



# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-021

**Council District:** 11

## Conditional Use Permit

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

**Owner / Applicant:** Glenn Woodard, Westwood PS / Aaron Buckner, 3220 Ennis Ave, LLC

**Site Location:** 3220 Ennis Avenue

**Acreage:** 11.95 acres

### Request

**Proposed Use:** Rock Crushing Facility

**Request:** From: “K” Heavy Industrial

To: “J” Medium Industrial plus a Conditional Use Permit (CUP) for rock crushing facility for 5 years, site plan included

### Recommendation

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

**Comprehensive Plan Map Consistency:** **Not Applicable**

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

**Staff Recommendation:** **Approval** of temporary rock crushing facility

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## Project Description and Background

The proposed site is located on Ennis Street near the corner of Riverside Drive north of IH-30. The applicant is requesting to add a Add Conditional Use Permit (CUP) for rock crushing facility in “K” Heavy Industrial; site plan included.

Rock crushing facilities are only permitted within “J” Medium Industrial zoning districts through the CUP process. 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 to ensure the appropriateness of the use at a particular location.

Surrounding uses are primarily industrial within this area. The subject site also adjoins the Trinity River. Prior to development the applicant will have to comply with both stormwater and floodplain requirements. The applicant has provided the following narrative:

*The subject property is currently zoned “K” Heavy Industrial. A CUP for rock crushing facility with a time limit of 3-5 years is needed in order to crush and remove concrete pipe and related concrete debris that has been dumped across the subject property by an adjacent manufacturer of the concrete pipe.*

*Based on information provided to the Applicant/Property Owner, the undeveloped subject property was an excavation site for sand used in the production of cement by Martin Marietta and its predecessor at a facility in close proximity to the subject property. As sand was excavated off the subject property, a company that produced concrete pipe for commercial infrastructure use, also in close proximity to the subject property, would dump discarded concrete pipe and related concrete debris across the entire subject property, often burying the pipe up to 70 feet deep where sand excavation had occurred. Discarded pipe is visible today along the banks of the Trinity River that adjoins the subject property.*

*Over time, in addition to the discarded concrete pipe, the subject property became a dumping ground for used tires, construction debris and drug paraphernalia from illicit drug use. Prostitution was also a common occurrence through the use of mobile homes brought onto the property.*

*The Applicant/Property Owner desires to reclaim the property for industrial or commercial use. Since acquiring the subject property, the Applicant/Owner has commenced clean-up of the site. Approximately 8,000 used tires and 3,000 cubic yards of solid trash have been hauled away. The subject property has been fenced off to prevent further illegal dumping. Security lighting and cameras have been installed, which also benefits the surrounding neighborhood and industrial uses. Overnight security guards the subject property.*

*Complete reclamation of the subject property cannot occur unless the concrete pipe remnants can be crushed onsite. Off-site crushing facilities will not take the discarded pipe because it contains metal rebar used to fortify the concrete. The Applicant/Property Owner has water infrastructure on the subject property that will be used to control the dust particles resulting from the crushing process. The crushed material will then be utilized onsite if possible or hauled off, allowing the subject property to be made ready for compatible industrial or commercial use. The subject property will not be a permanent crushing facility.*

*The Applicant/Property Owner recently assisted with the reclamation of a former YMCA site at 4400 East Berry in District 11 in the City of Fort Worth by crushing concrete onsite, with no complaints about the operations. Additional crushing operations have been conducted at 3700 Angle Ave. in Fort Worth where the City will operate a new Police Department Patrol Division.*



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 “K” Heavy Industrial / Industrial uses  
East “J” Medium Industrial / Single family uses with scattered vacant lots  
South “K” Heavy Industrial / Industrial uses  
West “J” Medium Industrial; “F” General Commercial / Trinity River, undeveloped

## Recent Zoning History

- Site has been zoned “K” Heavy Industrial since before the early 2000’s

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on May30, 2025.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on May 30, 2025

Organizations Notified	
Riverside Alliance	United Riverside
Tarrant Regional Water District	East Fort Worth, Inc.
Streams and Valleys Inc.	Trinity Habitat for Humanity
United Riverside Rebuilding Corporation, Inc.	East Fort Worth Business Association
FWISD	

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The applicant is requesting to rezone “J” Medium Industrial plus a Conditional Use Permit (CUP) for rock crushing facility for 5 years, site plan included. Surrounding land uses consist of other industrial uses in industrial zoning on most sides.

The proposed zoning request is temporary in nature and **is compatible** with surrounding land uses. The proposed site is located next to the Trinity River, near the floodplain, with large trees on the southeast portion of the site. Typically, a rock crushing facility would result in additional dust, noise, runoff, and other impacts to surrounding industrial neighborhoods roughly 300 ft away.

However, in this case, the applicant is limiting the rock crushing to 3-5 years and staff understand that some work may need to be completed to get the site ready for further development. The applicant needs to make a strong case that the proposal would limit environmental and neighborhood impacts. A permanent rock crushing facility would not be supported by staff.

### Comprehensive Plan Consistency– Northeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map, where less intensive industrial uses are encouraged. However, the proposed rezoning **is consistent** with the overall aim at redeveloping the site for usable industrial uses and the following policies.

- 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.

## 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 surfacing (i.e. grass turf, gravel, walks, etc.) elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
2. Label the height of the fence on the north.

### **Stormwater**

- Site may require an accepted drainage study if platting greater than 1 acre or if total land disturbance exceeds 1 acre.
- FEMA Floodplain is located along the southern property boundary. There is a dedicated Floodplain Easement along the FEMA Floodplain on the southern boundary of the property.

### **Fire**

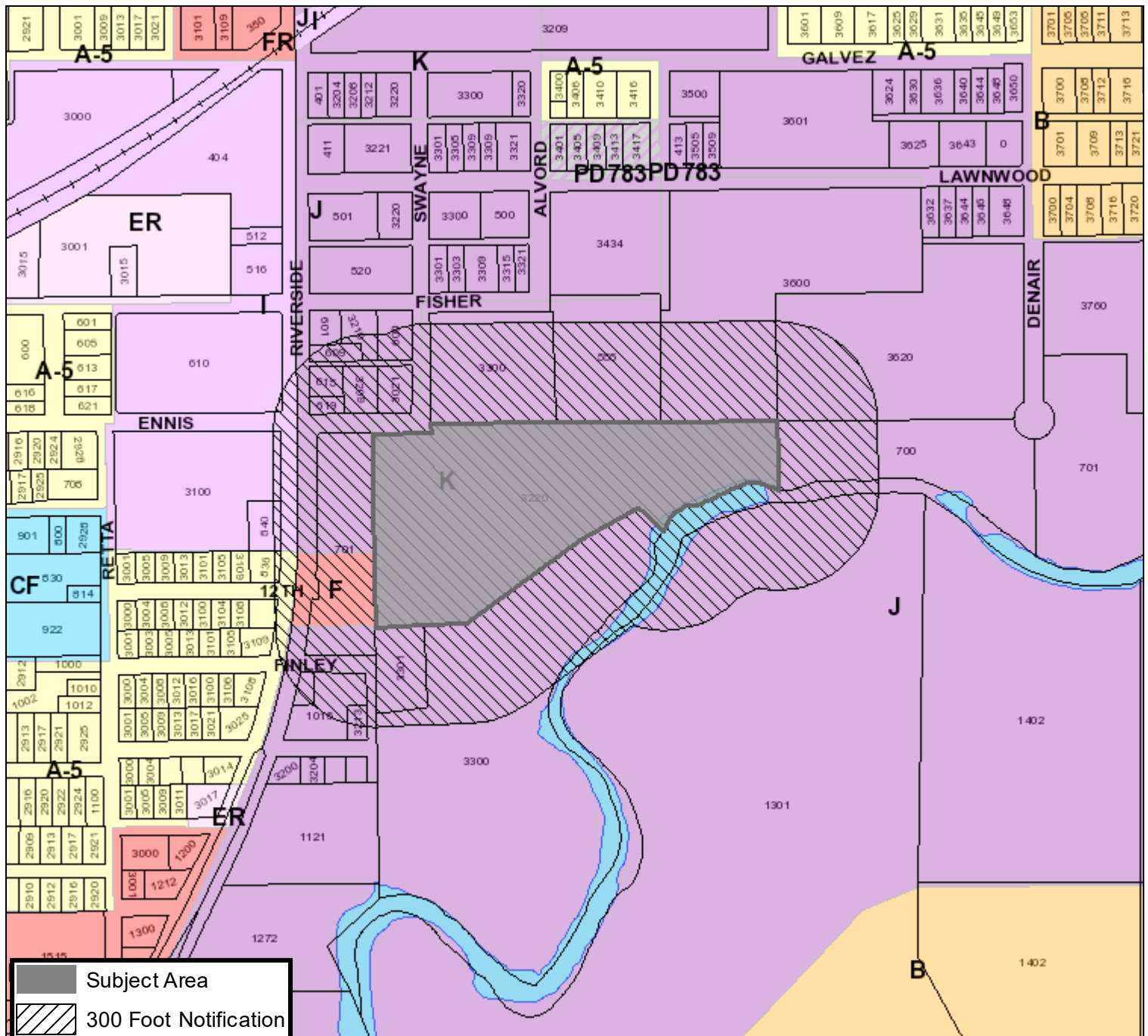
- The following would apply to occupied buildings:
- Building hose lay: buildings must be located within 150' of the edge of a public street or a fire lane must be provided.
- Section 503 Fire Lane Specifications
- Section 503.1.1 Buildings and Facilities
- Hydrant/building hose lay: A hydrant must be provided within 500' of a hydrant.
- Sections 507.5.1 Hydrants

### **TPW**

- FYI: Sidewalks and street lights will be required on all street frontages if not currently existing
- FYI: Curb and gutter will need to be installed along street frontages if not currently existing
- FYI: Driveways are subject to the City of Fort Worth Access Management Policy;

***(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.)***

Applicant: 3220 Ennis Avenue LLC/ Westwood Professional Serv.  
Address: 3220 Ennis Avenue  
Zoning From: K  
Zoning To: Add CUP for rock crushing facility in J Medium Ind.  
Acres: 11.95  
MapSCO: Text  
Sector/District: Northeast  
Commission Date: 6/11/2025  
Contact: 817-392-8028



0      215      430      860 Feet



RIVERSIDE DRIVE

ENNIS AVENUE  
60' RIGHT-OF-WAY

LOT 1-R-A-R  
BLOCK 1-A  
MARY A. ADAMS HEIRS  
SUBDIVISION  
DOC. NO. D218013730  
P.R.T.C.T.

POINT FROM WHICH A  
1/2" CIRF "BEASLEY"  
BEARS S15°41'51"W, 2.00'

DAVID CHARLES CRAIN  
DOC. NO. D206371341  
O.P.R.T.C.T.

LOT 1R1  
BLOCK 72-R  
THIRD FILING - RIVERSIDE ADDITION  
DOC. NO. D218229128  
P.R.T.C.T.

LOT 1R2  
BLOCK 72-R  
THIRD FILING - RIVERSIDE ADDITION  
DOC. NO. D218229128  
P.R.T.C.T.

LOT 1  
BLOCK 71-R  
THIRD FILING,  
RIVERSIDE ADDITION  
VOL. 388-139, PG. 80  
P.R.T.C.T.

LOT 1  
BLOCK 70-R  
THIRD FILING,  
RIVERSIDE ADDITION  
VOL. 388-139, PG. 80  
P.R.T.C.T.

LOT 1  
BLOCK B-R  
THIRD FILING,  
RIVERSIDE ADDITION  
VOL. 388-139, PG. 80  
P.R.T.C.T.

11.95 ACRES  
(520,366 SQ. FT.)  
LOT 1  
BLOCK A-R  
THIRD FILING,  
RIVERSIDE ADDITION  
VOL. 388-139, PG. 80  
P.R.T.C.T.

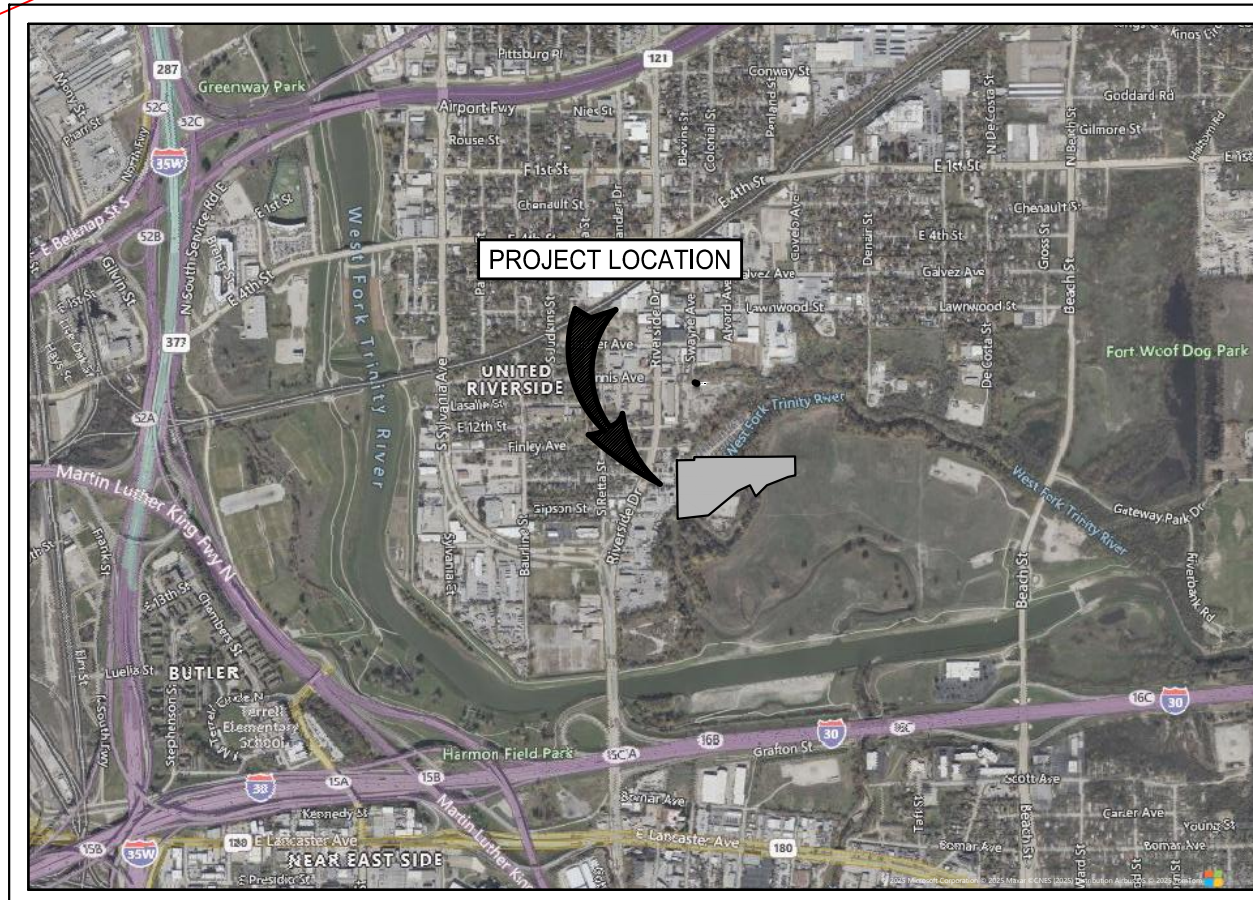
OWNER/DEVELOPER  
NAME: 3220 ENNIS AVE, LLC  
ADDRESS: 4825 DAVID STRICKLAND  
FORT WORTH, TX 76109  
PHONE: 817-300-4910

ENGINEER  
NAME: WESTWOOD PROFESSIONAL SERVICES  
ADDRESS: 500 WEST 7TH ST, SUITE 1300  
FORT WORTH, TX 76102  
PHONE: 817-953-2777

SURVEYOR  
NAME: WESTWOOD PROFESSIONAL SERVICES  
ADDRESS: 9800 HILLWOOD PKWY, SUITE 250  
FORT WORTH, TX 76177  
PHONE: 817-562-3350

NOTES:

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



LOCATION MAP  
(NOT TO SCALE)

DIRECTOR OF  
DEVELOPMENT SERVICES: X

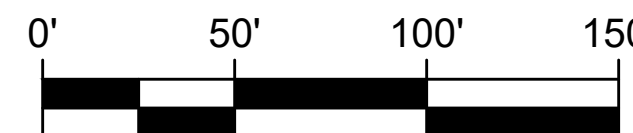
DATE: X

ENNIS AVENUE ROCK CRUSHING FACILITY  
ZC-25-021

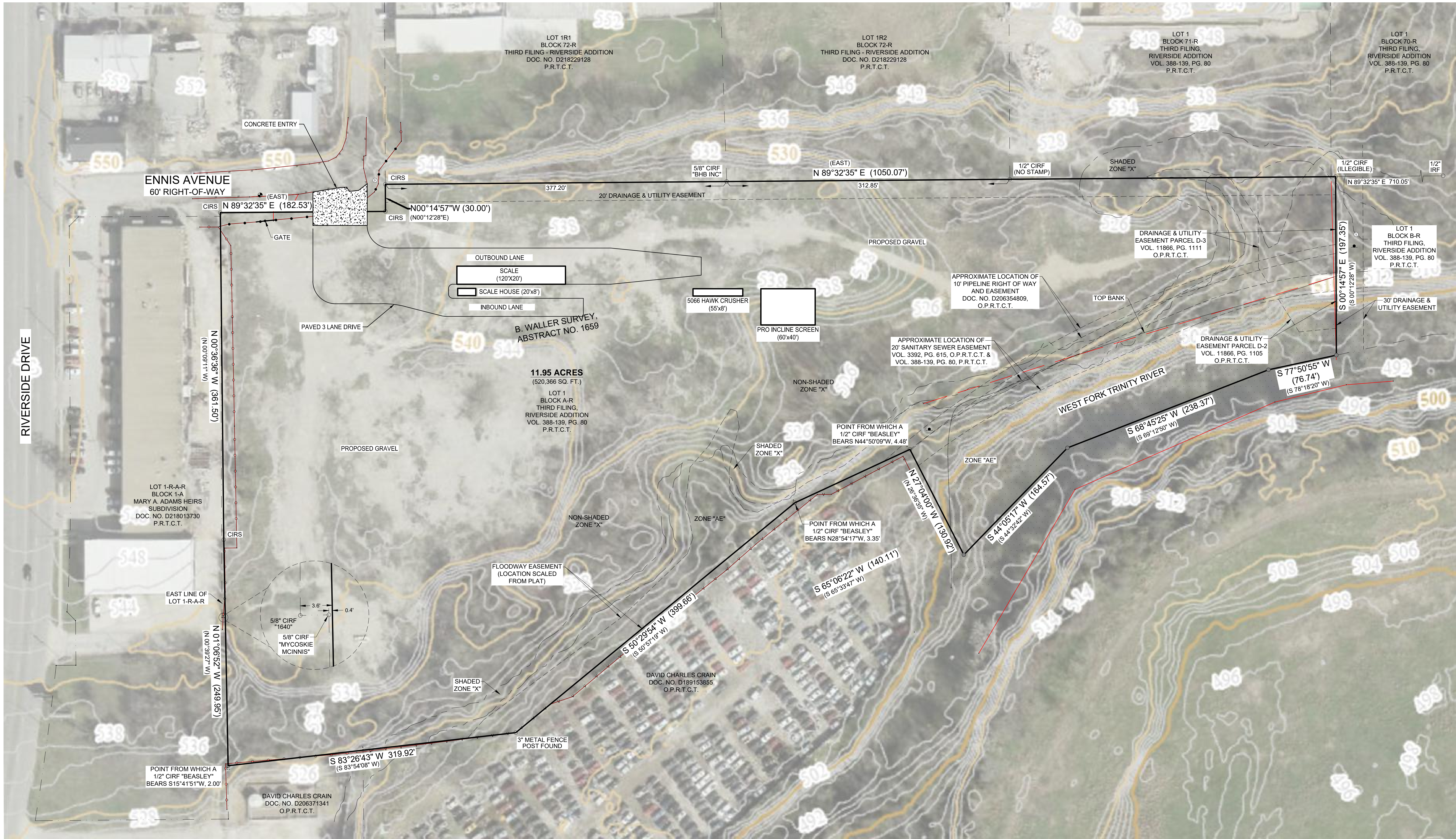
Westwood

500 WEST 7TH STREET, SUITE 1300  
FORT WORTH, TX 76102  
T: 817.953.277

3200 ENNIS AVENUE  
CONDITIONAL USE PERMIT  
FORT WORTH, TEXAS  
JANUARY 2025



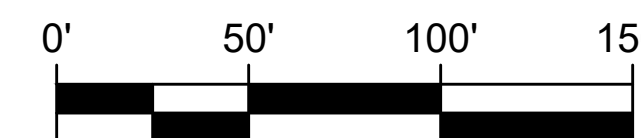




**Westwood**

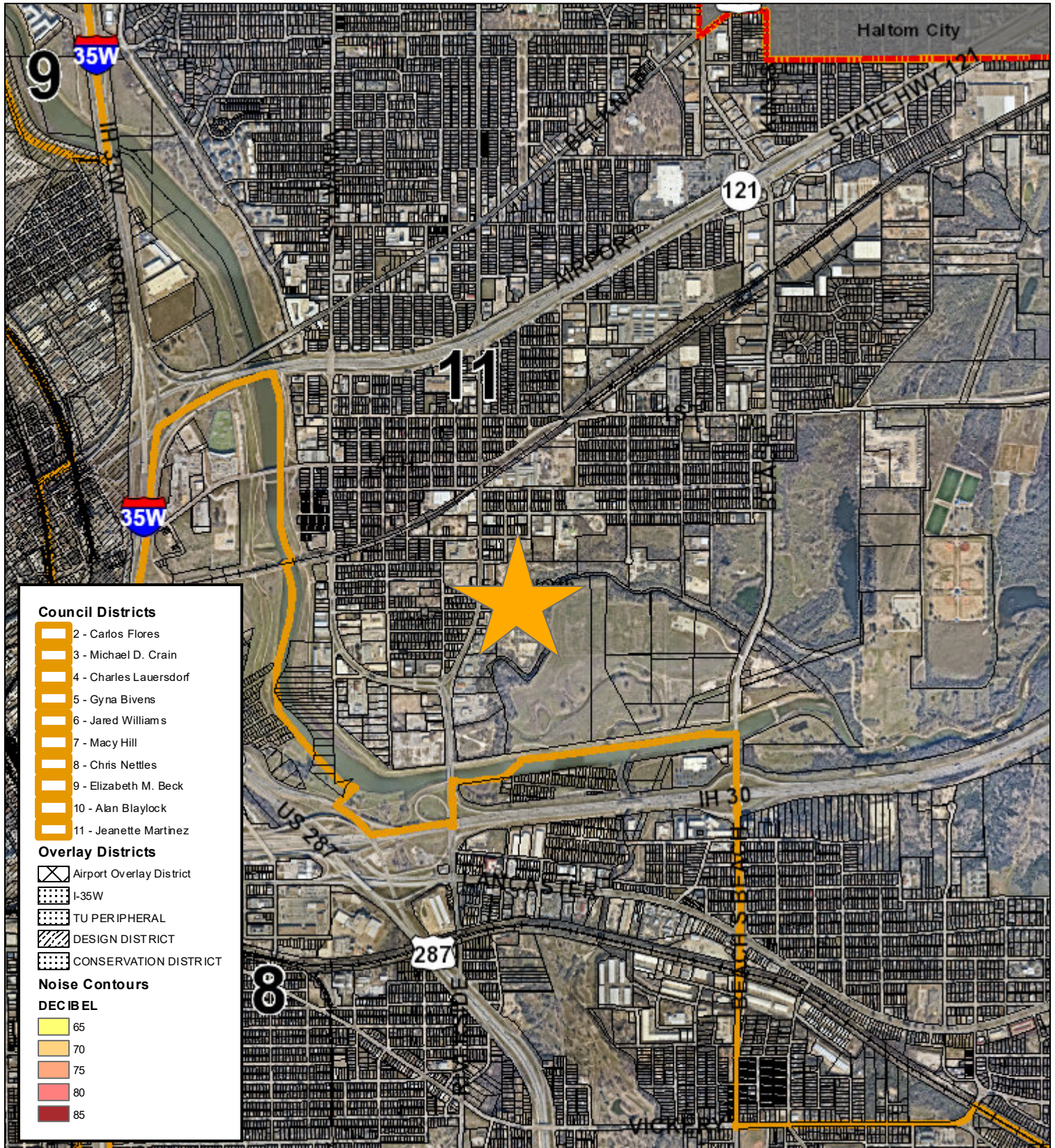
500 WEST 7TH STREET, SUITE 1300  
FORT WORTH, TX 76102  
T: 817.953.277

3200 ENNIS AVENUE  
**CONDITIONAL USE PERMIT**  
FORT WORTH, TEXAS  
JANUARY 2025





### Area Map



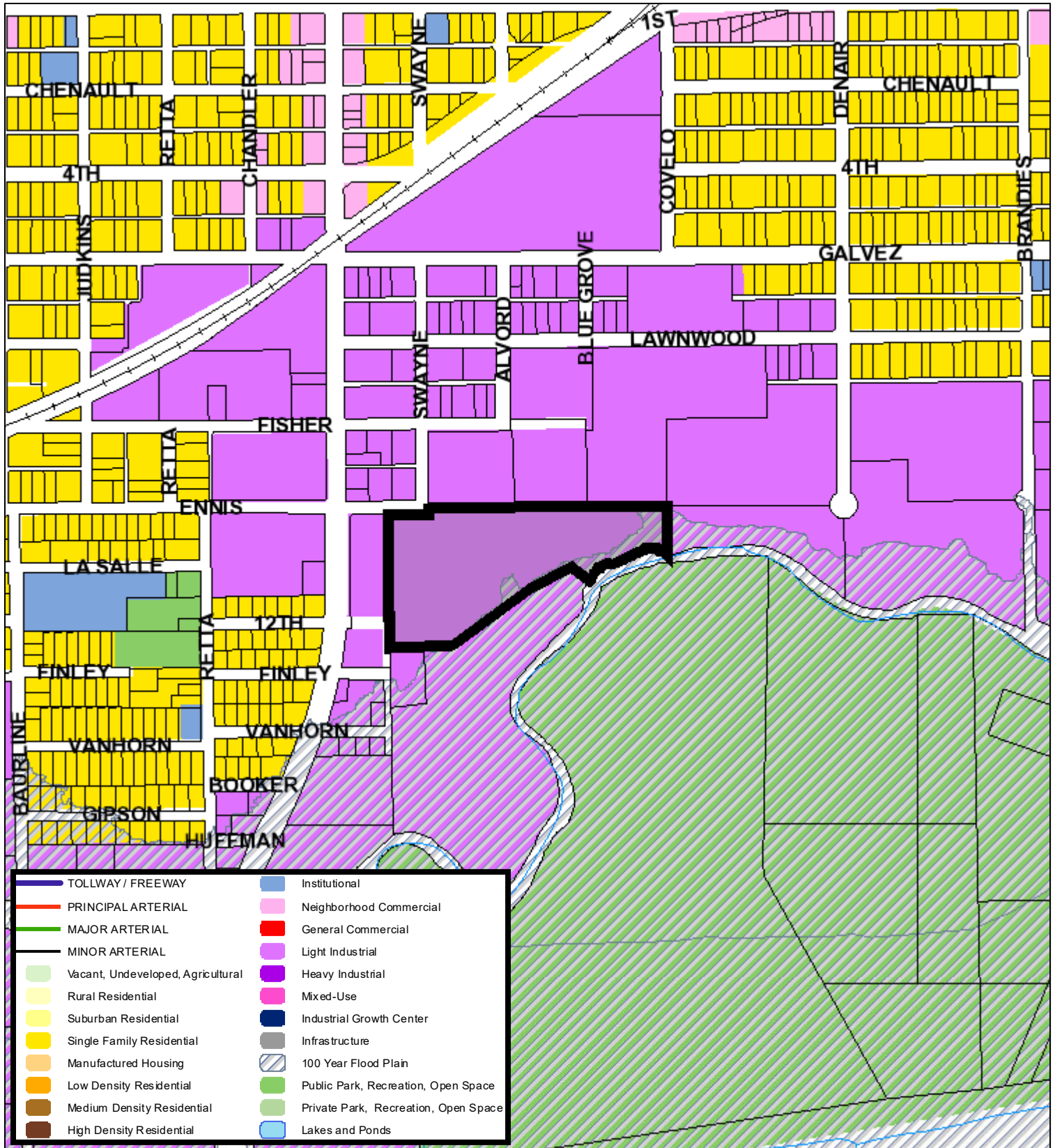
0 1,000 2,000 4,000 Feet





ZC-25-021

## Future Land Use



580 290 0 580 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.



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ZC-25-021

## Aerial Photo Map



0 362.5 725 1,450 Feet







# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-027

**Council District:** 11

## Zoning Map Amendment

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

**Owner / Applicant:** Michael Parmerlee, GFC Leasing Corporation / Russ Michaels, CSH Avenue at Lancaster, Ltd./ Jason Knotowicz

**Site Location:** 5733 Craig Street

**Acreage:** 3 acres

### Request

**Proposed Use:** Multifamily

**Request:** From: “B” Two-Family Residential & “E” Neighborhood Commercial  
To: “PD/D” Planned Development for all uses in “D” High Density multifamily removing golf course, group home and museum uses with development standard for reduced parking, site plan included

### Recommendation

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

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

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

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

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7. Future Land Use Map



## Project Description and Background

The subject site is a 3-acre tract within Council District 11. The site is currently undeveloped and is proposed to be rezoned from the existing “B” Two-Family Residential & “E” Neighborhood Commercial to “PD/D” Planned Development for all uses in “D” High Density multifamily with development standards for screening fence and required parking within an easement, site plan included. This case was continued from the March meeting in order for the applicant to meet with neighbors, hold a Predevelopment Conference, and renote for the PD.

There area is predominantly single-family and commercial in nature. However, a case could be made for multifamily in the area due to proximity to Lancaster Avenue, public transportation, and existing commercial services.

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The Subject Property to be considered by this zoning change application is a 3.00 acre tract located at 5733 Craig Street Road (aka Lot 2R1 Block A of the Holman Subdivision) and currently zoned "B," Two Family. The Applicant is requesting to change the zoning designation of the Subject Property to "D" High Density Multifamily.

The zoning change would accommodate the development of the proposed Avenue at Lancaster, a mixed-income apartment community providing affordable housing choices to seniors in the Fort Worth and surrounding communities. Avenue at Lancaster will be Class A new construction offering up to 81 units (by this zoning change) in a mix of 1-bedroom and 2-bedroom unit configurations; will include the construction of upscale resident amenities and a luxury community center; and will provide a robust program of resident empowerment services. As of the time this zoning change application is submitted to development services staff (2/3/2025), the City's Neighborhood Services department has also received a 2025 City of Fort Worth Housing Tax Credit Resolution Application from the Applicant to consider support for the proposed Avenue at Lancaster development. The Applicant anticipates that the City Council will consider and provide full support for the proposed development by the time this zoning change application is considered by the Zoning Commission.

The Subject Property is situated along Craig Street, just north of the E Lancaster Ave commercial corridor, and among a variety of surrounding commercial, retail and residential uses. The surrounding land uses immediately to the north and east are residential in nature consisting of mainly single family uses. The other immediate surrounding land uses are commercial in nature, including a restaurant and bank immediately to the west, and retail and auto repair uses to the south and fronting E Lancaster Ave. The proposed development is consistent with the mix of commercial and residential uses in this area and along East Lancaster Avenue.

The Subject Property is located within Neighborhood Empowerment Zone Area #6. The proposed development contributes to the City's revitalization efforts in this NEZ Area by providing mixed-income affordable housing to residents in need, emphasizing new construction, fair housing practices, increased attainable housing choices, and a multi-million dollar investment into improvements that revitalize the community and area.

The location of the proposed Avenue at Lancaster is consistent with the Housing Focus Areas section of the Comprehensive Plan and aligns with the following:

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



The following table shows development standards for the proposed case:

Standard	“D” High Density Multifamily	PD/D
Parking	Required parking cannot be counted within easements	Parking located within easement (staff is supportive of this development standard)

Surrounding Zoning and Land Uses

North “B” Two-Family; “E” Neighborhood Commercial / single-family, commercial  
South “B” Two-Family; “FR” General Commercial Restricted / commercial, single-family  
East “A-5” One-Family / single-family  
West “E” Neighborhood Commercial / commercial

Recent Zoning History

- No recent Zoning Cases. Site has been “B” and “E” for some time.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on May 30, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on May 30, 2025:

Organizations Notified	
Neighborhoods of East Fort Worth Alliance	Handley NA
Central Meadowbrook NA	East Fort Worth Inc.
Streams and Valleys, Inc.	Southeast Fort Worth Inc.
Historic Handley Development Corporation	Trinity Habitat for Humanity
East Fort Worth Business Association	FWISD





## Development Impact Analysis

### Land Use Compatibility

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The surrounding neighborhood is developed as single-family to the north, east, and south, with commercial both west and south. The proposed PD is less and more aligned with a lower density residential and the nature of the area.

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

### Comprehensive Plan Consistency

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The 2023 Comprehensive Plan designates the subject property as single-family residential and commercial. The proposed zoning is **not consistent** with the Future Land Use map designation. However, it **is consistent** with the following policies of the Comprehensive Plan:

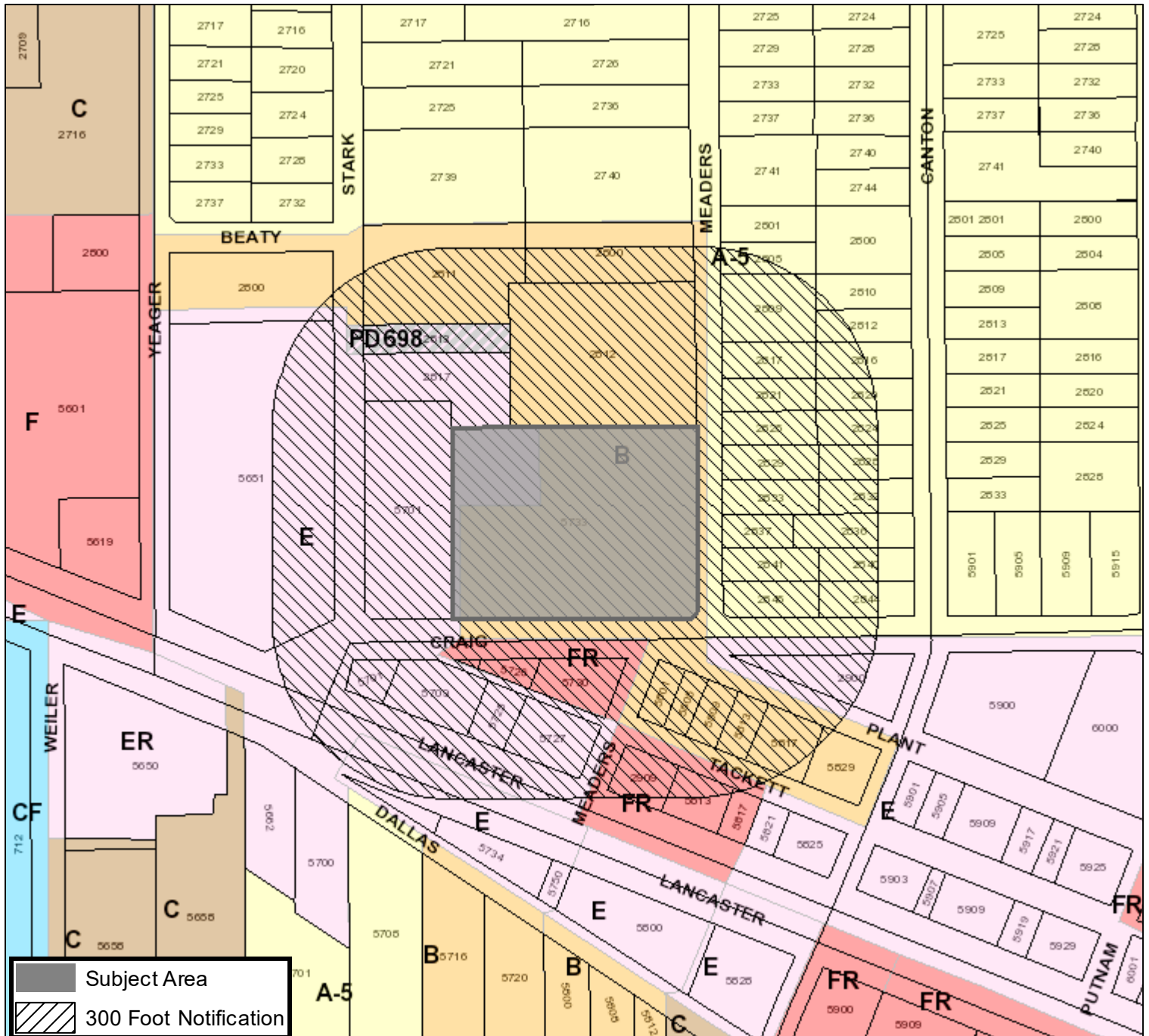
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.



ZC-25-027

## Area Zoning Map

Applicant: GFC Leasing Corp. / CSH Ave. at Lancaster  
Address: 5733 Craig Street  
Zoning From: B, E  
Zoning To: D  
Acres: 3.00126992  
Mapsc0: Text  
Sector/District: Eastside  
Commission Date: 6/11/2025  
Contact: 817-392-8028



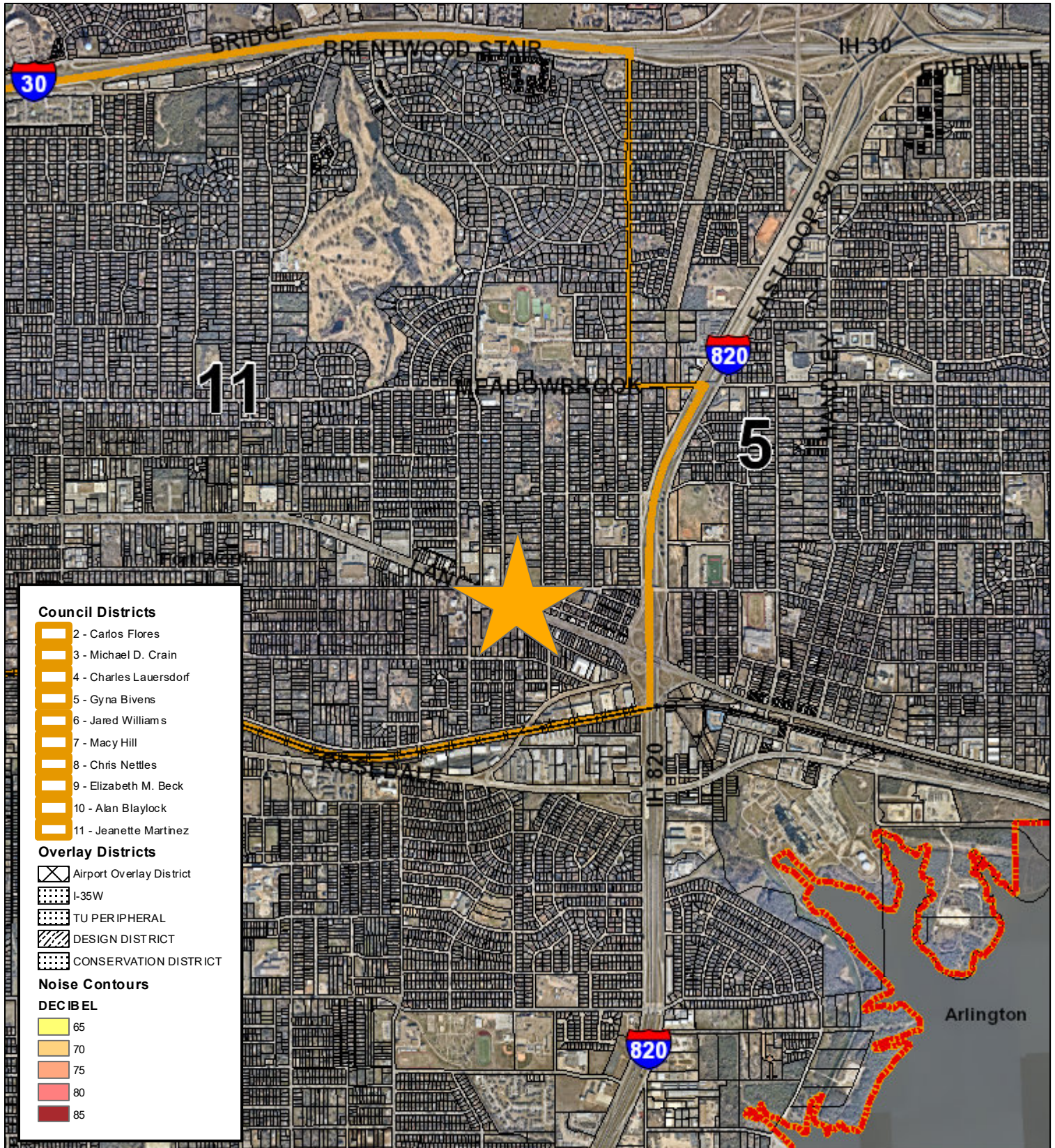
0 120 240 480 Feet

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## Area Map



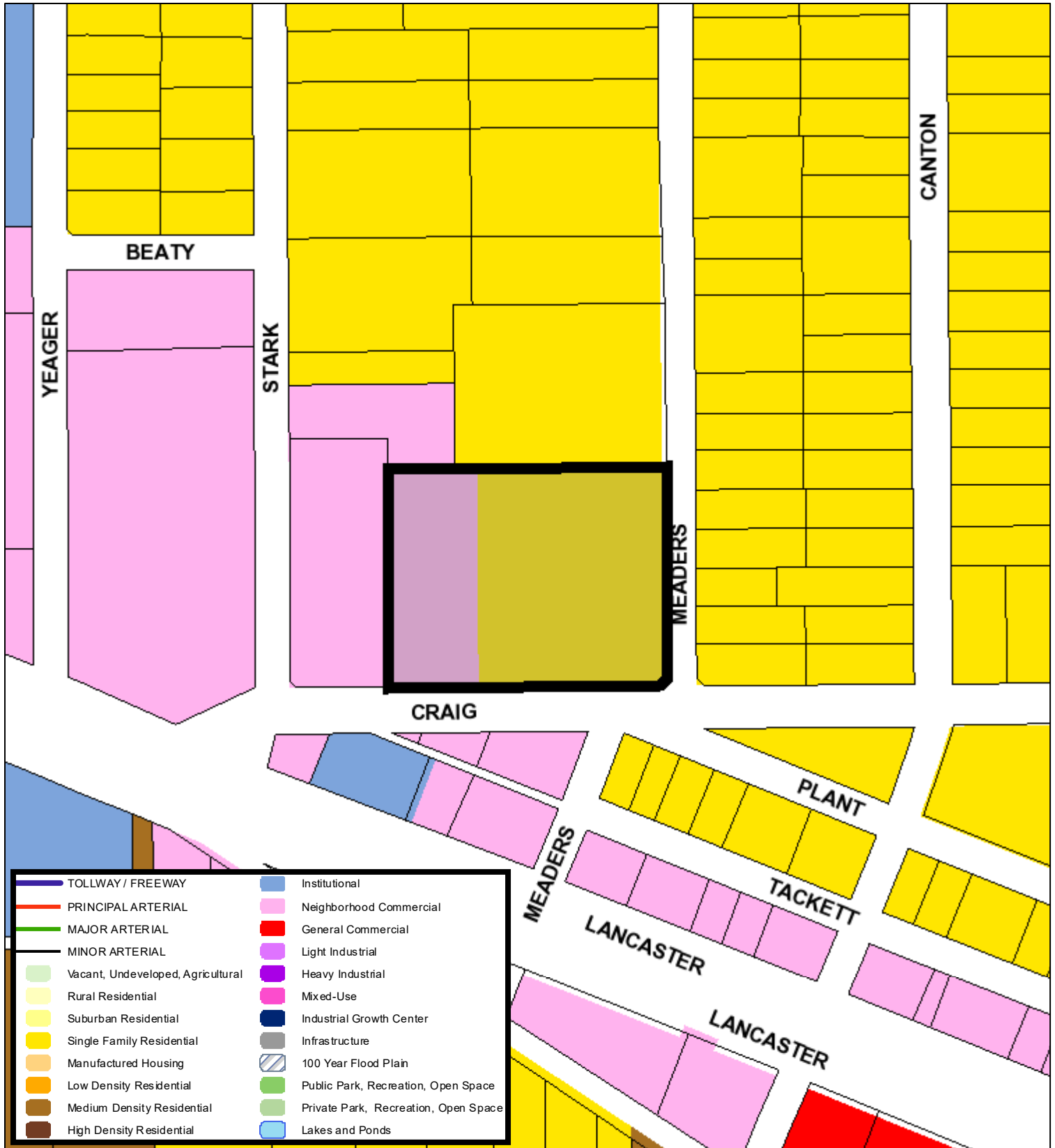
0 1,000 2,000 4,000 Feet





ZC-25-027

## Future Land Use



190 95 0 190 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.







ZC-25-027

## Aerial Photo Map



0 125 250 500 Feet







# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-028

**Council District:** 2

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** Napoleon Canizales/ Briana Baugh

**Site Location:** 504 NW 25th Street

**Acreage:** 0.322 acre

### Request

**Proposed Use:** Retail/ Commercial and Multi-family

**Request:** From: “PD1104 “PD/A-5” Planned Development for all uses in "A-5" One-Family plus four residential units on one lot; site plan Approved and on file in the Planning & Development Department.  
To: “MU-1” Low-Intensity Mixed-Use

### Recommendation

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

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

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

**Staff Recommendation:** **Continuance**

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## Project Description and Background

The subject property, approximately 0.322 acres in size, is located north of NW 25th Street. It currently contains one single-family home, while the remainder of the lot remains largely undeveloped (see Figure 1). Historically, the site included three single-family homes, but two of the structures have since been demolished; the reason for their removal is unknown to staff at this time (see Figure 2).

The property lies at the edge of an established residential neighborhood and is surrounded by a mix of residential uses and small businesses. It is currently zoned “PD/A-5,” a Planned Development district allowing all uses permitted in the “A-5” One-Family district, along with an allowance for up to four residential units on a single lot. The surrounding area is primarily zoned “A-5” One-Family, with the exception of “E” Neighborhood Commercial zoning located directly to the south.

The applicant is proposing to develop a mixed-use building on the subject property. Additional information about the proposal can be found in the 'Applicant's Description' section below. While a formal site plan is not required at this stage of the rezoning process, approval of the request to rezone the property to Low-Intensity Mixed-Use (MU-1) will require the applicant to comply with all applicable site plan submission requirements outlined in the MU-1 zoning regulations.\*

### **Applicant's Description**

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *“The intention is to create a vibrant mixed-use development that combines commercial and residential spaces, catering to both tourist and locals.”*

*Commercial Use: The commercial will feature businesses such as retail shops, dining establishments, and small-scale offices, designed to enhance the visitor experience in this iconic area.*

*Residential Use: The residential component will include multi-family housing to meet the growing demand for diverse living options in the Stockyards area, fostering a sense of community and providing convenient housing for local workers and residents.*

*The rezoning to MU-1 is essential to support a seamless blend of these uses, which is not achievable under the current PD 1104 zoning designation.*

### *Compatibility with Surrounding Land Uses*

*The proposed mixed-use development aligns with the surrounding land uses and enhances the area's character:*

*Tourism Hub: Proximity to the Stockyards positions this development to directly support the area's tourism economy by providing retail and dining options that cater to visitors.*

*Residential Integration: Introducing residential spaces creates a balanced urban fabric, attracting long-term residents who can benefit from the vibrant amenities and services in the area.*

*Economic Growth: The development will increase foot traffic and revenue for surrounding businesses while aligning with Fort Worth's goal of sustainable urban growth.”*








Figure 1: Site Photos taken on Rose Avenue by staff on 4/30/25





Figure 2: Google image from January 2022; depicts all three single family houses

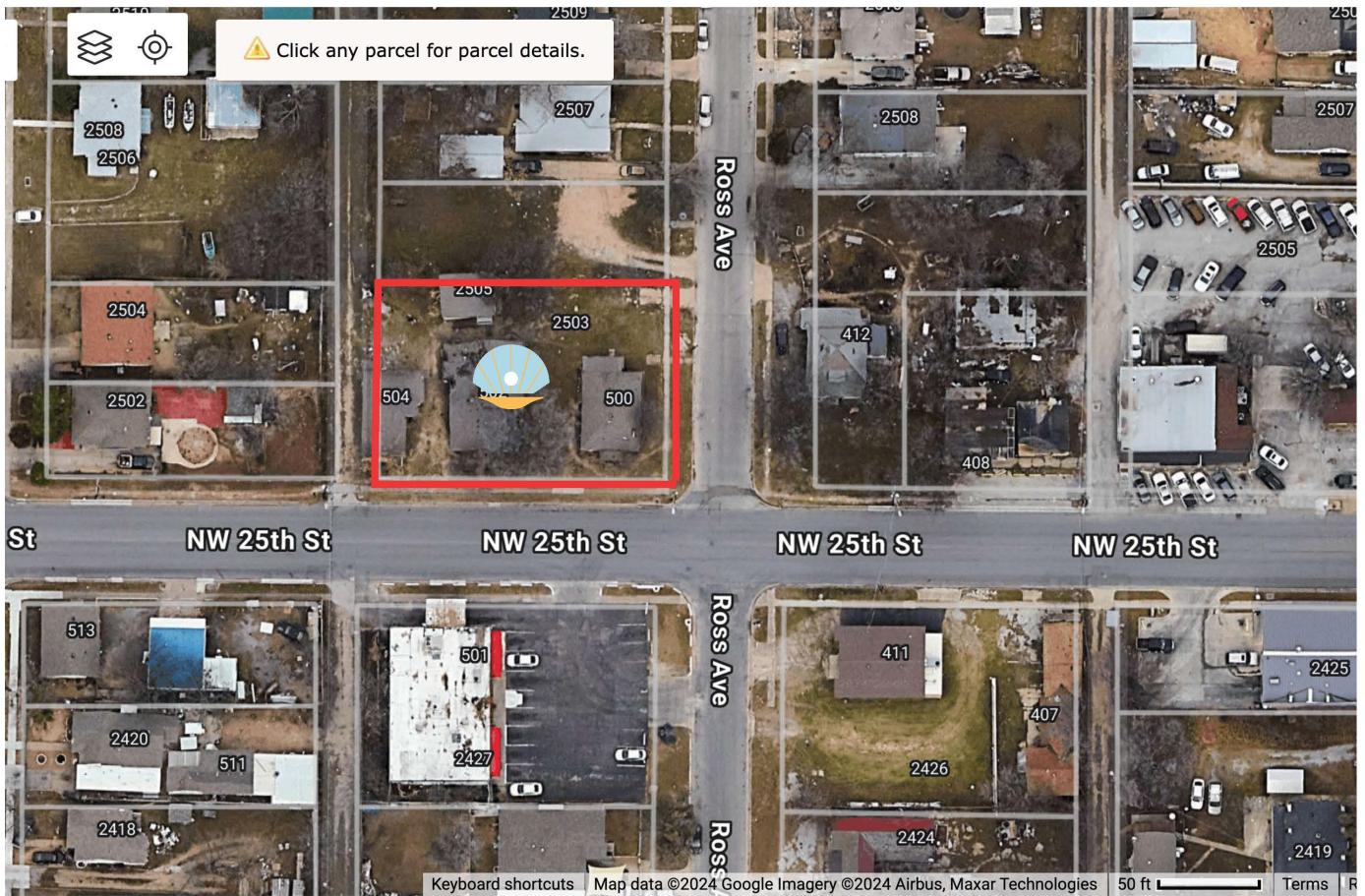


Figure 3: Map Image provided by Applicant

\*The ordinance information used in this section can be found [here](#).

## Surrounding Zoning and Land Uses

North: “A-5” One-Family/ Residential  
East: “A-5” One-Family/ Residential  
South: “E” Neighborhood Commercial/ Mini-mart store & drive-thru  
West: “A-5” One-Family/ Residential

## Recent Zoning History

- ZC-16-099: 25th & Ross Manifest Abundance, LLC; From A-5 to PD/A-5 for 6 residential units on one lot.
- ZC-11-006: City of Fort Worth Planning and Development; From A-5, B, B/DD, C, C/HC, CF, ER, E, E/DD, FR, F, F, I, I/DD, I/HC, J, J/HC, and PDs 101, 107, 117, & 619 to A-5, A-5/HC, A-5/DD, AR, B, B/DD, UR, CF, CF/DD, ER, E, E/DD, MU-1, MU-1/HSE, MU-1/HC, MU-1/DD, MU-2, MU-2/HC, and MU-2/DD

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on May 2, 2025.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on April 29, 2025:

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valley's Inc
Inter-District 2 Alliance	North Side

*\* Closest registered Neighborhood Organization*

## Development Impact Analysis

### Land Use Compatibility

The majority of the surrounding area is zoned for residential use, apart from a commercial property located directly to the south. The proposed zoning is **compatible** with surrounding land uses. While the proposed land



use aligns generally with the area's existing mix of residential and commercial uses, there are concerns about the potential impact of increased density on the surrounding neighborhood.

The applicant is requesting a rezoning to the Low-Intensity Mixed-Use (MU-1) district with the goal of fostering a balanced, walkable environment that enhances the quality of life for area residents. By selecting a form-based zoning district, the applicant is committing to pedestrian-oriented design standards that promote compatibility with the existing neighborhood character. Additionally, the form-based nature of the MU-1 district requires that a conceptual plan be submitted and reviewed by staff prior to permitting. This review ensures that any proposed development meets the district's quality and design standards.\*

However, staff is concerned that the density permitted under MU-1 may be excessive for a parcel of this size and in this particular location. MU-1 zoning allows for mixed-use buildings up to five stories in height and residential densities of up to 80 units per acre. For this 0.322-acre parcel, that equates to approximately 25 residential units, which may be too intense for the surrounding low-density residential context.

In addition to density concerns, the allowed building height could negatively affect the neighborhood's visual and physical character, particularly considering the predominantly one- and two-story homes nearby. Additional impacts such as increased traffic, noise, and parking demand may also pose challenges to neighborhood compatibility.

Parking requirements under the MU-1 district may mitigate some of the unit count, as multifamily developments must provide between 0.75 and 1 parking space per bedroom, plus an additional 2 spaces per 500 square feet of leasing office or social space. Based on this standard, the minimum required parking would be approximately 19 spaces—not including any required for commercial components or amenity areas.

Another important mitigating factor is the height transition requirement that applies to developments adjacent to one- or two-family districts. According to Ordinance 4.1300.f.1.d:

*“All uses within the MU-1 district adjacent to a one- or two-family district must use a transitional height plane of 45 degrees for any portions of a building above three stories or 45 feet, whichever is less, starting from the property line of the adjacent one- or two-family district.”*

This provision will help reduce abrupt changes in building scale, but concerns remain that the maximum density and height permitted under MU-1 could still adversely affect the existing residential and commercial context.

If approved, staff recommends capping the maximum height at three stories and limiting density accordingly to better align with the surrounding neighborhood and ensure a more appropriate transition in scale and intensity.


Staff is currently awaiting the applicant's outreach to the neighborhood associations in order to gather feedback on the proposed project. To support this effort, **staff will recommend a continuance** to allow additional time for community engagement. The applicant has indicated that a meeting with one of the neighborhood associations is scheduled for June 12, 2025.

\*The ordinance information used in this section can be found [here](#).

## Comprehensive Plan- Map Consistency

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The adopted Comprehensive Plan designates the subject property as Single-Family Residential, as indicated on the Future Land Use (FLU) Map.





RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2

The proposed zoning designation for the property is not consistent with the Single-Family Residential designation identified in the Future Land Use (FLU) Map. The requested rezoning to Low-Intensity Mixed-Use (MU-1) does not align with the current FLU designation.

MU-1 zoning allows for a broader range of land uses, including commercial activities and higher-density residential development, such as multifamily units and live-work spaces. Notably, single-family detached dwellings are not a permitted use under MU-1 zoning. As a result, the proposed rezoning represents a significant departure from the established land use vision for this area. The FLU category allows for the following zoning districts:

- “A-10” One-Family
- “A-7.5” One-Family
- “A-5” One-Family
- “AR” One-Family Restricted

There are several key policies outlined in the City’s comprehensive plan that also do not align with the current future plans. While the plan encourages infill development and diverse housing options, it also emphasizes the importance of compatibility, scale, and preserving neighborhood character.

Key policies guiding this vision include:

- *Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.*
- *Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.*
- *Preserve the character of rural and suburban residential neighborhoods.*
- *Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.*
- *Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.*

Although walkability and mixed-use development are generally supported, they are intended to be implemented in a way that respects existing neighborhood form and character. This proposal, in its current form, would introduce significant height, traffic, and parking impacts that are not adequately mitigated and would undermine the suburban residential fabric of the area.

Based on the lack of conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan FLU Map and Policies.

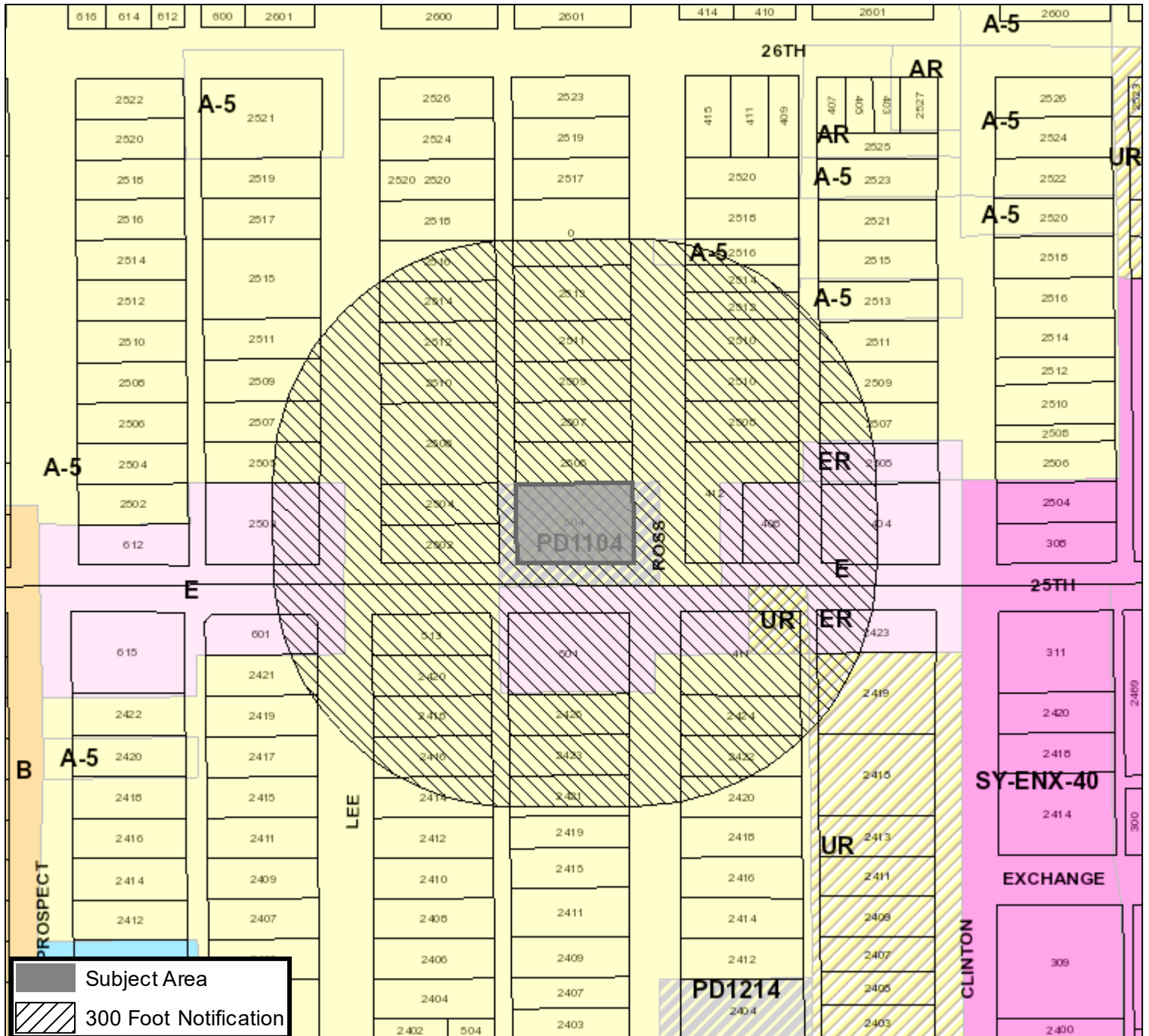
\*The ordinance information used in this section can be found [here](#).



ZC-25-028

## Area Zoning Map

Applicant: 25th & Ross Manifest Abundance  
Address: 504 NW 25th Street  
Zoning From: PD 1104 for A-5 uses plus quadraplex  
Zoning To: MU-1  
Acres: 0.322  
Mapsc0: Text  
Sector/District: Northside  
Commission Date: 6/11/2025  
Contact: 817-392-2806



0 87.5 175 350 Feet

Created: 5/20/2025 9:05:23 AM



## 2 EXISTING SITE PLAN

**Description ELLIS, M G  
ADDITION BLOCK 25  
LOTS 1 & 2  
LandSQFT=14,036**

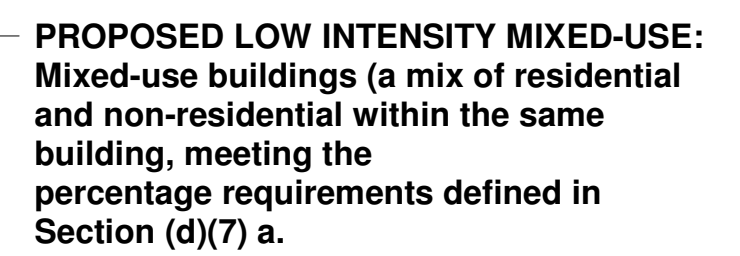
**EXISTING SIDEWALK**

# EXISTING SITE PLAN

1" = 20'-0"



1



- RETAIL
- COMMERCIAL
- RESIDENTIAL

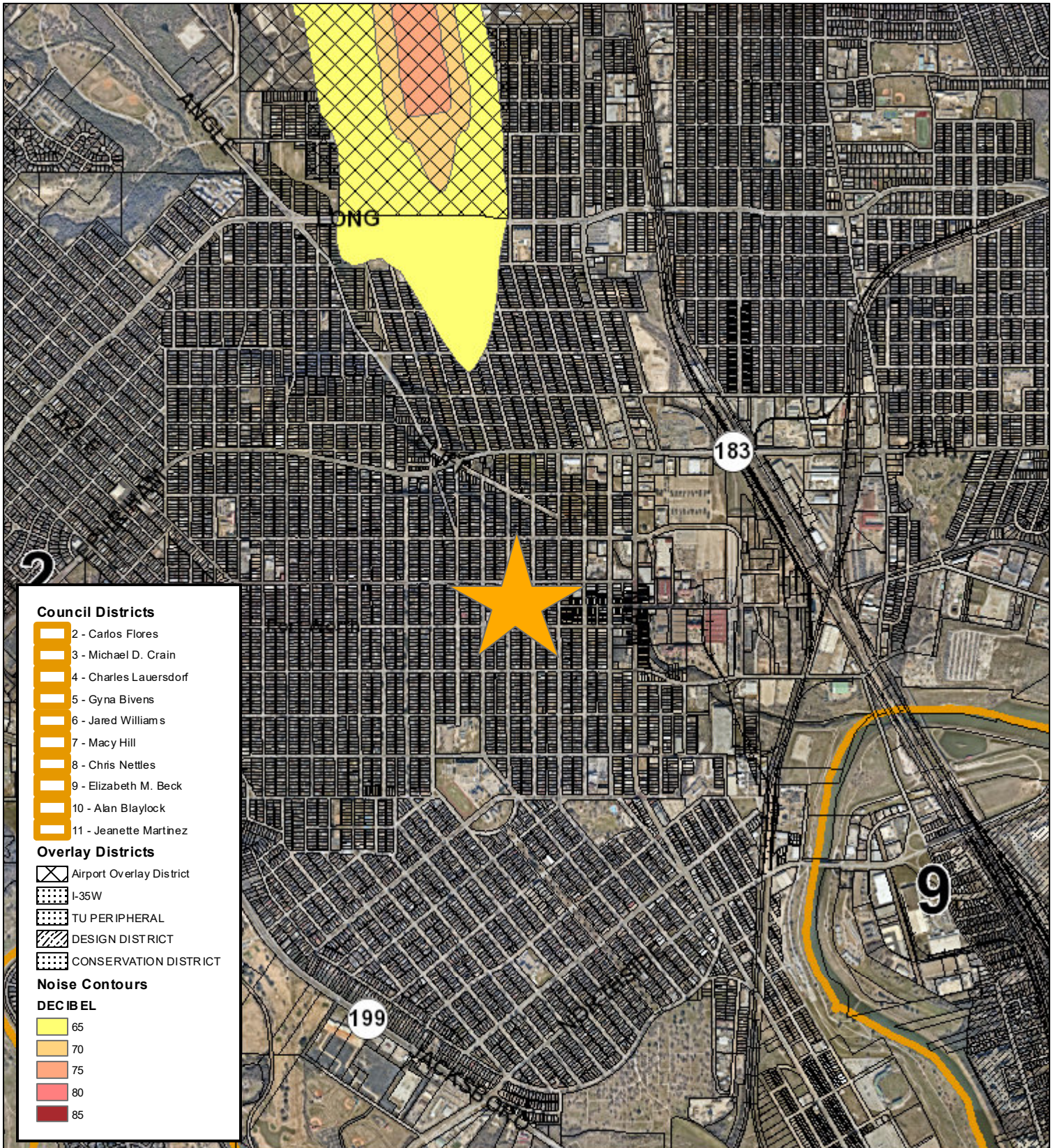
## A1.01

# PERMIT PLAN REVIEW

5/7/2025 10:22:15 PM



## Area Map



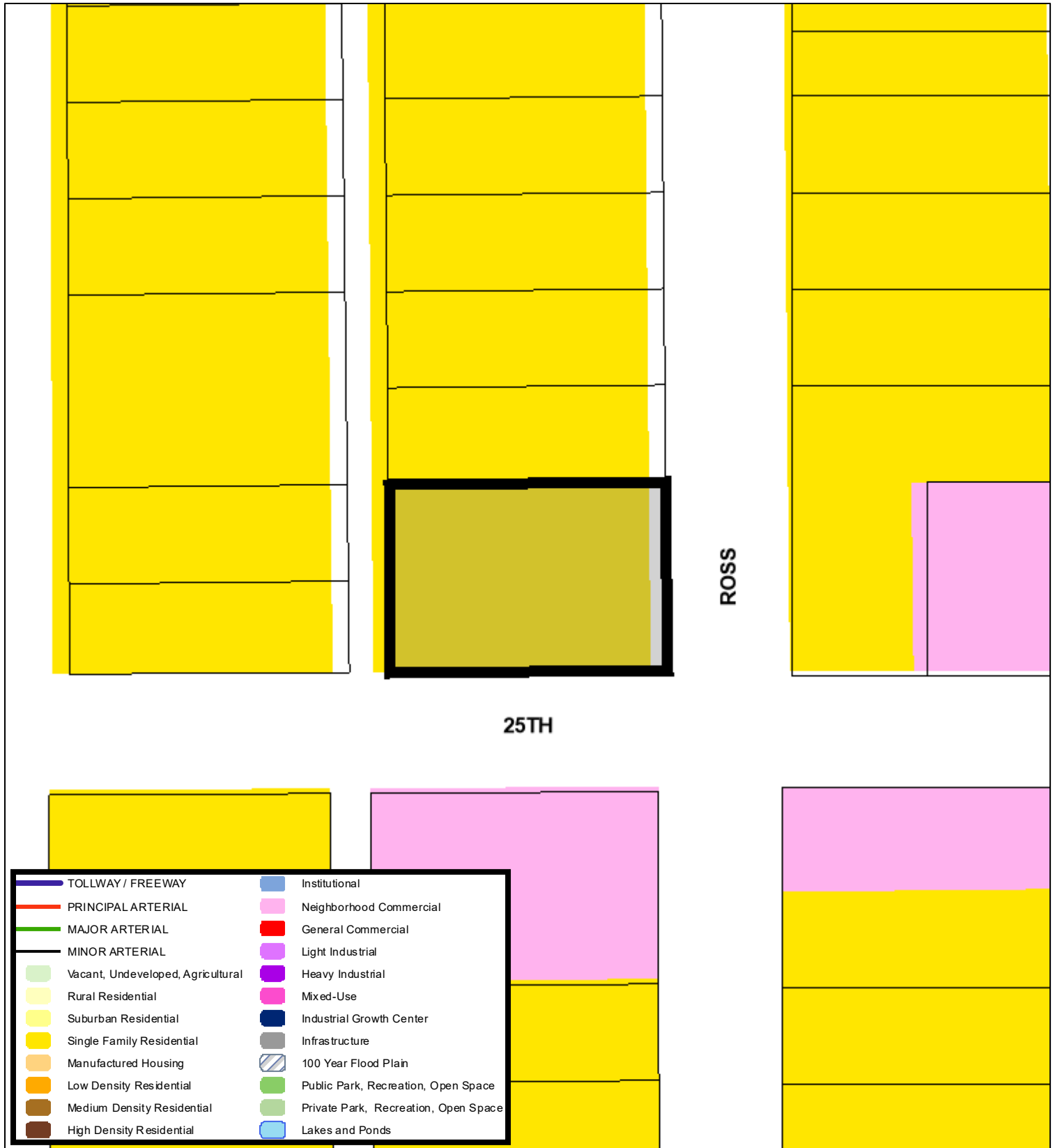
0 1,000 2,000 4,000 Feet





ZC-25-028

## Future Land Use



70 35 0 70 Feet

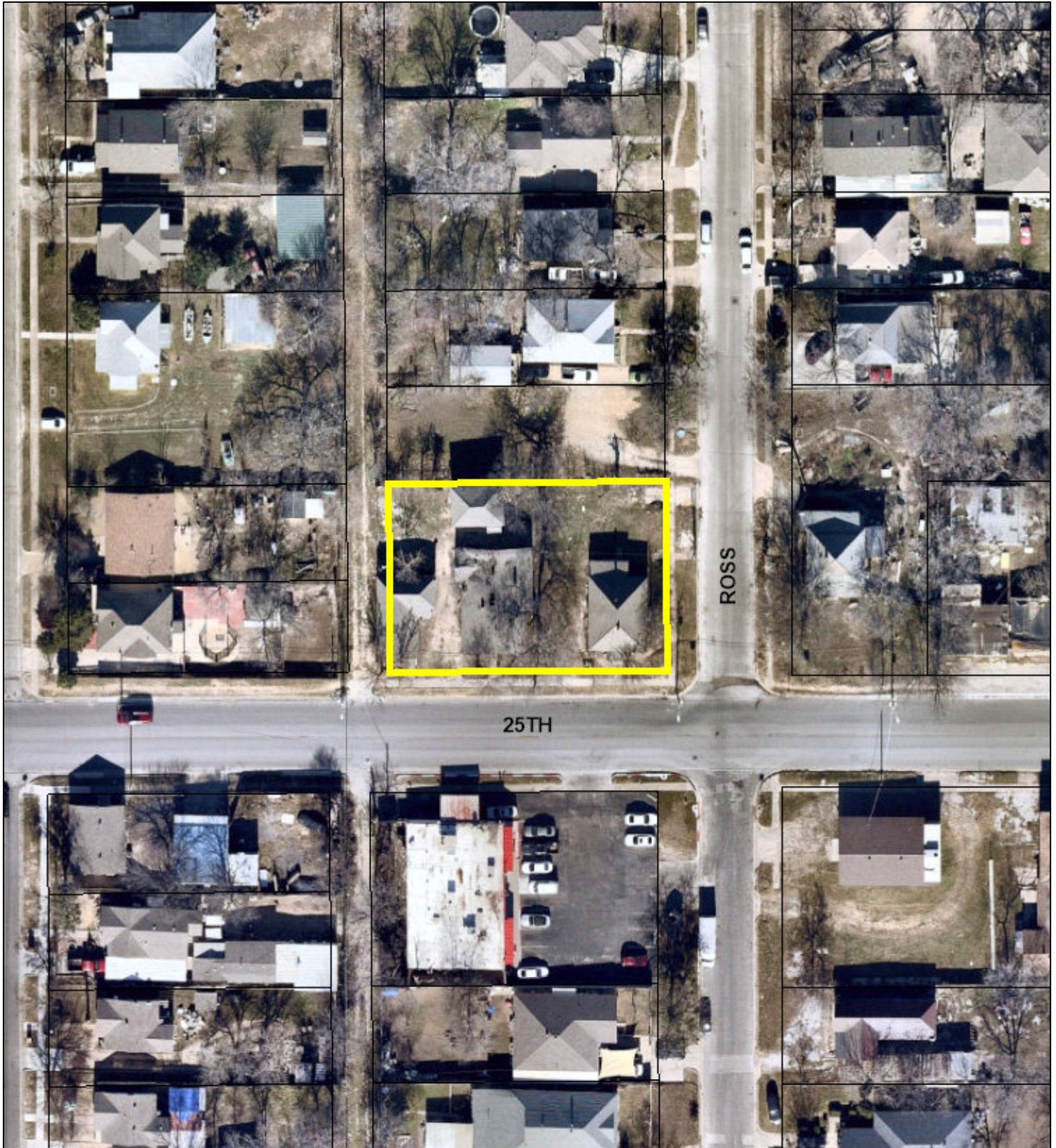
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-25-028

## Aerial Photo Map



25TH

ROSS

0 40 80 160 Feet







# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-072

**Council District:** 9

## Zoning Map Amendment

**Case Manager:** [Dave McCorquodale](#)

**Owner / Applicant:** CLPL Houses, LLC / Brad Newsome

**Site Location:** 2728 Lubbock Avenue

**Acreage:** 0.43 acres

### Request

**Proposed Use:** Village East Apartments

**Request:** From: “C” Medium Density Multifamily/TCU Overlay

To: “UR” Urban Residential/TCU Overlay

### Recommendation

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

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

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

**Staff Recommendation:** *Approval*

### Table of Contents

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

## Project Description and Background

This zoning case was continued from the May 14<sup>th</sup> meeting to provide the applicant an opportunity for additional neighborhood outreach. Since the meeting, the applicant has met with the University Place HOA and garnered their support along with TCU Facilities & Campus Planning.

Located in the TCU/Westcliff Planning Sector adjacent to the TCU campus, this 0.43-acre site located in the Frisco Heights neighborhood contains six single-story detached homes. The site is surrounded by multifamily two-story housing and adjacent to the eastern edge of the TCU campus. To the northwest of the site is an “A-5” One-Family Residential district.

From the applicant:

“The applicant’s rezoning request will put a finishing touch on the group’s Village East housing development adjacent to TCU. The proposed use is 100% compatible with surrounding land uses of housing serving TCU. The subject site, in fact, is the closest to TCU (of any of the surrounding housing), given that it is directly across West Catney Street from TCU property.

The proposed development will include Village East’s property management office, making it one of the few (if not the only) housing developments in the area to have on-site property management, which provides close monitoring of tenants and the real property.

Village East is characterized by smaller unit types – in the proposed case, 2.0 bedrooms/unit – making it less dense than other housing in the area. The proposed zoning change is compatible with the City’s Comprehensive Plan in that it is across the street from an institutional use (TCU), and the proposed rezoning will simply be changing from one long-standing multi[family] housing zoning designation (“C”) to a new multi[family] housing designation (“UR”).

## Surrounding Zoning and Land Uses

North “PD-979” PD/UR (apartments - Village East; same ownership as subject property)  
East “C” Medium Density Multifamily (apartments)  
South “PD-786” PD/MU-1 for residential uses only (apartments)  
West “C” Medium Density Multifamily (apartments)

## Recent Zoning History

- ZC-14-138: Added TCU Overlay

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **May 30, 2025**.



### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on **May 30, 2025**:

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

*\*Located closest to this registered Neighborhood Association*

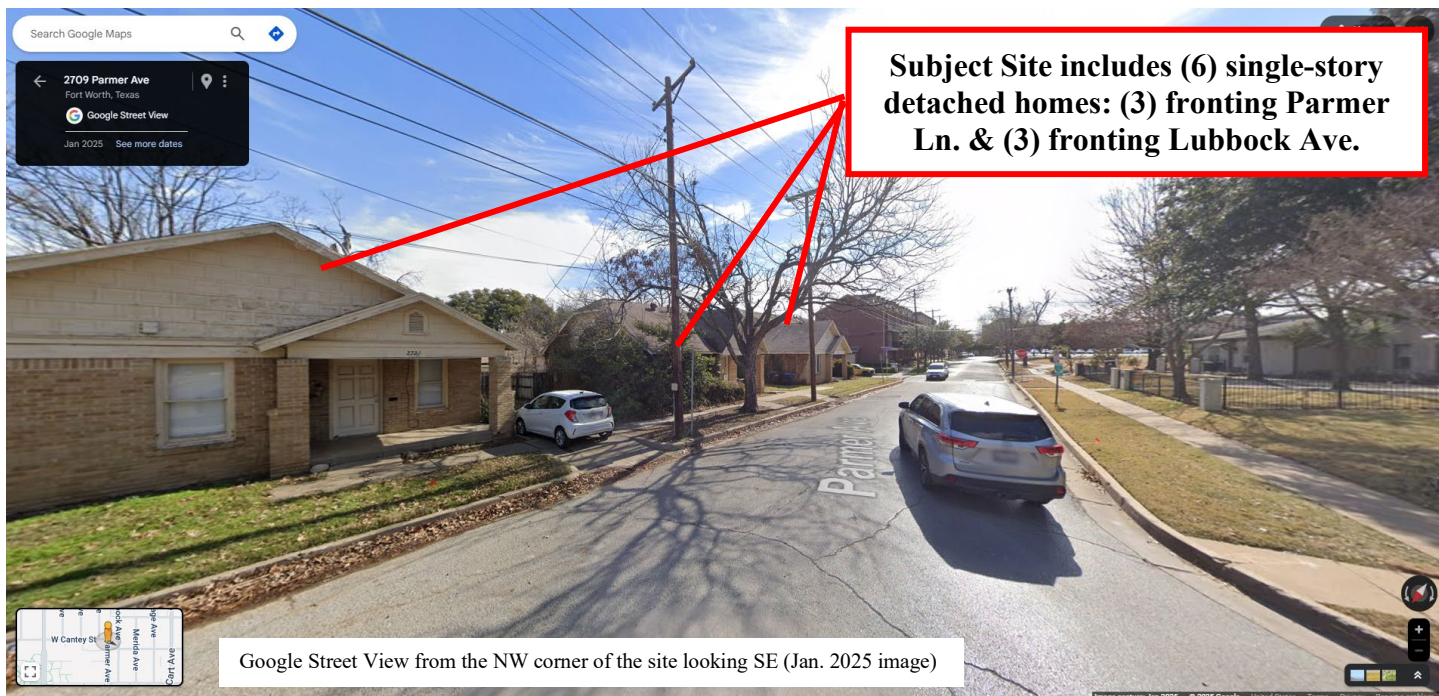
## Development Impact Analysis

### Land Use Compatibility

The properties adjacent to the site serve as off-campus student housing for TCU. Close proximity to the TCU campus provides easy pedestrian access to and from campus. The current zoning of “C” Medium Density Multifamily allows for up to 24 units/acre while requiring a minimum of 45% open space, 20-foot front yard setback, and a 5-foot interior lot line side yard. Because the site is a corner lot, a 20-foot side yard is also required along W. Catney Street under “C” Development Standards.

By contrast, the “UR” Urban Residential district allows for up to 40 units/acre and reduces the amount of required yard setbacks with the goals of promoting a compact, walkable development and promoting a pedestrian-oriented urban form. The “UR” district is exempt from yard requirements found in Sections 4.711 and 6.101 related to multifamily developments. “UR” Development Standards include 0-ft min. / 20-ft max. front yard setbacks, 5-ft rear yard setbacks (20-ft when adjacent to residential districts; alleys and rear driveways/easements can be counted toward minimum setback), and 0-ft minimum side yards (subject to building code requirements).

“UR” and other form-based zoning districts also require enhanced landscaping such as street trees and pedestrian lighting along public rights-of-way consistent with the goal of promoting a pedestrian-oriented urban form. The requested zoning change is **compatible** with the surrounding land uses.





## Comprehensive Plan Consistency

~~The 2023 Comprehensive Plan Future Land Use Map designates this property as Mixed Use which includes a wide array of uses including retail, services, offices, entertainment, mixed uses, and multifamily residential. The requested zoning change of “UR” Urban Residential is **consistent** with Future Land Use Map.~~

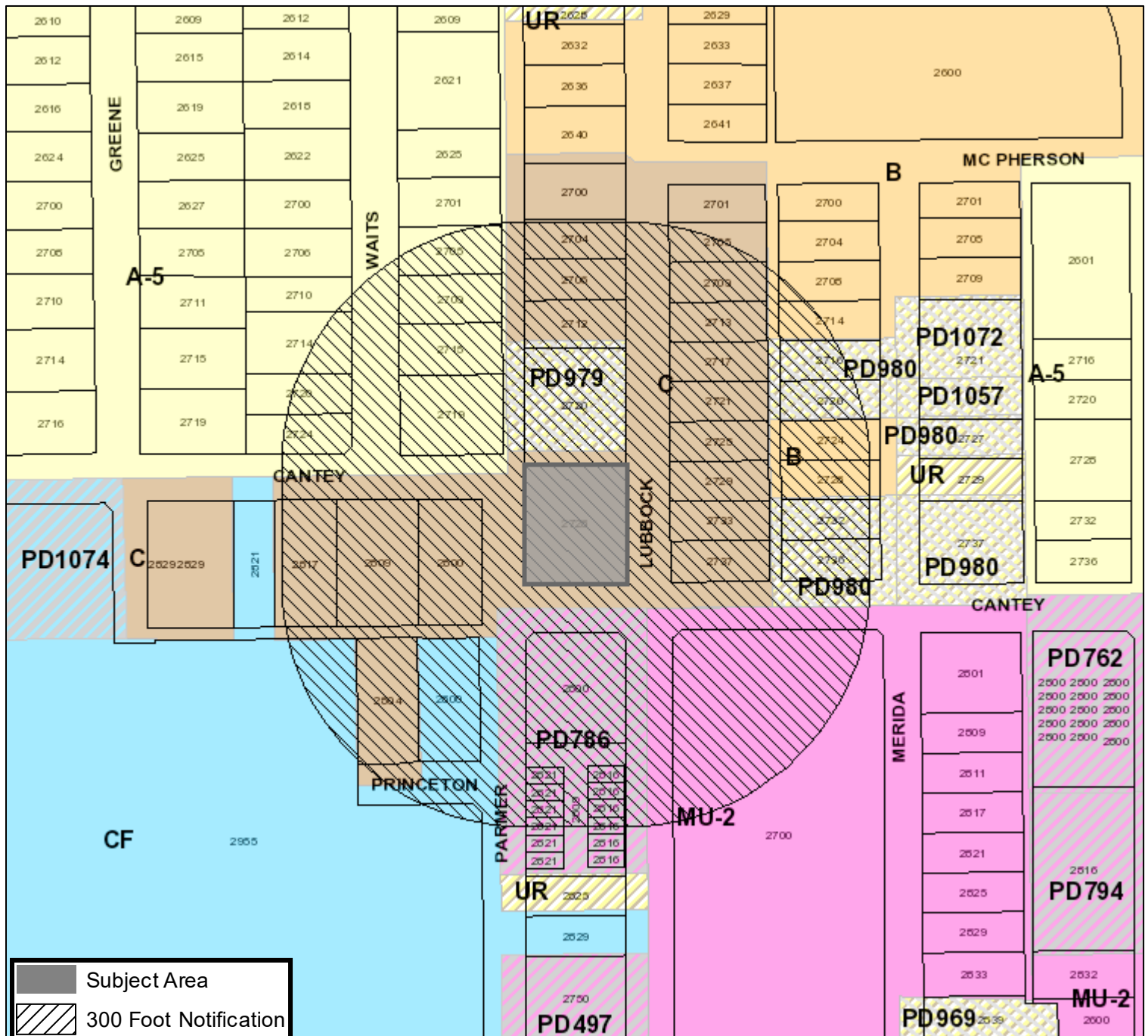
The property is located within the TCU community mixed-use growth center. Both the current zoning (“C”) and proposed zoning (“UR”) are designated as appropriate zoning classifications in the Comprehensive Plan.

The requested zoning change is **consistent** with the Comprehensive Plan and supports the following policies:

- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- Promote commercial, mixed-use, and urban residential development within the Hulen/Cityview and TCU Mixed-Use Growth Centers.



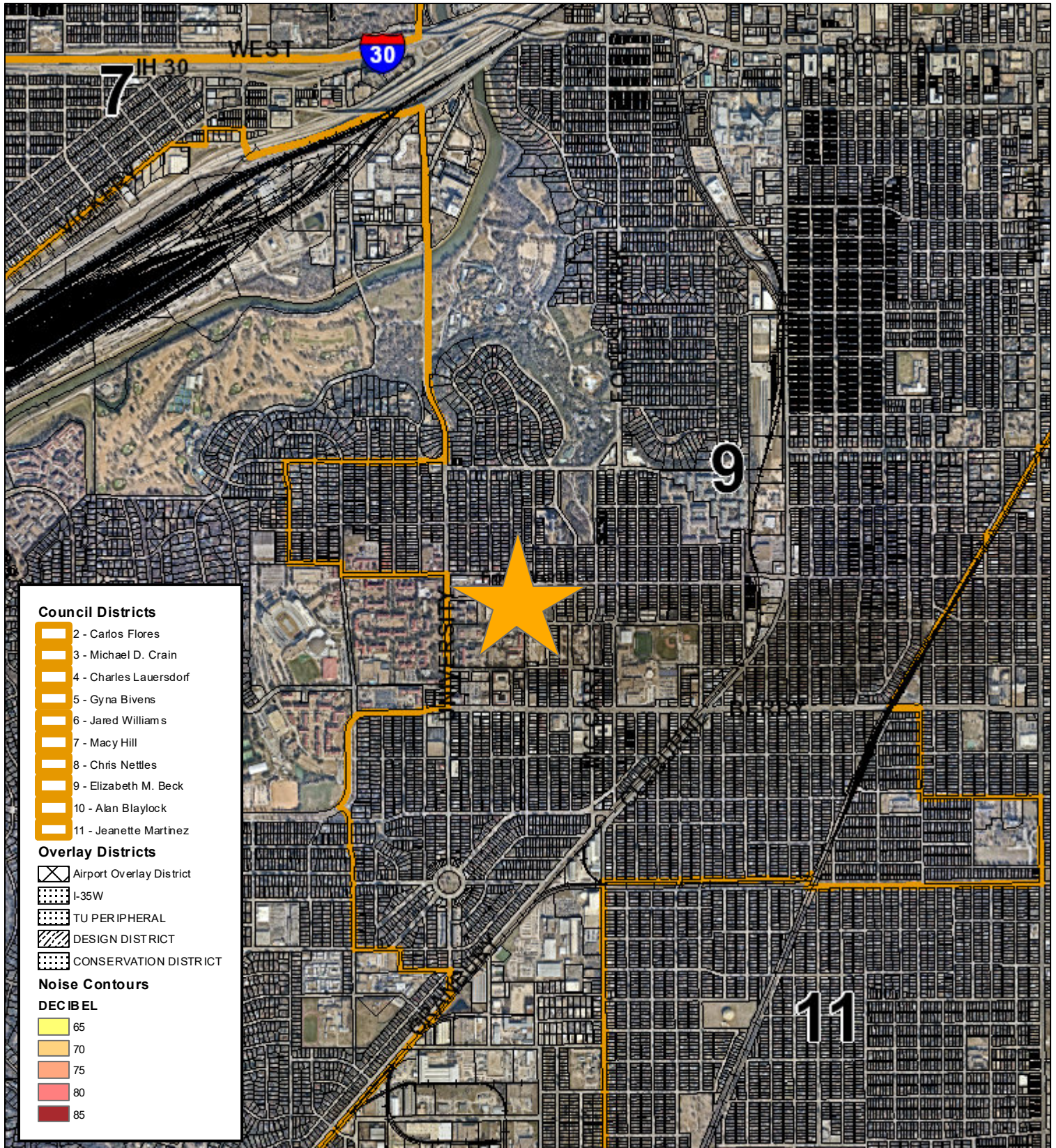
Applicant: CLPL Houses LLC/Bill Newsome  
Address: 2728 Lubbock Avenue  
Zoning From: C  
Zoning To: UR  
Acres: 0.43  
MapSCO: Text  
Sector/District: TCU/Westcliff  
Commission Date: 6/11/2025  
Contact: 817-392-8043



0      87.5      175      350 Feet



## Area Map



0 1,000 2,000 4,000 Feet



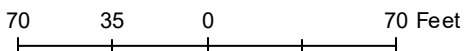
**WAITS**

**CANTEY**

**LUBBOCK**

**CANTEY**

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.







ZC-25-072

## Aerial Photo Map



0 40 80 160 Feet





# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-029

**Council District:** 2

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** Piyish Patel / Roger Sotelo / Marshall Strawn, Bennett Partners

**Site Location:** 312 NW 28th St. & 2810, 2812, 2814 Clinton Ave.

**Acreage:** 1.243 acres

### Request

**Proposed Use:** Dual-Brand Franchise Hotel

**Request:** From: “FR” General Commercial Restricted; “J” Medium Industrial  
To: “PD/FR” Planned Development for all uses in “FR” General Commercial Restricted plus hotel within 1000 ft. of a One or Two-Family district with development standards for increase in height, ingress and egress along Clinton Avenue, site plan included.

### Recommendation

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

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

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

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

### Table of Contents

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6. Zoning Map with 300 ft. Notification Area
7. Exhibit: Proposed Light Industrial Uses
8. Conceptual Plan
9. Area Map
10. Future Land Use Map
11. Aerial Photograph



## Project Description and Background

The subject property, approximately 1.243 acres in size, is located at the corner of NW 28th Street and Clinton Avenue (**Figures 1-2**). It is currently being used for automotive repair, paint, and body shop services (**Figure 3**). The surrounding area includes a mix of commercial and residential uses and is situated just northwest of the Fort Worth Stockyards. The property is currently zoned “FR” (General Commercial Restricted), with surrounding zoning classifications including “FR,” “MU-2” (High-Intensity Mixed-Use), “CF” (Community Facilities), and “J” (Medium Industrial).

The applicant is proposing the development of a 128-room hotel (**Figure 7**). The building would feature parking on the first floor and rise to a maximum height of five stories (65 feet) (**Figure 4**). Along the street frontage, the building would be limited to two stories, stepping up in height toward the rear of the property (**Figure 5**). Further details can be found in the ‘Applicant’s Description’ section below.

A site plan has been included with this application, as required for Planned Developments (PD) (**Figure 7**). Per Ordinance 4.301.b ([‘Site Plan Requirements’](#)), a site plan is necessary to ensure zoning compliance and appropriate integration with the surrounding neighborhood. It also illustrates the potential impact of the proposed rezoning.

The applicant is requesting a Planned Development to allow all uses permitted under the “FR” (General Commercial Restricted) zoning category, in addition to allowing a Hotel, Motel, or Inn use with supplemental standards. The applicant is also seeking waivers from specific design standards applicable under “FR” zoning.

These waivers include:

Requirement	“FR” General Commercial Restricted*	Proposed PD/FR (Provided per site plan)
Height	3 stories or 45 feet maximum provided, however, stealth telecommunication towers are permitted to a height of 60 feet; the urban design commission must approve the design of all stealth telecommunication towers; telecommunication towers are permitted to a height of 45 feet as a special exception approved by the board of adjustment	To increase the maximum height by 20 feet, allowing for a total of 5 stories or a maximum height of 65 feet. The building would be two stories along the street frontage, gradually stepping up to five stories toward the rear ( <b>Figures 4-6</b> ).
Requirement	5.116 Hotel, Motel or Inn**	Proposed PD/FR (Provided per site plan)
Ingress/egress	Ingress/egress should be taken from the major street furthest from the residential district	To provide vehicular ingress/egress from Clinton Avenue instead of NW 28th Street ( <b>Figure 7</b> ).

\* To find more information, please visit [4.902 “FR” General Commercial Restricted](#) for additional information.

\*\* To find more information, please visit [5.116 Hotel, Motel or Inn](#) for additional information.

### Applicant’s Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, “*The 28th St Hotel is a dual-branded franchise hotel. The hotel is 4 stories above a one-*

story parking podium totaling 5 stories at 65 feet tall. We believe the proposed hotel just off NW 28th St and North Main St will be a needed addition to the area, given the increasing popularity and commercial activity of the greater Stockyards National Historic District. The site plan of the proposed new hotel tries to take into consideration the context and potential concerns of the adjacent neighborhood and land uses in the following ways:

- We have moved the hotel building to the southern end of the site, as far away as possible from the surrounding uses that may have concerns about the hotel's height. The placement of the main mass of the building is in the parcel currently zoned as 'J', and we proposed the building would have two story portions at street frontage and stepping up to additional 3 stories. J Zoning allows for a maximum height of 120ft, but our proposed change from J to FR would reduce this height considerably, with the proposed waiver from 45ft to 65ft in the PD site plan.
- The church has a large parking lot to the west of the main church building. We have placed our parking adjacent to that since it is a similar use.
- A benefit of the site topography is that the proposed new parking lot will be recessed, further screening it from the surrounding uses. The site topography also naturally screens the lower portion of the building from the residential area and gives it the perception of being shorter than 5 stories.
- Along Clinton Ave. we are proposing additional landscaping to further screen the parking, and proposing a new sidewalk to provide safer access from the neighborhood to 28th street.

Half of our site is currently zoned as 'J - Medium Industrial' and the other half as 'FR - General Commercial restricted'. We are asking to move the 'J' zoning district into 'FR', and create a Planned Development with FR as the base zoning. The reason is because a Hotel use is permitted in the FR zoning district, but per 5.116 (a) Supplemental Use Standards, when a hotel is less than 1,000 feet away from a one-family district a planned development district shall be created. Therefore, a PD is required for this project, and we would like to create a PD-FR. The design and ownership team are requesting 2 waivers to the base FR zoning:

**1. Per 4.902 (c) Property Development Standards: FR height – 3 stories or 45 feet maximum.**

**Requested variance:** To increase the maximum height by 20 feet to 5 stories or 65 feet maximum. We have moved the hotel building to the southern end of the site, as far away as possible from the surrounding uses that may have concerns about the hotel's height. This placement of the main mass of the building is in the current J zoning parcel, and we proposed the building would have two story portions at street frontage and stepping up to additional 3 stories. J Zoning allows for 120ft, our proposed change to from J to FR would reduce this height considerably, with the proposed waiver from 45ft to 65ft in the PD site plan.

**2. Per 5.116 (b) (1) Hotel, Motel or Inn: Ingress/Egress should be taken from the major street furthest from the residential district;**

**Requested variance:** To provide vehicular Ingress/Egress from Clinton Avenue instead of NW 28th St. The primary vehicular entry to the site reuses an existing curb cut off Clinton at the far southern end of the site. We are introducing one new curb cut further north on Clinton to provide a secondary access point, but it is our expectation that the southern curb cut will carry the majority of the vehicular traffic. We believe that a vehicular ingress/egress directly onto 28th would be less safe than the arrangement shown on the site plan.





**Figure 1:** Site Photos taken by staff on 5/29/2025 from NW 28<sup>th</sup> Street looking north

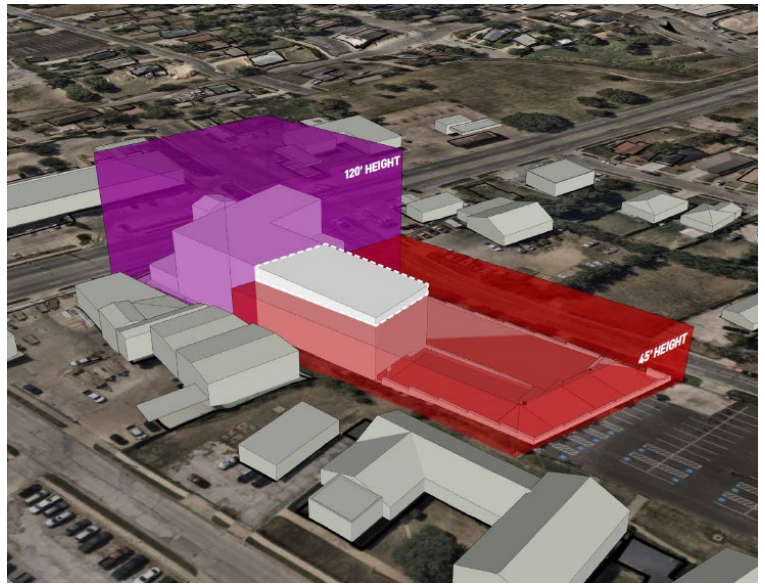
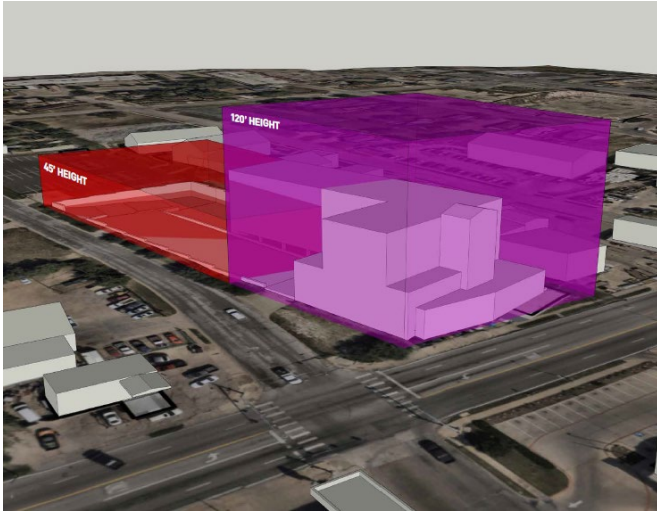


**Figure 2:** Site Photos taken by staff on 5/29/2025 from the corner of Clinton Avenue and NW 28<sup>th</sup> Street looking north

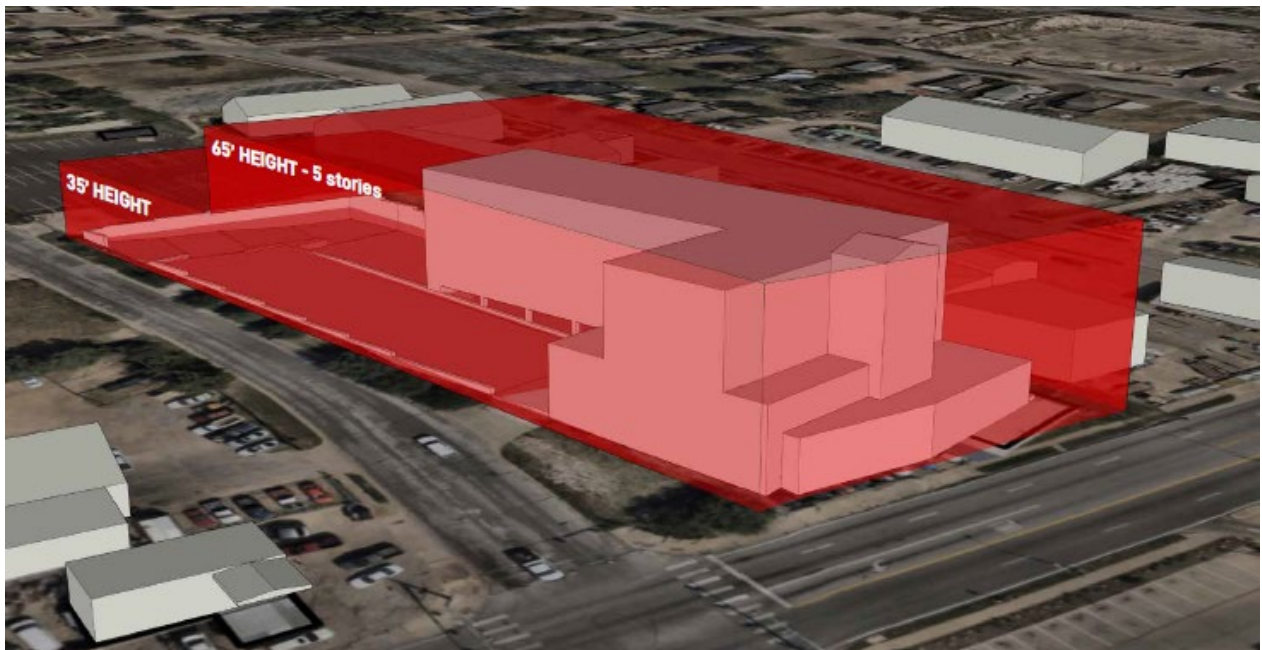


**Figure 3:** Site Photos taken by staff on 5/29/2025 from Clinton Avenue looking southeast

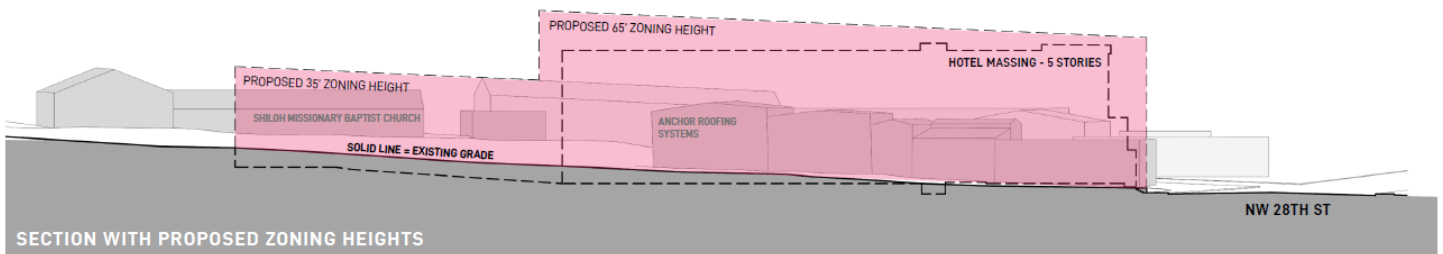




**Figure 4:** Proposed Hotel diagrams showing the existing zoning districts with the height step down for more of a pedestrian scale.



**Figure 5:** Proposed Hotel diagrams showing the proposed planned development zoning district with the height step down for more of a pedestrian scale.



**Figure 6:** Proposed Hotel diagrams showing the proposed planned development zoning district with the height step down for more of a pedestrian scale.





## RIGHT OF WAY & ALLEY IMPROVEMENTS

1. New sidewalk
2. New street trees
3. New pedestrian lighting
4. Enhanced landscaping
5. Completing the landscape buffer on 28th St sidewalk
6. Retaining wall and landscaping to screen parking lot on North and East sides
7. Proposed new trees on South end of church's parking lot

**Figure 7: Site Plan Exhibit**

\*The ordinance information used in this section can be found [here](#).

## Surrounding Zoning and Land Uses

North: “CF” Community Facilities/ Parking lot  
East- north: “CF” Community Facilities/ Church  
East- south: “J” Medium Industrial / Commercial  
South: “MU-2” High-Intensity Mixed-Use / Commercial  
West: “FR” General Commercial Restricted/ Commercial- Auto related

## Recent Zoning History

- **ZC-10-116:** City of Fort Worth Planning and Development; From B, C, D, E, FR, F, I, J, K, and PD 834; To A-5, B, CF, ER, E, FR, F, I, J, PD 848, and PD for FR uses plus compressor sales & service, max. 50 hp on any 1 machine, no metal cutting, welding, or acid washes; site plan waiver requested. Case was approve as amended/ deny w/o prejudice 2813 Ellis/ Continue to 8/17/10 312 NW 28th St., 2911, 2913, 3107, 3221 North Main 9-0 at the City Council meeting on August 3, 2010
- **ZC-10-116B:** City of Fort Worth Planning and Development; From FR, I, J, and PD 834; To PD for limited I uses and Retain PD 834 (PD/E plus hotel). Case was approve as Amended on 9/21/10 and deny 312 NW 28th Street at City Council on September 14, 2010

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on May 30, 2025.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on May 30, 2025:

Organizations Notified	
Inter-District 2 Alliance	Far Greater Northside Historical NA
Trinity Habitat for Humanity	Streams and Valley's Inc

\* *Closest registered Neighborhood Organization*



## Development Impact Analysis

### Land Use Compatibility

The adjacent properties are all commercially zoned, making the proposed land use generally consistent with the surrounding area. Additionally, this request is for a Planned Development, which includes specific height restrictions and design considerations to minimize potential impacts to the neighborhood to the north (Figures 4-6) (Figure 8).

Given the nature of the proposed use and the applicant's efforts to include protective measures, the proposed zoning **is compatible** with the surrounding land uses.

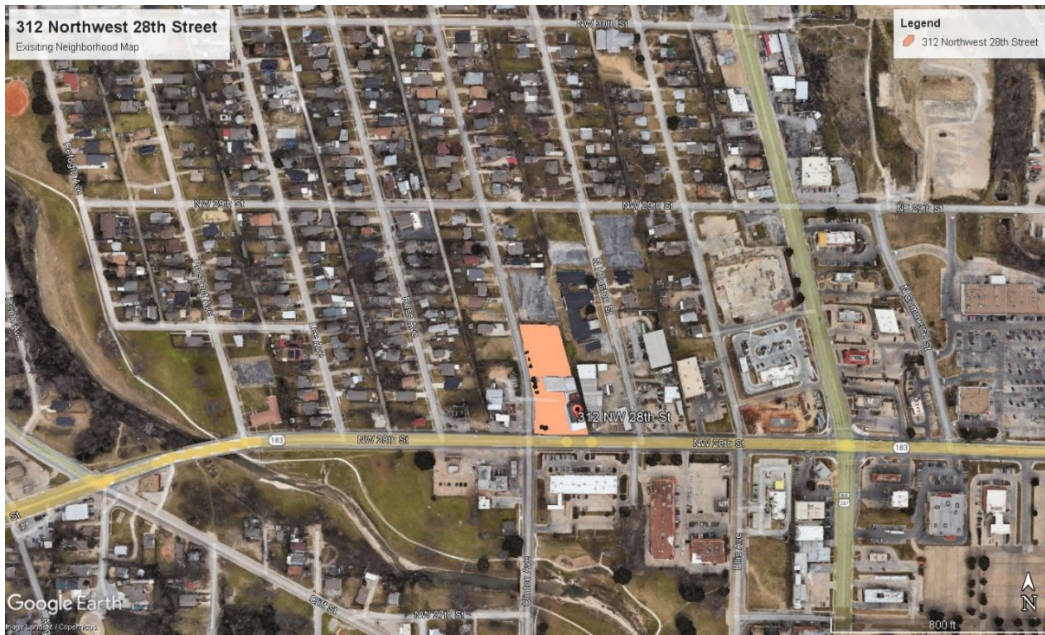


Figure 8: Google map showing the existing neighborhood in reference to the site.

### Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as Mixed-Use, as indicated on the Future Land Use (FLU) Map.

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

The rezoning request to 'PD/FR' Planned Development for all uses permitted in 'FR' General Commercial Restricted, including a hotel with specific development standards, is consistent with the Future Land Use (FLU) designation, as 'FR' is listed among the approved zoning districts under this designation. The FLU category allows for the following zoning districts:

- “UR” Urban Residential
- “ER” Neighborhood Commercial Restricted
- “E” Neighborhood Commercial

- “MU-1” Low-Intensity Mixed-Use
- “MU-2” High-Intensity Mixed-Use
- **“FR” General Commercial Restricted**
- “F” General Commercial
- “G” Intensive Commercial

**\*\*Note:** There are no applicable form-based codes for this area.

The Comprehensive Plan supports locating large-scale commercial uses adjacent to arterial streets, where access and visibility are optimal. A hotel at this location is appropriate due to its proximity to key destinations, including the Stockyards to the east, which draws significant visitor traffic. This proposal aligns with the intent of the FLU category by promoting commercial development that serves both local and regional needs. Additionally, the Comprehensive Plan emphasizes the importance of expanding suitable commercial uses in this area to support economic growth and meet demand—an objective clearly reflected in the Future Land Use (FLU) map, which designates this area for such development.

Key policies guiding this vision include:

- *Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.*
- *Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.*

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

## Site Plan Comments

### Zoning and Land Use

The site plan complies with proposed plan development PD/FR with the development waivers. As well as the zoning regulations for Site plan submissions for planned developments outlined in Ordinance 4.301.b (‘*Site Plan Requirements*’).

### Transportation Development

Reviewer: Stu Burzette, 817-392-2593

Contact: [stuart.burzette@fortworthtexas.gov](mailto:stuart.burzette@fortworthtexas.gov)

- Driveways are subject to Access Management Policy spacing requirements where TxDOT's do not - 250 feet of spacing required from intersections and other driveways, 75 feet on Clinton Ave. **Site plan appears to be in compliance on Clinton. TDS supports sole access to site on Clinton instead of NW 28th.**
- NW 28th is a TxDOT road. You will want to check in with them regarding ROW width needs, if any.
- Sidewalks will likely need to be expanded to 10 feet wide along NW 28th
- Sidewalks on Clinton must be 5 feet wide or 6 feet if back of curb.
- Project may require a Traffic Impact Analysis prior to building permit approval.

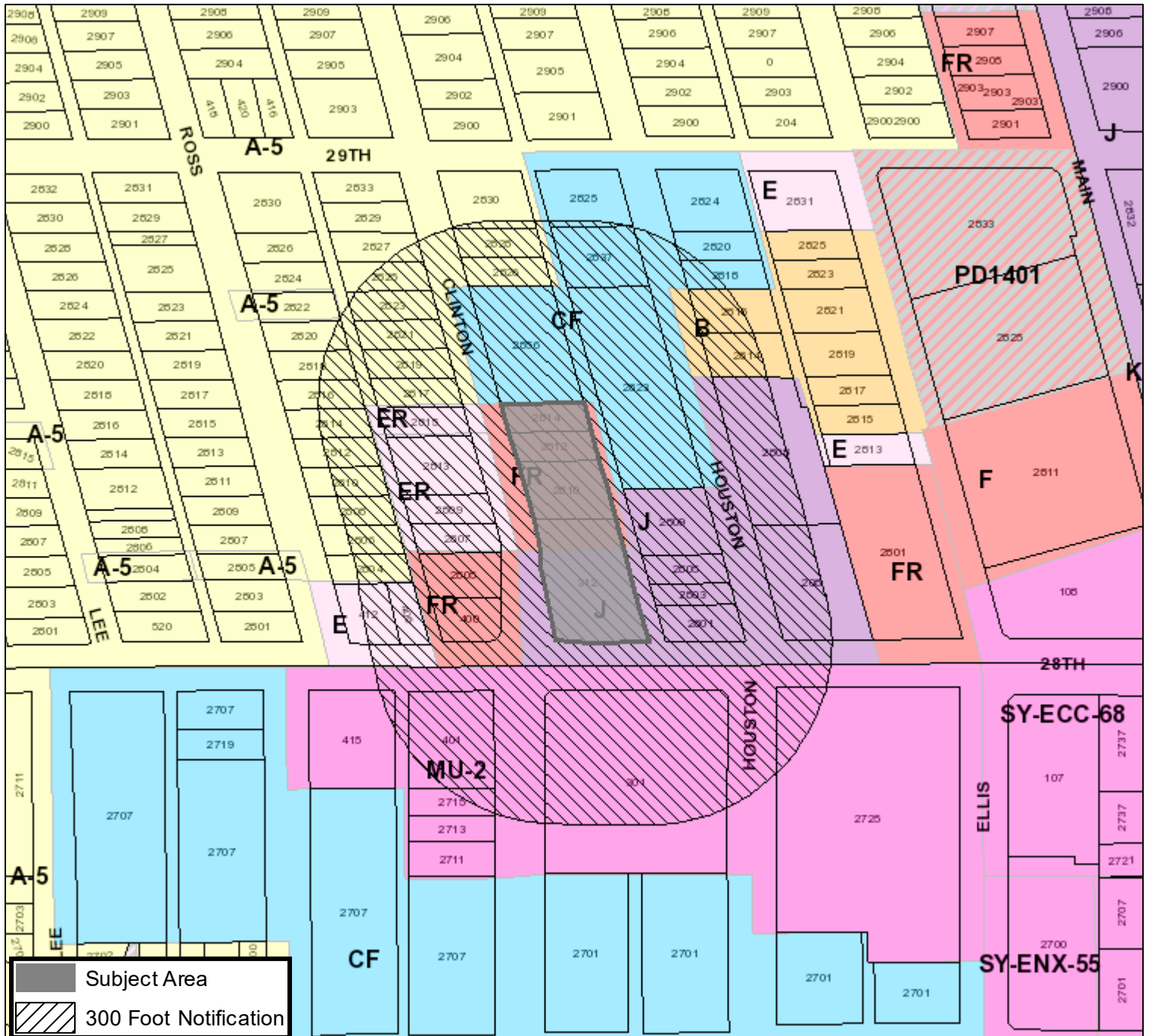




ZC-25-029

## Area Zoning Map

Applicant: Stockyards Lodging LLC / Marshall Strawn  
Address: 312 NW 28th Street & 2810, 2812, & 2814 Clinton Avenue  
Zoning From: FR, J  
Zoning To: PD for FR uses plus hotel with development waivers for height & access  
Acres: 2.66927287  
Mapsc0: Text  
Sector/District: Northside  
Commission Date: 6/11/2025  
Contact: 817-392-2806

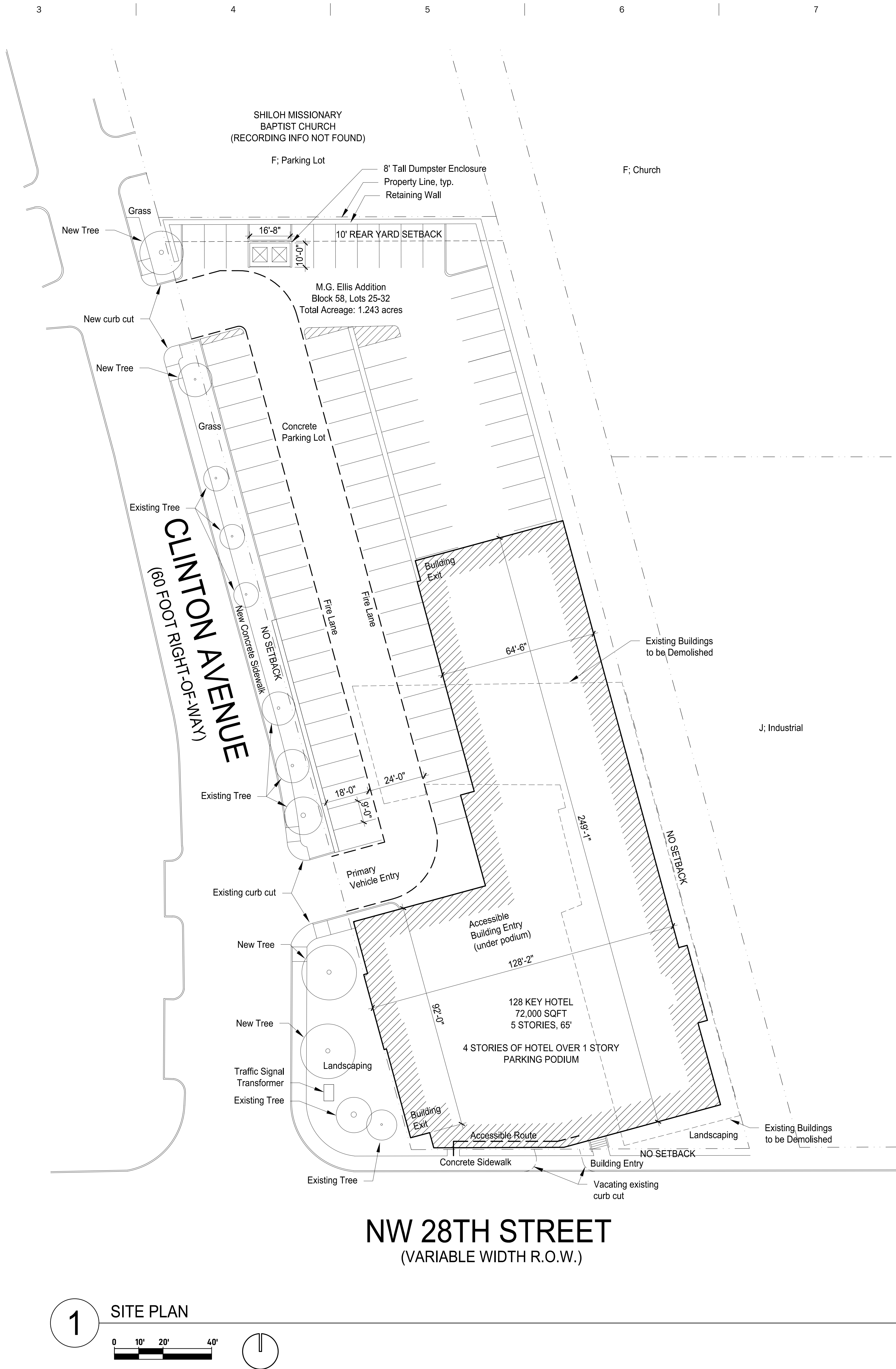
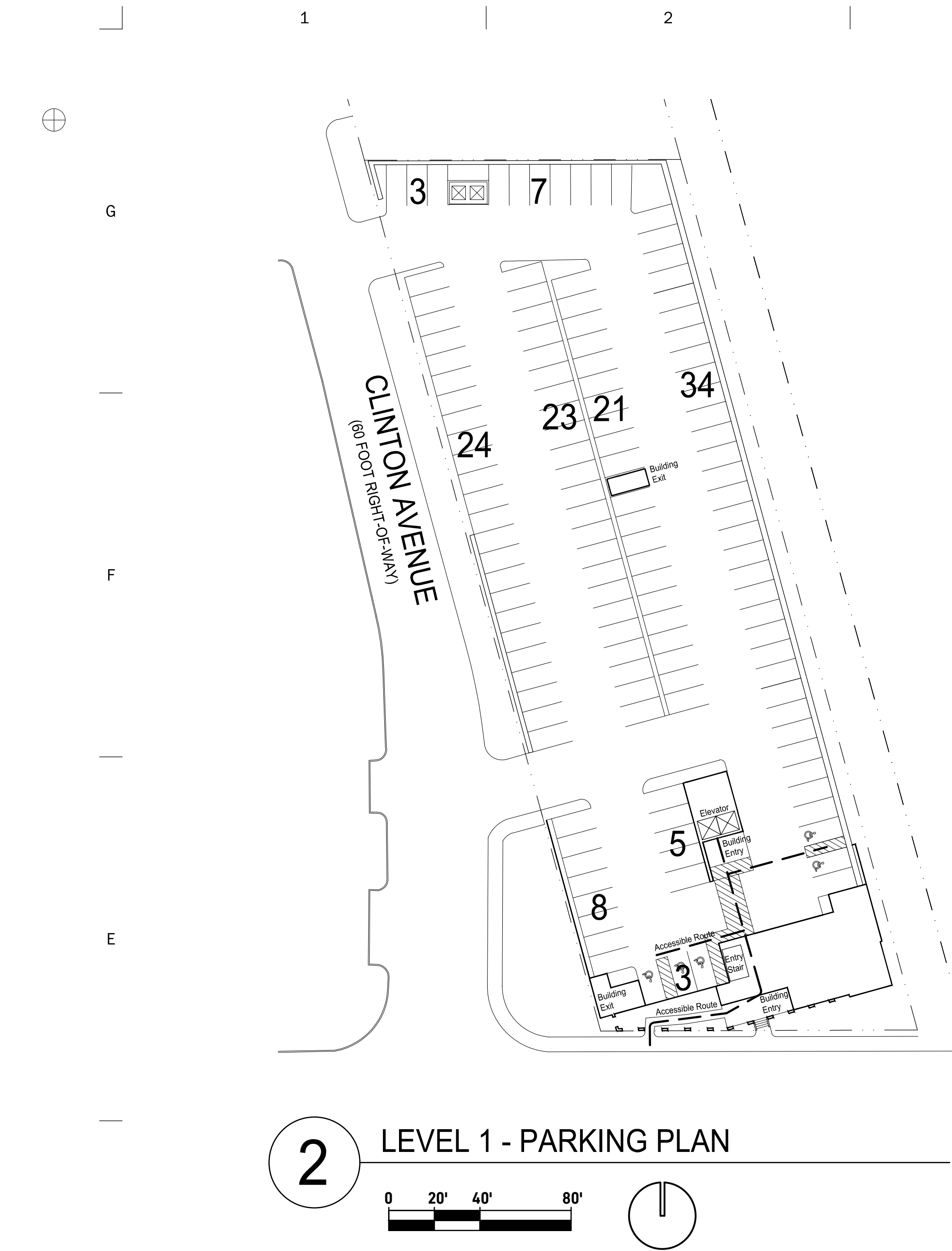


0 115 230 460 Feet

Created: 5/30/2025 9:01:05 AM



Plot: Feb 03, 2025 - 10:36am mstraw  
Last Save: Feb 03, 2025 - 10:36am  
File: E:\no25102.00 Stockyards 28th Street Hotel\07 CADD\07-02 ACAD\2025-01-27 28th St Hotel - Site Plan.dwg



## NOTES

- ALL DUMPSTERS, GROUND LEVEL EQUIPMENT, AND LOADING DOCK BAYS SHALL BE SCREENED FROM PUBLIC RIGHT OF WAY
- ALL SIGNAGE WILL COMPLY WITH TO ARTICLE 4, SIGNS.
- ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
- PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY
- PEDESTRIAN SIDEWALKS WILL BE CONSTRUCTED INTERCONNECTING ALL BUILDING AND STREET R.O.W.
- LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF FORT WORTH CODE.
- FIRE HYDRANTS WILL BE LOCATED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH CITY OF FORT WORTH CODE.

## ZONING DATA

Setbacks	Existing: FR	Existing: J	Proposed: PD-FR
Front Yard	None	None	None
Rear Yard	10 ft	10 ft	10 ft
Side Yard - Corner Lot	None	None	None
Other Requirements			
Max Height	3 Stories or 45 ft	12 Stories or 120 ft	5 Stories or 65 ft

## BUILDING DATA

Number of Rooms:	
LEVEL 01	0 KEYS
LEVEL 02	26 KEYS
LEVEL 03	34 KEYS
LEVEL 04	34 KEYS
LEVEL 05	34 KEYS
TOTAL	128 KEYS

Required Parking:	
HOTEL	1 PER BED
	1 PER 4 PATRON SEATS
	5 PER 1,000 SQFT BALLROOM
TOTAL REQUIRED PARKING	128 SPACES
TOTAL PROVIDED PARKING	128 SPACES

## 28TH ST FRANCHISE HOTEL

Zoning #: 25TMP-000379

ARCHITECT / REPRESENTATIVE:  
BENNETT PARTNERS  
640 TAYLOR STREET, SUITE 2323  
FORT WORTH, TEXAS 76102  
CONTACT: MICHAEL BENNETT  
PHONE: 817-335-4991

OWNER:  
PIYUSH PATEL  
3501 OLYMPUS BLVD, STE 340  
DALLAS, TEXAS 75019  
PHONE: 469-327-1000

PD SITE PLAN OF  
312 NW 28TH ST  
Lots 25-32, Block 58  
M.G. Ellis Addition  
+- 1.243 acres  
PREPARED: February 3, 2025  
DIRECTOR OF DEVELOPMENT SERVICES

SIGNATURE

DATE

ARCHITECTURE  
INTERIORS  
PLANNING

bennett  
partners

640 Taylor Street Suite 2323  
Fort Worth, Texas 76102  
Tel 817.335.4991 Fax 817.877.1861  
www.bennettpartners

## ZONING APPLICATION

Project No: 25102.00  
Issue Date: 03 FEBRUARY 2025

SITE PLAN

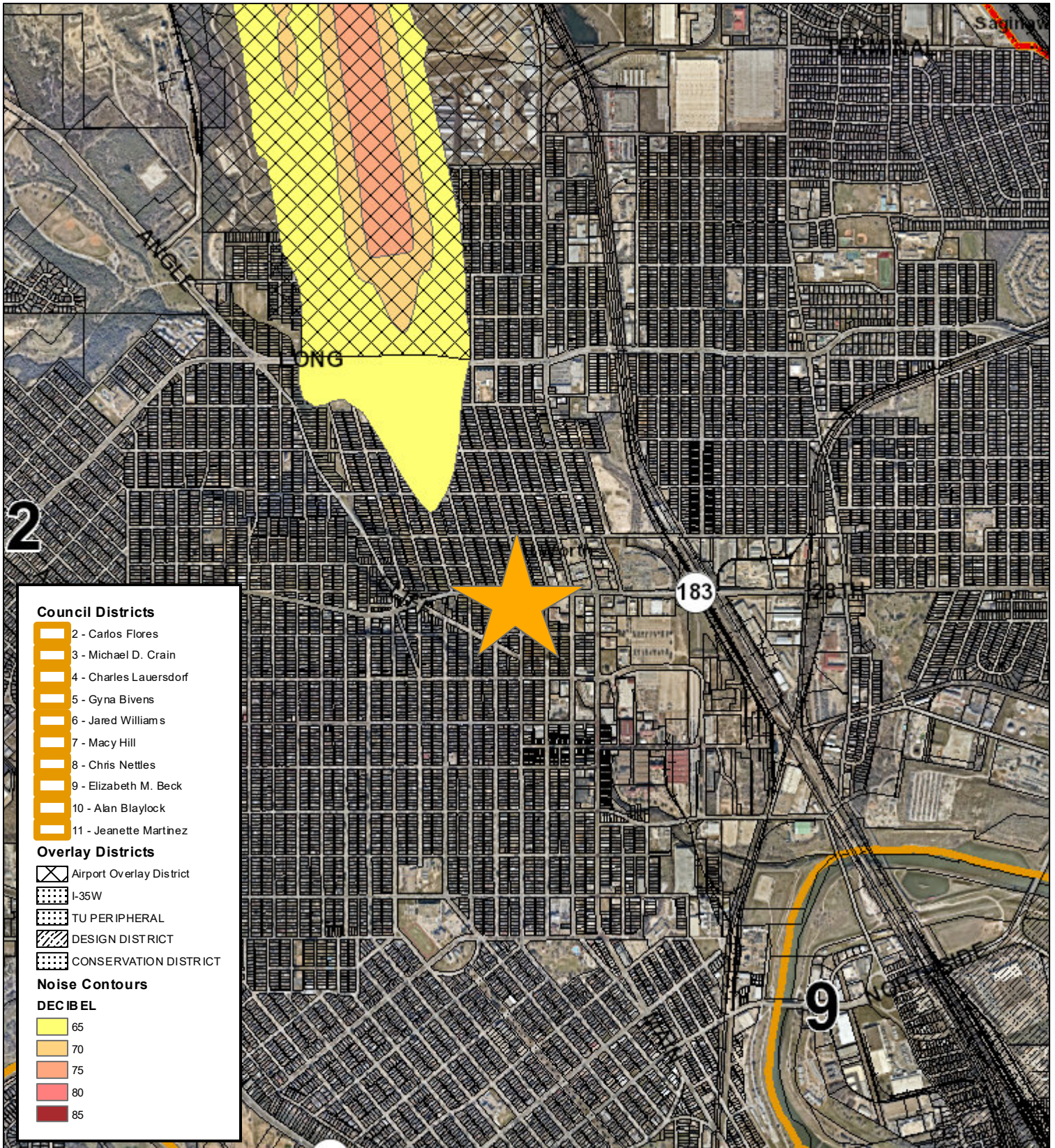
AS101





ZC-25-029

## Area Map



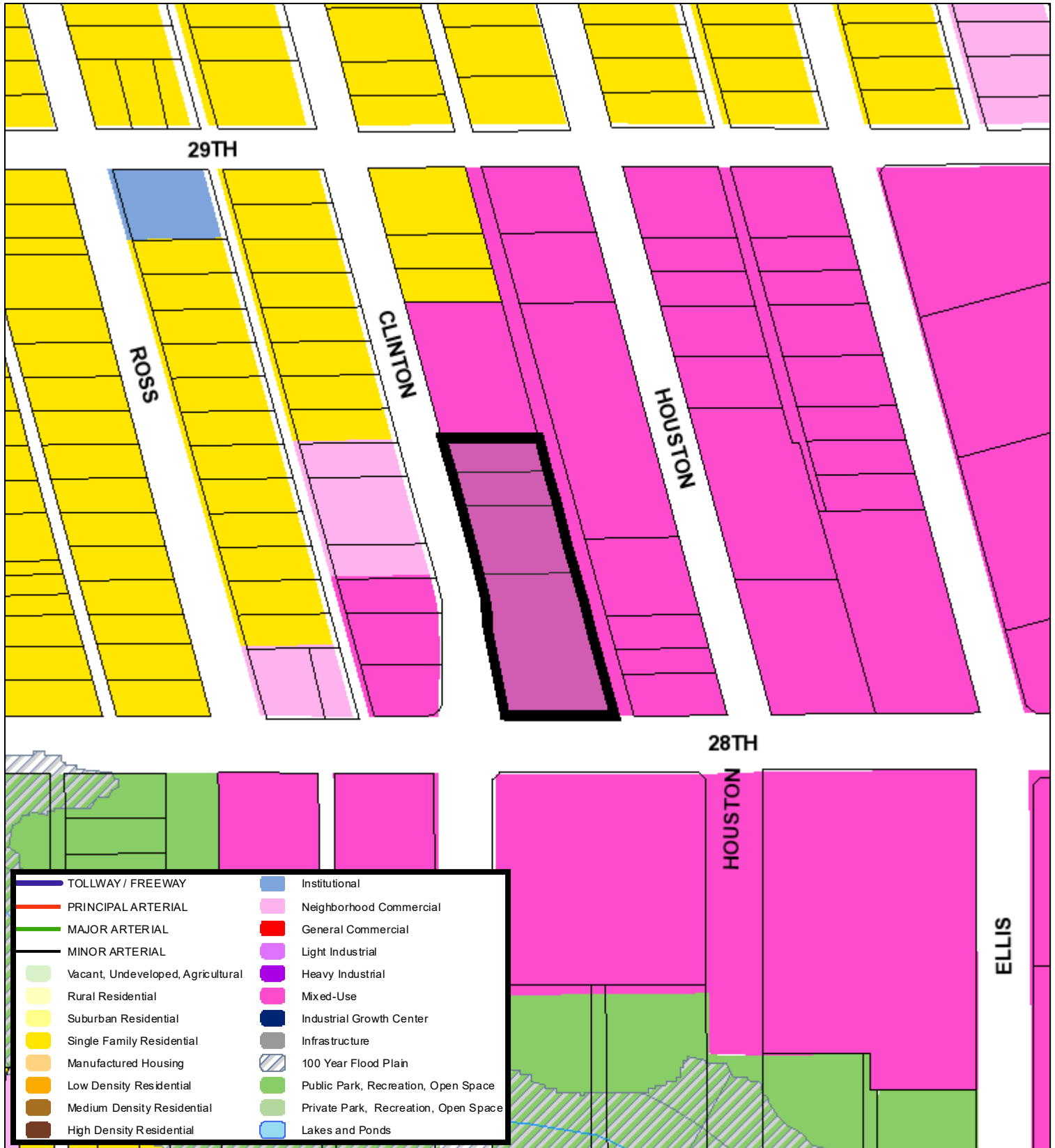
0 1,000 2,000 4,000 Feet





ZC-25-029

## Future Land Use



180 90 0 180 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.







ZC-25-029

## Aerial Photo Map



0 120 240 480 Feet







# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-055

**Council District:** 11

## Zoning Map Amendment

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

**Owner / Applicant:** Carlos Landeros/Almy Prefontaine

**Site Location:** 5200 & 5204 Saunders Road

**Acreage:** 0.6 acres

### Request

**Proposed Use:** Industrial uses

**Request:** From: “B” Two-Family

To: “I” Light Industrial

### Recommendation

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

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

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

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

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



## Project Description and Background

The applicant is requesting development of a site that appears to have never had a building after being used as farmland in the 1940s. The proposed site is at the southeast corner of Durothy and Saunders Roads, in the midst of the Sun Valley Industrial Park in the southeast quadrant of Loop 820. The site is generally surrounded by industrial uses with “I” Light Industrial zoning, with the exception of two single family houses and “B” Two-Family zoned lots to the southwest. Vacant lots are sprinkled throughout the area. Durothy and Saunders Roads are both classified as residential/local streets, serving the previous residential subdivision. A complaint lodged in November 2024 states the trees have been removed without an Urban Forestry permit, while dirt and gravel have been piled on the lots to prepare for storing vehicles. Vehicle storage without a primary building is not allowed by right in “I” Light Industrial zoning. The applicant must submit a Conditional Use Permit (CUP) request for this use, if the current rezoning case is approved.



## Surrounding Zoning and Land Uses

North “I” Light Industrial / Manufacturing, industrial buildings  
East “I” Light Industrial / Manufacturing, industrial buildings  
South “B” Two-Family, “I” Light Industrial / Single family uses, industrial uses  
West “I” Light Industrial / Manufacturing, industrial buildings

## Zoning History

None.

## Public Notification

300-foot Legal Notifications were mailed on May 30, 2025.  
The following organizations were notified: (emailed May 30, 2025)

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

\* Located closest to this registered Neighborhood Association

# Development Impact Analysis

## Land Use Compatibility

The applicant is proposing to develop the site for industrial uses, on a lot that has not contained any development. The adjacent properties are zoned predominantly “I” Light Industrial, with two “B” Two-Family zoned lots in the vicinity. The surrounding industrial land uses mirror the current zoning, while the residential uses are two single family residences. The proposed “I” Light Industrial removes unnecessary residential front yard and buffering restrictions on the surrounding industrial lots. The proposed zoning request for future industrial development is **compatible** with the surrounding land uses.

## Comprehensive Plan Consistency – Southeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “Industrial Growth Center” on the Future Land Use Map. The requested industrial land uses would be included in the list of zoning districts envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below, and is considered to be **consistent**.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>INDUSTRIAL</b>		
Industrial Growth Center	Industrial and commercial uses serving a large region	MU-2, All Commercial & Industrial

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

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

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

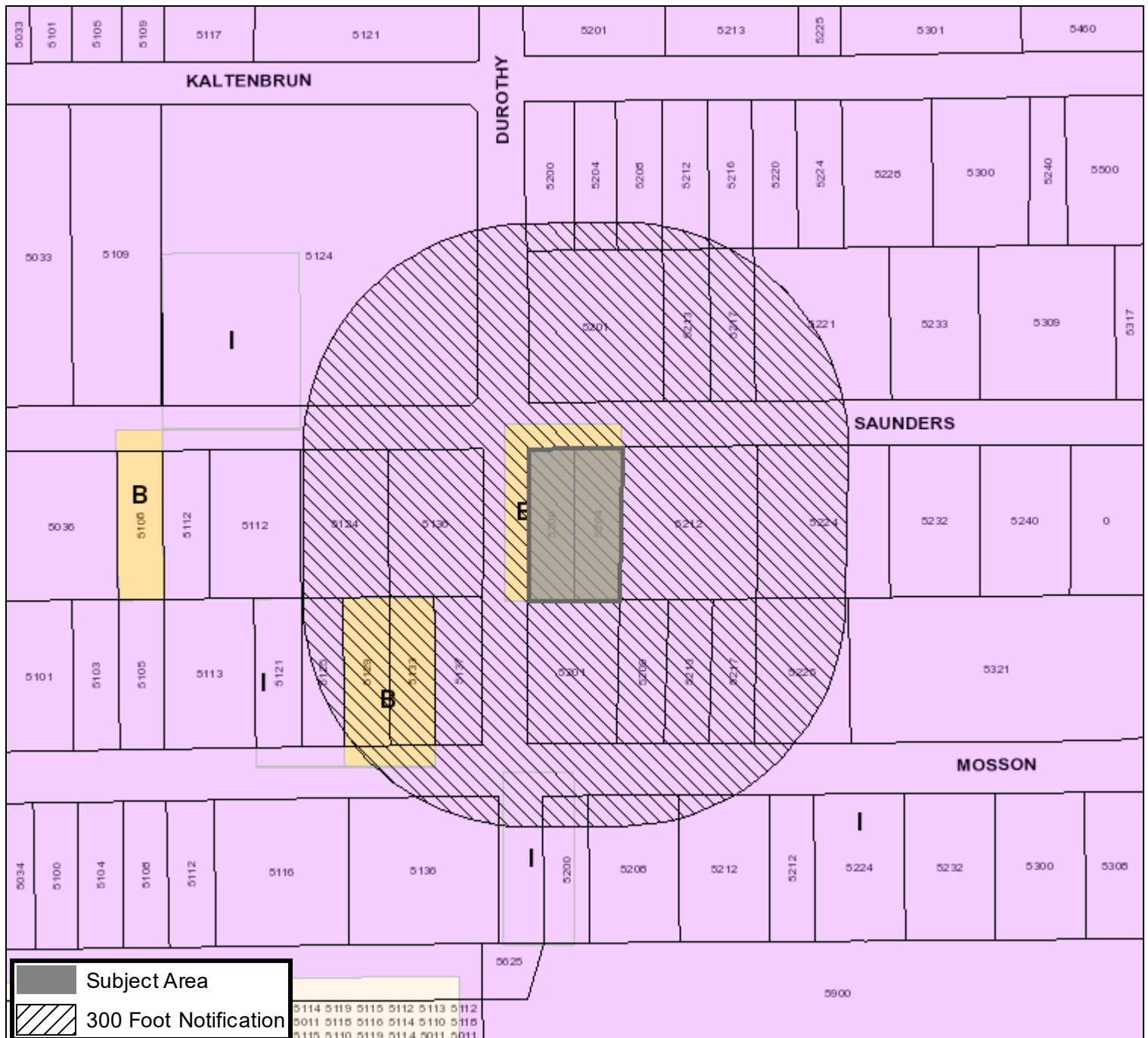




ZC-25-055

## Area Zoning Map

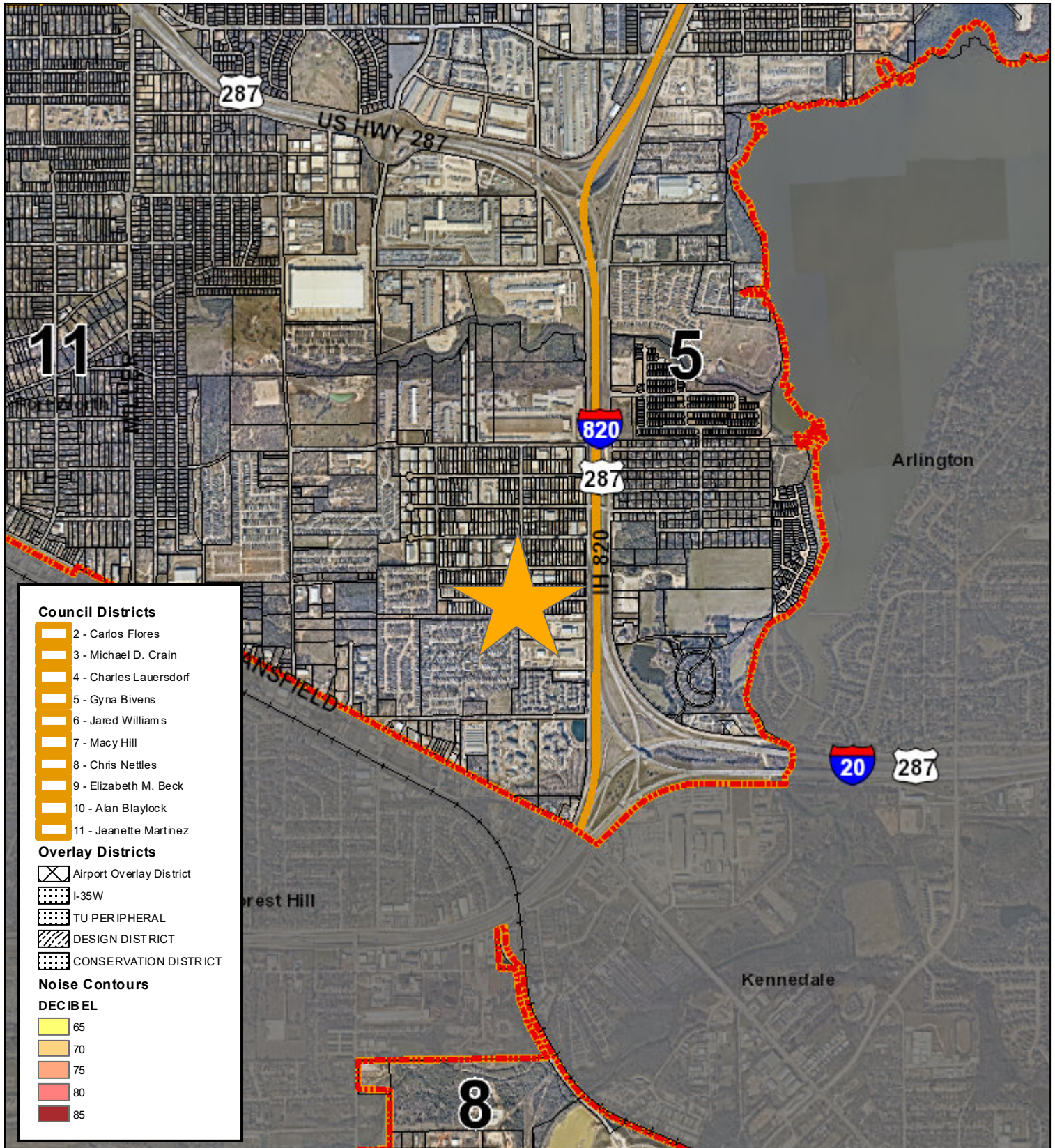
Applicant: Carlos Landeros/Almy Prefontaine  
Address: 5200 & 5204 Saunders Road  
Zoning From: B  
Zoning To: I  
Acres: 0.5  
Mapsc: Text  
Sector/District: Southeast  
Commission Date: 6/11/2025  
Contact: 817-392-8190



0 95 190 380 Feet

Created: 5/15/2025 9:00:27 PM

## Area Map



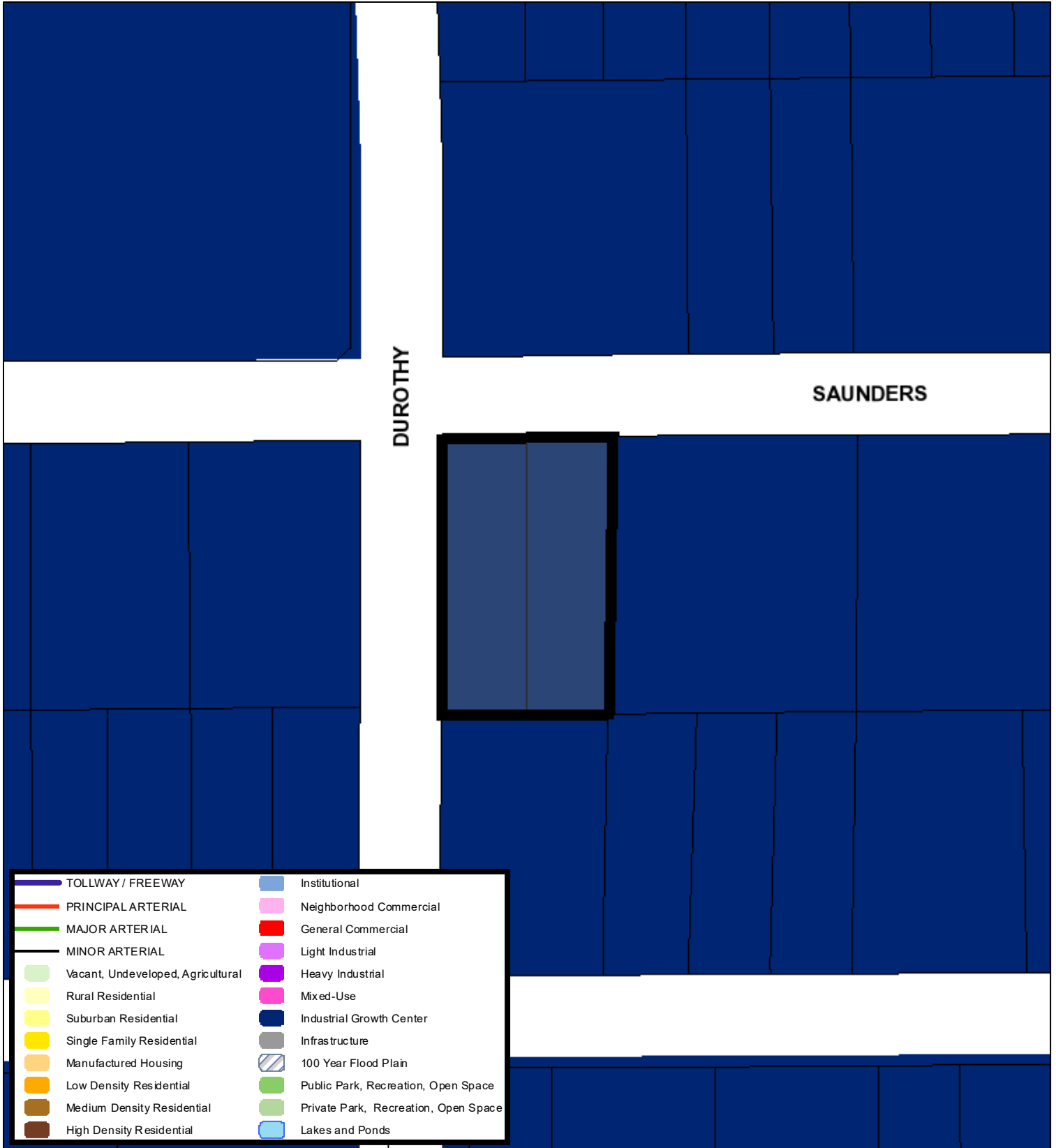
0 1,000 2,000 4,000 Feet





ZC-25-055

## Future Land Use



100 50 0 100 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.





ZC-25-055

## Aerial Photo Map



0 62.5 125 250 Feet







# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-057

**Council District:** 5

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** Al-Hedayah Academy Inc./ Darwish Otrok

**Site Location:** 8661 & 8689 John T. White Road

**Acreage:** 2.6919 acres

### Request

**Proposed Use:** Mixed Use: Retail/ Office/ Residential

**Request:** From: "E" Neighborhood Commercial  
To: "MU-1" Low-Intensity Mixed-Use

### Recommendation

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

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

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

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

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7. Exhibit: Proposed Light Industrial Uses
8. Conceptual Plan
9. Area Map
10. Future Land Use Map
11. Aerial Photograph

## Project Description and Background

The subject property, approximately 2.6919 acres in size, is located at the corner of John T. White Road and Randol Mill Road (**Figures 1–2**). The site is currently undeveloped and may contain several significant tree species that could impact the buildable area. For more information, please refer to the ‘Development Impact Analysis’ section under Urban Forestry. The surrounding area includes a mix of commercial and residential uses. The property is currently zoned “E” Neighborhood Commercial, with adjacent zoning classifications including “E” Neighborhood Commercial, “A-5” One-Family, and “PD-SU” for all uses permitted in “E,” excluding the sale of alcohol for off-premises consumption.

The applicant is proposing a true mixed-use development that will incorporate retail, office, and residential components. Additional information about the proposed development is provided in the ‘*Applicant’s Description*’ section below. It is important to note that, if approved by the City Council, the rezoning to Low-Intensity Mixed-Use (MU-1) within a form-based district will require the applicant to meet all applicable site plan submission requirements at the appropriate stage of development.\*

### Applicant’s Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *“Subject property is zoned Commercial, request to rezone to MU-1 due to location as a buffer between commercial and residential area, many attempts have been made before to market as commercial which is present zoning, but no success in achieving that goal. Also an attempt to rezone to residential has been made with no success. We believe that combining and having a mix of residential and commercial with best suit this property.”*

*Discussed this rezoning with few neighborhood associations who showed support for such rezoning since it serves those who like to see commercial such as sit down restaurants and other retail business to serve the area and also was favored by those who do not want straight commercial and prefer residential. We believe the MU-1 would be perfect fit for this property.”*

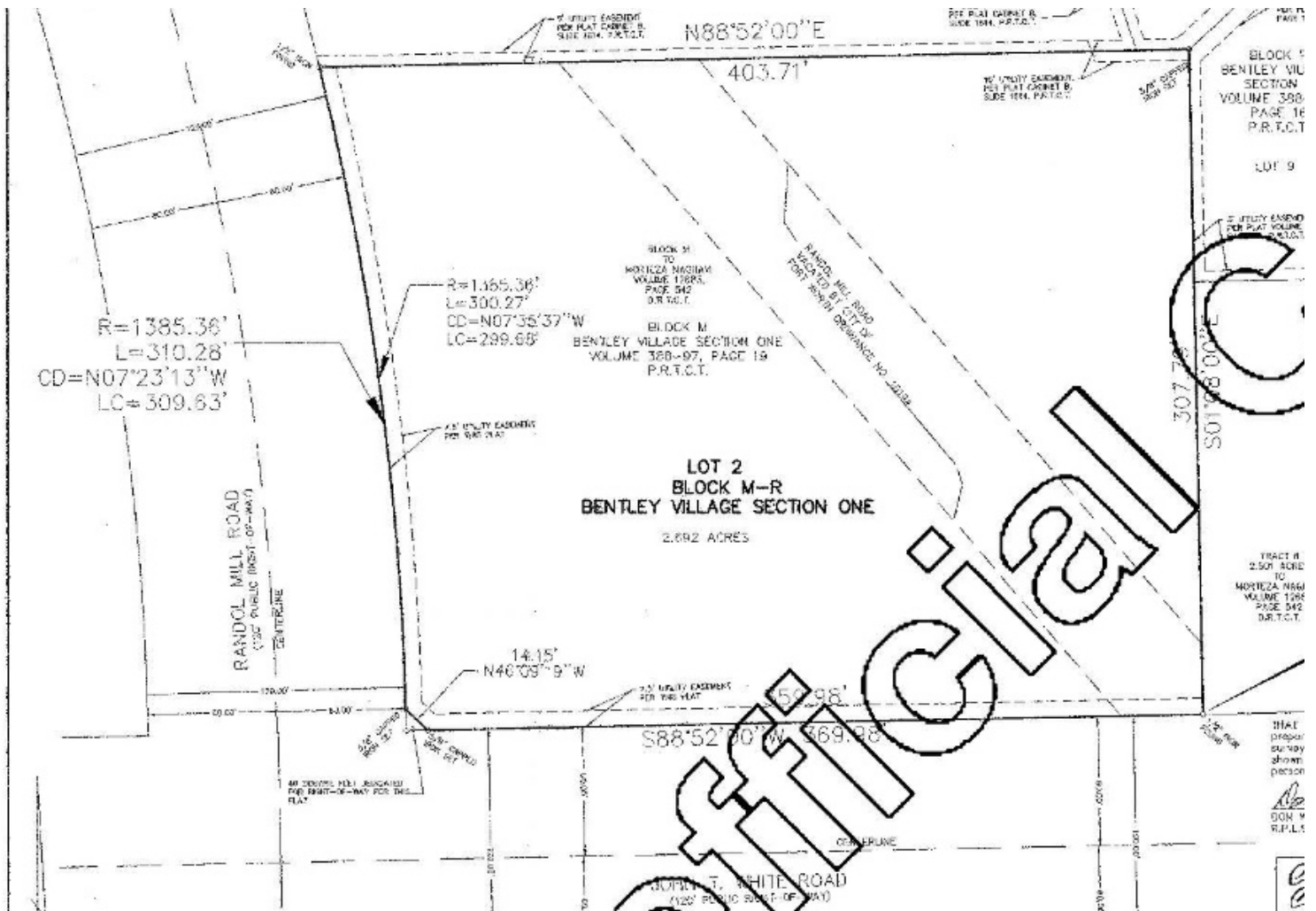


**Figure 1:** Site Photos taken by staff on 5/29/2025 from John T. White Road looking north





**Figure 2:** Site Photos taken by staff on 5/29/2025 from NW 28<sup>th</sup> Street looking north



**Figure 3:** Plat Exhibit

\*The ordinance information used in this section can be found [here](#).

## Surrounding Zoning and Land Uses

North: "E" Neighborhood Commercial/ Vacant  
East-north: "A-5" One-Family/ Residential  
East-south: "E" Neighborhood Commercial/ Vacant  
South: "E" Neighborhood Commercial/ Vacant  
West: "PD 626" PD-SU for all uses in "E" excluding sale of alcohol for off-premises consumption/  
Commercial

## Recent Zoning History

- ZC-05-005: MORTEZA NAGHAVI; From "E" Neighborhood Commercial to "PD/SU Planned Development/Specific Use for all uses in "E" Neighborhood Commercial; plus Mini Warehouse; Proposed use: Mini Warehouse **Deny w/prejudice 7-0 Applicant withdrew application at Zoning Commission.** Case was Denied on 1/05/2005
- ZC-21-131: MMaroof Choudhury; From "A-5" One-Family, "E" Neighborhood Commercial to "R2" Townhouse/Cluster; **Deny w/prejudice at City Council.** Case was on 02/08/2022.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on May 30, 2025.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on May 30, 2025:

Organizations Notified	
Bentley Village-Waterchase NA (BVWNA)	Historic Randol's Mill Valley Alliance, Inc.
Trinity Habitat for Humanity	Streams and Valley's Inc
East Fort Worth, Inc	

\* *Closest registered Neighborhood Organization*

## Development Impact Analysis

### Land Use Compatibility

While the broader area is primarily residential in use, the zoning districts surrounding the subject property are predominantly commercial, though the adjacent parcels are currently undeveloped. The proposed land use is compatible with the surrounding mix of residential and commercial uses and zoning designations. The requested



rezoning aims to support a well-balanced, high-quality development that enhances the character of the area and improves the overall quality of life for residents. By selecting the MU-1 (Low-Intensity Mixed-Use) form-based zoning district, the applicant is demonstrating a commitment to sustainable development practices. These include minimizing impacts on natural resources, improving internal connectivity and accessibility, and ensuring the project aligns with the existing neighborhood character.

As this request falls within a form-based district, the ordinance requires additional levels of review prior to permitting. A conceptual plan must first be reviewed by staff to confirm compliance with applicable design and quality standards.\* The applicant's proposed use—a mixed-use development—is permitted under the MU-1 district. However, should the applicant later choose to pursue a multifamily-only development, they must pass the required proximity test to demonstrate an adequate mix of surrounding uses. This safeguard helps prevent the introduction of standalone multifamily developments that are not contextually appropriate. If the applicant does not meet the proximity test, they would be limited to either a true mixed-use or commercial development.\*

Given the design standards and community protections inherent in the MU-1 zoning district, the proposed uses will be compatible with the surrounding area and are expected to contribute positively to the ongoing growth and development of the neighborhood.

### Urban Forestry

This summary is based on input from the Urban Forestry (UF) team, who have recently been involved with the property due to unauthorized tree work:

*“Unauthorized tree removals have already occurred on-site. However, the preservation requirement for the development may still be met with the remaining trees, depending on what can be preserved. This cannot be confirmed until a UF Permit and associated plans are submitted. The property owner is permitted to clear brush or understory vegetation, provided no trees with a diameter of 6 inches (DBH) or greater are removed.*

*It appears that the upcoming development will not occupy the entire property at the corner. Therefore, we will require that the 25% preservation requirement be met across the full extent of the property. If sufficient trees can be preserved on other portions of the site, we may be able to approve a plan that includes no preservation on the corner portion itself.*

*This development is vested under the previous version of the Urban Forestry Ordinance. As such, the applicant may meet the 25% tree preservation requirement using any tree species of their choosing. If they prefer to follow species-specific preservation guidelines, we would be open to allowing them to proceed under the newly adopted ordinance.*

*In summary, the preservation requirement may be achievable across the full site, and the proposed MU development at the corner may not present any Urban Forestry compliance issues. Final determination will be made upon submission and review of the UF Permit application and plans.”*

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

\*The ordinance information used in this section can be found [here](#).

### Comprehensive Plan- Map Consistency

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The adopted Comprehensive Plan designates the subject property as Neighborhood Commercial as indicated on the Future Land Use (FLU) Map.

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

The proposed property’s designation is consistent with the existing Neighborhood Commercial outlined in the Future Land Use (FLU) Map. The rezoning request to Low-Intensity Mixed-Use (MU-1) does align with the FLU designation, as it combines both designation into one as well as it a part of the approved zoning district. The FLU category allows for the following zoning districts:

- “ER” Neighborhood Commercial Restricted
- “E” Neighborhood Commercial
- **“MU-1” Low-Intensity Mixed-Use**

**\*\*Note:** There are no applicable form-based codes for this area.

While the Low-Intensity Mixed-Use (MU-1) zoning district does allow for multifamily development, it also incorporates safeguards that address community concerns—particularly those that led to the denial of ZC-21-131, in which a proposed rezoning to “R2” Townhouse/Cluster was not supported by the neighborhood. One of the key protections within the MU-1 district is the **proximity test\***, which ensures that any standalone multifamily development must be located within an area that already includes a sufficient mix of complementary land uses. This requirement helps prevent isolated residential density and supports more thoughtful, context-sensitive development.

In contrast to the prior proposal, the current request for MU-1 zoning is intended to support a **true mixed-use** development that includes retail, office, and residential components. Given the site’s location near existing commercial and residential areas, as well as its proximity to major roadways, a mixed-use project is an appropriate and strategic use of the property. A well-executed mixed-use development would promote a **live-work-play** environment, creating a more vibrant and sustainable neighborhood.

Additionally, the City’s Comprehensive Plan supports locating large commercial and institutional uses along arterial streets, particularly at major intersections. This proposal aligns with that vision by prioritizing commercial activity in a location suited for increased accessibility and visibility. The Future Land Use (FLU) map also supports this direction, highlighting the area as appropriate for expanded neighborhood commercial uses that serve both local residents and the broader community.

Key policies guiding this vision include:

- *Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.*
- *Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.*
- *Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.*

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

\*The ordinance information used in this section can be found [here](#).



**Supplemental Information**  
**Site Photos taken by Staff on 5/29/2025**



Taken from John T. White Road looking west



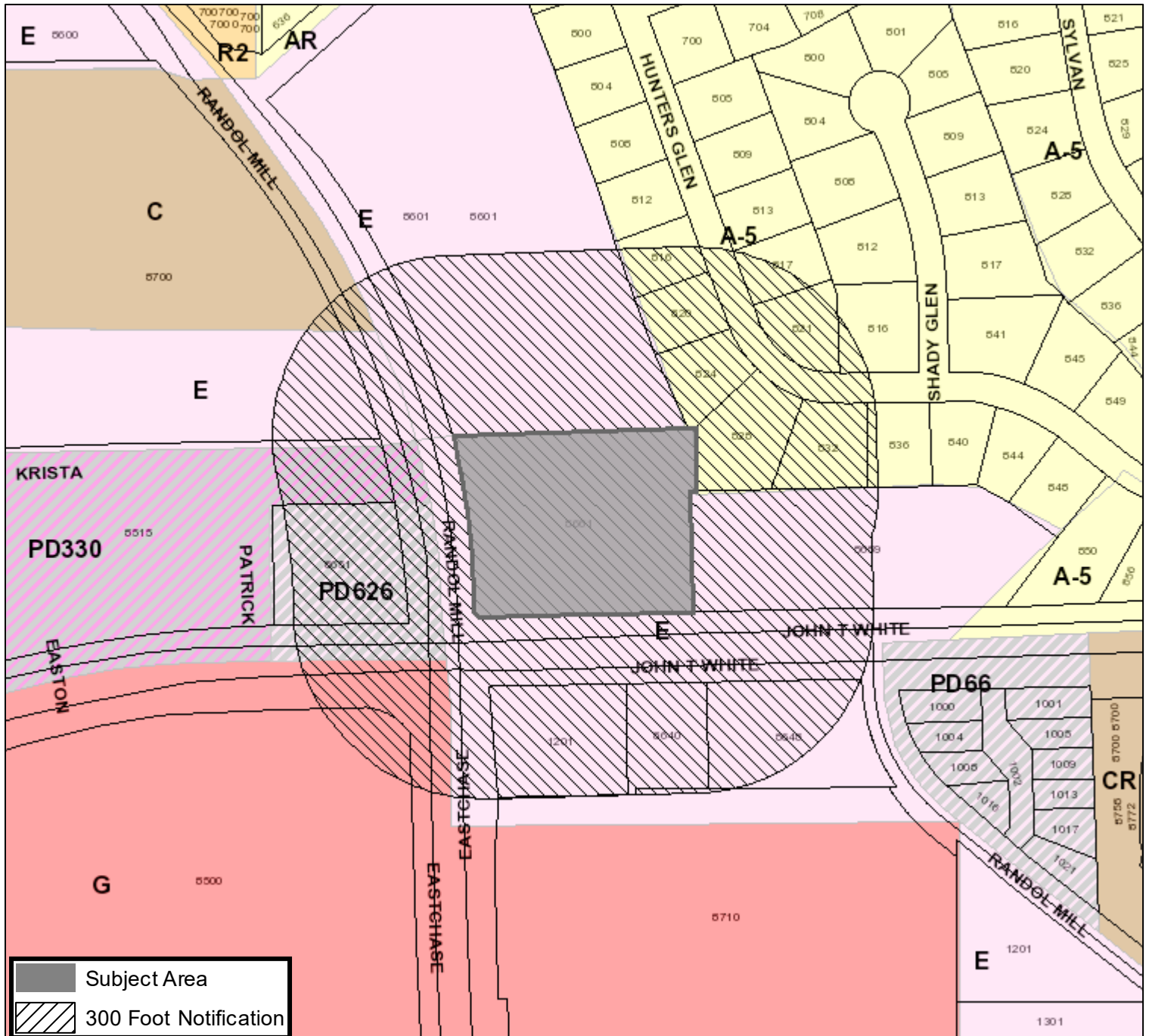
Taken from John T. White Road looking southeast



ZC-25-057

## Area Zoning Map

Applicant: Al-Hedayah Academy Inc. / Darwish Otrok  
Address: 8661 John T. White Road  
Zoning From: E  
Zoning To: MU-1  
Acres: 2.692  
Mapsc0: Text  
Sector/District: Eastside  
Commission Date: 6/11/2025  
Contact: 817-392-2806



0 120 240 480 Feet

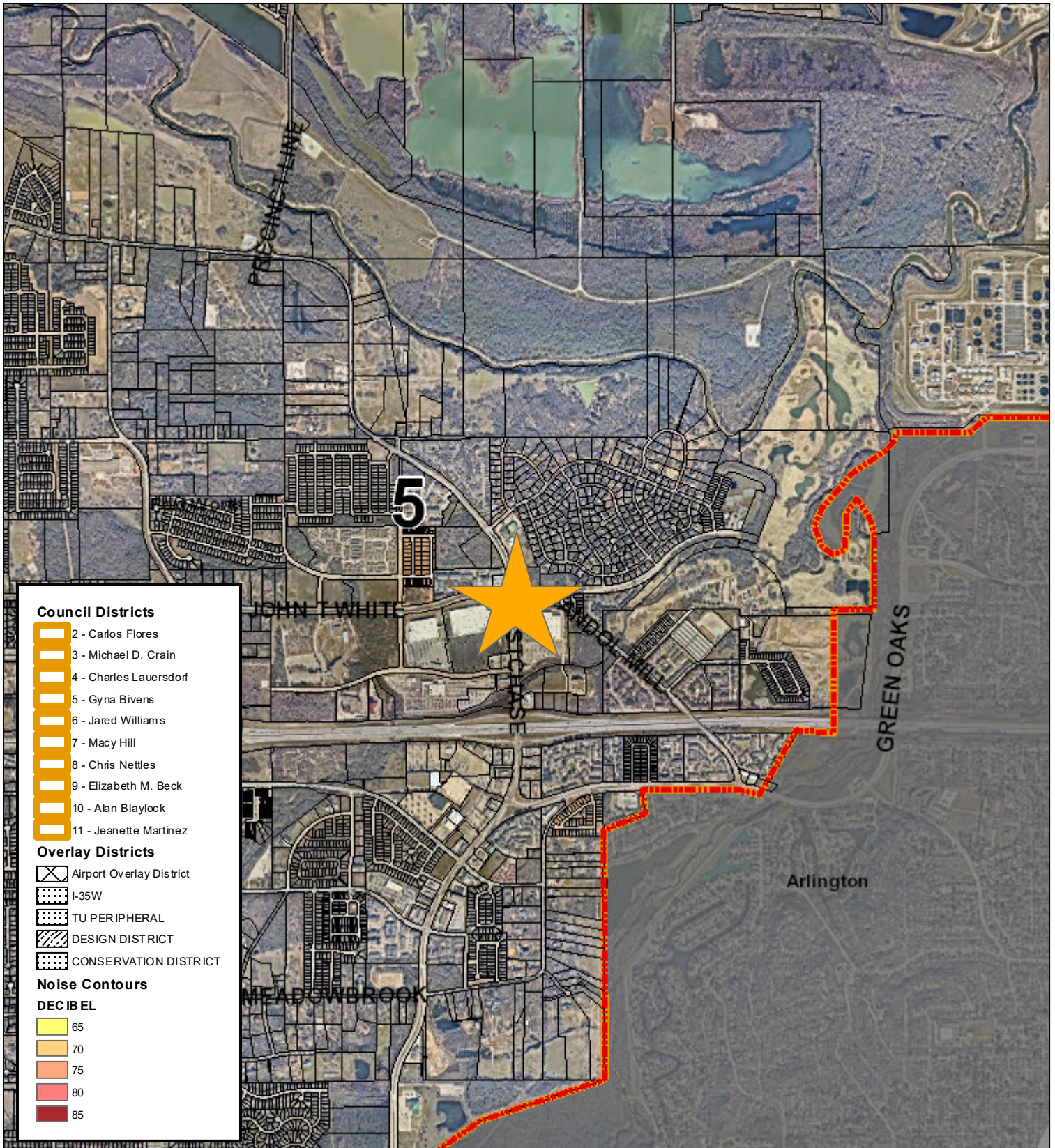
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ZC-25-057

## Area Map



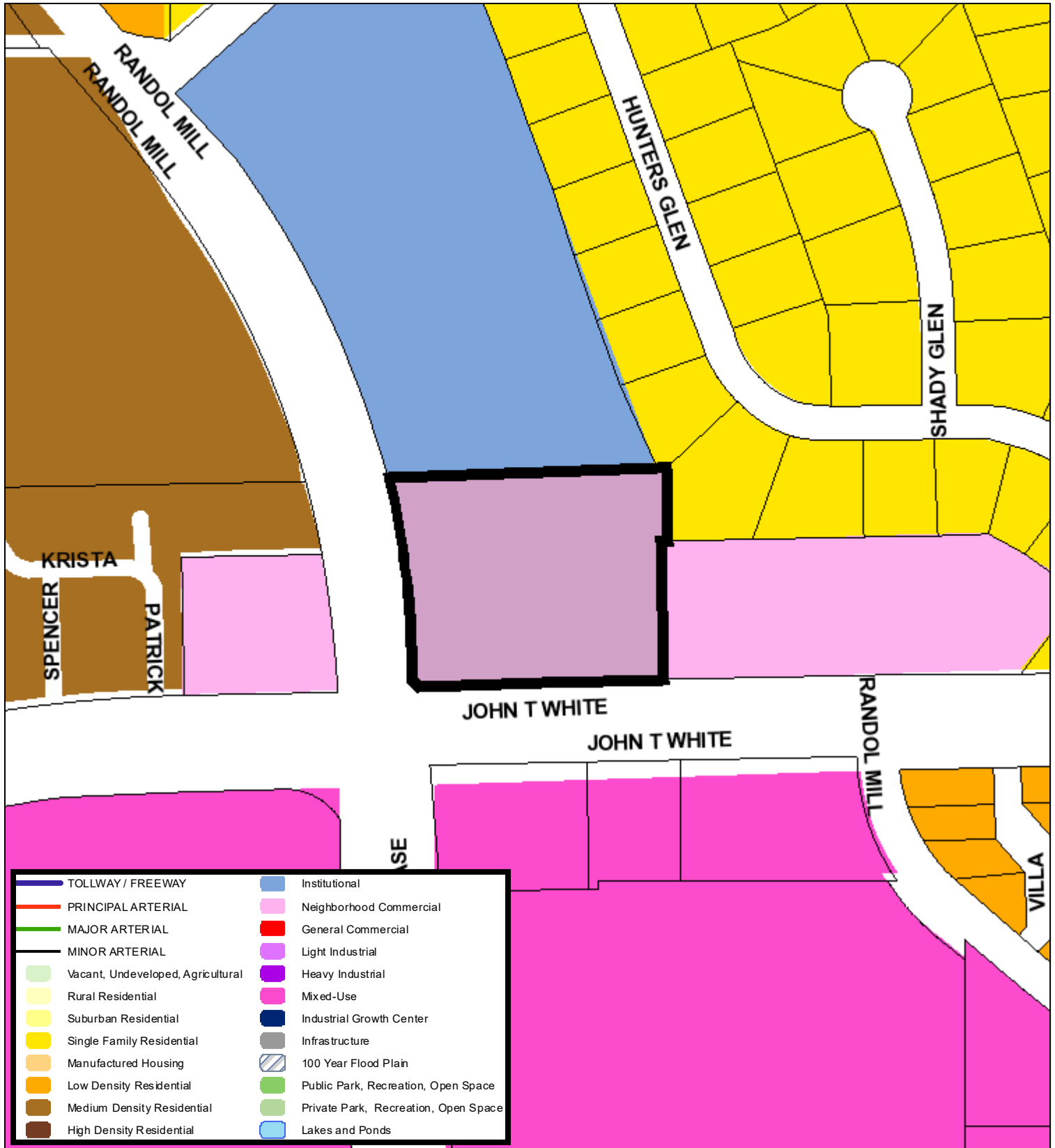
0 1,000 2,000 4,000 Feet





ZC-25-057

## Future Land Use



190 95 0 190 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.







ZC-25-057

## Aerial Photo Map



0 120 240 480 Feet







# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-061

**Council District:** 5

## Zoning Map Amendment

**Case Manager:** [Dave McCorquodale](#)

**Owner / Applicant:** Smart Solutions Group, LLC / Ana Vasquez, Herack Real Estate

**Site Location:** 5425 Cottey Street

**Acreage:** 0.16 acres

### Request

**Proposed Use:** One-family detached dwelling

**Request:** From: “E” Neighborhood Commercial/Stop Six Overlay

To: “A-5” One-Family Residential/Stop Six Overlay

### Recommendation

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

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

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

**Staff Recommendation:** *Approval*

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## Project Description and Background

This 6,922 sq. ft. vacant lot in the Southeast Planning Sector is located approximately one-half mile north of Berry Street inside Loop 820. The owner is requesting a zoning change from “E” Neighborhood Commercial to “A-5” One Family Residential and provides the following project description in the zoning change application:

“We are requesting a zone change to build a single-family house in our property located on 5425 lot 9C Cottey Street. The [adjacent property to the left] is residential and the next lot to our right is empty. Our property is not located in the main commercial street, that in this case would be Stalcup St, where the childcare facility is located. In the block there is a church, and all the other lots are residential single-family houses.”

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial (vacant)  
East “E” Neighborhood Commercial (vacant)  
South “A-7.5” One-Family Residential (single-family home)  
West “A-5” One-Family residential (single-family home)

## Recent Zoning History

- ZC-16-170: Map amendment to remove Stop Six Historical District (multiple properties)
- ZC-19-116: Map amendment to add Stop Six Design Overlay (multiple properties).

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **May 30, 2025**.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on **May 30, 2025**:

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

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

---

The properties along the western side of Stalcup Road are zoned “E” Neighborhood Commercial. The depth of the “E” district from Stalcup Road ranges between 140-feet and 270-feet deep. Commercial/nonresidential uses along this portion of Stalcup Road include three daycare facilities, a neighborhood market, and a church. Several homes also have frontage on Stalcup Road.

To the south across Cottey Street from the subject property are two single-family homes and a single-family home sits adjacent to this property to the west. Antioch Baptist Church sits to the southwest of the property. This block of Cottey Street contains (6) single-family homes and (4) vacant “A-5” lots along with two vacant “E” lots similar in size to the residential lots. Single-family residential **is compatible** with the other land uses within this block of Cottey Street.

### Comprehensive Plan Consistency

---

The 2023 Comprehensive Plan Future Land Use Map designates this property as Neighborhood Commercial which is characterized by retail, services, offices and mixed uses serving daily needs for a local market area. While **not consistent** with Future Land Use Map, the requested zoning change is **consistent** with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Encourage quality infill houses, particularly in the Polytechnic and Stop Six neighborhoods.

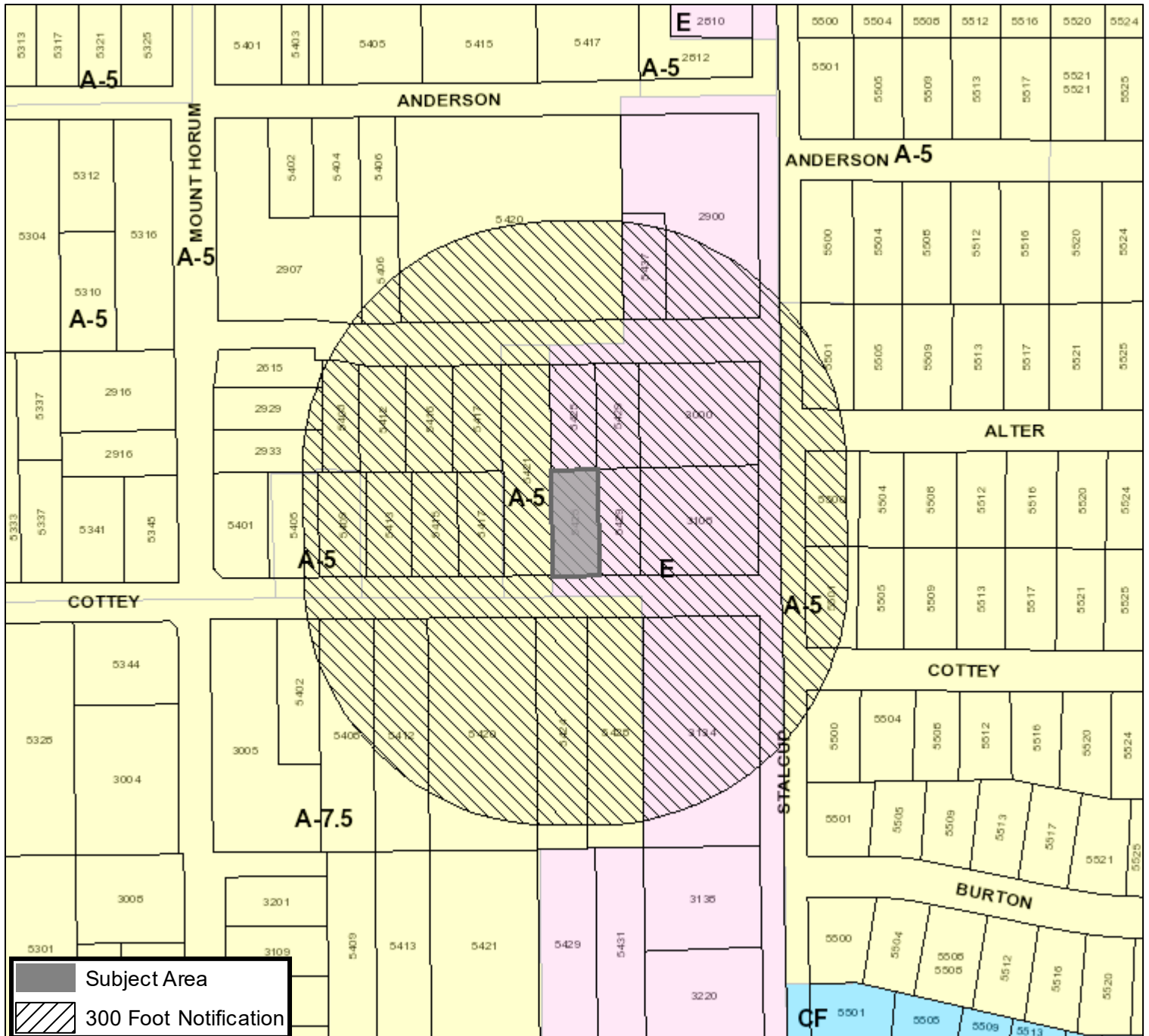




ZC-25-061

## Area Zoning Map

Applicant: Smart Solutions Group LLC/Ana Vasquez  
Address: 5425 Cottey Street  
Zoning From: E  
Zoning To: A-5  
Acres: 0.16  
Mapsc0: Text  
Sector/District: Southeast  
Commission Date: 6/11/2025  
Contact: 817-392-8043



0 85 170 340 Feet

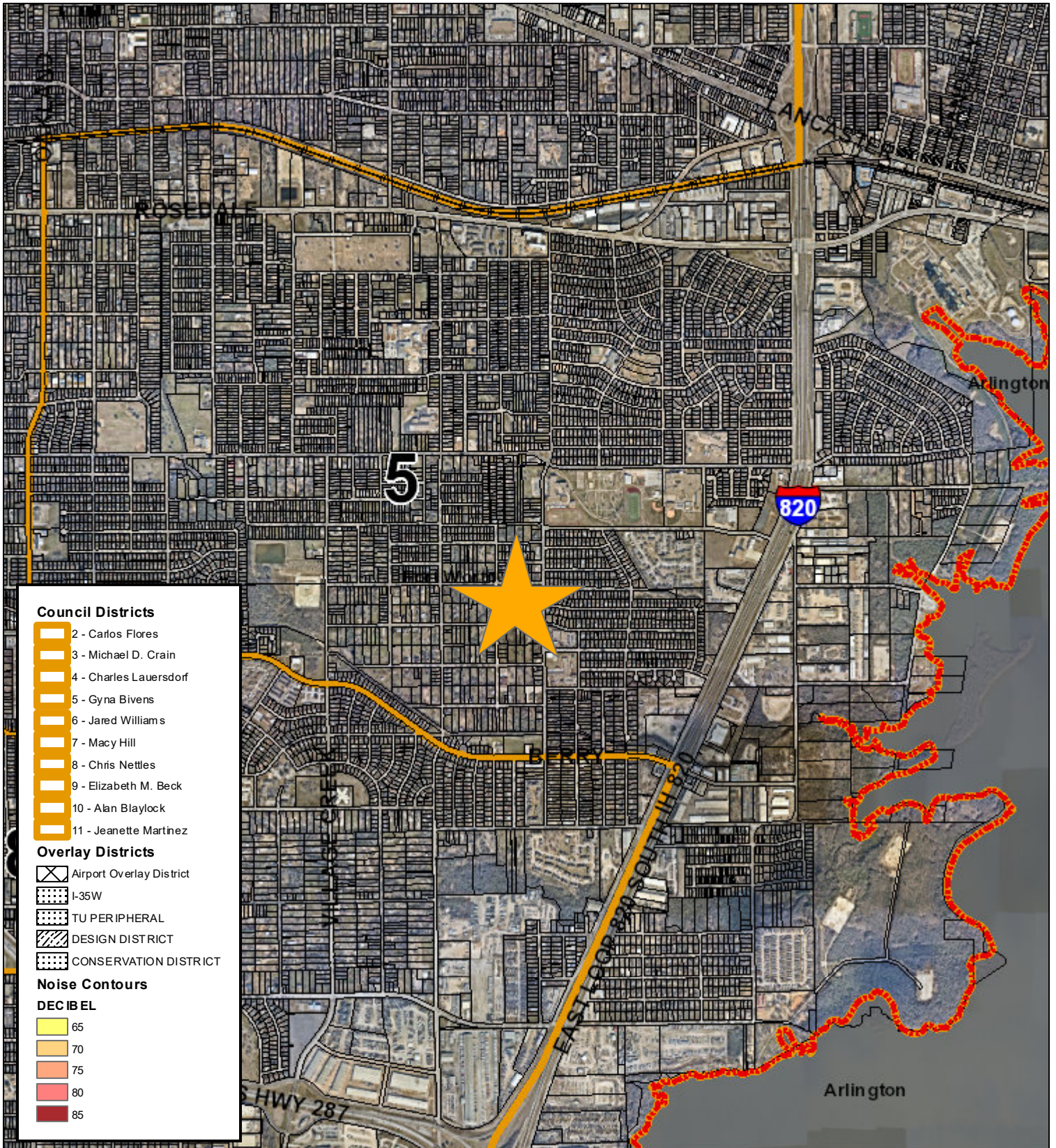
Created: 5/15/2025 9:01:26 PM





ZC-25-061

## Area Map



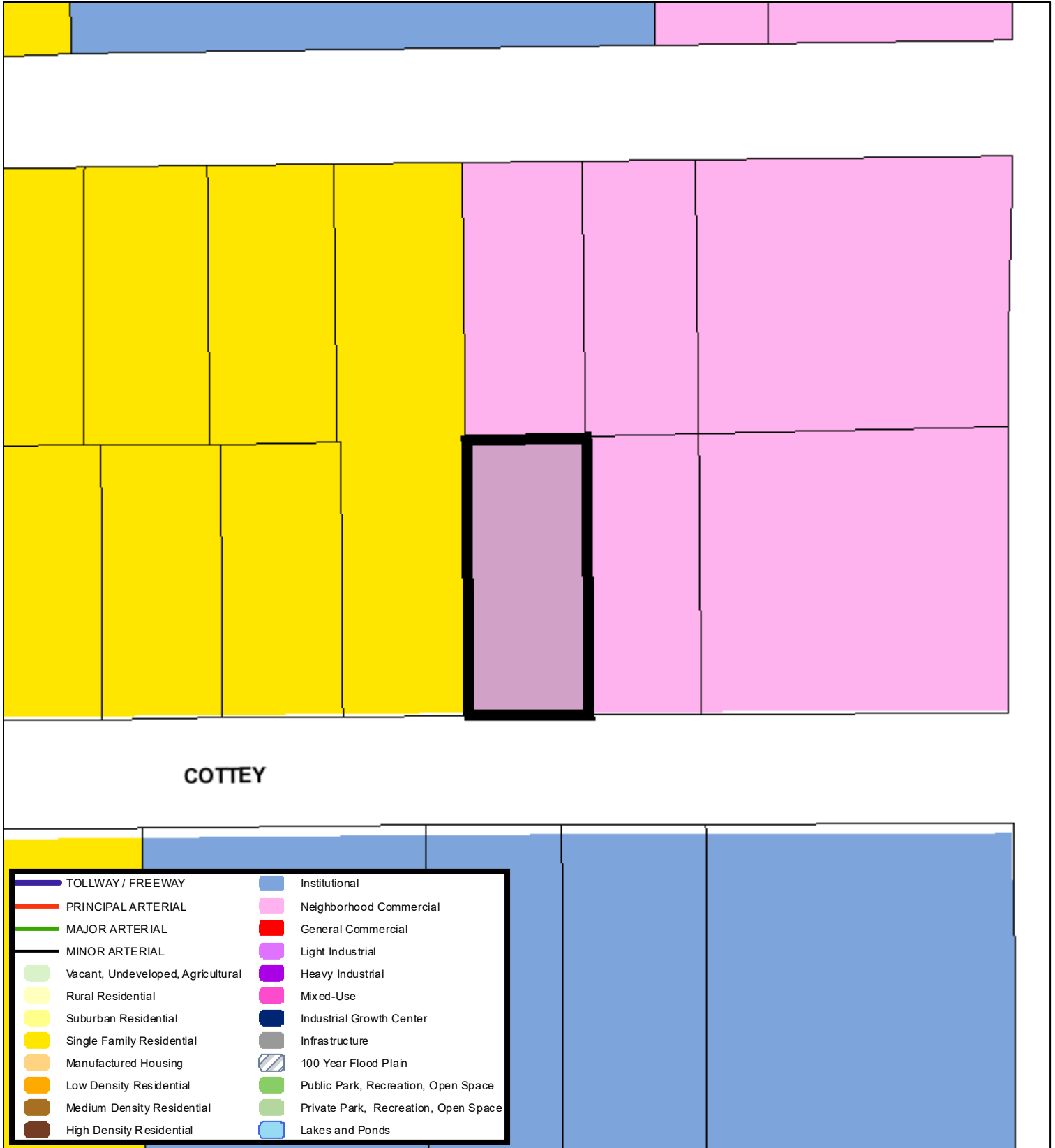
0 1,000 2,000 4,000 Feet





ZC-25-061

## Future Land Use



COTTEY

60 30 0 60 Feet

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







ZC-25-061

## Aerial Photo Map



0 37.5 75 150 Feet







PROPERTY ADDRESS: 5425 COTTEY STREET, FORTH WORTH, TX 75043

Design Director: Sara Ackel

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

06 | FEB | 2025

Sheet:

A101

Sheet Title: CITY OF AN

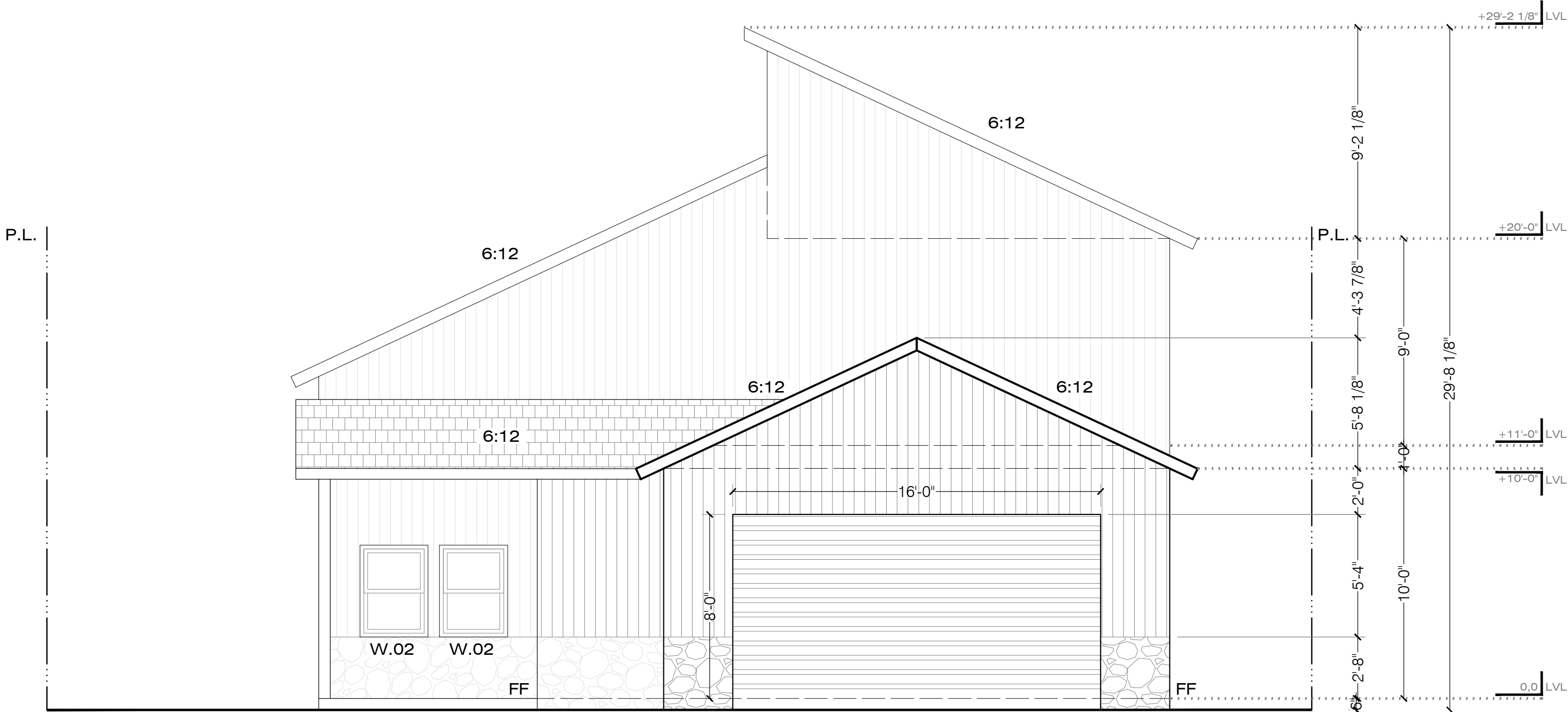
## SITE PLAN

NOTES.

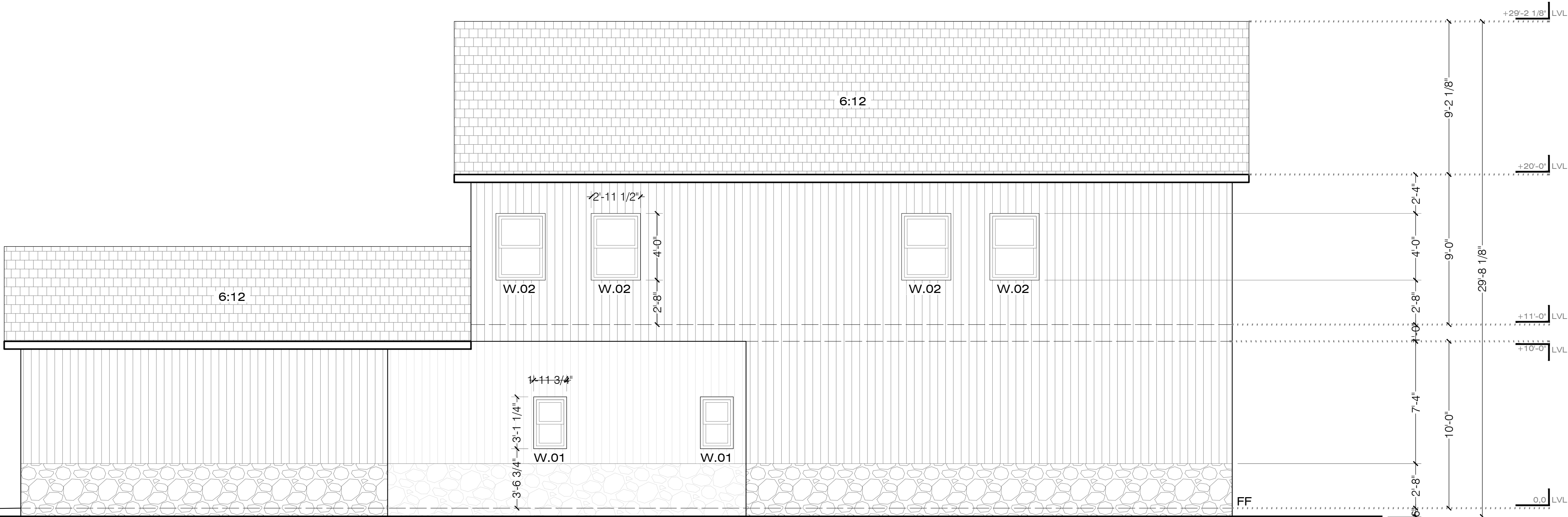
Scale:

WINDOWS AND DOORS SHEDULE

#	QTY	DESCCRPTION
W.01	2	WINDOW. AMERICAN CRAFTSMAN 23.75 IN X 37.25 IN PRO SERIES WHITE
W.02	12	WINDOW. AMERICAN CRAFTSMAN 37.75 IN X 56.75 IN SERIES WHITE
D.01	1	PATIO DOOR. PLY GEM 72 IN X 80 IN SERIES WHITE
D.02	1	39 IN X 80 IN EXTERIOR WOOD DOOR
D.03	5	34 IN X 80 IN INTERIOR WOOD DOOR
D.04	8	30 IN X 80 IN INTERIOR WOOD DOOR
D.05	1	39 IN X 80 IN INTERIOR WOOD DOOR



FRONT ELEVATION (SOUTH) 01  
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION 02  
SCALE: 1/4" = 1'-0"

PROJECT | COTTEY HOUSE

PROPERTY ADDRESS: 3425 COTTEY STREET, FORTH WORTH, TX 76143

Sheet Title:

ELEVATIONS

Notes:

Scale:

Design Director: Sam Ackel

Sheet:

Issue Date:

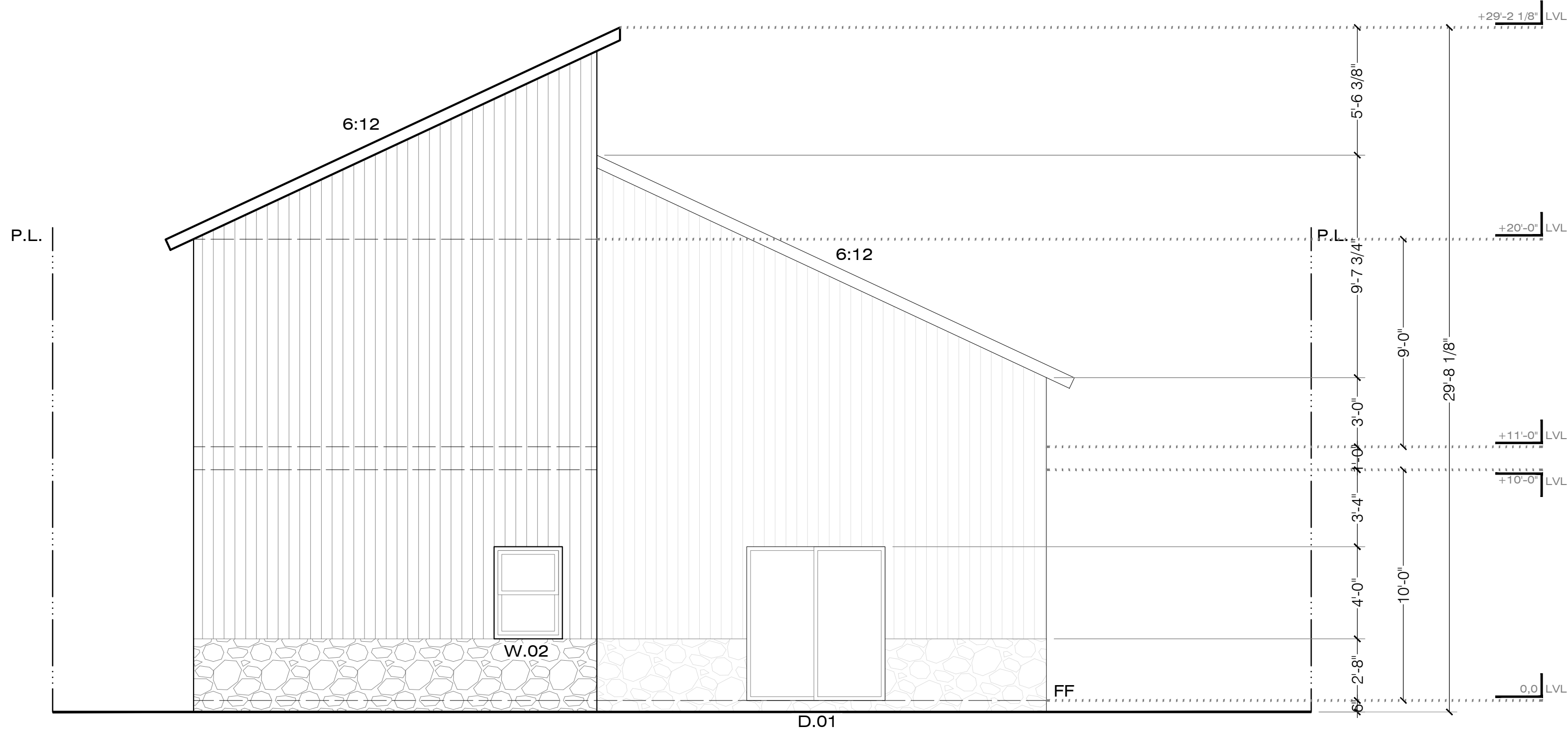
06 / FEB / 2025

A201

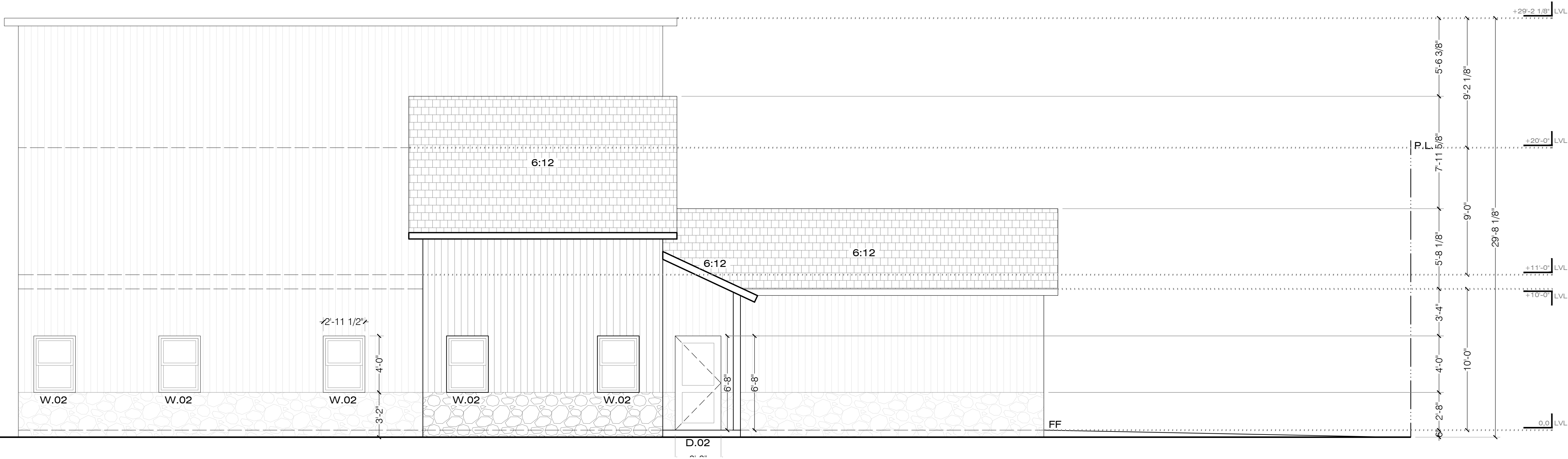


WINDOWS AND DOORS SHEDULE

#	QTY	DESCRIPTION
W.01	2	WINDOW. AMERICAN CRAFTSMAN 23.75 IN X 37.25 IN PRO SERIES WHITE
W.02	12	WINDOW. AMERICAN CRAFTSMAN 37.75 IN X 56.75 IN SERIES WHITE
D.01	1	PATIO DOOR. PLY GEM 72 IN X 80 IN SERIES WHITE
D.02	1	39 IN X 80 IN EXTERIOR WOOD DOOR
D.03	5	34 IN X 80 IN INTERIOR WOOD DOOR
D.04	8	30 IN X 80 IN INTERIOR WOOD DOOR
D.05	1	39 IN X 80 IN INTERIOR WOOD DOOR



BACK ELEVATION (NORTH) 03  
SCALE: 1/4" = 1'-0"



LEFT ELEVATION 04  
SCALE: 1/4" = 1'-0"

PROJECT | COTTEY HOUSE

PROPERTY ADDRESS: 3425 COTTEY STREET, FORTH WORTH, TX 76143

Sheet Title:  
ELEVATIONS

Notes:

Scale:

Design Director: Sam Ackel

Sheet:

Issue Date:

06 / FEB / 2025

A202



# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-065

**Council District:** 2

## Zoning Map Amendment

**Case Manager:** [Lynn Jordan](#)

**Owner / Applicant:** GTZ 1234 LLC, Joel Gutierrez

**Site Location:** 1234 NW 28<sup>th</sup> Street and 2722 Chestnut Avenue

**Acreage:** 0.8 acres

### Request

**Proposed Use:** Restaurant w/ drive-thru

**Request:** From: “PD1331” Planned Development for all uses in “ER” Neighborhood Commercial Restricted for a restaurant with drive through, no alcohol permitted; site plan waived

To: “E” Neighborhood Commercial

### Recommendation

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

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

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

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

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



## Project Description and Background

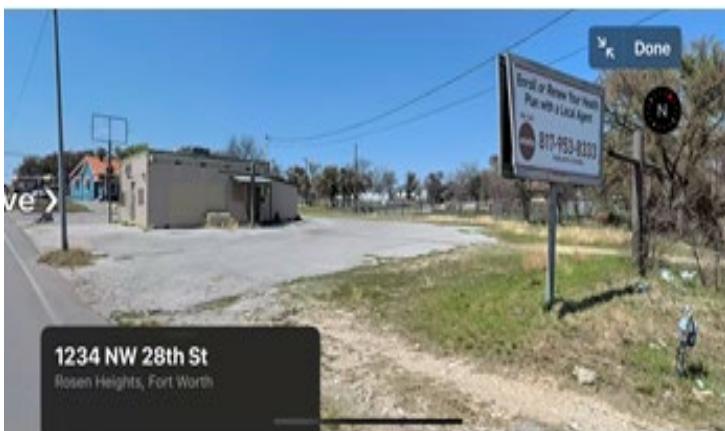
The applicant came before the Zoning Commission in June 2022 for the same zoning request in which it was recommended for approval. At Council it was amended to a PD for "ER" Neighborhood Commercial Restricted with drive through restaurant, no alcohol sales based on neighborhood input. The applicant has reached back out to the Council member on his request.

The applicant is proposing to zone the subject site from "PD1331" Neighborhood Commercial Restricted for a restaurant with drive through, no alcohol permitted; site plan waived to "E" Neighborhood Commercial to accommodate a new restaurant with drive-thru, plus alcohol sales. The existing building was previously used as a bar. The site has been extensively remodeled upgraded with paved parking, outdoor seating, and landscaping, all per the adopted City of Fort Worth Ordinance requirements.

### Applicant's response

I APPLIED For Rezoning Previously and was granted & Approved For ER TO E But was not Informed Last minute my City Council member adjusted the Rezoning to A PD only. Limiting Signage & Complete "E" zoning for Alcohol sales which was not known by myself of Limitations or needed.

Before



After





## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial and “ER” Neighborhood Commercial Restricted / undeveloped  
East “E” Neighborhood Commercial / restaurant  
South “E” Neighborhood Commercial / used auto sales  
West “E” Neighborhood Commercial / office

## Recent Zoning History

- ZC-22-079 Planned Development for “ER” Neighborhood Commercial Restricted for a restaurant with drive-thru, no alcohol permitted; site plan waived Approved June 2022

## Public Notification

### **Written Notice**

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on May 30, 2025.

### **Posted Notice**

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### **Published Notice**



A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

**Courtesy Notice**

The following organizations were emailed on May 30, 2025:

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

*\*Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Property on all surrounding sides of the subject site is zoned for commercial purposes. Properties to the south, west and east are used for commercial purposes. Property to the north is zoned neighborhood commercial restricted (currently undeveloped) and single family three lots to the north. “ER” Neighborhood Commercial Restricted is similar to “E” Neighborhood Commercial zoning but would not allow the sale of alcohol or the restaurant use. “E” zoning is the least intensive classification that allows a drive-thru restaurant use by right.

Another consideration to account for when evaluating this rezoning request would be what the community desires. As of the writing of this staff report, we have not received any returned courtesy notices, legal notices from owners within 300 feet of the subject property, or any other feedback on whether or not the neighborhood is receptive or opposed to this rezoning request.

Because the site adjoins commercial zoning and uses on all four (4) sides, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northside

The 2023 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial. This is further defined as "Retail, services, offices and mixed uses serving daily needs for a local market area".

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

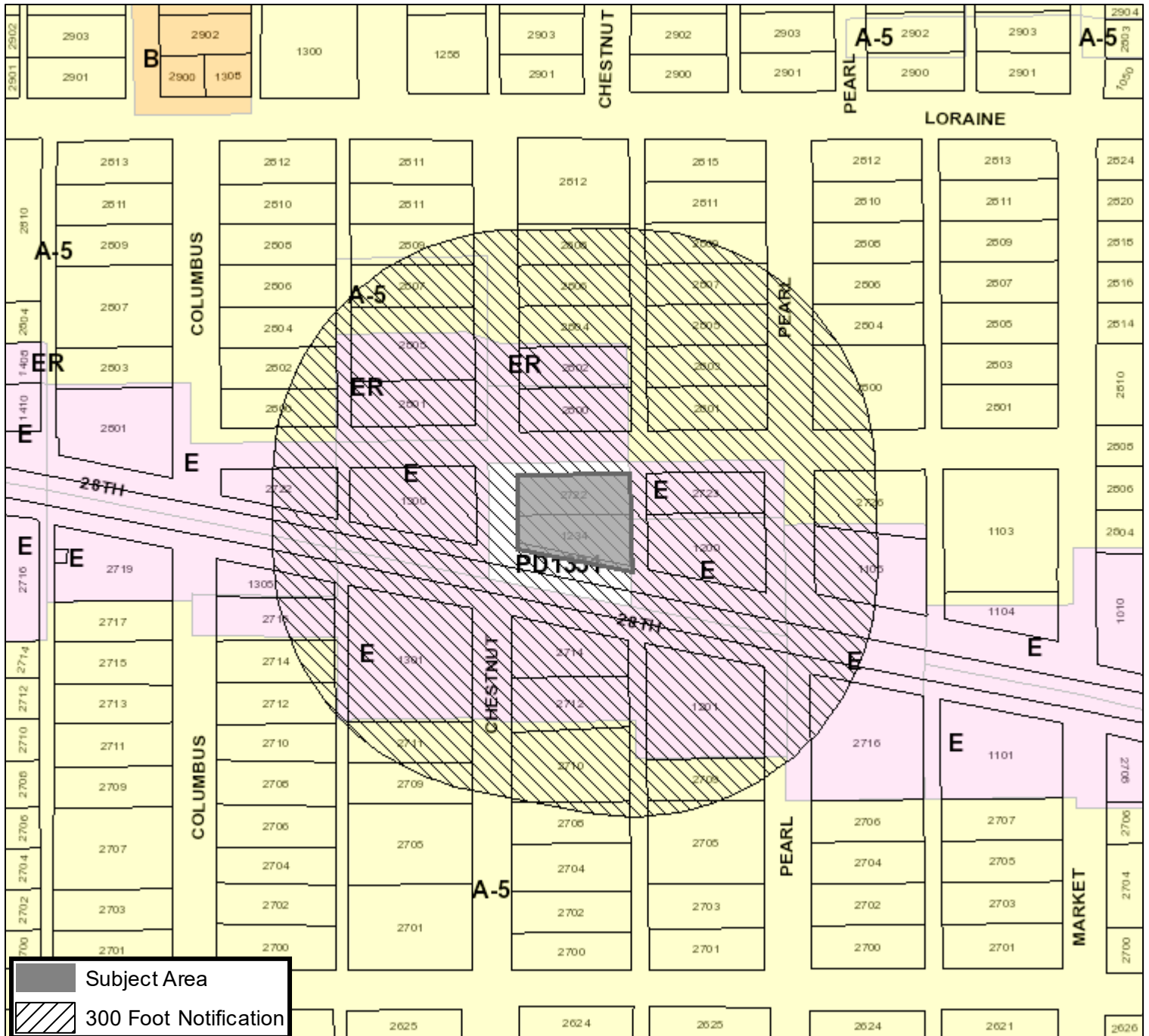




ZC-25-065

## Area Zoning Map

Applicant: Joel Gutierrez  
Address: 1234 NW 28th Street, 2722 Chestnut Avenue  
Zoning From: PD 1331 for ER uses with drive-thru restaurant  
Zoning To: E  
Acres: 0.8  
Mapsc0: Text  
Sector/District: Northside  
Commission Date: 6/11/2025  
Contact: 817-392-7869

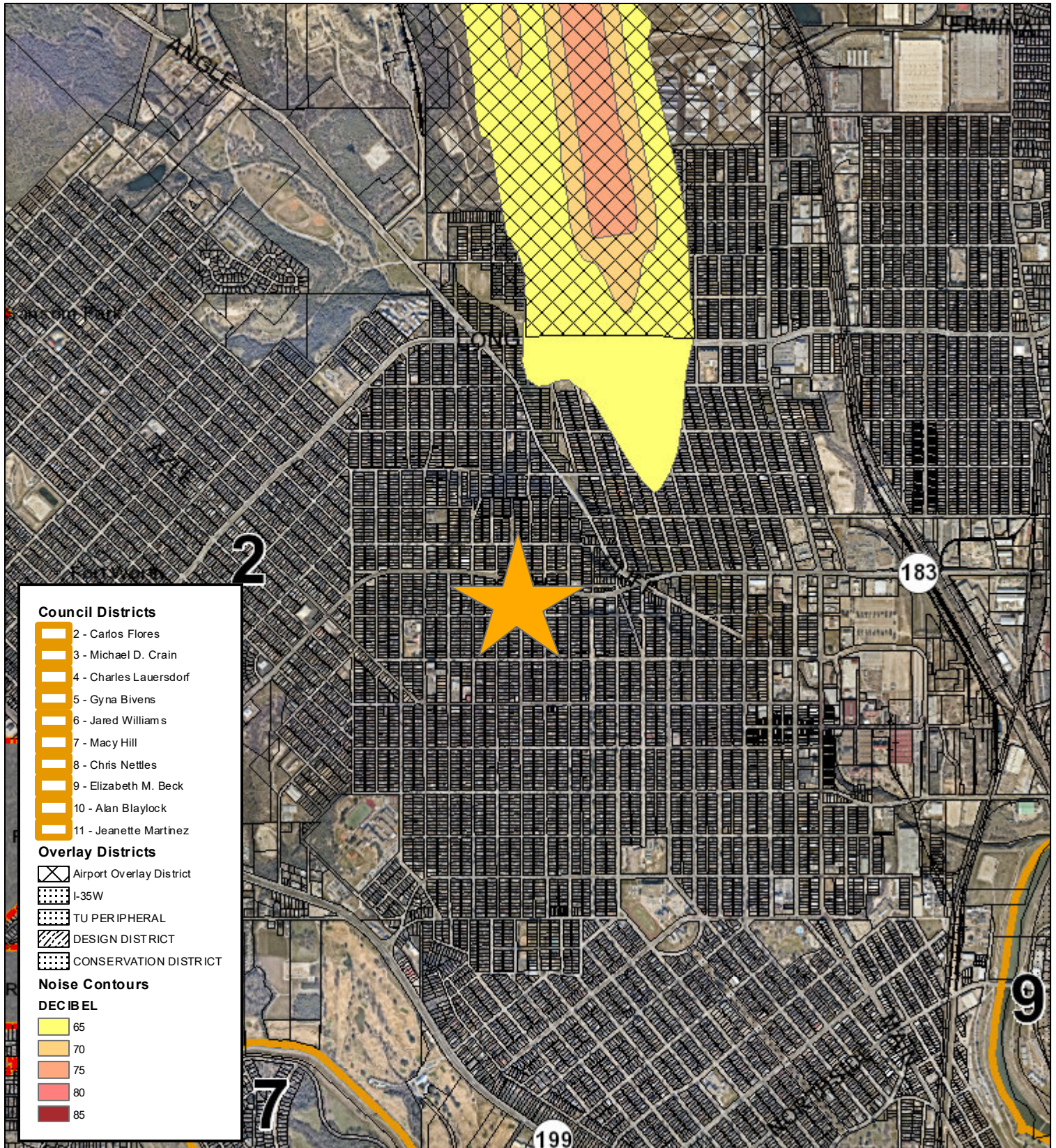


0 87.5 175 350 Feet

Created: 5/15/2025 8:31:12 PM



## Area Map



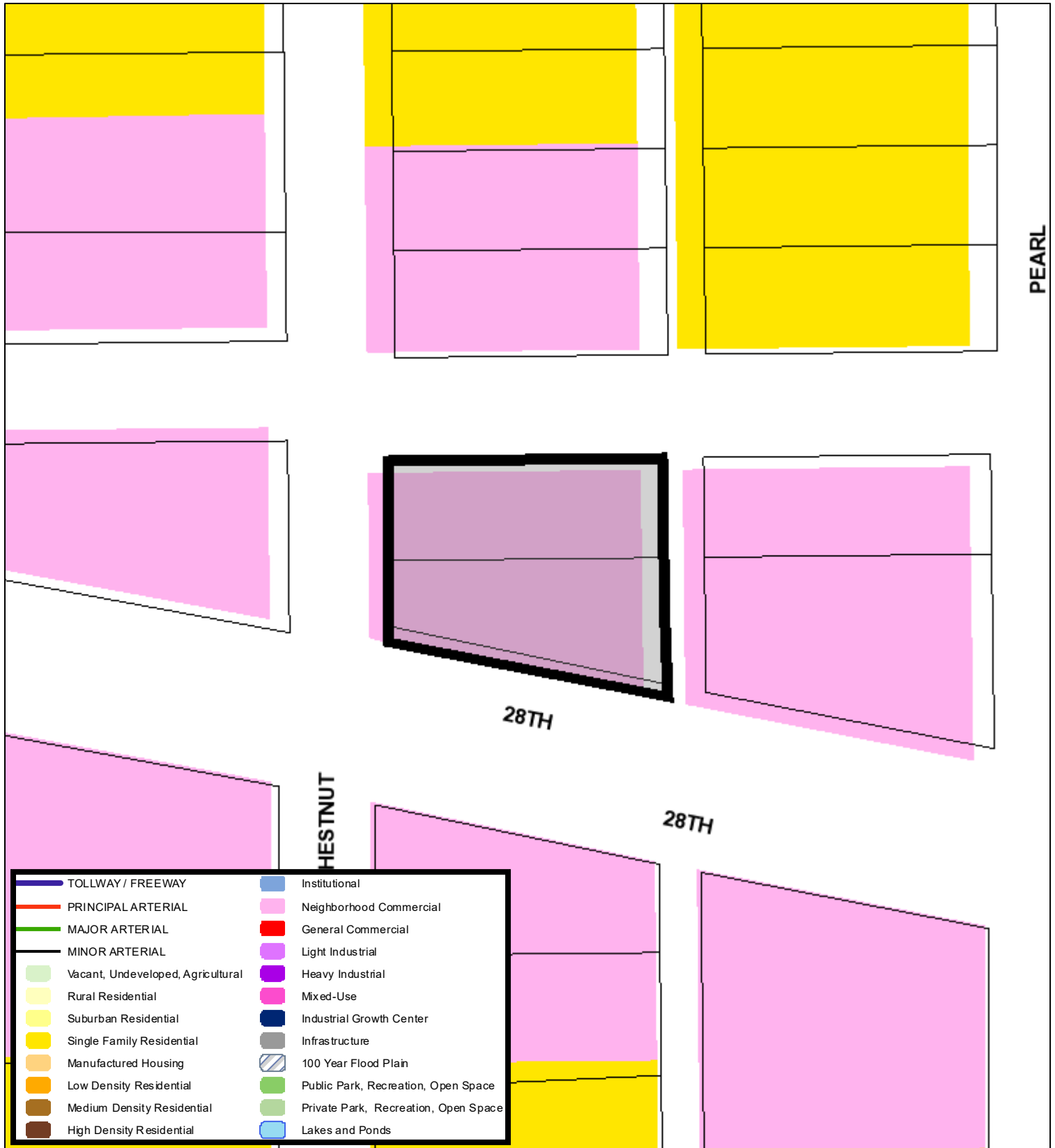
0 1,000 2,000 4,000 Feet





ZC-25-065

## Future Land Use



60 30 0 60 Feet

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







ZC-25-065

## Aerial Photo Map



0 40 80 160 Feet





# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-068

**Council District:** 2

## Zoning Map Amendment

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

**Owner / Applicant:** Tarrant County College District/ Tyson Thompson, Baird, Hampton, & Brown (BHB)

**Site Location:** 4801 Marine Creek Pkwy

**Acreage:** 2.04 acres

### Request

**Proposed Use:** Childcare Facility

**Request:** From: “AG” Agricultural

To: “CF” Community Facilities

### Recommendation

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

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

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

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

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## Project Description and Background

The property is located west of Marine Creek Pkwy within the Northwest Tarrant County College campus. The applicant is seeking to rezone from “AG” Agricultural to “CF” Community Facilities. The applicant intends to construct a daycare for students attending the school and surrounding neighborhoods. Initially, the applicant requested “E” Neighborhood Commercial, however, CF is a more appropriate designation for this area. The applicant provided the narrative below.

Tarrant County College in collaboration with Child Care Associates is proposing a new facility to provide childcare services to the students as well as offering this to the community for those that are not necessarily students. While we do anticipate that the majority of those served will be students, we understand that the current zoning will not allow for those that are not students to use the facility. TCCD feels that this is an added service to the community to provide more affordable childcare, thus a change to the zoning is required. We believe that "E" zoning will best suit the college now and in the future.

## Surrounding Zoning and Land Uses

North "AG" Agricultural / Northwest Campus Tarrant County College  
East "AG" Agricultural / Undeveloped  
South "AG" Agricultural / Undeveloped  
West "AG" Agricultural / Northwest Campus Tarrant County College

## Recent Zoning History

- None

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on May 30, 2025.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on May 30, 2025:

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Streams And Valleys Inc
Inter-District 2 Alliance	Trinity Habitat for Humanity
Terrace Landing OA	Eagle Mountain-Saginaw ISD
Far Greater Northside Historical NA	Lake Worth ISD

## Development Impact Analysis

### Land Use Compatibility

Surrounding uses are primarily the Northwest TCC Campus to the north and west with undeveloped land to the south and east. The proposed CF is appropriate given the proposed use of the site and proximity to the college. As a result, the proposed zoning **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency

The adopted Comprehensive Plan designates the property as *future mixed-use*. While the proposed zoning **is not consistent** with the Comprehensive Plan in the strictest terms, “CF” zoning would be appropriate and consistent.

This change **is consistent** with the following Comprehensive Plan policies:

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

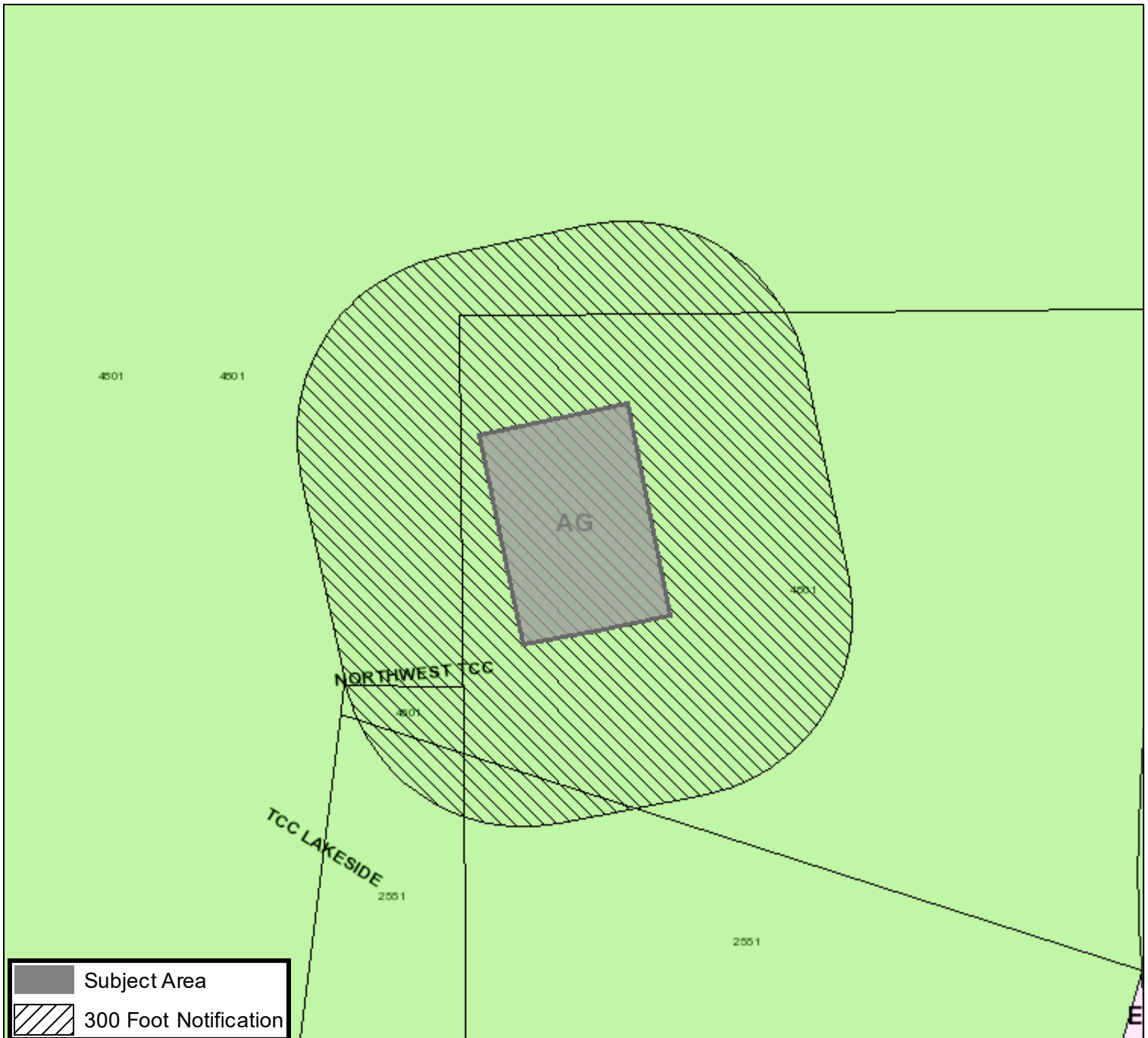




ZC-25-068

## Area Zoning Map

Applicant: Tarrant Co. College District / BHB  
Address: 4801 Marine Creek Parkway  
Zoning From: AG  
Zoning To: CF  
Acres: 2.037  
Mapsc0: Text  
Sector/District: Far Northwest  
Commission Date: 6/11/2025  
Contact: 817-392-8028

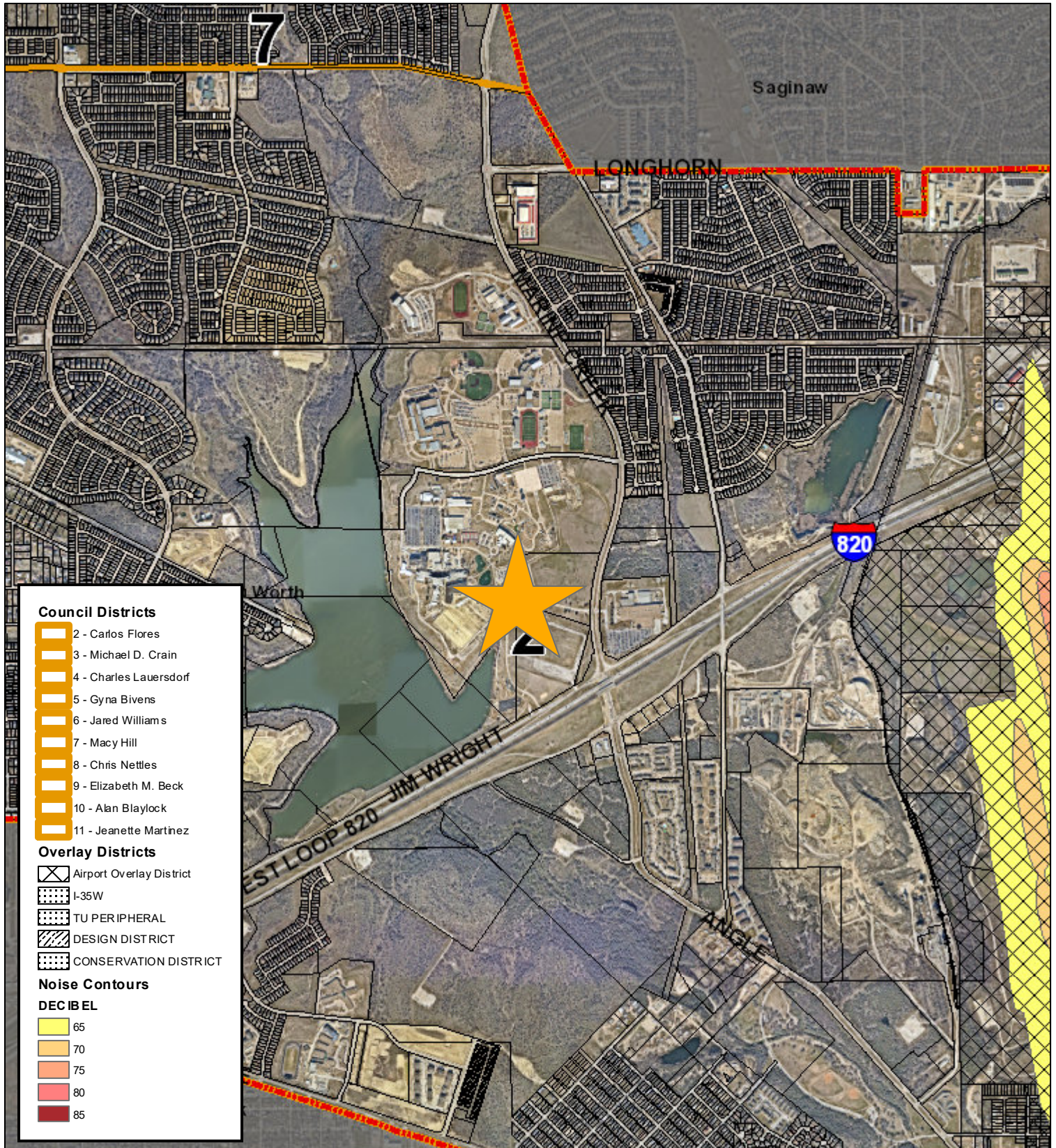


0 120 240 480 Feet

Created: 5/15/2025 9:02:28 PM



## Area Map



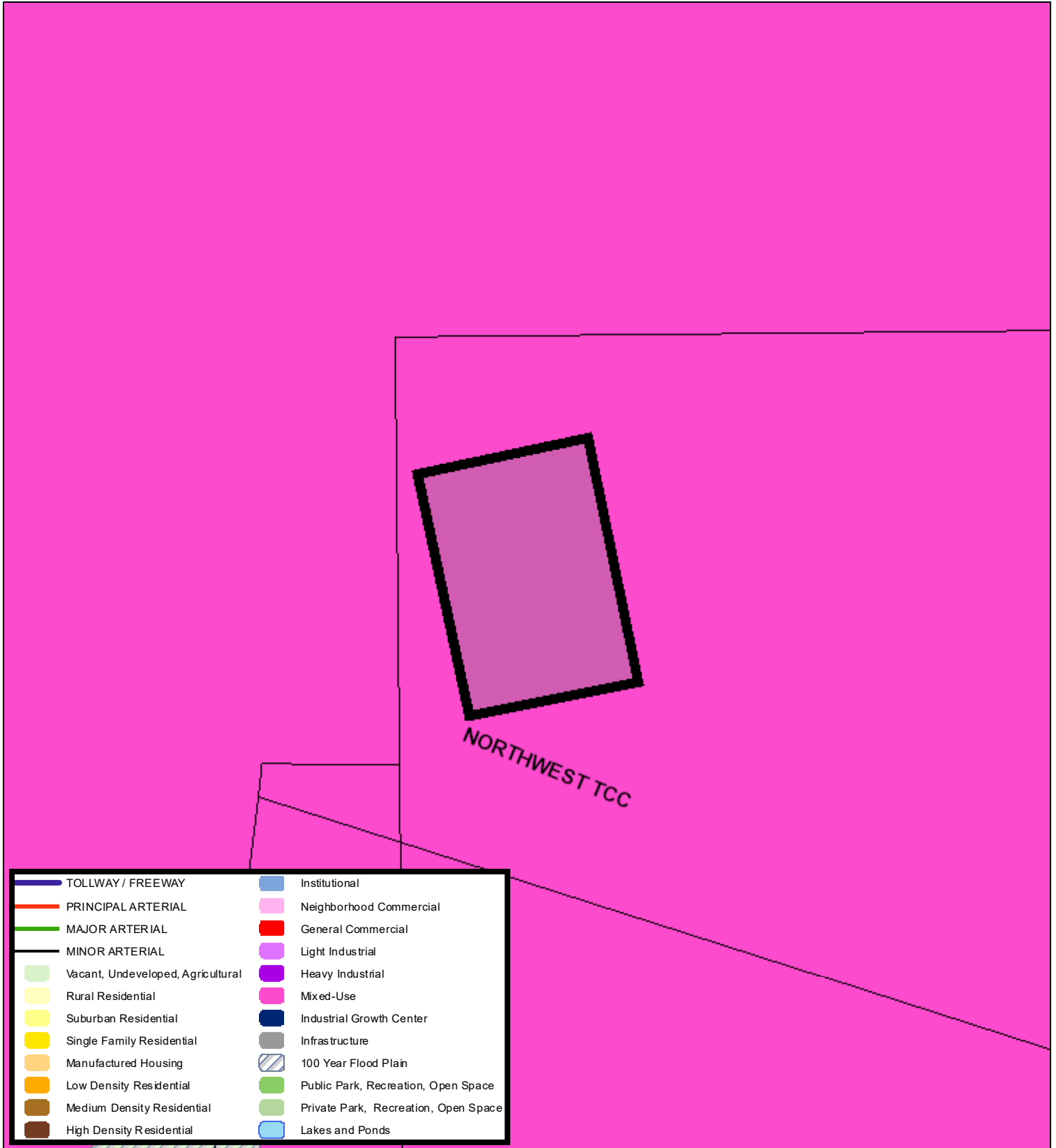
0 1,000 2,000 4,000 Feet





ZC-25-068

## Future Land Use



190 95 0 190 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.



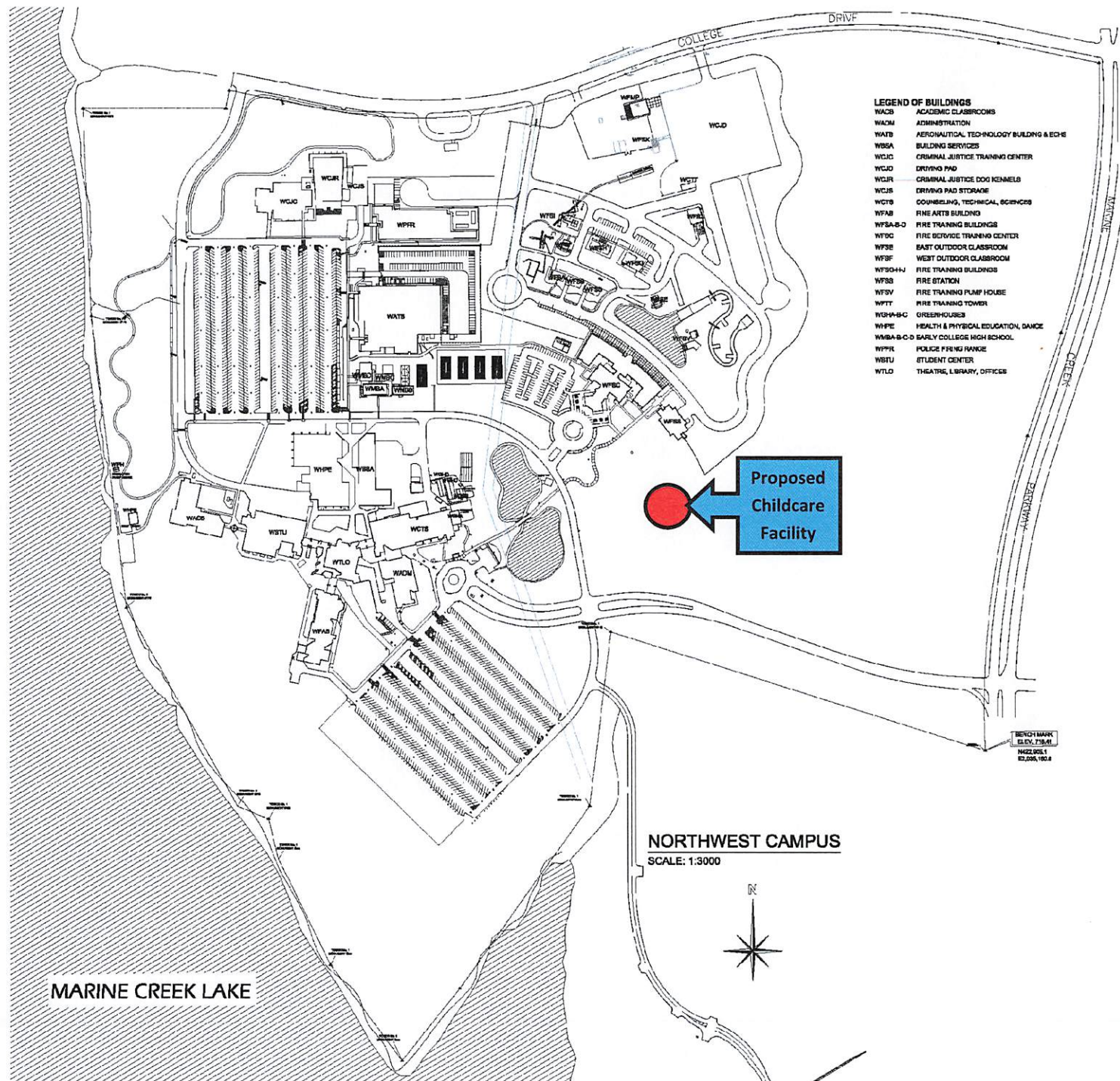
Created: 5/15/2025 9:02:13 PM



**Aerial Photo Map**











Proposed  
Childcare  
Facility





# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-069

**Council District:** 5

## Zoning Map Amendment

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

**Owner / Applicant:** RCI Holdings, Inc./ James Watkins / Casey Wallace

**Site Location:** 3601 S Highway 157

**Acreage:** 1.3 acres

### Request

**Proposed Use:** Sexually Oriented Business

**Request:** From: “AG” Agricultural

To: “I” Light Industrial

### Recommendation

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

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

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

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

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## Project Description and Background

The applicant is requesting to rezone from “AG” Agricultural to “I” Light Industrial for a sexually oriented business use. The proposed site is south of Trinity Blvd along US Hwy 157. The site is surrounded by other industrial uses on land zoned with varying degrees of industrial. The neighborhood appears to contain warehouse buildings, manufacturing facilities, and large fuel storage tanks. The applicant has provided the narrative below.

Due to a fire on the property, City Staff has indicated that the only way we can proceed with rebuilding and reopening the previous business is to obtain a zone change. Operations will be unchanged from the prior use.

If approved, the applicant will have to comply with a myriad of supplemental standards and obtain a specialized Certificate of Occupancy by our Building Official. For the purposes of this zoning cases, staff is assessing if the proposed “I” Light Industrial is appropriate at this location.

## Surrounding Zoning and Land Uses

North “PD 1248” Planned Development for all uses in “I” Light Industrial excluding Sexually Oriented Business / Industrial uses  
East “PD 705” "PD-SU" for wholesale storage, handling and distribution of petroleum products and fuel components; see case file for other restrictions / undeveloped  
South “J” Medium Industrial / Industrial uses  
West “PD 1248” Planned Development for all uses in “I” Light Industrial excluding Sexually Oriented Business / Industrial uses

## Recent Zoning History

None

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **May 30, 2025**.

### Posted Notice


A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on **May 30, 2025**:





Organizations Notified	
Newport Village at Trinity HOA	East Fort Worth Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
Hurst Euless Bedford ISD	

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing to rezone the property to “I” Light Industrial to develop the site with a sexually oriented business. The surrounding properties are zoned for industrial uses. It is important to note that the property to the north and west explicitly removes sexually oriented businesses through the PD process which means that care has been taken to mitigate the potential for this use in the future. No residential sites are found within the general vicinity. The proposed zoning request **is compatible** with surrounding land uses and located within an established industrial area. However, the nature of the proposed business may not be appropriate at this location.

### Comprehensive Plan Consistency

The adopted Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The requested use would not be included in the list of zoning districts envisioned for this category and is **not consistent**.

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

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- 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.

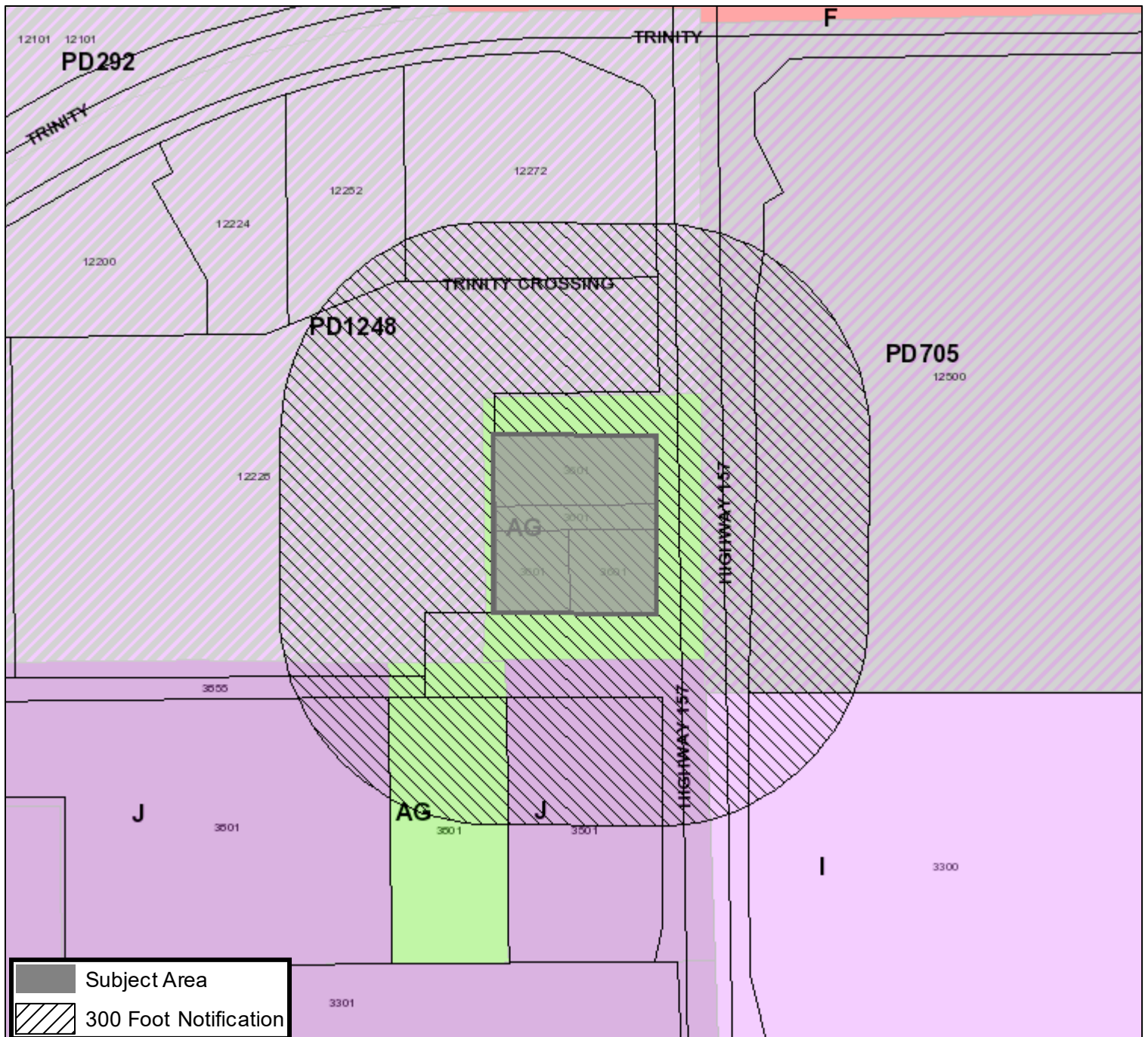
Based on lack of conformance with the future land use map and with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.



ZC-25-069

## Area Zoning Map

Applicant: RCI Holdings Inc/James Watkins/Casey Wallace  
Address: 3601 & 3605 FM 157 (Highway 157)  
Zoning From: AG  
Zoning To: I  
Acres: 1.326  
Mapsc0: Text  
Sector/District: Eastside  
Commission Date: 6/11/2025  
Contact: 817-392-8028



0 100 200 400 Feet

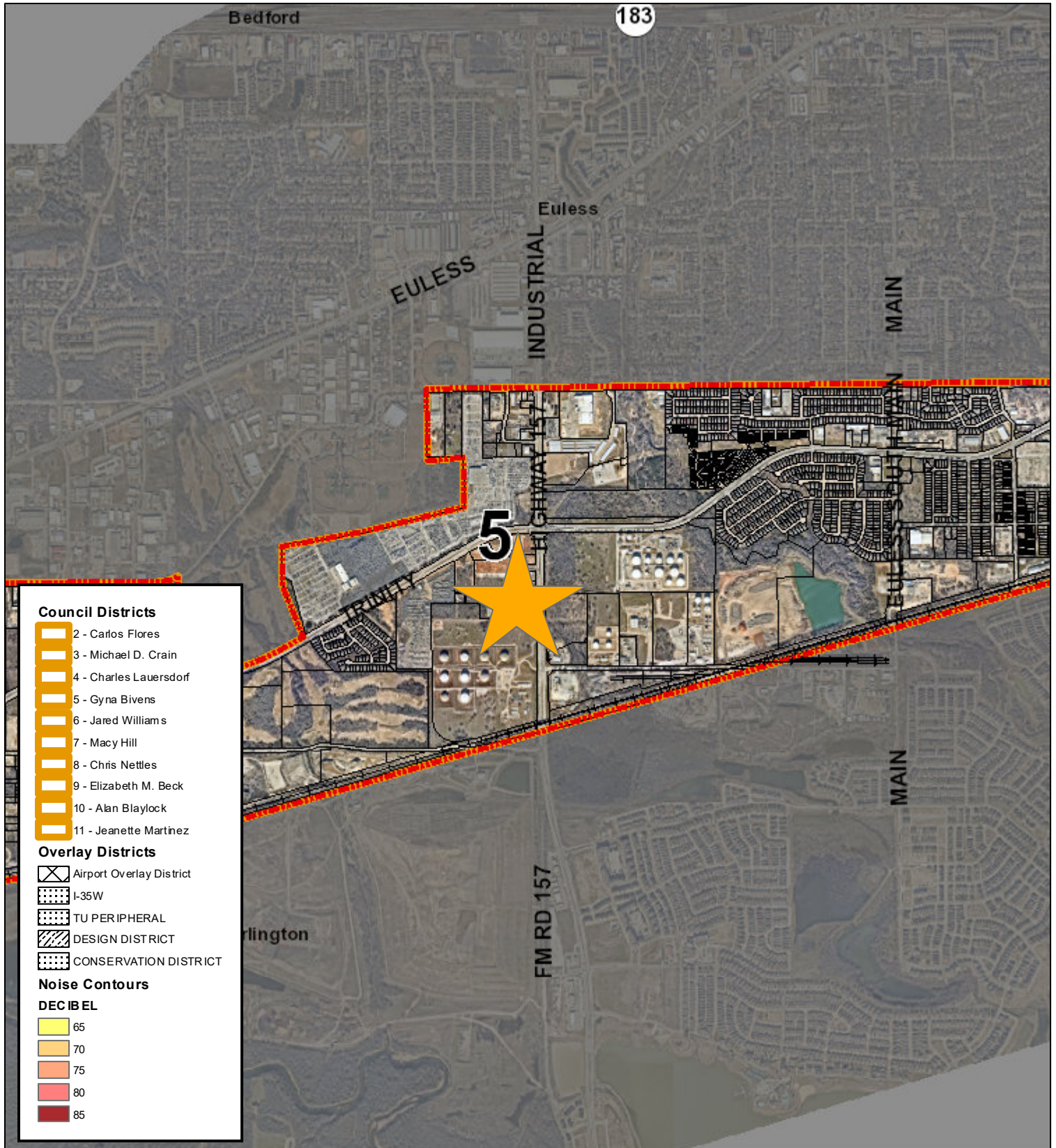
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ZC-25-069

## Area Map

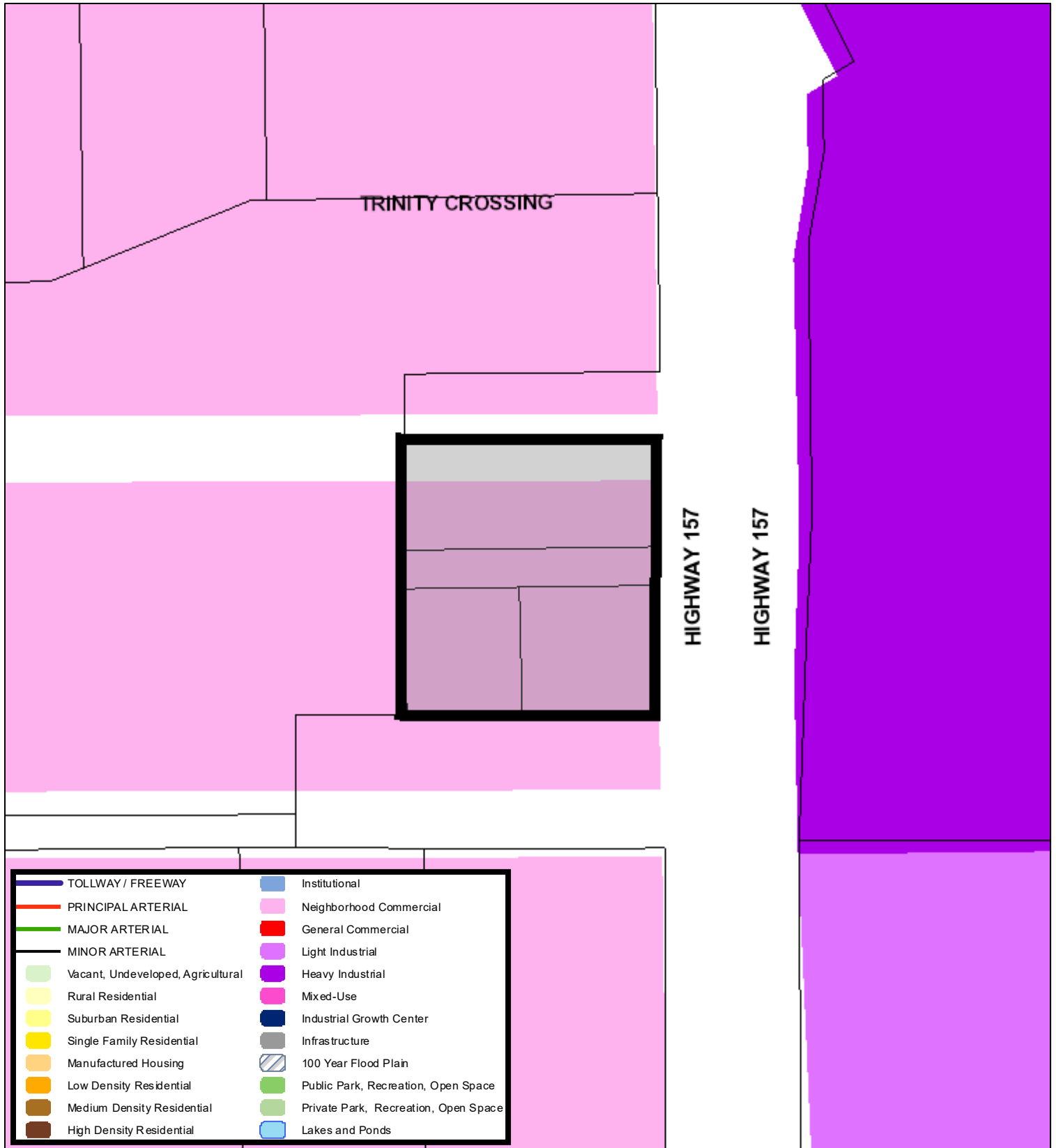


0 1,000 2,000 4,000 Feet



ZC-25-069

## Future Land Use



120 60 0 120 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.







ZC-25-069

## Aerial Photo Map



0 75 150 300 Feet







# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-071

**Council District:** 3

## Zoning Map Amendment

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

**Owner / Applicant:** Courtney Trust / Edward Courtney

**Site Location:** 3728-3732 (evens) Benbrook Highway

**Acres:** 0.21 acres

### Request

**Proposed Use:** Industrial uses

**Request:** From: “E” Neighborhood Commercial in the NASJRB Overlay – ACUZ II

To: “I” Light Industrial in the NASJRB Overlay – ACUZ II

### Recommendation

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

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

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

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

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## Project Description and Background

The proposed site is on the west side of the Weatherford traffic circle, between Camp Bowie Boulevard West and Chapin Road. The site's building contains an existing florist and office use. The applicant is requesting to replace a retail use with 2 industrial uses; the office use is anticipated to continue. The east and west sides of the traffic circle are characterized by commercial uses 1 lot deep fronting the round-about, while the north and south sides have multiple blocks of non-residential uses with some industrial uses. The site is a through lot with frontage on both Benbrook Highway and Ramona Drive. Ramona Drive is a residential street with primarily residential uses on both sides with a mixture of single family, duplex, and multifamily zoning. The residential lots on the west side of Ramona Drive face east, towards the rear of the subject property. The site abuts 5 other through-lot commercial uses with "E" Neighborhood Commercial zoning to the north and south.

The military Naval Air Station/Joint Reserve Base is approximately 3 miles to the north, and their aircraft generate a number of land use restrictions for the surrounding cities. The general area is covered by the NASJRB Overlay - Airport Compatible Use Zone II. The Overlay was adopted to balance the "general welfare of the inhabitants near the military airport and prevent the impairment of military airfields and their public investment. The land areas below military airport take off and final approach paths are exposed to significant danger of aircraft accidents. It is, therefore, necessary to limit the density of development and intensity of uses in such areas." The Airport Compatible Use zone is also called the accident potential zone, where uses that would normally be allowed by right are limited. For example, personal services such as a hair or nail salon are allowed by right in "E" Neighborhood Commercial uses, but restricted to only office uses in the ACUZ-II zone. Retail uses are still allowed by right both inside and out of this specific overlay zone.

Because the NASJRB aircraft also generate noise contours of 70 decibels, the tenants are recommended to add noise buffering measures. These noise buffering measures would also reduce any potential noise of the tenants that could impact the nearby residential uses. The applicant is requesting to rezone the site to "I" Light Industrial for 2 specific tenants, although the request would allow any "I" use. The current proposed tenants are a synthetic rubber hose finishing company that adds different ends and connectors for specialized uses, and a hand-gun ceramic coating company that might also have gun powder for reloading shells, as well as ammunition for sale. The NASJRB Regional Coordination Committee generally supports industrial uses over commercial uses, but specifically noted the potential flammability/combustibility of the proposed uses, as well as noting not all industrial uses would be allowed here. The applicant has noted the hand-gun coating company is a potential future tenant, instead of an active lessee at this time. A "PD" Planned Development will be required for any use that is noted to be prohibited in the specialized NASJRB land use chart.

The existing "E" Neighborhood Commercial zoning is an appropriate transitional district between the "FR" General Commercial Restricted to the south and the "F" General Commercial uses to the northeast on this portion of the traffic circle, as well as an acceptable zoning district close to a cohesive residential neighborhood. The current adjacent through lots facing Benbrook Highway are predominantly used for offices with one other retail tenant. The requested "I" Light Industrial opens the possibility for more intensive uses than noted with this application, with no additional buffering or other mitigation measures. The size of the lot is not ideal for future redevelopment of industrial uses. The parkways between the property lines and the streets have been paved on both sides of the lot, increasing stormwater run-off and leaving no green space on-site.

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / Office uses

East “PD 681” Planned Development for E uses plus bar & outdoor farmer’s market / Weatherford traffic circle, multi-tenant retail & services with no pub

South “E” Neighborhood Commercial / Office, retail uses

West “A-5” One-Family, “E” Neighborhood Commercial / Single family uses, quadruplexes

## Zoning History

ZC-13-050: subject site and surrounding area, Council-initiated to add the NASJRB Overlay and Airport Compatible Use Zones, approved 7/9/2013.

## Public Notification

300-foot Legal Notifications were mailed on May 30, 2025.

The following organizations were notified: (emailed May 30, 2025)

Organizations Notified	
Bomber Heights NA *	Ridglea Area Neighborhood Alliance
Ridglea Hills NA	NAS Fort Worth JRB RCC
Camp Bowie District, Inc	Fort Worth ISD.
Streams and Valleys Inc	Trinity Habitat for Humanity

\* Located closest to this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing to convert an existing retail space into 2 industrial uses, on a small lot covered by the Naval Air Station Joint Reserve Base Overlay in the Airport Compatible Use Zone II, where land uses are restricted. The adjacent properties are zoned either “E” Neighborhood Commercial for office, retail, and quadruplex use; or “A-5” One-Family for the single-family uses. The proposed “I” Light Industrial presents a notable spot of increased land use intensity in all directions, and the proposed tenants pose flammability/explosion risks not compatible with the immediately adjacent residential neighborhood. Although the applicant has 2 specific tenants noted at this time, the straight “I” Light Industrial zoning requested does not preclude other users either now or in the future. The proposed zoning request for industrial zoning **is not compatible** with the surrounding land uses. A Conditional Use Permit that would add specific users to the “E” Neighborhood Commercial zoning would help allay the base’s Regional Coordination Committee’s concerns for a larger number of uses, allow new users to be thoroughly vetted for potential risks in the adjacent potential zone, as well as offer opportunities to enhance the site’s visual appeal to the neighborhood.



## Comprehensive Plan Consistency – Western Hills/Ridglea Sector

The 2023 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The requested industrial land uses would not be included in the list of zoning districts envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below and is considered to be **inconsistent**.

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

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

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.

However, the proposed zoning is not consistent with the following policies of the Comprehensive Plan:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Promote appropriate uses within the NAS-JRB Overlay.
- Preserve the character of rural and suburban residential neighborhoods.
- Maximize area of permeable surfaces in developments to reduce stormwater run-off.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

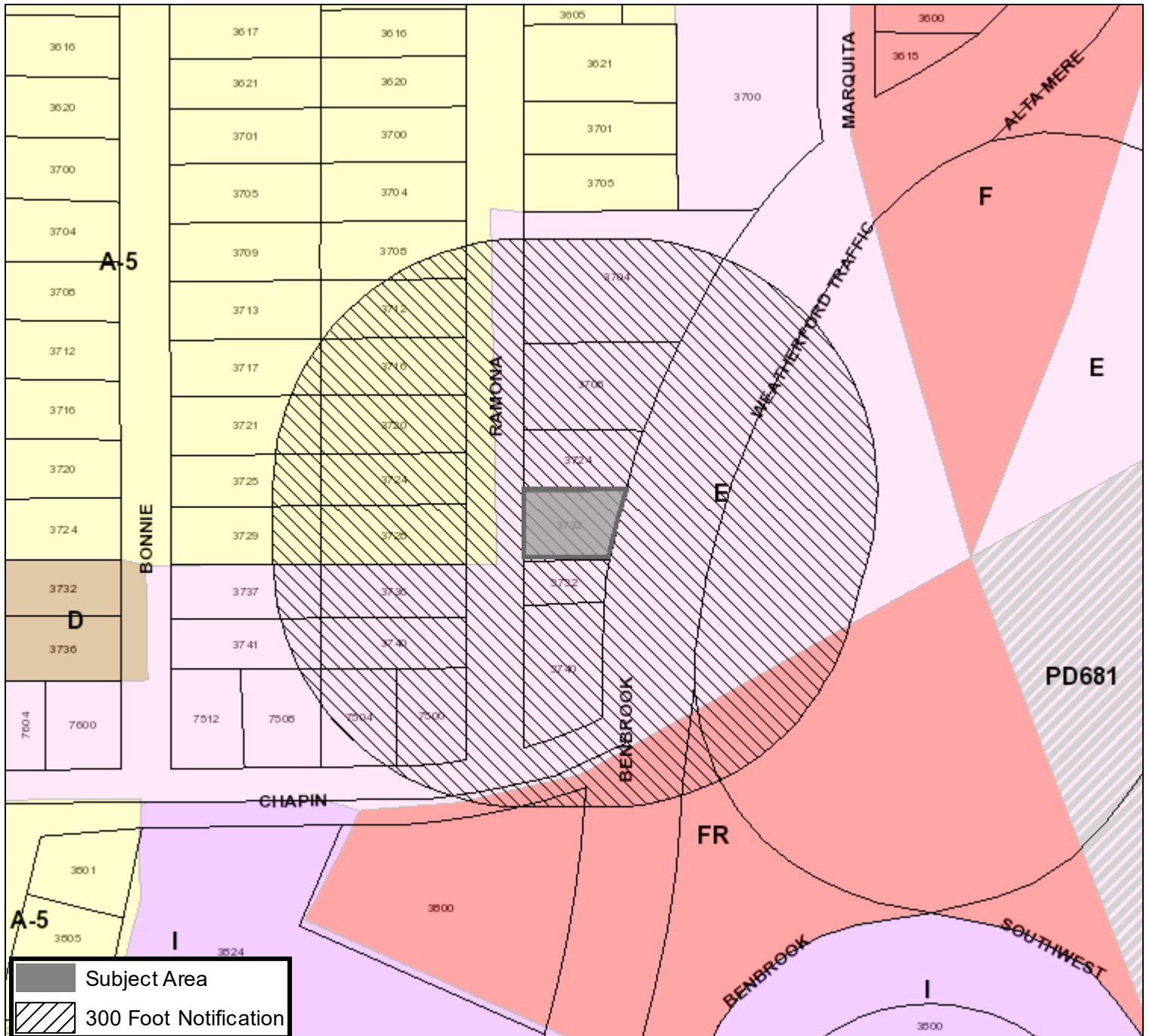
Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **partially consistent** with the Comprehensive Plan.



ZC-25-071

## Area Zoning Map

Applicant: Courtney Trust / Edward Courtney  
Address: 3728-3732 (evens) Benbrook Highway  
Zoning From: E  
Zoning To: I  
Acres: 0.208  
Mapsc0: Text  
Sector/District: Western Hills/Ridglea  
Commission Date: 6/11/2025  
Contact: 817-392-8190

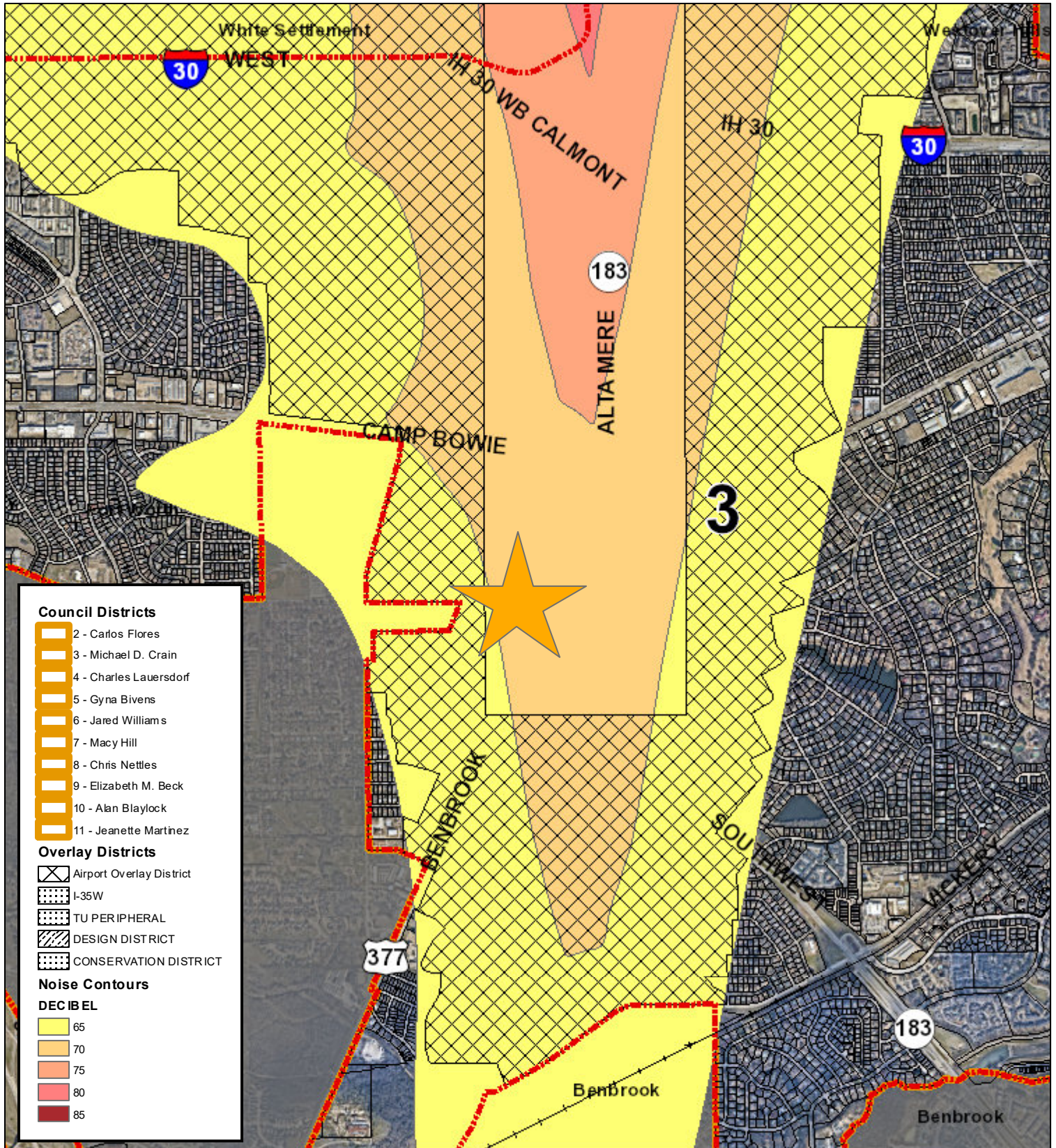






ZC-25-071

## Area Map



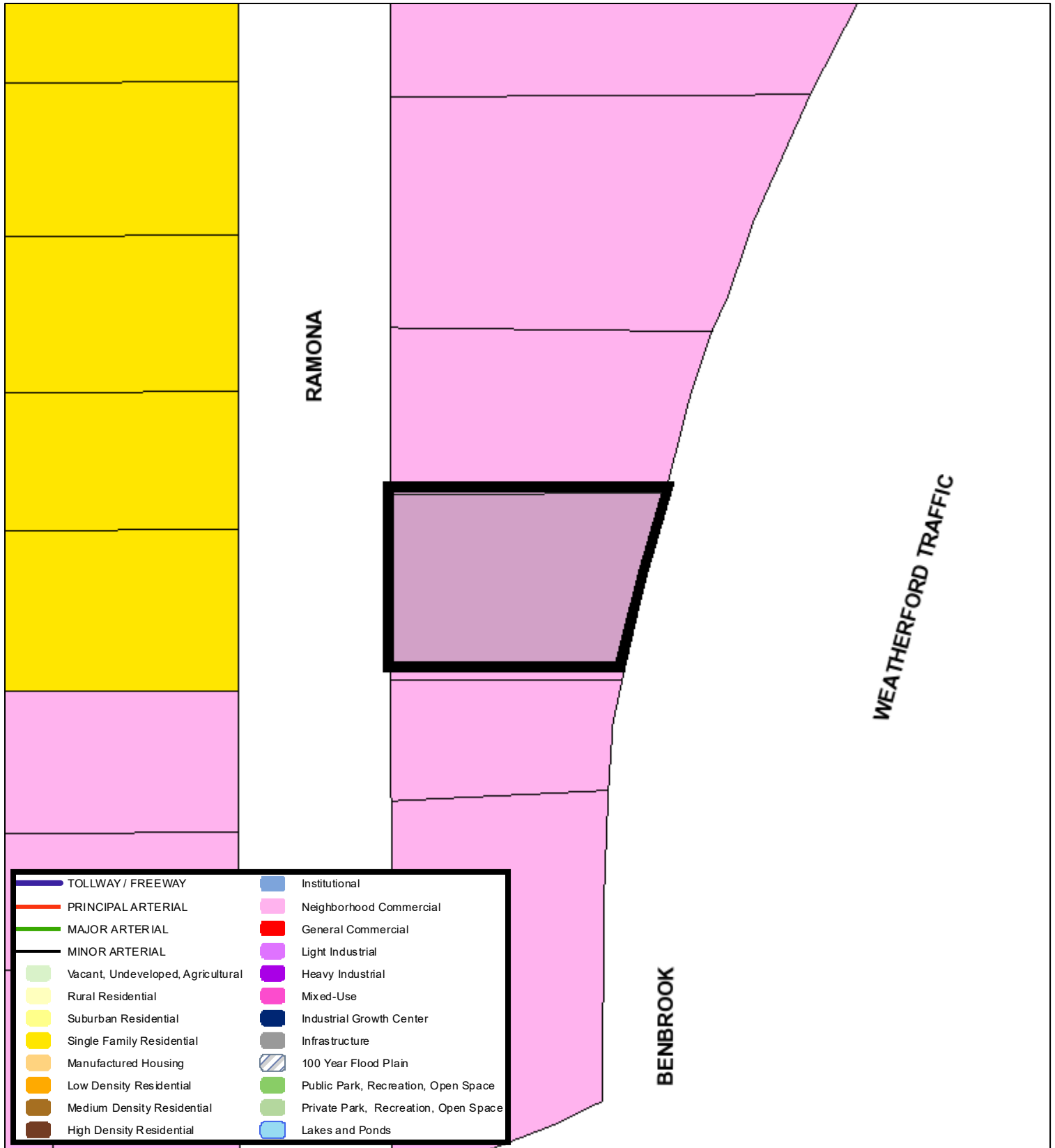
0 1,000 2,000 4,000 Feet





ZC-25-071

## Future Land Use



60 30 0 60 Feet

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

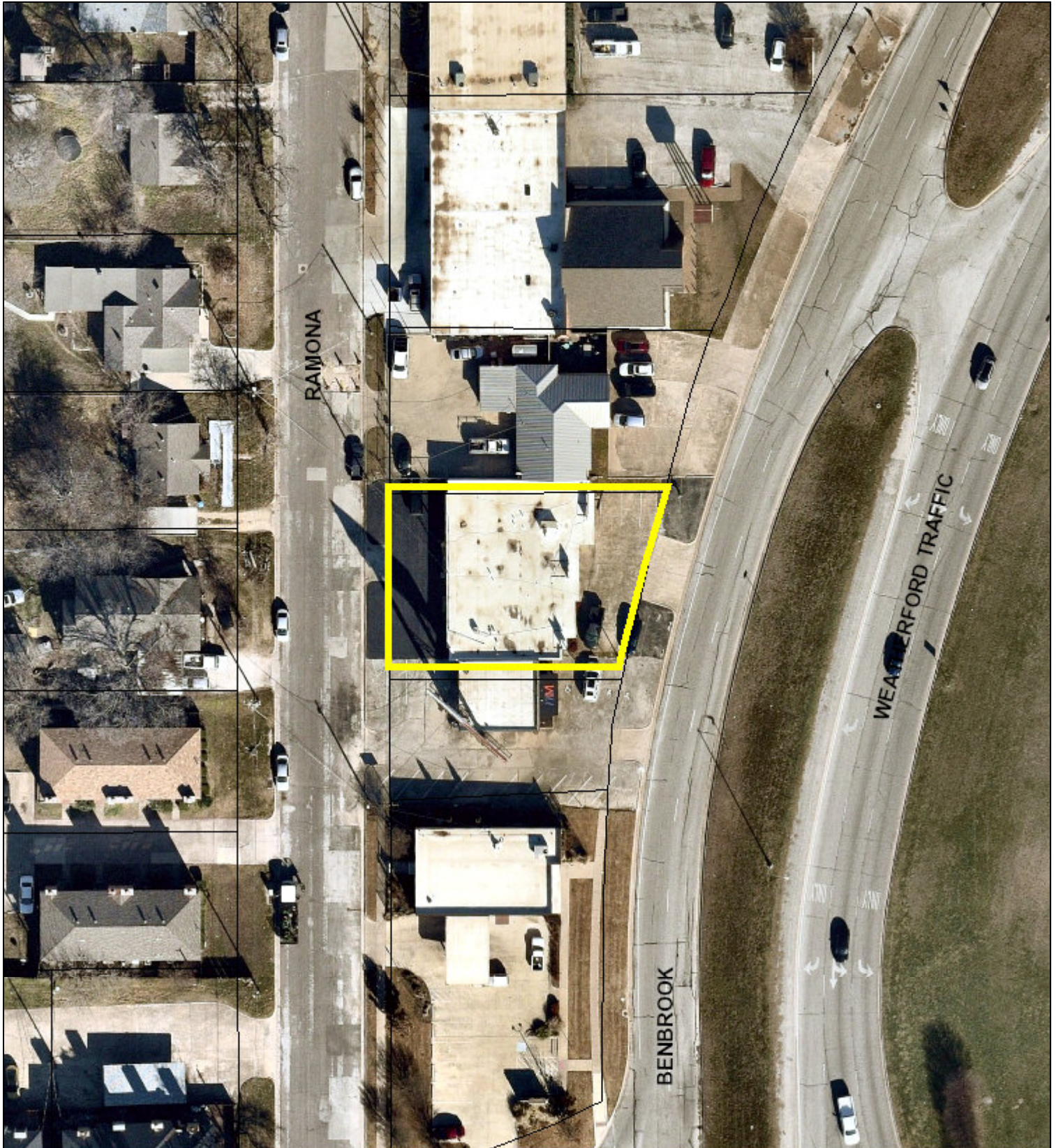






ZC-25-071

## Aerial Photo Map



0 37.5 75 150 Feet





# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-075

**Council District:** 7

## Zoning Map Amendment

**Case Manager:** Lynn Jordan

**Owner / Applicant:** Bourke Harvey / Ty Thompson, Baird Hampton & Brown (BHB)

**Site Location:** 2901 – 2913 (odds) Chapel Creek Boulevard, 10116 Scharf, 10121 Westland Road  
**Acreage:** 0.99 acres

### Request

**Proposed Use:** Retail and Commercial

**Request:** From: “A-5” One-Family Residential  
To: “F” General Commercial

### Recommendation

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

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

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

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

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
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 area was platted as single-family lots back in the early 1980's and never developed. The subject area is just a block to the north of Interstate 30 West.

The applicant proposes to rezone the subject site from the current "A-5" One-Family to "F" General Commercial for retail and or commercial type uses. This site has been zoned "A-5" One-Family for a long time. For "F" General Commercial zoning if approved, a 35 foot supplemental setback that will be required as the adjacent lots to the east are still zoned "A-5".

The west side of Chapel Creek Boulevard is zoned "E" Neighborhood Commercial and "G" Intensive Commercial, currently developed for a fast food restaurant and convenience store.

### Subject property



### Property to the west



## Surrounding Zoning and Land Uses

North “A-5” One-Family / vacant land  
East “A-5” One-Family / auto repair facility  
South “E” Neighborhood Commercial / vacant land and (I-30) West Freeway  
West “E” Neighborhood Commercial, “G” Intensive Commercial / convenience store, fast food restaurant

## Recent Zoning History

- ZC-21-044-CUP33 Add CUP Conditional Use Permit for automatic carwash facility; site plan approved. Approved by City Council June 2021, subject property to the south
- ZC-21-173 From “AG” Agricultural and “G” Intensive Commercial To “E” Neighborhood Commercial. Approved by City Council January 2022, subject property to the west
- ZC-22-140 From “AG” Agricultural To “G” Intensive Commercial and PD/G for all uses in “G” plus mini-warehouse; site plan approved. Approved by City Council October 2022, subject property to the west
- ZC-21-137 From “G” Intensive Commercial To Amend PD965 for a waiver to 40 ft. supplemental setback, site plan required. Approved by City Council October 2021
- ZC-12-127 “PD965” Planned Development for “G” Intensive Commercial uses plus mini warehouse; site plan approved., Approved by City Council March 2013, subject property to the south

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **May 30, 2025**.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on **May 30, 2025**:

Organizations Notified	
Westland NA	Chapel Creek NA*
Streams and Valleys Inc	Trinity Habitat for Humanity
White Settlement ISD	Fort Worth ISD

*\*Closest Registered Neighborhood Association*



# Development Impact Analysis

## Land Use Compatibility

Property to the west was recently rezoned “E” and “PD/G” to add mini-warehouse use. This general area indicates General Commercial on the Future Land Use map. The west side area needs more general commercial, retail and office type use as the area is still developing.

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

## Comprehensive Plan Consistency – Southeast

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

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

The proposed zoning **is consistent** with the Comprehensive Plan map and policy below.

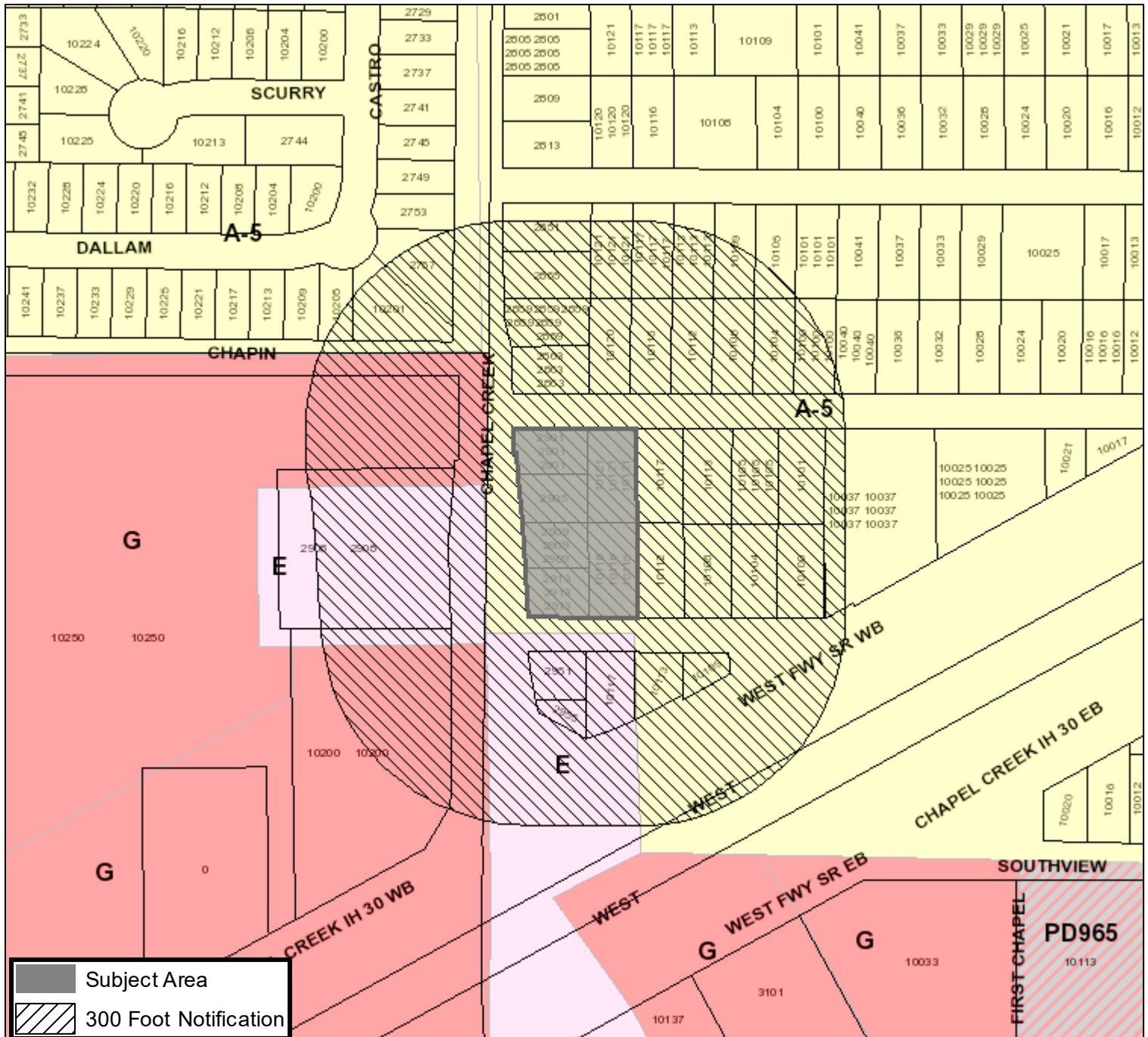
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.



ZC-25-075

## Area Zoning Map

Applicant: FW Harvey Holding, Harvey Westland Acre/T. Thompson  
Address: 2901-2913 (odds) Chapel Creek Blvd, 10116 Scharf Road, 10121 Westland Road  
Zoning From: A-5  
Zoning To: F  
Acres: 0.99  
Mapsc0: Text  
Sector/District: Far West  
Commission Date: 6/11/2025  
Contact: 817-392-7869

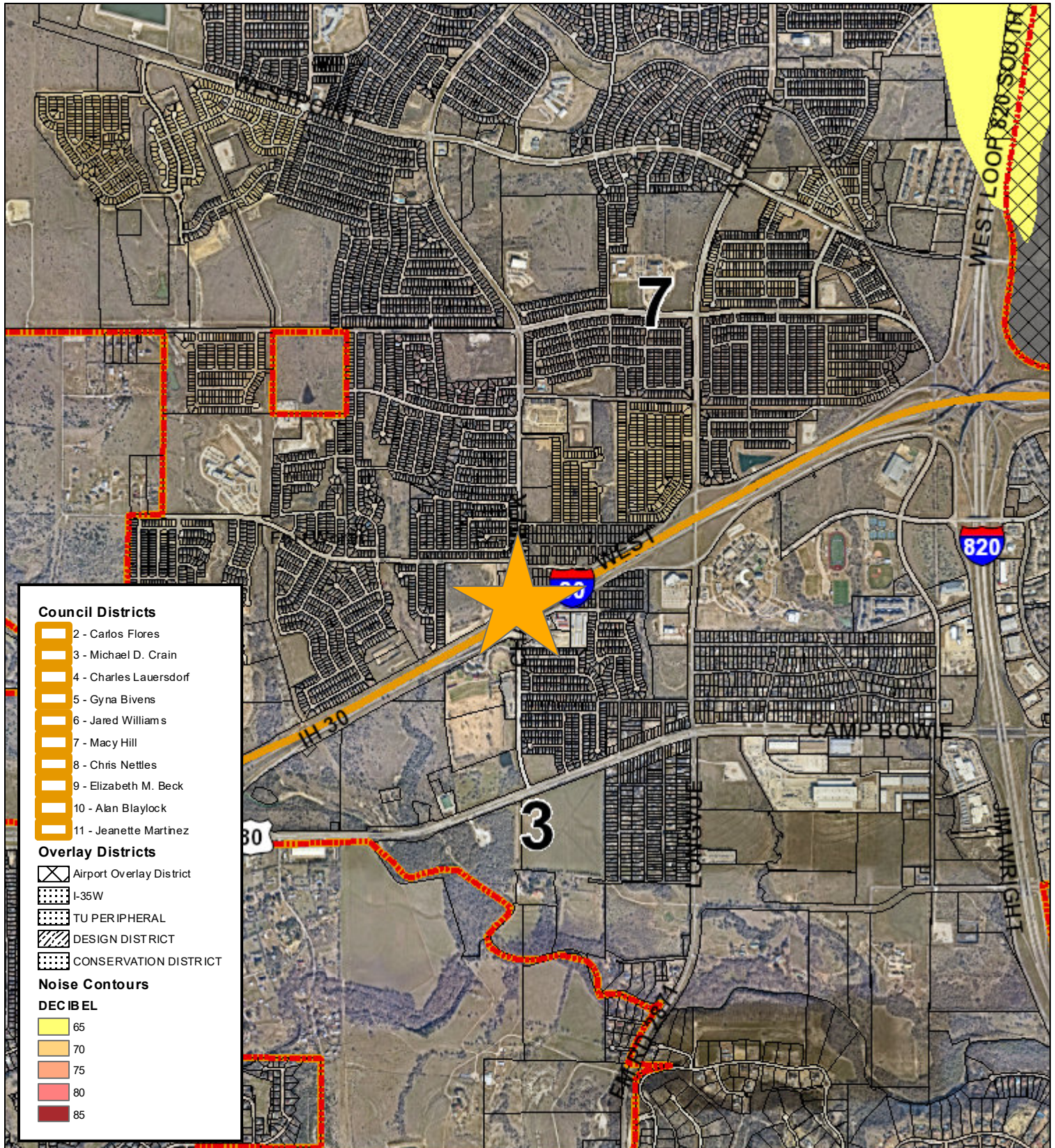


0 105 210 420 Feet

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### Area Map



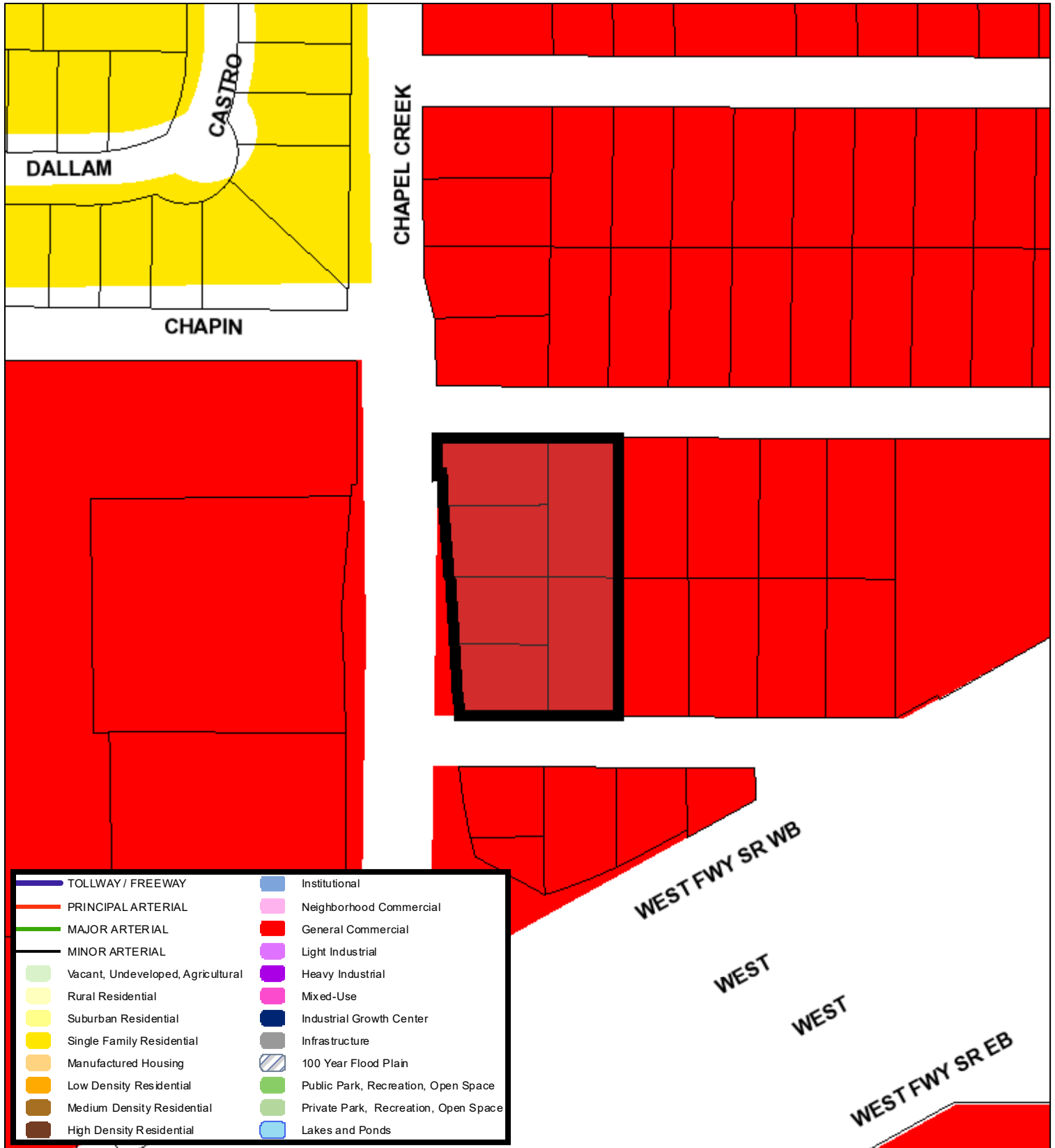
0 1,000 2,000 4,000 Feet





ZC-25-075

## Future Land Use



130 65 0 130 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.



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ZC-25-075

## Aerial Photo Map



0 80 160 320 Feet







# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-082

**District:** All

## Zoning Map Amendment

**Case Manager:** [Sandy Michel](#)

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

**Site Location:** All Mixed-Use 1 & Mixed-Use 2 Districts

**Acreage:** NA

### Request

**Proposed Use:** Form Based Districts (Mixed-Use 1 & Mixed-Use 2) Code Use Table Amendment

**Request:** An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 21563, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending Article 13 "Form Based Districts", Of Chapter 4, "District Regulations" To Amend Section 4.1203 "Form Based Districts Code Use Table" To Remove One-Family Detached Dwelling As a Uses Allowed By Right in MU-1 And MU-2

### Recommendation

**Staff Recommendation:**

**Approval**

### Table of Contents

1. [Project Description and Background](#)
2. [Recent Zoning History](#)
3. [Proposed Ordinance](#)



## Project Description and Background

The primary objective of this text amendment is to enhance clarity, consistency, and alignment between the design standards and permitted uses in Fort Worth’s zoning ordinance—specifically within the Mixed-Use (MU-1 and MU-2) districts. This amendment addresses discrepancies that arose following previous zoning code changes, ensuring that developers, staff, and decision-makers have a cohesive and accurate regulatory framework to reference.

City staff identified inconsistencies between the MU-1 and MU-2 design standards and the zoning use table after several recent development proposals exposed practical challenges. Notably, applicants seeking to build one-family detached dwellings in MU-1 and MU-2 districts encountered confusion. While the zoning use table still listed such dwellings as permitted, the design standards—amended in 2021—no longer supported these uses, leading to both logistical and financial barriers during the permitting and review process.

### **Ordinance 25189-11-2021**

The issue stems from Ordinance No. 25189-11-2021, adopted by Fort Worth City Council on November 9, 2021, and effective December 16, 2021. This ordinance introduced a comprehensive update to the city’s zoning regulations governing MU districts. It removed one-family detached dwellings from the list of supported uses within the MU-1 and MU-2 design standards. However, at that time, a corresponding update to Chapter 4, Section 4.1203, “Form-Based Districts Code Use Table,” was inadvertently omitted. As a result, the use table and the design standards became misaligned. Further proof is that the previously approved ordinance contained Single-family use with supplemental design standards and were removed in Ordinance No. 25189-11-2021 (**Figures 1-2**).

This amendment is a technical correction intended to resolve that inconsistency. It is the first step in a two-part effort to ensure that the regulatory framework is internally consistent and accurately reflects the policy direction adopted under Ordinance 25189-11-2021. Specifically, it updates the use table to match the changes already made to the MU district design standards, removing outdated references to one-family detached dwellings.


Importantly, this correction does not introduce any new development standards or alter existing form-based design requirements. Rather, it reinforces the intent of the 2021 ordinance, as outlined in its Exhibits A and B, which supersede any conflicting provisions. Section 2 of Ordinance 25189-11-2021 explicitly states:

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

### **Staff Recommendation and Review Process**

Given that this amendment serves as a technical clarification of previously approved zoning actions—particularly those related to ZC-21-160—staff has determined that additional review by the Urban Design Commission (UDC) is unnecessary. The amendment does not affect the form-based design elements typically within the UDC’s jurisdiction and is consistent with prior City Council direction.

In summary, this amendment is an administrative refinement aimed at improving the usability of the zoning code and avoiding future confusion. It reinforces Fort Worth’s commitment to orderly development and ensures that zoning regulations are clear, consistent, and aligned with adopted policy.



### (c). Uses

In the Low Intensity Mixed-Use (MU-1) District, no building or land use shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use table in Chapter 4, Article 12, and the supplemental standards of Chapter 5. In the Low Intensity Mixed-Use (MU-1) District, residential, commercial, and institutional uses may occupy the same building lot. All projects must comply with the mix of use requirements described in Section 4.1300 (b).

#### (1) Building Types Permitted:

The following building intent statements and illustrations have been provided to demonstrate the recommended building forms in the MU-1 District. The building types shown are not an exhaustive list. Additional building types and configurations that fit within the regulations of the MU-1 district are encouraged. All intent statements are addressed through development standards set out in Section 4.1300 (d) through (h).



##### a. General Commercial

A development type with non residential uses. Ground story space are flexible enough to accommodate a variety of nonresidential uses. Upper stories are used for offices and/or other types of compatible nonresidential uses.



##### b. Mixed-Use Shopfront

A development type with ground-story retail and upper-story residential and/or office uses.



##### c. Apartment/Condo

Multi-family residential development type that often shares a common entrance. An elevated ground floor for residential uses is recommended to ensure privacy.



##### d. Townhouse

A two or three story building with three or more attached dwelling units consolidated into a single structure. An elevated ground floor for residential uses is recommended to ensure privacy.



##### e. Duplex/Manor House

A building with two to five attached dwelling units consolidated in a single structure. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units.



##### f. Single Family House

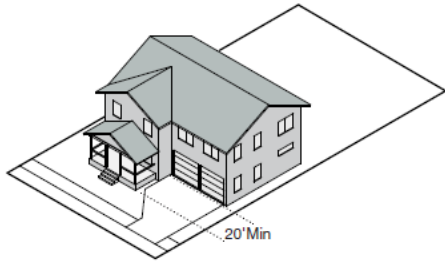
A single, detached residential dwelling.

**Figure 1:** MU-1 Low- intensity Mixed-Use snapshot of the Single-family detached design standards Ordinance from 2017 before they were removed in Ordinance No. 25189-11-2021



**(4) Parking Location for One-Family Detached and Two-Family Dwellings:**

- a. All parking shall be located behind the front building line.
- b. Garage doors that face the street must be located a minimum of 20 feet behind any front wall plane of a structure facing a publicly accessible ROW.



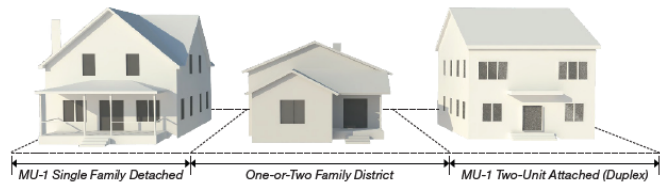
4 JULY 2017

**(f) Buffers and Landscaping**

**(1) Bufferyard and Supplemental Building Setback**

- a. For the purpose of this section, the MU-1 District shall be considered a nonresidential district.
- b. When building a single family detached or a two-unit attached dwelling (duplex) within the MU-1 District, a bufferyard and supplemental setback is not required with an adjacent one-or-two family district.
- c. All uses within the MU-1 District, other than the uses listed in item b. above, shall conform to the supplemental building setback and bufferyard width standards required for the Neighborhood Commercial ("E") District, as described in Section 6.300(c) Area Requirements.

No supplemental setback or bufferyard required



- d. In addition to item c, a transitional height plane of 45 degrees shall apply to portions of a building above 3 stories or 45 feet, whichever is less starting from the property line of the one-or-two-family district.
1. Any portion of a building 3 stories shall be set back so that the building does not encroach the transitional height plane.
2. These supplemental building setbacks and transitional height plane requirements shall not apply to

**Figure 2:** MU-1 Low- intensity Mixed-Use snapshot of the Single-family detached design standards Ordinance from 2017 before they were removed in Ordinance No. 25189-11-2021

## Zoning History

- **ZC-21-160;** On July 27, 2021, UDC-2021-018 was discussed, focusing on text Amendments to Mixed Use Standards and Guidelines (MU-1 and MU-2). The conversation continued at the August 2021 UDC meeting, where staff reviewed suggested changes and the list provided by MUZAG. Among the topics discussed was removing single-family detached from the standards to allow for greater density and to allow for higher level of design standards. The final vote resulted in the approval of staff recommendations with modifications by a vote of 6-0. Following the August UDC meeting, On August 17, 2021, A informal report was given to the City Council listed out all proposed changes to MU/UR Zoning district. One of the items listed mentioned *"Remove One-Family detached homes from the list of permitted uses or building types to encourage appropriate density."* After, ZC-21-160 proceeded to the September 2021 Zoning Commission meeting, where it received approval with modifications as proposed by the Urban Design Commission (UDC) with a vote of 9-0. Subsequently, ZC-21-160 was scheduled for discussion at the October City Council Meeting but was continued to the November 19, 2021, CC meeting. It received final approval with a directive to staff to conduct a study on turned townhouses and incentives for landscape and greenspace.

## Supplemental Information

### (e) Off-Street Parking and Loading

#### (1) Commercial and Mixed-Use Parking Table:

LOCATION	REQUIREMENT AS A PERCENTAGE OF PARKING REQUIREMENT LISTED IN SECTION 6.201(B)	
	MINIMUM	MAXIMUM**
Project <u>not</u> located within 250 feet of a one-or-two family zoned property	None	100 percent (%)
Project located within 250 feet of a one-or-two family zoned property	75 percent (%)	100 percent (%)
Project located within 1,000 feet of an existing or approved passenger rail station or stop	50 percent (%)	100 percent (%)

#### (2) Residential Parking Table

BUILDING TYPE/USE	REQUIREMENT
Single Family Detached	2 parking spaces per dwelling unit. See Section (e)(4) for location requirements.
Townhouse	2 parking spaces per dwelling unit. See Section (e)(5) for location requirements.
Duplex and Manor House (2+ units)	2 spaces per dwelling unit; Plus, 1 space per bedroom over three (3) bedrooms per dwelling unit. See Section (e)(4) for location requirements.
Apartment/Condominium	<p>*.75 to 1 off-street required per bedroom located behind the front building line; Plus, 1 space per 250 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage).</p> <p><u>Proximity to Rail Station</u> * If the development is within 1,320 feet of a rail transit station then .5 to 1 off-street spaces required per bedroom, located behind the front building line; Plus, 1 space per 250 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage).</p>

\* All partial spaces are rounded up

MU-1 Low- intensity Mixed-Use snapshot of the Single-family detached design standards Ordinance from 2017 before they were removed in Ordinance No. 25189-11-2021



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING CHAPTER 4, "DISTRICT REGULATIONS," ARTICLE 12, "FORM-BASED CODE DISTRICT USE TABLE," SECTION 4.1203, TO REMOVE ONE- FAMILY DETACHED DWELLING, AS A USE ALLOWED BY RIGHT IN LOW-INTENSITY MIXED USE DISTRICT (MU-1) AND HIGH-INTENSITY MIXED-USE DISTRICT (MU-2); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the Comprehensive Plan designates mixed-use growth centers to encourage development of compact, pedestrian-scaled, mixed-use neighborhoods and commercial centers; and

**WHEREAS,** in 2001 the Development Services Department formed a Mixed-Use Zoning Advisory Group (MUZAG), consisting of representatives from pertinent City commissions, development community, neighborhood associations, design professionals, and other interested parties to guide the creation of a mixed-use zoning classification; and

**WHEREAS,** on March 20, 2001 the City Council adopted Ordinance No. 14556 to add the "Low Intensity Mixed-Use ("MU-1") and "High Intensity Mixed-Use ("MU-2") zoning districts to address the need for denser residential developments to support and complement rail transit and to support commercial uses compatible with central city neighborhoods or urban mixed-use districts; and

**WHEREAS,** the mixed-use districts have been amended every few years since their initial adoptions when staff has reconvened MUZAG to address issues, topics and best practices for mixed use districts; and

**WHEREAS,** City staff convened MUZAG again in 2019 to address issues and topics identified by staff, developers, and neighborhood groups related to the Mixed-Use and Urban Residential zoning districts; and

**WHEREAS,** MUZAG reviewed and provided recommendations for the Mixed-Use Districts which address development principles and development standards; and

**WHEREAS,** in 2021, the Zoning Commission, and the Urban Design Commission conducted public hearings on the proposed amendments and recommended approval; and

**WHEREAS,** it is recommended that the City Council adopt an amendment to the Zoning Ordinance to revise the Mixed-Use district standards.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS**

### **SECTION 1.**

Section 4.1203, of Article 12, “Form Based Code District Use Table” of Chapter 4, “District Regulations” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise section “Household Living” to delete the “P” under “MU-1” Low Intensity Mixed-Use and “MU-2” for the use a one-family detached dwelling, leaving the columns blank.

### **SECTION 2.**

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

### **SECTION 3.**

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the MU-1 and MU-2 Text Amendment



remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

#### **SECTION 4.**

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

#### **SECTION 5.**

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of the provisions of Ordinances No. 3011, 13896, 21653 and any other ordinances affecting zoning which have accrued at the time of the effective date of this ordinance, and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

#### **SECTION 6.**

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

#### **SECTION 7.**

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

**SECTION 8.**

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

APPROVED AS TO FORM AND LEGALITY:

By: \_\_\_\_\_  
Christopher Austria,  
Senior Assistant City Attorney

\_\_\_\_\_  
Jannette S. Goodall,  
City Secretary

ADOPTED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_





# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-083

**Council District:** Future 10

## Zoning Map Amendment

**Case Manager:** [Dave McCorquodale](#)

**Owner / Applicant:** Alliance Community Fellowship / Lindsay & A.L. Burtin

**Site Location:** 2185 Golden Heights Road

**Acreage:** 14.00 acres

### Request

**Proposed Use:** Continuation of church/worship facility

**Request:** From: “Unzoned” (AX-24-016)

To: “CF” Community Facilities

### Recommendation

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

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

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

**Staff Recommendation:** *Approval*

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

## Project Description and Background

This 14-acre property in the Far North Planning Sector is located approximately one-half mile west of I-35W near Golden Triangle Blvd. The property owners, Alliance Community Fellowship, are progressing through the annexation process with the city and the site is currently developed as a church/worship facility. The applicant has provided the following description:

*"We are in the process of annexing this property into the city limits of Fort Worth for the purpose of getting on city water and sewer. We were advised to proceed with the zoning application at the same time. Alliance Community Fellowship has been in existence for 20 years and has been at this location for over 12 of those years. We have a multi-building campus with no immediate plans for any change. We would like to zone the property as CF to fit within our current use as a church/worship facility and to be inclusive of other growth opportunities."*

## Surrounding Zoning and Land Uses

North "Unzoned" Out of City (vacant land)  
East "PD 1102" PD/D High Density Residential (apartments)  
South "A-5" One-Family Residential (single-family neighborhood)  
West "Unzoned" Out of City (Golden Heights Business Park)

## Recent Zoning History

None.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **May 30, 2025**.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on **May 30, 2025**:

Organizations Notified	
North Fort Worth Alliance	Tehama Ridge HOA*
Trinity Habitat for Humanity	Northwest ISD
Streams and Valleys Inc.	Keller ISD

*\*Located closest to this registered Neighborhood Association*



## Development Impact Analysis

### Land Use Compatibility

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Existing land uses surrounding the Alliance Community Fellowship campus are a mix of light industrial, multifamily and single-family residential. The church While religious land uses are permitted by right in all City of Fort Worth zoning districts, the “CF” Community Facilities district provides the most appropriate Development Standards for religious land uses. The purpose of the “CF” district is to accommodate those institutional and related uses that are established in response to the health, safety, educational and welfare needs of a neighborhood, community or major sector of the city. Alliance Community Fellowship has an established track record of achieving this purpose and the existing land use is **compatible** with surrounding land uses.

### Comprehensive Plan Consistency

---

The 2023 Comprehensive Plan Future Land Use Map designates this property as institutional which is characterized by schools, churches, government, human services, utilities, and community centers. The requested zoning change is **consistent** with Future Land Use Map.

The existing church campus sits between light and medium industrial uses both within and outside the city limits to the north and in-city residential uses to the east and south. The requested zoning change is **consistent** with the following Comprehensive Plan policy:

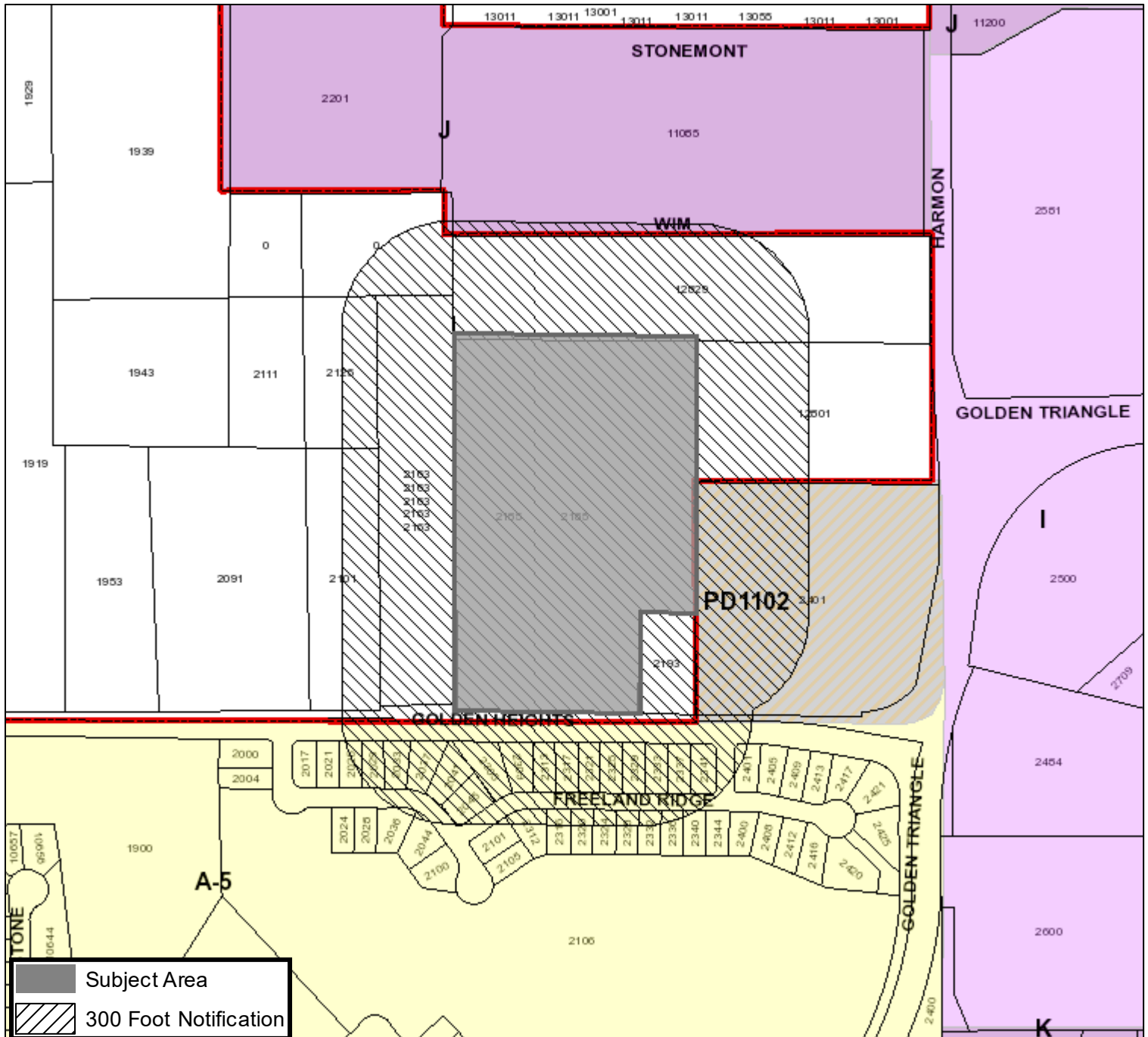
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.



ZC-25-083

## Area Zoning Map

Applicant: Alliance Community Fellowship / Lindsay Burtin  
Address: 2185 Golden Heights Road  
Zoning From: Unzoned  
Zoning To: CF  
Acres: 14  
Mapsc0: Text  
Sector/District: Far North  
Commission Date: 6/11/2025  
Contact: null



0 190 380 760 Feet

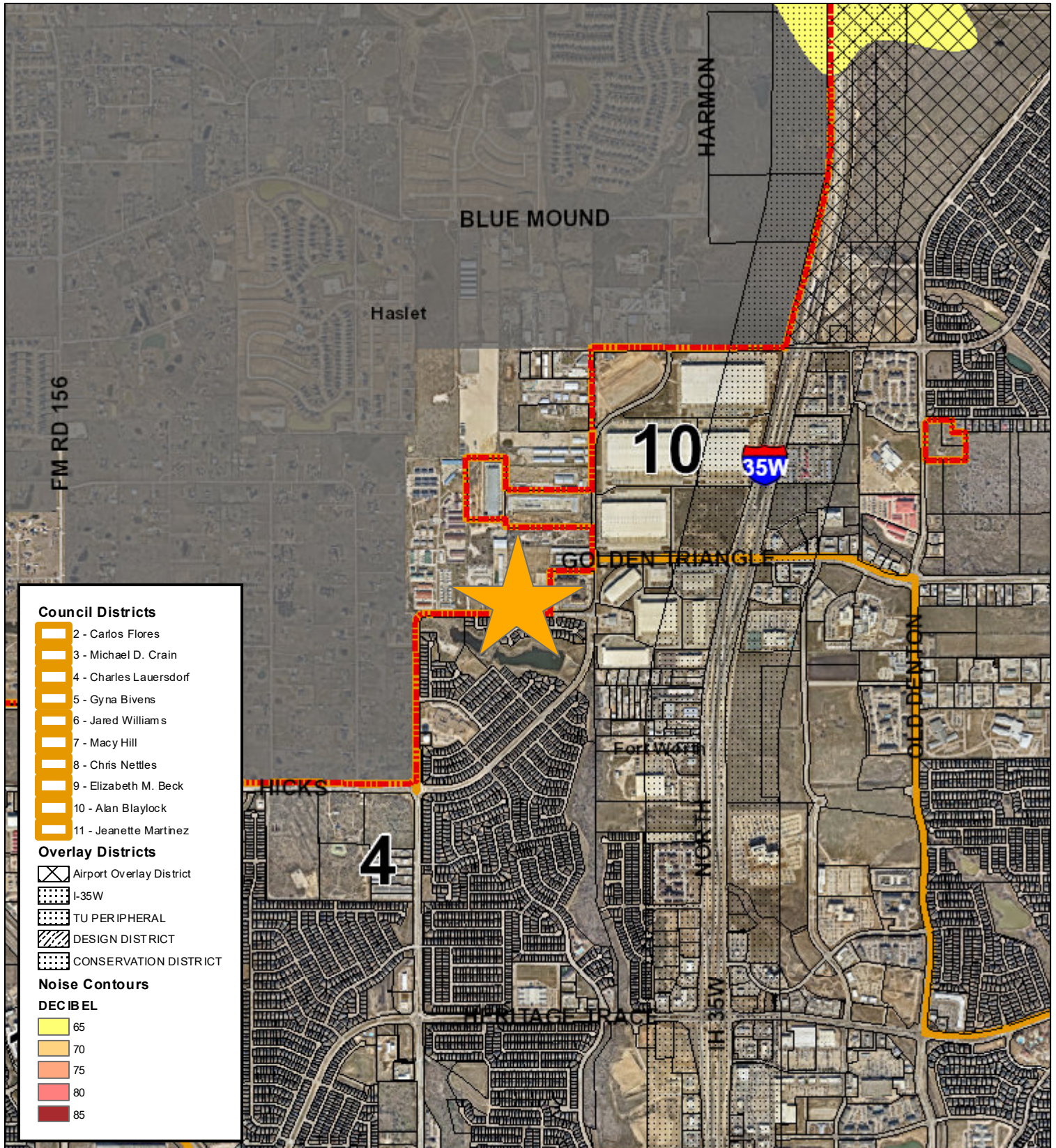
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ZC-25-083

## Area Map



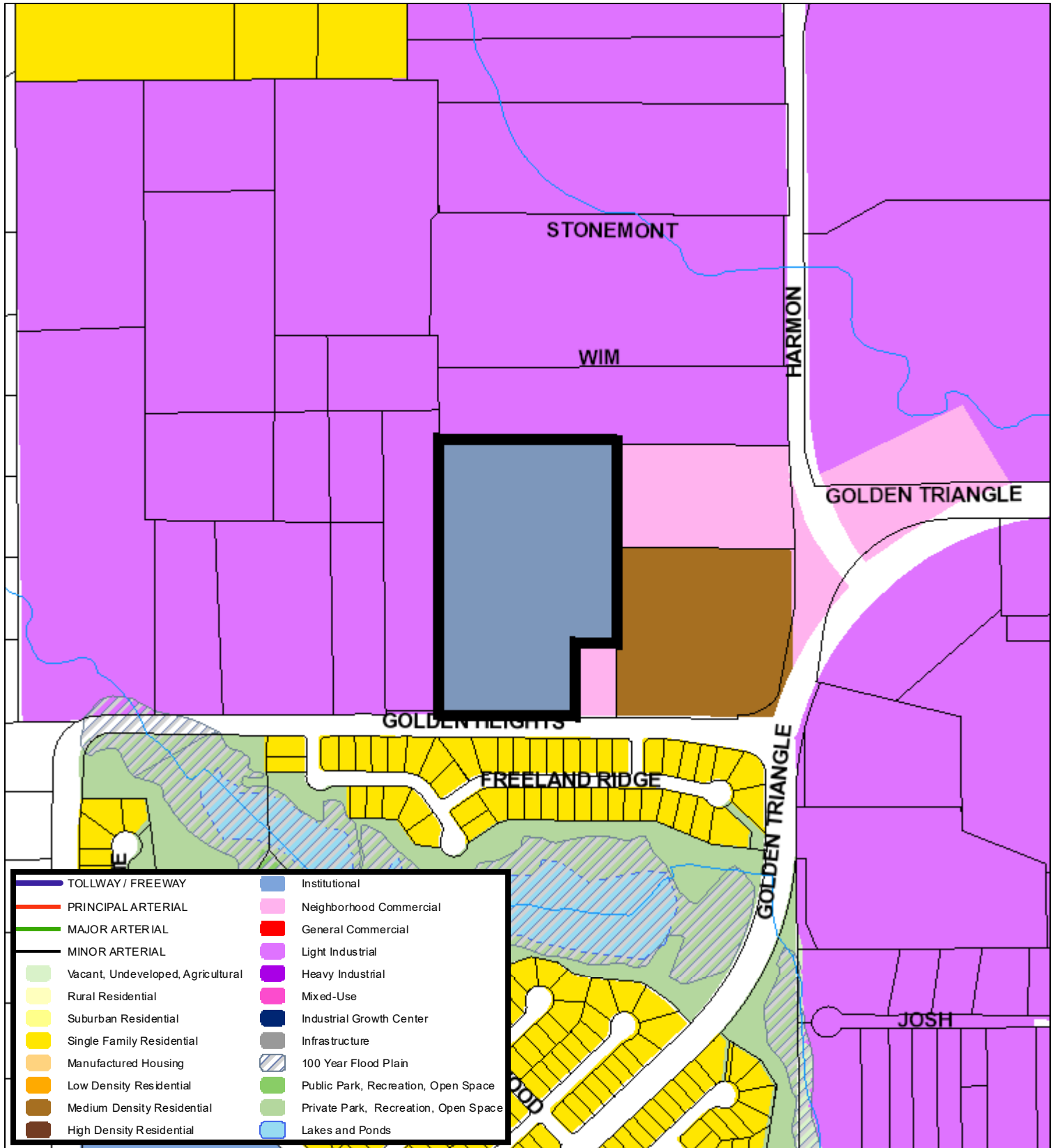
0 1,000 2,000 4,000 Feet





ZC-25-083

## Future Land Use



480 240 0 480 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.



Created: 5/15/2025 8:31:41 PM





ZC-25-083

## Aerial Photo Map



0 300 600 1,200 Feet







# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-086

**Council District:** 7

## Zoning Map Amendment

**Case Manager:** [Dave McCorquodale](#)

**Owner / Applicant:** Olatunji Oladipupo

**Site Location:** 9500 Jacksboro Highway

**Acreage:** 0.70 acres

### Request

**Proposed Use:** Vehicle Sales

**Request:** From: “AG” Agricultural

To: “FR” General Commercial Restricted

### Recommendation

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

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

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

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

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## Project Description and Background

This 0.70-acre site in the Far West Planning Sector is situated along the frontage road of Jacksboro Highway west of Lake Worth near the Fort Worth Nature Center and Refuge. The property is vacant land with two single-family homes behind it that front Nine Mile Bridge Road. The applicant's project description is below.

I recently moved to Fort Worth about a year ago, with the passion to help people solve their problems of transportation, through the sales of quality cars at affordable prices. With my experience in automobiles, I have helped friends and family members solve problems of transportation, at affordable prices. It is time to take my passion and turn it to a business.

I purchased this property for the purpose of selling cars as a car dealer, further plans include constructing a small office to attend to customers. After checking the environment on highway 199, I noticed that all the surrounding areas are used for commercial purposes. Two blocks away from the property stands a mechanical workshop, the sales of moveable houses occurs a few blocks back, and also this particular location has many car lot businesses already stationed. From car lot storage, to pick and pull, tire sales, gas stations and many other commercial business. The future land use map designated this property as "Neighborhood Commercial".

The establishment of this proposed plan not only adds value to a sitting plot of land, but it's an opportunity population and visitors of the location. With more visitors, the property gains an appeal to it, rendering more profit not just for the business owner, but for the government as well, through taxes. Most importantly, the location becomes a place to build relationships and trust between buyers and sellers.

I respect and appreciate whatever decision the Rezoning Team decides. Thank You for your consideration.

## Surrounding Zoning and Land Uses

North "AG" Agricultural (two single-family homes)

East "AG" Agricultural (vacant)

South (across Jacksboro Hwy) "Unzoned" Out of City Limits (vehicle repair, self-storage facility, SF home)

West "AG" Agricultural (tree cutting/mulching company)

## Recent Zoning History

None.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **May 30, 2025**.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on **May 30, 2025**:

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Trinity Habitat for Humanity
Azle ISD	Streams and Valleys Inc.

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The site's location and surroundings present common incongruities found near the periphery of urban growth areas. These areas often include industrial and commercial uses intermixed with residential and undeveloped properties. Two manufactured home dealers, two large auto salvage yards, a self-storage facility, and a tree cutting/mulching company are all located near the site. Single-family detached homes with lot sizes ranging from 0.25-acre to 3-acres and a mobile home community are also located nearby. Several undeveloped tracts along with a nature reserve are also near the site.

The site's location along Jacksboro Highway initially suggests suitability for more intensive commercial uses. Upon closer review, however, the adjacency of two residential properties necessitates lesser intensity than the "FR" General Commercial Restricted district provides for. While an "FR" zoning designation is compatible with several land uses found nearby, the proposed land use is **not compatible** with the single-family residential uses most proximal to the site.

### Comprehensive Plan Consistency

The 2023 Comprehensive Plan Future Land Use Map designates this property as Neighborhood Commercial which is characterized by retail, services, offices and mixed uses serving daily needs for a local market area. The requested zoning change to "FR" General Commercial Restricted **not consistent** with Future Land Use Map. The requested change is **not consistent** with the following policies of the Comprehensive Plan:

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



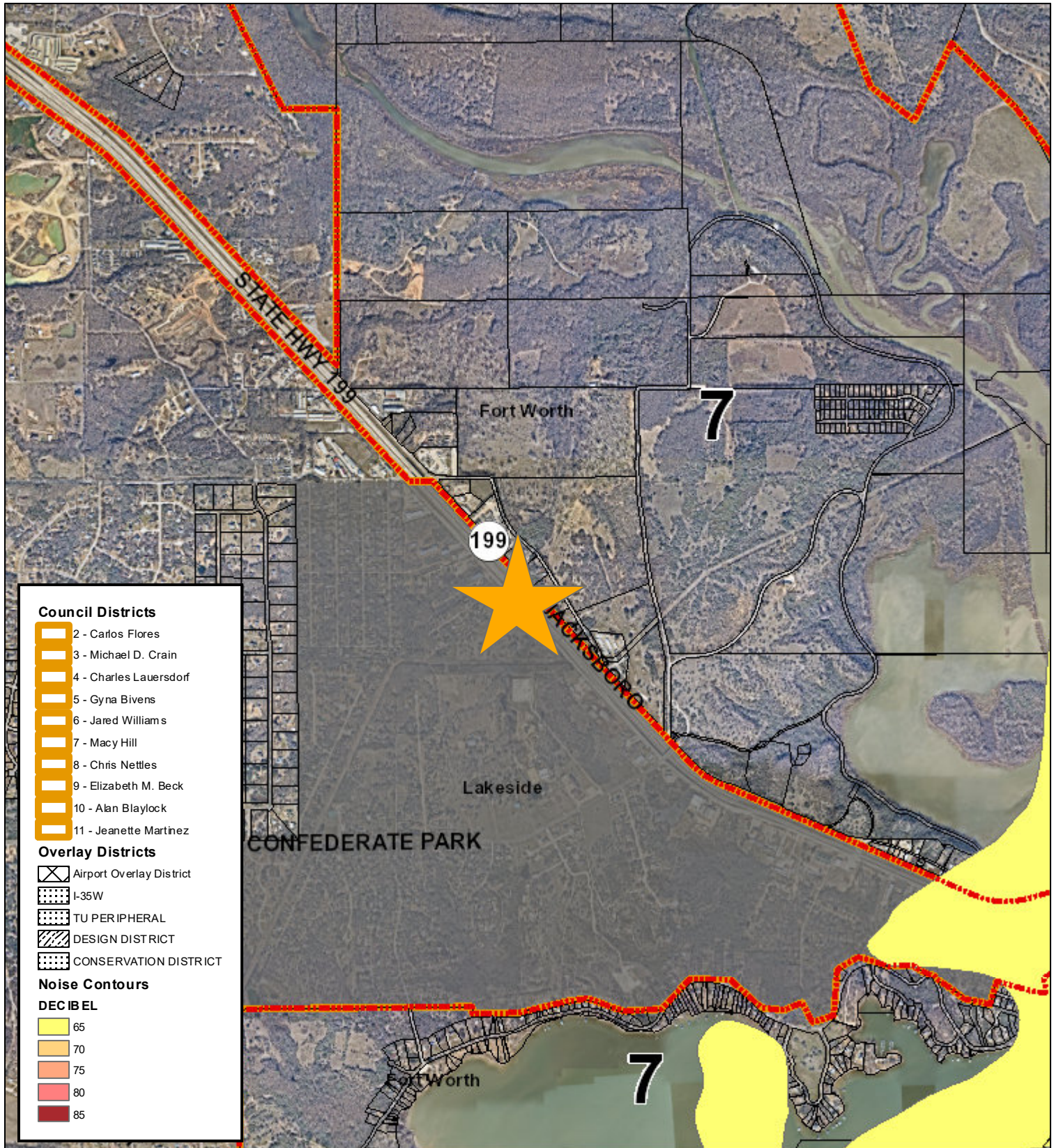
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ZC-25-086

## Area Map

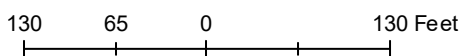


0 1,000 2,000 4,000 Feet



The map displays the Jacksonville area with various land use designations. A large area in the center is highlighted with a thick black border, indicating a specific project area. The map includes labels for 'JACKSBORO' and 'NINE MILE BRIDGE'. The legend at the bottom identifies the following categories:

- ROADS:**
  - TOLLWAY / FREEWAY (Blue line)
  - PRINCIPAL ARTERIAL (Red line)
  - MAJOR ARTERIAL (Green line)
  - MINOR ARTERIAL (Black line)
- LAND USES:**
  - Vacant, Undeveloped, Agricultural (Light green)
  - Rural Residential (Yellow)
  - Suburban Residential (Light yellow)
  - Single Family Residential (Orange)
  - Manufactured Housing (Brown)
  - Low Density Residential (Dark orange)
  - Medium Density Residential (Dark brown)
  - High Density Residential (Dark brown)
  - Institutional (Blue)
  - Neighborhood Commercial (Pink)
  - General Commercial (Red)
  - Light Industrial (Light purple)
  - Heavy Industrial (Dark purple)
  - Mixed-Use (Pink)
  - Industrial Growth Center (Dark blue)
  - Infrastructure (Grey)
  - 100 Year Flood Plain (Hatched pattern)
  - Public Park, Recreation, Open Space (Green)
  - Private Park, Recreation, Open Space (Light green)
  - Lakes and Ponds (Blue)



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 85 170 340 Feet







# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-089

**Council District:** 3

## Zoning Map Amendment

**Case Manager:** [Dave McCorquodale](#)

**Owner / Applicant:** Catfish Properties, LLC / Theo Thompson

**Site Location:** 3636 Alemeda Street

**Acreage:** 0.40 acres

### Request

**Proposed Use:** Light Industrial

**Request:** From: “AG” Agricultural

To: “I” Light Industrial

### Recommendation

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

**Comprehensive Plan Map Consistency:** Requested change **is not consistent (technical inconsistency)**.

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

**Staff Recommendation:** *Approval*

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8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

This 0.40-acre property in the Far West Planning Sector is located approximately one-quarter mile west of West Loop 820 South near the intersection of Chapin Road and Alemeda Street. The property is currently developed as a single-family home. The applicant provided the following project description:

*"I would like to convert my property from Agricultural to "I" Light Industrial. Surrounding my property is the West Worth Commerce Center, also zoned "I" which is developing (currently under construction) 992,000 SF of Industrial. Given the developments, converting the current use as a residence to industrial seems more appropriate. I would like to lease the property most likely to a commercial service company with outside storage."*

As mentioned in the applicant's description, the surrounding industrial center is currently under construction. Concurrently and as shown in the photo below, Alemeda Street and Chapin Road are currently closed and being rebuilt to accommodate a significant increase in traffic related to the industrial park.





Composite aerial image illustrating the completed West Worth Commerce Center.



## Surrounding Zoning and Land Uses

North "I" Light Industrial (vacant land)  
East "G" Intensive Commercial (vacant land)  
South "AG" Agricultural (church)  
West "AG" Agricultural (church)

## Recent Zoning History

None.

## Public Notification

**Written Notice**

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **May 30, 2025**.

**Posted Notice**

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

**Published Notice**

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

**Courtesy Notice**

The following organizations were emailed on **May 30, 2025**:

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

*\*Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The properties surrounding the site, with the exception of the adjacent church, are zoned for industrial and intensive commercial uses. While much of the land is currently vacant, there are industrial warehouse uses along Alemeda Street with industrial site development occurring adjacent to the property. The under-construction West Worth Commerce Center may be a catalyst for development of the “G” Intensive Commercial properties along the eastern side of Alemeda Street. The proposed light industrial land use **is compatible** with adjacent properties along Alemeda Street.

Comprehensive Plan Consistency

The 2023 Comprehensive Plan Future Land Use Map designates this property as Institutional. Although the subject site appears to be associated to the adjacent church property from an aerial view, TAD records do not indicate previous church ownership. While **not technically consistent** with Future Land Use Map, the requested zoning change is **consistent** with the following policies of the Comprehensive Plan:

- Encourage redevelopment and infill in order to reduce the amount of new impervious surfaces outside Loop 820.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

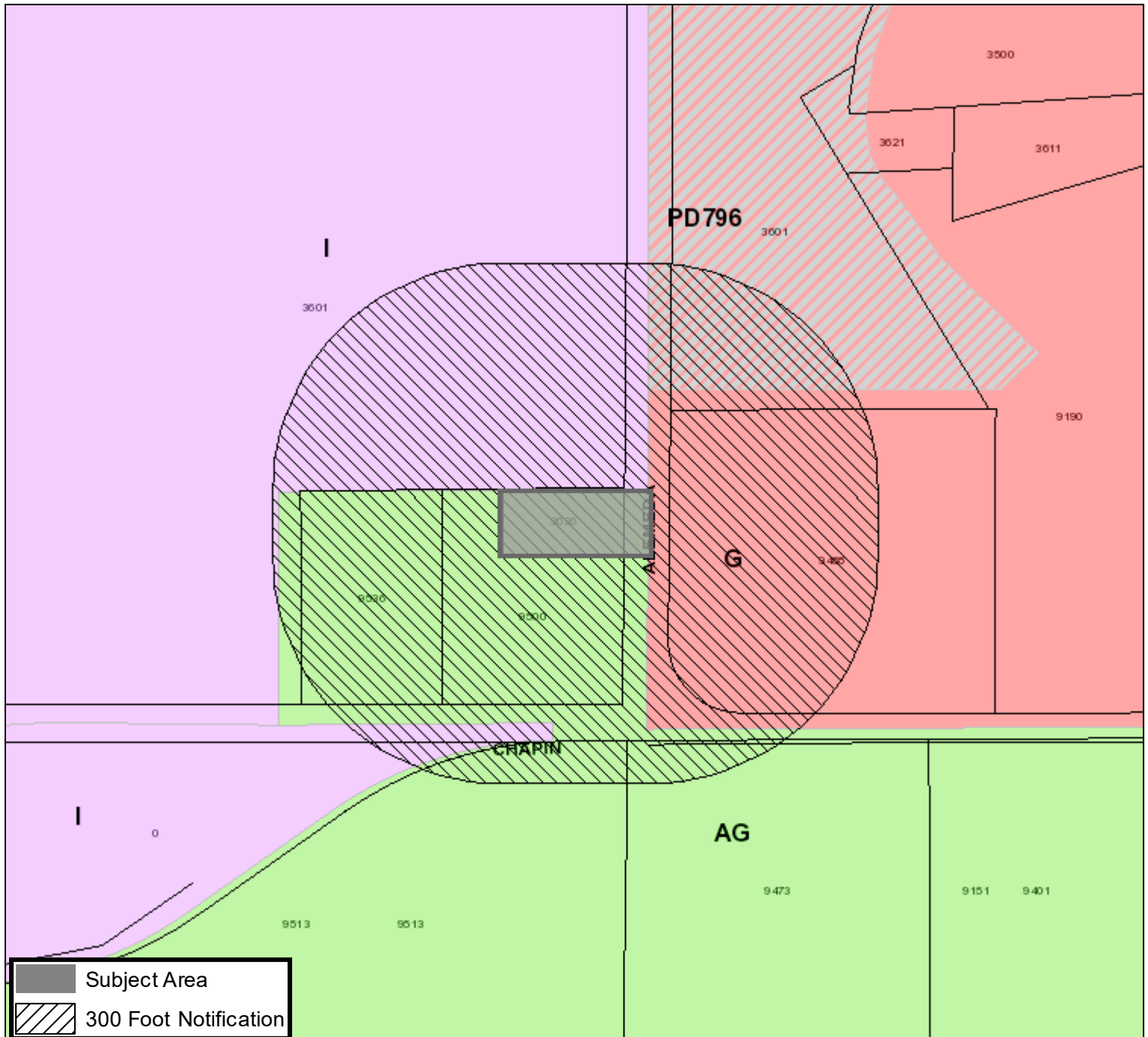




**ZC-25-089**

## Area Zoning Map

Applicant: Catfish Properties LLC  
Address: 3636 Alameda Street  
Zoning From: AG  
Zoning To: I  
Acres: 0.395  
Mapsc0: Text  
Sector/District: Far West  
Commission Date: 6/11/2025  
Contact: 817-392-8043

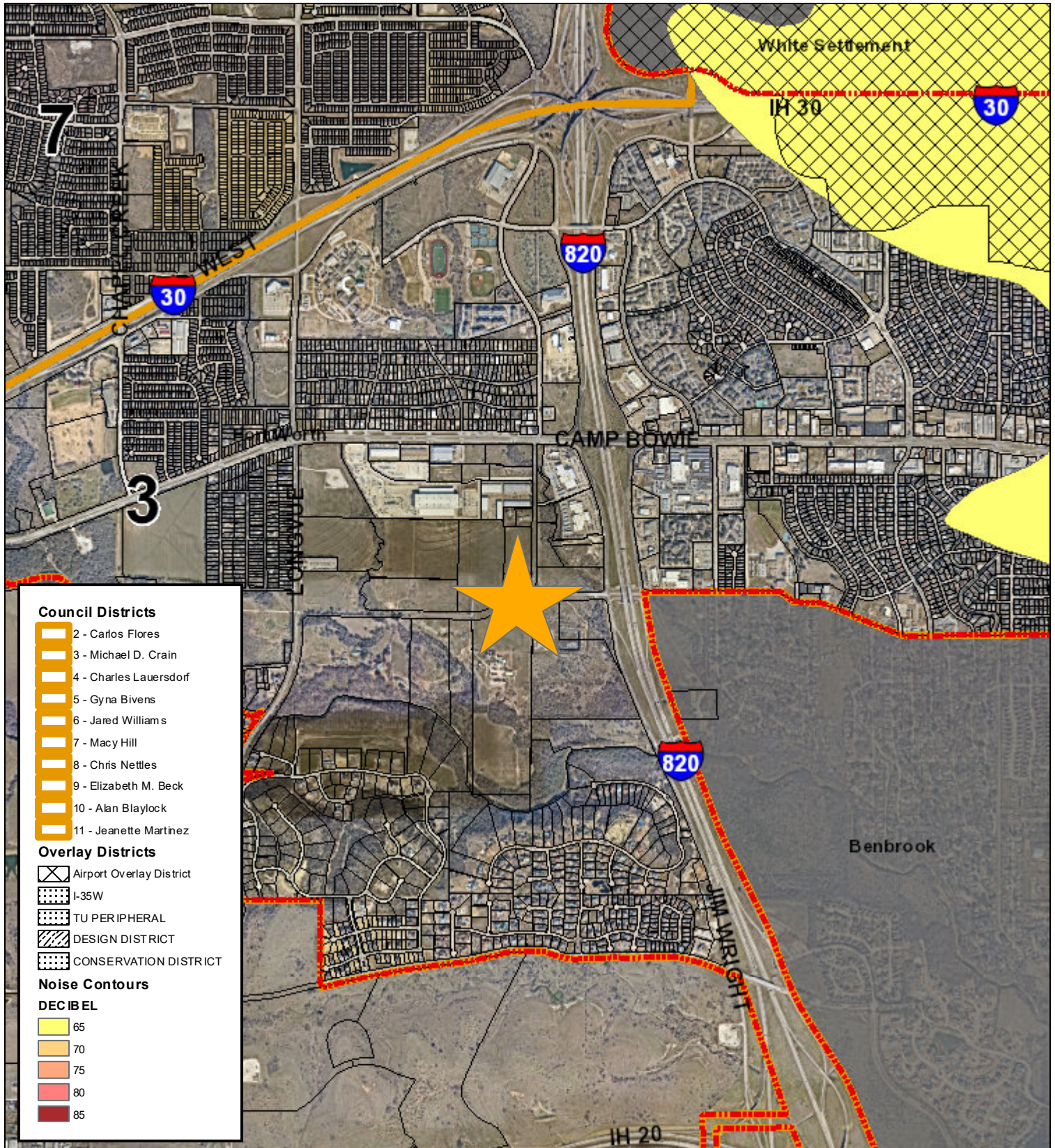


0 95 190 380 Feet

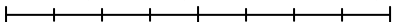
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## Area Map



0 1,000 2,000 4,000 Feet

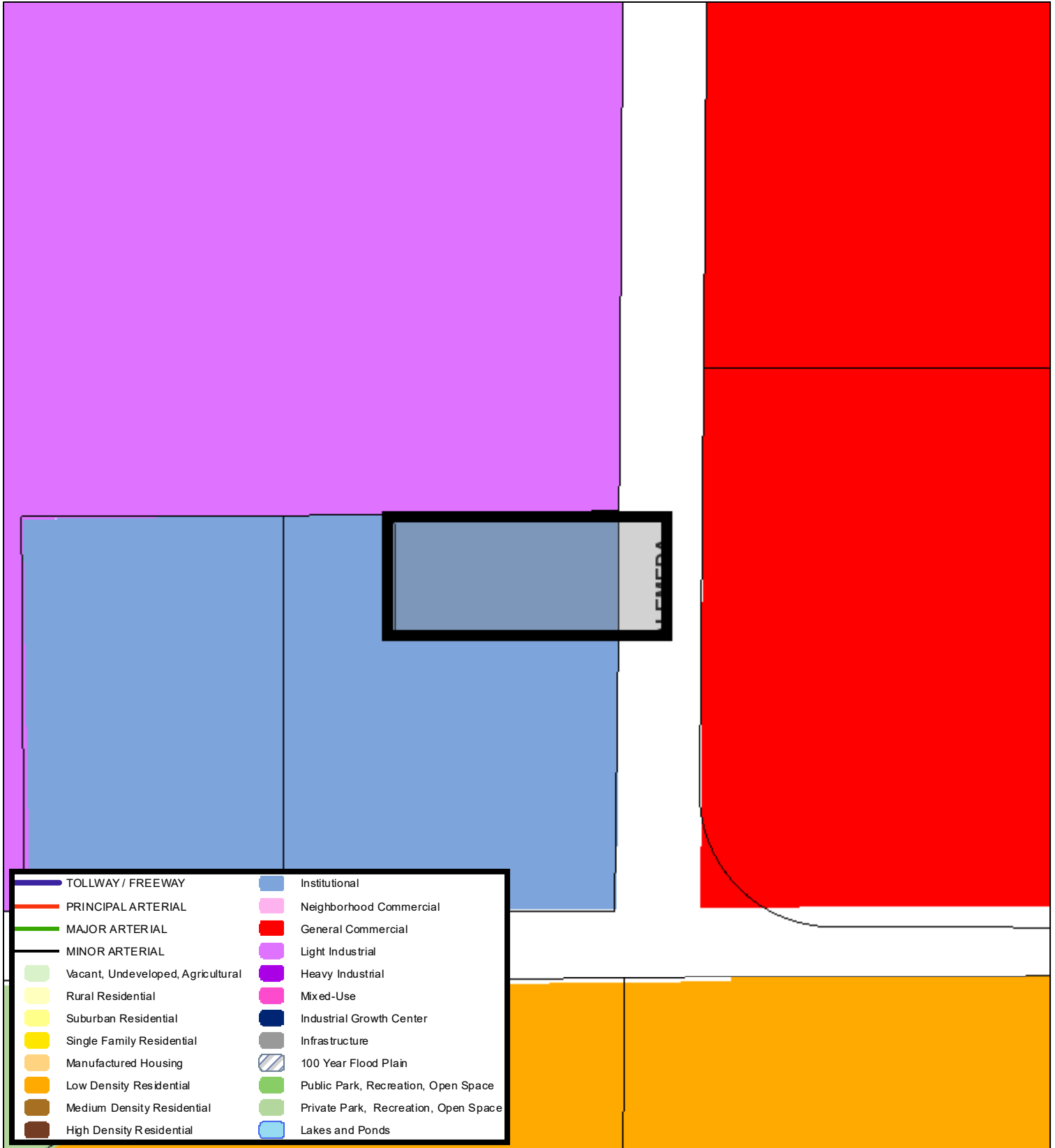






ZC-25-089

## Future Land Use



90 45 0 90 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.



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ZC-25-089

## Aerial Photo Map



0 60 120 240 Feet







# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-090

**Council District:** 10

## Zoning Map Amendment

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

**Owner / Applicant:** TOR Holdings, LLC/Tim Sansone

**Acreage:** 7.787 acres

**Site Location:** 13001 Old Denton Road

### Request

**Proposed Use:** Wood recycling and composting

**Request:** From: “K” Heavy Industrial in the Alliance Airport Overlay

To: Add Conditional Use Permit (CUP) for wood recycling and composting facility, in “K” Heavy Industrial; site plan included

### Recommendation

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

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

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

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

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9. Aerial Photograph
10. Exhibit

## Project Description and Background

The property is located less than 50 feet north of the intersection of Old Denton Road and Alliance Gateway Freeway (State Highway 170). The site was zoned “K” Heavy Industrial as part of its 2006 annexation into the City of Fort Worth. The site started being used for wood recycling and composting between April and December 2023, according to Google StreetViews. This land use begun without proper zoning approvals resulted Code Compliance violations in April 2025. Wood recycling is defined as wood debris brought to the site, sorted to remove contaminants, shredded or ground to create small pieces, then further ground into finer pieces to create wood mulch. Wood composting can be leafy material or wood mulch that is allowed to degrade into top soil amendments.

The site is a more intensive industrial use with outdoor wood processing and composting, than the surrounding less intensive uses including residential, commercial, warehousing, and vacant land. Single family houses with “D” zoning are located across SH 170, less than 700 feet to the southeast. South of the site, SH 170 (Alliance Gateway Freeway) is a 6-lane divided freeway with service road, which is suitable for semi-truck traffic. Old Denton Road is striped as a 2-lane undivided roadway, approximately 70 feet wide, but has paving approximately 40 feet wide. The roadway is listed on the Master Thoroughfare Plan as a Commercial Connector.

The applicants are requesting a Conditional Use Permit for wood recycling and composting be added to their “K” Heavy Industrial District, without a time limit for approval. Outdoor storage and bulk/retail sales of topsoil products are allowed by right in the industrial districts with a primary building; however, wood recycling and brush composting is only permitted with a CUP approval. The site began the Certificate of Occupancy permit for wood processing in August 2023 and revised their application to remove this use in September 2023. The applicant purchased the site in October 2023 and made the last revision to the CO in July 2024. The CO permit subsequently expired, but the applicant opened the business and is processing wood by chipping and composting. Wood chippers can produce noise up to 105 decibels, which is on par with a close jet fly-over, and 50 decibels more than the 65 decibel noise contour from the Alliance Airport Overlay. The sound at the closest residential use would be 65 decibels, which effectively extends the noise levels from the Alliance Airport Overlay past their intended limits.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. While wood recycling and composting 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 new code violation convictions. Sec. 4.407 notes: 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 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.



The site plan shows outdoor storage areas on the eastern street frontage and western rear yard, with additional outdoor storage in concrete bins in the middle of the site. An office building and other building are also located in the site's center. The layout places the outdoor storage and fencing in front of the building, where non-habitable uses are required behind the building. The 300-foot front yard had the existing trees removed without an approved Urban Forestry permit and replaced with shredded wood piles. The site plan proposes to leave the prior front landscaping on Old Denton Road as outdoor storage only. No landscaping along the street would remain, with less than 2,000 square feet of open space remaining on the lot. The site is currently using 2 stacked shipping containers with a banner as their sign. As part of the CUP approval, this informal signage would be removed and replaced with a standard detached sign. A small waterway runs thru the rear storage yard.

The Fire Department has noted the buildings in the middle of the site cannot be reached from the existing fire hydrants. The site plan fails to show the storage of bagged materials in the northern fire lane, pallets by the northern storage building, and equipment to move the topsoil products. The site plan does not show where the combustible materials are generated or stored, compared to any non-combustible materials. Additionally, the site contains a large tank for refueling on-site equipment. Since wood mulching and composting, as well as fuel tanks, are known fire risks, additional mitigation measures are needed to ensure any fire is contained as much as possible. When winds are from the southwest, any smoke is likely to impact the multifamily complex approximately 500 feet to the northeast.

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 the use ceases for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

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

- a) Conditional use permits in residential districts shall be limited to those uses designated "CUP" in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

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

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

The following table provides information related to the proposed waivers of the standard ordinance requirements. The significant waivers on the site plan or due to existing site conditions are bolded.

Standard	K Zoning	Proposed CUP
----------	----------	--------------

<b>Non-habitable uses</b>	<b>Non-habitable uses behind building</b>	<b>Outdoor storage between the building and street</b>
Front yard fencing	No fencing in front of the building	Fencing with ranch-style gates in front of the building
<b>Landscaping</b>	<b>4% of site</b>	<b>0.005% of site</b>
<b>Fire lanes</b>	<b>Remain completely open</b>	<b>Materials stacked in fire lanes</b>
<b>Screening fence</b>	<b>Solid screening required</b>	<b>No screening shown</b>
<b>Signage</b>	<b>Detached monument sign allowed</b>	<b>Shipping containers and banner used as signage</b>
<b>Urban Forestry</b>	<b>Tree preservation/mitigation for eastern portion inside fence</b>	<b>No preservation/mitigation</b>

Sec. 4.407 states: In approving the application, the zoning commission may recommend and the city council may impose such conditions as are reasonably necessary to mitigate adverse effects of the proposed use in accordance with these standards and the purpose and intent of this section. Conditions and modifications may include, but are not limited to:

- a. Regulation of period of time the use will be allowed;
- b. Limitation of building size or height;
- c. Increased open space;
- d. Limitations on impervious surfaces;
- e. Enhanced loading and parking requirements;
- f. Additional landscaping, curbing, sidewalk, vehicular access and parking improvements;
- g. Placement or orientation of buildings and entryways;
- h. Buffer yards, landscaping and screening;
- i. Signage restrictions and design;
- j. Maintenance of buildings and outdoor areas; and
- k. Development in accordance with a submitted site plan.

## Surrounding Zoning and Land Uses

North “K” Heavy Industrial / autonomous truck testing, outdoor storage  
East “C” Medium Density Multifamily, “G” Intensive Commercial / multifamily complex, convenience retail  
South “D” Medium Density Multifamily, “G” Intensive Commercial / single family residential, vacant land  
West “K” Heavy Industrial / gas well, warehouse

## Zoning History

ZC-06-258, Council-initiated, from Unzoned to K, approved 12/12/2006.

ZC-14-036, Council-initiated, addition of Alliance Airport Overlay, approved, 4/10/2014.

## Public Notification

300-foot Legal Notifications were mailed on May 30, 2025.

The following organizations were notified: (emailed May 30, 2025)

<b>Organizations Notified</b>	
Valley Ridge HOA*	Saratoga HOA



North Fort Worth Alliance	Keller ISD
Northwest ISD	Streams And Valleys Inc
Trinity Habitat for Humanity	

*\* Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing to add a Conditional Use Permit without a time limitation to the site for wood recycling and composting; with notable waivers to storing materials in front of the building, minimal landscaping, no screening fence, and urban forestry. The intensive wood processing land use is not allowed by right in any industrial district. The waivers are needed because the applicant has begun operations without permits and converted the front landscaped area into wood mulch piles. The surrounding land uses are a mix of single family, multifamily, commercial, and industrial uses.

Additional City standards for a fire hydrant to reach the buildings in the middle of the site were also noted. If a fire starts due to the combustible wood mulch or compost, the emergency response would be hampered because a fire hose cannot reach the majority of the site from the closest hydrant. Additionally, no information is available as to whether or not machinery is available on-site to pull apart the mulch piles so firefighters can adequately gain access. The site also has bagged material stacked in fire lanes, creating issues for emergency responders. The surrounding uses are lower intensity, where this proposed zoning case with loud noises from the wood shredding would be better suited further away from residential uses.

The proposed zoning **is not compatible** with surrounding land uses, as the applicant has not demonstrated how the fire risks and enhanced safety standards would be handled, in addition to opening for business without obtaining the appropriate approvals or building permits. The business has not preserved the existing landscaped area or many of the trees. The zoning ordinance does not have any standards to mitigate the sound impacts on existing residential uses. The site plan or any other documentation fails to demonstrate how the wood recycling and composting would not be materially detrimental to the public health, safety, and welfare; or prejudicial to other properties in the vicinity.

### Comprehensive Plan Consistency – Far North Sector

The 2023 Comprehensive Plan currently designates the subject property as “Industrial Growth Center” on the Future Land Use Map. The requested land uses are included in the description envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below.

#### INDUSTRIAL

Industrial Growth Center

Industrial and commercial uses serving a large region

MU-2, All Commercial & Industrial

However, the proposed zoning is not consistent 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.

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Do not locate residential uses or schools in areas adjacent to airfields having a noise level of 65 or more decibels DNL (average Day or Night Level).
- Maximize area of permeable surfaces in developments to reduce stormwater run-off.

The proposed zoning is **technically consistent with the future land use map**, but **inconsistent with the policies** stated above.

## Site Plan Comments

### Zoning and Land Use

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

1. Include the site plan preparer's name, address, and telephone number.
2. Note the site's full list of uses and the current "K" Heavy Industrial zoning.
3. Insert the site's zoning case number of ZC-25-090 into the lower right corner box.
4. The lot's width dimensions needs to match the plat, instead of being noticeably different.
5. Outdoor storage, fences, and gates cannot be in front of the 2-story frame building. Staff supports only the fences and gates present when annexed, instead of the newly added outdoor storage.
6. Landscaping is required to be in front of the buildings. No landscaping has been provided. Document how the remaining trees and grassy area meet the site's required 4% landscaping.
7. Show and label where the tree mulching/chopping is done.
8. Show and label where the tree composting is done.
9. Show and label where the materials' bagging is done.
10. State the specific use and height of each building.
11. State the height of the concrete walls.
12. State the specific materials and maximum height of the bulk materials stored in the bins. It appears the bins frequently over-top the bin height, where materials can spill past this sides and rear of the bins.
13. Note whether these materials in the bins are combustible or non-combustible.
14. If the combustible materials are grouped together, delineate where these materials will be stored.
15. State the specific materials and maximum height of the bulk materials stored in the large open areas on the east and west ends. Stacked material cannot exceed the limits allowed by the Fire Department.
16. Note whether these materials in the large open areas are combustible or non-combustible.
17. The site photos show pallets stored adjacent to the northern buildings. Show and label where the pallet storage is located and note its height.
18. Add to the other notes at the bottom: "This site is in the Alliance Airport Overlay. Lighting fixtures shall be aimed straight down and shall meet IESNA full-cutoff criteria. Lighting shall not be aimed sky-ward. All over-night lighting shall be shielded. No lighting shall be installed more than 20-feet above grade."
19. Add to the other notes at the bottom: "This site is in the Alliance Airport Overlay. No emissions of smoke, ash, vapor, gas, dust, steam or other emissions that could obscure visibility of pilots or conflict with airport operations is allowed. No use shall foster an increase in bird population and thereby increase the likelihood of a bird impact problem."



20. The 2-story building appears to be 750 square feet/floor. State the total square footage instead.
21. Show the location of each building's entrances/exits, including over-head doors or open sides.
22. Update the distance between the southern building and the property line. The building appears to be much closer than 18.3 feet.
23. Label the distance between the southeastern bins and the southern property line.
24. The site is noted for both bulk and retail sales. Show where these uses are done, including loading areas for both semi/commercial trucks and passenger vehicles.
25. Dimension the width of the southern driveway and fire lane.
26. Note whether the southern driveway will be used or closed.
27. Note the gate structures' height and width.
28. Note 0 parking spaces are required, as the site is more than 250 feet from residential zoning or uses.
29. One handicap parking space is required for the amount of parking provided. Show and label this handicap space.
30. Any trees removed will require mitigation.
31. Show the existing trees' locations.
32. No dumpster screening is shown on the site plan. Show and label the dumpster's screening materials and height.
33. Solid screening fence is required around the outdoor storage areas to be wood, brick, stucco, or masonry products. Show the screening fence location and note its height and materials.
34. Note the site has no platted easements.
35. Note the hours of operation.
36. Label the adjacent land uses, instead of the owner's names. Include the land to the east.
37. The site photos show extensive chemicals on-site, including a large trailer mounted tank. Detail the chemicals' names, amounts, hazard/irritation rating, and locations.
38. Waste facilities, including wood processing, are subject to enhanced site plan standards. The following items can be added to the current site plan, on an additional site plan site, or letter-sized paper as appropriate.
39. Show and label the zoning and land uses within ¼ mile of the site, particularly any residential uses.
40. Discuss the characteristics of the Old Denton Road access, including current traffic volumes and impact of proposed facility on roads and traffic.
41. Show the locations of all equipment and machinery. Note the equipment/machinery's use.
42. Detail fire prevention and control.
43. Detail groundwater, drinking water and surface water protection including wash areas, stream or water course diversions, holding ponds and tanks.
44. Detail installation and maintenance of signage at the entrance to the facility that is clearly visible to the public and identifies the owner, operator, business address, telephone number and hours of operation of the facility
45. Obtain, maintain and have available on-site all required permits and comply with all federal, state and local regulations that relate to the collection, transportation, handling, processing and disposal of all materials for which the facility is approved.
46. Submit and maintain on-site an operations plan that addresses:
  - i. Provisions for preventing unauthorized wastes and materials from being brought to the facility;
  - ii. Procedures for identifying, handling, removing, transporting and disposing of unauthorized wastes and materials that may have been brought to the facility;
  - iii. Procedures for controlling water runoff, erosion, dust, odors, vectors and rodents;
  - iv. Procedures and employee training for fire prevention and control;
  - v. Litter control and cleanup; and
  - vi. Procedures for reporting and handling fuel and chemical spills.

47. Provide proof of financial security by submitting documents showing compliance with federal and/or state financial assurance requirements or by submission of performance bond sufficient to ensure that maximum amount of materials stored or accumulated on-site at any one time can be properly recovered and disposed of in the event that the owner/operator is unable to do so.
48. Comments may be revised when an updated site plan is submitted.
49. Informational comment: A detached monument sign more than 20 feet from a driveway or street intersection is allowed by right.
50. Informational comment: The Development Services Department may not issue a certificate of occupancy until the operator of such facility submits proof that the operation of the facility has been approved by all applicable federal and state regulatory agencies as required by law.

***(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.)***

### **Stormwater**

1. None noted as of 5/28/2025.

### **Fire**

1. Fire Department Commercial Inspections is working with the occupant to resolve existing violations. A Certificate of Occupancy is required to continue operation.
2. Permits required for miscellaneous combustible storage.  
105.3.3 Occupancy Prohibited Before Approval  
315.2 Permit Required
3. Hydrant hose lay to all buildings on the site exceeds 500'. An additional hydrant required. Nearest hydrant is on a dead end main.  
507.5.1(2) Fire Hydrants
4. Bulk piles of wood/mulch/compost limited to 2500 cubic feet.  
105.5.31 Miscellaneous Combustible Storage.
5. Chapter 28 applies by definition of Agro-Industrial facility.  
2802.1 Definition -Agro-Industrial
6. Fire apparatus access roads (fire lanes) shall be provided for buildings and facilities in accordance with Section 503.  
2803.6 Fire Apparatus Access Roads
7. Portable extinguishers shall be provided in accordance with Section 906 for extra high hazards. Portable extinguishers shall be provided within 50' distance in travel from any machine producing shavings or sawdust.  
2804.3 Portable Extinguishers
8. Bulk piles shall not exceed 25' in height, 150' width, and 250' in length. A permit is available to exceed this maximum provided that a written fire protection plan is approved.  
2808.3 Size of Piles
9. Bulk piles shall be separated from buildings, property lines and adjacent piles or stacks by a distance of not less than 1 1/2 times the height of the pile. The distance between rows shall be a minimum of 30'. Approved fire apparatus access roads shall be provided within the separation space in accordance with Section 503.  
2808.4 Pile Separation




10. The owner and operator shall develop a plan for monitoring, controlling and extinguishing spot fires and submit a plan to the fire code official for review and approval.  
2808.10 Emergency Plan
11. Fuel dispensing from mobile tank to heavy equipment is present on site and must meet requirements of 5706.2.8 Dispensing from Tank Vehicles
12. Abandoned underground fuel tanks may be present on the site. Fire Dept has no record of these tanks.
13. 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.
14. The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.  
<https://www.fortworthtexas.gov/departments/fire/services/bureau>.

#### **T/PW Engineering**

1. FYI: Gate location will need to follow the requirements of the TEM.
2. FYI: Sidewalks and street lights may be required at CO permit if current conditions do not meet city standards.

#### **DSD Water Engineering**

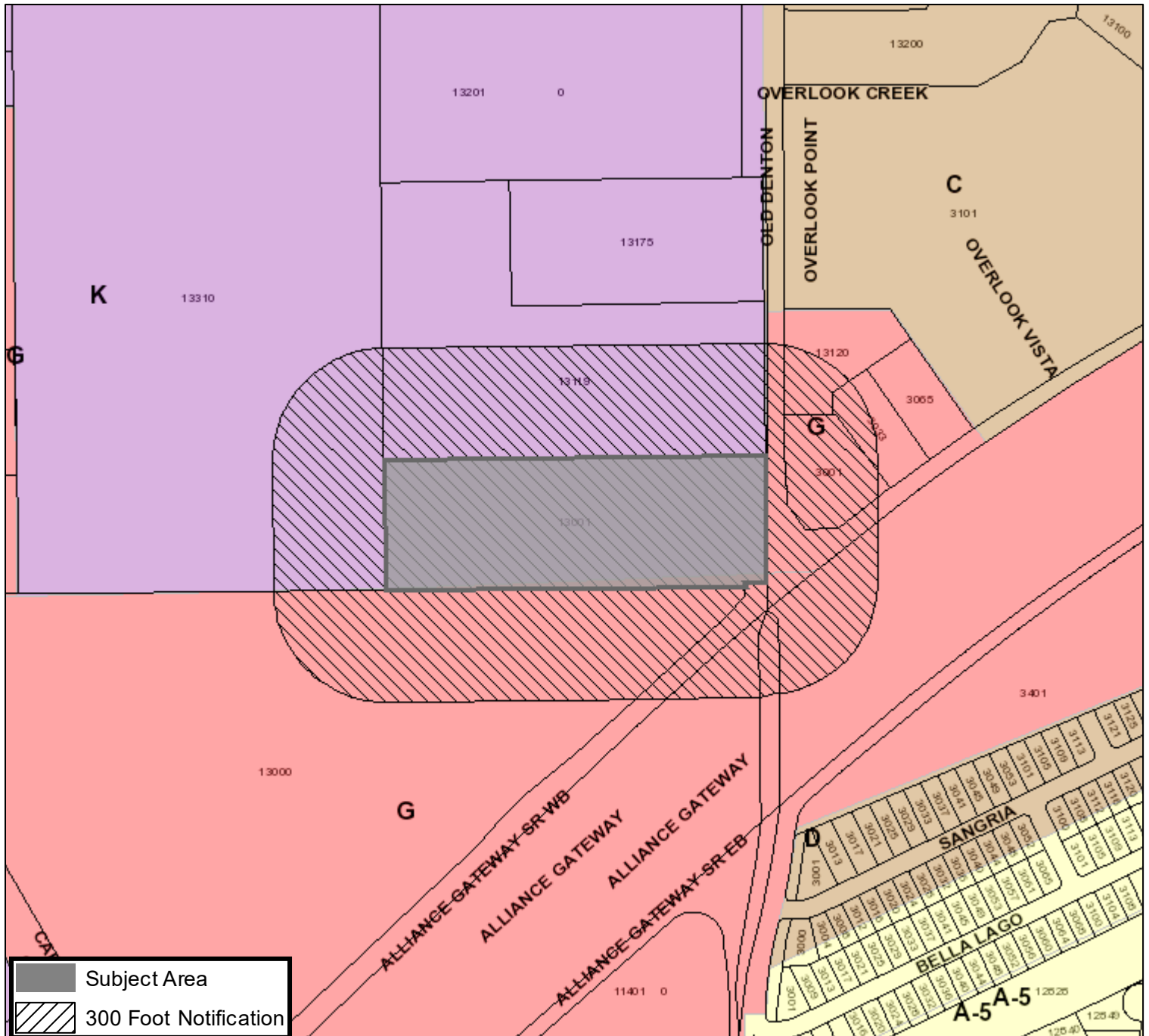
1. Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately.
  2. Water taps less than 2 inch to be installed by Field Ops (817)392-8246 taps greater than 3 inch will need to go through IPRC or WMP.
- 



ZC-25-090

## Area Zoning Map

Applicant: TOR Holdings, LLC  
Address: 13001 Old Denton Road  
Zoning From: K  
Zoning To: Add CUP for wood recycling and composting  
Acres: 7.787  
Mapsc0: Text  
Sector/District: Far North  
Commission Date: 6/11/2025  
Contact: 817-392-8190



0 195 390 780 Feet

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HW GATEWAY  
LOGISTICS LTD

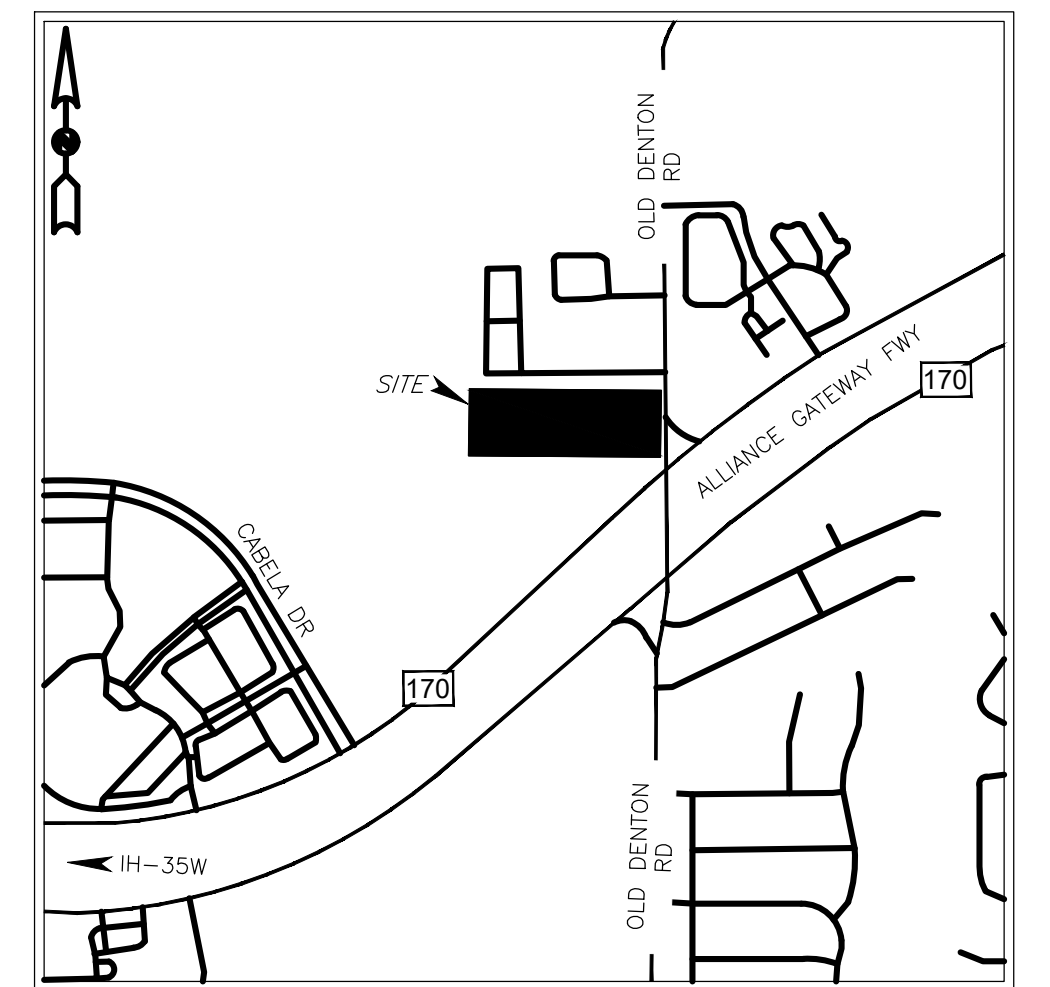
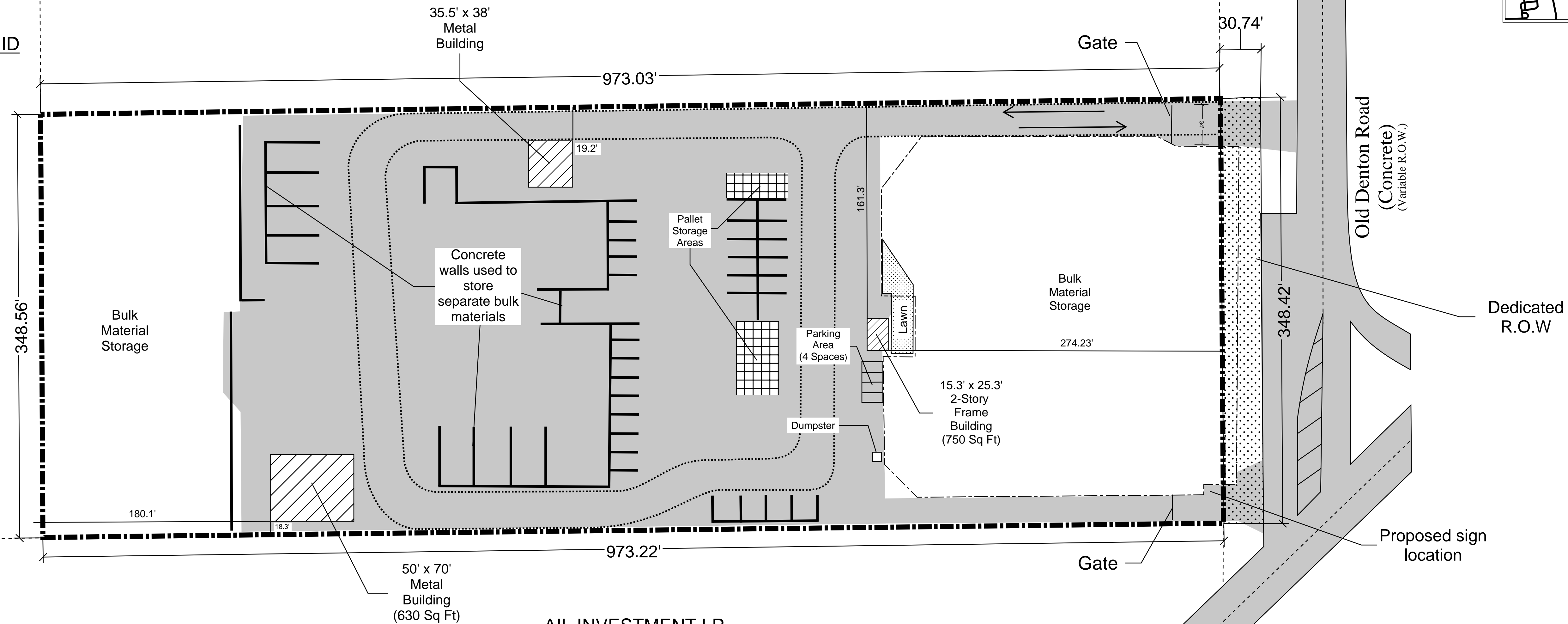
Tarrant County Parcel ID  
06793606

Zone Type K

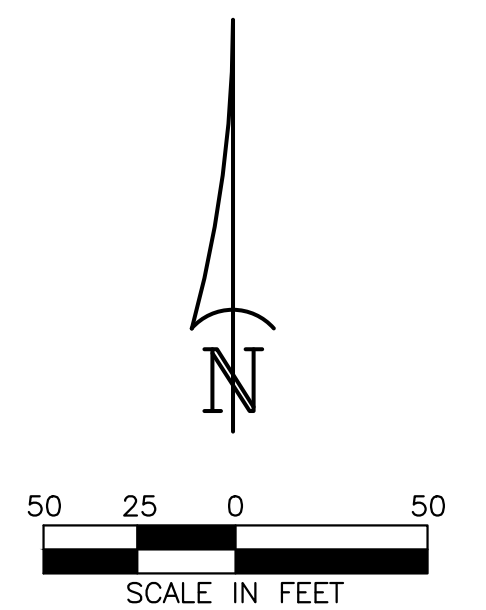
KELLER DISTRIBUTION  
ILP LLC

Tarrant County Parcel ID  
42822767

Zone Type K



VICINITY MAP  
NOT TO SCALE



AIL INVESTMENT LP

Tarrant County Parcel ID  
41444930

Zone Type G

All combustible materials  
will be stored 50 feet back  
from property line,  
non-combustibles at least  
10 feet from property line

**Legend:**

Property boundary:

Concrete:

Fire lane:

- 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

LAND USE TABLE

NUMBER OF RESIDENTIAL LOTS	N/A
RESIDENTIAL ACREAGE	N/A
NUMBER OF NON-RESIDENTIAL LOTS	1
NON-RESIDENTIAL ACREAGE	7.787
PRIVATE PARK ACREAGE	N/A
PUBLIC PARK ACREAGE	N/A
STREET AND ALLEY ACREAGE	N/A
NET ACREAGE	7.787

Site Location

The Organic Recycler  
13001 Old Denton Road  
Fort Worth, TX 76177

Legal Description

ORGANIC RECYCLER ADDITION

Block 1 Lot 1

Parcel ID:

43116950

4/29/2025



THE  
ORGANIC  
RECYCLER

The Organic Recycler  
4825 Forest Hill Circle  
Forest Hill, TX 76140

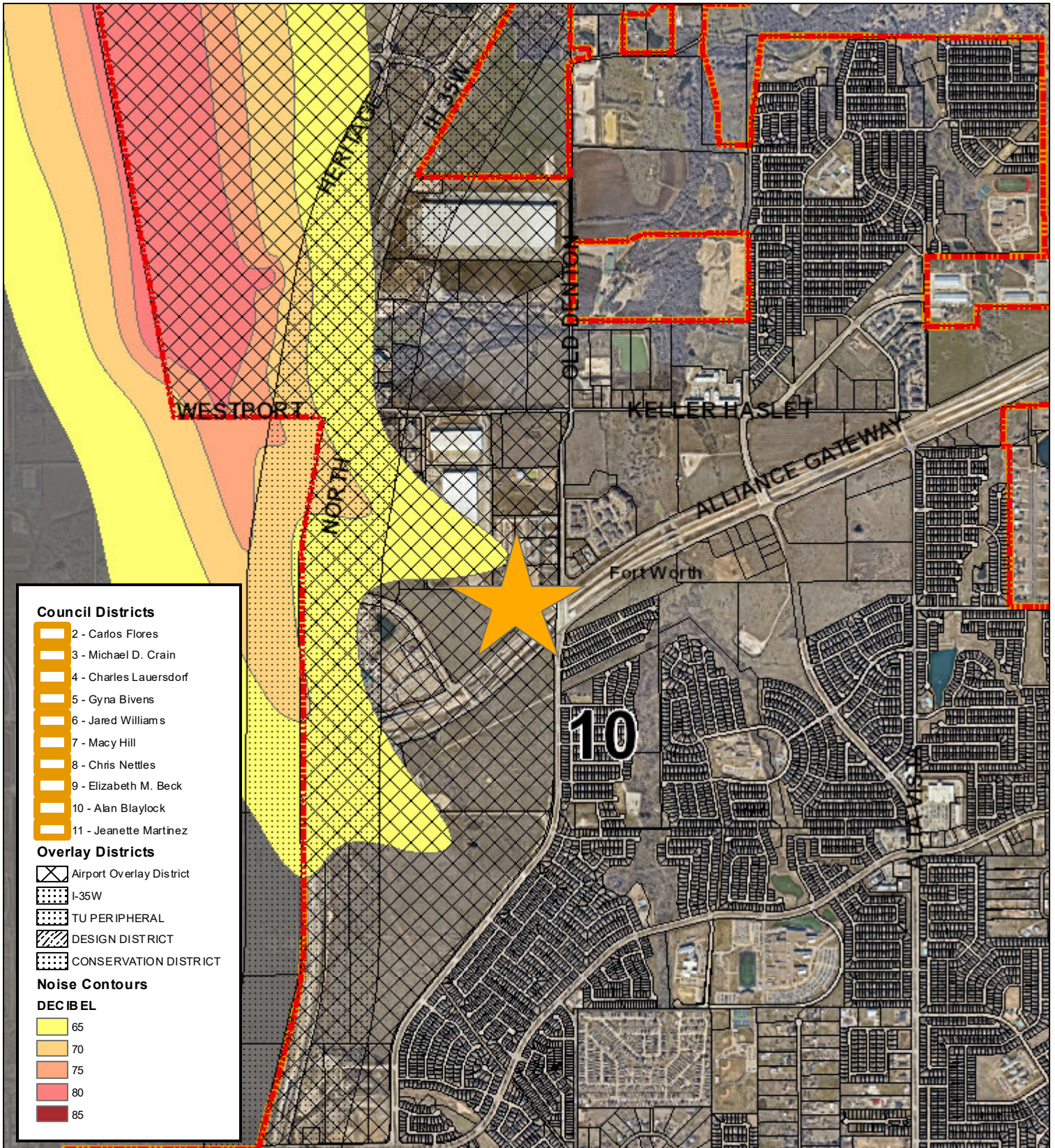
Zoning Case Number:





ZC-25-090

## Area Map



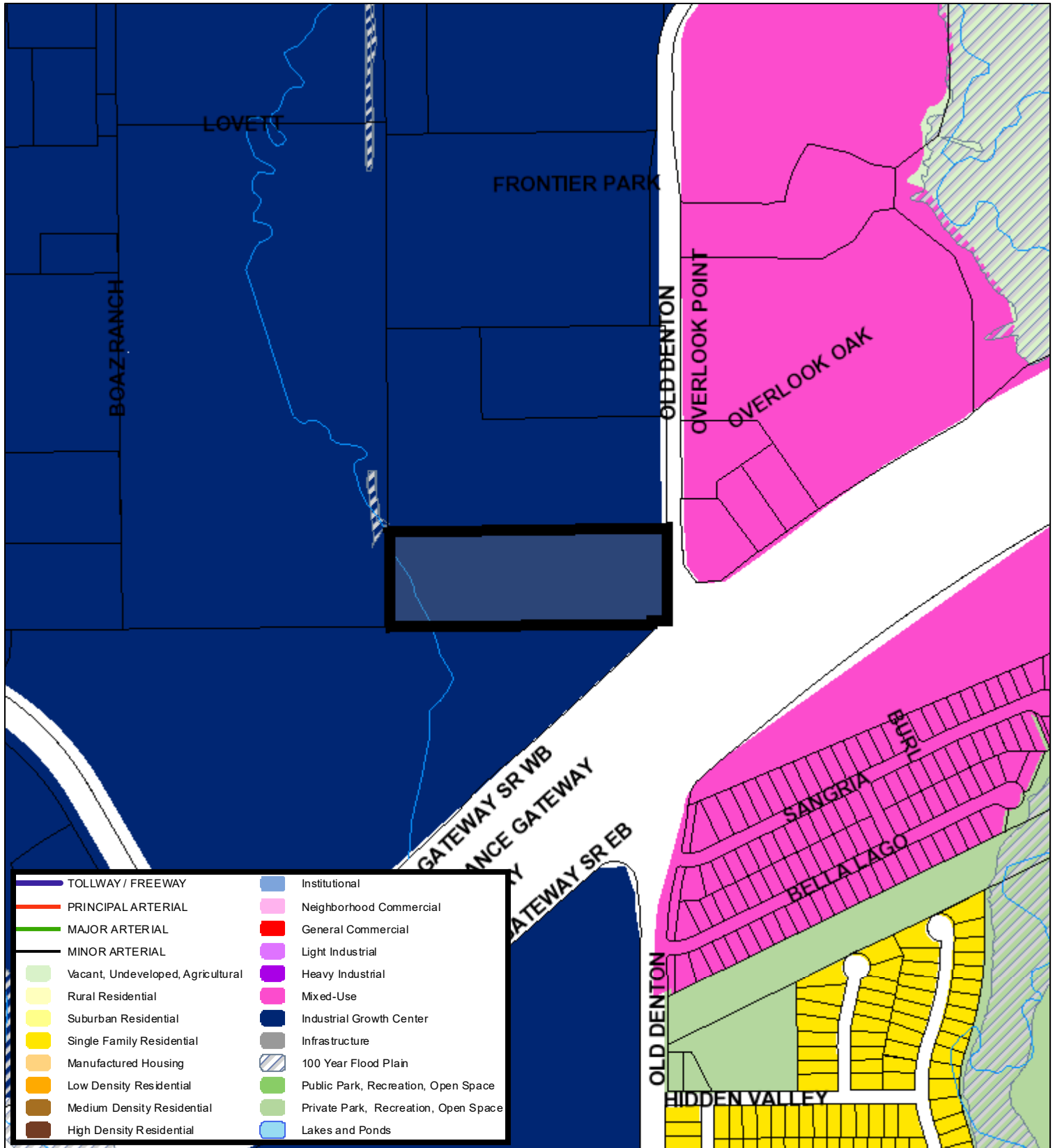
0 1,000 2,000 4,000 Feet





ZC-25-090

## Future Land Use



490 245 0 490 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.



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**Aerial Photo Map**







# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-093

**Council District:** 11

## Zoning Map Amendment & Site Plan

**Case Manager:** Lynn Jordan

**Owner / Applicant:** SW Baptist Theological Seminary / Landon Geary / Colby Adams

**Site Location:** 2000 W. Seminary Drive / North of W. Seminary Drive, South of W. Bolt Street  
**Acreage:** 40.54

### Request

**Proposed Use:** Detached Multifamily

**Request:** From: “A-5” One-Family Residential, “PD885” Planned Development for “CF” Community Facilities with a maximum height of 75 ft.; site plan waived

To: “C” Medium Density Multifamily

### Recommendation

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

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

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

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

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

## Project Description and Background

The subject property, encompasses 40.54 acres, is currently being used for student housing for the SW Baptist Theological Seminary. The applicant is requesting a zoning change to “C” Medium Density Multifamily to align the zoning with the current usage of the property. The vicinity to the north and east feature single-family, commercial and Rosemont Park.

The Student Village was first constructed in 1958 with 12 apartments. Trustees named the facility J. Howard Williams Student Village. In 2012, new apartments were constructed to replace the original 12 and today there are 35 buildings that provide 376 family apartment units.

Applicants’ response below:

The purpose of the proposed zoning change from current for the 40.548 acre parcel of the Southwestern Baptist Theological Seminary property, which is located North West of West Seminary Drive and 6th Avenue, will be for a few reasons:  
To align the zoning with the current usage of the property. To uncouple the parcel from the current PD, as the master planning aspects in the existing PD never came to fruition, and would allow this parcel to be more accurately served under the medium density zoning classification (C).

## Surrounding Zoning and Land Uses

North	“A-5” One-Family Residential, “E” Neighborhood Commercial / single-family, vacant structures
East	“A-5/HC” One-Family Residential/Historic & Cultural / Rosemont Park
South	“PD885” Planned Development, “C” Medium Density Multifamily and “CF” Community Facilities / Theological Seminary, single-family and vacant land
West	“A-5” One-Family, “B” Two-Family and “E” Neighborhood Commercial / Sante Fe Railroad, Single-Family, Vacant Land, Commercial Structures







## Recent Zoning History

- ZC-23-041, “D” High Density Multifamily. (Approved May 2023)
- ZC-14-131 “CF” Community Facilities. (Approved November 2014)
- PD885 Planned Development for all uses in “CF” Community Facilities with maximum height 75 ft., site plan waived. (Approved September 2010)

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on May 30, 2025.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

**Published Notice**

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

**Courtesy Notice**

The following organizations were emailed on May 30, 2025:

Organizations Notified	
Rosemont NA*	South Hills NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

\* *Closest registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The surrounding land uses consist of single-family and vacant structures to the north, Rosemont Park to the east, Theological seminary and single-family to the south and railroad tracks, single-family and commercial structures to the west.

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

Comprehensive Plan Consistency- FLU Map and Policies

The adopted 2023 Comprehensive Plan currently designates the subject property as “Institutional” on the Future Land Use Map. The proposed property's designation does not align with this category.

However, the following land use policies below are supported by the rezoning request:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic
- 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.

Furthermore, such a rezoning effort underscores the City's commitment to promoting stable, family-oriented neighborhoods, which can attract residents seeking a suburban lifestyle within the urban framework. This approach supports sustainable development by ensuring that land use decisions are made in harmony with the overarching planning strategy, ultimately enhancing the quality of life for residents and fostering a sense of community. As a result, the proposed rezoning to “C” **is consistent** with the Comprehensive Plan policies.

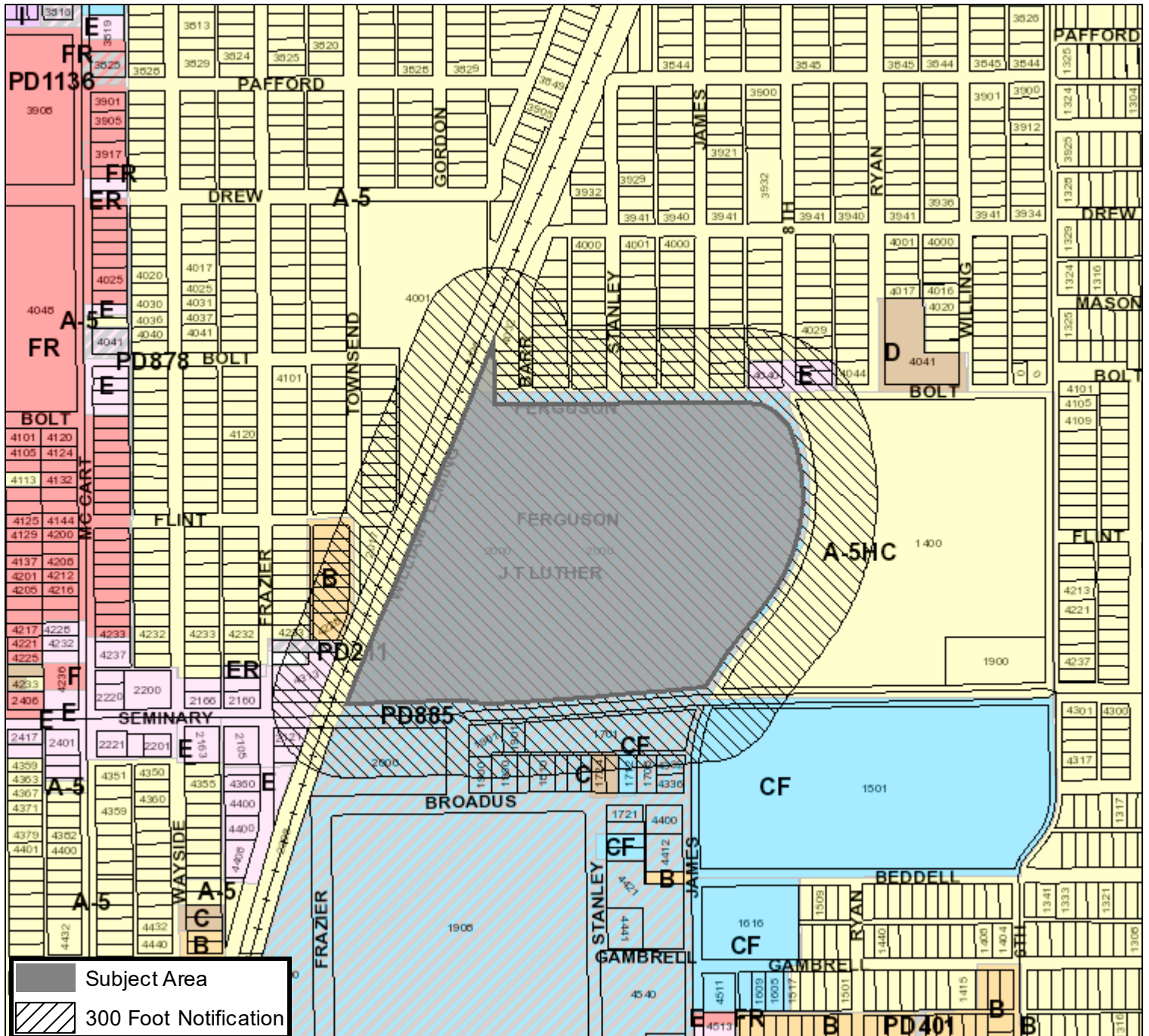




2025-09-30

## Area Zoning Map

Applicant: SW Baptist Theological Seminary/L. Geary/C.Adams  
Address: 2000 W.Seminary Dr., N.-W. Seminary, S.-Bolt  
Zoning From: A-5, PD 885 for CF uses with height waiver  
Zoning To: C  
Acres: 40.548  
Mapsc0: Text  
Sector/District: Southside  
Commission Date: 6/11/2025  
Contact: 817-392-7869



0 285 570 1,140 Feet

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Student Village

Construction of first 12 apartments completed in 1958.  
In 1959, trustees voted to name the facility the J. Howard Williams Student Village.  
In 2012, New apartments were constructed to replace the original 12.  
Today, 35 buildings provide 376 family apartment units.

NOTES

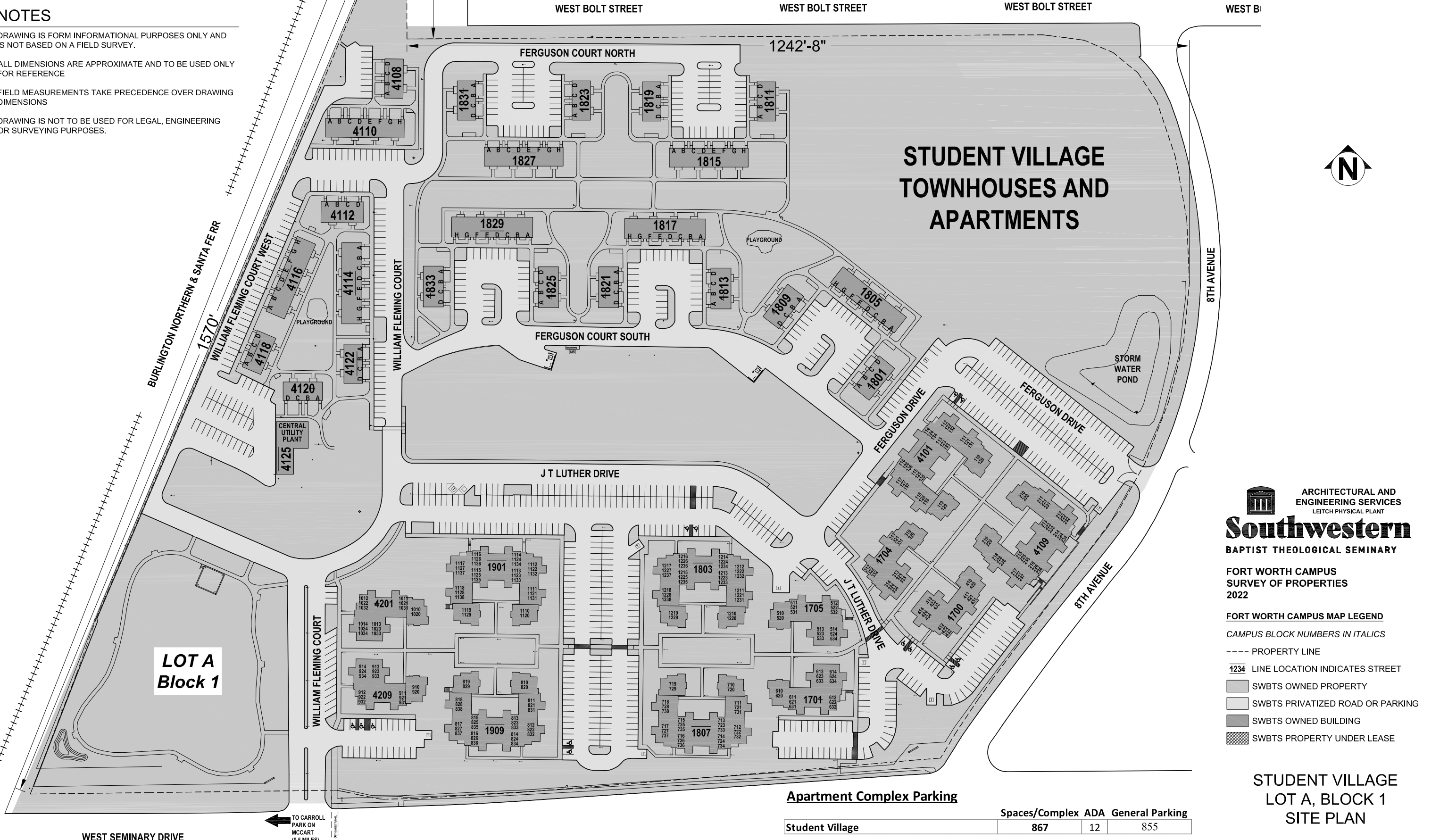
DRAWING IS FORM INFORMATIONAL PURPOSES ONLY AND IS NOT BASED ON A FIELD SURVEY.

ALL DIMENSIONS ARE APPROXIMATE AND TO BE USED ONLY FOR REFERENCE

FIELD MEASUREMENTS TAKE PRECEDENCE OVER DRAWING DIMENSIONS

DRAWING IS NOT TO BE USED FOR LEGAL, ENGINEERING OR SURVEYING PURPOSES.

Block		Legal Description Per TAD		Property Area	Property Acreage	Property Area with Easements	Property with Easements Acreage	Landscaping Area	Landscaping Acreage
A		SEMINARY ADDITION Block A Lot 1R E1-PORTION WITH IMPROVEMENT AND LAND	PD	1,554,571.00 Sq-Ft	35.688 Acres	1,848,583.08 Sq-Ft	42.438 Acres	1,244,974.25 Sq-Ft	28.581 Acres
		SEMINARY ADDITION Block A Lot 1R E2-LAND ONLY	PD	211,702.00 Sq-Ft	4.860 Acres				
Totals per Block:				1,766,273.00 Sq-Ft	40.548 Acres	1,848,583.08 Sq-Ft	42.438 Acres	1,244,974.25 Sq-Ft	28.581 Acres

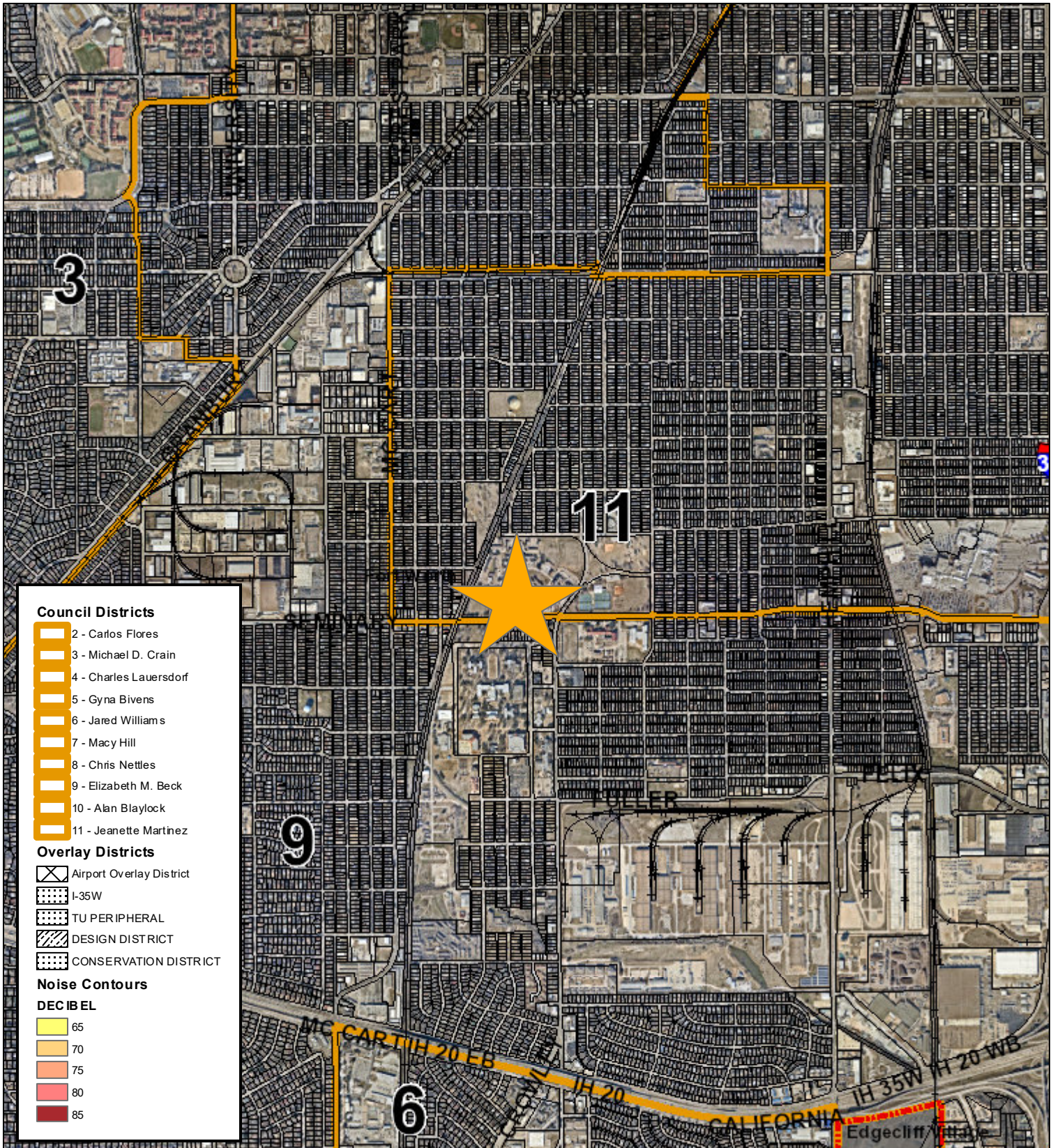






ZC-25-093

## Area Map



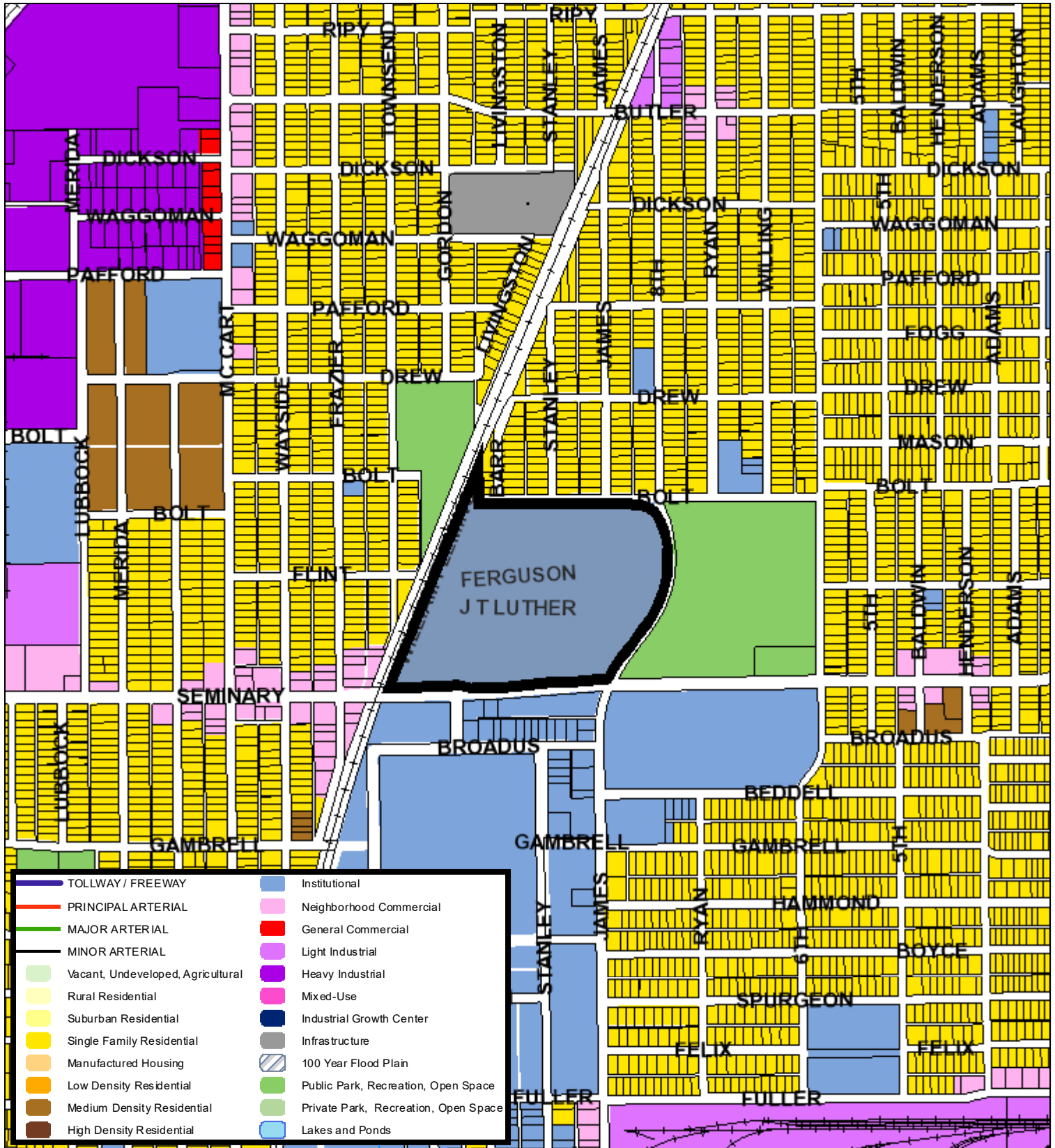
0 1,000 2,000 4,000 Feet





ZC-25-093

## Future Land Use



875 437.5 0 875 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.



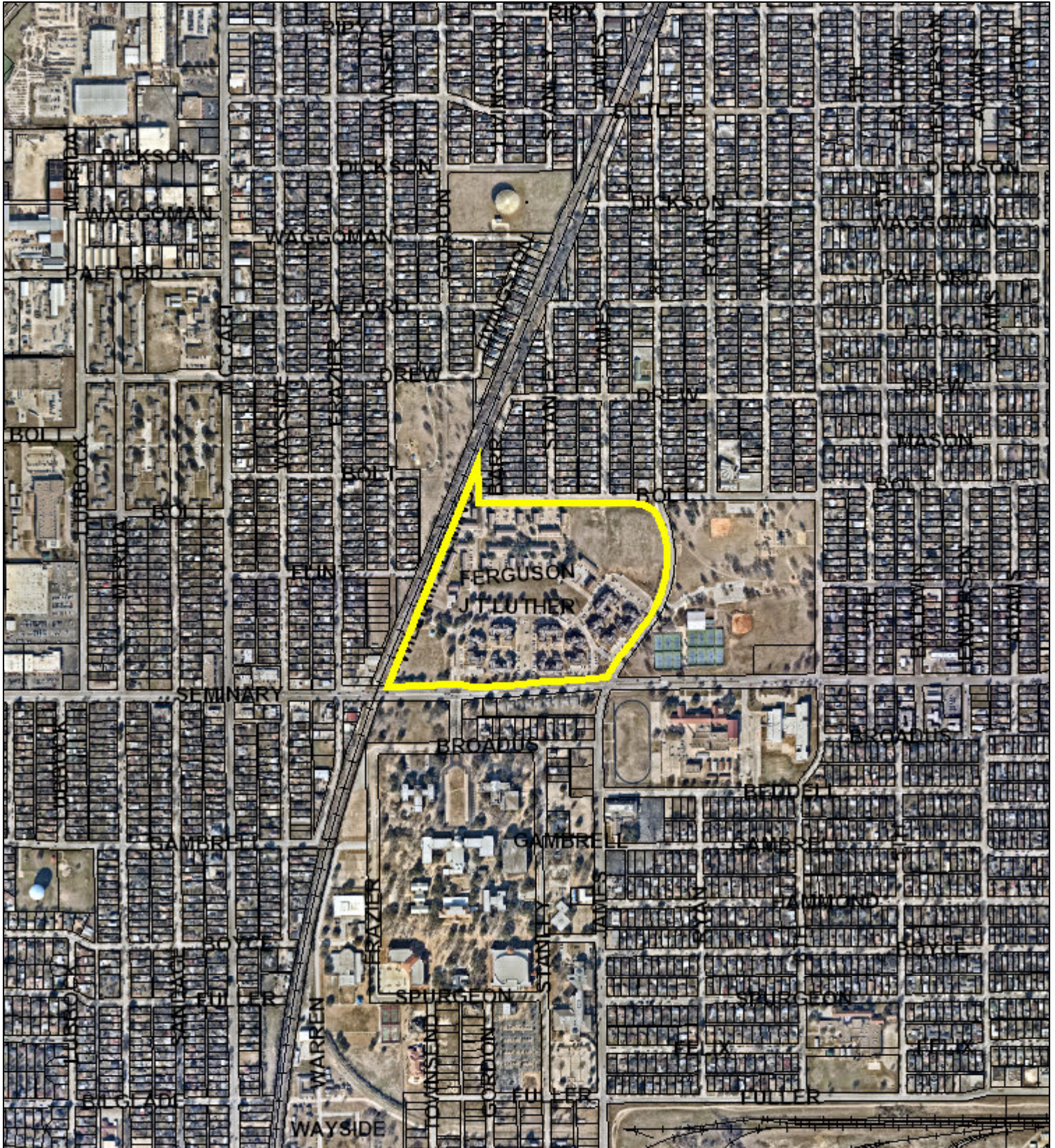
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ZC-25-093

## Aerial Photo Map



0 550 1,100 2,200 Feet







# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-094

**Council District:** 11

## Zoning Map Amendment

**Case Manager:** [Dave McCorquodale](#)

**Owner / Applicant:** Abdul Samim / Abdul Waris

**Site Location:** 3715 & 3721 E. Belknap

**Acreage:** 0.40 acres

### Request

**Proposed Use:** Vehicle Sales

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

To: “FR” General Commercial Restricted

### Recommendation

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

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

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

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

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## Project Description and Background

This 0.40-acre property in the Northeast Planning Sector is located just over 1.5 miles east of downtown along East Belknap. The Beach Street/E. Belknap intersection is roughly one-quarter mile east of the site. Sylvania Park and the Riverside Community Center are on the south side of E. Belknap across the street from the site.



The project description below was provided by the applicant:

1. *We own both properties at 3715 and 3721 E. Belknap St. Fort Worth, TX 76111, one of which is under zone "FR" and the other zone "E", making it hard to have full use of our property.*
2. *Lot 22 is Zone "FR"; Lots 23 – 27 are Zone "E"*
3. *Our proposed use for the land in Lots 23 – 27 is a parking lot for our car sales.*
4. *Lot 22 under Zone "FR" gives us little to no workspace for our car sales. At the moment Lot 22 only allows us to have 20 vehicles on our lot. If we are able to rezone Lots 23 – 27 we would be able to increase our onsite cars up to 80 vehicles.*
5. *By changing Lots 23 – 27 to Zone "FR" we will be able to have full use of our property and grow our business.*
6. *Lots 23 – 27 has a vacant building that is uninhabitable that is increasing the homeless population in the area. We have had 3 break-in's since we purchased the property two months ago. We believe our proposed business idea will bring a positive impact to the area and create a much safer space for those that currently have use of the city park across the street.*

7. *By rezoning Lots 23 – 27 to Zone “FR” we will bring jobs to the area through our proposed business idea.*
8. *By rezoning Lots 23 – 27 to Zone “FR” we will bring value to the property and the community.*
9. *By rezoning Lots 23 – 27 to Zone “FR” we will ensure the growth of E. Belknap and bring more business into the City of Fort Worth.*
10. *By rezoning Lots 23 – 27 to Zone “FR” it will have a positive impact on tax revenue in the City of Fort Worth.*
11. *Our proposed rezoning is in alignment with surrounding established businesses.*
12. *Our proposed use of the land has no negative environmental effect on the community.*

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial (off-site parking lot for adjacent church)  
 East “FR” General Commercial Restricted (vacant, owned by applicant) / “CF” Community Facilities (church)  
 South “A-5” One-Family Residential (Riverside Community Center & Sylvania Park)  
 West “PD 878” Planned Development for E uses, MU-1 uses, and amend PD-700 to include pawn shops, site plan required.

## Recent Zoning History

None.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **May 30, 2025**.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on **May 30, 2025**:

Organizations Notified	
Riverside Alliance	Carter Riverside NA*
Trinity Habitat for Humanity	Riverside Business Alliance
Streams and Valleys Inc.	Oakhurst Alliance of Neighbors
East Fort Worth, Inc.	United Riverside Rebuilding Corporation, Inc.
East Fort Worth Business Association	Fort Worth ISD
Vintage Riverside NA	

*\*Located closest to this registered Neighborhood Association*



## Development Impact Analysis

### Land Use Compatibility

---

Surrounding commercial land uses near the subject site include restaurants, a liquor store, a pawn shop, a church, retail businesses, and service contractors. A city park and community center are located across the street from the site. An auto dealership is **not compatible** with other land uses within this block of E. Belknap Street.

### Comprehensive Plan Consistency

---

The requested zoning change is **not consistent** with the 2023 Comprehensive Plan Future Land Use Map designation of Neighborhood Commercial which is characterized by retail, services, offices and mixed uses serving daily needs for a local market area. The requested zoning “FR” General Commercial Restricted district shares similar characteristics to “E” Neighborhood Commercial with an important distinction: “FR” districts are intended to serve occasional needs for a larger market. “E” districts are intended to serve the daily needs for a local market. “FR” districts are generally located near major transportation corridors that facilitate traffic from a larger market area with minimal impact on the local neighborhood.

The requested zoning change is **not consistent** with the following policies of the Comprehensive Plan:

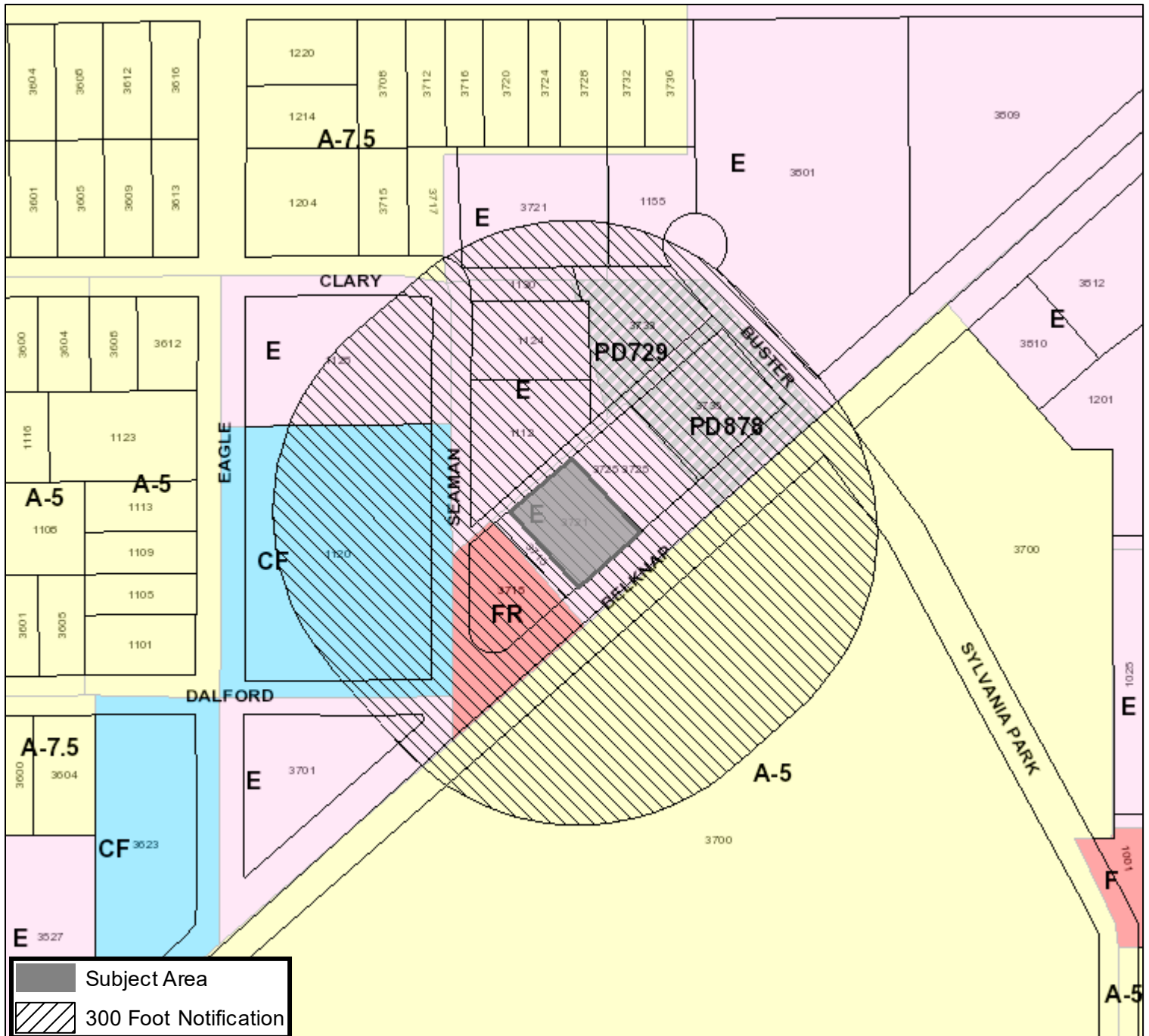
- Encourage the revitalization of commercial districts with neighborhood-oriented retail, services, and office space.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.



ZC-25-094

## Area Zoning Map

Applicant: Abdul Samim  
Address: 3715 & 3721 E. Belknap Street  
Zoning From: E  
Zoning To: FR  
Acres: 0.4  
Mapsc0: Text  
Sector/District: Northeast  
Commission Date: 6/11/2025  
Contact: 817-392-8043

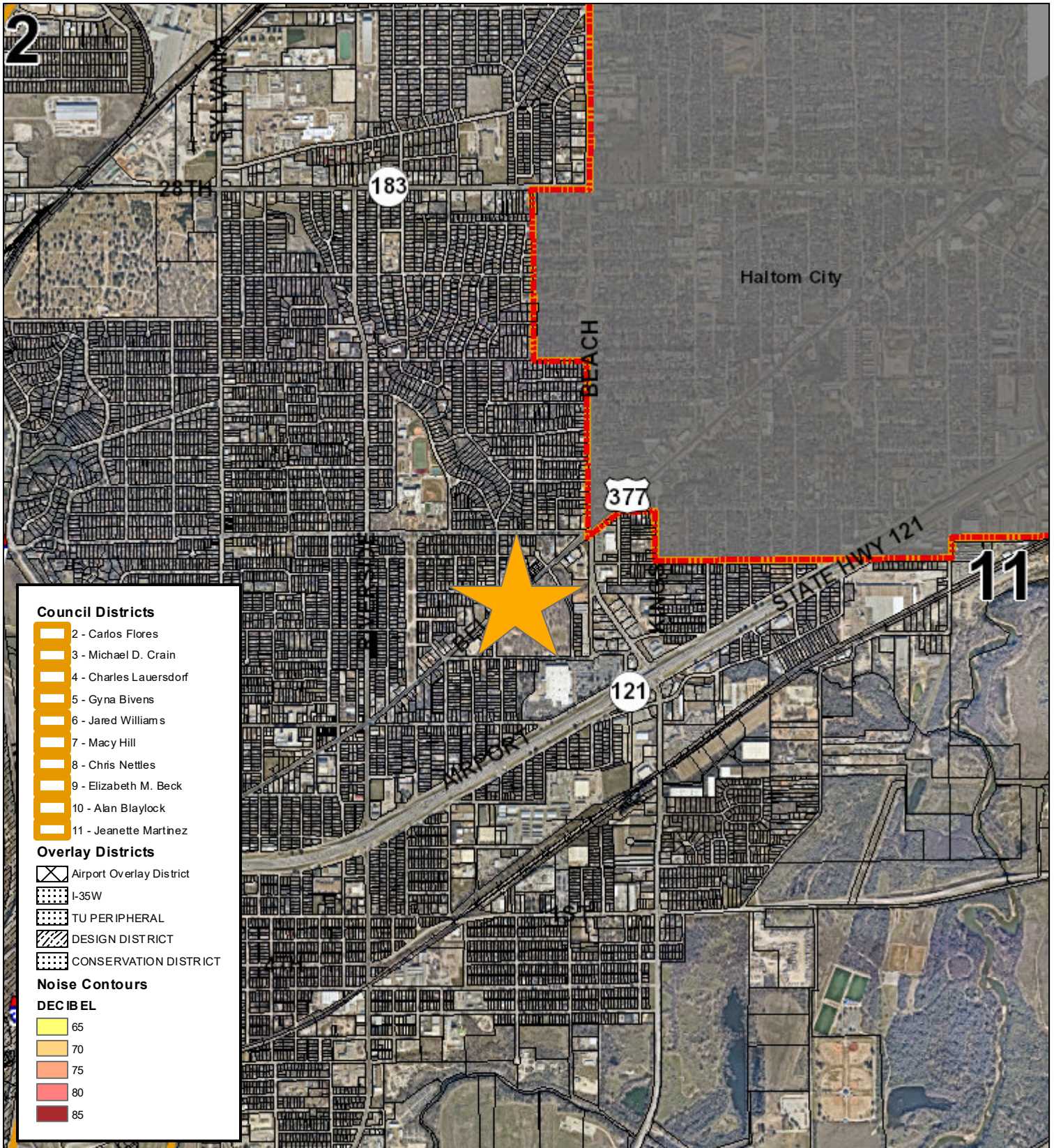


0 90 180 360 Feet

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## Area Map



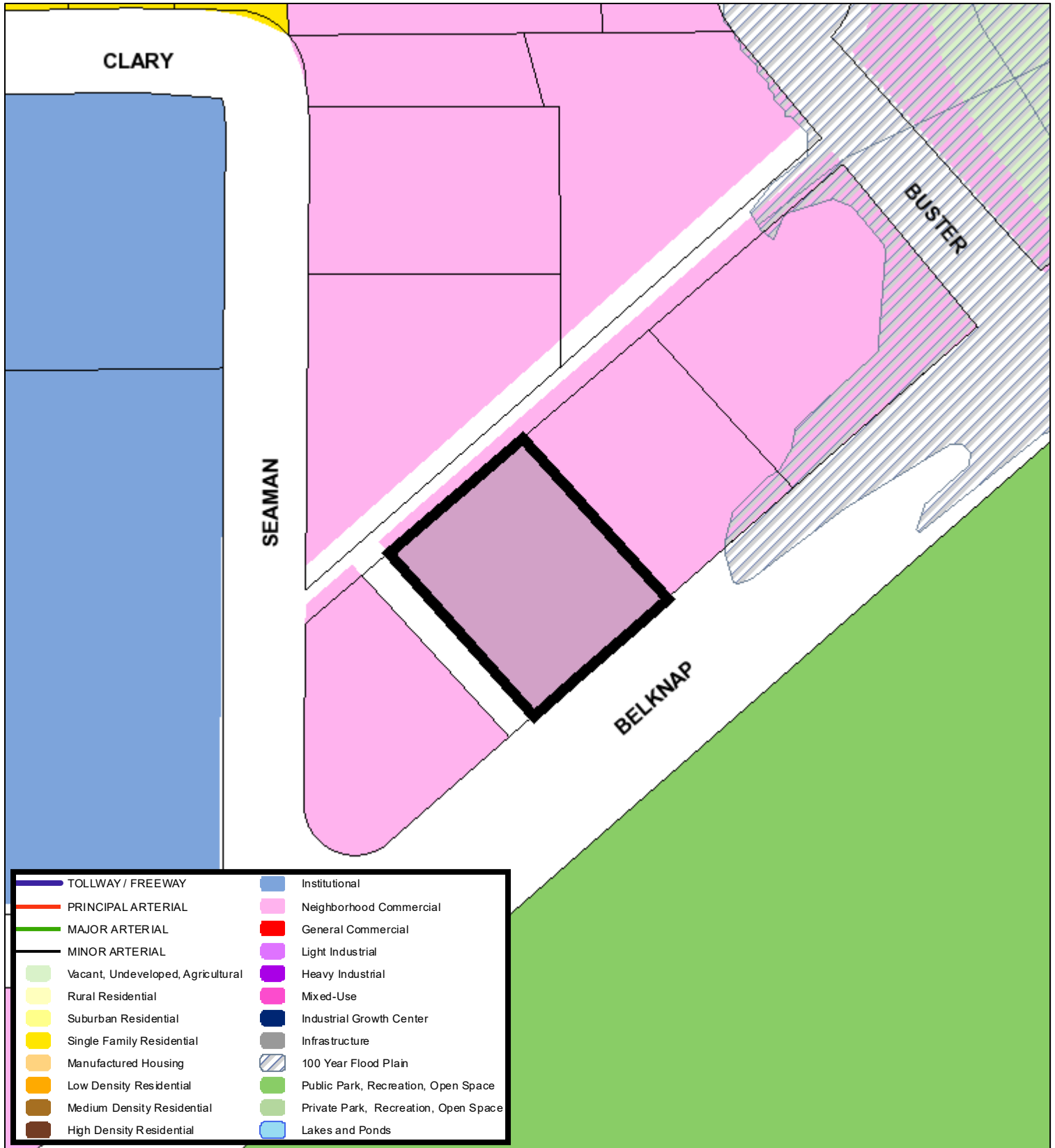
0 1,000 2,000 4,000 Feet





ZC-25-094

## Future Land Use



80 40 0 80 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.



Created: 5/15/2025 8:31:45 PM





ZC-25-094

## Aerial Photo Map



0 50 100 200 Feet







# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-096

**Council District:** 8

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** Alterrian Capital, LLC/ John Ainsworth

**Site Location:** 200 Old Highway 1187

**Acreage:** 9.4419 acres

### Request

**Proposed Use:** Multi-family- 300 units

**Request:** From: “MU-1” Low-Intensity Mixed-Use  
To: “PD/D” Planned Development for all uses “D” High Density Residential, with development standards to allow fences in area between the building façade and the property line, reduced front yard setback, reduced open space and reduced parking and waiver to the Multifamily Design (MFD) submittal, site plan required

### Recommendation

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

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

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

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

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



## Project Description and Background

The subject property encompasses approximately 9.4419 acres and is located north of Old Highway 1187. The site is currently undeveloped (**Figure 1**). The surrounding area includes a mix of undeveloped parcels, commercial establishments, and healthcare-related uses, most notably a hospital facility located further to the north. The property is currently zoned “MU-1” Low-Intensity Mixed-Use, with adjacent zoning classifications including “E” Neighborhood Commercial, “F” General Commercial, and “CF” Community Facilities.

The applicant is proposing to develop a multifamily residential project on the site. Additional details regarding the proposed development are provided in the ‘*Applicant’s Description*’ section below, and a site plan has been submitted as part of the application (**Figure 2**). This rezoning request includes a Planned Development (PD) designation, a formal site plan is required under Section 4.301.b of the zoning ordinance (‘[Site Plan Requirements](#)’). The purpose of this requirement is to ensure compliance with applicable zoning standards and to promote thoughtful integration of the project within the surrounding context.

The applicant is requesting a planned development to allow for all uses under “D” High-Density Multifamily. However, the applicant is requesting waivers from the design standards under “D” High-Density Multifamily, those waivers include:

Requirement	D Standards*	Proposed PD/D (Provided per site plan)
Setbacks	Front yard* : 20 feet minimum	To allow 10’ setback along Old Hwy 1187
Parking	Multifamily Residential- 1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage); 2 spaces may be tandem if assigned to the same unit and restricted from use for storage.	Reduce of parking spaces to 1.6 parking spaces per unit and none for common areas, offices and recreation
Fences and gates	Multifamily development. Fences shall not be located in the area between building facades and the property line. Frontage on a controlled access highway shall not be considered a street for purposes of this section. <b>Perimeter security fencing is prohibited</b> ; however, security fencing is permitted on interior property lines. Solid screening fences are required when adjacent to a one or two family district unless adjacent to a public park or controlled access highway when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed.	Fences shall be allowed in-between the building and property line
MFD waiver-site plan requirement	Uses. In the high density multifamily ("D") district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5. <u>No permit shall be issued for construction, alteration or revision in a Multifamily Design development area unless there has been a site plan approved by the development services director or an authorized representative and a subdivision plat approved by the plan commission.</u>	No site plan required to be reviewed, presented, nor approved by the plan commission

\* May be subject to projected front yard (§ 6.101(f)). Paving shall not be permitted between the building face and street and must remain as open space.

## **Applicant's Description**

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *"Kimley-Horn is pleased to submit the proposed zoning change request for the proposed multifamily development on Old Highway 1187 in the northeast quadrant of Interstate 35W and E. Rendon Crowley Road (FM 1187). The subject site is ±9.4 acres and is currently zoned as MU-1. This zoning change request is for planned development with high density multifamily ("D") zoning (PD/D) with the following waivers requested:*

- *(4.712(d)(4)(b)) Fences shall be allowed in the area between building façade and the property line. Perimeter security fencing shall be allowed.*
- *(4.712)(d)(2) Parking shall be provided at 1.5 spaces per dwelling unit. · (4.712(c)(2)(a)) The minimum front yard setback shall be five feet.*
- *(4.712)(b) A MFD site plan will not be submitted for this project.*

*The subject site consists of two vacant single-family tracts, currently containing several uninhabitable residences, deteriorating auxiliary buildings, and overgrown vegetation. Adjacent to ongoing and recent development, the subject site presents a clear opportunity for improvements.*

*While the MU-1 zoning does allow for multifamily development, the type of development that it promotes is inconsistent with this submarket. By definition, MU-1 is intended "to provide areas in which a variety of housing types exist among neighborhood-serving commercial and institutional uses... designed to accommodate and encourage compact, walkable development forms..." The MU-1 is more suitable for an urban/infill or higher density area, whereas this submarket does not meet the intent, and this is the only MU property in the vicinity. Adjacent uses include full-service restaurants, the THR Hugely hospital and nearby medical offices, a fuel station, and car wash.*

*We offer the following narrative to support the requested waivers:*

- ***(4.712)(b) – A multifamily development (MFD) site plan shall not be required for multifamily development.*** o *This waiver is requested because the requested PD/D zoning will be tied to the site plan included.*
- ***(4.712(c)(2)(a)) - The minimum front yard setback shall be five feet.*** o *A reduced front yard setback will allow for more efficient land use and bring the buildings closer to Old Hwy 1187.*
- ***(4.712(d)(4)(b)) – Fences shall be allowed in the area between building facades and the property line. Perimeter security fencing shall be allowed.*** o *Placement of fences between the building facades and property line will allow the future residents to have an enhanced sense of privacy by providing a physical and visual buffer from adjacent developments. A perimeter security fence will improve both the aesthetics and appeal of the proposed development. Based on feedback from current multifamily residents, the presence of a security fence significantly increases the desirability of a residents by creating a sense of safety and peace of mind.*
- ***(4.712)(d)(2) - Parking requirements shall be provided at 1.5 spaces per dwelling unit*** o *A waiver is requested to allow 1.5 parking spaces per unit, Additional information and references are provided in the enclosed narrative.*

*The vision of the proposed development is to fill the community's need for a dense, secure, and family- oriented garden style community. By rezoning to PD/D with the requested waivers, the proposed multifamily development will be able to accomplish this vision. We appreciate your consideration and respectfully request approval of the proposed zoning request.*





**Figure 1:**All Site Photos taken by staff on 5/29/25 are from Old Highway 1187 facing north

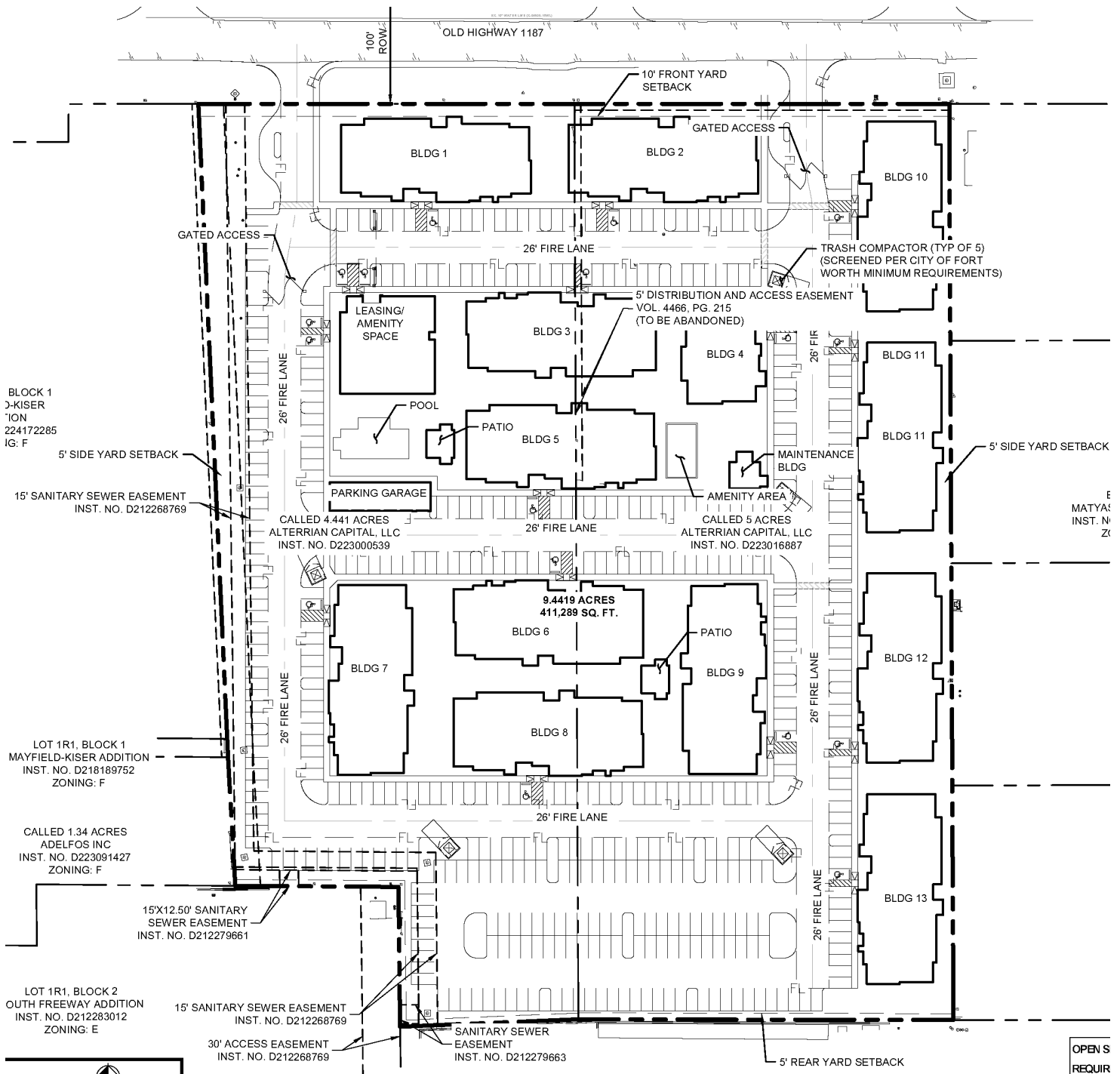
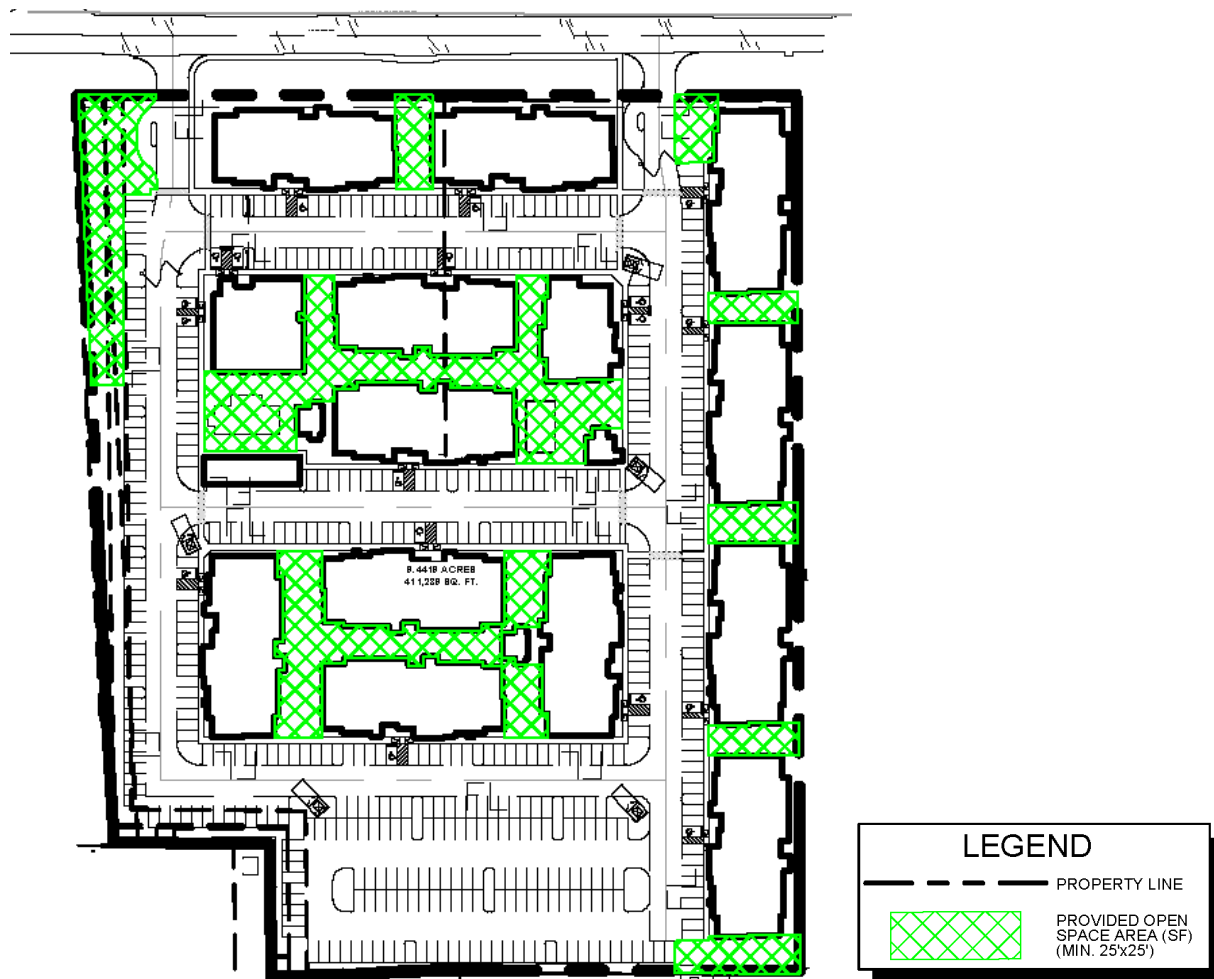


Figure 2: Site Plan Exhibit





**Figure 3:** Site Plan Exhibit- proposed open space

\*The ordinance information used in this section can be found [here](#).

## Surrounding Zoning and Land Uses

North: “CF” Community Facilities/ Health Care Facility  
 East: “E” Neighborhood Commercial/ Health Care Facility  
 South: “E” Neighborhood Commercial/ Gas Station & Car wash  
 West: “F” General Commercial / Restaurants

## Recent Zoning History

- ZC-22-177: J. Thompson, Jimmy Thompson Billy Joe Russell Trust; From “E” Neighborhood Commercial to “MU-2” High-Intensity Mixed-Use then switched to “MU-1” Low Intensity Mixed-Use at the ZC meeting. Case was approved on 12/13/2022.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on May 30, 2025.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on May 30, 2025:

Organizations Notified	
District 6 Alliance	Streams and Valley's Inc
Trinity Habitat for Humanity	

\* *Closest registered Neighborhood Organization*

## Development Impact Analysis

### Land Use Compatibility

The majority of the surrounding area is zoned for commercial uses, and the existing zoning pattern reflects a clear intent to support non-residential development. The proposed multifamily residential use represents a significant departure from this pattern and is not consistent with the established land use character of the area.

By requesting a rezoning to a residential-only district—specifically “D” High-Density Residential—the applicant is reducing the range of permitted uses on the site, effectively eliminating the commercial development potential currently allowed under the “MU-1” Low-Intensity Mixed-Use zoning designation. This shift may hinder long-term land use flexibility and disrupt the area’s commercial development trajectory. Introducing a high-density residential use in an area currently dominated by commercial zoning may create land use conflicts, particularly in terms of traffic patterns, access, and compatibility of building scale and intensity.

Multifamily development is more appropriate in more transitional oriented areas or as part of a broader mixed-use strategy, rezoning to a residential-only classification in this context does not align with the surrounding zoning or development patterns.

As such, the proposed zoning is **not compatible** with the surrounding land uses and may limit opportunities for cohesive, integrated growth in this part of the city.

\*The ordinance information used in this section can be found [here](#).



## Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as General Commercial, as indicated on the Future Land Use (FLU) Map.

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

The proposed property's designation is consistent with the existing General Commercial outlined in the Future Land Use (FLU) Map. The rezoning request to "D" High-Density Residential does not align with the FLU designation. The FLU category allows for the following zoning districts:

- "ER" Neighborhood Commercial Restricted
- "E" Neighborhood Commercial
- **"MU-1" Low-Intensity Mixed-Use (current zoning)**
- "MU-2" High-Intensity Mixed-Use
- "FR" General Commercial Restricted
- "F" General Commercial
- "G" Intensive Commercial

**\*\*Note:** There are no applicable form-based codes for this area.

A multifamily development would not be an appropriate use for this location based on the policies outlined in the Comprehensive Plan. These policies recommend that multifamily and higher-density residential developments be situated near public transit, employment centers, recreation, and shopping to improve accessibility and reduce reliance on vehicles. Additionally, large commercial and institutional uses are encouraged along arterial streets, particularly at major intersections. Zoning changes to support multifamily and mixed-use development are intended for transit-oriented developments, urban villages, and designated growth centers—criteria that this site does not meet.

Key policies guiding this vision include:

- *Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.*
- *Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.*
- *Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.*
- *Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.*
- *Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.*

Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan FLU Map and Policies.

\*The ordinance information used in this section can be found [here](#).

**Supplemental Information**  
**Site Photos taken by Staff on 5/29/2025**



Site Photos taken by staff on 5/29/25 are from Medpark Drive facing east- undeveloped land



Site Photos taken by staff on 5/29/25 are from Medpark Drive facing south



Site Photos taken by staff on 5/29/25 are from Old Highway 1187 facing east- undeveloped land





Site Photos taken by staff on 5/29/25 are from Old Highway 1187 facing west- Restaurant



Site Photos taken by staff on 5/29/25 are from Old Highway 1187 facing south- Restaurant





Site Photos taken by staff on 5/29/25 are from Old Highway 1187 facing south- Restaurant



Site Photos taken by staff on 5/29/25 are from Old Highway 1187 facing south- Gas Station

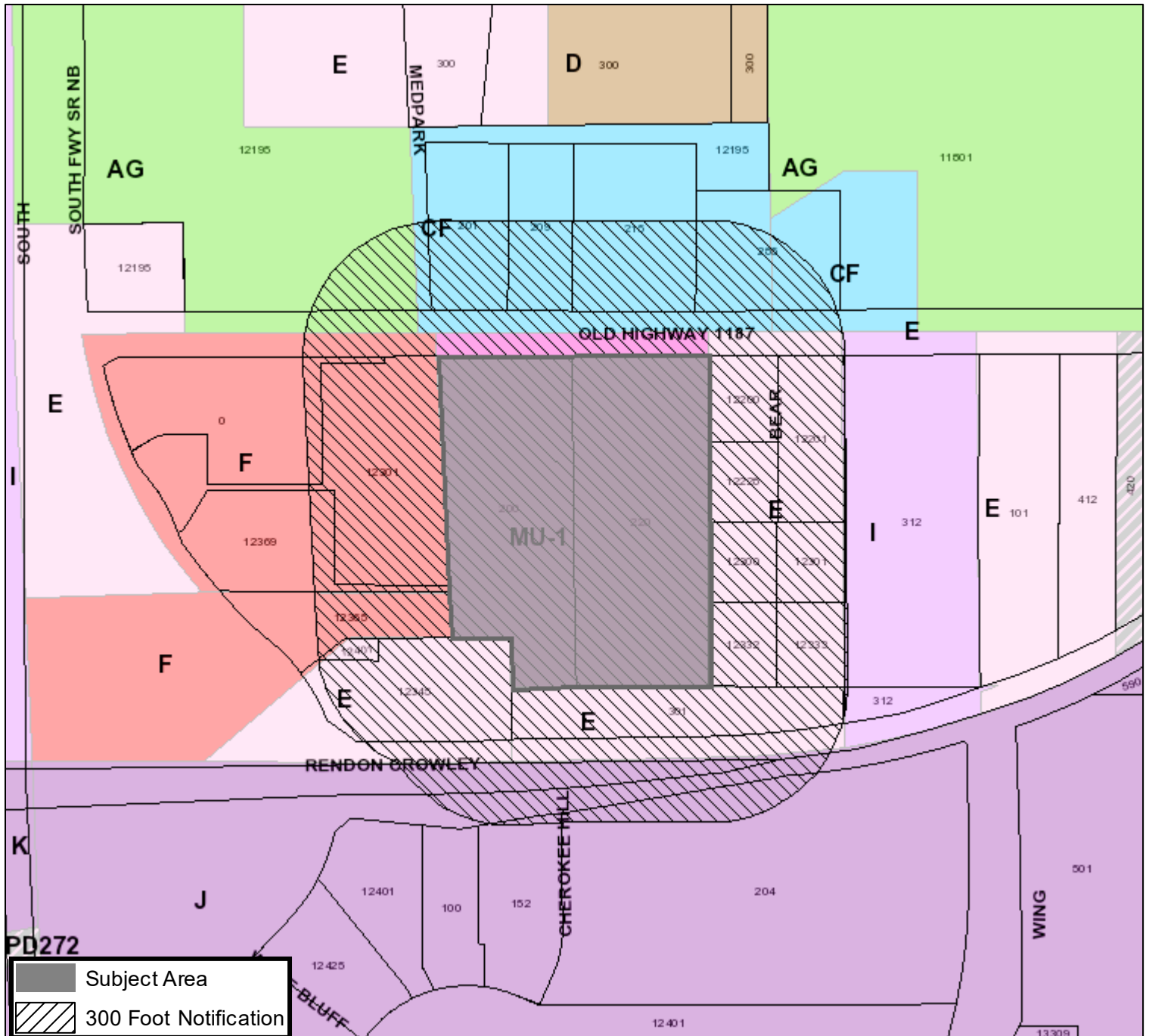




ZC-25-096

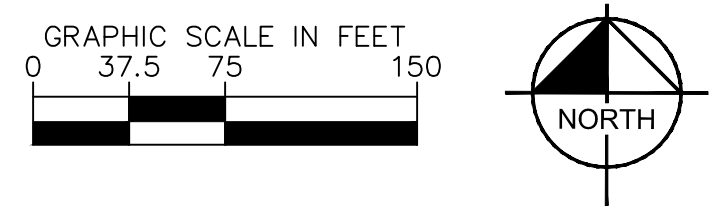
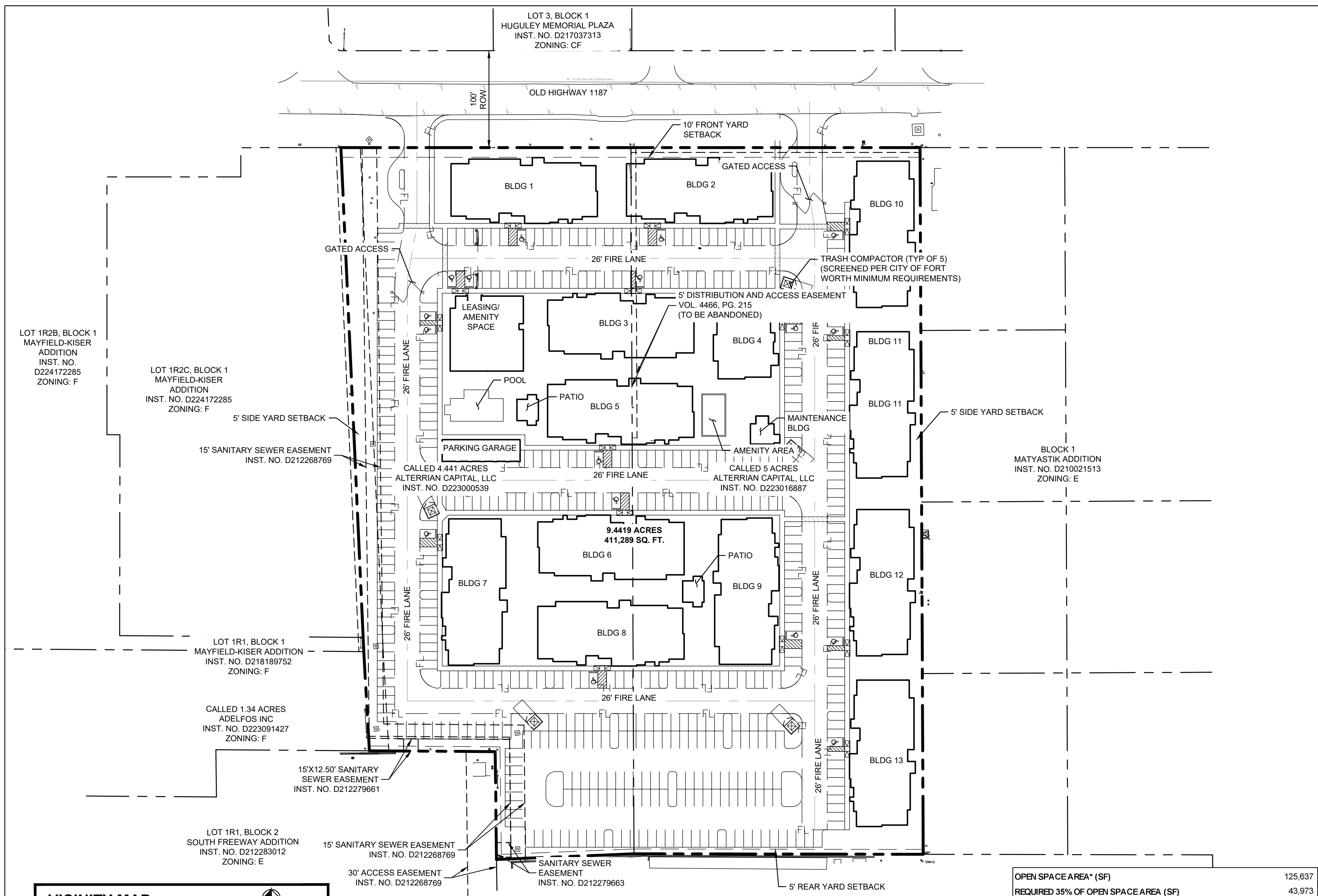
## Area Zoning Map

Applicant: Alterrain Capital LLC/Kimley-Horn  
Address: 200 & 220 Old Highway 1187  
Zoning From: MU-1  
Zoning To: PD for D use with waivers  
Acres: 9.441  
Mapsc0: Text  
Sector/District: Far South  
Commission Date: 6/11/2025  
Contact: 817-392-2806



0 160 320 640 Feet

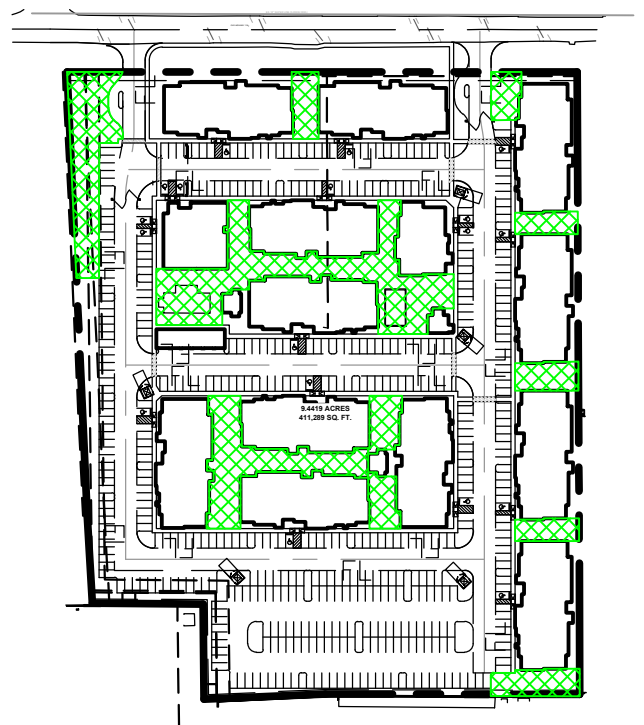
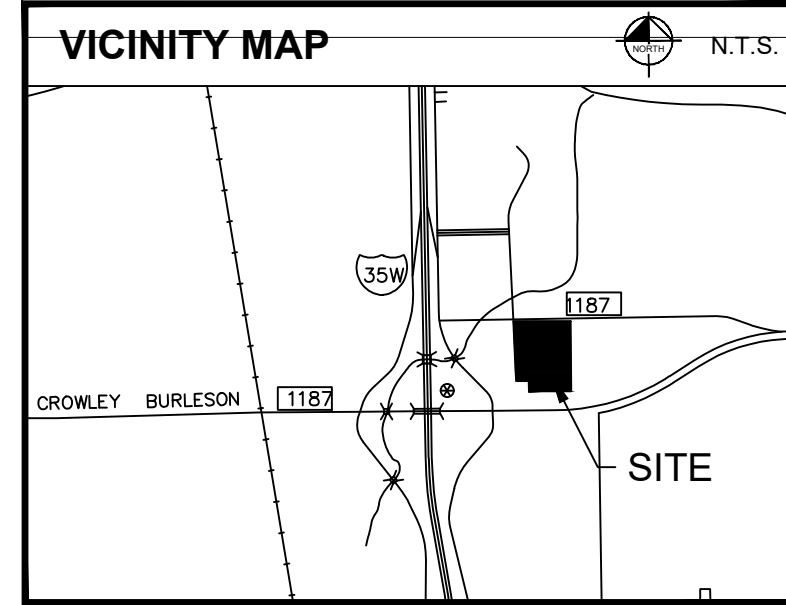
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LEGEND	
	PROPERTY LINE
	FENCE
	FIRE LANE

EXISTING ZONING:	MU-1
PROPOSED ZONING:	PD/D
UNITS	300
BEDROOMS	528
CLUBHOUSE/ LEASING/ FITNESS/MAIL (SF)	5,000
MAX BUILDING HEIGHT ALLOWED:	48'
MAX BUILDING HEIGHT PROPOSED:	30'-6" TOP PLATE
BUILDING MATERIAL	MASONRY AND SIDING
FENCING HEIGHT	6'
FENCING MATERIAL	WROUGHT IRON
PARKING REQUIRED (BASED ON CODE)	1 PER BEDROOM = 528 SPACES 1 PER 250 SF OF COMMON AREA = 20 SPACES TOTAL: 548 (11 ADA)
PARKING REQUIRED (BASED ON WAIVER) (REF. 9.3 BELOW)	1.6 PER UNIT = 480 SPACES
PARKING PROVIDED	6 COVERED SPACES 487 OPEN PARKING TOTAL = 493 (18 ADA)

- NOTES:**
- THIS PROJECT WILL COMPLY WITH SECTION 4.712(c) (6) FOR "D" HIGH-DENSITY MULTIFAMILY, INCLUDING ENHANCED LANDSCAPING.
  - THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
  - THIS PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING.
  - THIS PROJECT WILL COMPLY WITH FACADE VARIATIONS OF THE MFD.
  - ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
  - ALL SIGNS SHALL CONFORM TO ARTICLE 4, SIGNS.
  - TRASH RECEPTACLES WILL BE SCREENED WITH A MASONRY WALL ON 3 SIDES AND CONTAIN A GATE.
  - EXTERIOR BUILDING MATERIALS: CEMENTITIOUS AS A PRIMARY FACADE MATERIAL WITH MASONRY (SUCH AS BRICK, STONE, OR SYNTHETIC STONE) ACCENTS AT SELECT LOCATIONS.
  - ALL DECORATIVE WALLS SHALL BE SAME MATERIAL AS THE BUILDING OVER CONCRETE MASONRY BLOCKS.
  - DEVELOPMENT WILL ADHERE TO REQUIREMENTS FOR "D" HIGH DENSITY MULTIFAMILY WITH THE FOLLOWING EXCEPTIONS:
    - (4.712(d)(4)(b)) FENCES SHALL BE ALLOWED IN THE AREA BETWEEN BUILDING FACADE AND THE PROPERTY LINE. PERIMETER SECURITY FENCING SHALL BE ALLOWED.
    - (4.712(d)(2)) PARKING SHALL BE PROVIDED AT 1.6 SPACES PER DWELLING UNIT.
    - (4.712(c)(2)(a)) THE MINIMUM FRONT YARD SETBACK SHALL BE TEN FEET.
    - (4.712(b)) A MFD SITE PLAN WILL NOT BE SUBMITTED FOR THIS PROJECT.



LEGEND	
	PROPERTY LINE
	PROVIDED OPEN SPACE AREA (SF) (MIN. 25'x25')

OPEN SPACE AREA* (SF)	125,637
REQUIRED 35% OF OPEN SPACE AREA (SF)	43,973
PROVIDED OPEN SPACE AREA (SF) (MIN. 25'x25')	56,962
PROVIDED OPEN SPACE RATIO**	45%
NET LAND AREA (SF)	411,289
BUILDING FOOTPRINTS AND PATIOS (SF)	118,892
PARKING AREAS AND ACCESS DRIVES (SF)	166,760
* = DEFINED AS NET LAND AREA MINUS BUILDING FOOTPRINTS, PARKING AREAS, AND ACCESS DRIVES	
** = DEFINED AS "PROVIDED OPEN SPACE AREA" / OPEN SPACE AREA	

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

# SAGE BURLESON MULTIFAMILY PD SITE PLAN

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

**ARCHITECT**  
MICHAEL DELGADO  
PROJECT ARCHITECT  
CROSS ARCHITECTS  
879 JUNCTION DR  
ALLEN, TEXAS 75013

**OWNER/DEVELOPER:**  
ALBERT TORRICO  
NATIONAL DEVELOPMENT MANAGER  
SAGE HOMES NORTHWEST LLC  
9505 19TH AVE SE, STE 118  
EVERETT, WA 98208

**ENGINEER:**  
JOHN AINSWORTH, PE  
KIMLEY-HORN AND ASSOCIATES  
801 CHERRY ST. UNIT 11, SUITE 1300  
FORT WORTH, TX 76102  
817-339-2253

**PD SITE PLAN**  
**ZC-25-096**

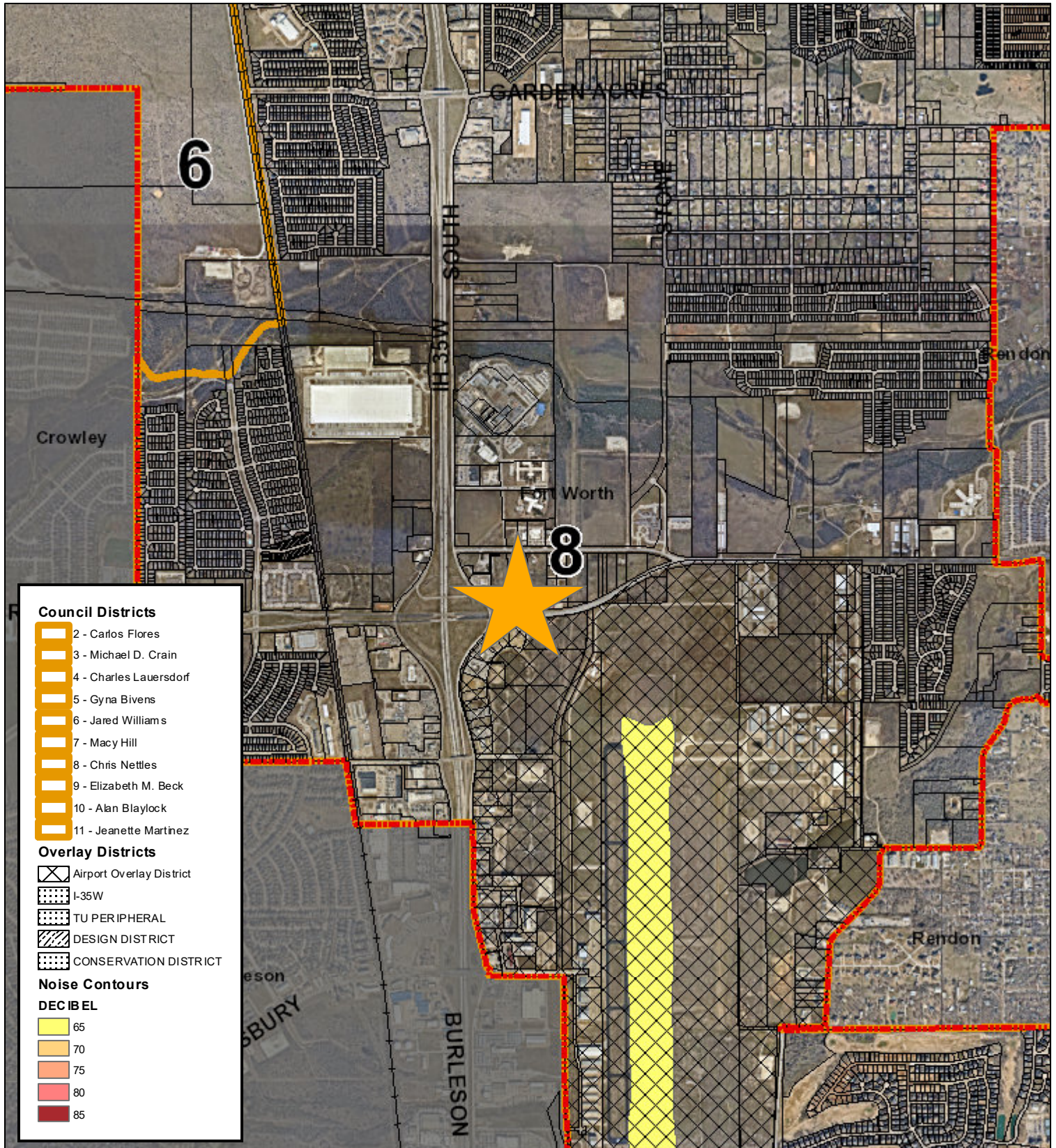
FORT WORTH, TX  
MAY 2025





ZC-25-096

## Area Map



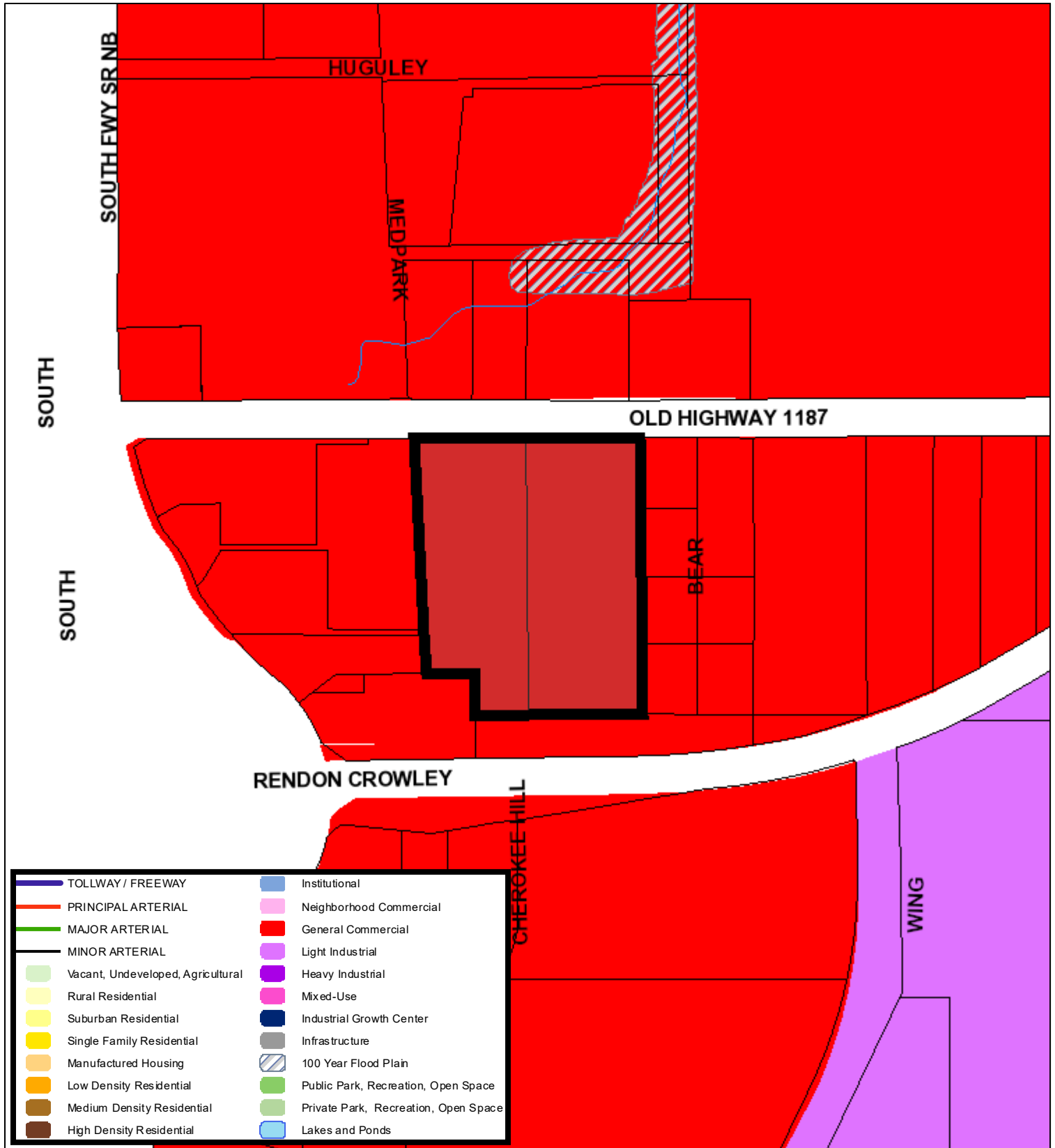
0 1,000 2,000 4,000 Feet





ZC-25-096

## Future Land Use



350 175 0 350 Feet

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







ZC-25-096

## Aerial Photo Map



0 225 450 900 Feet





# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-097

**Council District:** 5

## Zoning Map Amendment

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

**Owner / Applicant:** FS Willard LLC/Shivam Shah

**Site Location:** 6101- 6125 (odds) Willard Road

**Acreage:** 2.08 acres

### Request

**Proposed Use:** Auto repair and auto sales

**Request:** From: “E” Neighborhood Commercial with Conditional Use Permit (CUP) 53 for auto sales & repair

To: Renew Conditional Use Permit (CUP) for auto sales & repair for a maximum of 5 years, site plan included

### Recommendation

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

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

**Staff Recommendation:** **Approval to renew CUP 53; for 1 year with no development waivers**

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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 subject property is located along the north side of Willard Road, on the northeast corner of its intersection with E Loop 820 South. The site's permits for auto uses began when the site was zoned "F" General Commercial. When the general area was rezoned by Council in 2017 in order to lessen the future land use intensity, these uses became legal non-conforming. Conditional Use Permit 53 for auto repair and sales allowed more flexibility for the site, but was approved with a 3-year time limit. The applicant is requesting renewal of CUP 53, which expires in December 2025.

The site contains 4 masonry clad metal buildings that contain overhead doors. Other neighborhood commercial uses are noted to the northwest, with existing single family zoning to the north and east, and vacant land with residential zoning to the southeast. A gas well pad site to the south creates limited impacts on the site. E. Loop 820 South is located to the west. The reconstruction of the Loop has currently severed access to the site from the service road, forcing traffic to temporarily drive thru residential neighborhoods to reach the site. Willard Road is classified as a local roadway.

Generally, the site has maintained the basic site plan conditions from the original building permit and 2022 CUP approval, with two notable exceptions. The landscaping shrubs and wheel stops do not appear to have been installed along the southern property line as required, according to Google StreetView. The trees planted with the original building permit have died since the CUP approval, leaving the site with minimal landscaping. The landscaping along the eastern property line appears intermittently, and is impacted by an improperly placed fence. The required landscaping must be installed.

Some tenants are not meeting the zoning ordinance standard of no outdoor storage in commercial districts by leaving commercial vehicles parked outside overnight and parking in the fire lanes. As all the vehicles appear operational, correcting this zoning standard could be quickly remedied. Other tenants have placed informal signage on the eastern fence and westernmost building face, which should be easily corrected. The site is allowed to have a monument sign by right. Neither the original nor the current site plan shows development waivers and meets the general requirements for land uses in "E" Neighborhood Commercial.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. While automobile sales and repair are 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 new code violation convictions. No Code Compliance complaints have been noted since the first CUP approval.

Through Ordinance 23609 effective March 29, 2019, 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 the use ceases 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, “E” Neighborhood Commercial / Single family uses, commercial uses  
 East “UR” Urban Residential / Single family uses  
 South “E” Neighborhood Commercial / gas well  
 West “E” Neighborhood Commercial / East Loop 820 South

## Zoning History

ZC-17-097; Council Initiated rezoning from “F” General Commercial to “E” Neighborhood Commercial, approved, 9/14/2017.

ZC-22-137; Addition of CUP for auto repair and sales to “E” Neighborhood Commercial, approved, 10/11/2022.

## Public Notification

300-foot Legal Notifications were mailed on May 30, 2025.  
 The following organizations were notified: (emailed May 30, 2025)

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

*\*Located in this registered Neighborhood Association*



# Development Impact Analysis

## Land Use Compatibility

The applicant is proposing to renew Conditional Use Permit 53 for auto repair and sales. A site plan is included that shows no development waivers. However, the required landscaping will be required to be installed, and minor site repairs and tenant issues must be addressed. The Conditional Use Permit has been requested due to the upcoming expiration of the 2022 CUP approval. The existing land uses for auto sales and repair is slightly more intensive than the surrounding commercial sites, but less intensive than the adjacent gas well and freeway. The CUP 53 renewal request **is compatible** with surrounding land uses, due to the solid screening adjacent to the residential uses and lack of development standard waivers. A 1-year time frame approval is recommended, to allow time to install the required landscaping.

## Comprehensive Plan Consistency – Southeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The requested land uses are included in the description envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below.

### COMMERCIAL

Neighborhood Commercial

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

ER, E, MU-1, Applicable Form-Based Codes

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

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

## Site Plan Comments

### Zoning and Land Use

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

1. Add the title of project or development (in bold letters) in the lower righthand corner of the plan.
2. Name, address, and telephone number of surveyor and developer/owner.
3. Add a vicinity map with streets and interstate labeled.
4. Insert the site’s zoning case number of ZC-25-097 into the lower right corner box.

5. Provide a signature line labeled: “Director of Development Services” with a “Date” line above the project title.
6. Note the specific land use of each building. A chart can be created if multiple uses in each building.
7. Note the total floor area of the combined buildings’ square footage.
8. Note the buildings’ height.
9. Show the location of each building’s entrances/exits, including over-head doors.
10. Show and label the mail kiosk and other public uses.
11. Label each group of parking spaces.
12. Dimension a sample parking space in each group of spaces.
13. Add a note or chart regarding the number of required parking spaces and the number of provided parking spaces.
14. Label any loading areas or note the site does not have any loading areas.
15. Label the fire lane.
16. Vehicles were seen parking in the fire lane along the eastern property line during the site visit. These vehicles must be removed immediately.
17. A trailer, box truck, and other commercial vehicles are stored outside, while outdoor storage is not allowed on this site. Move the vehicles in the buildings or remove them from the site.
18. Add a different pattern for the landscaped/grassy areas.
19. The site does not appear to contain the required landscaping as part of the building permit approval. This landscaping must be installed with wheel stops to prevent vehicles crushing the plants.
20. The Urban Forestry required tree plantings as part of the building permit approval have died. This landscaping must be installed.
21. Show and label the dumpster located buildings 2 & 3.
22. The dumpster rises above the height of the screening fence. Either raise the height of the screening fence or obtain a shorter/second dumpster.
23. The solid screening fence veers into the landscaping area along the eastern side, eliminating the landscaping area. Move the fence eastward and install the required 5 feet of landscaping.
24. The solid fencing has several broken fence slats. Repair these fence pieces.
25. Sign banners are not allowed on the fence. Remove the informal signage.
26. Windshields are not allowed to be used for signage on the western side of building 1. Remove the informal signage and tattered banner.
27. Show the gas well buffers from the gas wells to the south.
28. Label the land use and zoning of the immediately adjacent properties abutting the site.
29. Add the note: “This project will comply with Section 6.301, Landscaping.”
30. Add the note: “This project will comply with Section 6.302, Urban Forestry.”
31. Add the note: “All signage will conform to Section 6.04, Signs.”
32. Add the note: “All provided lighting will conform to the Lighting Code.”
33. Informational comment: A monument sign more than 20 feet from a driveway is allowed by right.

***(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.)***

#### **T/PW Stormwater**


1. No comments as of 5/28/2025.

#### **Fire**



1. Access, hydrant and fire lane hose lays are compliant with existing conditions.  
Section 503.1.1 Buildings and Facilities  
Section 503.1.6 Secondary Access  
Section 503.2.1 Fire Lane Dimensions
2. The gas well site to the south has no impact on this project area with its current use.  
Section 5706.3.1.3.3 Existing Gas Wells  
Section 5706.3.1.3.4.2 Existing Lift Compressor.
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.
4. The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.  
<https://www.fortworthtexas.gov/departments/fire/services/bureau>.

#### **Development Services Water**

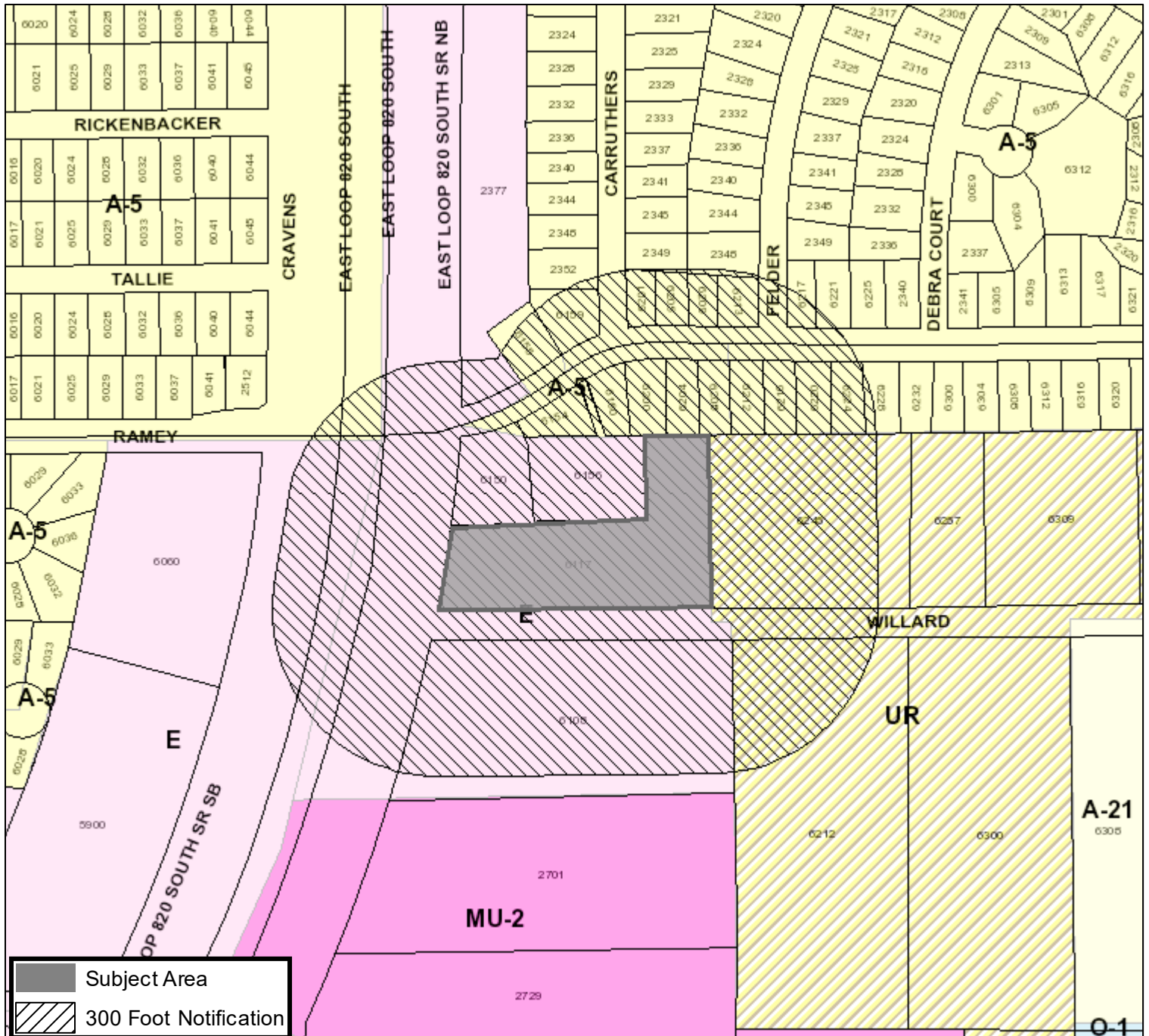
1. This is an application for a 5-year continuation of the existing CUP. No conditions are changing.
- 



ZC-25-097

## Area Zoning Map

Applicant: FS Willard LLC/Shivam Shah  
Address: 6101- 6125 (odds) Willard Road  
Zoning From: E with CUP 53 for auto sales & repair  
Zoning To: Renew CUP 53  
Acres: 2.07715623  
Mapsc0: Text  
Sector/District: Southeast  
Commission Date: 6/11/2025  
Contact: null



0 130 260 520 Feet

Created: 5/15/2025 9:06:55 PM



1529 E I-30, STE. 103  
GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194366

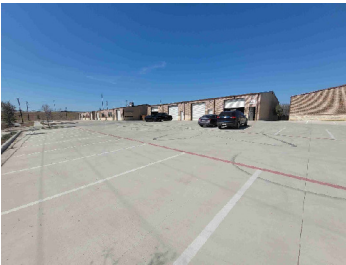
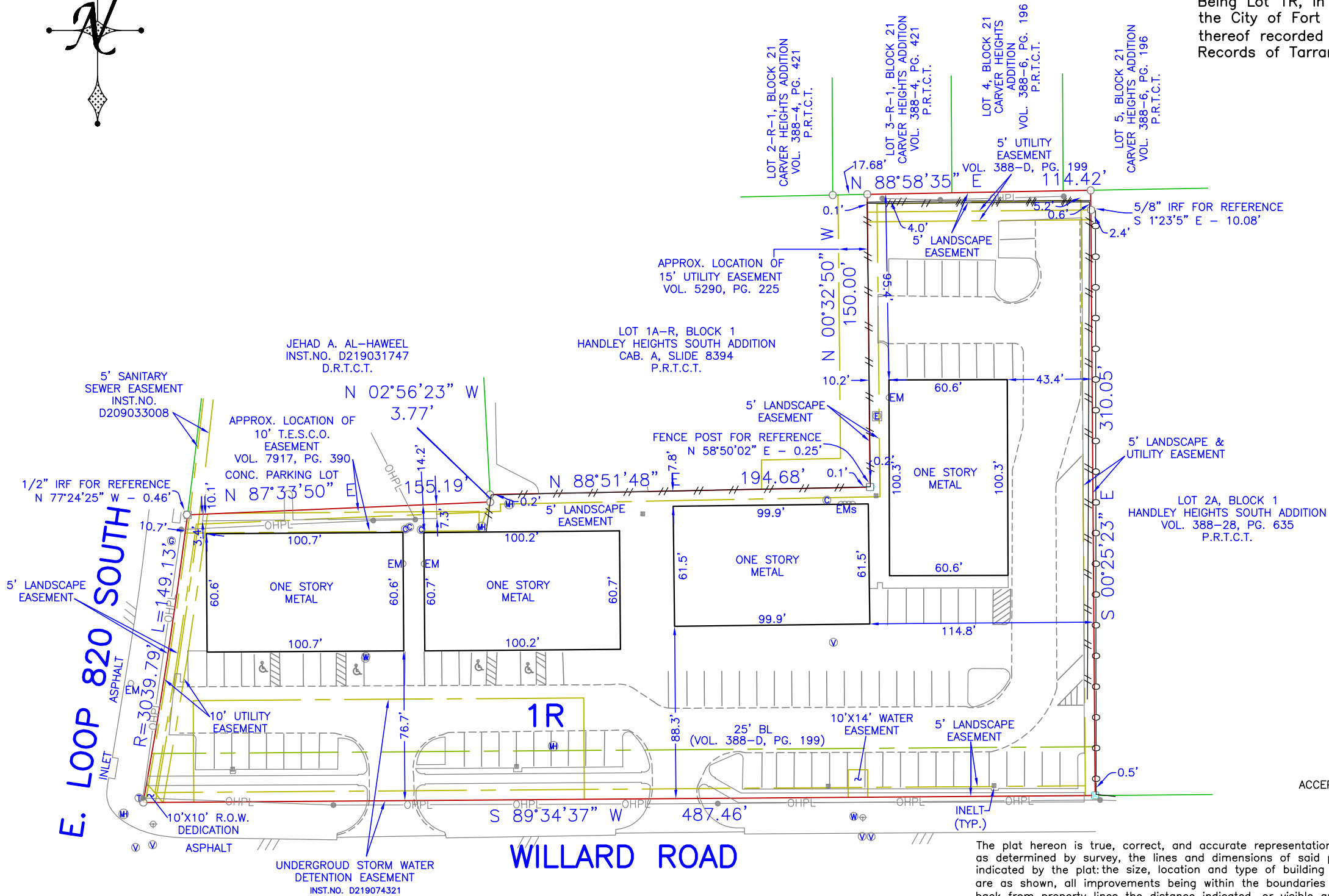
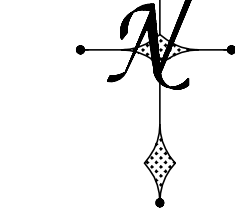
BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 6117 WILLARD ROAD, in the city of FORT WORTH Texas.

# SURVEY PLAT



Being Lot 1R, in Block 1, of HANDLEY HEIGHTS SOUTH ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded under County Clerk's File No. D209069788, of the Official Public Records of Tarrant County, Texas.



ACCEPTED BY: \_\_\_\_\_



The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY W T Skip Leake, PC Law Office  
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'

Date: 03-03-2022

G. F. No.: ST222782NRH

Job no.: 202202179

Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.  
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR SIMPLIFIED TITLE

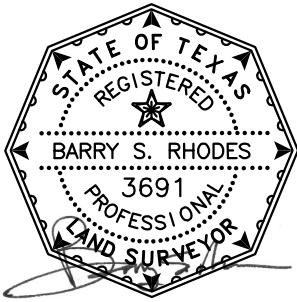
LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
CM - CONTROLLING MONUMENT	RESIDENCE
MRD - MONUMENTS OF RECORD DIGNITY	
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
3/8" IRON ROD FOUND	
POINT FOR CORNER	
5/8" IRON ROD FOUND	
FENCE POST FOUND	
C - CABLE	E - ELECTRIC
CL - CLEAN OUT	PE - POOL EQUIP
G - GAS METER	P - POWER POLE
F - FIRE HYDRANT	TD - TELEPHONE
L - LIGHT POLE	W - WATER METER
M - MANHOLE	WV - WATER VALVE
( UNLESS OTHERWISE NOTED )	

BEARINGS ARE BASED ON NAD 83  
DATUM, TEXAS STATE PLANE  
COORDINATE SYSTEM. NORTH  
CENTRAL ZONE

PROPERTY SUBJECT TO  
EASEMENTS & RESTRICTIONS  
VOL. 1046, PG. 572;  
VOL. 1821, PG. 297;  
CC# D218184526;  
CC# D209033008;  
CC# D219074321

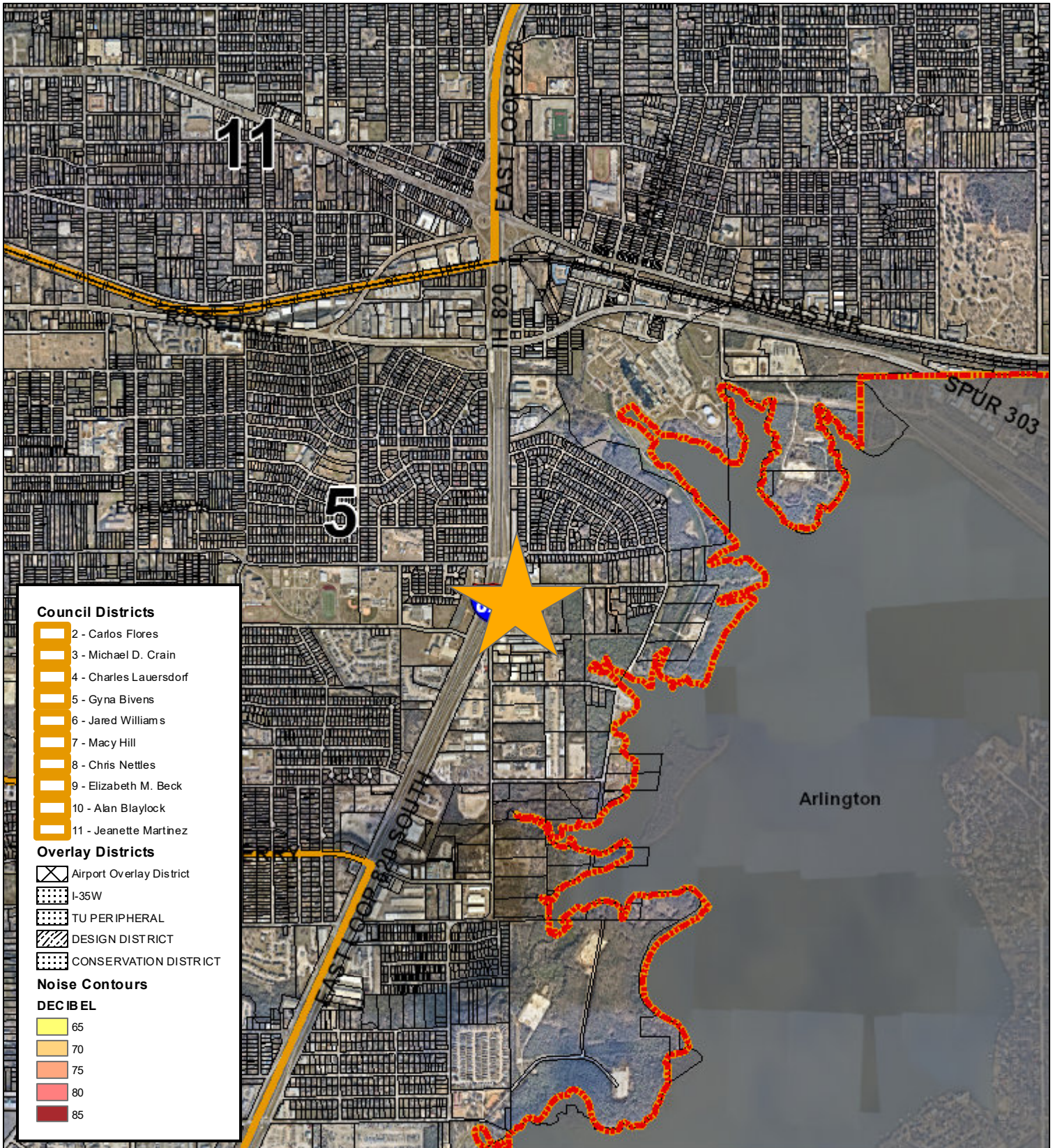
EASEMENTS RECORDED IN  
THE FOLLOWING VOLUME &  
PAGES TO THE BEST OF  
MY KNOWLEDGE AND BELIEF  
DO NOT AFFECT THE ABOVE  
DESCRIBED PROPERTY.  
VOL. 5326, PG. 351;  
VOL. 5290, PG. 225;

This survey substantially  
complies with a Category 1A  
Condition II Urban survey of  
the practice for land survey  
in Texas.





## Area Map



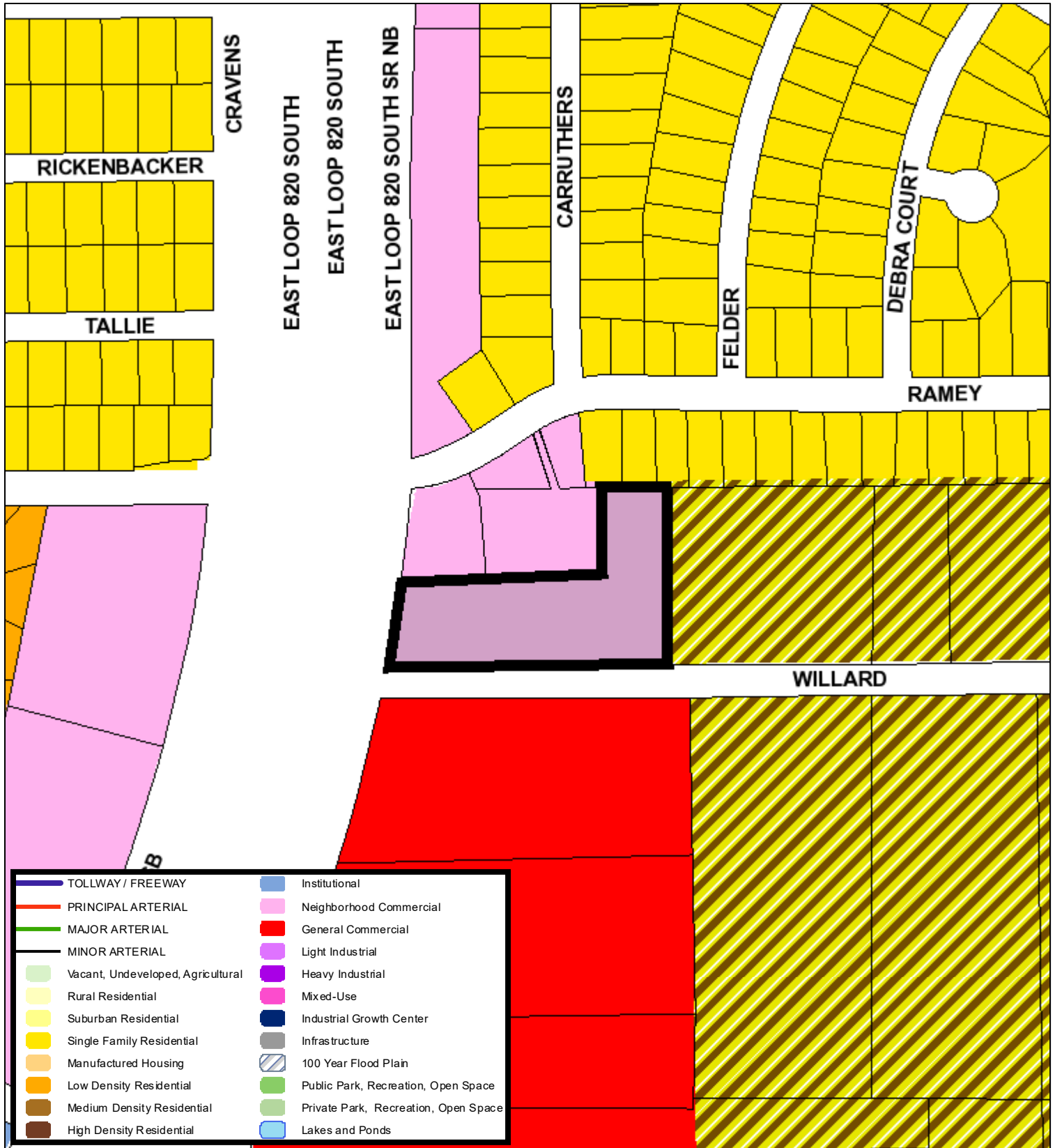
0 1,000 2,000 4,000 Feet





ZC-25-097

## Future Land Use



230 115 0 230 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.







ZC-25-097

## Aerial Photo Map



0 145 290 580 Feet











# Zoning Staff Report

**Date:** June 11, 2025

**Case Number:** ZC-25-098

**Council District:** 3

## Zoning Map Amendment

**Case Manager:** [Lynn Jordan](#)

**Owner / Applicant:** City of Fort Worth Council Initiated Rezoning

**Site Location:** Generally, North, South, West of N. Normandale Street, between Loop 820 and Las Vegas Trail

**Acreage:** 180.0 acres

### Request

**Proposed Use:** Future Mixed-Use

**Request:** From: “A-43” One-Family Residential, “CR” Low Density Multifamily, “C” Medium Density Multifamily, “D” High Density Multifamily and “E” Neighborhood Commercial  
To: “MU-1” Low Intensity Mixed-Use

### Recommendation

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

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

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

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

### Table of Contents

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





# Zoning Staff Report

## Project Description and Background

### 10. Aerial Photograph

The proposed zoning area is bounded by North, South and West of N. Normandale Street between Loop 820 and Las Vegas Trail. The current zoning for the area consists of “A-43” One-Family Residential, “CR” Low Density Multifamily, “C” Medium Density Multifamily, “D” High Density Multifamily and “E” Neighborhood Commercial, proposed for “MU-1” Low Intensity Mixed-Use. The affected parcels are mostly developed as multifamily structures and one vacant parcel.

Mixed-Use zoning is intended to accommodate higher density residential, a greater mix of residential and commercial use and other related uses to promote the health, safety, educational, and welfare needs of the adjacent-community; “MU-1” zoning is consistent with the following policies in the Comprehensive Plan:

- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.
- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.
- Stimulate redevelopment of Camp Bowie, Camp Bowie West, Altamere Drive/US 377, and Lackland Road/Green Oaks Road commercial districts.

Council Member Michael Crain (District 3) held a virtual meeting for the affected property owners for approximately 180.0 acres on April 18, 2025, to discuss the proposed zoning change. A virtual meeting was also held on May 22, 2025, with the neighborhood representatives.

## Surrounding Zoning and Land Uses

North “A-5” One-Family Residential, “C” Medium Density Multifamily, “D” High Density Multifamily, “F” General Commercial, “I” Light Industrial / Commercial, I-30 (west frwy), vacant and industrial uses  
East “A-5” One-Family Residential, “CR” Low Density Multifamily and “D” High Density Multifamily / duplexes, single-family and multifamily  
South “CB-WB” , “F” General Commercial , “PD986” Planned Development / Interstate  
West Various Zoning Districts / Single-Family, Church, Duplex, Retail, Office, Restaurant, Bar, Warehouse

## Recent Zoning History

PD986-ZC-13-093 “PD/F” Planned Development for all uses in “F” General Commercial plus production of gaskets, sealants, tapes and other products used in aviation communication; site plan waived (Approved August 2013)

PD1050-ZC-15-079 “PD/F” Planned Development for all uses in “F” General Commercial plus showroom with warehouse storage; site plan approved (Approved June 2015)

ZC-22-075 From “F” General Commercial and “C” Medium Density Multifamily To “F” General Commercial (Approved June 2022)

PD611-ZC-04-304 “PD/I” Planned Development/Specific Use for “I” Light Industrial excluding certain uses listed in the case file; 9 plan approved SP-04-052) (Approved December 2004)

PD376-ZC-00-083 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus office /warehouse uses, including assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes, carpet or rug cleaning, furniture or cabinet repair or construction or tooling facilities s; all activities located indoors, no outdoor storage; site plan approved (SP-00-031) (Approved December 2000)

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on May 30, 2025.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were notified: emailed May 30, 2025

Organizations Notified	
Western Hills North NA*	Chapin Ra & Alameda St NA
Trinity Habitat for Humanity	Streams and Valleys Inc.



## Development Impact Analysis

### Land Use Compatibility

Council Member Crain is requesting to change the zoning of this area to accommodate for future development.

The proposed rezoning request **is compatible** with surrounding land uses, based on creating more high-density development for the future.

### Comprehensive Plan Consistency– Western Hills/Ridglea

ADDRESS	FROM	TO	FUTURE LAND USE/CONSISTENCY
8835/8841 Avril Court N	“E” Neighborhood Commercial	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
3236 Hunter Park Circle	“E” Neighborhood Commercial	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
3200 Las Vegas Trail	“E” Neighborhood Commercial	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
8713 S. Normandale St.	“E” Neighborhood Commercial	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
9051 S. Normandale St.	“E” Neighborhood Commercial	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
8976 Branchwood Trail	“CR” Low Density Multifamily	“MU-1” Low Intensity Mixed-Use	Low Density Multifamily/Technical Inconsistency
2933 Cliffridge Lane	“CR” Low Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
8950 N. Normandale St.	“CR” Low Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
9001 N. Normandale St.	“CR” Low Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
8900 LaPalma Drive	“CR” Low Density Multifamily	“MU-1” Low Intensity Mixed-Use	Low Density Multifamily/Technical Inconsistency

8725 Calmont Avenue	“CR” Low Density Multifamily, “C” Medium Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
2900 Las Vegas Trail	“C” Medium Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
3000 Las Vegas Trail	“C” Medium Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
3064 Las Vegas Trail	“C” Medium Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
8700 N. Normandale St.	“C” Medium Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
9200 N. Normandale St.	“C” Medium Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
8901 S. Normandale St.	“C” Medium Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
9201 N. Normandale St.	“D” High Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
2925 W. Normandale St.	“D” High Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
3001 W. Normandale St.	“D” High Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
3001 W. Normandale St.	“D” High Density Multifamily	“MU-1” Low Intensity Mixed-Use	Medium Density Multifamily/Technical Inconsistency
9015 N. Normandale St.	“A-43” One-Family Residential	“MU-1” Low Intensity Mixed-Use	Single Family Residential/Technical Inconsistency

The proposed zoning districts **are consistent** with the land use designations for this area along with the following Comprehensive Plan policies:

- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.
- Stimulate redevelopment of Camp Bowie, Camp Bowie West, Altamere Drive/US 377, and Lackland Road/Green Oaks Road commercial districts.
- Promote appropriate uses within NAS-JRB Overlay



- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.

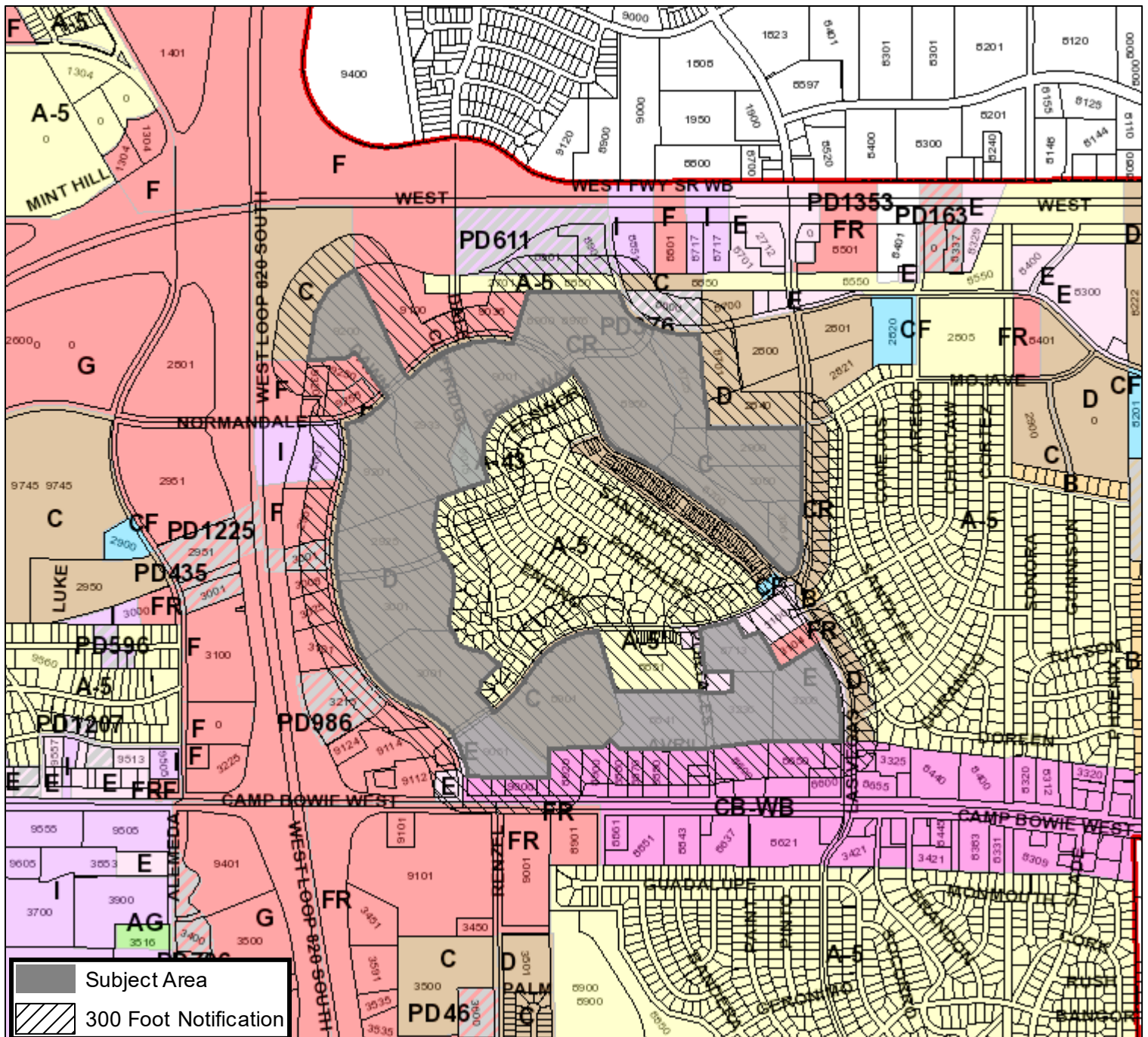




TC-25-098

## Area Zoning Map

Applicant: City of Fort Worth Development Services  
Address: Generally bounded by I-30, Calmont Ave, Las Vegas Trail, Camp Bowie Blvd W, & W Loop  
Zoning From: A-43, CR, C, D, E  
Zoning To: MU-1  
Acres: 180.23647635  
Mapsc0: Text  
Sector/District: Western Hills/Ridglea  
Commission Date: 6/11/2025  
Contact: 817-392-7869



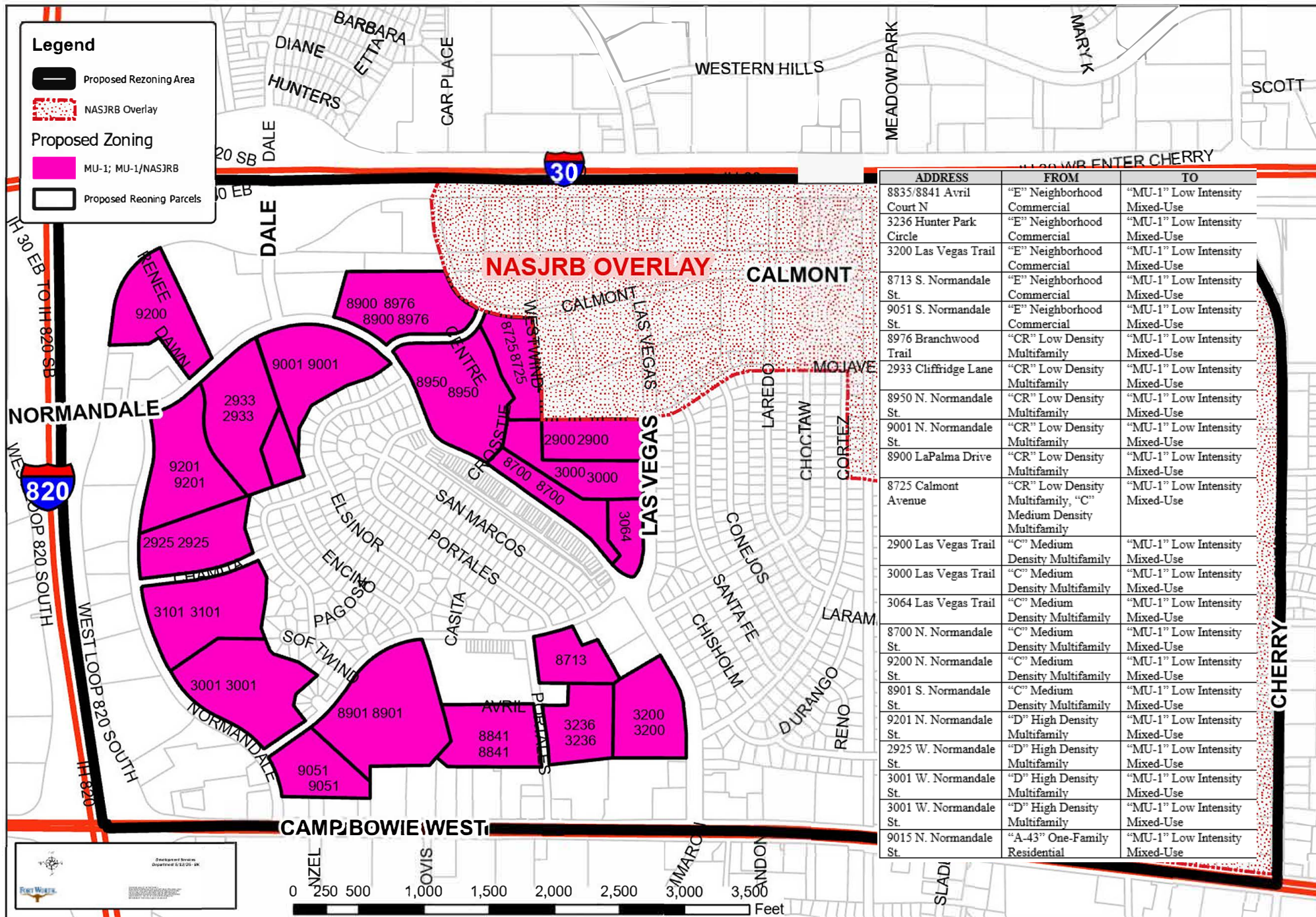
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# Proposed Zoning District - Phase 1

From: "A-43" One-Family, "CR" Low Density Multifamily, "C" Medium Density Multifamily, "D" High Density Multifamily, and "E" Neighborhood Commercial  
To: "MU-1" Low Intensity Mixed-Use

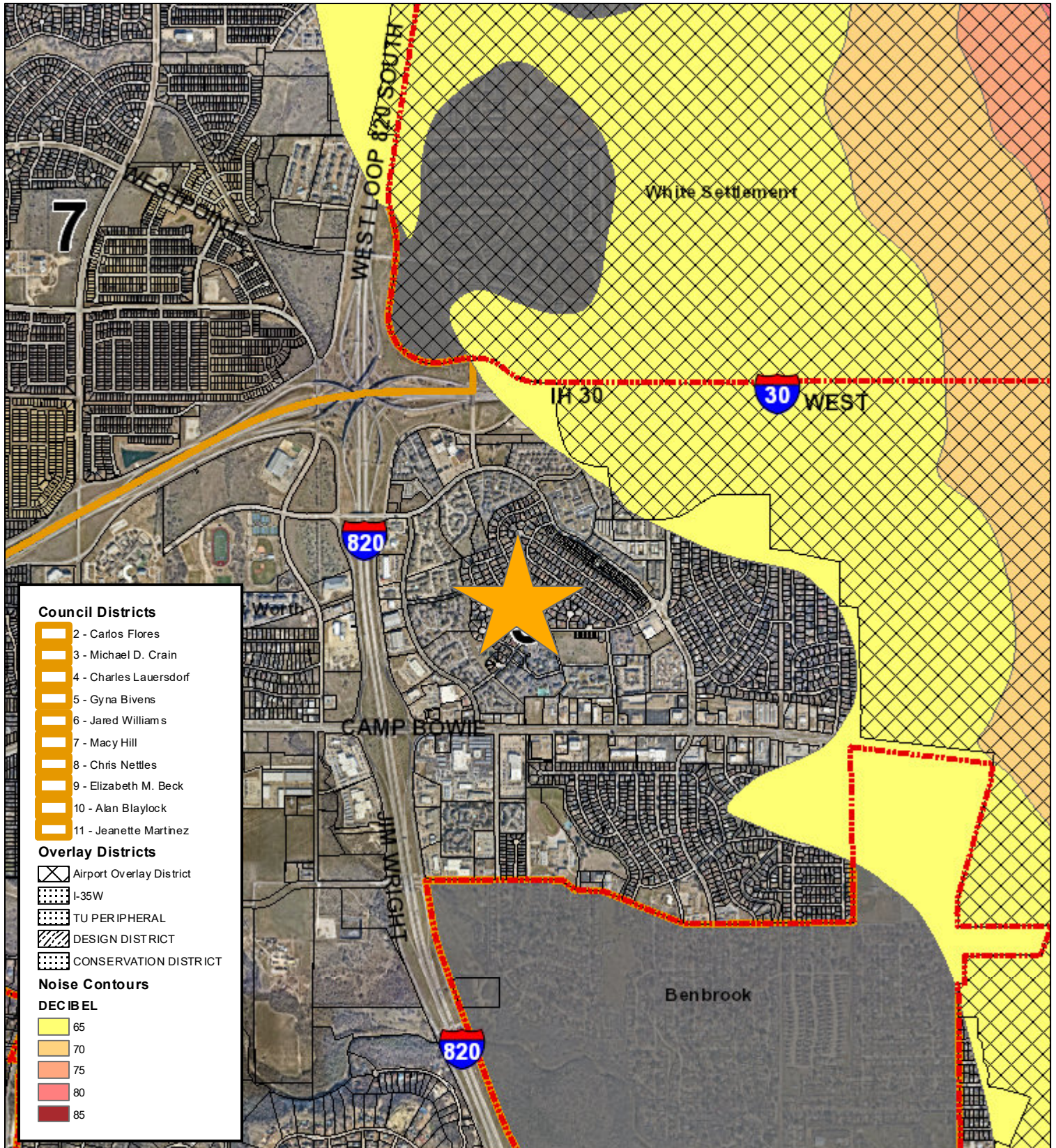






ZC-25-098

## Area Map



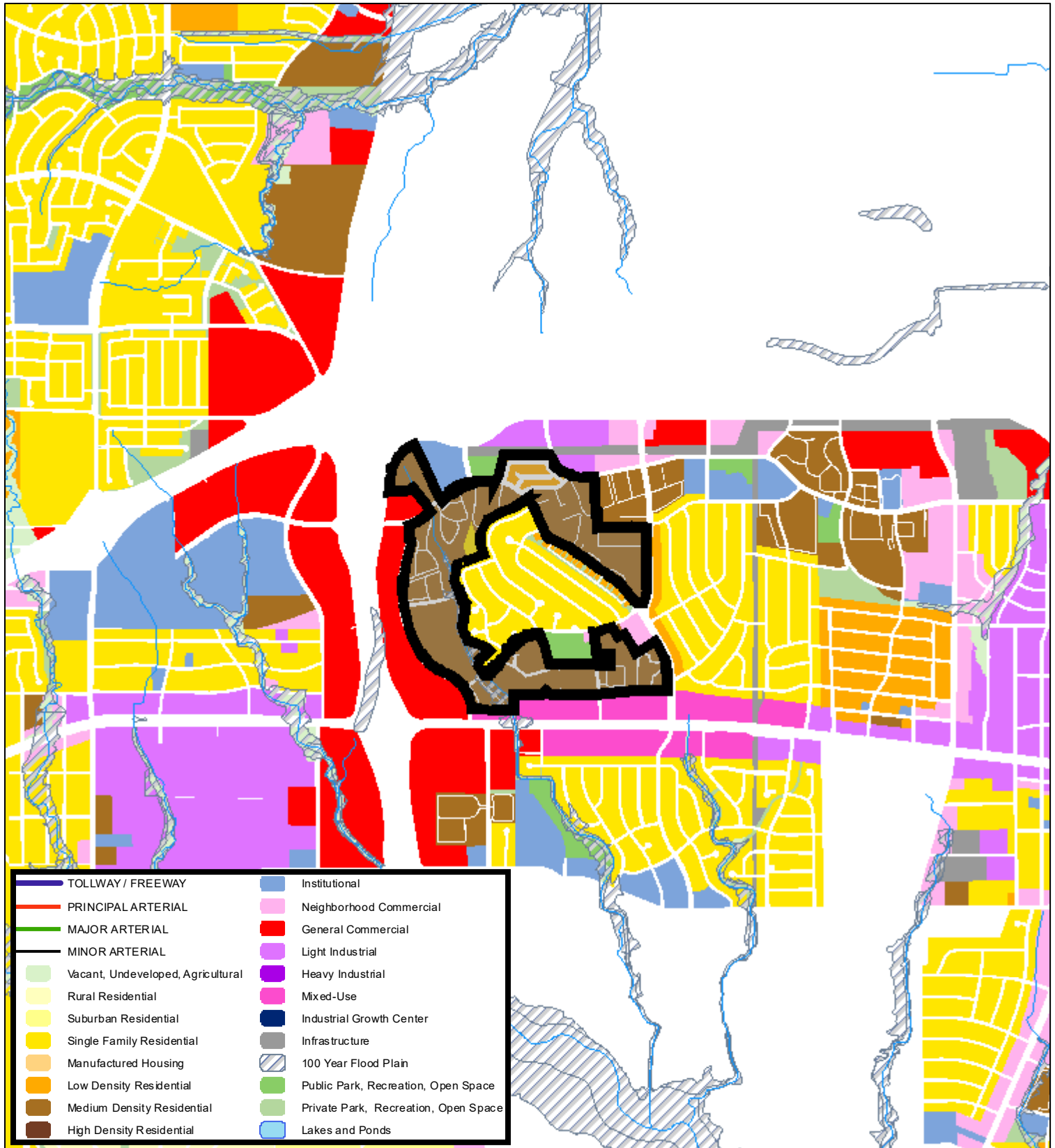
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ZC-25-098

## Future Land Use



2,000 1,000 0 2,000 Feet

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



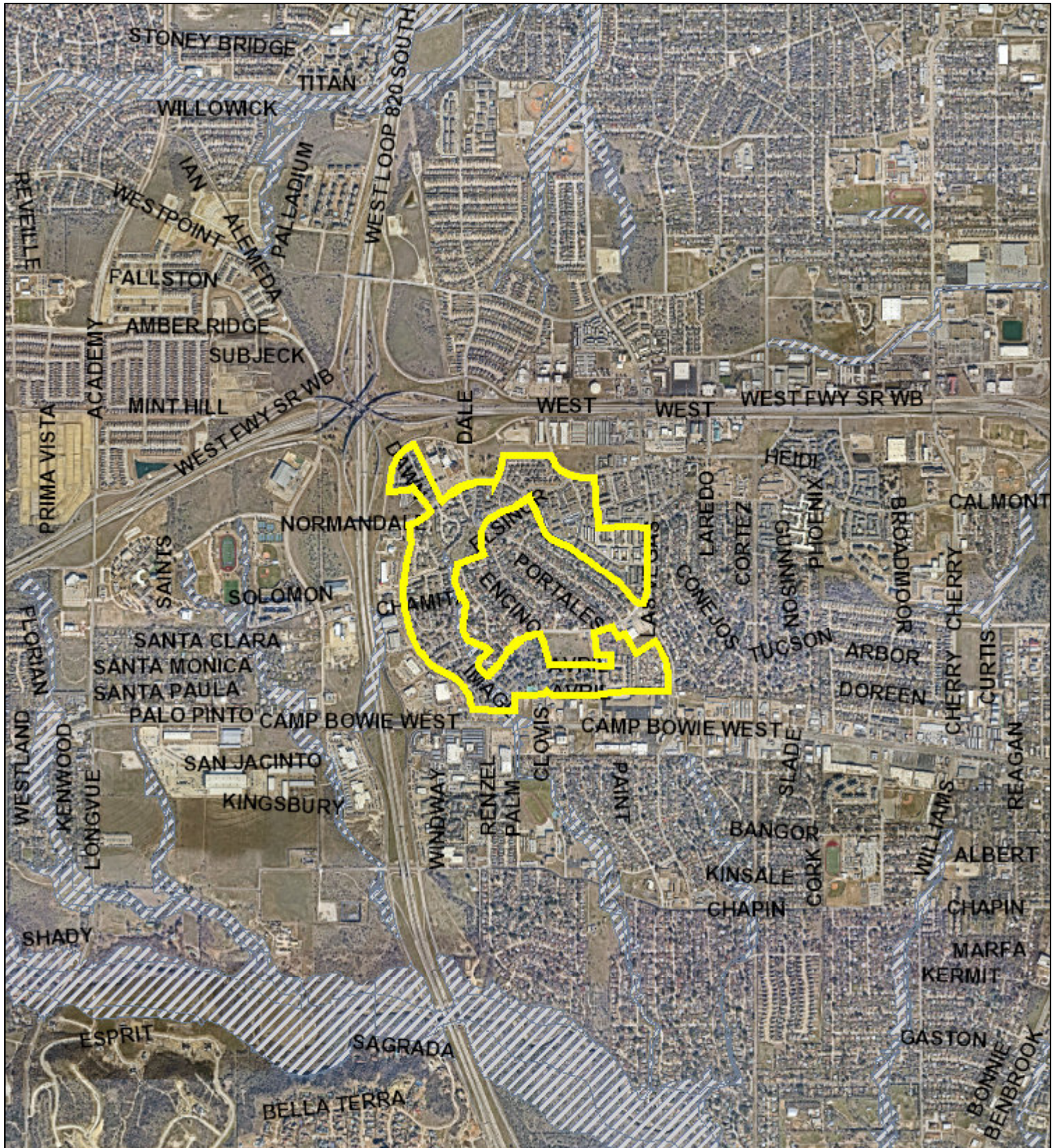
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ZC-25-098

## Aerial Photo Map



0 1,300 2,600 5,200 Feet

