were notified: (emailed January 27, 2023)

Organizations Notified	
Westland NA	FW Vista West HOA
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	White Settlement ISD
Chapel Creek NA	

*\*Located just south of this registered Neighborhood Organization.*

# Development Impact Analysis

## Land Use Compatibility

---

The applicant is proposing to change the zoning of this property from “C” Medium Density Multifamily and “G” Intensive Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus miniwarehouse; site plan included. Surrounding land uses consist of single-family to the west, multifamily just north, and vacant land south and east.

The proposed rezoning is intended to serve the single-family and multifamily residences that are located nearby. The proposed PD/E would lessen the intensity of the allowed uses. In addition, the applicant intends to place neighborhood commercial uses near the existing single-family and the mini-warehouse to the back of the property. Mini-warehouses typically have minimal impact to surrounding areas due to their height and appearances, operational characteristics, and traffic generation.

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

## Comprehensive Plan Consistency – Far West

---

The adopted Comprehensive Plan currently designates the subject property as “single-family” on the Future Land Use Map. The proposed zoning change request is not consistent with the Comprehensive Plan. However, the policy below applies to this development. Mini-warehouses typically have a lesser impact and would be considered a transitional use for this property.

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

## Economic Development Plan

---

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

### PERFORMANCE METRICS

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

## Site Plan Comments

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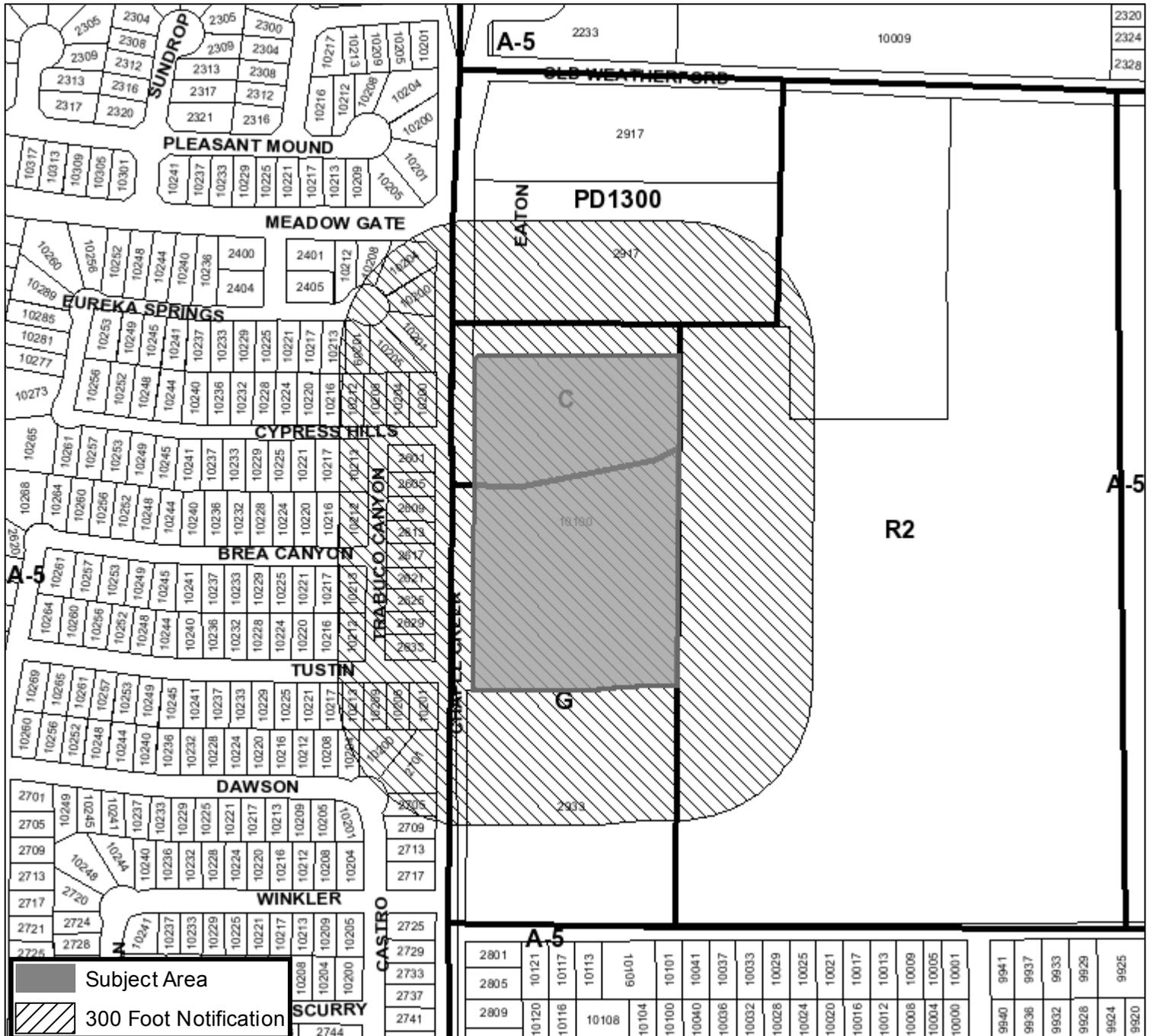
The site plan as submitted is in general compliance with the Zoning Ordinance regulations.



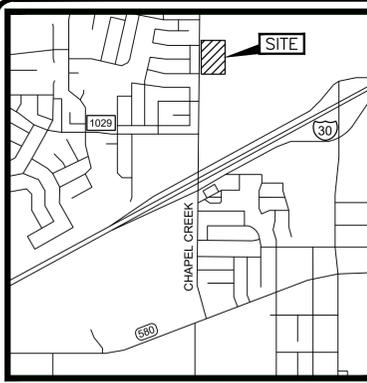
ZC-23-008

# Area Zoning Map

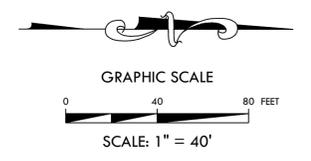
Applicant: MDC Partners  
 Address: 10100 West Freeway  
 Zoning From: C & G  
 Zoning To: PD-E for Offices and Miniwarehouse  
 Acres: 7.79956046  
 Mapsco: 072F  
 Sector/District: Far West  
 Commission Date: 2/8/2023  
 Contact: null



0 160 320 640 Feet



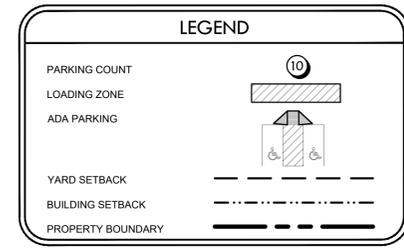
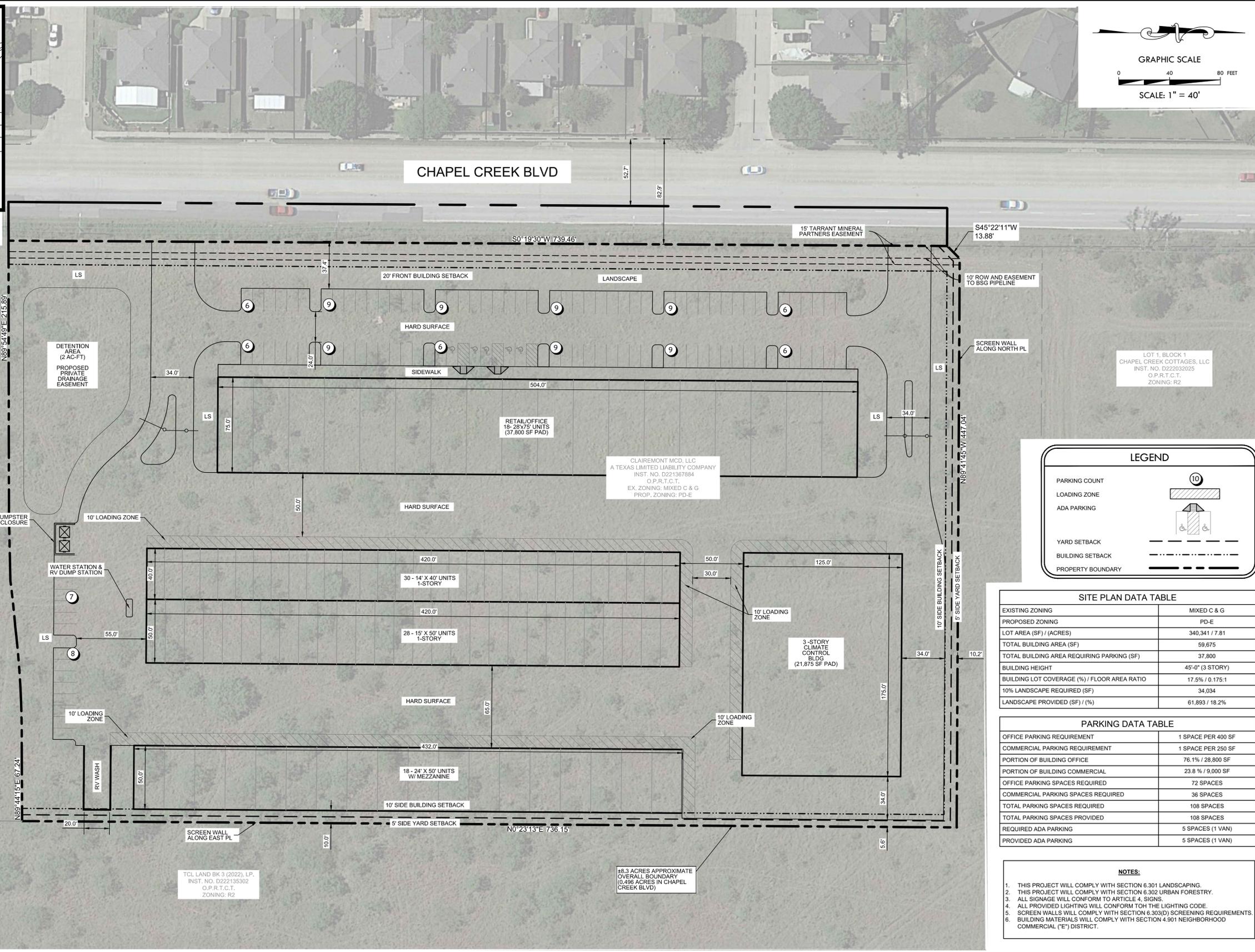
Vicinity Map  
Not to Scale



PRELIMINARY FOR REVIEW ONLY  
 THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:  
 KYLE MCCAGE  
 P.E.# 139622  
 DATE: December 28, 2022

**CHALK HILL VENTURES**  
 4849 GREENVILLE AVE, STE 1545  
 DALLAS, TX 75206  
 469-895-3266

**CHAPEL CREEK 8**  
 TR 1A, BBB & C RY  
 SURV. ABS. 219  
 CITY OF FORT WORTH  
 TARRANT COUNTY, TEXAS



SITE PLAN DATA TABLE	
EXISTING ZONING	MIXED C & G
PROPOSED ZONING	PD-E
LOT AREA (SF) / (ACRES)	340,341 / 7.81
TOTAL BUILDING AREA (SF)	59,675
TOTAL BUILDING AREA REQUIRING PARKING (SF)	37,800
BUILDING HEIGHT	45'-0" (3 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	17.5% / 0.175:1
10% LANDSCAPE REQUIRED (SF)	34,034
LANDSCAPE PROVIDED (SF) / (%)	61,893 / 18.2%

PARKING DATA TABLE	
OFFICE PARKING REQUIREMENT	1 SPACE PER 400 SF
COMMERCIAL PARKING REQUIREMENT	1 SPACE PER 250 SF
PORTION OF BUILDING OFFICE	76.1% / 28,800 SF
PORTION OF BUILDING COMMERCIAL	23.8% / 9,000 SF
OFFICE PARKING SPACES REQUIRED	72 SPACES
COMMERCIAL PARKING SPACES REQUIRED	36 SPACES
TOTAL PARKING SPACES REQUIRED	108 SPACES
TOTAL PARKING SPACES PROVIDED	108 SPACES
REQUIRED ADA PARKING	5 SPACES (1 VAN)
PROVIDED ADA PARKING	5 SPACES (1 VAN)

- NOTES:**
- THIS PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.
  - THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
  - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
  - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
  - SCREEN WALLS WILL COMPLY WITH SECTION 6.303(D) SCREENING REQUIREMENTS.
  - BUILDING MATERIALS WILL COMPLY WITH SECTION 4.901 NEIGHBORHOOD COMMERCIAL ("E") DISTRICT.

FULL PATH: K:\bldg\CH2202\_ChapelCreek\Drawings\03\_Site Plans\03\_ChapelCreek\Drawings\03\_Site Plans\03\_Production\03\_Site Plan.rvt  
 PLOTTED WITH: DWG TO PDF.pc3  
 PLOTTED BY: KIRKMAN

**DEVELOPER:**  
 CHALK HILL VENTURES  
 4849 GREENVILLE AVE, STE 1545  
 DALLAS, TEXAS 75206  
 PHONE: (469) 895 - 3266  
 CONTACT: JUSTIN WALKER  
 justin@chalkhillventures.com

**ENGINEER:**  
 KIRKMAN ENGINEERING, LLC  
 5200 STATE HIGHWAY 121  
 COLLEYVILLE, TX 76034  
 PHONE: (817) 488 - 4960  
 CONTACT: KYLE MCCAGE, P.E., CFM  
 kyle.mccage@trustke.com

**SURVEYOR:**  
 BARTON CHAPA SURVEYING  
 5200 STATE HIGHWAY 121  
 COLLEYVILLE, TX 76034  
 PHONE: (817) 864 - 1957  
 CONTACT: JACK BARTON, RPLS  
 jack@bcscdfw.com

**ARCHITECT:**  
 LAURIE MURPHY ARCHITECT  
 PHONE: (817) 501 - 9544  
 CONTACT: LAURIE MURPHY, AIA  
 lmurphy@lmurphyarchitect.com

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

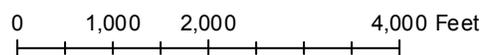
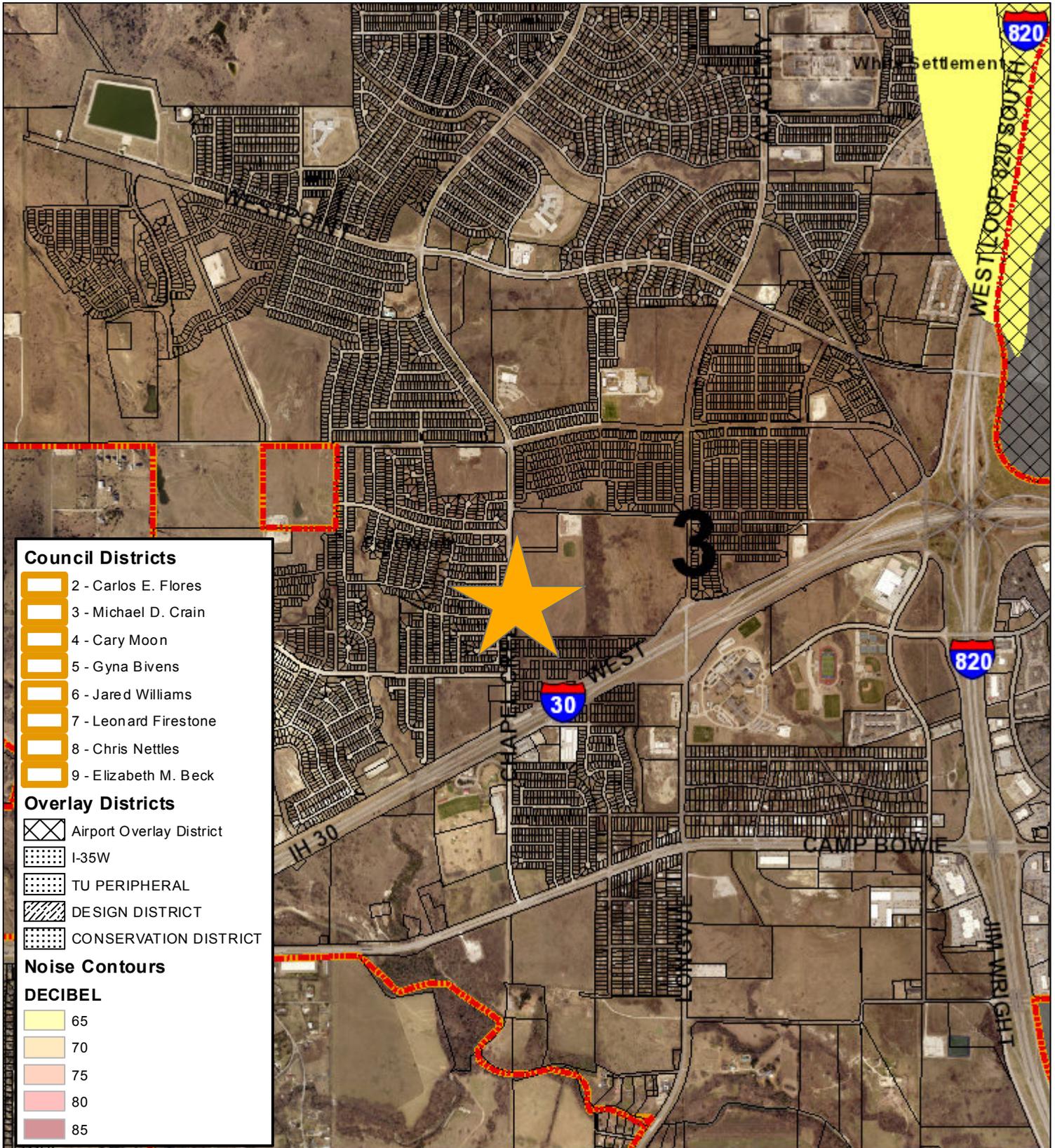
**CHAPEL CREEK 8**  
 ZONING CASE NUMBER \_\_\_\_\_



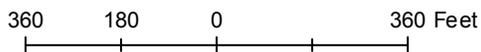
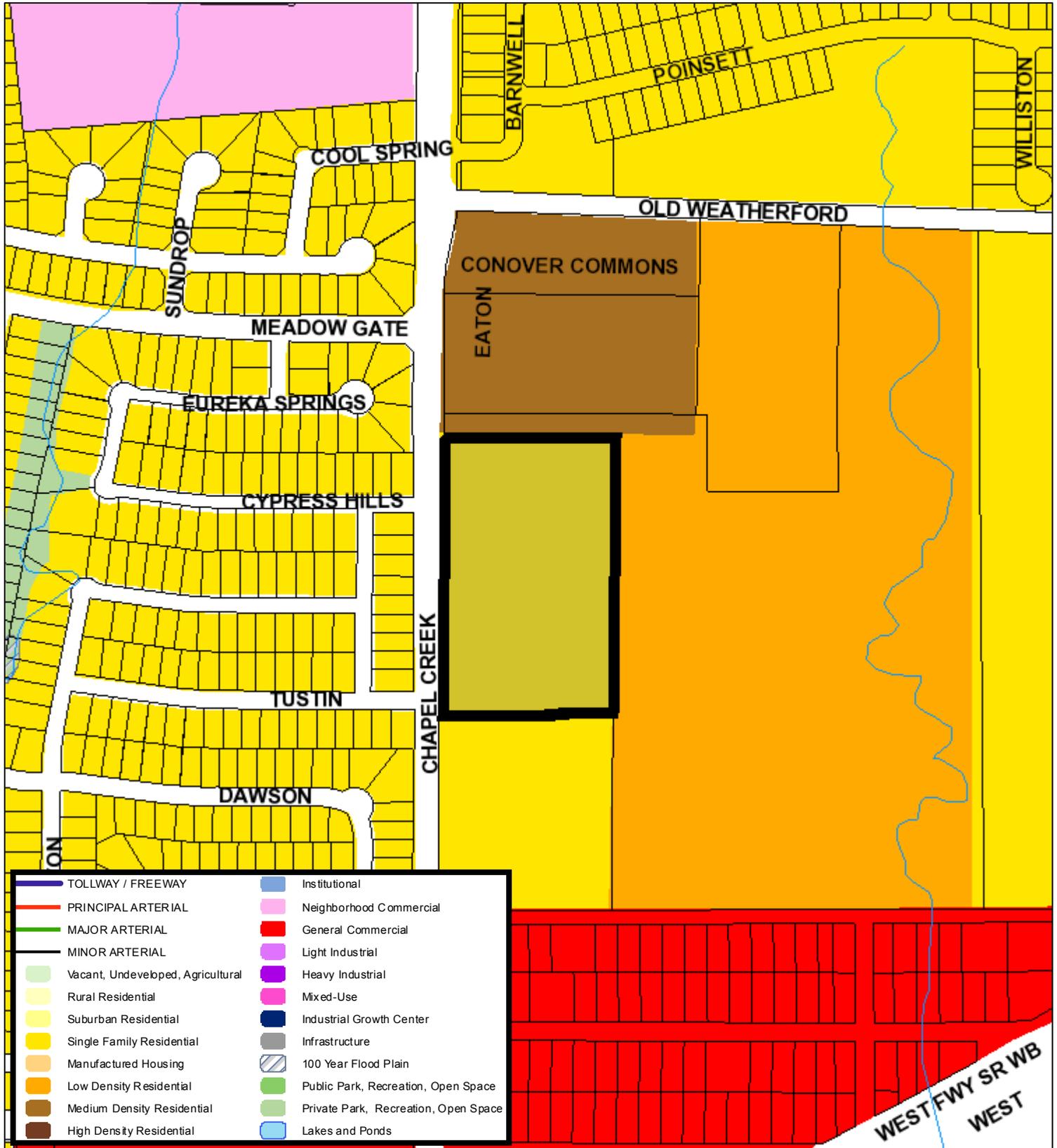
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 ISSUE DATE: 12/28/2022

**SITE PLAN**

### 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: February 8, 2023 Case Number: ZC-23-010 Council District: (old/new): 5/ 11

## Zoning Map Amendment

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

**Owner / Applicant:** PCB83 LAND 2, LLC. / Matthew Maly

**Site Location:** 5024 Collett Little Road

**Acreage:** .72 acres

### Request

**Proposed Use:** Storage Yard

**Request:** From: “E” Neighborhood Commercial

To: “I” Light Industrial

### Recommendation

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

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

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

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## Project Description and Background

The subject site is in Council District 5 and the Neighborhood Empowerment Zone area 6. The property owner plans to use the site as a storage yard to store light poles and other construction materials related to the nearby TX Dot improvements. The ultimate goal is to obtain a four-year Conditional Use Permit. Storage yards are allowed only in an industrial district with primary on-site use. Otherwise, they would need to apply for a conditional use permit. The current zoning on the site is "E" Neighborhood Commercial, and the request is to rezone to "I" Light Industrial. "I" is the least intensive zoning district; if the zoning amendment is approved, the applicant would still need to apply for a CUP since there is no primary use.

The site has a mixture of mature canopies, including some Post Oaks. Post Oaks are native to this area and are one of two species listed in the Urban Forestry Ordinance as having additional requirements. Post Oak Trees located East of 35W that are 18" in diameter at breast height are considered significant. Significant trees receive additional canopy credit if preserved and cannot be removed without mitigation (extra preservation, planting, or payment).

The applicant submitted a site plan with their application, but they are not tied to this site plan because they are applying for I zoning right now. If the zoning amendment is approved, they could develop the site with any of the uses listed in article 8, section 4.803 of the zoning ordinance.

## Surrounding Zoning and Land Uses

North “MH” Manufactured Home and “B” Two-family residential / manufactured homes - residences  
East “E” Neighborhood Commercial / vacant  
South “E” Neighborhood Commercial / Vacant  
West “PD/FR” General Commercial Restricted /Warehouse

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on January 27, 2023.

The following organizations were emailed on January 27, 2023:

Organizations Notified	
Streams And Valleys Inc	Southeast Fort Worth Inc
Trinity Habitat for Humanity	Fort Worth ISD

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

Directly to the north of the site are manufactured homes. All other properties across from Collett Little are also residential. All parcels west of the site are zoned commercial, as is the property adjacent to the site to the east. All properties between the adjoining warehouse and East Loop 820 South are multifamily.

The neighborhood is a mixture of single-family homes, duplexes, multifamily, manufactured homes, and commercial property.

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

### Comprehensive Plan Consistency – Southeast

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

#### COMMERCIAL

Neighborhood  
Commercial\*

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

### Economic Development Plan

The 2022 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

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

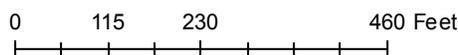
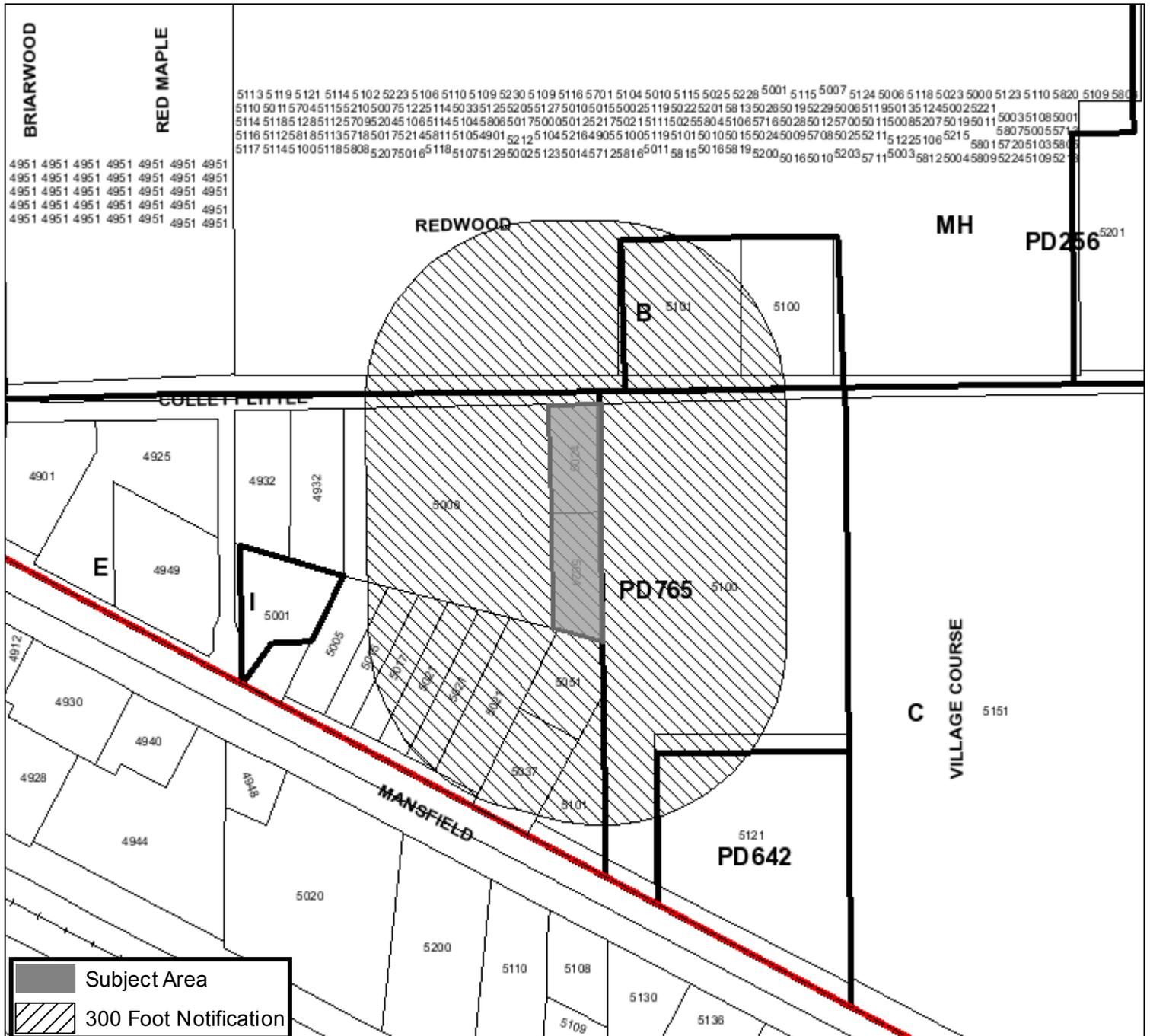
This zoning request does not assist in high-wage job growth and may not be a targeted high-growth industry; the industrial expansion may contribute to a more sustainable tax base, but so would an appropriate commercial development. This property would not help contribute to the quality of the place.



ZC-23-010

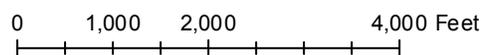
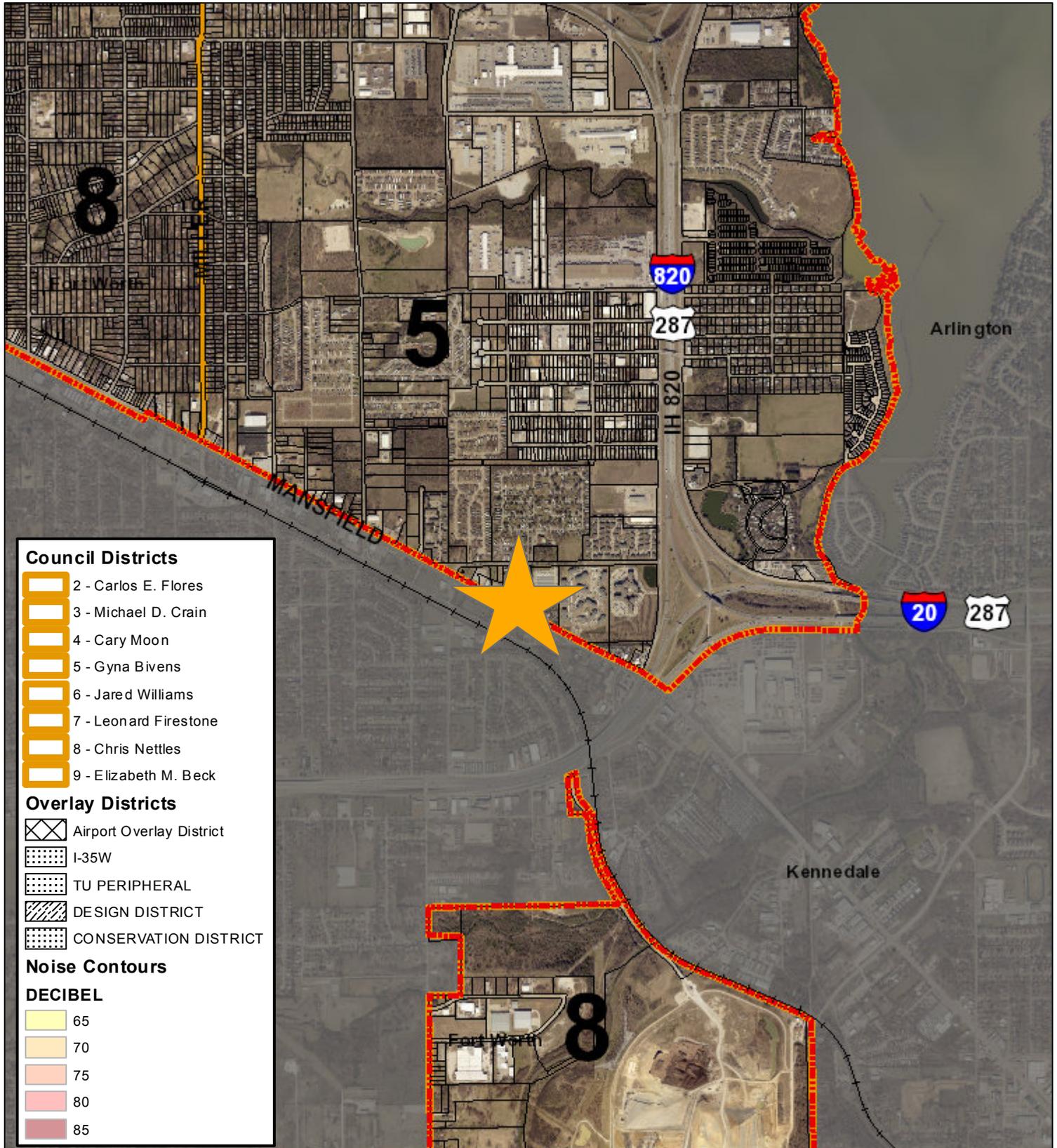
# Area Zoning Map

Applicant: PBC83 Land 2 LLC/ Matthew Malli  
 Address: 5024 Collett Little Road  
 Zoning From: E  
 Zoning To: Add a Conditional Use Permit for storage yard  
 Acres: 0.70966275  
 Mapsco: 093P  
 Sector/District: Southeast  
 Commission Date: 2/8/2023  
 Contact: null

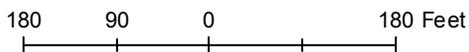
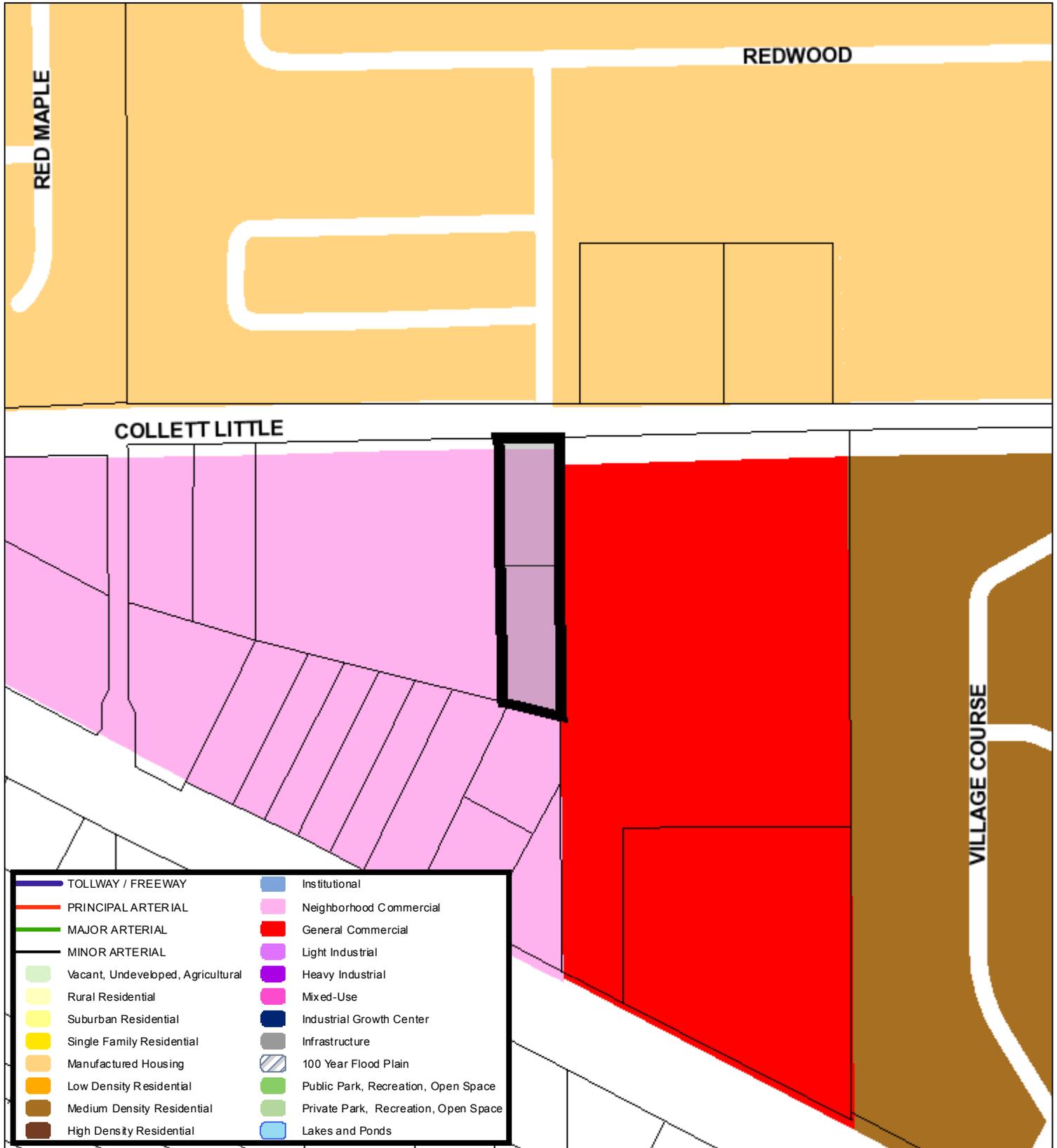




## Area Map



### 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



0 115 230 460 Feet





# Zoning Staff Report

Date: February 8, 2022

Case Number: ZC-23-017

District (old/new): 8 / 8

## Zoning Map Amendment & Site Plan

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

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

**Site Location:** 6288 Salt Rd

**Acres:** 297.0 acres

### Request

**Proposed Use:** Concrete Recycling Facility

**Request:** To: Amend PD 768 Planned Development/Specific Use for municipal solid waste landfill to add ancillary uses related to the landfill and a concrete recycling facility for TxDOT South East Connector Project; site plan included

### Recommendation

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

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

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

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## Project Description and Background

The subject property is located on Salt Road near IH 20 Eastbound. The Fort Worth Southeast Landfill is applying to amend their current PD to allow concrete recycling on the existing site. Construction generated concrete would be hauled into the site and recycled into road base, then hauled back out for use in the road construction of the Southeast Connector Project. Once the project is complete the concrete recycling operation will be removed. The attached site plan map shows the location of the concrete recycling plant on 4 acres of the existing 300.63-acre PD/SU exhibit attached shows the current zoning and land use around the landfill.

The Southeast Connector Project (SEC) is a 11-mile reconstruction of I-20/I-820, I-20/US 287 and I-820/US 287 interchanges for the Texas Department of Transportation. This project benefits the City of Fort Worth, City of Arlington, City of Forest Hill, and City of Kennedale. The project is closer to the proposed Southeast Landfill, as opposed to alternative locations.

The concrete recycling activity for TxDOT's Southeast Connector project is being proposed at the northwest corner of the Southeast Landfill (SELF) for the following reasons:

- The northwest corner is located away from residents
- Trucks would not utilize Dick Price Road where residents live, which mitigates noise, dust, and traffic impacts
- The landfill hill provides noise protection
- It avoids concrete recycling in the ROW of an active highway, helping with traffic safety
- Placing the site within the SELF does not add to the industrial footprint of the area
- It is away from Lake Arlington
- Reusing the soil from the concrete recycling process on the landfill reduces truck traffic and helps with daily cover

## Surrounding Zoning and Land Uses

North City of Kennedale / industrial

East City of Kennedale / single-family, industrial

South "CF" Community Facilities; ETJ / single-family, vacant, industrial

West "A-10" One-Family / vacant

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on January 27, 2023.

The following organizations were notified: (emailed January 27, 2023)

### Organizations Notified

Kennedale ISD	Trinity Habitat for Humanity
Streams and Valleys Inc	Fort Worth ISD
Everman ISD	

## Development Impact Analysis

### Land Use Compatibility

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The applicant is proposing to rezone this property to amend their current PD to allow concrete recycling on the existing landfill. Surrounding land uses vary and are primarily industrial, vacant with single-family scattered nearby.

The proposed use will be contained within the confines of the existing landfill facility and is **compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Far South

---

The adopted Comprehensive Plan designates the subject property as infrastructure. The proposed zoning aligns with the following policies of the Comprehensive Plan:

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Provide for and maintain interconnectivity of streets and trails, especially within residential subdivisions, to reduce vehicle trips on arterial streets, increase efficiency, reduce air pollution, distribute traffic, improve access to public places, improve efficiency in providing services and deliveries, and ensure access for emergency services.

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

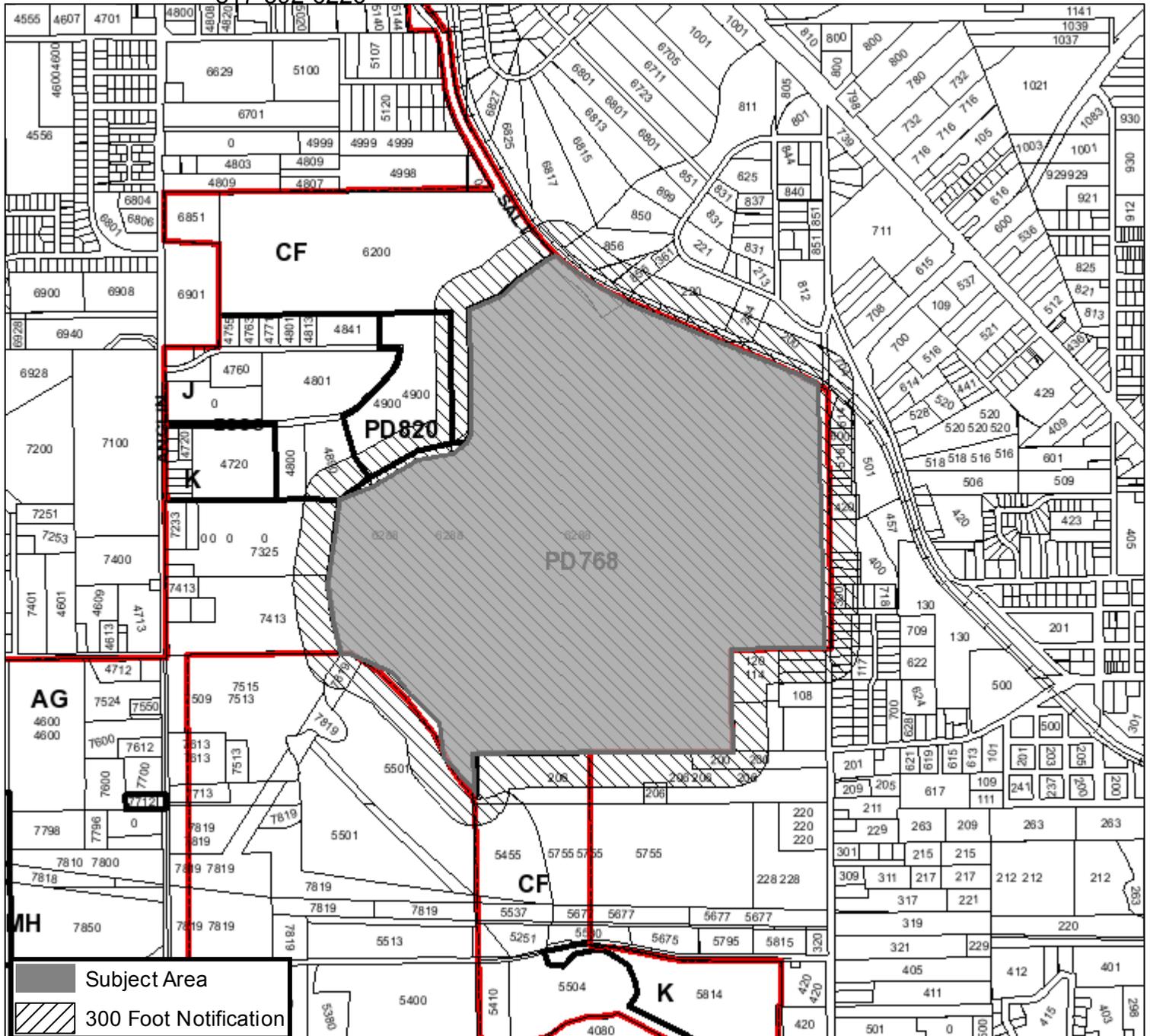
### Economic Development Plan

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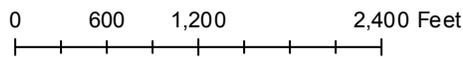
The Far South sector of the City is not directly addressed in the adopted Economic Development Strategic Plan, which focuses on development strategies for established interior neighborhoods rather than the periphery of the City; however, the proposed use will indirectly increase transportation efficiency and bolster the economy.

## Area Zoning Map

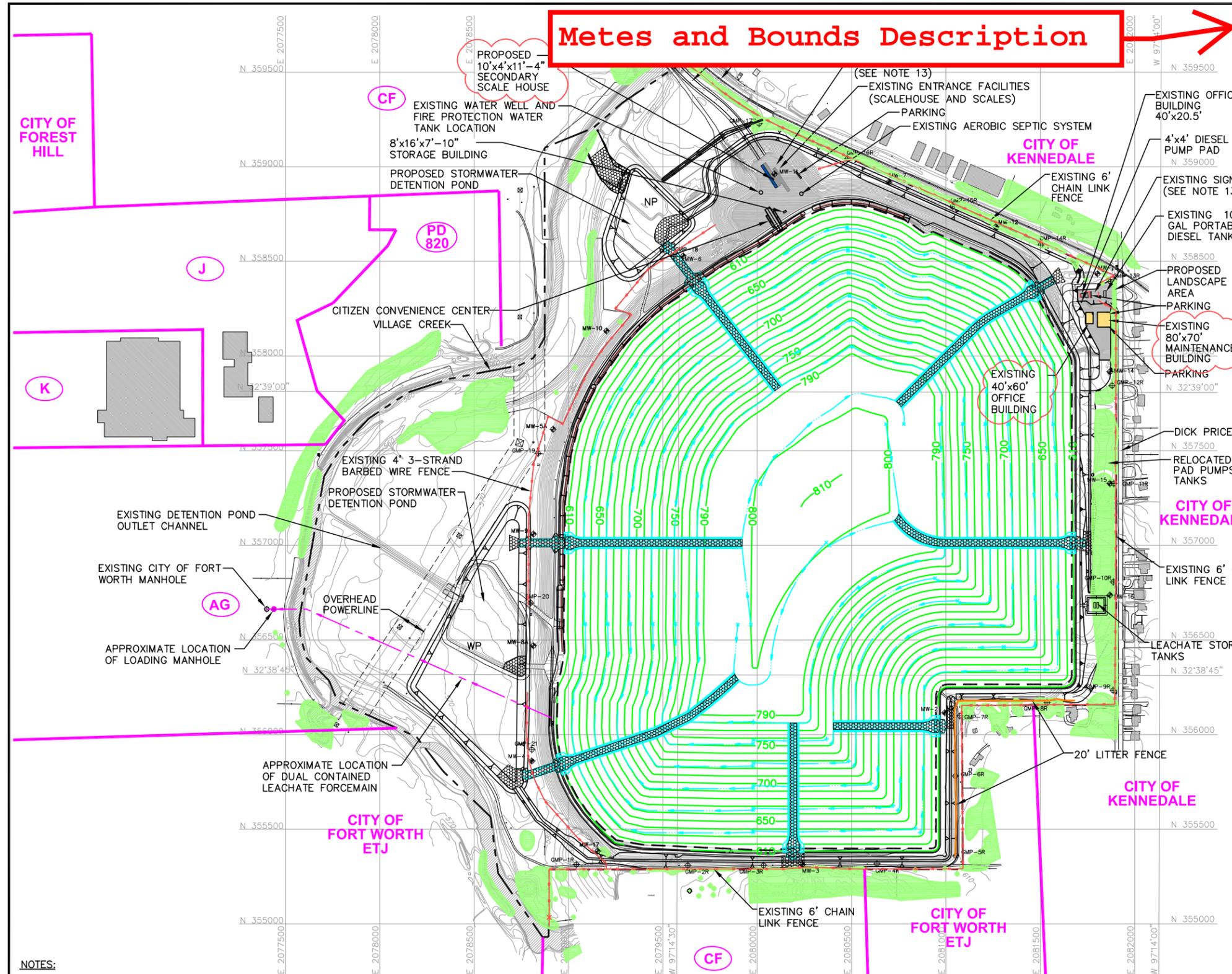
Applicant: City of Fort Worth  
 Address: 6288 Salt Road  
 Zoning From: PD/I 768  
 Zoning To: Amend PD 768 Planned Development/Specific Use for municipal solid waste landfill to add ancillary uses related to the landfill and concrete recycling facility; site plan included  
 Acres: 297.01340324  
 Mapsco: 107B  
 Sector/District: Far South  
 Commission Date: 2/8/2023  
 Contact: 817-392-6226



	Subject Area
	300 Foot Notification



# Metes and Bounds Description



**LEGAL DESCRIPTION**  
 CITY OF FORT WORTH  
 SOUTHEAST LANDFILL  
 PERMIT BOUNDARY

Being a tract of land out of Blocks 44, 45, 54, 55 and 56 of the Shelby County School Land Survey, Abstract No. 1375, in Tarrant County, Texas, and being all or a portion of those certain right-of-way tracts of Fort Worth, Texas, as shown by records in Volume 7303, Page 280, Volume 7818, Page 1093, Volume 8756, Page 1303, Volume 8402, Page 1993, Volume 8402, Page 1996, Volume 8402, Page 2001, Volume 8402, Page 2005 and Volume 8402, Page 2009, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning at the intersection of the southerly right-of-way line of the Southern Pacific Railroad with the west right of way line of Dick Price Road (fifty foot wide right of way);

THENCE, South 00°03'00" East, along said west right of way line of Dick Price Road, a distance of 2,253.09 feet to the northeast corner of Andrew Oaks Addition as shown by plat recorded in Volume 3884, Page 525, Plat records, Tarrant County, Texas;

THENCE, South 89°45'30" West, along the northerly line of Andrew Oaks Addition and the northerly line of that certain tract of land conveyed by Mark Strouth to Dolores Strouth by deed recorded in Volume 9973, Page 1297, Deed Records, Tarrant County, Texas, also being the common line between said blocks 54 and 55, a distance of 816.47 feet to 3/8 inch iron rod found marking the northeast corner of said Dolores Strouth Tract;

THENCE, South 00°15'13" East, along the westerly line of said Dolores Strouth Tract and that certain tract of land conveyed by Alma W. Holder to Charles R. Hatley by deed recorded in Volume 14648, Page 544, Deed Records, Tarrant County, Texas, same being an easterly line of the aforementioned City of Fort Worth Tract, a distance of 865.47 feet to a 1/2 inch iron rod found for the common southerly corner between said Hatley tract and City of Fort Worth Tract, also being in the northerly line of that certain tract of land conveyed to Charles R. Hatley by deed recorded in Volume 13798, Page 109, Deed Records, Tarrant County, Texas;

THENCE, South 89°57'15" West, along the common line between said City of Fort Worth Tract, Hatley and that certain tract of land conveyed by Leo Stevens, J. O. Strahan and Davis Evans to Elain H. and Aubrey W. Fountain by deed recorded in Volume 6554, Page 96 of the Deed Records of Tarrant County, Texas, a distance of 2,191.70 feet to a three inch metal post for the northwest corner of said Fountain tract and an interior corner of said City of Fort Worth Tract;

THENCE, South 00°26'09" West, continuing along the common line between said City of Fort Worth Tract and Fountain tract, passing a found concrete monument at 394.28 feet and continuing a total distance of 355.74 feet to a point in the center of Village Creek;

THENCE, with the center line of Village Creek the following eighteen courses:  
 South 85°13'11" West, a distance of 31.96 feet to a point;  
 North 34°56'02" West, a distance of 411.44 feet to a point;  
 North 07°42'29" West, a distance of 402.00 feet to a point;  
 North 46°13'29" West, a distance of 547.00 feet to a point;  
 North 37°52'29" West, a distance of 231.00 feet to a point;  
 North 65°58'18" West, a distance of 455.70 feet to a point;  
 North 22°44'43" West, a distance of 121.39 feet to a point;  
 North 45°02'00" West, a distance of 167.22 feet to a point;  
 North 16°18'25" West, a distance of 117.96 feet to a point;  
 North 04°34'38" West, a distance of 89.03 feet to a point;  
 North 09°57'11" East, a distance of 79.08 feet to a point;  
 North 30°21'19" East, a distance of 168.61 feet to a point;  
 North 47°16'58" East, a distance of 221.65 feet to a point;  
 North 56°50'23" East, a distance of 232.65 feet to a point;  
 North 72°00'09" East, a distance of 225.73 feet to a point;  
 North 61°54'20" East, a distance of 80.59 feet to a point;  
 North 28°55'30" East, a distance of 124.72 feet to a point in the east line of that certain tract of land conveyed to Texas Electric Service Company by deed recorded in Volume 4222, Page 660, Deed Records, Tarrant County, Texas;

THENCE, North 00°03'29" West, along the common line between said City of Fort Worth Tract and Texas Electric Service Company, a distance of 1,000.48 feet to a point marking a common corner between said City of Fort Worth Tract and a tract of land conveyed to the City of Fort Worth by deed recorded in Volume 4607, Page 740, Deed Records, Tarrant County, Texas;

THENCE, North 67°47'05" East, along the common line between said tracts, a distance of 280.06 feet to a point in the middle of said Village Creek;

THENCE, continuing along the common line between said tracts and with Village Creek the following two courses:  
 North 49°13'05" East, a distance of 200.00 feet to a point;  
 North 56°08'05" East, a distance of 399.06 feet to a point in the aforementioned southerly right-of-way line of the Southern Pacific Railroad;

THENCE, along said southerly right-of-way line of the Southern Pacific Railroad, the following three courses:  
 along the arc of a curve having a radius of 1,972.79 feet, central angle of 20°26'02", an arc length of 703.59 feet and a chord which bears South 56°31'31" East, a distance of 699.85 feet to the point of tangency of said curve;  
 South 66°12'09" East, a distance of 1,696.09 feet to the point of curvature for a curve to the right;  
 along the arc of said curve having a radius of 1,384.35 feet, central angle of 06°57'14", an arc length of 168.02 feet and a chord which bears South 62°27'17" East, a distance of 167.91 feet to the POINT OF BEGINNING and containing 100.63 acres of land, more or less.

**LEGEND**

- LANDFILL PERMIT AND PSDU BOUNDARY
- PROPOSED LIMITS OF WASTE
- STATE PLANE COORDINATE SYSTEM
- GEODETIC COORDINATE SYSTEM
- EXISTING CONTOUR (FT-MSL)
- TESCO OVERHEAD POWERLINE EASEMENT
- 610 SOLID WASTE DISPOSAL AREA FINAL COVER SYSTEM ELEVATION (FT-MSL)
- PROPOSED LETDOWN STRUCTURE
- DRAINAGE SWALE
- LEACHATE FORCEMAIN
- MW-4 GROUNDWATER MONITORING WELL
- GMP-21 LANDFILL GAS MONITORING PROBE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED SCALES
- CONCRETE/ASPHALT/CRUSHED ROCK PAVEMENT AREAS
- EXISTING VEGETATION

**CITY OF FORT WORTH ZONING INFORMATION**

- (AG) AGRICULTURAL
- (CF) COMMUNITY FACILITIES
- (J) MEDIUM INDUSTRIAL
- (K) HEAVY INDUSTRIAL
- (PD) PLANNED DEVELOPMENTS
- ZONING BOUNDARY
- EXISTING FENCE
- PROPOSED LANDSCAPE AREA

BUILDING	USE	GROSS AREA	EXT. WALL	NO. STORIES (HEIGHT)	STATUS
SCALE HOUSE	TRAFFIC CONTROL/OFFICE	1,440 SF	METAL PANEL	1 (12 ft)	EXISTING
MAINTENANCE	VEHICLE MAINTENANCE	5,600 SF	STORAGE/CANVAS	1 (12 ft)	EXISTING
EXISTING OFFICE	FILE STORAGE/OFFICE	820 SF	BRICK	1 (12 ft)	EXISTING
EXISTING OFFICE	BREAK ROOM/OFFICE	2,400 SF	METAL PANEL	1 (30 ft)	EXISTING
PROPOSED SECONDARY SCALE HOUSE	TRAFFIC CONTROL/OFFICE	40 SF	METAL PANEL	1 (12 ft)	PLANNED

1. A SMALLER SCALE HOUSE BUILDING MAY BE USED.

VEGETATION DATA (SEE NOTE 9)			
FACILITY AREA	EXISTING VEGETATION	ADDITIONAL VEGETATION	TOTAL VEGETATION
300.63 AC	24.76 AC	0.05 AC	24.81 AC

- NOTES:**
- EXISTING CONTOURS AND ELEVATIONS PROVIDED BY METROPOLITAN AERIAL SURVEYS, INC. FROM AERIAL PHOTOGRAPHY, FLOWN 3-16-06. THE GRID SYSTEM IS TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 1927.
  - THE PROPOSED 300.63 ACRE PSDU BOUNDARY IS OWNED BY THE CITY OF FORT WORTH.
  - EXISTING ZONING OF PROPOSED 300.63 ACRE PSDU AREA IS PSDU.
  - PROPOSED ZONING - PSDU FOR A SOLID WASTE LANDFILL - AMENDED SITE PLAN.
  - PARKING AREA
 

AREA	TOTAL SPACES	SIZE	HANDICAP
SCALE HOUSE	6	11'x26'	1
MAINTENANCE BUILDING	12	11'x26'	1
EXISTING OFFICE	5	11'x26'	1
PROPOSED OFFICE	6	10'x20'	1
  - OUTSIDE LIGHTING SHALL BE ATTACHED TO EXTERIOR WALL OF BUILDING AND SHALL BE SHIELDED SO THAT NO DIRECT RAYS SHALL CROSS PROPERTY LINES. ALL OTHER PROVIDING LIGHTING WILL CONFORM TO LIGHTING CODE.

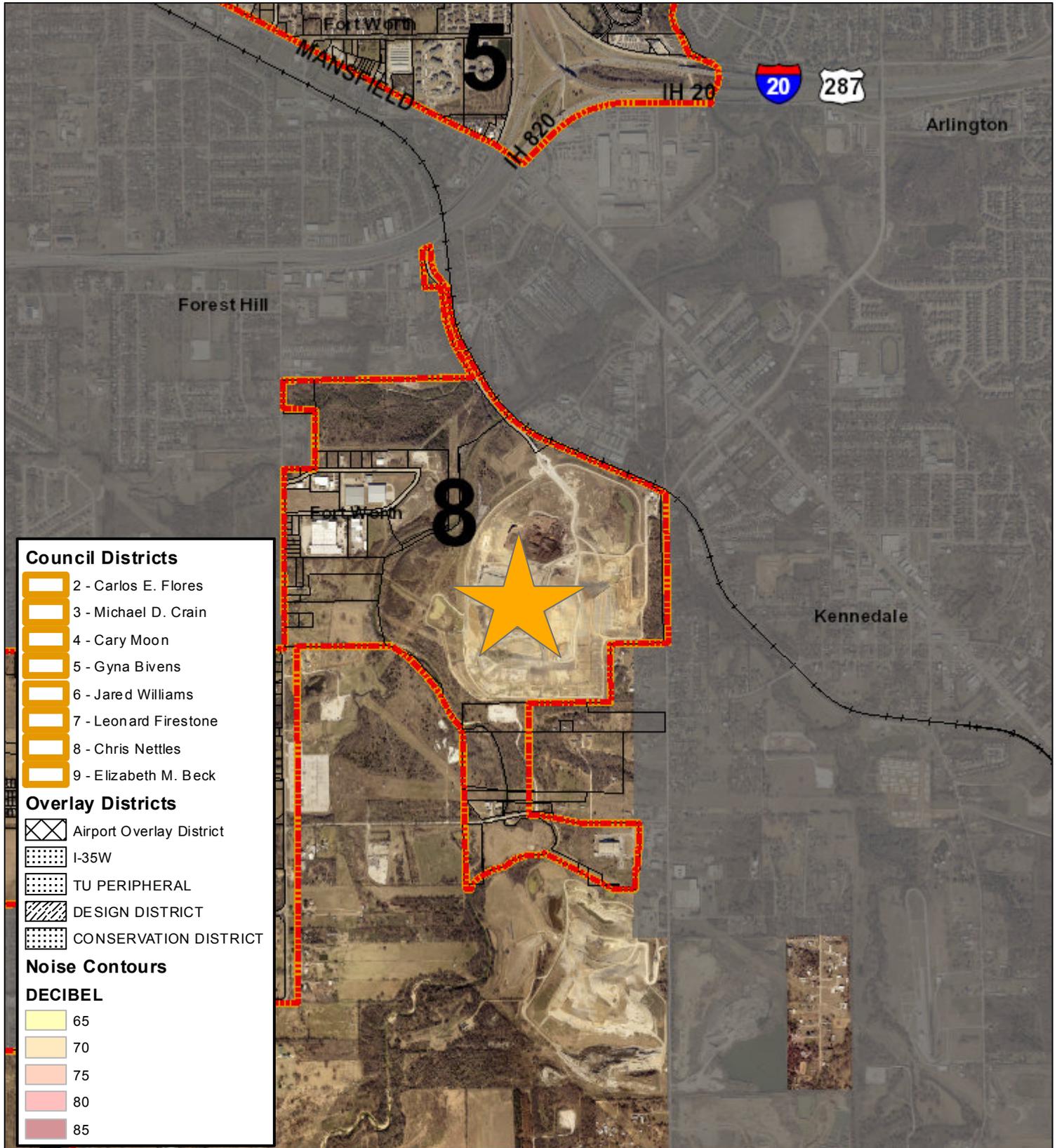
- PUBLIC ACCESS TO SALT ROAD BEGINS APPROXIMATELY 2,800 FEET NORTH OF PSDU BOUNDARY.
- TRAFFIC LANES AND INTERIOR ROADS ARE A MINIMUM 15 FEET WIDE AND ARE COMPRISED OF CONCRETE, ASPHALT, AND CRUSHED ROCK SURFACES.
- THE WASTE DISPOSAL AREA WILL BE COVERED WITH A FINAL COVER SYSTEM THAT INCLUDES A VEGETATION LAYER. EXISTING TREES AND VEGETATION LOCATED IN THE AREA BETWEEN THE WASTE DISPOSAL AREA AND THE PERMIT/PSDU BOUNDARY WILL BE PROTECTED UNLESS THEY ARE LOCATED IN AN AREA THAT IS TO BE USED FOR A LANDFILL RELATED DEVELOPMENT. TREES AND SHRUBS ARE PROPOSED BETWEEN THE EXISTING ENTRANCE FACILITIES AND DICK PRICE ROAD.
- GROUNDWATER AND LANDFILL GAS MONITORING SYSTEMS WILL BE INSTALLED CONSISTENT WITH TCEQ MSW PERMIT NO. 218C.
- DUMPSTERS AND A/C UNITS WILL BE LOCATED AT EACH BUILDING AND SCREENED FROM PUBLIC RIGHT OF WAY.
- THE LANDFILL WILL BE DEVELOPED FOLLOWING THE SEQUENCE SET FORTH IN TCEQ MSW PERMIT NO. 218C.

ZONING AND SITE PLAN: SP-07-027  
 CASE NUMBER: ZC-07-100

<input type="checkbox"/> 90% SUBMITTAL <input checked="" type="checkbox"/> FOR PERMITTING PURPOSES ONLY <input type="checkbox"/> ISSUED FOR CONSTRUCTION	PREPARED FOR <b>CITY OF FORT WORTH</b> 1000 THROCKMORTON STREET FORT WORTH, TX 76102-6311 (817)392-8079	PD 768 REVISED SITE PLAN FORT WORTH SOUTHEAST LANDFILL TARRANT COUNTY, TEXAS
DATE: 10/2021 FILE: 2349-351-11 CAD: PD SITE PLAN.DWG	DRAWN BY: BPY DESIGN BY: CRM REVIEWED BY: CRM	12/30/21 DIRECTOR OF PLANNING AND DEVELOPMENT, DATE
<b>Weaver Consultants Group</b> TBPE REGISTRATION NO. F-3727		WWW.WCGRP.COM      DRAWING 1

P:\Solid waste\Allied\FTW Southeast\Secondary Scale House\PD SITE PLAN.dwg, byyoung, 1:2

### Area Map



**Council Districts**

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

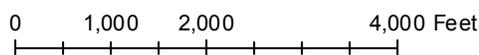
**Overlay Districts**

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

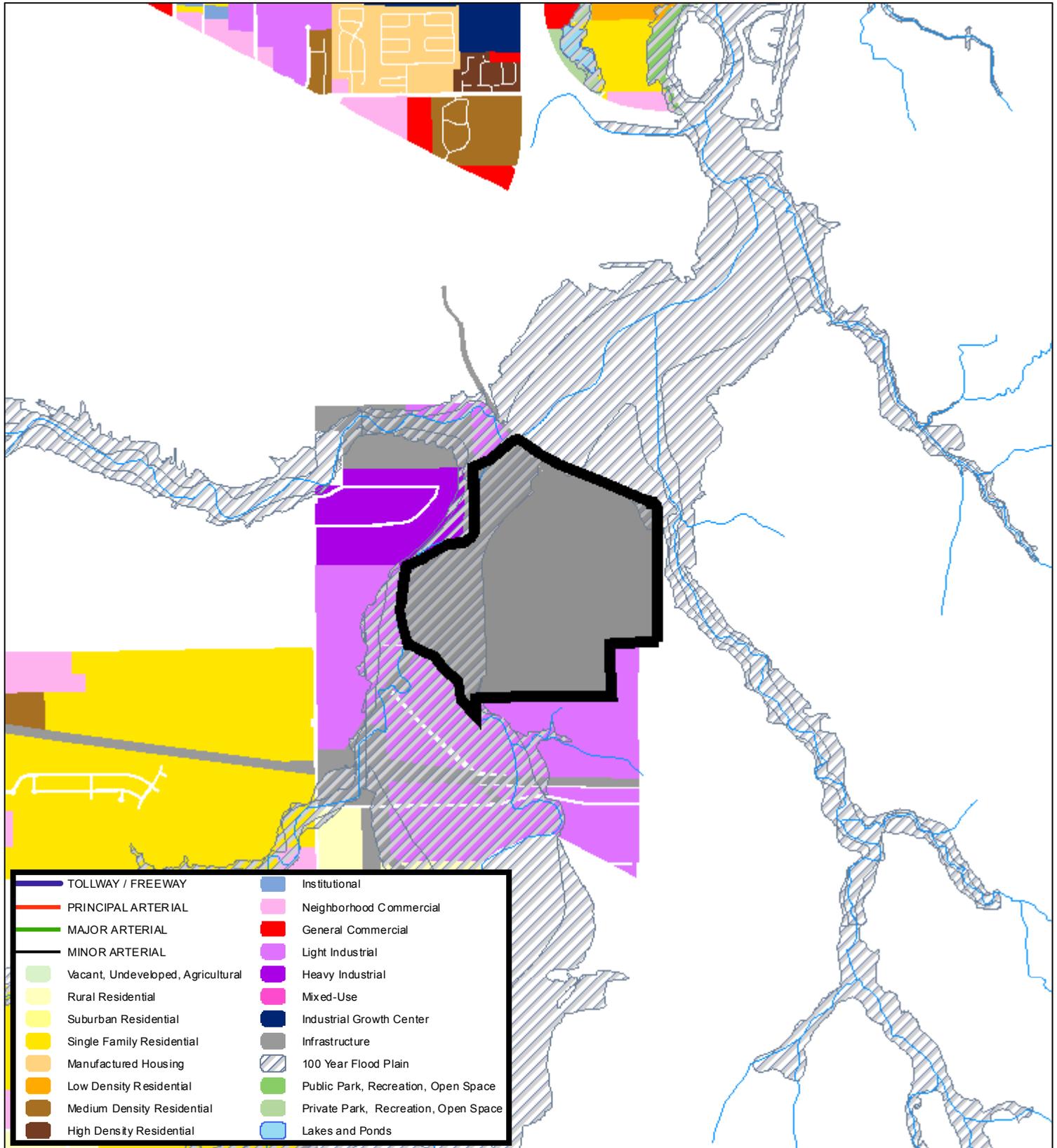
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



### Future Land Use

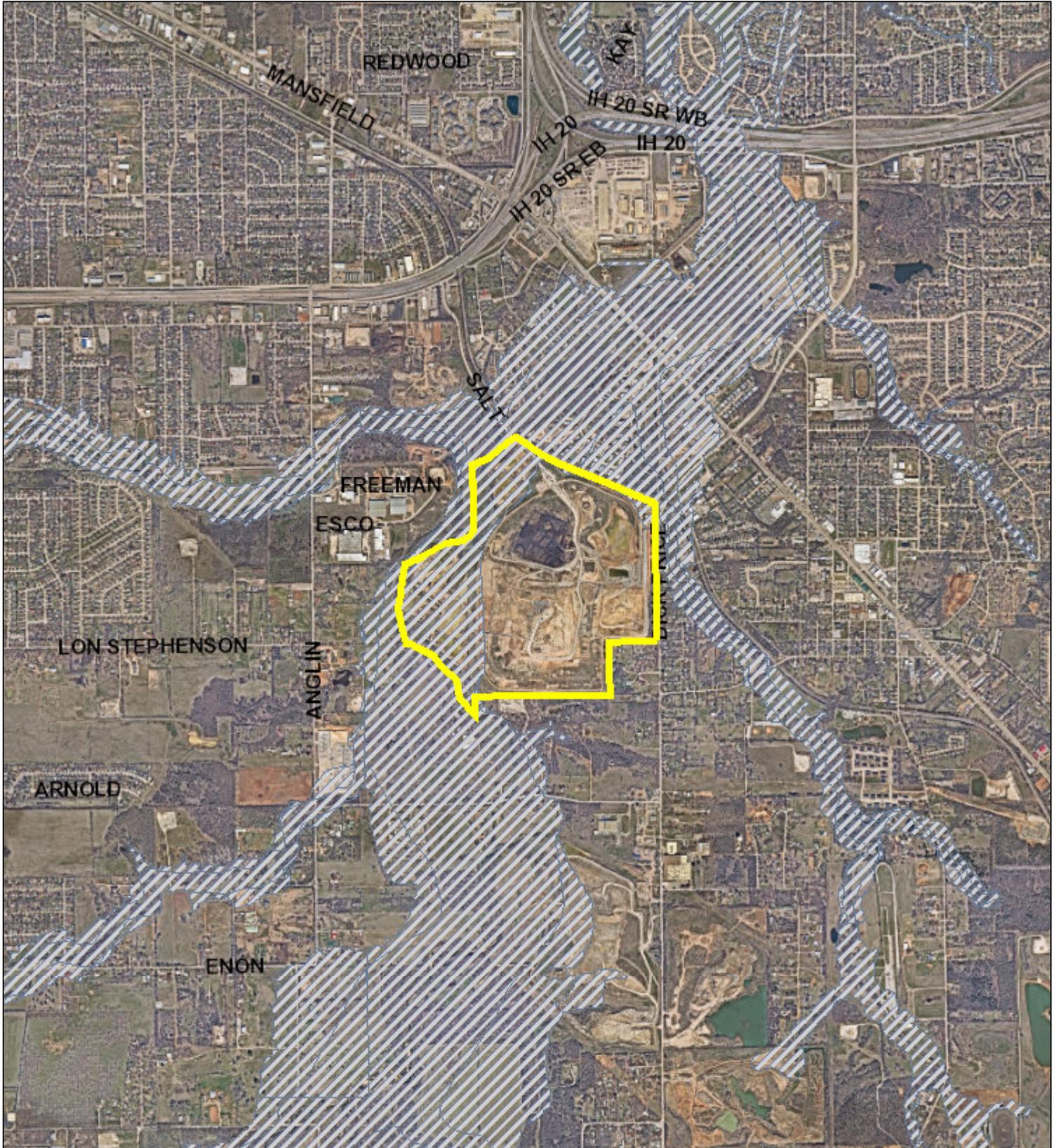


2,100 1,050 0 2,100 Feet

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



## Aerial Photo Map



0 1,375 2,750 5,500 Feet

