



ZONING COMMISSION

AGENDA

Wednesday, May 8, 2024

Work Session 12:00 PM

Public Hearing 1:00 PM

Work Session

In-Person:

City Hall Conference Room 2020

200 Texas Street

2nd Floor-City Hall

Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber

200 Texas Street

2nd Floor-City Hall

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m8cca36aa9d9146e64e15c31e8fe188f1>

Meeting/ Access Code: 2554 005 6519

Registration Required

Teleconference

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

Meeting/ Access Code: 2554 005 6519

Viewing Only

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

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

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

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

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

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

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

****Any member of the public who wishes to address Zoning Commission regarding an item on a listed agenda must sign up to speak no later than 5 p.m. on the day before the scheduled meeting.**

To sign up, please register through WebEx in accordance with the directions on the City’s website above. This link should be used to register whether you plan to participate in-person or virtually. However, you can also sign-up to speak prior to the Public Hearing if attending in-person. For questions or assistance with registration, please contact Alex Johnson at Alexander.Johnson@fortworthtexas.gov or (817)392-6238.

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

COMMISSION MEMBERS:

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

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

- | | |
|---|-----------------------------------|
| 1. Overview of Zoning Cases | Staff |
| 2. City of Fort Worth Parks and Recreation | Parks and Recreation Staff |
| 3. Ethics | Legal |

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JUNE 11, 2024 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of April 10, 2024 _____ **Chair**

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

B. CONTINUED CASES _____ **District**

1. ZC-24-022 _____ **CD 4**

- a. Site Location: 5350 Basswood Blvd
- b. Acreage: 3.97
- c. Applicant/Agent: Elizabeth Alvarez
- d. Request: From: “CF” Community Facilities
To: “E” Neighborhood Commercial

C: NEW CASES

2. ZC-23-165 _____ **CD 11**

- a. Site Location: 4900 Carey Street
- b. Acreage: 4.0
- c. Applicant/Agent: 4900 Carey LLC / Mike Bell
- d. Request: To: Add Conditional Use Permit (CUP) to allow parking of semi-trucks and trailers, in “J” Medium Industrial for a maximum of 5 years with no development standard waivers, site plan included

3. ZC-24-003

CD 11

- a. Site Location: 4550 Village Creek Road and 4519 Mooreview Avenue
- b. Acreage: 7.13
- c. Applicant/Agent: City of Fort Worth
- d. Request: From: "IP" Industrial Park
To: "CR" Low Density Multifamily

This case will be heard by Council on May 21st, 10 am.

4. ZC-24-025

CD 8

- a. Site Location: 2212 S. Riverside Drive
- b. Acreage: 6.8
- c. Applicant/Agent: Tony Iranzad
- d. Request: To: Add Conditional Use Permit "CUP" for salvage yard in "K" Heavy Industrial for maximum of 5 years, site plan included.

5. ZC-24-027

CD 6

- a. Site Location: 10200 Old Cleburne Crowley Road, 10500 W. Cleburne Road & 10375 Old Granbury Road
- b. Acreage: 302.1
- c. Applicant/Agent: Walton Texas LP/Westwood Professional Services
- d. Request: From: "A-5" One-Family
To: Tract 1: "R1" Zero Lot Line/Cluster
Tract 2A: "R1" Zero Lot Line/Cluster
Tract 2B: "D" High Density Multifamily
Tract 13: "R1" Zero Lot Line/Cluster
Tract 15: "R1" Zero Lot Line/Cluster

6. ZC-24-031

CD 6

- a. Site Location: 10375 Old Granbury Road; East side of Chisholm Trail Parkway, ±5,000' south of the intersection with McPherson Blvd.
- b. Acreage: 120.9
- c. Applicant/Agent: WUSF 5 Rock Creek East LP/Westwood Professional Services
- d. Request: To: Amend "PD 1091" Planned Development for all uses in "F" General Commercial plus Data Center, with development standard for height, Site Plan waived

7. ZC-24-032

CD 9

- a. Site Location: 100 N. University Drive; 2808 Tillar; 2901 Shotts; 2801-2809 (odds) Cullen & 2720 Cullen
- b. Acreage: 11.45
- c. Applicant/Agent: FW Westside RE Investors
- d. Request: From: "J" Medium Industrial; "K" Heavy Industrial
To: "MU-2" High Intensity Mixed-Use

8. ZC-24-033

CD 10

- a. Site Location: Southwest Corner of Hwy 114 & Blackwater Trail
- b. Acreage: 0.9
- c. Applicant/Agent: Rivers Edge Partners

d. Request: To: Add Conditional Use Permit "CUP" for automated car wash in "E" Neighborhood Commercial, site plan included

9. ZC-24-037

CD 11

a. Site Location: 5022 & 5028 Sun Valley Drive
b. Acreage: 1.1
c. Applicant/Agent: Jeff Marshall
d. Request: To: Add Conditional Use Permit "CUP" for outdoor storage in "I" Light Industrial, site plan included.

10. ZC-24-029

Batch Plant Zoning Text Amendment

All Districts

a. Site Location: City Wide
c. Applicant/Agent: City of Fort Worth
d. Request: To: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth by amending Article 8, "Non-Residential District Use Table," Section 4.803, "Non-Residential District Use Table", "Medium and Heavy Industrial", "Batch plant, concrete or asphalt (permanent)" and "Temporary Uses", "Batch plant, concrete or asphalt (temporary)", to remove permanent and temporary batch plant, asphalt or concrete, as a use allowed by right and require a conditional use permit and add a reference to a supplemental use standard; Amending Chapter 4 "District Regulations," Article 12, "Form-Based Code District Use Table," Section 4.1203, "District Use Table" to require a conditional use permit for "Batch plant, asphalt or concrete (temporary)", in low ("MU-1") and high ("MU-2") intensity mixed-use districts and add a reference to a supplemental use standard; Amending Chapter 5 "Supplemental Use Standards", Article 4, "Temporary Uses", Section 5.401, "Batch plant, asphalt or concrete (temporary)", to clarify where temporary batch plants are permitted; Amending Chapter 5, "Supplemental Use Standards", Article 1, "Standards for Selected Uses," to add Section 5.156 "Batch plant, asphalt or concrete (permanent)" to clarify where permanent batch plants are permitted.

This case will be heard by Council on May 21st, 10 am.

D. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

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

ASISTENCIA A REUNIONES PUBLICAS:

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

Executive Session.

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



Zoning Staff Report

Org. Date: April 10, 2024
Date: May 8, 2024

Case Number: ZC-24-022

Council District: 4

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: Keller Estates, LLC / Elizabeth Alvarez

Site Location: 5350 Basswood Blvd.

Acres: 3.97 acres

Request

Proposed Use: Existing Private School to add - Convenient Stores, Restaurants, Office, Retail, and Personal Service uses such as barber shops or beauty salons

Request:
From: "CF" Community Facilities
To: "E" Neighborhood Commercial

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: **60-day Continuance**

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 - 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, spanning 2.93 acres, is located within a parcel that currently houses an existing private school. Surrounding the property are predominantly "E" Neighborhood Commercial Districts, with "AR" One-family Restricted zoning to the south and "A-5" One-family zoning to the west. The vicinity comprises a diverse mix of commercial establishments, a church, and a vacant lot, while further out are single-family neighborhoods.

The applicant proposes to construct commercial buildings along Park Vista Blvd., as outlined in the conceptual site plan included in this rezoning case. Additionally, the applicant has provided a detailed project description outlining their intentions for the development. *'Our request for a Change in zoning to a planned development in order to keep the current Cf zoning district to allow for the existing land uses to continue to operate. We would also like to add the following land uses.'*

- Convenient Store
- Restaurant
- Office
- Retail
- Personal Service uses such as barber shop or beauty salon

The current district does not allow the land uses above, so we would like to incorporate these land uses as well lot, setback, and other requirements to meet code, and accommodate the development. Part of our proposal includes improvements to the site, and new structures, parking, and landscape. 10,000 Square feet of retail, restaurant, Convenient Store. 5,000 Square feet of Office and retail.'

Surrounding Zoning and Land Uses

| | |
|-------|--|
| North | "E" Neighborhood Commercial / Commercial |
| East | "PD/SU" 336 / Commercial |
| South | "AR" One-family Restricted / Residential |
| West | "A-5" One Family / Church |

Recent Zoning History

- N/A

Public Notification

300-foot Legal Notifications were mailed on March 29, 2024.

The following organizations were notified: (emailed March 29, 2024)

| Organizations Notified | |
|------------------------------|-------------------------------|
| Park Glen | Public Improvement District 6 |
| Trinity Habitat for Humanity | Streams and Valleys Inc |

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The surrounding area is predominantly commercial, with a Walmart Neighborhood Market, gas station, offices, and a coffee shop located across the cross streets of Basswood Blvd and Park Vista Blvd. The applicant seeks to rezone the property to accommodate specific uses permitted in the "E" Neighborhood Commercial zoning district. This rezoning would align the property's designation with the prevailing commercial character of the surrounding area, enabling the development of compatible uses that contribute to the neighborhood's commercial vibrancy and diversity.

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

Comprehensive Plan Consistency- FLU Map and Policies

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

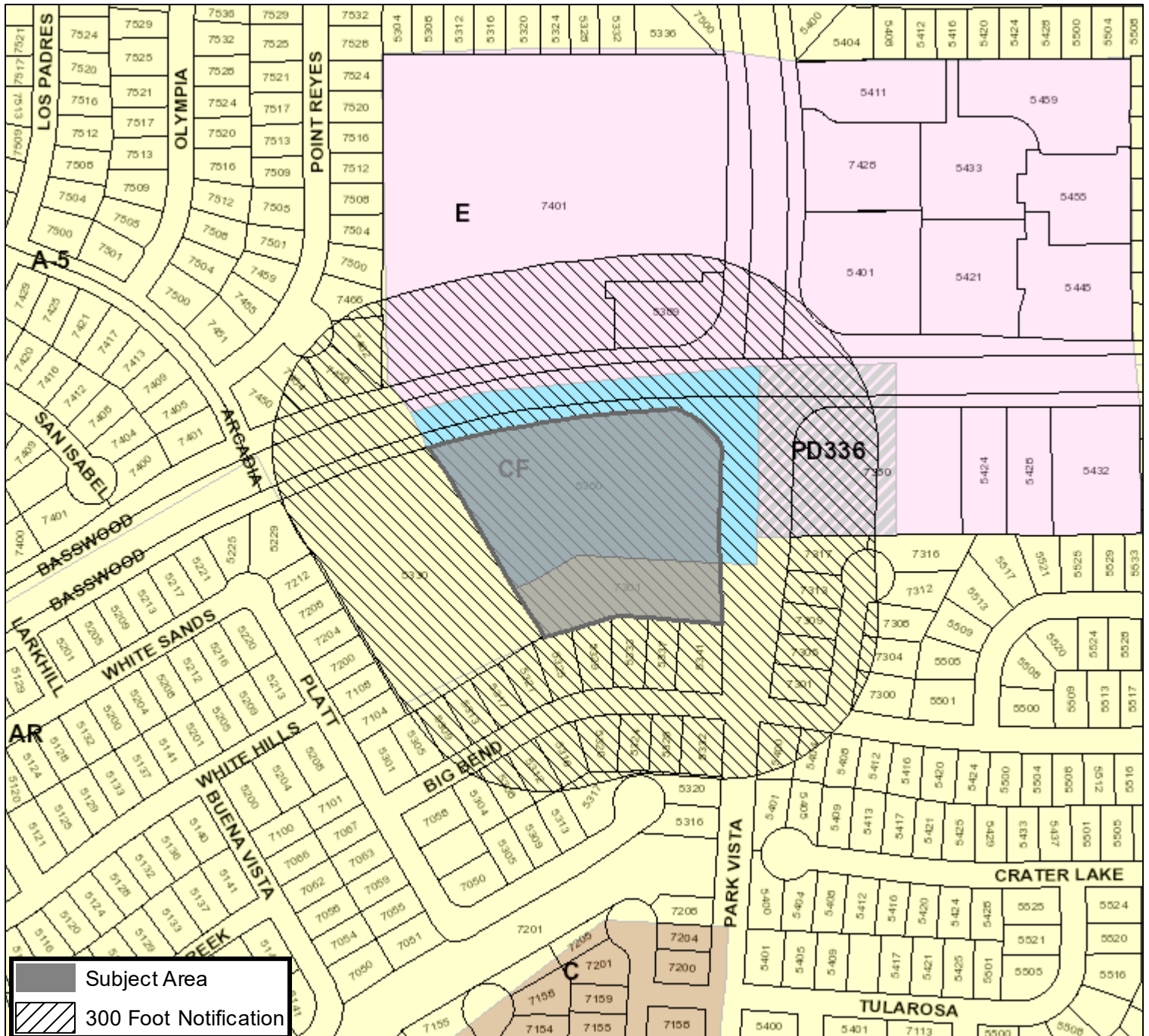
| SPECIAL | | |
|-----------------------------------|---|---|
| Vacant, Undeveloped, Agricultural | Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain | AG |
| Infrastructure | Railroads, airports, utilities | ALL |
| Parks, Recreation, Open Space | Public or private recreation, or passive land | ALL |
| Institutional | Schools, churches, government, human services, utilities, community centers | Schools and Churches: ALL Others: CF |



The property's designation does not fall within the Commercial Future Land Use (FLU) category. Consequently, seeking commercial zoning in an area designated for Institutional development contradicts the intended urban planning objectives. Institutional zoning is primarily intended to accommodate schools, churches, and community facilities, rather than commercial activities. Introducing commercial zoning in this area would depart from the policies and goals outlined in the Comprehensive Plan, which seeks to promote diverse and integrated neighborhoods through adherence to appropriate land use designations. Therefore, the proposed commercial zoning for this area is not consistent with the established zoning intent and urban planning objectives.

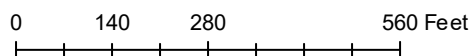
Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan FLU Map and Policies.

Area Zoning Map

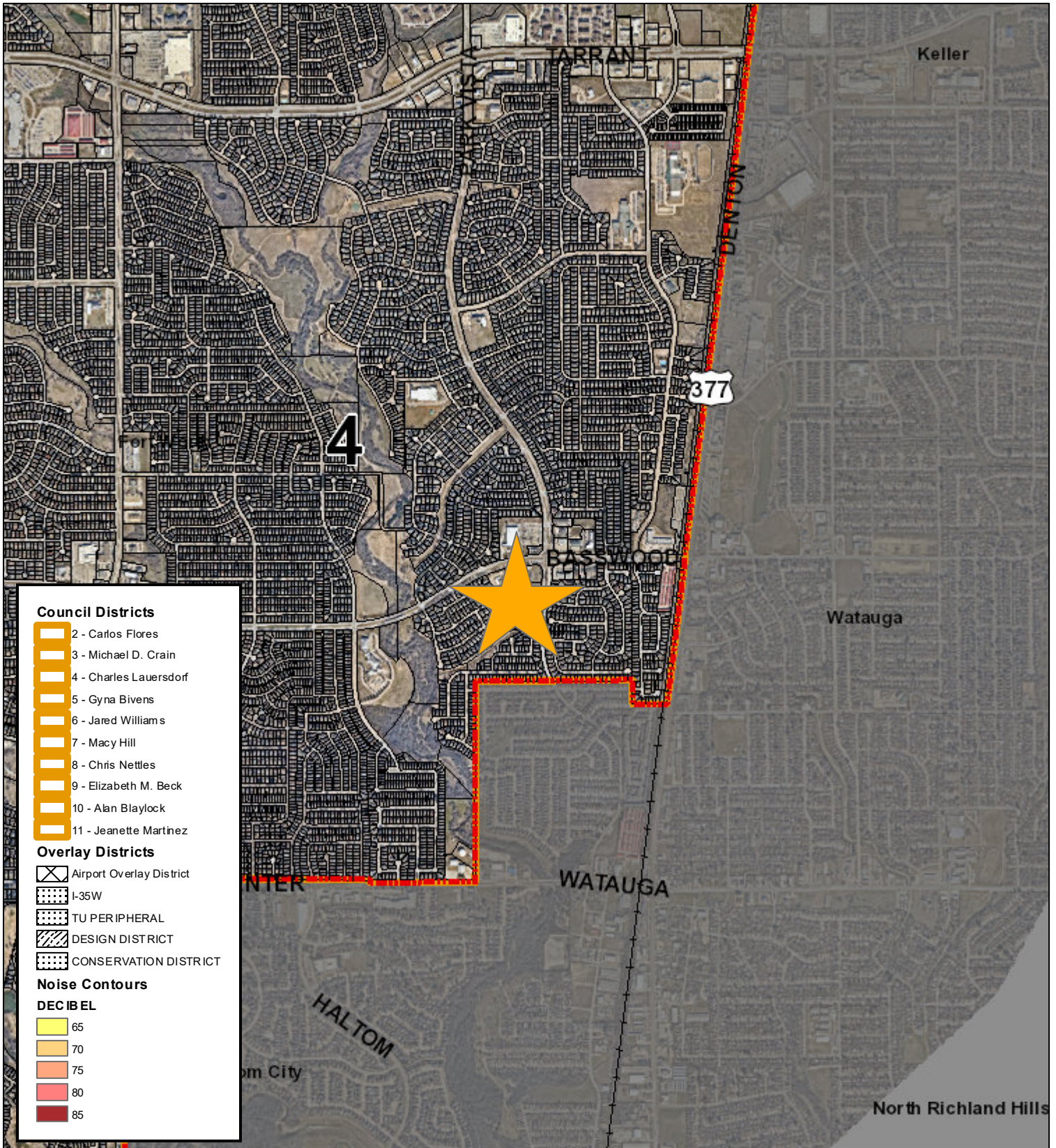
Applicant: Keller Estates LLC/ Elizabeth Alvarez Villaizan
 Address: 5350 Basswood and 7301 Park Vista
 Zoning From: CF & AR
 Zoning To: E
 Acres: 4.18565499
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 4/10/2024
 Contact: null



| | |
|--|-----------------------|
|  | Subject Area |
|  | 300 Foot Notification |



Area Map



Council Districts

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

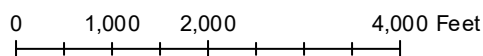
Overlay Districts

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

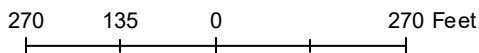
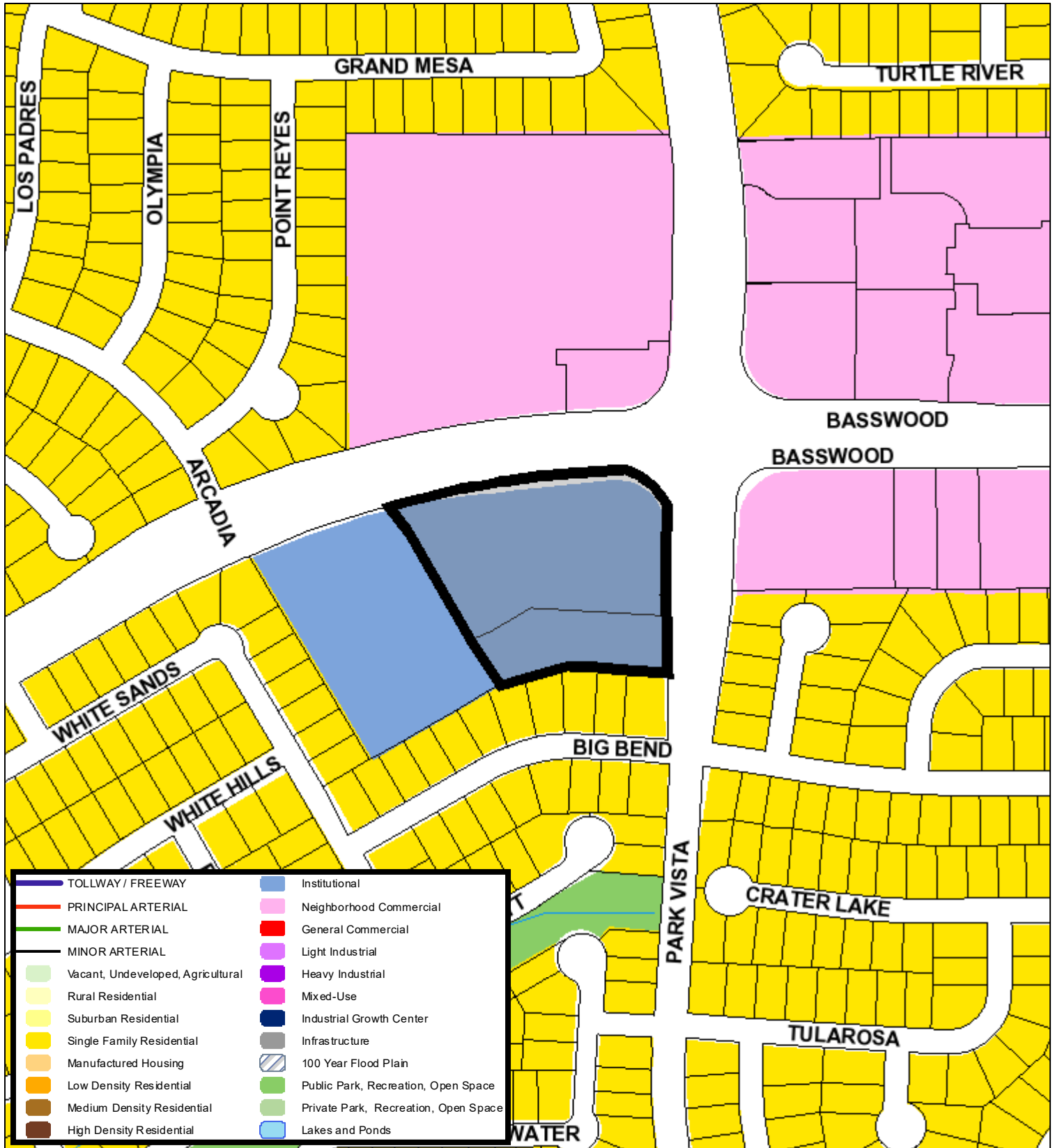
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



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



Aerial Photo Map



0 170 340 680 Feet



Michel, Sandy

From: ELIZABETH ALVAREZ <ALCHEMIDP@outlook.com>
Sent: Thursday, April 25, 2024 6:34 PM
To: Michel, Sandy
Cc: Johnson, Alexander D; Ruiz, Laura
Subject: Re: ZC-24-022- 5350 Basswood Blvd; CF to PD/E

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Sandy,
Thank you I will do that through webex

Thank you,
Roberto Nunez, M. Architecture
Managing Partner



From: Michel, Sandy <Sandy.Michel@fortworthtexas.gov>
Sent: Tuesday, April 23, 2024 1:59 PM
To: ELIZABETH ALVAREZ <ALCHEMIDP@outlook.com>
Cc: Johnson, Alexander D <Alexander.Johnson@fortworthtexas.gov>; Ruiz, Laura <Laura.Ruiz@fortworthtexas.gov>
Subject: RE: ZC-24-022- 5350 Basswood Blvd; CF to PD/E

Good afternoon,
Thank you for the update! The only task remaining is to request a continuance at the May 8, 2024, ZC meeting. Since your continuance was approved at the last ZC meeting, it will be included on the agenda. If it's helpful for your team, you can join via WebEx.

Warm regards,
Sandy Michel
Senior Planner MU Districts 1&2/UR District
Development Services
200 Texas Street
Fort Worth, Texas 76102
sandy.michel@fortworthtexas.gov ; Telephone #: 817-392-2806
City of Fort Worth – Working together to build a strong community.



Follow Fort Worth



How am I doing?
Please contact my supervisor at: Stephen.Murray@fortworthtexas.gov
For general inquiries regarding Mixed-use/Urban Residential, please email: MixedUse.UrbanRes@fortworthtexas.gov
For general inquiries regarding Downtown Design, please email: DowntownDesign@fortworthtexas.gov
Wanna Design Review? Submit your Site plan set (set should include: site plan, landscape plan, and elevations) to MixedUse.UrbanRes@fortworthtexas.gov

From: ELIZABETH ALVAREZ <ALCHEMIDP@outlook.com>
Sent: Tuesday, April 23, 2024 9:31 AM
To: Michel, Sandy <Sandy.Michel@fortworthtexas.gov>
Cc: Johnson, Alexander D <Alexander.Johnson@fortworthtexas.gov>; Ruiz, Laura <Laura.Ruiz@fortworthtexas.gov>
Subject: Re: ZC-24-022- 5350 Basswood Blvd; CF to PD/E

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Hello Sandy,
So we had a conversation with the council member, he gave us some information and told us to meet some people before we go again to CPC. Because of that, we are working on getting that done.
Also, we have requested a new metes and bounds for the southern lot. This may take a few weeks, so we will get everything you guys need, in the meantime we are setting up appointments like the Council member told us.
Can you guys remove our case from this upcoming CPC meeting please?

Thank you,
Elizabeth Alvarez Villaizan
Managing Partner





Zoning Staff Report

Date: May 8, 2024

Case Number: ZC-23-165

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: 4900 Carey LLC / Mike Bell

Site Location: 4900 Carey Street

Acreage: 4.0 acres

Request

Proposed Use: Semi truck and trailer parking; existing gas wells

Request: From: “J” Medium Industrial

To: Add Conditional Use Permit (CUP) to allow parking of semi-trucks and trailers, in “J” Medium Industrial for a maximum of 5 years with no development standard waivers, site plan included

Recommendation

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

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

Staff Recommendation: **Approval for semi truck and trailer parking; for 5 years with no development waivers**

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

Project Description and Background

The subject property is located along the west side of Carey Street, on the southwest corner of its intersection with US Highway 287 (MLK Freeway). The gas well pad site with extra vacant land started being used for outdoor storage of semi trucks and trailers between 2015 and 2017, according to historical aerials. This land use begun without proper zoning approvals resulted in a Code Compliance violation that has been ongoing since August 2023. In order to remedy this situation, the applicant is requesting a Conditional Use Permit added to their "J" Medium Industrial District. Outdoor storage, such as semi-truck parking, is allowed by right in the industrial districts with a primary building and only permitted on vacant lots with a CUP approval. The site plan shows no development waivers and meets the requirements for screening fencing and landscaping along the street frontage on the 4 acre lot.

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 semi-truck and trailer parking, as well as outdoor storage, is not permitted on a vacant lot 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. The site is already being used for semi-truck and trailer parking with some existing landscaping, surrounded by chain link fencing. Standard industrial uses surround the site in all directions.

North of the site, US Highway 287 (MLK Freeway) is a 6-lane divided freeway with service road, which is suitable for semi-truck traffic. Carey Street is striped as a 2-lane undivided roadway, approximately 24 feet wide, but has paving approximately 50 feet wide. The roadway is not listed on the Master Thoroughfare Plan, but was previously classified as a minor arterial street.

The site plan shows 34 semi-truck and trailer parking spaces behind a 6-foot wooden fence on the eastern portion of the lot. No buildings are proposed to be constructed as part of this project. No notable tree cover or floodplains are noted on the lot. The western half of the site has a gas well pad site that is restricted from having structures or other uses built on it. The parking spaces for semi-trucks and trailers appear to be 72 feet deep, to accommodate the typical 53-foot trailer with a semi truck. Landscaping in a 20-foot wide strip is shown on the eastern street frontage and the southern property line.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for a 5-year time period for the operation of outdoor storage. 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 “PD 566” Planned Development – Specific Use for Southside Service Center / Collection site for large household waste, outdoor storage

East “I” Light Industrial with CUP 58 for outdoor storage of construction materials / Equipment rental with outdoor storage

South “J” Medium Industrial / Government office

West “I” Light Industrial / Industrial warehouse with outdoor storage

Recent Zoning History

ZC-16-152: north of site, City staff-initiated to amend PD 566 to add hazardous household waste drop-off, approved, 10/13/2016.

ZC-17-112: east of site, Council-initiated from various districts to be in conformance with the Comprehensive Plan, approved, 10/12/2017.

ZC-22-168 and ZC-22-169: southeast of site, add CUPs for outdoor storage of freeway construction materials, approved, 1/10/2023.

Public Notification

300-foot Legal Notifications were mailed on April 26, 2024.

The following organizations were notified: (emailed April 25, 2024)

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

**Nearest registered Neighborhood Association*

Land Use Compatibility

The applicant is proposing to add a Conditional Use Permit for semi-truck and trailer parking. A site plan is included that shows no development waivers and upgrading the existing chain link fence with a solid screening fence and consistent landscaping. The Conditional Use Permit has been requested due to code violations for outdoor storage and parking without formal approvals. The requested land use for 34 semi-truck parking spots is generally the same land use intensity as the surrounding sites. The proposed zoning request **is compatible** with surrounding industrial land uses, due to the solid screening added to surround the site, as well as restoring the landscaping to a consistent depth on the eastern and southern sides.

Comprehensive Plan Consistency – Southeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “Industrial Growth Center” on the Future Land Use Map and does not propose expanding this growth center. 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

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.
- 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.

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. Since the site is not platted, please include the full metes & bounds legal description tied to a street intersection or platted lot corner. Please put this on a second sheet, instead of using an extremely small font on the same page as the site plan drawing.
2. Update the site’s address to 4900 Carey Street as 4908 Carey is not a CFW-assigned address.

3. Add the project's specific CUP request in title-size font in the lower right corner.
4. Include the Land Owner's Name, address, and telephone number, instead of the client's information.
5. Label the northern and eastern easement as a utility easement, as this use is noted in the filed document.
6. Show and label or note that concrete wheel stops will be installed on each parking space. This ensures the wooden fence is protected.
7. Use a different pattern for the landscaping areas.
8. Include a legend for the different surface materials.
9. Is the eastern street frontage with the trees proposed to be landscaped? If so, please include the landscaping pattern.
10. 4% of net site area or a landscape area of 30-foot depth along all public rights-of-way is required with 75% of the required landscaping square footage (approximately 5,200 square feet) to be placed along the street. It appears approximately 3,200 square feet of landscaping is provided in the front yard. An option to gain more square footage could be to have the front screening fence continue straight southward from the northeastern corner, as well as landscaping the very northeastern corner.
11. What do the numbers by the trees represent? Either include a legend or remove the numbers.
12. The existing signage is not allowed on the fence. A monument sign more than 20-feet from a driveway is allowed by right.
13. Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
14. Update the notes at the bottom to correct the Urban Forestry Section to 6.302.
15. Add the note: No in-operable or un-registered vehicles, personal recreational vehicles, or campers are allowed.

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

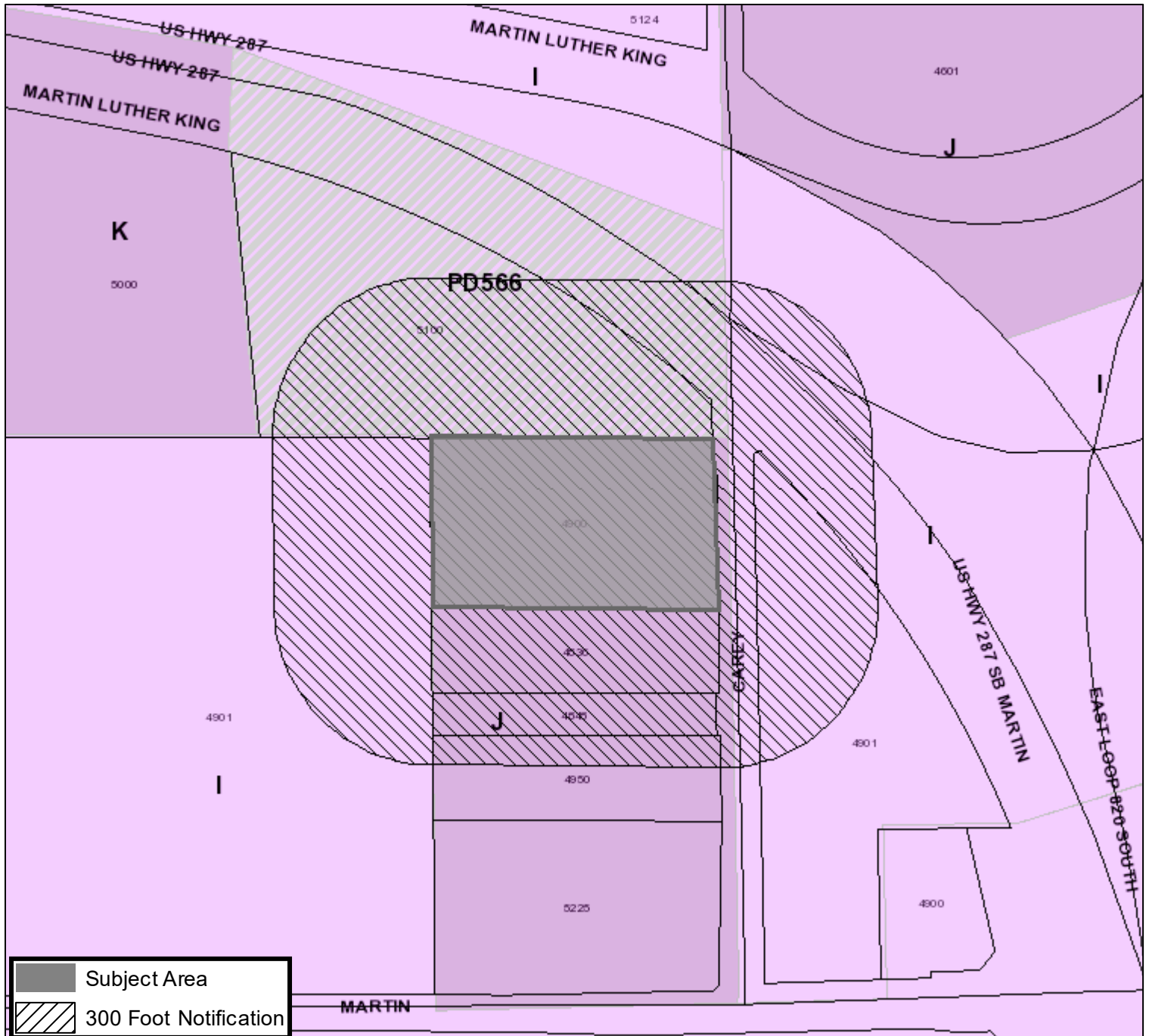




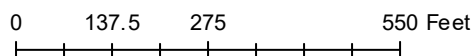
ZC-23-165

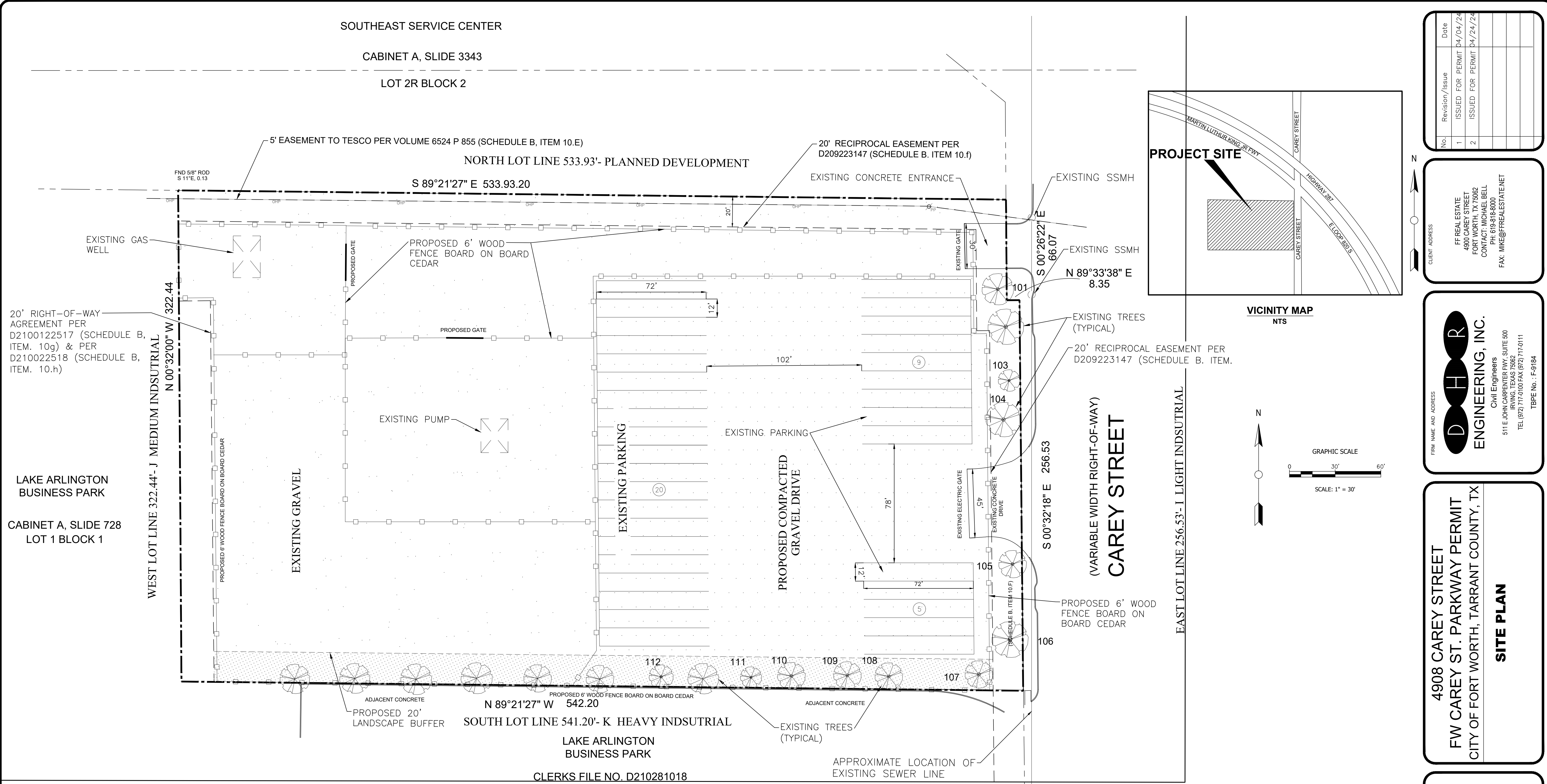
Area Zoning Map

Applicant: 4900 Carey LLC by Mike Bell
Address: 4900 Carey Street
Zoning From: J
Zoning To: Add Conditional Use Permit for semi truck and trailer parking
Acres: 3.982042
Mapsc0: Text
Sector/District: Southeast
Commission Date: 5/8/2024
Contact: 817-392-8190



| | |
|--|-----------------------|
| | Subject Area |
| | 300 Foot Notification |





4908 CAREY ST, FORT WORTH 76106 HYNES, JOHN
 W SURVEY ABSTRACT 767 TRACT 1B02 CITY OF
 FORT WORTH TARRANT COUNTY, TEXAS
 4.00 ACRES (174,040 S.F)

PROJECT: 4908 CAREY ST
 ZONING : J-MEDIUM INDUSTRIAL
 DATE OF PREPARATION: 02/02/2024
 ENGINEER: DAVID.H RECHT, P.E

ZONING CASE# = ZC-23-165

TRUCK AND TRAILER PARKING
 34- 72' X12' GRAVEL PARKING
 SPACES

| 4908 CAREY STREET SITE SUMMARY TABLE | |
|--------------------------------------|-------------------------|
| GENERAL SITE DATA | |
| LOT AREA | 174,045 S.F. (4.00 Ac.) |
| ZONING | CUP |
| USE | MEDIUM INDUSTRIAL |

| No. | Revision/Issue | Date |
|-----|----------------------------|------|
| 1 | ISSUED FOR PERMIT 04/04/24 | |
| 2 | ISSUED FOR PERMIT 04/24/24 | |

CLIENT ADDRESS
 FF REAL ESTATE
 4908 CAREY STREET
 FORT WORTH, TX 76102
 CONTACT: MICHAEL BELL
 P: 817.818.8000
 M: 817.818.8000
 FAX: MMBE@FFREALESTATE.NET

DHR ENGINEERING, INC.
 Civil Engineers
 511 E JOHN CARPENTER Fwy, SUITE 500
 IRVING, TEXAS 75062
 TEL (972) 717-0000 FAX (972) 717-0111
 TBPE No. : F-9184

4908 CAREY STREET
 FW CAREY ST. PARKWAY PERMIT
 CITY OF FORT WORTH, TARRANT COUNTY, TX
SITE PLAN

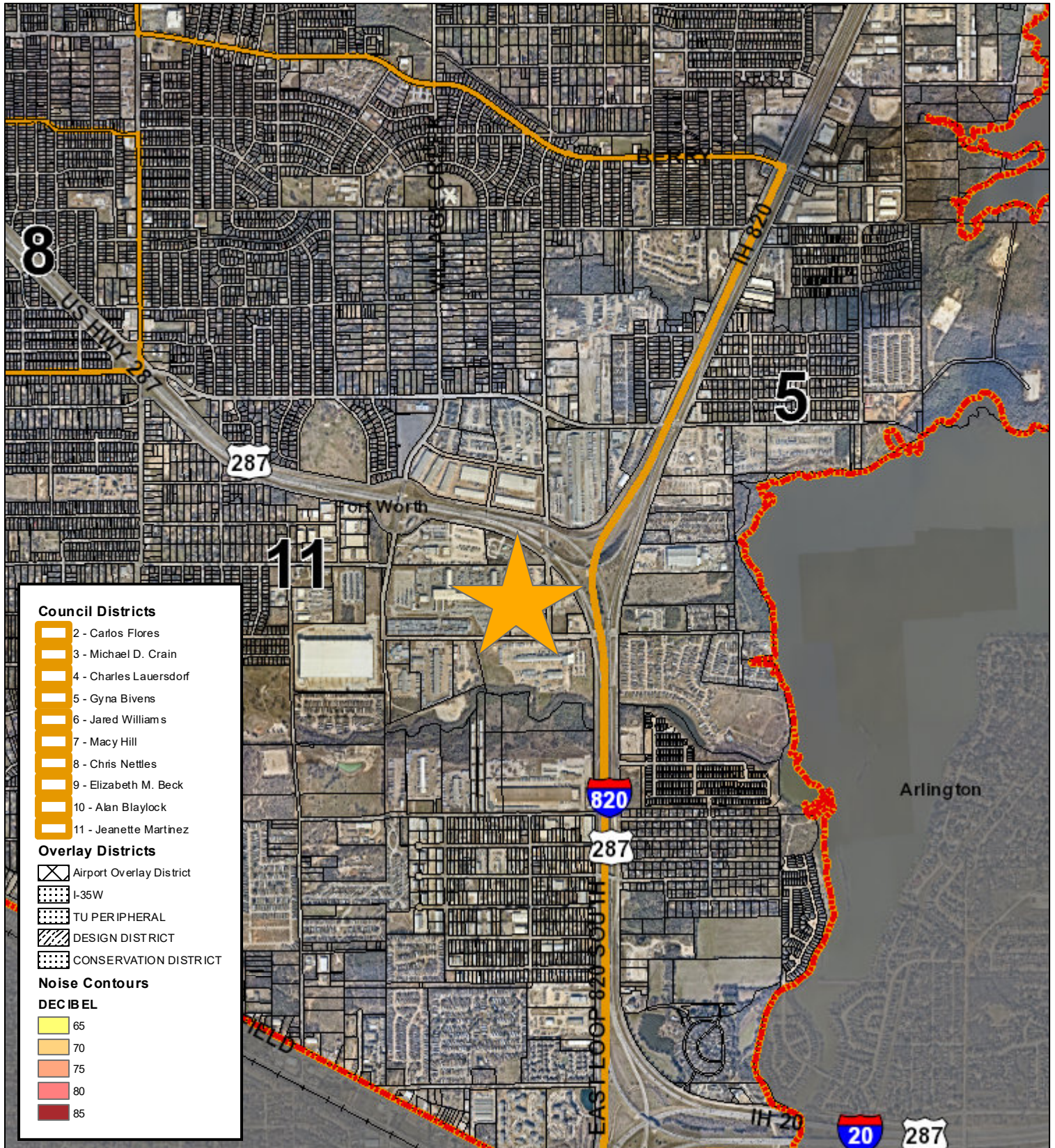
STATE OF TEXAS
 DAVID H. RECHT
 91962
 LICENSED PROFESSIONAL ENGINEER
 April 24, 2024
David H. Recht

CHECKED BY
 DR
 DHR JOB No.
 23405
 ISSUE DATE: 1/22/2024
 SHEET
C-1.0

SIGNATURE - DIRECTOR OF DEVELOPMENT SERVICES _____ DATES _____

THIS PROJECT WILL COMPLY AND CONFORM TO THE FOLLOWING: SECTION 6.301 LANDSCAPING, SECTION 6.30 URBAN FORESTRY, ARTICLE 4 SIGNS AND ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

Area Map



Council Districts

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

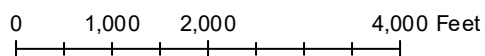
Overlay Districts

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

Noise Contours

DECIBEL

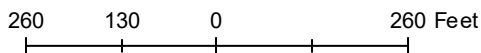
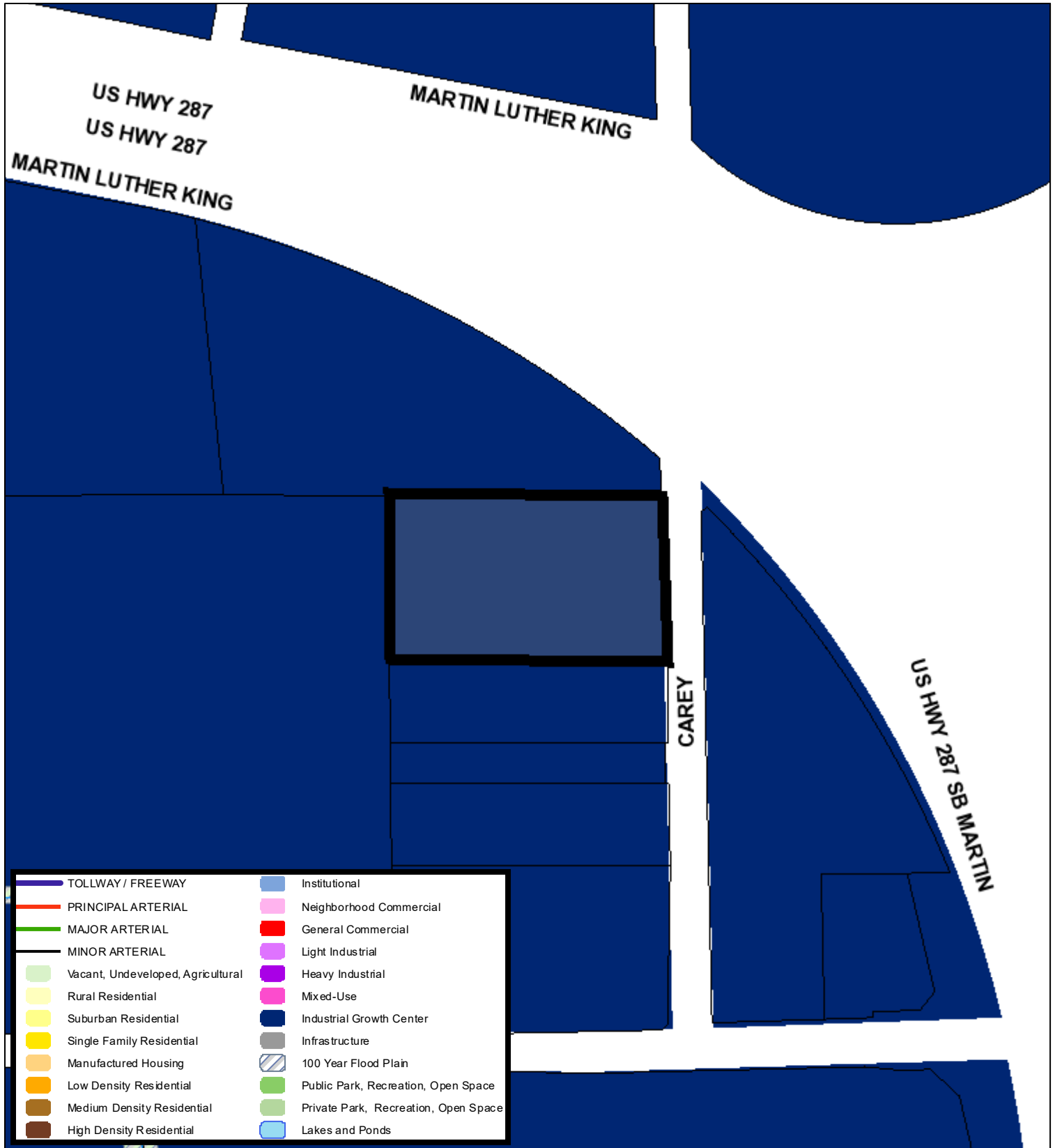
- 65
- 70
- 75
- 80
- 85





ZC-23-165

Future Land Use



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



Aerial Photo Map



0 165 330 660 Feet





Zoning Staff Report

Date: May 8, 2024

Case Number: ZC-24-003

Council District: 11

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Applicant: City of Fort Worth (initiated by City Council Member Martinez)

Site Location: 4550 Village Creek Blvd & 4519 Mooreview Avenue

Acreage: 7.1 acres

Request

Proposed Use: Multifamily

Request: From: “IP” Industrial Park

To: “CR” Low Density Multifamily

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The rezoning site is located near the corner of Wilbarger Street and Village Creek Road. The Councilmember requested that this site be rezoned in accordance with the Comprehensive Plan. The proposed rezoning will provide a residential buffer between existing single-family and industrial uses to the west. Currently the site is vacant. An open design fence and trees surround the site along Village Creek and a wood screening fence is in place adjacent the residential to the west. The owners are in contact with the Councilmember's office regarding the rezoning.

Surrounding Zoning and Land Uses

North “CF” Community Facilities / Eugene McCray Community Center
East “I” Light Industrial / warehouse, industrial
South “I” Light Industrial / US Highway 287
West “A-5” One-Family / single-family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 26, 2024.
The following organizations were notified: (emailed April 26, 2024)

| Organizations Notified | |
|------------------------------|---|
| Village Creek * | Fairhaven NA |
| Echo Heights NA | Echo Heights Stop Six Environmental Coalition |
| East Fort Worth, Inc. | Streams and Valleys Inc. |
| Trinity Habitat for Humanity | Southeast Fort Worth Inc. |
| FWISD | |

** Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Council Member Martinez is requesting to change the zoning of this site to more closely match the existing land uses. Surrounding land uses consist of single-family to the west, community center to the north, US HWY 287 to the south, and industrial to the west. The proposed “CR” would allow for various residential uses, including

multifamily, townhome, duplex or single-family. These uses will provide a buffer to the more intense nearby industrial uses.

The proposed zoning **is compatible** at this location.

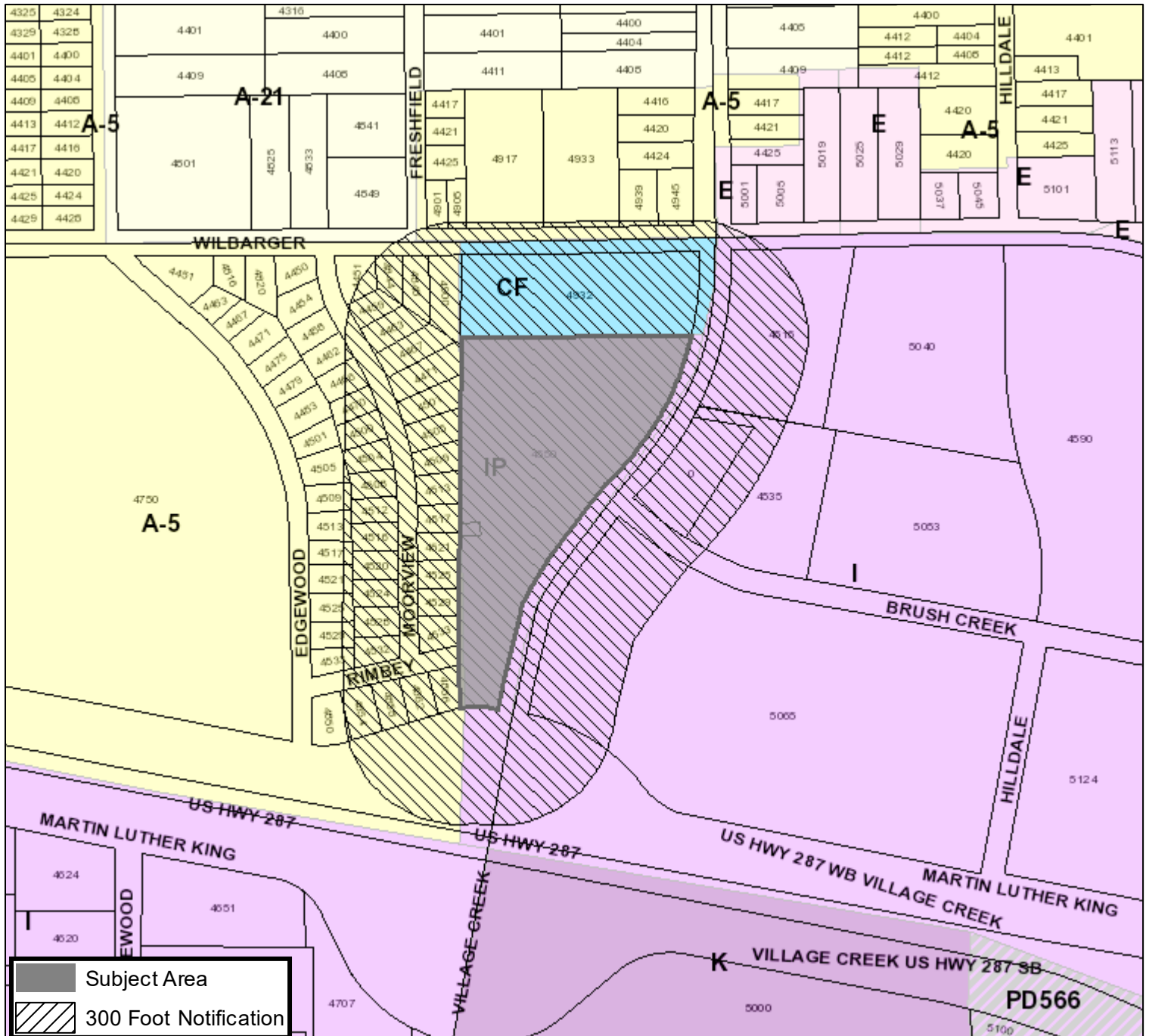
Comprehensive Plan Consistency – Southeast



The adopted Comprehensive Plan currently designates the subject property as Medium Density Multifamily, the “CR” Low Density Multifamily **is consistent** with the Future Land Use Map and compatible with the following policies of the adopted Comprehensive Plan.

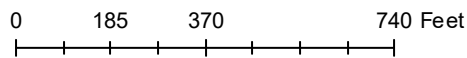
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage new development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

Area Zoning Map

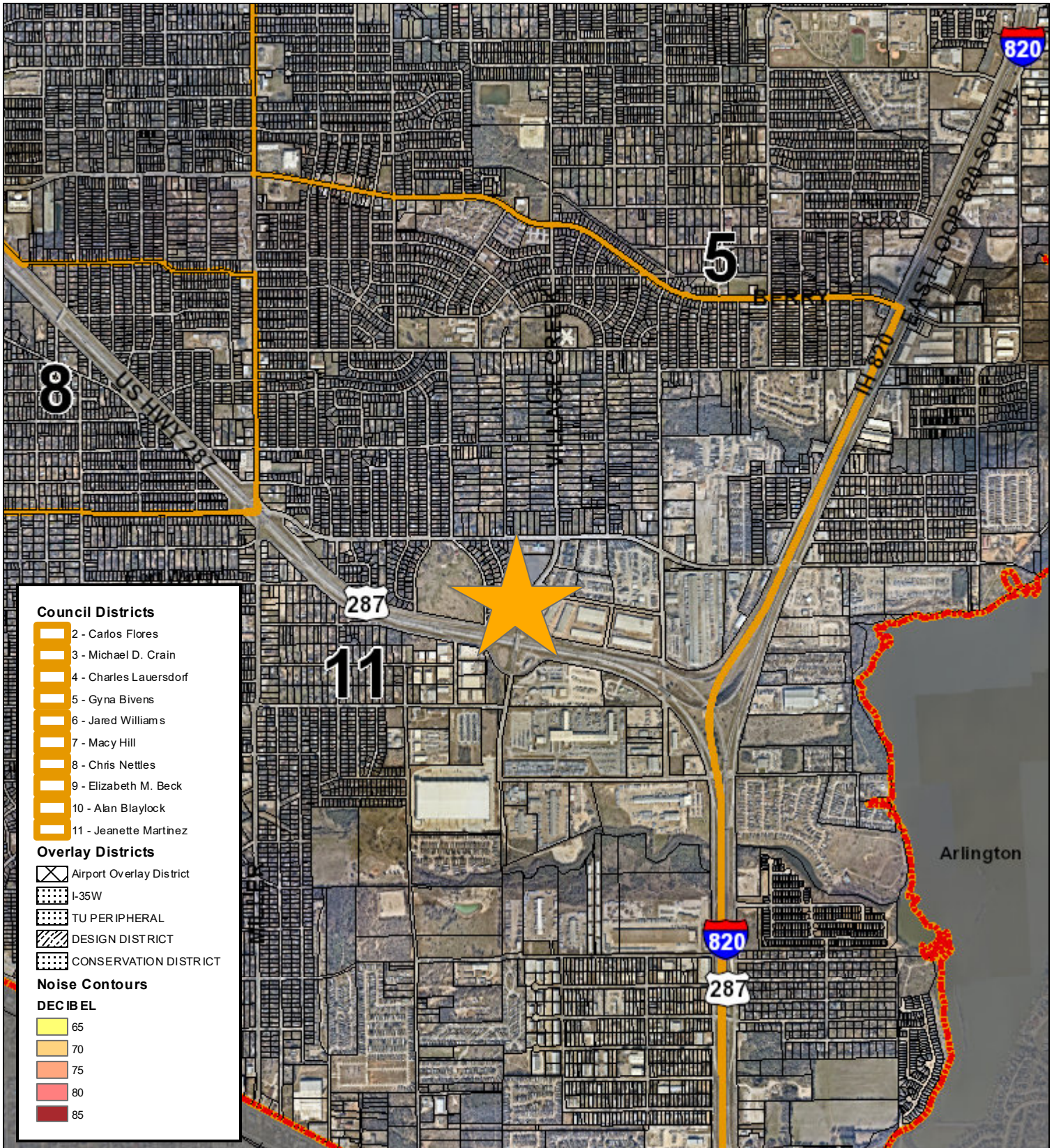
Applicant: City of Fort Worth
 Address: 4550 Village Creek Road and 4519 Mooreview Avenue
 Zoning From: IP
 Zoning To: CR
 Acres: 7.13596042
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 5/8/2024
 Contact: null



| | |
|--|-----------------------|
|  | Subject Area |
|  | 300 Foot Notification |

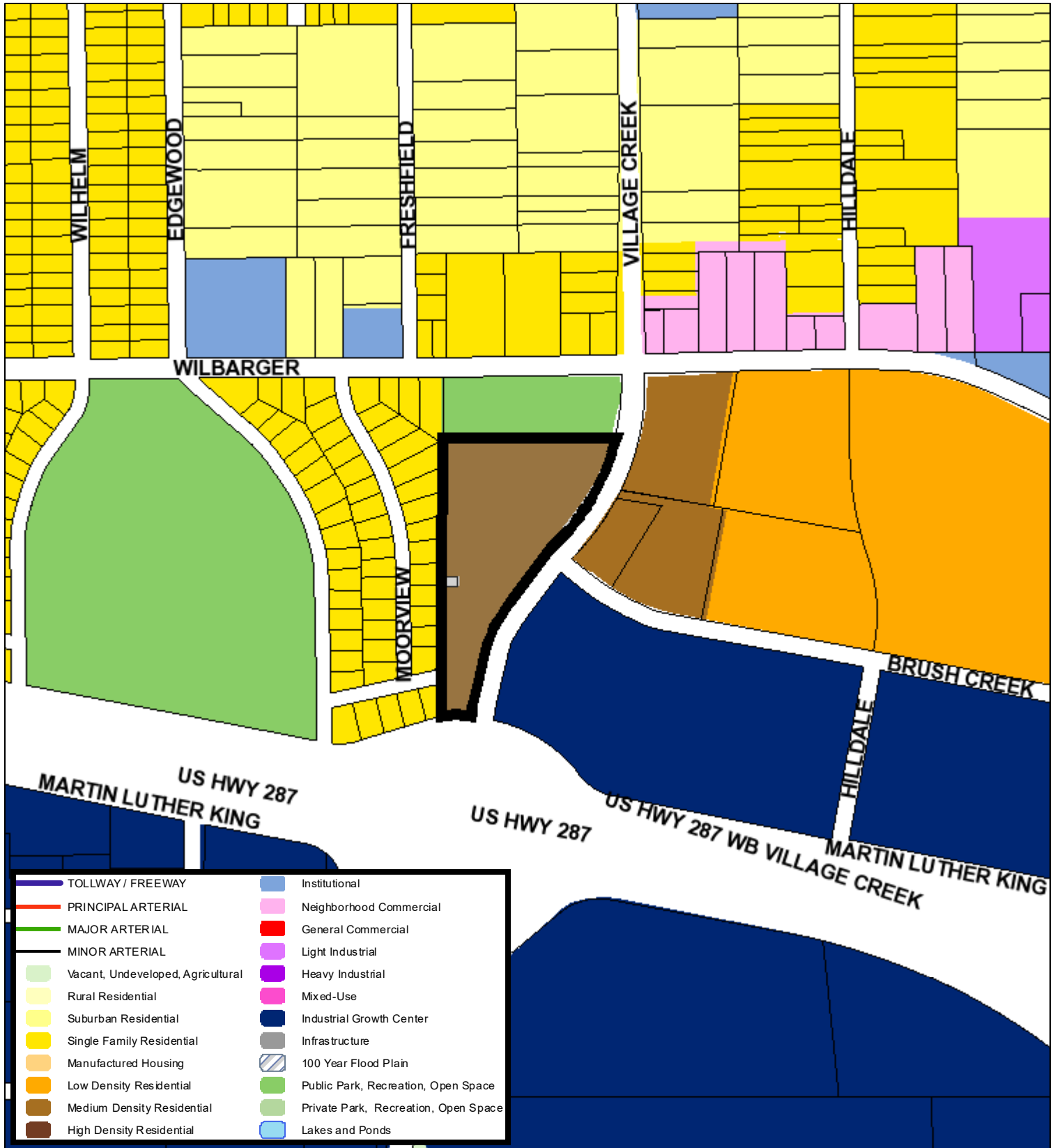


Area Map

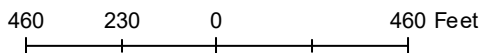


0 1,000 2,000 4,000 Feet

Future Land Use



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



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



Aerial Photo Map



0 287.5 575 1,150 Feet





Zoning Staff Report

Date: May 8, 2024

Case Number: ZC-24-025

Council District: 8

Zoning Map Amendment & Site Plan

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

Owner / Applicant: Cirous Arashvand & Ali Iranzad

Site Location: 2212 S. Riverside Drive

Acreage: 6.8 acres

Request

Proposed Use: Vehicle Junkyard

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

Recommendation

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

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

Staff Recommendation: **Approval subject to a site plan and a five-year expiration date**

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9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The subject property features a motor vehicle junk yard and is located in a transitional area with commercial or industrial uses. Predominantly industrial use is noted to the north and south, while a railroad track or commercial uses along the east side of Riverside Drive separate the area from residential neighborhoods. The applicants are requesting a conditional use permit that will allow them to continue operating the motor vehicle junk yard for an additional five years.

The property is zoned “K” Heavy Industrial. Per City Ordinance, a motor vehicle junk yard or used automobile junk area may be permitted as a conditional use permit subject to the following conditions.

- (1) The junkyard or area shall not adjoin any residential district.
- (2) The junkyard or area must be completely enclosed by a six-foot screening fence.
- (3) Conditional use permit approvals shall be limited to the following period of time. Extensions of time shall each be subject to the same application, report and hearing procedures as the original approval.
 - a. *First approval.* A period not to exceed ten years; and
 - b. *Each subsequent extension.* A period not to exceed ten years.

Previously, a junkyard was allowed through a Special Exception. However, the ten-year term has expired, and the zoning ordinance was changed to allow vehicle junkyards under CUP. The applicant plans to maintain the current operation with an office building at the front of the site, a screening fence surrounding the property, and cars for salvage. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

Although a vehicle junkyard is not allowed in the "K" zoning district by default, it may be possible to allow one by obtaining a Conditional Use Permit (CUP) along with a site plan to ensure that the above mentioned supplemental standards are followed. This approach can address any concerns from the surrounding neighborhood and offer the option to revoke the CUP if there are any code violations.

Surrounding Zoning and Land Uses

North “I” Light Industrial / Industrial Uses
East “I” Light Industrial/ Industrial Uses
South “I” Light Industrial / Industrial Uses
West A-5/ Vacant

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 26, 2024
The following organizations were notified: (emailed April 26, 2024)

| Organizations Notified | |
|--|-----------------------------------|
| United Communities Association of South Fort Worth | Hillside Neighborhood Association |
| Belmont NA | Morningside NA |
| East Fort Worth, Inc. | Streams And Valleys Inc |
| Trinity Habitat for Humanity | Southeast Fort Worth Inc |
| Fort Worth ISD | |

Development Impact Analysis

Land Use Compatibility

The existing junkyard is enclosed on all sides with a screening fence. South Riverside Drive is classified as a major arterial. The existing railroad and commercial corridor provide an approximate 200-foot buffer to the closest residential lot. No floodplain is noted in the vicinity. The trees required with the 2004 approval partially mitigate the negative visual effects of a junkyard. Therefore, the requested Conditional Use Permit is **compatible** with the neighborhood.

Comprehensive Plan Consistency – Southside

The Comprehensive Plan describes where general land use categories would be appropriate. However, it does not typically specify individual land uses. The CUP process allows the city to consider the appropriateness of an individual use in certain location. The adopted Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map. The existing operation is considered a heavier industrial use than light industrial. However, the property has operated without any reported negative impacts upon the surrounding area. After the five years expires, a new Comprehensive Plan will have been updated and will have an opportunity to assess.

Site Plan Comments

Zoning and Land Use

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

- Title of project or development (in bold letters) in the lower righthand corner of the plan
- Date of preparation or revision, as applicable
- Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Provide a signature line labeled: “Director of Development Services” with a “Date” line above the project title

Stormwater

- Contact: sds@fortworthtexas.gov

Site has shallow potential high water.

No FEMA or CFRA on site.

Fire

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov or fireplattng@fortworthtexas.gov)
FYI comment: The large existing building is existing non-compliant for hydrant/building hose lay within 500'. The hose lay shortfall is approximately 100'. Fire supports the zoning change as it is an existing condition. Any new building permits may require upgrades to meet fire code.
Sections 507.5.1 (2) and (3)

No other concerns noted at this time.

General information:

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

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

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

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

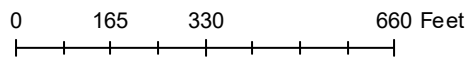
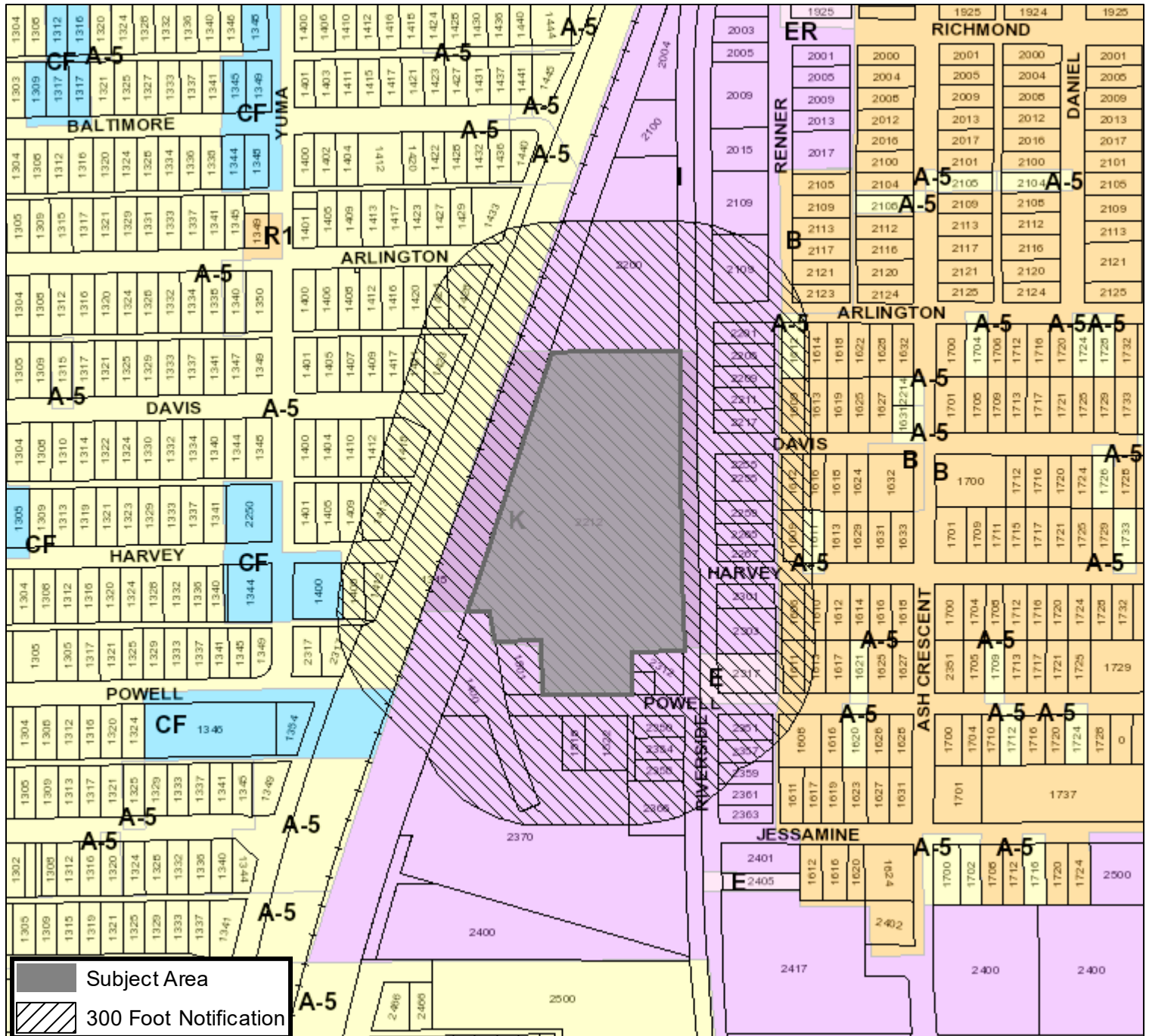
Water

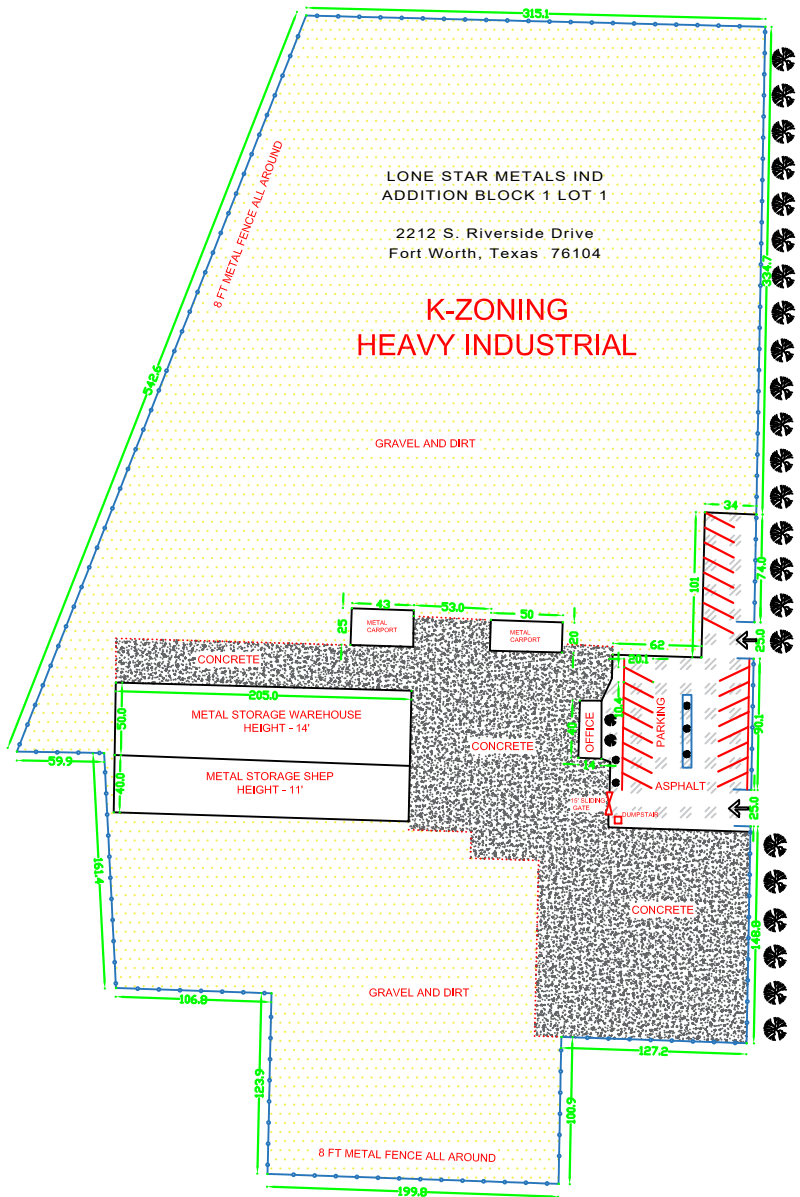
No comments



Area Zoning Map

Applicant: Tony Irazad
 Address: 2212 S. Riverside Drive
 Zoning From: K
 Zoning To: To Add a Conditional Use Permit for a Salvage Yard
 Acres: 6.80128897
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 5/8/2024
 Contact: 817-392-2495





LONE STAR METALS IND
 ADDITION BLOCK 1 LOT 1
 2212 S. Riverside Drive
 Fort Worth, Texas 76104

**K-ZONING
 HEAVY INDUSTRIAL**

SOUTH RIVERSIDE DRIVE

EAST POWELL AVENUE

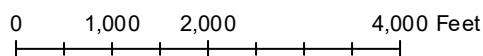
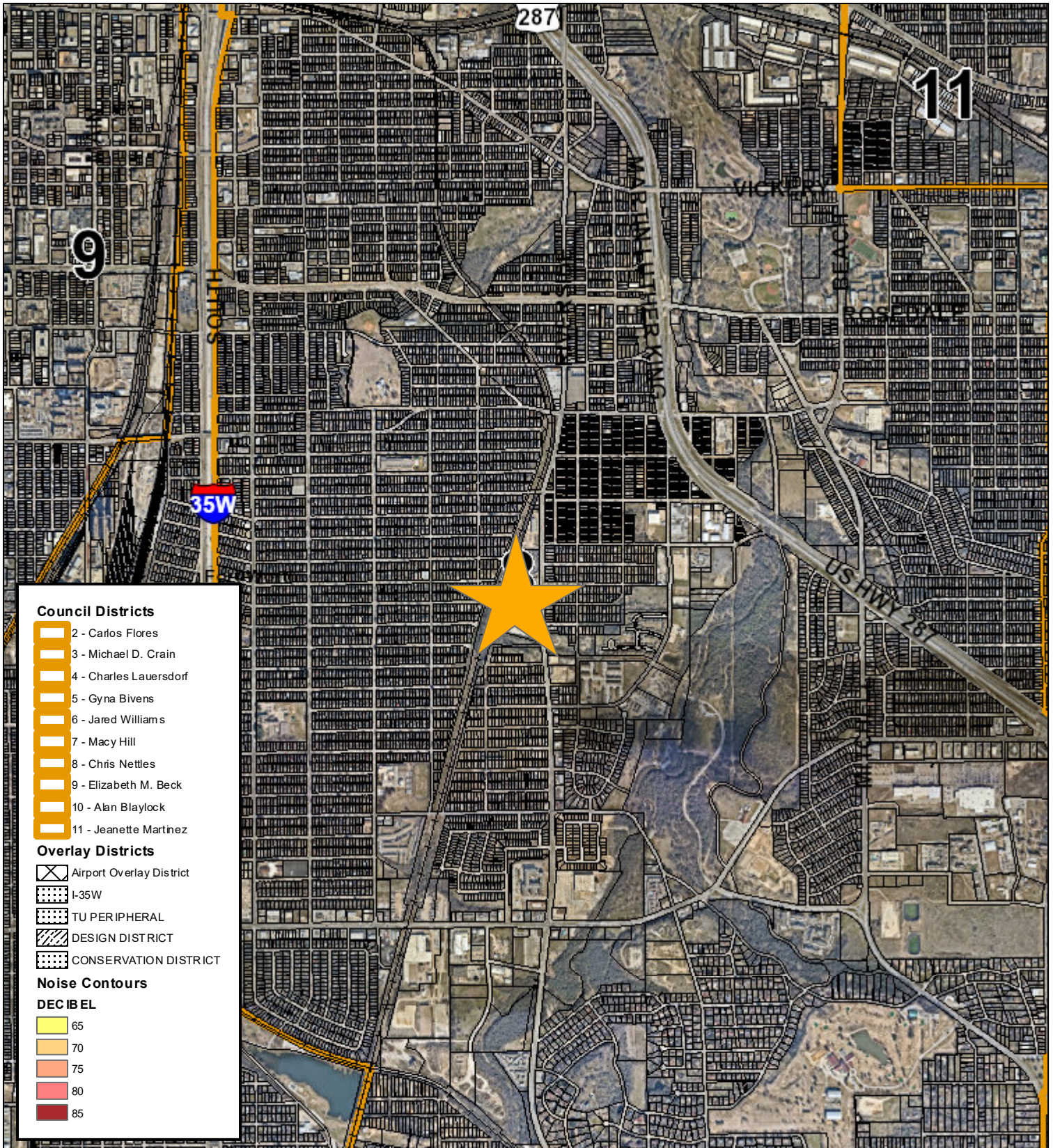
Scale 1 inch = 40 ft.

Sketch showing a portion of Block 62 of
 HIGHLAND PARK ADDITION, portions of
 Lots 16 thru 23 of ALEXANDERS ADDITION,
 the former HARVEY AVENUE west of SOUTH
 RIVERSIDE DRIVE, all Lots 1 thru 3, Lots
 6 thru 11 and Lots 13 thru 16 in Block 7 of
 BELMONT ADDITION, And a part of the
 D. DULANEY SURVEY, Abstract No.
 410 all situated in the South part of
 Fort Worth in Tarrant County, Texas.
 We marked or referenced the corners as shown.
 The conditions along the lot
 and tract lines are as shown.
 Surveyed in November, 1976
 Brooks Baker, Surveyors.

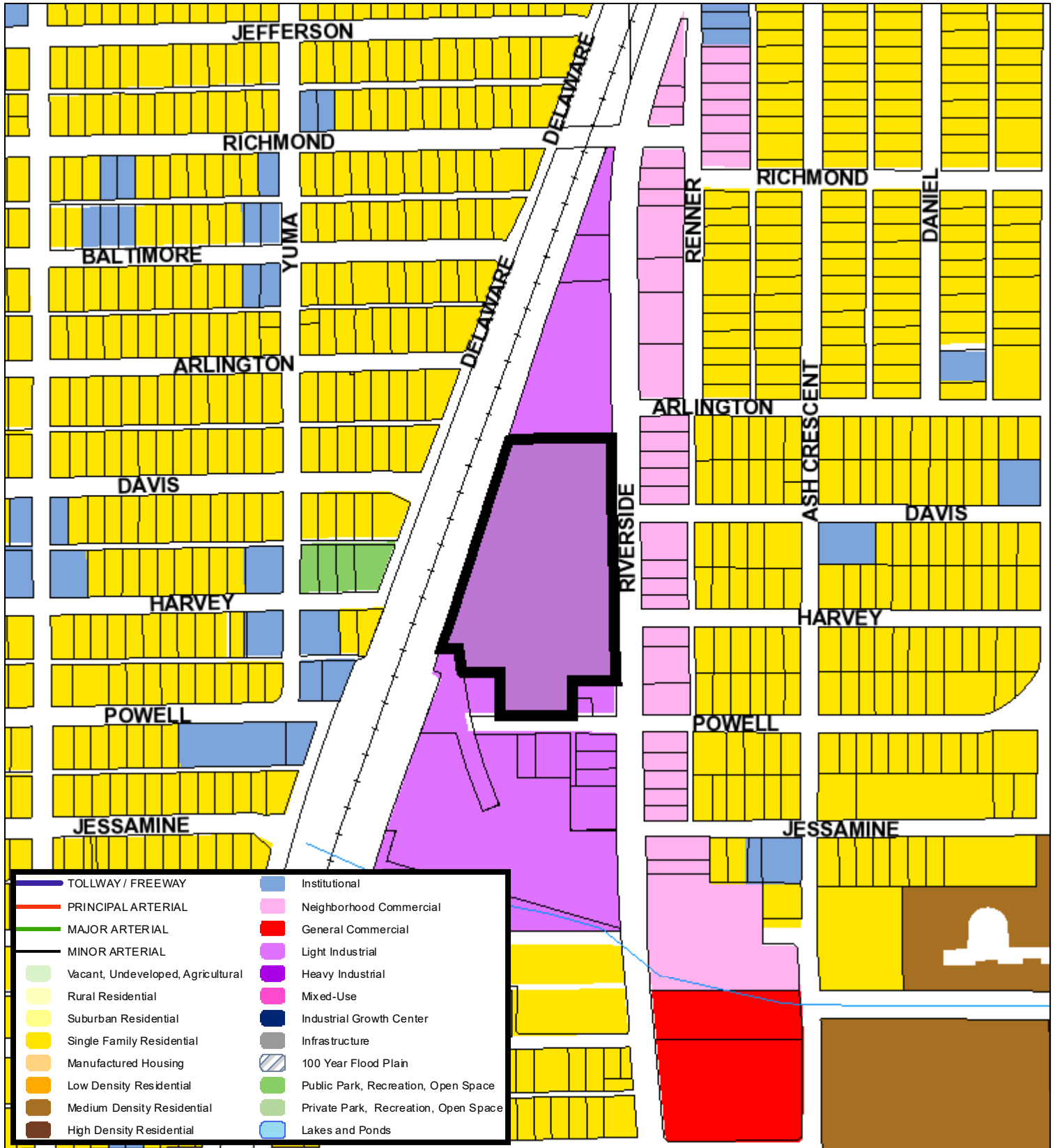
| | | | |
|---------------------------------------|-----------------|---------------------------------------|-----------------|
| Project Number | | Project Title | |
| Project Number | Project Title | Project Number | Project Title |
| Building Number | Building Number | Building Number | Building Number |
| Planning Number | Planning Number | Planning Number | Planning Number |
| A101 | | DESIGN DEVELOPMENT | |
| Block 62 - Highland Park | | FULLY SPRINKLERED | |
| Issue Date | Issue Date | Issue Date | Issue Date |
| Drawn By | Drawn By | Drawn By | Drawn By |
| Checked By | Checked By | Checked By | Checked By |
| Sheet Name | | Sheet Name | |
| Approved Project Director | | Approved Project Director | |
| DESIGNER OF RECORD | | DESIGNER OF RECORD | |
| AE Firm name | | AE Firm name | |
| AE Firm street address | | AE Firm street address | |
| AE Firm city, state, zip code | | AE Firm city, state, zip code | |
| AE Firm phone number | | AE Firm phone number | |
| AE Firm POC | | AE Firm POC | |
| CONSULTANT | | CONSULTANT | |
| Consultant firm name | | Consultant firm name | |
| Consultant firm street address | | Consultant firm street address | |
| Consultant firm city, state, zip code | | Consultant firm city, state, zip code | |
| Consultant firm phone number | | Consultant firm phone number | |
| Consultant POC | | Consultant POC | |
| DATE | | DATE | |

Existing Site Plan as of February 2024

Area Map



Future Land Use



380 190 0 380 Feet

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



Aerial Photo Map



0 240 480 960 Feet





Zoning Staff Report

Date: May 8, 2024

Case Number: ZC-24-027

Council District: 6

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Walton Texas LP/Westwood Professional Services

Location: 10200 Old Cleburne Crowley Rd, 10500 W Cleburne Rd, 10375 Old Granbury Rd

Acreage: 302.187 acres

Request

Proposed Use: Single Family (zero lot line) & Multifamily

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

To: Tracts 1, 2A, 13 & 15: "R1" Zero Lot Line/Cluster
Tract 2B: "D" High 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 not consistent**

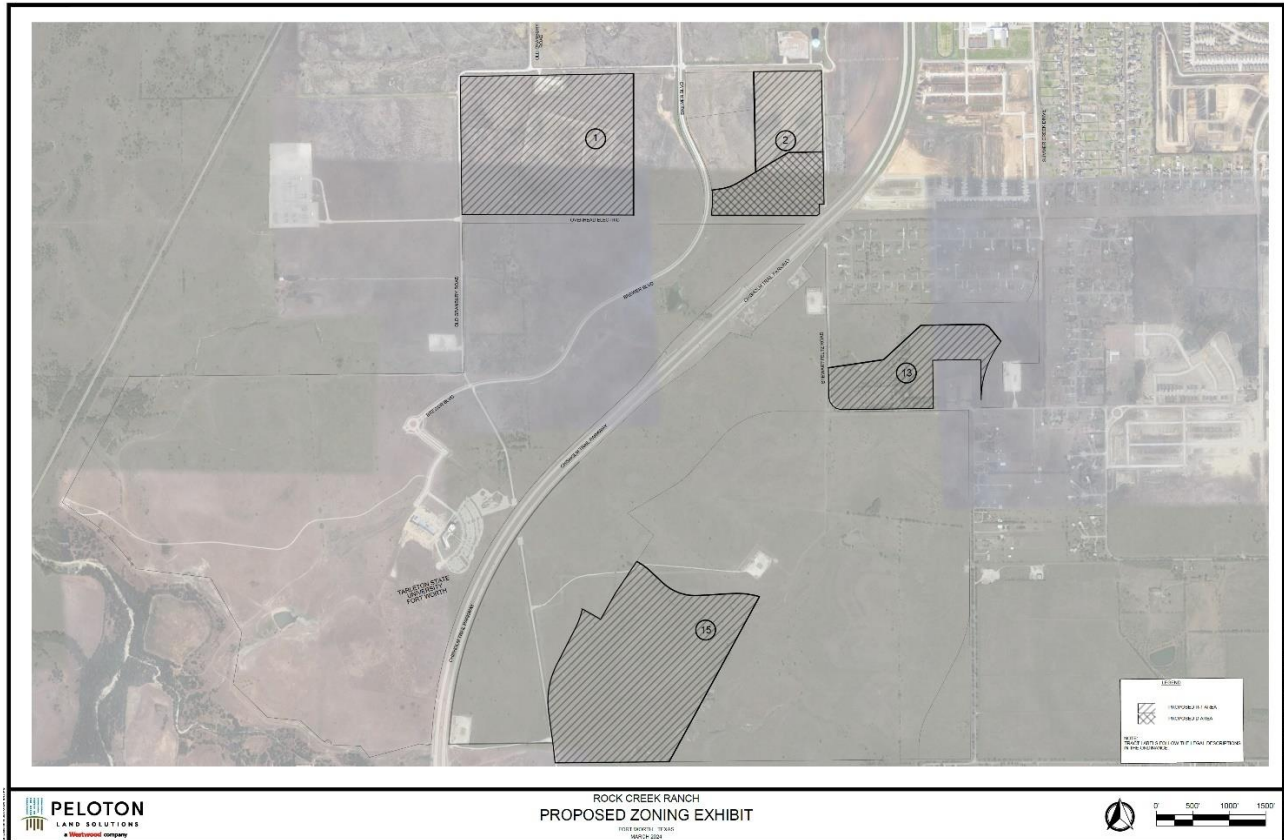
Staff Recommendation: **Approval**

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- [3. Recent Zoning History](#)
- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
- Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph
- Rock Creek Ranch Concept Plan (2017)

Project Description and Background

The subject site is composed of four tracts (referred to as Tract 1, Tract 2 [2A & 2B], Tract 13, and Tract 15) in southwest Fort Worth in Council District 6. The applicant is seeking to change the zoning from “A-5” One Family Residential to “R1” Zero Lot Line/Cluster. A small portion of the request is to go to “D” High Density Multifamily, which is identified by the developer as Tract 2B and marked with a double cross hatch below.



Standard “R1” and “D” zoning do not require a Site Plan to accompany the application, however providing an exhibit can give staff and City officials a better understanding of the intended layout, scope, and function of the proposed development. No exhibits were provided by the applicant to give added context to the request. The developer would need to follow the development standards established in Section 4.708 and Section 4.712 of the Zoning Ordinance, for “R1” and “D”, respectively.

According to the City of Fort Worth’s Residential Use Table, “R1” zoning is primarily intended to support single family zero lot line homes (attached or detached), however a variety of other housing types are allowed by right in addition to zero lot line homes. This includes cluster housing, duplexes (attached or detached), or standard single family detached. More dense housing types, such as townhouses, rowhouses, or apartments would not be permitted by right in “R1” zoning, which makes up over 90% of the area of this change of zoning request. The small portion of “D”, which is approximately 8% of the total area, would allow the development of apartments or any housing type that is less dense than apartments.

Surrounding Zoning and Land Uses

Tract 1:

North "A-5" One Family residential / single family residential
East "A-5" One Family residential / undeveloped
South "A-5" One Family residential / undeveloped
West City of Fort Worth Extraterritorial Jurisdiction (no zoning) / undeveloped

Tract 2:

North "C" Medium Density Multifamily / water tower & gas wells
East "G" Intensive Commercial / undeveloped
South "PD-1090" Planned Development – High Density Multifamily / undeveloped
West "A-5" One Family residential / undeveloped

Tract 13:

North "A-5" One Family residential / undeveloped
East City of Fort Worth Extraterritorial Jurisdiction (no zoning) / gas wells
South "A-5" One Family residential / undeveloped
West "PD-1091" Planned Development – General Commercial / undeveloped

Tract 15:

North "A-5" One Family residential / gas wells
East "A-5" One Family residential / undeveloped
South City of Fort Worth Extraterritorial Jurisdiction (no zoning) / gas wells
West "PD-1094" Planned Development – Intensive Commercial / undeveloped

Recent Zoning History

- ZC-16-085, from Unzoned, “A-43” One-Family, “A-5” One-Family, “R2” Townhouse/Cluster, “C” Medium Density Multifamily, “E” Neighborhood Commercial, “G” Intensive Commercial and “I” Light Industrial to “A-5” One-Family, “D” High Density Multifamily, “CF” Community Facility, “E” Neighborhood Commercial, “F” General Commercial, “G” Intensive Commercial, and “MU-2” high Intensity Mixed-Use, approved by City Council June 2016

The Rock Creek Concept Plan approved in 2017 is attached to this staff report for reference.

Public Notification

300-foot Legal Notifications were mailed on April 26, 2024.

The following organizations were emailed on April 26, 2024:

| Organizations Notified | |
|---------------------------|------------------------------|
| Chisholm Trail Ranch HOA* | Panther Heights NA* |
| Crowley ISD | District 6 Alliance |
| Streams and Valleys Inc | Trinity Habitat for Humanity |

**Located closest to these registered Neighborhood Associations*

Development Impact Analysis

Land Use Compatibility

Development in the vicinity is sparse and limited to gas wells and agricultural uses. Of the four tracts included in this change of zoning request, none are directly adjacent to any established residential areas or uses. These four tracts are proximal to the Chisholm Trail Parkway (CTP) providing north-south access and a connection to major employment centers. There is a nearby commercial area at the intersection of McPherson Boulevard and CTP that will provide services and goods to these new residential areas.

“R1” zoning is a type of residential zoning that allows single family dwelling units with zero lot line construction, meaning that the units can be built up to the property line on one side, with a small yard required on the opposite side. It also allows paired units (twin homes) with a shared wall, as well as standard single family detached units. This type of zoning would be similar in character to standard “A” or “B” residential zones, only with smaller lots.

The small portion that is proposed for “D” High Density Multifamily is less than 8% of the total area involved. It is situated where only a small portion would abut existing “A-5” One Family zoning, with the remaining 80% of the perimeter bordering with “R1” Zero Lot Line/Cluster, “G” Intensive Commercial, Chisholm Trail Parkway, overhead electric transmission lines, and “PD-D” Planned Development-High Density Multifamily zoning. The “D” area will access off of Brewer Boulevard, which is noted on the City’s adopted Master Thoroughfare Plan as a Neighborhood Connector street. No access to the CTP is proposed, and there are no frontage roads in this area.

In the instance that these tracts directly abutted any existing residential developments, they would need to be compatible to and complement the existing lot densities. However there is no substantive development in this area, and there is no established pattern to fit into, therefore the “R1” and “D” zoning is sensible when taking this into account. Additionally, the proposed zoning matches the spirit and intent of the approved Rock Creek Ranch Concept Plan, which calls for these areas to be developed as single family residential. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far Southwest Sector

The 2023 Comprehensive Plan designates all the tracts involved in this change of zoning request as *future single family residential*. The future land use designation would need to be *future low density residential* in order to be fully compatible with the proposed “R1” zones, and at least *future medium density residential* in order to be fully compatible with the proposed “D” high density zone. The current “A-5” zoning is in line with the Comprehensive Plan future land use designation of *future single family residential*.

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

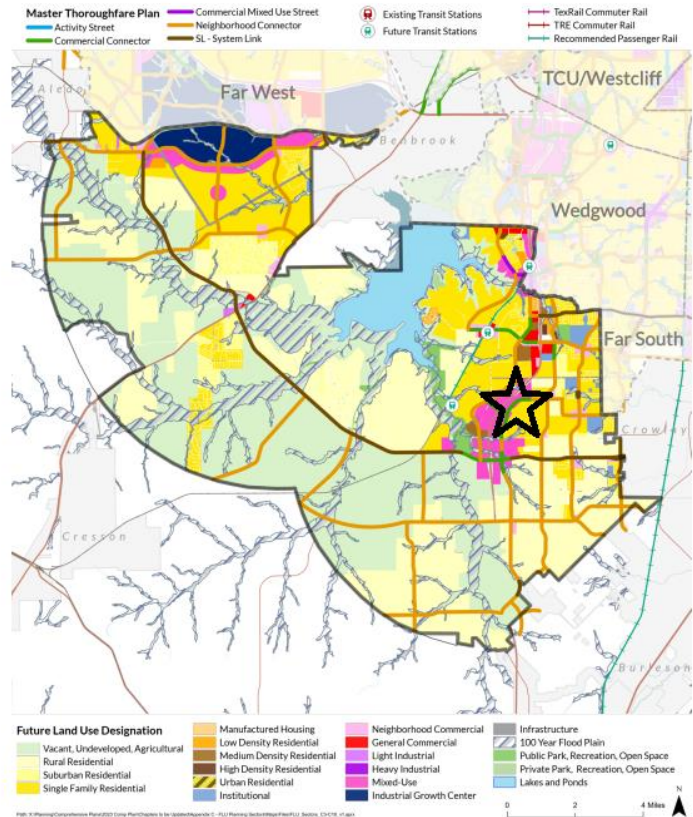
The proposed change of zoning to “R1” and “D” is **not consistent** with the Comprehensive Plan future land use map designation. If the change of zoning is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect these changes.

In addition, This proposal is not clearly supported by any policies or strategies contained within the City’s adopted Comprehensive Plan. As a result, the request is **not consistent** with the Comprehensive Plan policy-wise. None of the 15 policies specific to the Far Southwest sector (included below for reference) seem to clearly support the proposed change of zoning. A black star has been added to the map to show the general location of the four tracts.

FAR SOUTHWEST SECTOR FUTURE LAND USE

Sector Land Use Policies

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
2. Support the extension of rail transit to the Far Southwest sector.
3. Promote transit-oriented development (TOD) around the planned Summer Creek TEX Rail station.
4. Promote commercial, mixed-use, and urban residential development within the Summer Creek Future TOD and SH 121/FM 1187 Mixed-Use Growth Centers, including the new Tarleton State University campus area.
5. Within the Lake Benbrook watershed, promote the clustering of new residential development to preserve as common open space or dedicated parkland the following types of land features: floodplains, riparian buffers, steep slopes, wooded areas, special habitat areas, and unique views.
6. Promote only those uses near Lake Benbrook that will ensure protection of water quality, including protection of riparian buffers and use of Green Infrastructure techniques.
7. Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
8. Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
9. Create a hike & bike trail network in growing areas by promoting a connected system of pathways within floodplains and other open space corridors.
10. Promote the use of parallel local access lanes along major roadways to encourage development in which the front façade of homes can face the street without the need for multiple driveway curb-cuts on the major street, thereby preserving traffic flow and safety, increasing the pedestrian friendliness of the street, and eliminating the canyon effect of backyard fences lining the street.
11. Encourage major employers, retail, and urban residential to locate at or near proposed transit stops and entryways to the Chisholm Trail Parkway toll road, and the Walsh Ranch and Veale Ranch Growth Centers.
12. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
13. Work with school districts to identify suitable sites for future school development that make efficient use of existing infrastructure.
14. Promote healthy physical activity among children by designing enhanced walkability into neighborhoods surrounding new and proposed school sites.
15. Encourage co-location of schools and public parks to promote shared use of facilities and to reduce maintenance costs.

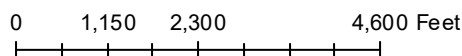
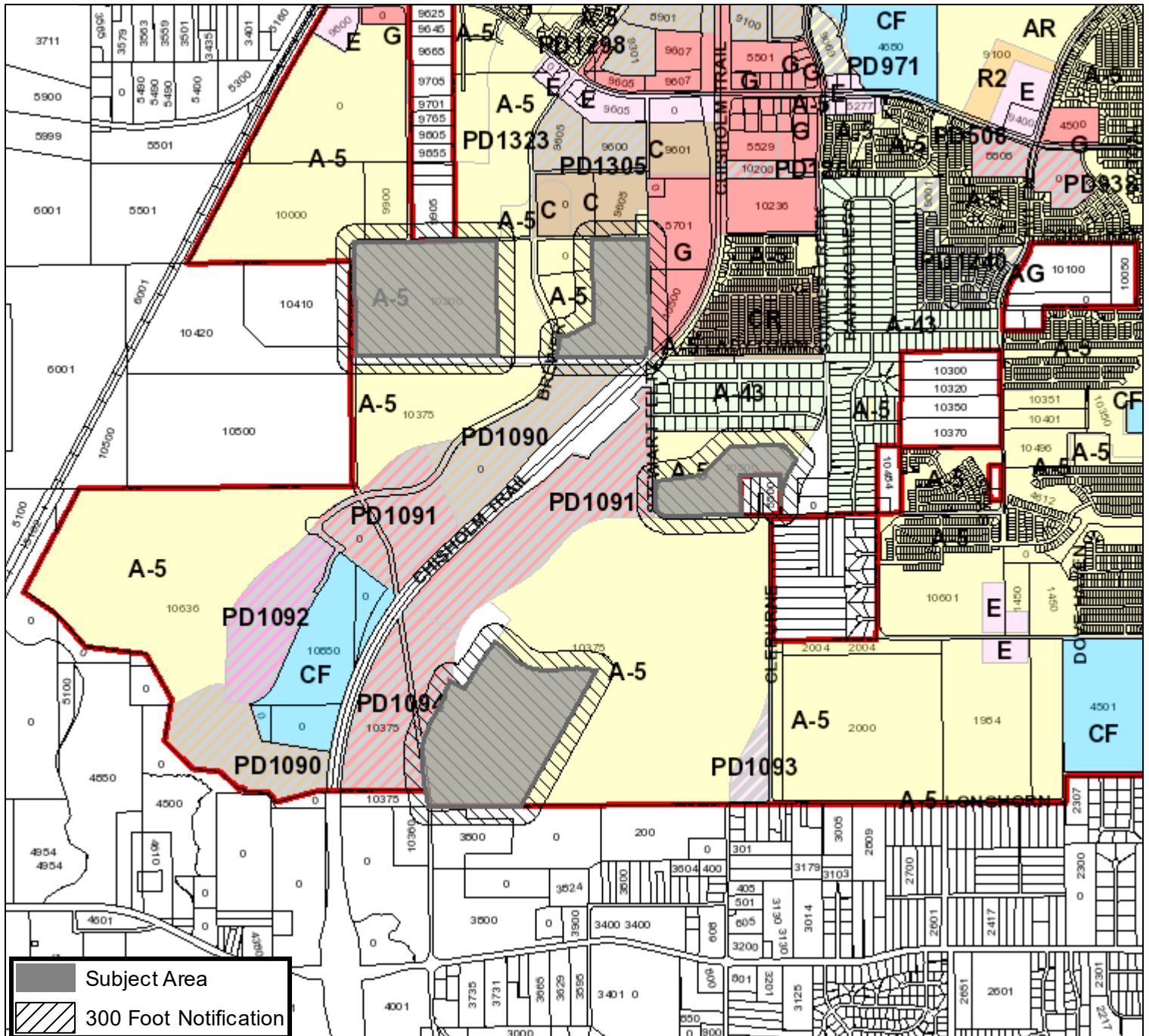


*"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."
Texas Local Government Code, Section 219.005.*

While the request is not backed up by the Comprehensive Plan in general, this change of zoning could potentially be approved when viewed through the lens of growth. The areas surrounding these four tracts are by and large undeveloped at the present time, and it is sensible to try and rezone areas for higher density prior to substantial growth occurring nearby.

Area Zoning Map

Applicant: Walton Texas LP/Westwood Professional Services
 Address: 10200 Old Cleburne Crowley Road, 10500 W. Cleburne Road & old 10375 Old Granbury R
 Zoning From: null
 Zoning To: null
 Acres: 302.2717372
 Mapsco: Text
 Sector/District: Far_Southwest
 Commission Date: 5/8/2024
 Contact: 817-392-8043



NOTES:

- The Concept Plan is a guide plan and establishes land uses and their general locations. The acreage tabulations shown on the Concept Plan are approximate.
- Road alignments shown are conceptual and subject to further refinement and adjustment at time of preliminary platting and design.
- All streets adjacent to the proposed school site shall be 60' right of way.
- Residential areas and dwelling units as shown may be altered or revised within the development.
- The entire 1,755 acres lies within the City of Fort Worth and is currently vacant.
- The project will utilize City of Fort Worth water and sanitary sewer systems.
- The entire project lies within the Crowley ISD.
- Building lines will be per the City of Fort Worth Zoning Ordinance or Development Design Guidelines whichever is more restrictive.
- Phasing of the property has not been determined and is not shown. Phasing of the property will be determined by future marketing studies and by the completion of proposed Chisolm Trail Parkway.
- According to graphical plotting of the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 410 of 495, Map Number 48439C0410 K, map revised date September 25, 2009, indicates portions of the subject property are located in Zone A, defined as areas inundated by the 100 year flood plain. This statement does not reflect any type of flood study by this firm.
- Areas shown on this exhibit as future Neighborhood Parks shall be suitable for construction of all Phase 1 Neighborhood Park Facilities per the Park, Recreation and Open Space Master Plan. All land proposed as Public Park shall be approved by Parks and Community Services and shown on all plat documents as "Proposed Public Park".
- This plat identifies preliminary need and locations for storm water storage facilities known as detention ponds. It is expressly understood and agreed by the owner or owner's designee of any specific lot or tract within the platted subdivision that the owner or owner's designee of lots or tracts shall be responsible to provide for the final detention volume mitigation during the site development. The preliminary detention storage volume estimate is noted at each location. The final detailed analysis detention volume and required easement may be more or less than shown on this plat. The detention pond design shall be in accordance with the city of fort worth stormwater criteria manual current at the time the final iswm plan is submitted.

Area Development Concept Plan

For 1,755± Acres At

Rock Creek Ranch

in the southwest part of Fort Worth, Tarrant County, Texas

Reference Zoning Case: **TBD**

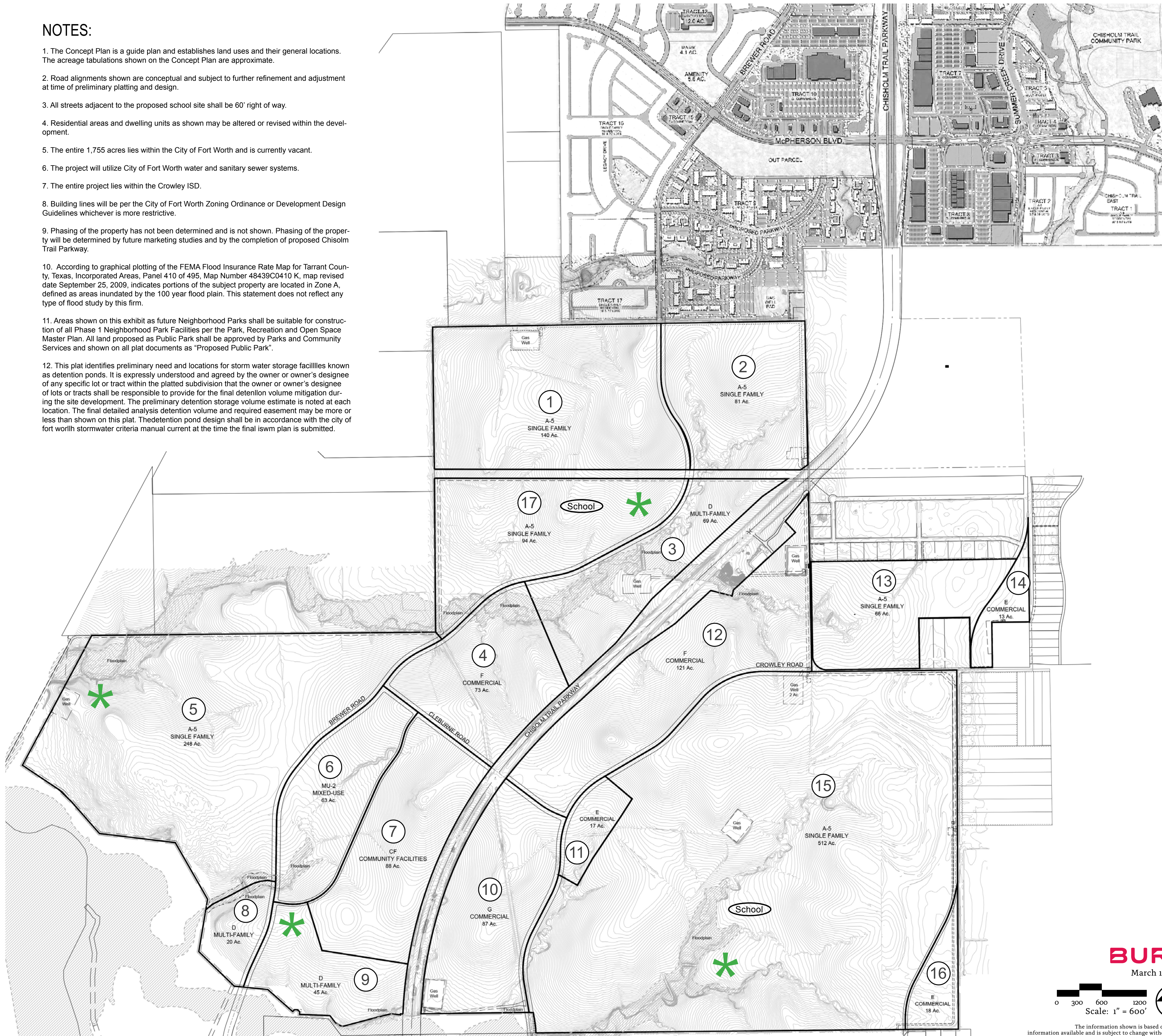
OWNER / DEVELOPER
Walton Development and Management (USA), Inc.
777 Main Street, Suite 600
Fort Worth, TX 76102

ENGINEER / SURVEYOR
BURY, Inc.
5310 Harvest Hill Road, Suite 100
Dallas, TX 75230
(972) 991-0011

LEGEND

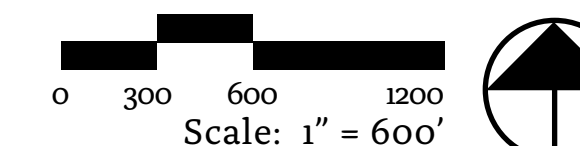
- 1 FT CONTOUR
- FLOODPLAIN
- ZONE BOUNDARY
**ZONE BOUNDARIES ARE FLEXIBLE AND SUBJECT TO CHANGE*
- POTENTIAL SCHOOL
**LOCATION AND NEED TO BE DETERMINED AT LATER DATE*
- NEIGHBORHOOD PARK
**LOCATION TO BE FINALIZED AT LATER DATE*

| Tract | ± Acres | Land Use | Zoning District |
|-------|---------|----------------|-----------------|
| 1 | 140 | SF Residential | A-5 |
| 2 | 81 | SF Residential | A-5 |
| 3 | 69 | Multi-Family | D |
| 4 | 73 | Commercial | F |
| 5 | 248 | SF Residential | A-5 |
| 6 | 63 | Mixed Use | MU-2 |
| 7 | 88 | Commercial | CF |
| 8 | 21 | Multi-Family | D |
| 9 | 45 | Multi-Family | D |
| 10 | 87 | Commercial | G |
| 11 | 17 | Commercial | E |
| 12 | 121 | Commercial | F |
| 13 | 66 | SF Residential | A-5 |
| 14 | 13 | Commercial | E |
| 15 | 512 | SF Residential | A-5 |
| 16 | 18 | Commercial | E |
| 17 | 94 | SF Residential | A-5 |



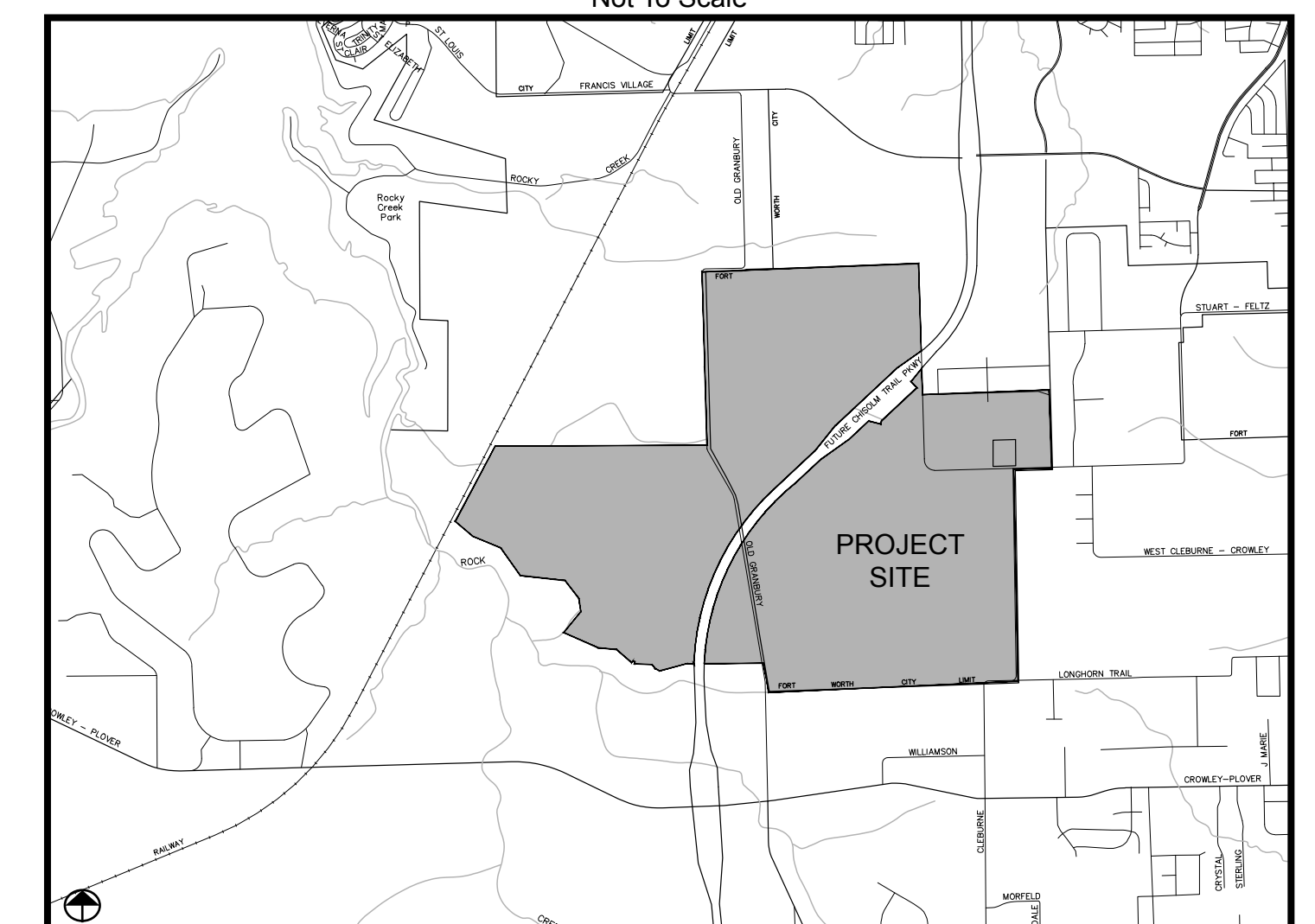
BURY

March 14, 2016

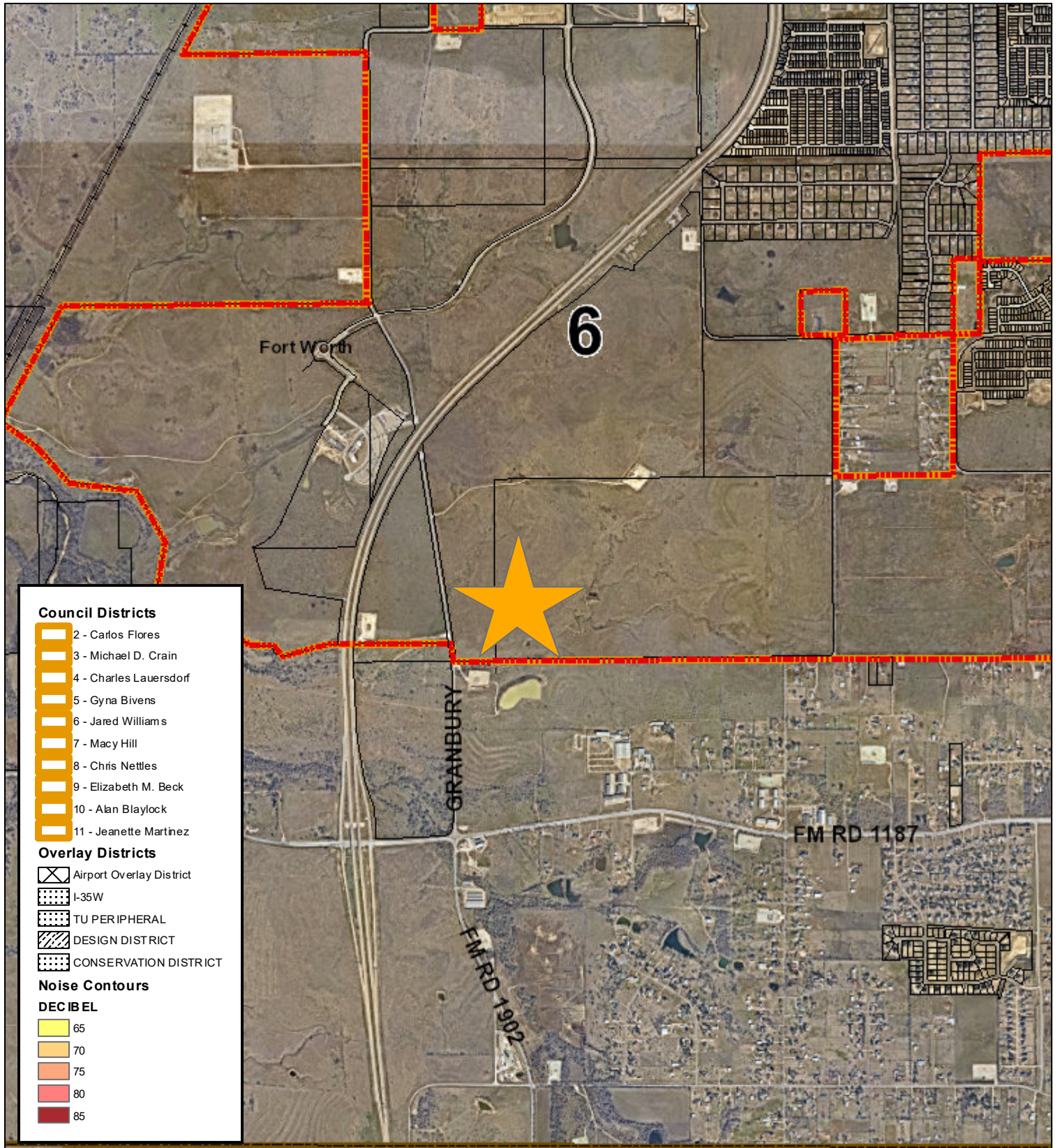


The information shown is based on the best information available and is subject to change without notice.

VICINITY MAP
Not To Scale



Area Map



Council Districts

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

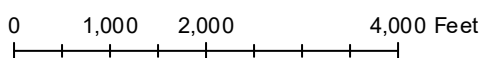
Overlay Districts

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

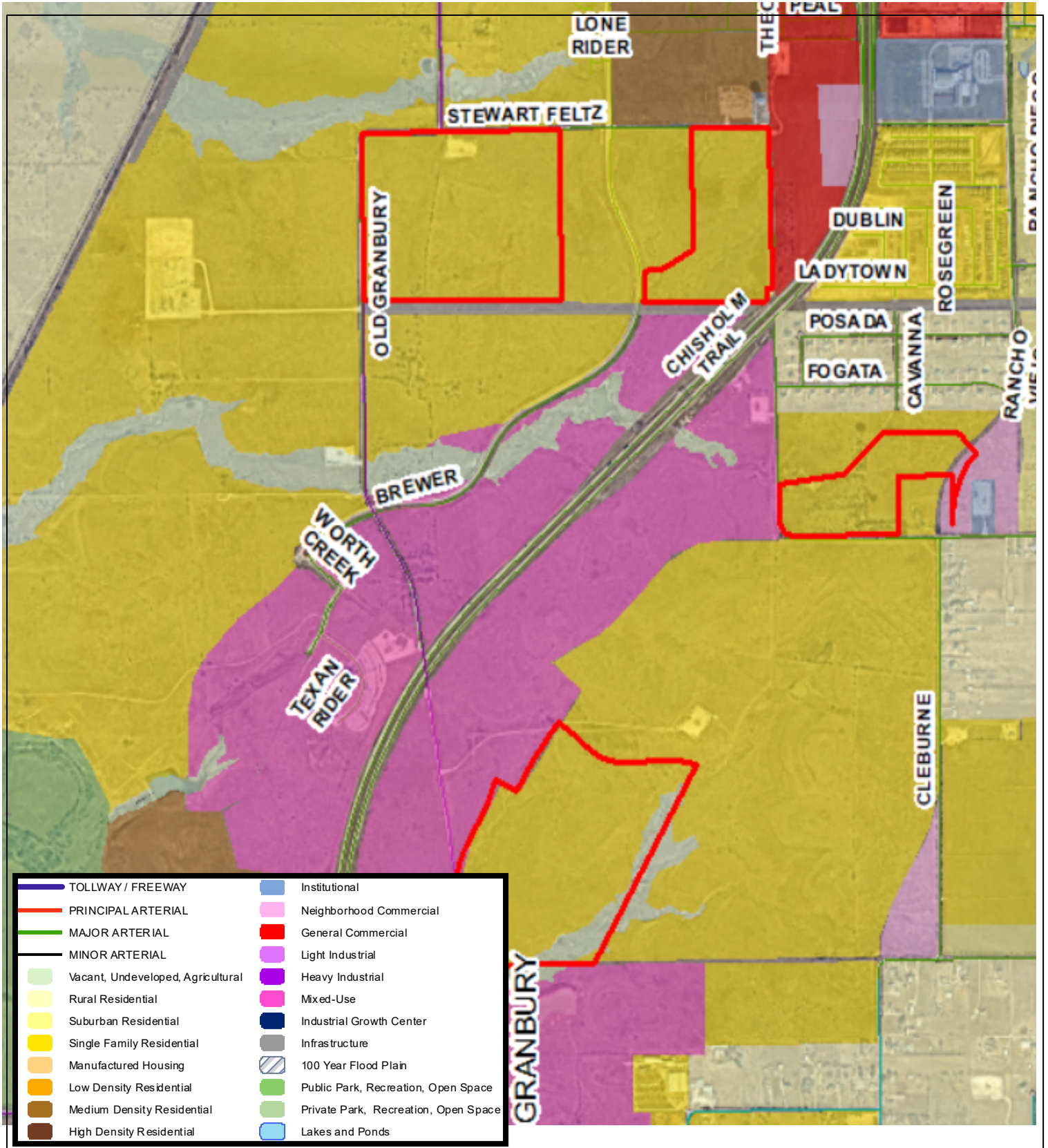
Noise Contours

DECIBEL

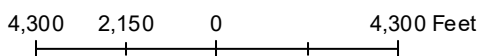
- 65
- 70
- 75
- 80
- 85



Future Land Use



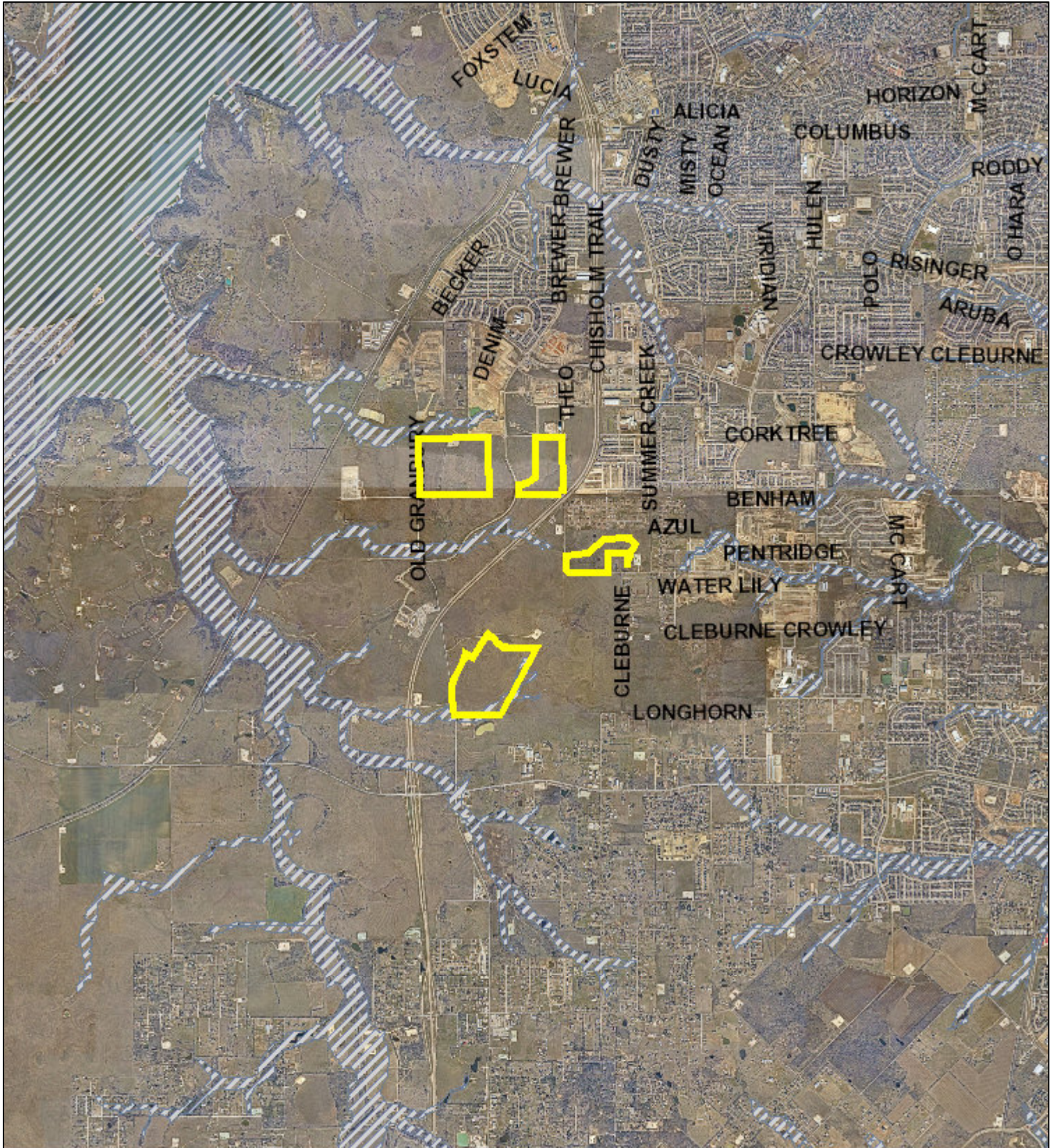
4,300 2,150 0 4,300 Feet



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



Aerial Photo Map



0 2,800 5,600 11,200 Feet





Zoning Staff Report

Date: May 8, 2024

Case Number: ZC-24-031

Council District: 6

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: WUSF 5 Rock Creek East LP/Westwood Professional Services

Location: East side of Chisholm Trail Pkwy, ±5,000' south of the intersection with McPherson Blvd

Acreage: 120.922 acres

Request

Proposed Use: Adding 'Data Center' land use to allowed uses in existing PD-1091 and requesting increase in allowable height from 45' to 105'

Request: To: Amend "PD 1091" Planned Development for all uses in "F" General Commercial plus Data Center, with development standard for height, Site Plan waived

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**

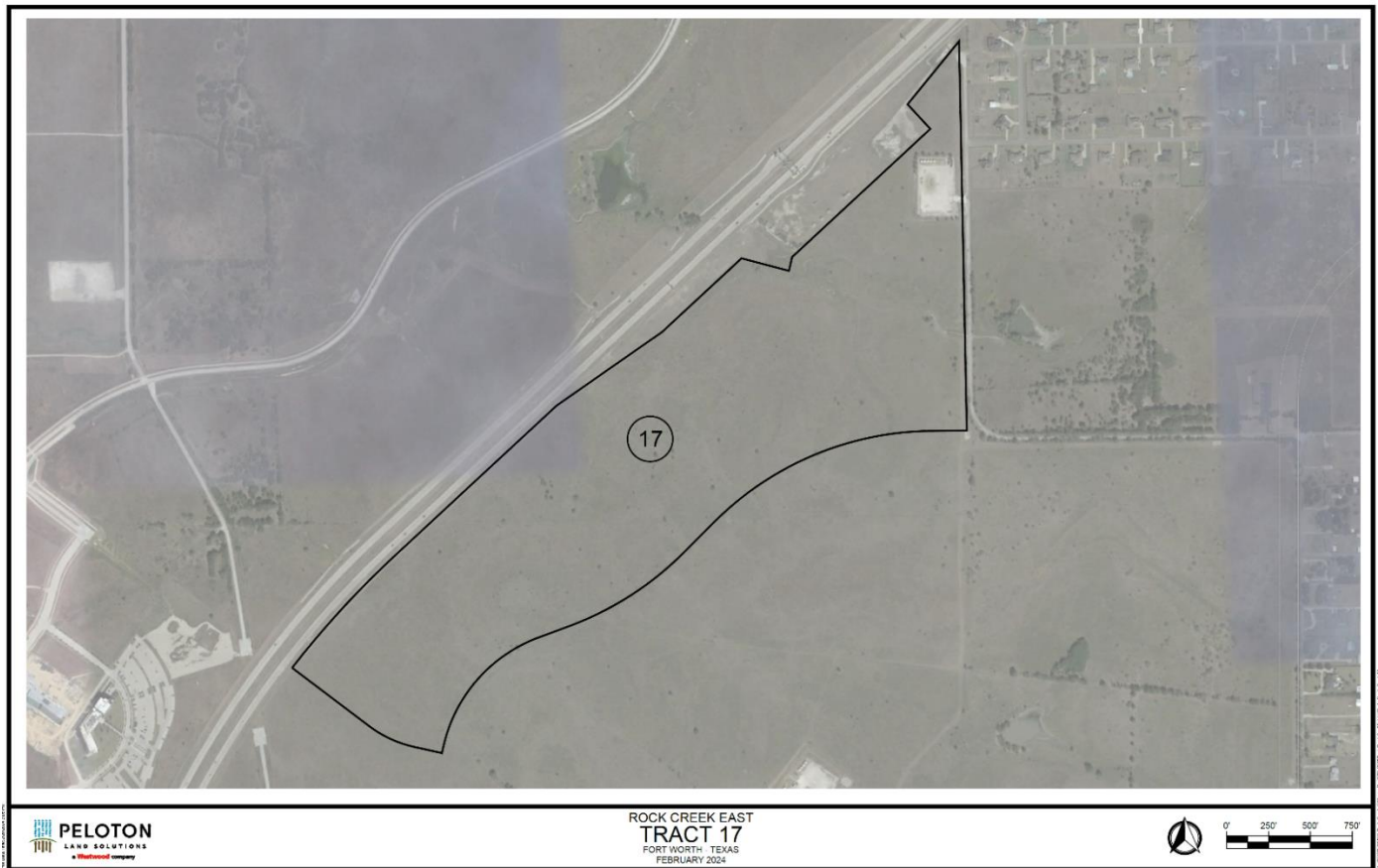
Staff Recommendation: **Denial**

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](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Rock Creek Ranch Concept Plan (2017)

Project Description and Background

The subject site is a tract of land located on the eastern side of Chisholm Trail Parkway between the McPherson Blvd. exit and the Tarleton State University campus in southwest Fort Worth, in Council District 6. The site is part of a larger planned community known as Rock Creek Ranch. Much of the planned roadway infrastructure in this area is not yet constructed, and the tract is only accessible from Stewart Feltz Road at the present time. The applicant is seeking to modify the existing Planned Development PD-1091 zoning on the site to add “Data Center” as an allowable land use. The current PD allows all uses in “F” General Commercial zoning. A Data Center requires industrial zoning to be allowed by right, in “I”, “J”, or “K” zones, or else through a PD. Also included in this change of zoning request is an increase in allowable height from the standard 3 stories or 45’ maximum in “F” zoning, to 3 stories or 105’ maximum.



The original zoning case for this area was originally requesting standard “F” zoning. However, the City Council instead approved the zoning for this tract as a “PD-F” Planned Development based on “F” General Commercial zoning, with ‘Site Plan Required’. This means that a Site Plan will be submitted at a future time for approval by Zoning Commission and City Council. The areas closest to the Chisholm Trail Parkway (CTP) toll road were changed by City Council at the time to PD’s with Site Plans required, indicating an interest in quality design for the areas closest to and most visible from the toll road. The remainder of the areas further away from the CTP were granted standard zoning as requested, with no Site Plan requirement.

- Site Plan Included (completed site plan is attached to this application)
- Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

Zoning staff does not support the Site Plan Waiver requested as part of this application (excerpt of application document included above for reference), which would allow development on this site without a bona fide Site Plan reviewed and approved by Zoning Commission & City Council. Providing a Site Plan as part of a Planned Development zone is standard procedure. If the development is ready to proceed at the time of zoning, Site Plan Included means a Site Plan is attached for review and approval alongside the zoning request. If the development is not ready to proceed at the time of zoning, a Site Plan Required means that a second standalone submittal would be required at such point when development is ready to proceed. Having a Site Plan can give staff and City officials a better understanding of the intended layout, scope, and function of the proposed development.

Surrounding Zoning and Land Uses

North "A-43" & "A-5" One Family residential / single family residential & undeveloped
 East "A-5" One Family residential / undeveloped
 South "PD-1094" Planned Development-Intensive Commercial, Site Plan Required & "E" Neighborhood Commercial / undeveloped
 West "PD-1090" Planned Development-High Density Multifamily, Site Plan Required & "PD-1091" Planned Development-General Commercial, Site Plan Required / Chisholm Trail Parkway & undeveloped

Recent Zoning History

- ZC-16-085, from Unzoned, "A-43" One-Family, "A-5" One-Family, "R2" Townhouse/Cluster, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "G" Intensive Commercial and "I" Light Industrial to "A-5" One-Family, "D" High Density Multifamily, "CF" Community Facility, "E" Neighborhood Commercial, "F" General Commercial, "G" Intensive Commercial, and "MU-2" high Intensity Mixed-Use, approved by City Council June 2016

The Rock Creek Concept Plan approved in 2017 is attached to this staff report for reference.

Public Notification

300-foot Legal Notifications were mailed on April 26, 2024.
 The following organizations were emailed on April 26, 2024:

| Organizations Notified | |
|---------------------------|------------------------------|
| Chisholm Trail Ranch HOA* | Panther Heights NA* |
| Crowley ISD | District 6 Alliance |
| Streams and Valleys Inc | Trinity Habitat for Humanity |

**Located closest to these registered Neighborhood Associations*

Development Impact Analysis

Land Use Compatibility

Development in the vicinity is sparse and limited to gas wells and agricultural uses. The site is situated close to the Chisholm Trail Parkway, with a planned interchange at the southern end of the tract providing future access. This toll road is a major corridor emanating from downtown Fort Worth and connecting to Johnson County and Cleburne to the south. Due to the topography and lack of development at the present time, this site is highly visible for the users of this toll road.

The current zoning of PD-F allows development up to 3 stories or 45', which is sensible in the context of the large tracts planned for single family residential development just to the north and east. Allowing heights up to 105' would be out of scale with the planned surroundings, which will be one- to two-story residential houses. For context, 105' would equal approximately 8 or 9 stories at 12' per story.

Data centers are a quasi-industrial use, as evidenced by their inclusion in the City's nonresidential land use table under "I" Light, "J" Medium, or "K" Heavy Industrial zones. Data centers are not allowed by right in any commercial zones. Additionally, the proposed zoning does not match the spirit and intent of the approved Rock Creek Ranch Concept Plan, which calls for this site to be developed as mixed use. Data Centers are typically not active, contributing buildings, and are more of a boxy warehouse type of building, with little employment generated and minimal attractive qualities. The proposed zoning **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far Southwest Sector

The 2023 Comprehensive Plan designates the subject site as *future community mixed use-growth center*.

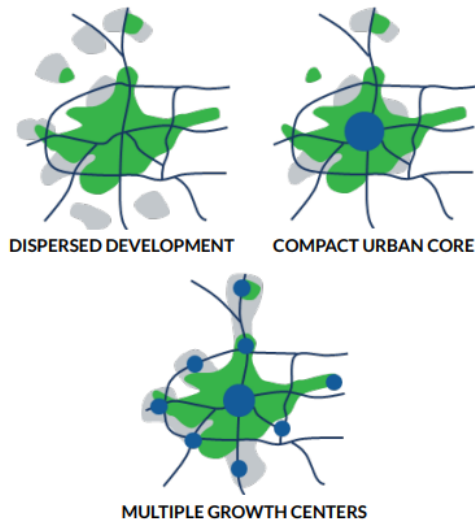
| FUTURE LAND USE | DESCRIPTION | IMPLEMENTING ZONING |
|-------------------------|--|--|
| MIXED-USE | | |
| Mixed-Use | Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development) | UR, MU-1,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

While commercial zones are considered acceptable for future mixed use areas, this proposed change of zoning to allow the addition of 'Data Center' to the current PD-F **is not consistent** with the Comprehensive Plan future land use map designation, as data centers do not possess the characteristics of a community growth center, including a high concentration of jobs, pedestrian activity, or variety. Data centers are not associated with being bustling, diverse, or contributing meaningfully towards a sense of place.

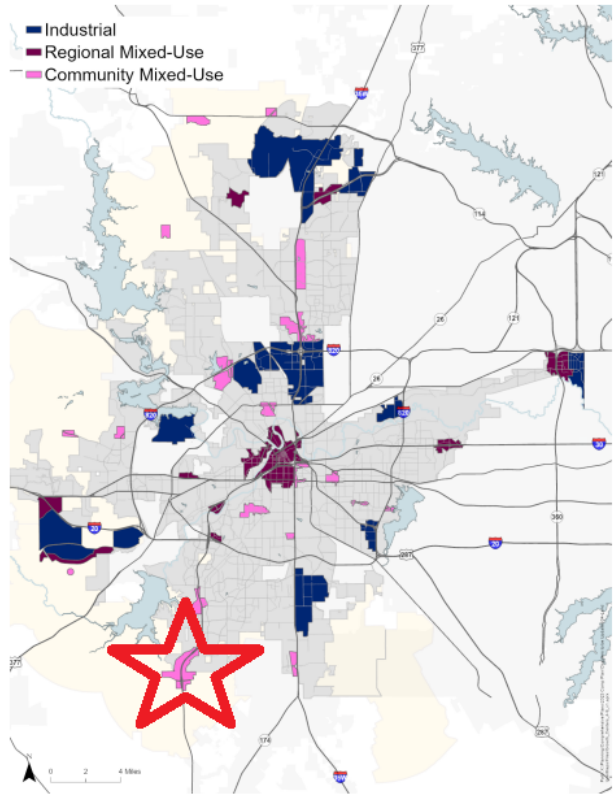
The multiple growth centers concept promotes compact urban land use within designated areas and lower intensities of land use elsewhere. As an alternative to the typical urban/suburban pattern, Fort Worth's Comprehensive Plan advocates for the development of multiple growth centers.

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

URBAN DEVELOPMENT PATTERNS



INDUSTRIAL AND MIXED-USE GROWTH CENTERS



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

MIXED-USE GROWTH CENTERS

Mixed-use growth centers are highly urbanized places containing many characteristics of a downtown including a high concentration of jobs and housing, schools, parks, and other public facilities, public transportation hubs, and pedestrian activity. Its predominant land uses are residential and commercial. Within a small geographic area, different land uses are found side by side or within the same building. These places tend to be bustling and diverse, with a sense of place.

Criteria for designating new mixed-use growth centers are listed below, with centers often having (or planned to have) three or more of the following characteristics:

- A high concentration of employees – 10,000+ employees per square mile.
- A high concentration of residents – 10,000+ residents per square mile.
- One or more major transportation facilities – an airport, railroad, highway, public transit, or arterial roadway.
- An existing or planned transit-oriented development (TOD).
- Major institution(s) – a university, government facility, or hospital.
- Major tourist destination(s) – 100,000+ visitors per year.

Some mixed-use growth centers serve a large region, while others serve local residents. The functions and characteristics of the two different growth center concepts are generally the same, with variations in the size of their service areas and intensity of development.

REGIONAL MIXED-USE GROWTH CENTERS

| | |
|-----------------------|---------------------------------|
| Alliance Gateway East | Hulen/Cityview |
| Centreport | Nance Ranch* |
| Clearfork | Near Southside/Medical District |
| Cultural District | Ridgmar |
| Downtown | Veale Ranch* |
| Eastchase | Walsh Ranch* |

COMMUNITY MIXED-USE GROWTH CENTERS

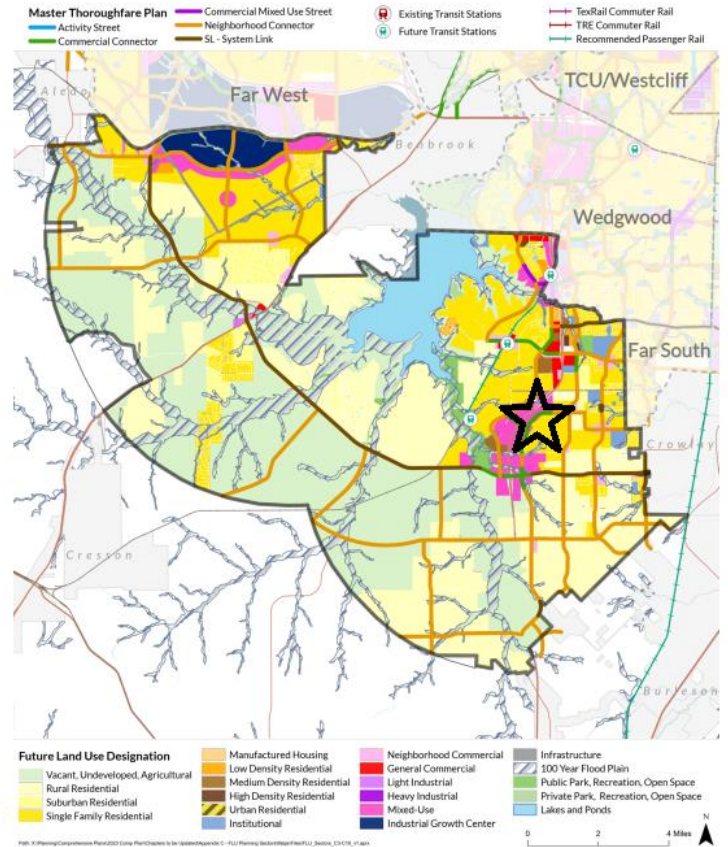
| | |
|--------------------------|----------------------------|
| 114 Crossing TOD* | Near Southeast* |
| Alliance Town Center* | Polytechnic/Texas Wesleyan |
| Alpha Ranch* | SH 121/FM 1187* |
| Fleming Ranch* | Silver Creek* |
| Fossil Creek | Spinks/Huguley |
| Huldy/Tannahill Ranches* | Stockyards |
| La Gran Plaza | Summer Creek TOD* |
| Lake Arlington* | Texas Christian University |
| Marine Creek* | Veale Ranch Center * |
| Miller/Berry* | |

In addition, This proposal is not clearly supported by any policies or strategies contained within the City's adopted Comprehensive Plan. As a result, the request is **not consistent** with the Comprehensive Plan policy-wise. None of the fifteen policies specific to the Far Southwest sector (included below for reference) seem to clearly support the proposed change of zoning. A star has been added to the map to show the general location of the site.

FAR SOUTHWEST SECTOR FUTURE LAND USE

Sector Land Use Policies

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Support the extension of rail transit to the Far Southwest sector.
- Promote transit-oriented development (TOD) around the planned Summer Creek TEX Rail station.
- Promote commercial, mixed-use, and urban residential development within the Summer Creek Future TOD and SH 121/FM 1187 Mixed-Use Growth Centers, including the new Tarleton State University campus area.
- Within the Lake Benbrook watershed, promote the clustering of new residential development to preserve as common open space or dedicated parkland the following types of land features: floodplains, riparian buffers, steep slopes, wooded areas, special habitat areas, and unique views.
- Promote only those uses near Lake Benbrook that will ensure protection of water quality, including protection of riparian buffers and use of Green Infrastructure techniques.
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- Create a hike & bike trail network in growing areas by promoting a connected system of pathways within floodplains and other open space corridors.
- Promote the use of parallel local access lanes along major roadways to encourage development in which the front façade of homes can face the street without the need for multiple driveway curb-cuts on the major street, thereby preserving traffic flow and safety, increasing the pedestrian friendliness of the street, and eliminating the canyon effect of backyard fences lining the street.
- Encourage major employers, retail, and urban residential to locate at or near proposed transit stops and entryways to the Chisholm Trail Parkway toll road, and the Walsh Ranch and Veale Ranch Growth Centers.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Work with school districts to identify suitable sites for future school development that make efficient use of existing infrastructure.
- Promote healthy physical activity among children by designing enhanced walkability into neighborhoods surrounding new and proposed school sites.
- Encourage co-location of schools and public parks to promote shared use of facilities and to reduce maintenance costs.



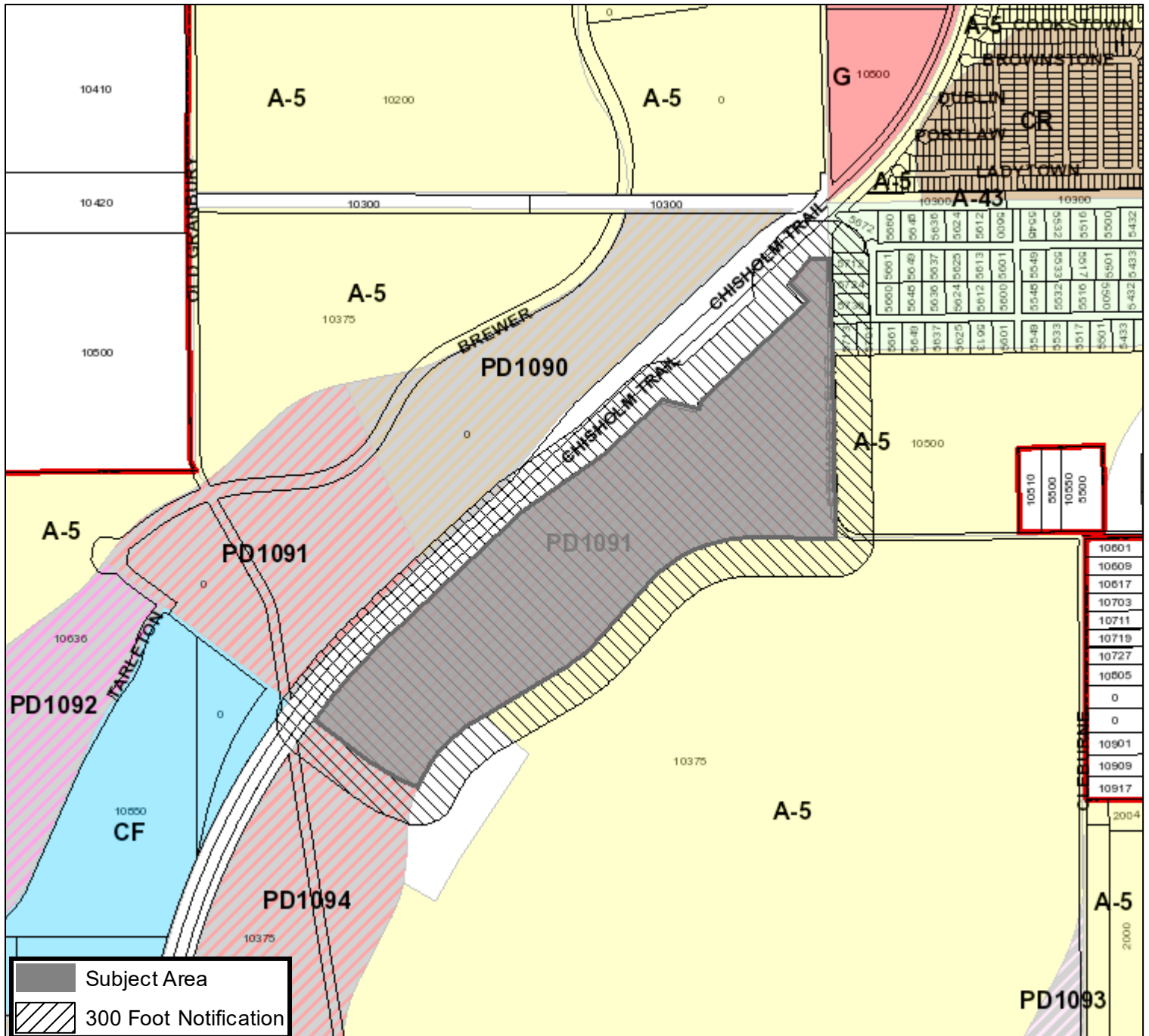
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Texas Local Government Code, Section 219.005.



ZC-24-031

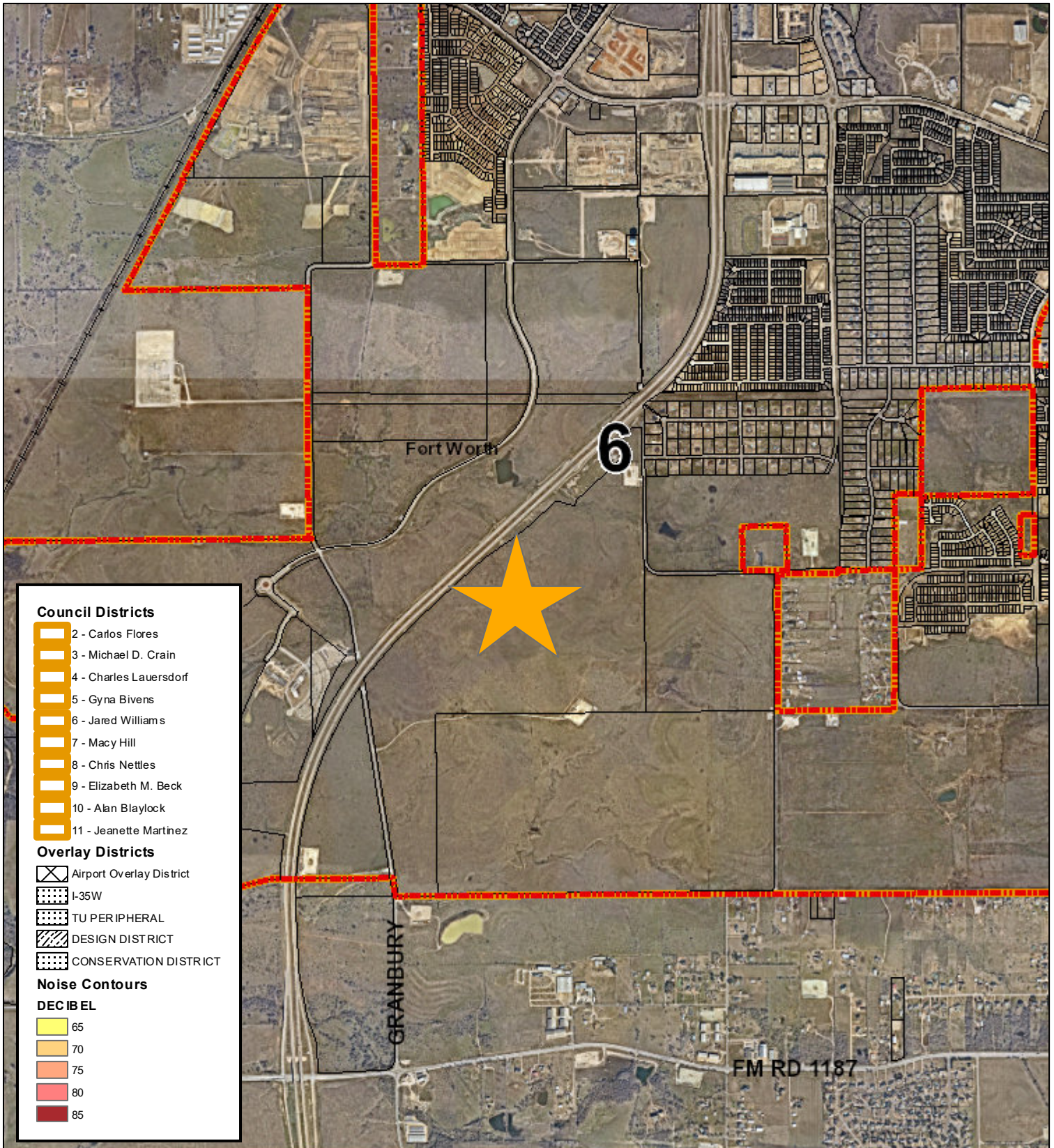
Area Zoning Map

Applicant: Barry Dluzen
 Address: 10375 Old Granbury Road
 Zoning From: PD 1091 (tract 12)
 Zoning To: To add data center to uses, add height waiver to height and site plan
 Acres: 120.92148122
 Mapsco: Text
 Sector/District: Far_Southwest
 Commission Date: 5/8/2024
 Contact: 817-392-2495



0 550 1,100 2,200 Feet

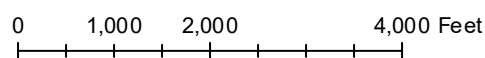
Area Map



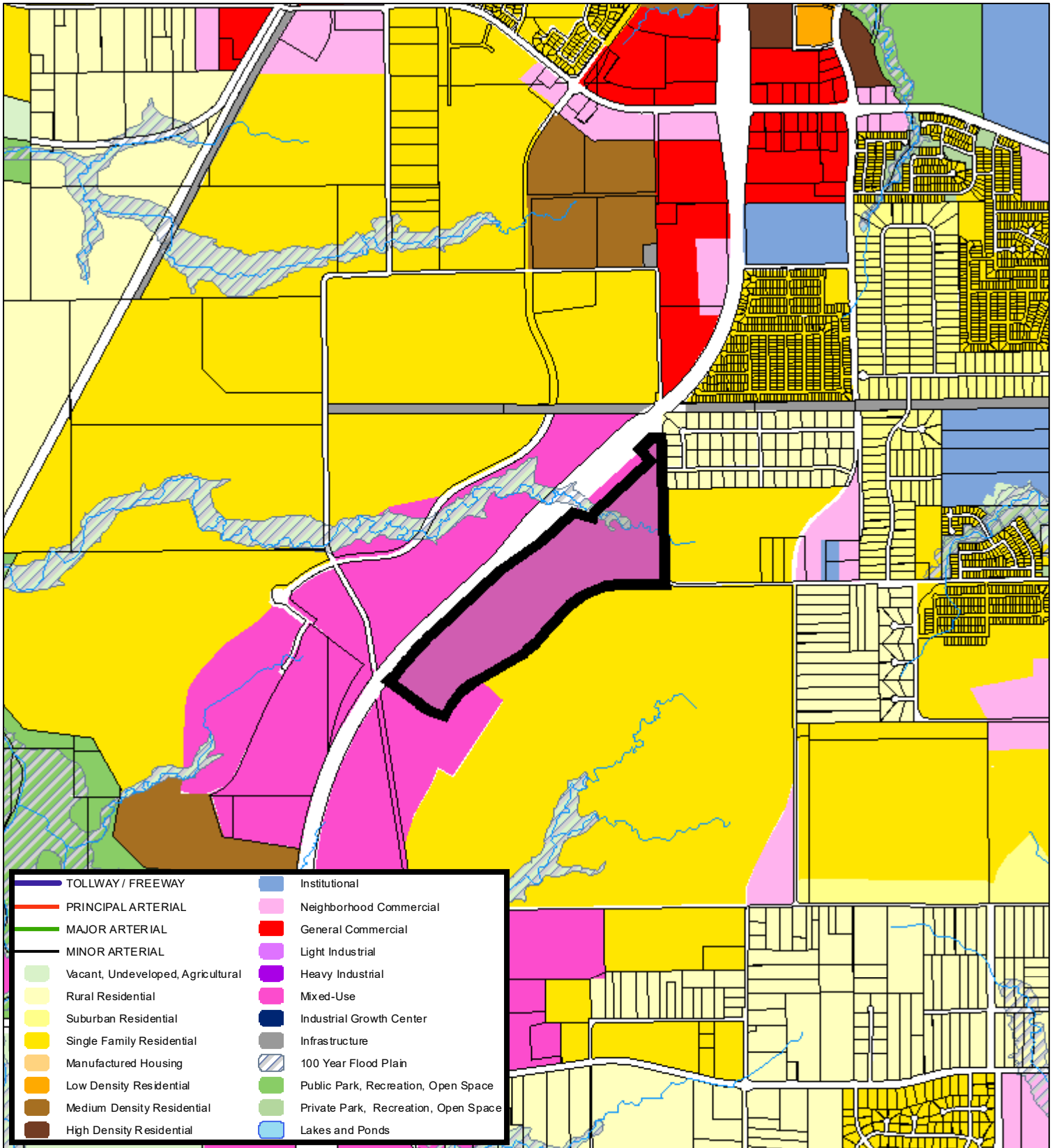
| Council Districts | |
|-------------------|-------------------------|
| | 2 - Carlos Flores |
| | 3 - Michael D. Crain |
| | 4 - Charles Lathersdorf |
| | 5 - Gyna Bivens |
| | 6 - Jared Williams |
| | 7 - Macy Hill |
| | 8 - Chris Nettles |
| | 9 - Elizabeth M. Beck |
| | 10 - Alan Blaylock |
| |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

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

| Noise Contours | |
|----------------|----|
| DECIBEL | |
| | 65 |
| | 70 |
| | 75 |
| | 80 |
| | 85 |



Future Land Use

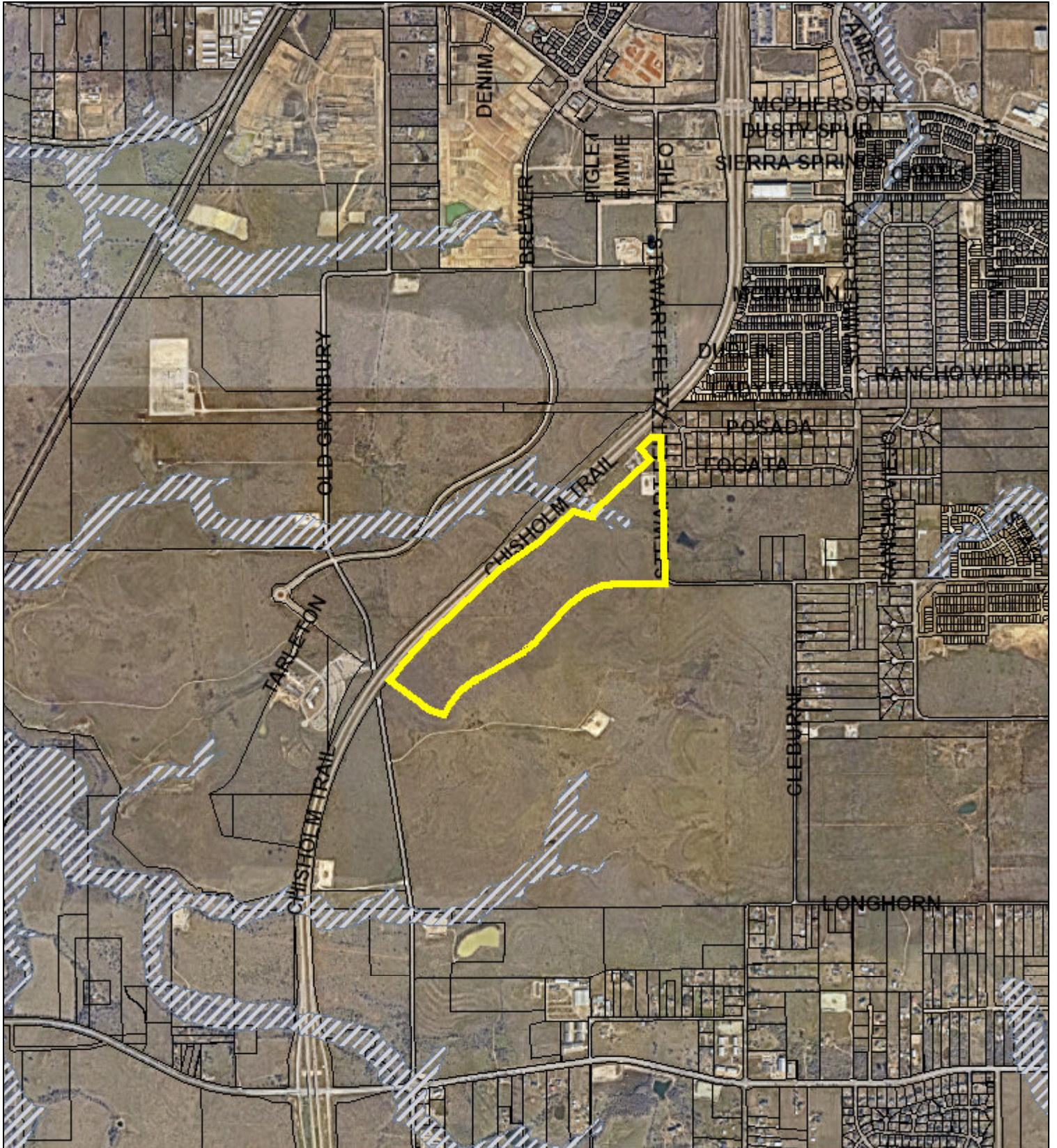


1,800 900 0 1,800 Feet

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



Aerial Photo Map



0 1,200 2,400 4,800 Feet



NOTES:

- The Concept Plan is a guide plan and establishes land uses and their general locations. The acreage tabulations shown on the Concept Plan are approximate.
- Road alignments shown are conceptual and subject to further refinement and adjustment at time of preliminary platting and design.
- All streets adjacent to the proposed school site shall be 60' right of way.
- Residential areas and dwelling units as shown may be altered or revised within the development.
- The entire 1,755 acres lies within the City of Fort Worth and is currently vacant.
- The project will utilize City of Fort Worth water and sanitary sewer systems.
- The entire project lies within the Crowley ISD.
- Building lines will be per the City of Fort Worth Zoning Ordinance or Development Design Guidelines whichever is more restrictive.
- Phasing of the property has not been determined and is not shown. Phasing of the property will be determined by future marketing studies and by the completion of proposed Chisolm Trail Parkway.
- According to graphical plotting of the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 410 of 495, Map Number 48439C0410 K, map revised date September 25, 2009, indicates portions of the subject property are located in Zone A, defined as areas inundated by the 100 year flood plain. This statement does not reflect any type of flood study by this firm.
- Areas shown on this exhibit as future Neighborhood Parks shall be suitable for construction of all Phase 1 Neighborhood Park Facilities per the Park, Recreation and Open Space Master Plan. All land proposed as Public Park shall be approved by Parks and Community Services and shown on all plat documents as "Proposed Public Park".
- This plat identifies preliminary need and locations for storm water storage facilities known as detention ponds. It is expressly understood and agreed by the owner or owner's designee of any specific lot or tract within the platted subdivision that the owner or owner's designee of lots or tracts shall be responsible to provide for the final detention volume mitigation during the site development. The preliminary detention storage volume estimate is noted at each location. The final detailed analysis detention volume and required easement may be more or less than shown on this plat. The detention pond design shall be in accordance with the city of fort worth stormwater criteria manual current at the time the final iswm plan is submitted.

Area Development Concept Plan

For 1,755± Acres At

Rock Creek Ranch

in the southwest part of Fort Worth, Tarrant County, Texas

Reference Zoning Case: TBD

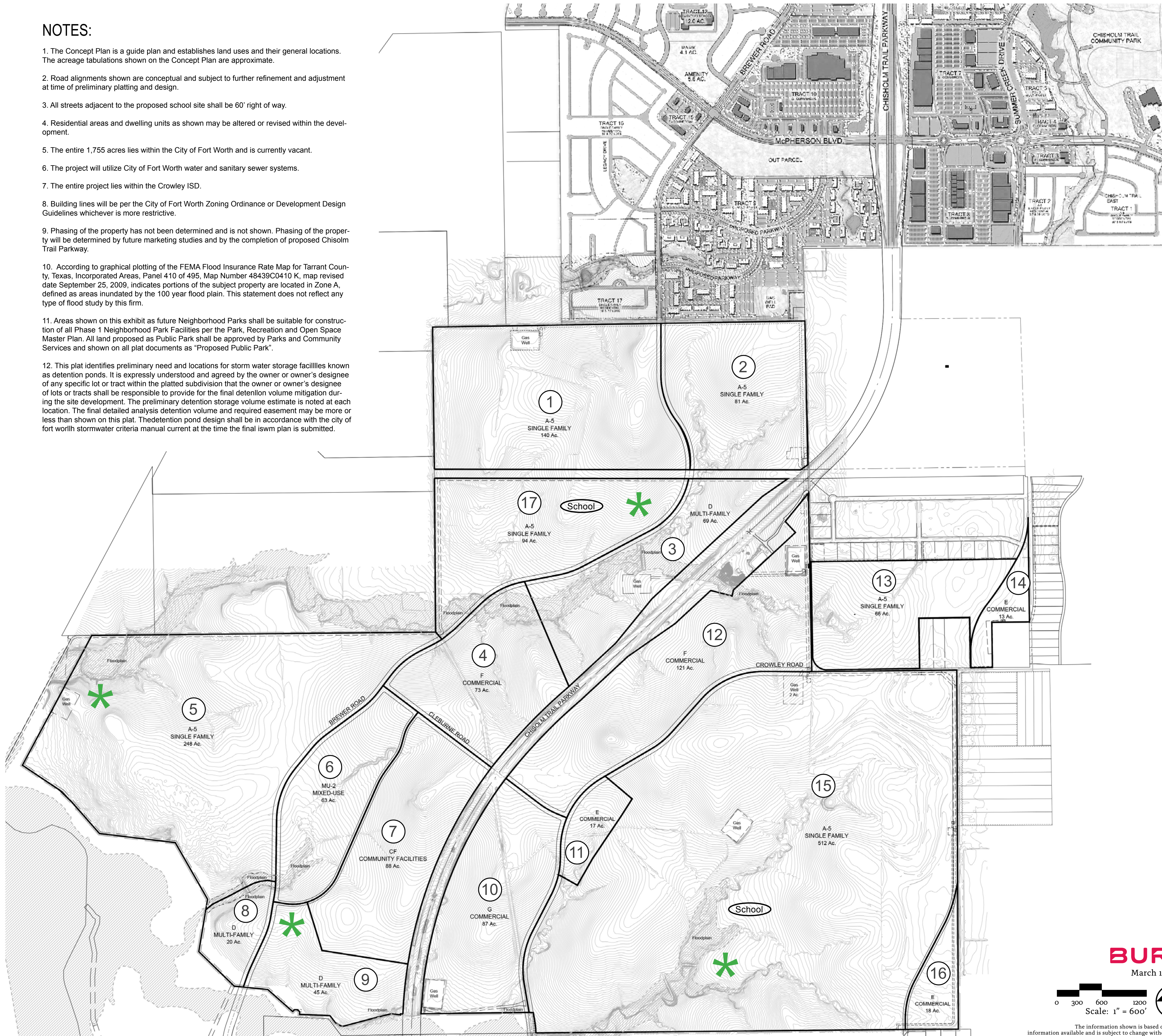
OWNER / DEVELOPER
Walton Development and Management (USA), Inc.
777 Main Street, Suite 600
Fort Worth, TX 76102

ENGINEER / SURVEYOR
BURY, Inc.
5310 Harvest Hill Road, Suite 100
Dallas, TX 75230
(972) 991-0011

LEGEND

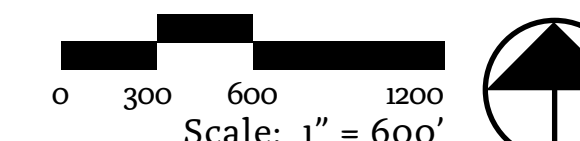
- 1 FT CONTOUR
- FLOODPLAIN
- ZONE BOUNDARY
**ZONE BOUNDARIES ARE FLEXIBLE AND SUBJECT TO CHANGE*
- POTENTIAL SCHOOL
**LOCATION AND NEED TO BE DETERMINED AT LATER DATE*
- NEIGHBORHOOD PARK
**LOCATION TO BE FINALIZED AT LATER DATE*

| Tract | ± Acres | Land Use | Zoning District |
|-------|---------|----------------|-----------------|
| 1 | 140 | SF Residential | A-5 |
| 2 | 81 | SF Residential | A-5 |
| 3 | 69 | Multi-Family | D |
| 4 | 73 | Commercial | F |
| 5 | 248 | SF Residential | A-5 |
| 6 | 63 | Mixed Use | MU-2 |
| 7 | 88 | Commercial | CF |
| 8 | 21 | Multi-Family | D |
| 9 | 45 | Multi-Family | D |
| 10 | 87 | Commercial | G |
| 11 | 17 | Commercial | E |
| 12 | 121 | Commercial | F |
| 13 | 66 | SF Residential | A-5 |
| 14 | 13 | Commercial | E |
| 15 | 512 | SF Residential | A-5 |
| 16 | 18 | Commercial | E |
| 17 | 94 | SF Residential | A-5 |



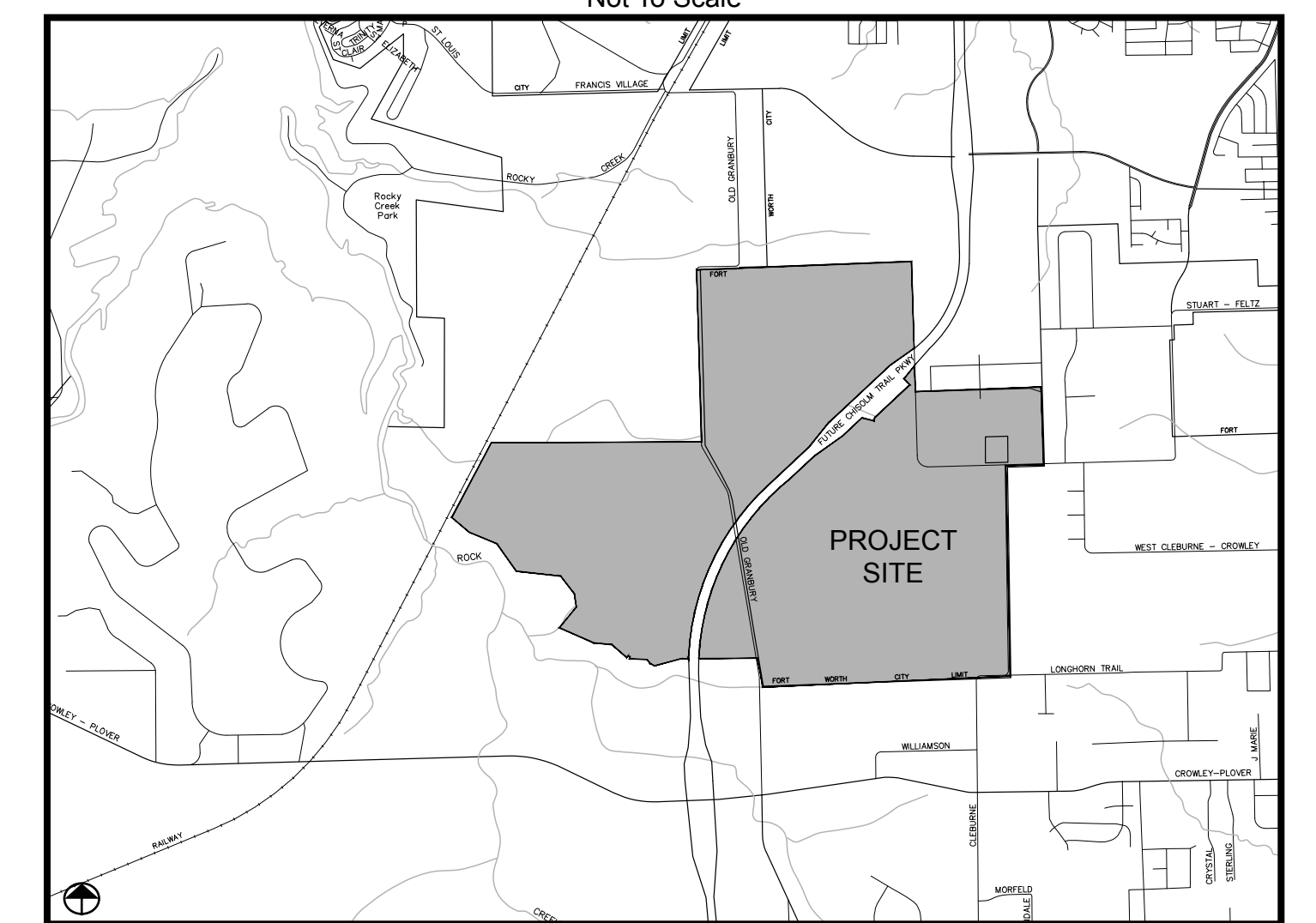
BURY

March 14, 2016



The information shown is based on the best information available and is subject to change without notice.

VICINITY MAP
Not To Scale





Zoning Staff Report

Date: April 10, 2024

Case Number: ZC-24-032

Council District: 9

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: FW Westside RE Investors, LLC/ Ray Oujesky

Site Locations: 100 N University Dr., 2808 Tillar St., 2901 Shotts St., 2801-2809 & 2720 Cullen St.

Acreage: 11.45 acres

Request

Proposed Use: Mixed Use- Residential and Commercial

Request: From: "J" Medium industrial & "K" Heavy industrial
To: "MU-2" High-intensity Mixed-Use

Recommendation

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

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

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

Staff Recommendation: **Approval**

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 properties, occupying a spacious 11.45 acres, find their place within a larger parcel currently hosting buildings erected between 1959 and 1987. While some of these structures lay dormant, others remain active. Encompassed by predominantly "J" Medium industrial & "K" Heavy industrial districts, the surrounding area boasts a varied landscape of commercial enterprises, a church, and even a cemetery. Moving outward, one encounters a denser urban milieu, including notable locales such as Panther Island, West 7th Urban Village, and Downtown.



In a bid to capitalize on this strategic location, the applicant has put forth ambitious plans for development. Their proposal entails the construction of both commercial and multi-family buildings along prominent thoroughfares such as University Drive, White Settlement Road, Cullen Street, and Foch Street. This vision is meticulously outlined in the conceptual site plan accompanying the rezoning case. Furthermore, the applicant has furnished a comprehensive project description, offering insight into their intentions and aspirations for this development endeavor.

The five parcels of land being downzoned from J and K districts to MU-2 district for residential and commercial uses are part of a larger phased redevelopment of the area depicted on the attached exhibit. Mixed use and single use buildings are anticipated for the proposed MU-2 district zoning.

Surrounding land uses are largely industrial and commercial plus a cemetery. The proposed residential and commercial uses are compatible with surrounding uses.

The Future Land Use Plan depicts general commercial and light industrial use of the five parcels seeking MU-2 zoning. Although light industrial uses are not anticipated for the parcels seeking rezoning, a mix of residential and commercial uses is merely a slight deviation in consistency with the Future Land Use Plan.

The proposed MU-2 zoning will further the goals of the City's Comprehensive Plan for this area as follows:

Promoting Economic Growth - The Project will cost approx. \$850M between all multifamily phases and will comprise approx. 2M square feet of residential, retail, office, and hospitality development.

Meeting the Needs of an Expanding Population - New residential units will be available for new residents as the urban core is projected to grow exponentially by 2045. New office space will accommodate continued growth of existing local businesses as well as companies moving to Fort Worth.

Revitalizing the Central City - The Project will replace dilapidated warehouse and industrial uses with a true mixed-use urban village. The Project will focus on the pedestrian experience with walkability across multiple uses in a stabilized neighborhood.

Developing Multiple Growth Centers - The Project is in an urban setting adjacent to existing commercial uses and walkability will lessen traffic generation and automobile reliance. The Project will have a concentration of jobs, housing, entertainment, and public spaces.

Celebrating the Trinity River - Direct access will be provided to the Trinity Trails System, as the Trinity levee wall is the Project's border. Project residents, office tenants, and hotel visitors will increase activity and use of the trail system. The Project is within walking distance along the trail system and just 1.0 mile from the Trinity River Vision/Central City Flood Control Project and Panther Island.

Surrounding Zoning and Land Uses

100 N University Drive

North “J” Medium Industrial / Commercial
East “J” Medium Industrial / Commercial
South “J” Medium Industrial / Institutional
West “A-5” One Family / Cemetery

2808 Tillar Street

North “J” Medium Industrial / Commercial
East “J” Medium Industrial / Institutional
South “J” Medium Industrial / Auto Sales
West “J” Medium Industrial / Church

2901 Shotts Street

North “PD-J” PD-1001 Medium Industrial / Commercial
East “J” Medium Industrial / Institutional
South “J” Medium Industrial / Auto Sales
West “J” Medium Industrial / Institutional

2720 Cullen Street

North “K” Heavy Industrial / Commercial
East “K” Heavy Industrial / Industrial
South “K” Heavy Industrial / Office
West “K” Heavy Industrial / Industrial

2801-2809 Cullen Street

North “K” Heavy Industrial / Industrial
East “K” Heavy Industrial / Office
South “J” Medium Industrial / Institutional
West “K” Heavy Industrial / Institutional

Recent Zoning History

- N/A

Public Notification

300-foot Legal Notifications were mailed on April 26, 2024.
The following organizations were notified: (emailed April 26, 2024)

Organizations Notified

| | |
|------------------------------|-------------------------|
| Cultural District Alliance | Streams and Valleys Inc |
| Trinity Habitat for Humanity | |

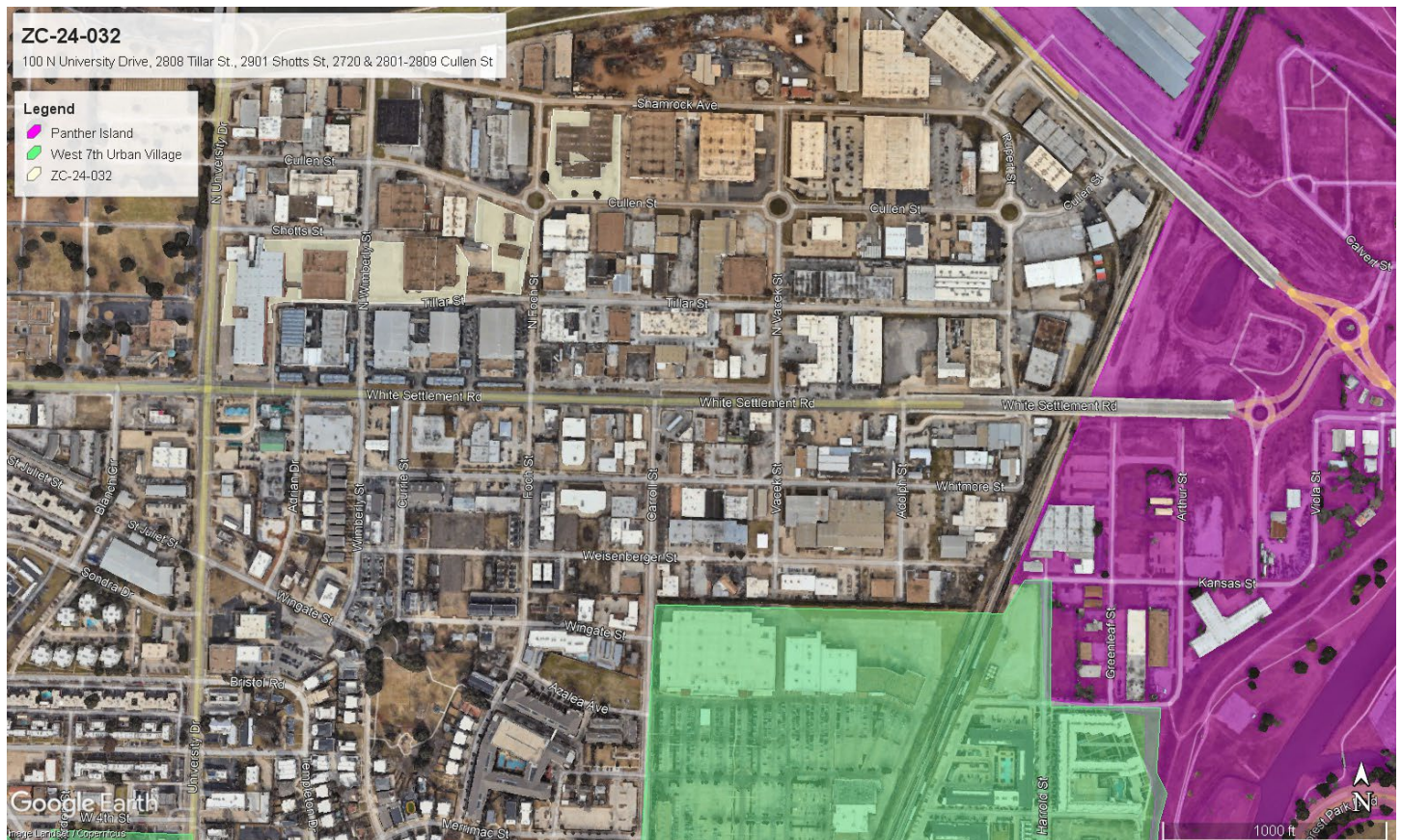
* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The vicinity is primarily characterized by commercial establishments, including churches, offices, restaurants, and coffee shops, strategically positioned along University Drive, White Settlement Road, Cullen Street, and Foch Street. The applicant is proposing a rezoning of the property to accommodate specific land uses and adhere to design criteria outlined in the "MU-2" High-intensity Mixed-Use zoning district. This adjustment aims to harmonize the property's classification with the predominant commercial nature of the surrounding area. By doing so, it paves the way for the development of compatible activities that enhance the commercial vitality and diversity of the neighborhood.

Moreover, these properties occupy a significant position between the Panther Island form-based district and the West 7th Street Urban Village, known for its multitude of Mixed Use and Urban Residential (MU/UR) zones (**Figure 1**). West 7th Street serves as a prime example of the potential of MU/UR districts to cultivate well-designed urban spaces. Through the proposed rezoning and potential future initiatives, city staff anticipates fostering more favorable development within this general area. This specific location serves as a pivotal link between Panther Island and West 7th Street, establishing connectivity with the downtown core.



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

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as General Commercial & Light Industrial on the Future Land Use Map.

100 N University Drive & 2901 Shotts Street

| 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 |

2720, 2801-2809 Cullen Street & 2808 Tillar Street

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

The properties in question are strategically located between two significant urban development projects: The Panther Island Initiative and the West 7th Street development. These proposed changes in zoning are in harmony with the overarching policies outlined in the Comprehensive Plan, which prioritize fostering economic expansion within the region. Notably, all these properties are currently designated within the General Commercial & Light Industrial Future Land Use (FLU) category, indicating a predisposition toward commercial activities.

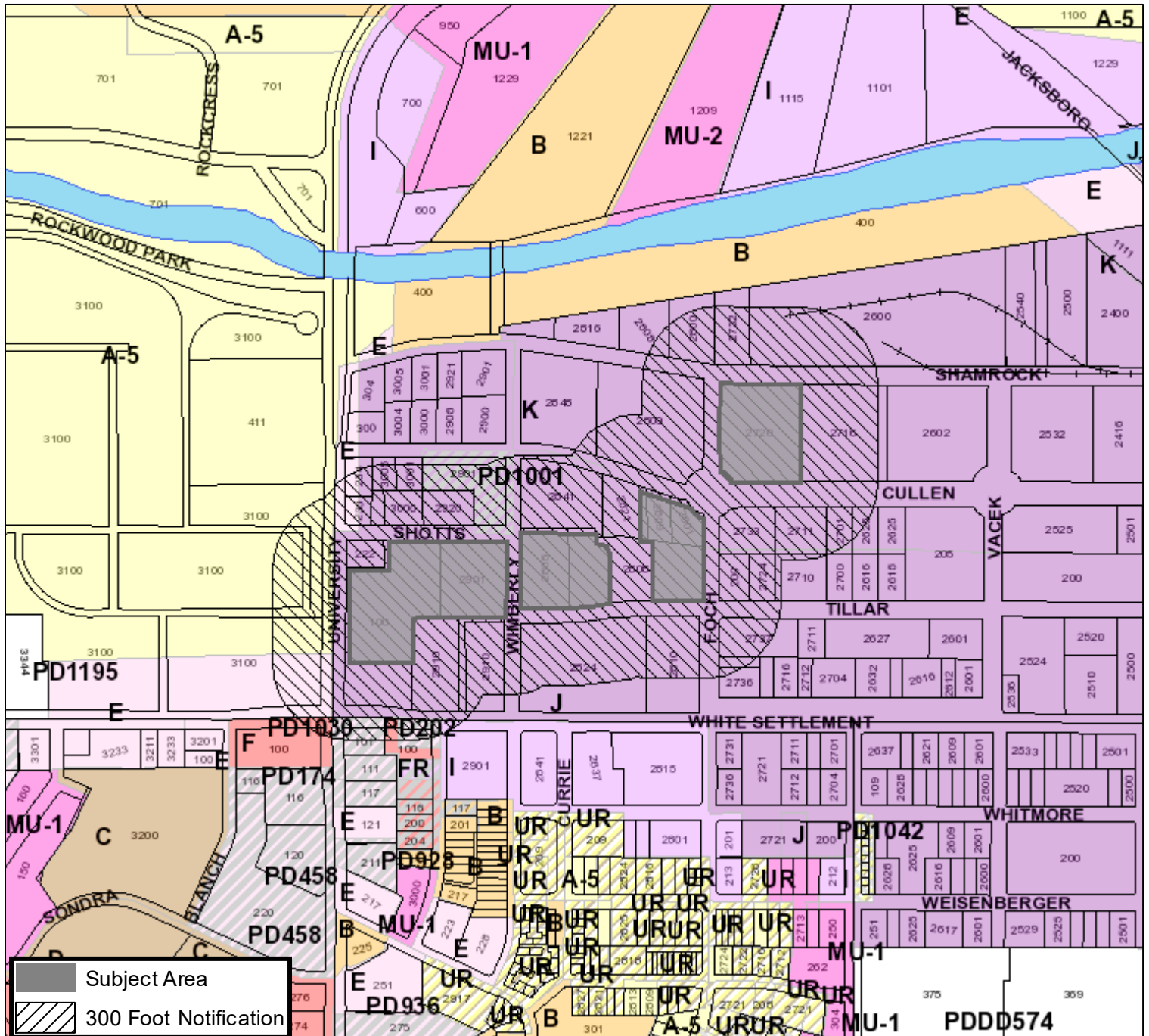
The requested zoning modification is anticipated to seamlessly integrate with the existing landscape, ensuring compatibility with the surrounding environment. The FWLab and the Zoning team are actively engaged in assessing the broader context, including neighboring areas, to gauge how these adjustments can further complement and bolster the ongoing Panther Island Project and West 7th development.



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

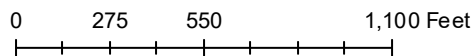
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan FLU Map and Policies.

Area Zoning Map

Applicant: FW Westside RE Investors
 Address: 100 N. University Drive; 2808 Tillar; 2901 Shotts; 2801-2809 (odds) Cullen & 2720 Cullen
 Zoning From: null
 Zoning To: null
 Acres: 11.45705268
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 5/8/2024
 Contact: 817-392-2806



| | |
|--|-----------------------|
|  | Subject Area |
|  | 300 Foot Notification |



Area Map



Council Districts

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

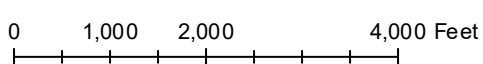
Overlay Districts

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

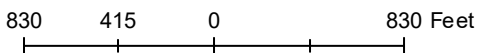
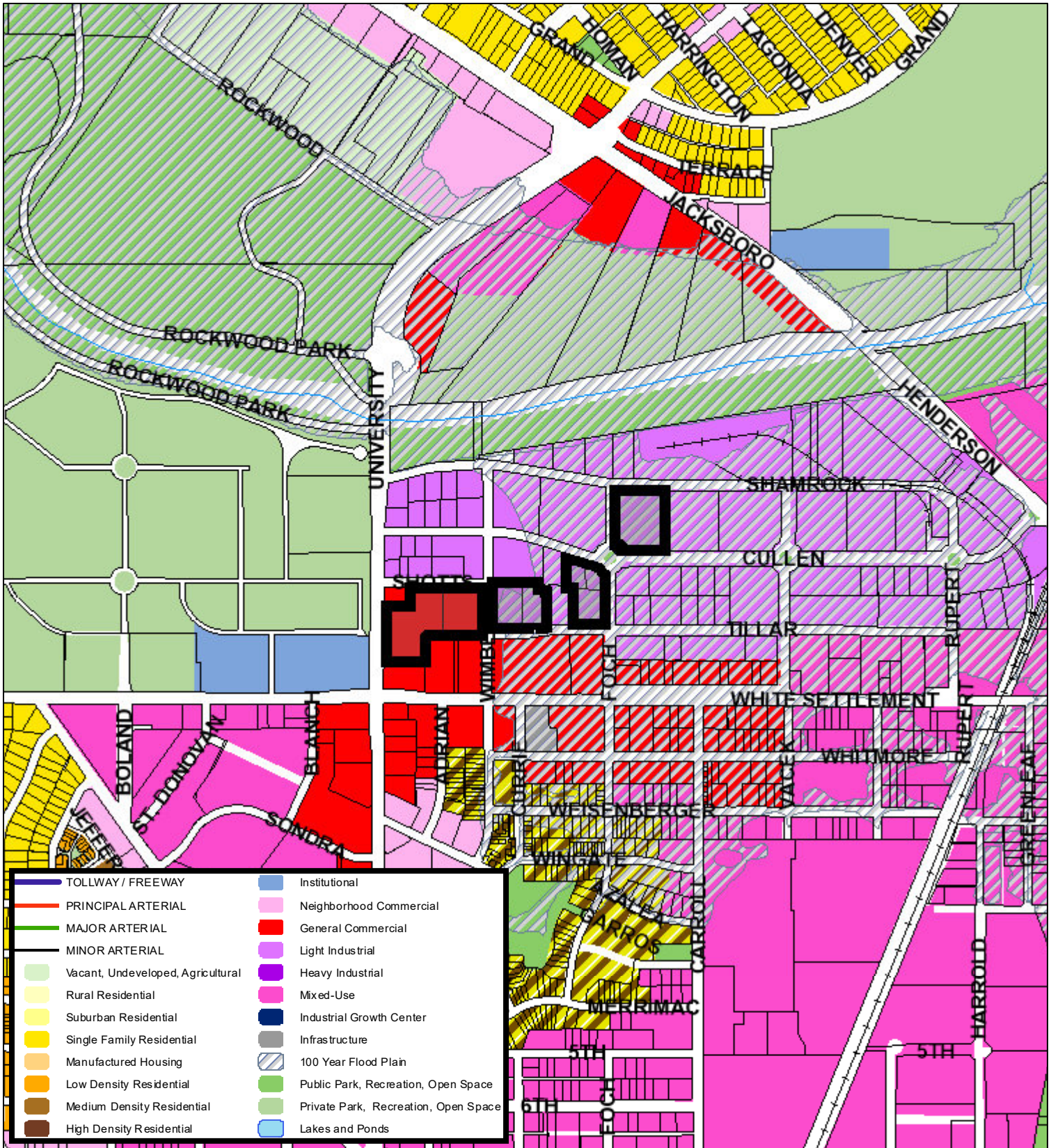
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



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



Aerial Photo Map



0 500 1,000 2,000 Feet





Zoning Staff Report

Date: May 8, 2024

Case Number: ZC-24-033

Council District: 10

Conditional Use Permit

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

Owner / Applicant: Rivers Edge Partners / Tariq Khan

Site Location: Southwest Corner of Hwy 114 & Blackwater Trail

Acreage: 0.97 acres

Request

Proposed Use: Automated car wash

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

Recommendation

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

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

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

Staff Recommendation: **Approval**

Table of Contents

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- [Recent Zoning History](#)
- [Public Notification](#)
- [Development Impact Analysis](#)
 - [Land Use Compatibility](#)
 - [Comprehensive Plan Consistency](#)
 - [Site Plan Comments](#)
- Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

Project Description and Background

The proposed site is an undeveloped area located about 400 feet west of the southwest corner of Blackwater and Highway 114. The applicant seeks a Conditional Use Permit to construct an automated carwash facility. Automated carwashes are allowed in industrial and commercial districts G when the distance from a residential district or use exceeds 200 feet but require CUP approval in all other commercial zones.

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

While a carwash is not permitted in the "E" zoning district, allowing one by CUP with a site plan may help mitigate any neighborhood concerns and give options for the CUP to be revoked in case of code violation convictions. The proposed car wash is located in a vacant lot, with the nearest structures being single-family homes located over 200 feet to the north. The dryer noise from the carwash will be directed towards Highway 114.

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 "E" Neighborhood Commercial / Vacant land
East "E" Neighborhood Commercial/ Vacant Land
South "G" Intensive Commercial / Non-residential uses
West "E" Neighborhood Commercial / Vacant land

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 26, 2024.
The following organizations were notified: (emailed)

| Organizations Notified | |
|---------------------------|------------------------------|
| North Fort Worth Alliance | Harriet Creek Ranch HOA |
| Streams And Valleys Inc | Trinity Habitat for Humanity |
| Northwest ISD | |

** Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to modify the current zoning designation of a property from "E" Neighborhood Commercial to add a Conditional Use Permit (CUP) overlay for a 3-lane automated car wash. The CUP requirement allows revocation as an option for code violations. The property is located in an area predominantly surrounded by commercial zoning yet undeveloped, and the nearest single-family subdivision is more than 200' away; the preliminary plat shows that the car wash area and the residential uses will be separated by a street and another neighborhood commercial use not yet specified. The proposed car wash faces Highway 114, freeway. The prominent location of the car wash will make it easy for drivers to access and utilize the facility.

The proposed land use is appropriate for a commercial area, and the applicant has provided a detailed site plan that includes the commercial land uses in the vicinity; however, at the time of this staff report, the applicant has not turned in the building elevations for review.

The applicant has made parking and landscaping provisions to ensure the site is aesthetically pleasing and functional. The car wash is designed to have minimal impact on the adjacent residential properties.

The proposed zoning change is appropriate and **compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Far North Sector

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

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

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

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

Site Plan Comments

Zoning and Land Use

The submitted site plan does not comply with the Zoning Ordinance regulations. To address this, please take note of the following:

- ~~1. Submit the Building Elevation with materials for review.~~
2. Update the zoning case number to ZC-24-033.
3. Indicate the number of cars that can be held on the wash line simultaneously.
4. Include the parking count calculation in the Site Data table. Note that vacuum spaces count towards the required parking.
5. Ensure that the Building Setback is 25' for car washes.
6. The site must have a 10% landscaped area, with the majority (75%) of this area in front of the buildings.
7. Include surface material on the legend.
8. Clarify which set of elevations you are using, as we received two different sets.

9. Show elevations of vacuum canopies.
10. Label the elevation directions (North, South, East, West).
11. Label the roof materials.
12. Label the door and window materials.
13. Remove tower signs from your elevations.

Fire

FWFD - (Lt. Adam Thornton, FirePlatting@fortworthtexas.gov)

Streets existing and correct:

Roaring River Rd.
Blackwater Trail
Highway 114 Rd

FYI:

Hydrant requirements:

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

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

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

HYDRANT LOCATION

Hose lay is measured by the path a fire truck would travel to lay sections of hose from a hydrant

One point of access is required per lot. Required access shared between lots must be platted.

Minimum fire lane width is 20' and must provide hose lay to all exterior portions the building within 150' of a dedicated street or marked fire lane, measured along a 5' wide unobstructed path. That distance MAY be increased to 300' if the building is equipped with a fire sprinkler system. The increased distance is not allowed in High Piled Storage uses (Chapter 32) or Hazardous Materials (Group H-Chapter 52). Hose lay may be measured from the edge of a marked fire lane or public street.

Minimum turn radius for fire lanes is 25' inside and 45' outside.

Addresses for each new lot will be assigned after the final plat is recorded. Please do not self-address for permit applications.

Vehicle gates must be a minimum of 20' wide when fully opened and be equipped with Knox Locks. Access Control Permits are required for electric gates.

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

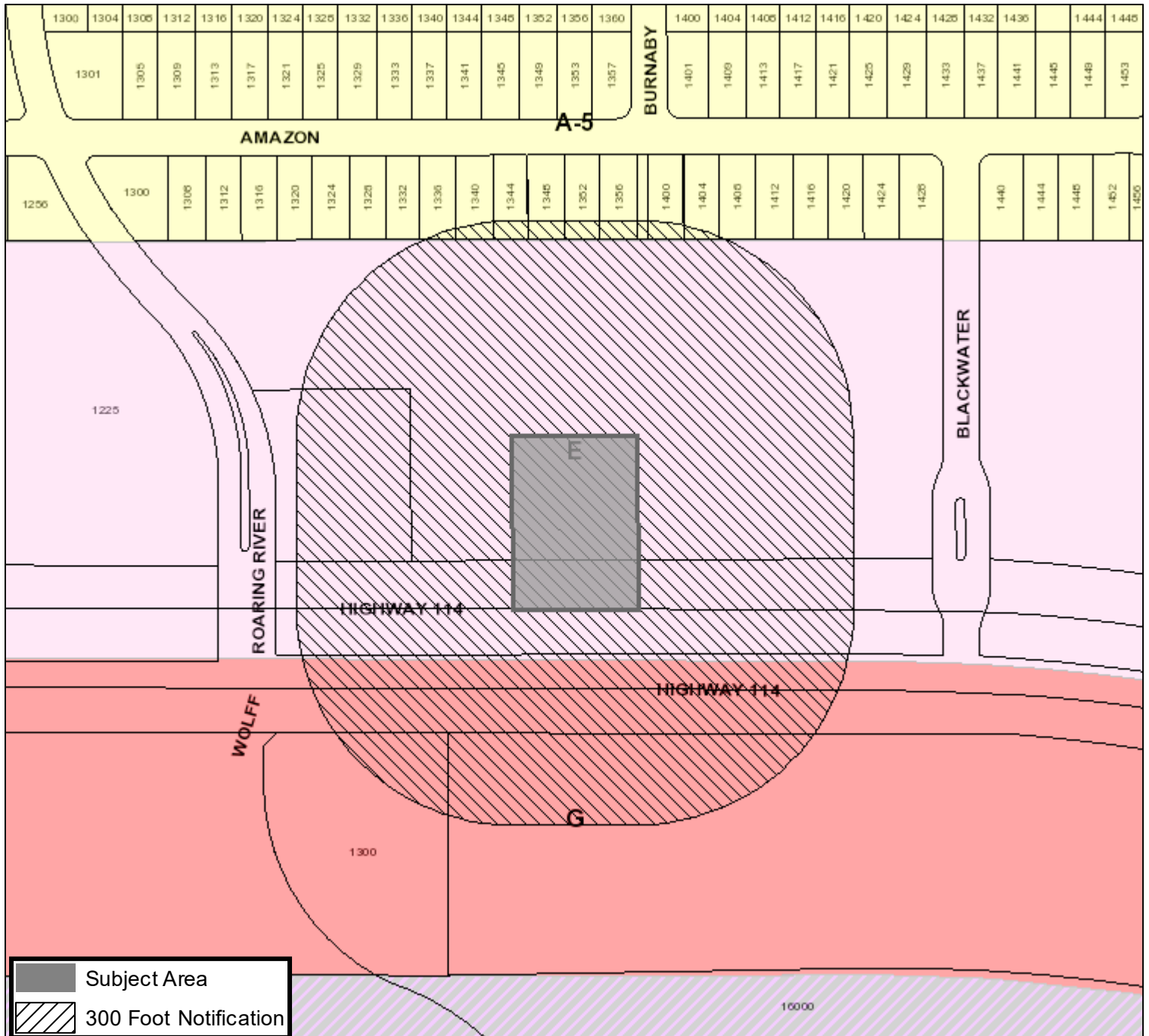
The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.



zc-24-033

Area Zoning Map

Applicant: Rivers Edge Partners
 Address: Southwest Corner of Hwy 114 & Blackwater Trail
 Zoning From: E
 Zoning To: Add a CUP for an automated car wash
 Acres: 0.96724382
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 5/8/2024
 Contact: 817-392-2495

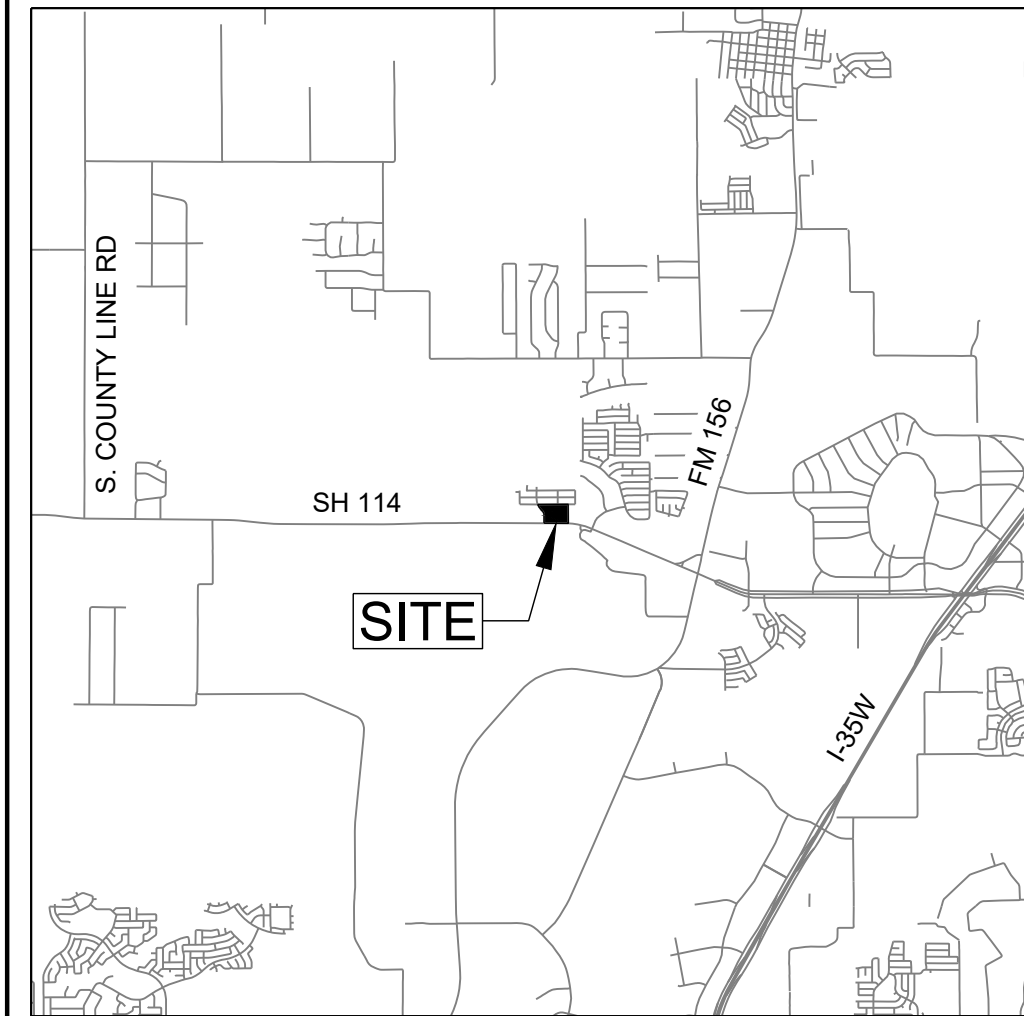


GENERAL NOTES:

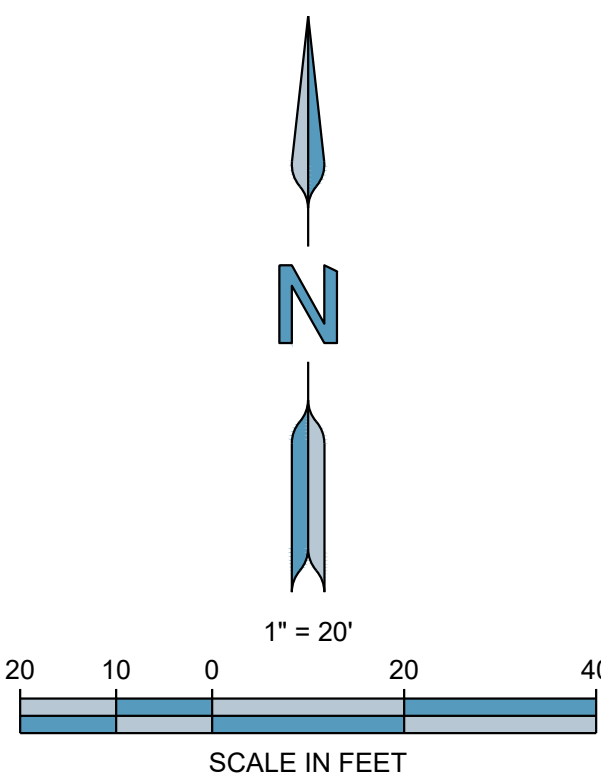
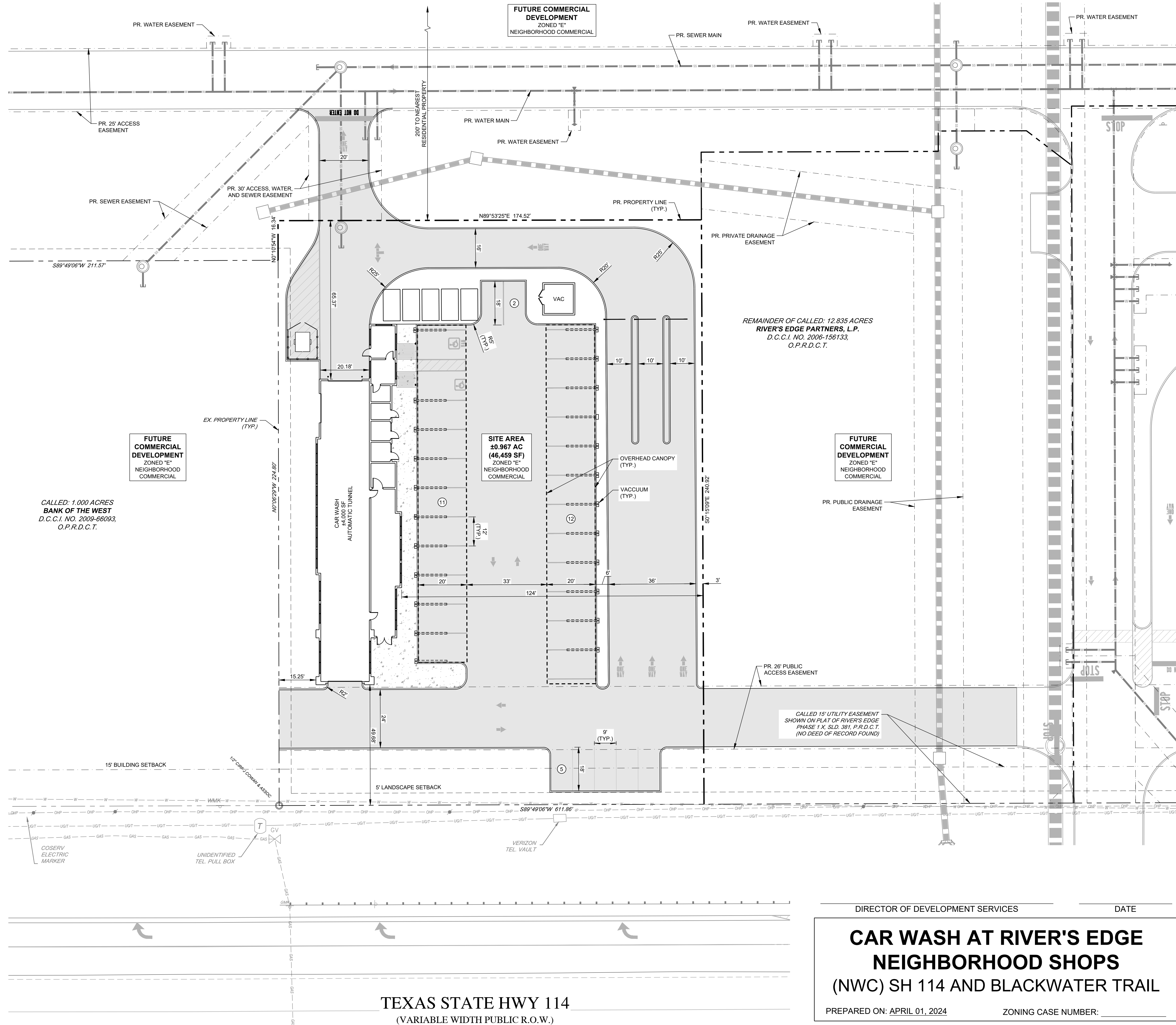
- 1) PROPOSED (PR.) EASEMENTS AND UTILITIES PROVIDED BY MASTER DEVELOPMENT.
- 2) THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
- 3) THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- 4) ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- 5) THIS PROJECT WILL CONFORM TO THE LIGHTING CODE.

| LEGEND | |
|--------|--------------------------|
| | SIDEWALK CONCRETE PAVING |
| | PROPERTY LINE |
| | PARKING COUNT |
| | PAINTED TRAFFIC ARROWS |

| SITE DATA | |
|-------------------------------|----------------------------|
| ZONING: | E (RESIDENTIAL COMMERCIAL) |
| PARCEL IDENTIFICATION NUMBER: | 306726 |
| TOTAL SITE AREA: | 0.967 AC. |
| DISTURBED AREA: | 1.004 AC. |
| LANDSCAPE BUFFER: | FRONT 5 FT |
| | SIDE 5 FT |
| | REAR 5 FT |
| BUILDING SETBACK: | FRONT 20 FT |
| | SIDE N/A |
| | REAR 15 FT |



LOCATION MAP
1" = 1.5 MI



TEXAS STATE HWY 114
(VARIABLE WIDTH PUBLIC R.O.W.)

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

**CAR WASH AT RIVER'S EDGE
NEIGHBORHOOD SHOPS**
(NWC) SH 114 AND BLACKWATER TRAIL

PREPARED ON: APRIL 01, 2024 ZONING CASE NUMBER: _____

ENGINEER:

FORESITE
group

TBPELS Firm No. F-12878
Foresite Group, LLC
4925 Greenville Ave.
Suite 480
Dallas, TX 75206
www.foresitegroup.net
D/B/A Foresite Consulting Group of Texas, LLC.

DEVELOPER:

SLATE
LAND & DEVELOPMENT CO.

5729 LEBANON RD, SUITE 144589
FRISCO, TX 75034
(214) 208-6650

CONTACT: MR. MATT BODZY

PROJECT:

**CAR WASH AT RIVER'S EDGE
NEIGHBORHOOD SHOPS**
(NWC) BLACKWATER TRAIL AND SH 114
FORT WORTH, DENTON COUNTY, TEXAS 76247

SEAL:

| REVISIONS | DATE |
|-----------|------|
| | |
| | |
| | |
| | |

PROJECT MANAGER: BM
DRAWING BY: FG
JURISDICTION: CITY OF FORT WORTH
DATE: MARCH 28, 2024
TITLE:

CONDITIONAL USE PERMIT
SITE PLAN

SHEET NUMBER: _____

1 OF 1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB FILE NUMBER: 1871.004

1301 1305 1309 1313 1317 1321 1325 1329 1333 1337 1341 1345 1349 1353 1357 1401 1409 1413 1417 1421 1425 1429 1433 1437 1441 1445 1449 1453

A-5

BURNABY

CANEY FORK

AMAZON

AMAZON DRIVE

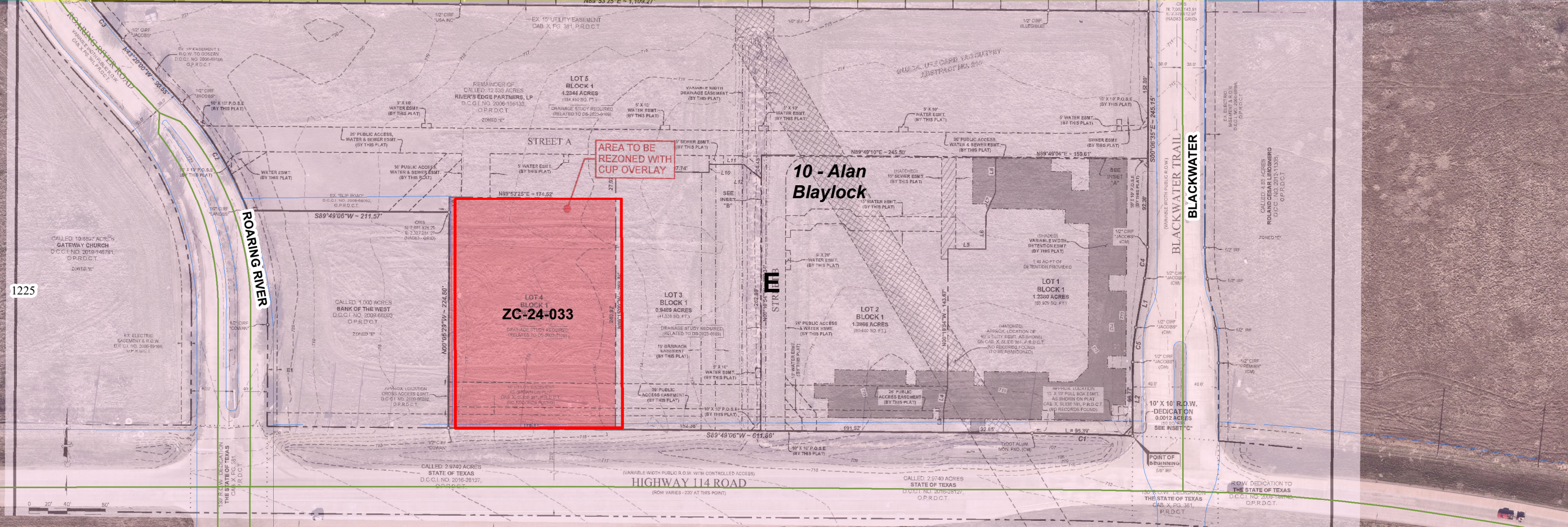
1252 1256

1300 1308 1312 1316 1320 1324 1328 1332 1336 1340 1344 1348 1352 1356 1360 1400 1404 1408 1412 1416 1420 1424 1428 1440 1444 1448 1452 1456

1460

16308 16300

11150



AREA TO BE REZONED WITH CUP OVERLAY

10 - Alan Blaylock

LOT 4 BLOCK 1 ZC-24-033

HIGHWAY 114

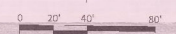
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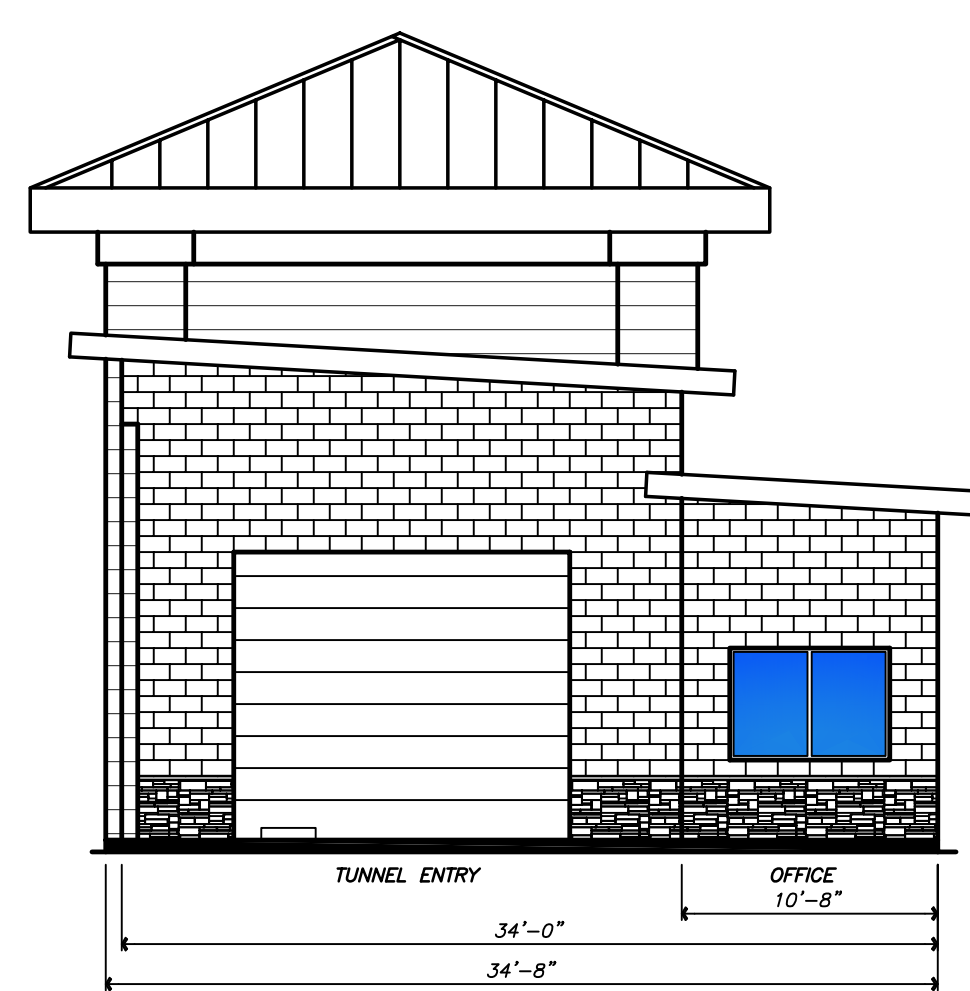
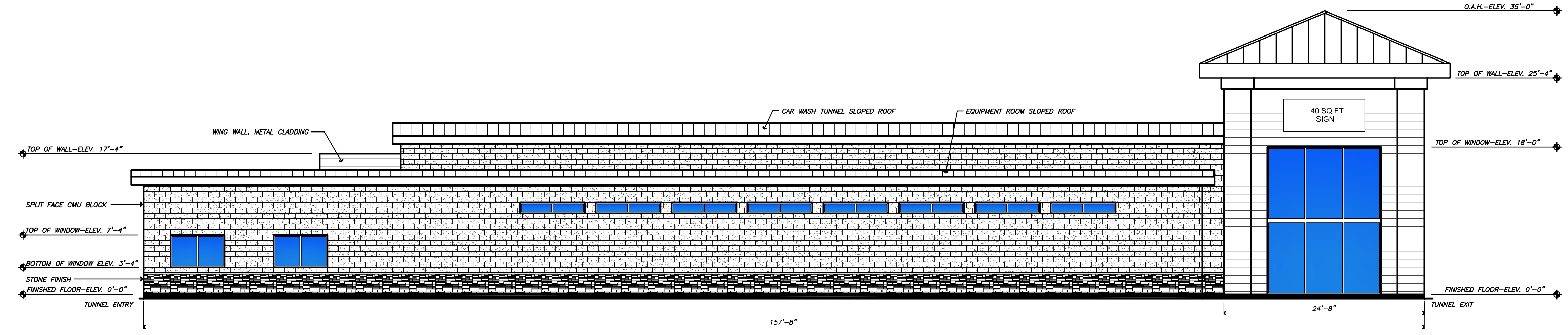
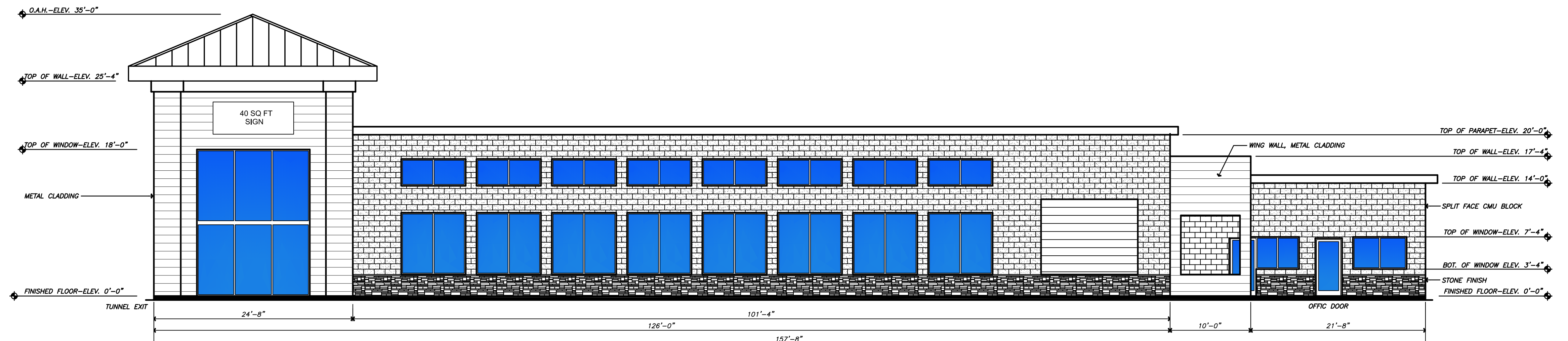
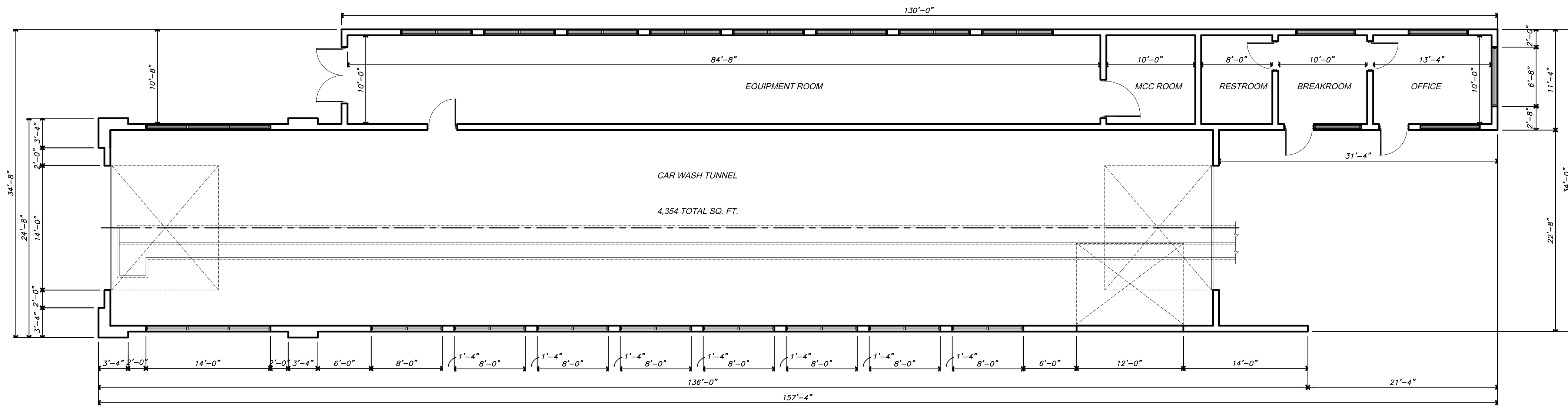
114

G

114

AG



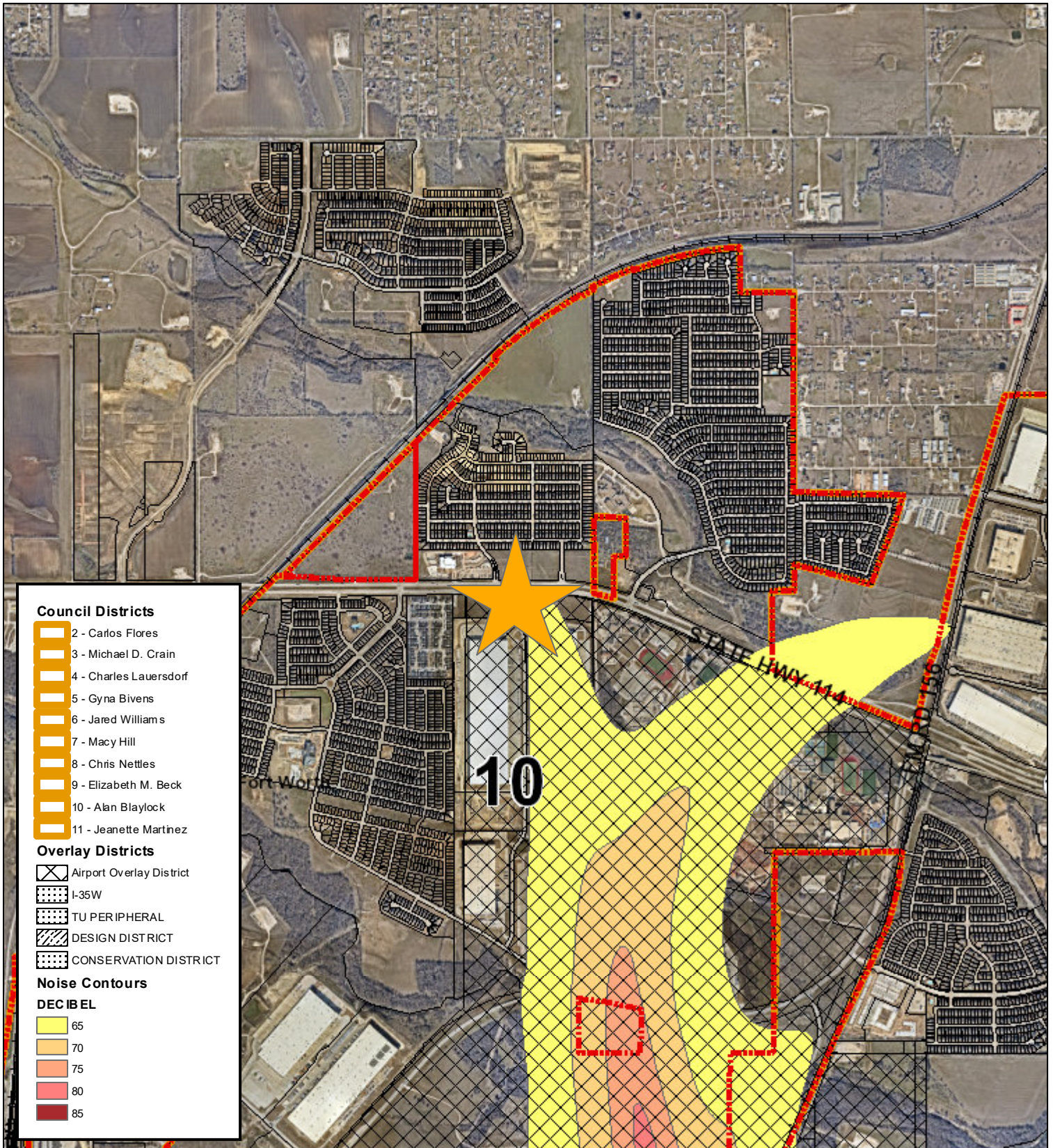




carwash

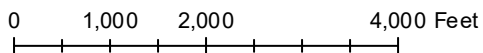
carwash

Area Map

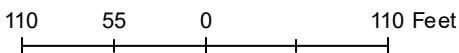
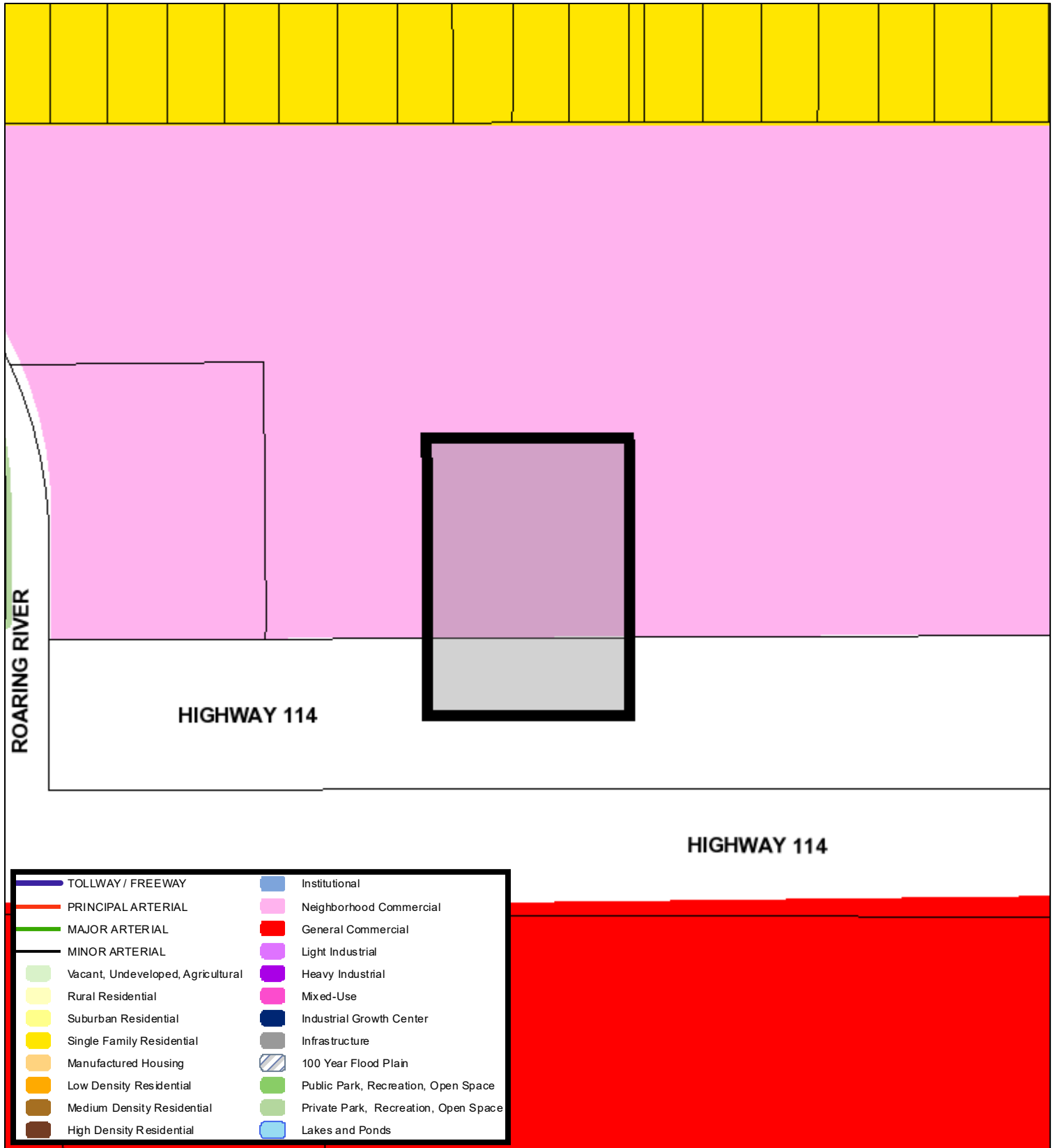


10

STATE HWY 114



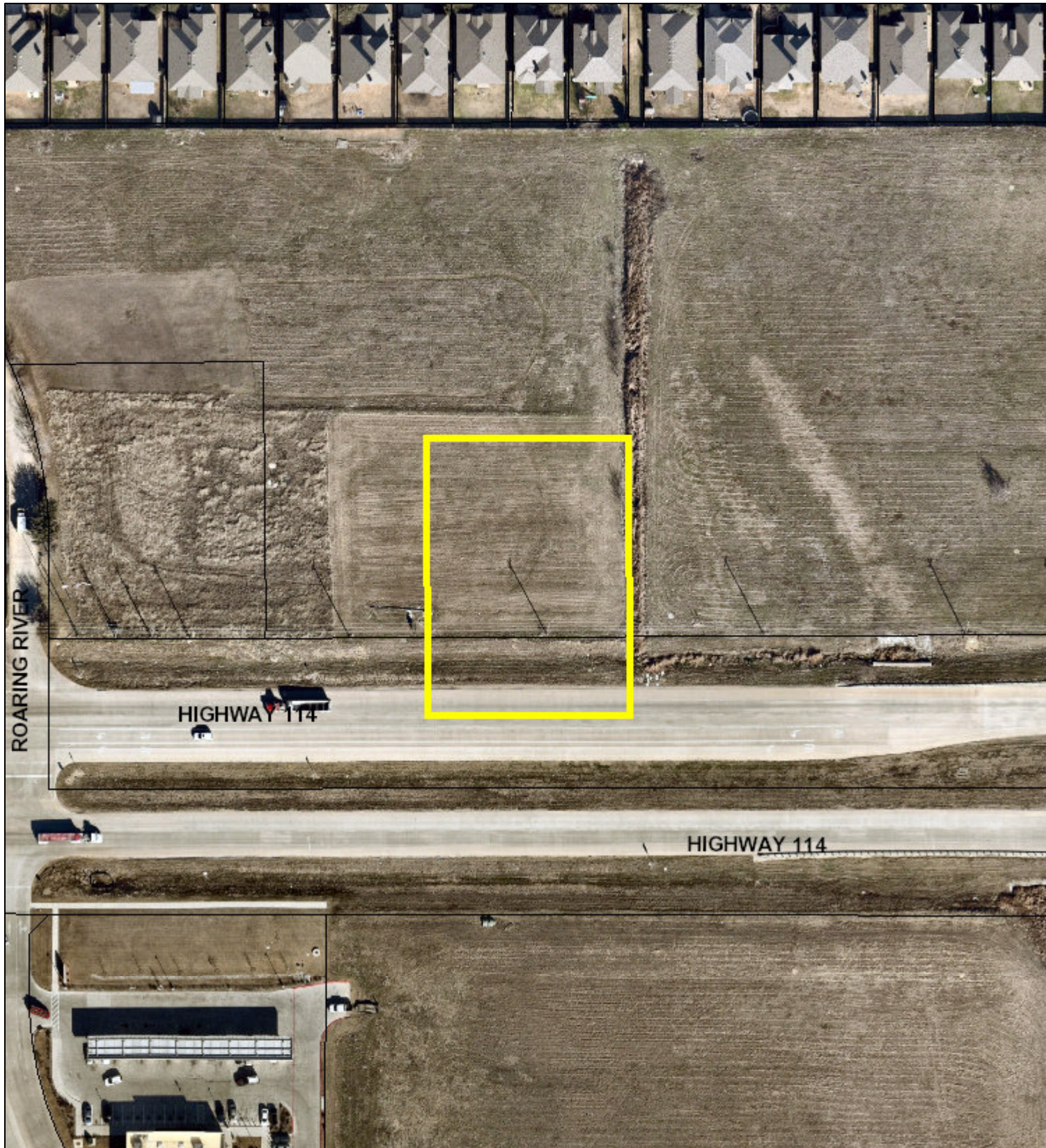
Future Land Use



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



Aerial Photo Map



0 70 140 280 Feet





Zoning Staff Report

Date: May 8, 2024

Case Number: ZC-24-037

Council District: 11

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Jeff Marshall

Site Location: 5022 & 5028 Sun Valley Drive

Acreage: 1.1 acres

Request

Proposed Use: Industrial

Request: From: "I" Light Industrial

To: Add Conditional Use Permit "CUP" for outdoor storage in "I" Light Industrial, 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

- [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 proposed site is located within the Sun Valley Industrial Complex in southeast sector of the City near the intersection of Sun Valley Drive and Marie Jones Road. The rezoning request would add a Conditional Use Permit “CUP” for outdoor storage in “I” Light Industrial. the Sun Valley Industrial Park / Public Improvement District No. 15, where around 95% of acreage within private property is zoned either as "I" Light Industrial or as an industrial-based Planned Development. The average size of the subject lots is less than half an acre, which limits the magnitude of new development and its impacts.

Outdoor storage without a primary use requires a CUP. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

The applicant has been storing vehicles and material for roughly 12 years and is coming in to bring the site into conformance. This is a Code Compliance case.

The proposed zoning change should not lead to any nuisances or negative impacts to the surrounding properties due to the the size of the platted lots, and the existing character of the area. The current zoning, "I" Light Industrial, allows only a limited range of low-intensity industrial uses that are not noxious or offensive due to odors, smoke, dust, noise, fumes, or vibrations.

Surrounding Zoning and Land Uses

North “I” Light Industrial; “B” Two-Family; PD 716 "PD-SU" for a warehouse/office facility / industrial, single-family
East “I” Light Industrial / industrial
South “I” Light Industrial / industrial
West “B” Two-Family / single-family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 26, 2024.
The following organizations were emailed on April 26, 2024:

| Organizations Notified | |
|----------------------------|---|
| Echo Heights NA | Echo Heights Stop Six Environmental Coalition |
| Streams and Valleys | Trinity Habitat for Humanity |
| Southeast Fort Worth, Inc. | FWISD |

**Located within these registered Neighborhood Associations*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to add a Conditional Use Permit “CUP” for outdoor storage in “I” Light Industrial, site plan included. The areas surrounding the proposed sites are mostly developed as industrial with residential just west and north of the proposed site.

The CUP requires a site plan that and can limit the number of years to ensure they are acting in good faith. The site is required to have a screening fence, 20 ft bufferyard, and plantings adjacent the “B” Two-Family.

The proposed zoning **is compatible** in this location.

Comprehensive Plan Consistency – Southeast

Per the adopted Comprehensive Plan, the subject property is included in the "Industrial Growth Center" future land use designation -- specifically the Loop 820 East industrial growth center. (See the attached "Sun Valley - Future Land Use" exhibit.) Within this area, the Plan encourages policies that promote industrial development and generally discourage residential uses (see page 4-10 of Chapter 4 "Land Use" and page C-13 of Appendix C "Future Land Use by Sector").

The proposed rezoning to “CUP” **is consistent** with the Comprehensive Plan and the policies below:

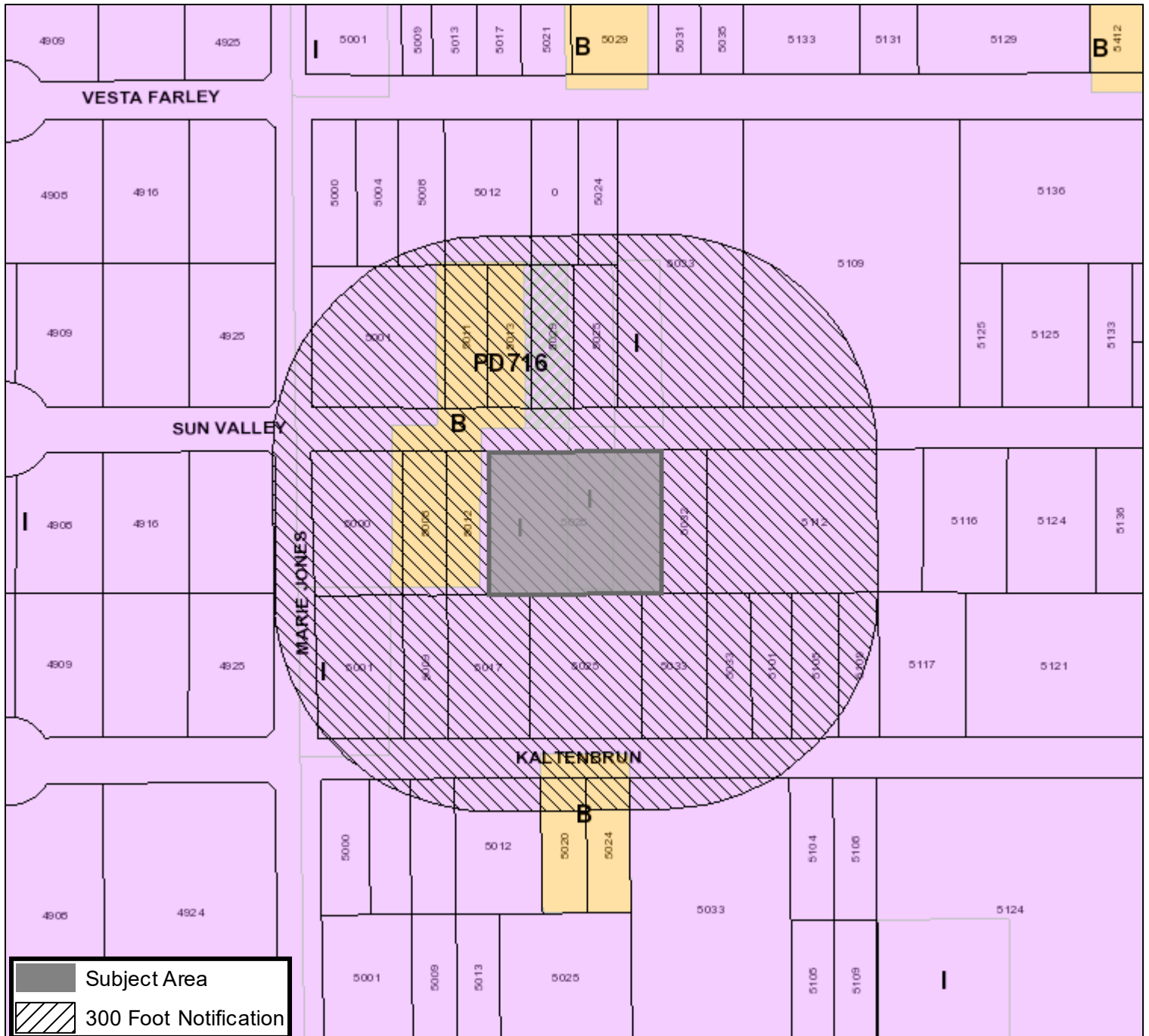
- Promote industrial development within the Loop 820 East Industrial Growth Center.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations
- Separate incompatible land uses with buffers or transitional uses. Some 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.





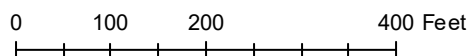
ZC-24-037

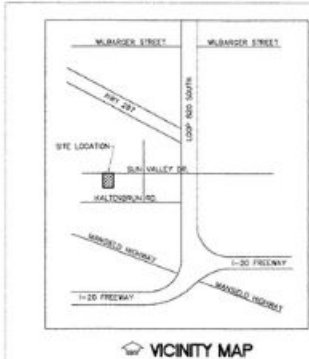
Area Zoning Map

Applicant: Jeff Marshall
 Address: 5028 Sun Valley Drive
 Zoning From: I
 Zoning To: Add a Conditional Use Permit for Construction Material Storage
 Acres: 1.10005748
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 5/8/2024
 Contact: 817-392-6226



| | |
|--|-----------------------|
|  | Subject Area |
|  | 300 Foot Notification |





FORMULA FOR LANDSCAPE REQUIREMENTS

TOTAL LOT SIZE
48,000 SQ. FT.

TOTAL BUILDING AREA
9,000 SQ. FT.

TOTAL LAND SIZE
MINUS TOTAL BLDG SIZE
39,000 SQ. FT.

MULTIPLY BY 1/4 FOR U.S. ZONE / USES
1.50 SQ. FT.

DIVIDE BY 500 = TREES
3 TREES

DIVIDE BY 50 = SHRUBS
30 SHRUBS

MULTIPLY BY 75% FOR STREET FRONTAGE
1.143 SQ. FT.

DIVIDE BY 500 = TREES
2 TREES

DIVIDE BY 50 = SHRUBS
23 SHRUBS

MULTIPLY BY 10% FOR ALL OTHER ZONES / USES
3.90 SQ. FT.

DIVIDE BY 500 = TREES
8 TREES

MULTIPLY BY 70% FOR STREET FRONTAGE
2.730 SQ. FT.

DIVIDE BY 500 = TREES
5 TREES

DIVIDE BY 50 = SHRUBS
27 SHRUBS

NOTE: METHOD OF WATERING SHALL BE BY SPRINKLER SYSTEM

PLANTS SCHEDULE

| NO. | SYMBOL | COMMON AND BOTANICAL NAME | HEIGHT | SPREAD | PLANT CODE | REMARKS |
|-----|--------|---|--------|--------|------------|-----------|
| 12 | A | SMERTON (QUAGMARIA STRYMONICA) | 40' | 2' | 7A | DECIDUOUS |
| 41 | B | PHACIA (PHACIA FRAXIN) 5-SAL. CONTAINER | 48" | 30" | 2'-0" | EVERGREEN |
| 30 | C | SHRUB TAUNTON HILL (ELY VOMITORIA KANAL) 3-SAL. CONTAINER | 36" | 32" | 2'-0" | EVERGREEN |
| 5 | F | SHRUB WHITE (LONDRONIA INDICA) | 40' | 2' | 7'-0" | DECIDUOUS |
| | | BENJAMIN GRASS | | | | |

1.10 ACRES = 48,000 SQ. FT.

SITE DATA

| | PROVIDED | PERCENTAGE |
|------------------------------------|----------------|------------|
| TOTAL LOT GROSS SITE AREA | 48,000 SQ. FT. | 100% |
| TOTAL BUILDING AREA | 9,000 SQ. FT. | 19% |
| TOTAL IMPERVIOUS AREA | 31,814 SQ. FT. | 66% |
| TOTAL OPEN SPACE (LANDSCAPED AREA) | 5,876 SQ. FT. | 12% |

GENERAL NOTES

GENERAL:
CONTRACTOR SHALL LOCATE EXISTING AND PROPOSED UTILITY PRIOR TO BEGINS OF WORKING WITH THE LANDSCAPE PLAN, UTILITY PLAN AND IRRIGATION PLAN FOR ADDITIONAL INFORMATION.
CONTRACTOR SHALL VERIFY THE LANDSCAPE IDENTIFIER OF DISCREPANCIES BETWEEN THE PLANS AND THE SITE CONDITIONS.
OWNER RECEIVES THE RIGHT TO REJECT ANY OR ALL PLANT MATERIAL. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. UPON FINAL ACCEPTANCE BY OWNER, ANY DEAD MATERIAL SHALL BE REPLACED WITHIN 30 DAYS UPON NOTIFICATION BY THE OWNER. EXCLUDED ARE PLANTS THAT DIE FROM ACTS OF NATURE, UNUSUAL OR UNUSUAL BY OWNER.

PLANT MATERIAL:

PLANTS SHALL BE IN ACCORDANCE WITH THE TEXAS STATE DEPARTMENT OF AGRICULTURE'S REGULATION FOR NURSERY PRODUCTS, RULES AND METHODS. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE SOUND, HEALTHY, YOUNG AND FREE OF INSECT, FUNGUS, MITE AND OTHER DISEASES. PLANTS OF OTHER UNDESIRABLE SPECIFICATIONS, SHRUBS AND GROUND COVERS SHALL BE INSTALLED ONLY IF THEY SHALL BE INSTALLED GROWN OR THAT HAVE BEEN TRANSPORTED AND STORED FOR A PERIOD OF (2) MONTHS MINIMUM. ANY TREES PLANTED THAT SUFFER FROM SHOCK, DISEASE, LOSS OF LEAVES, LOSS OF COLOR IN LEAVES OR A BROKEN ROOT BALL SHALL BE REJECTED.
ALL TREES SHALL HAVE A WELL BRANCHED, OPEN, SYMMETRICAL CANOPY.

SOIL:

THE GENERAL CONTRACTOR SHALL GRASS AND BED AREAS TO A MIN. 2" BELOW FINISHED GRADE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUFFICIENT SOIL, FERTILIZER AND FINE GRADING ALL LAWN AND BED AREAS IF SOIL IS INSUFFICIENT TO BE FREE OF ANY ROOTS, STONES, WEEDS, DEBRIS, OR UNDESIRABLE.

SED PREPARATION:

CONTRACTOR SHALL STAKE BED AREAS AND ERASE ANY GRASS OR WEEDS. INSTALL LOW GRADE STEEL EDGING PAINTED GREEN, WITH STAKES LOCATED SHALL BE USED TO MARK EDGES FROM SHRUBS OR GROUND COVER WEEDS. INSTALL BEGINS IN STRAIGHT ALIGNMENT WITHOUT WAIVES. TOP OF EDGING SHALL NOT BE MORE THAN 2" ABOVE FINISHED GRADE. FOR WALKWAY, LOWER PLANTING AREAS THE CONTRACTOR SHALL INSTALL TO A MINIMUM DEPTH OF 18" INCHES, A MIXTURE OF 1/3 PART SANDY LOAM SOIL, 1/3 PART BARK TO SANDY SOIL, CONDITIONER (FOR EQUAL), AND 1/3 PART POTTING SOIL. THE SANDY LOAM SOIL SHALL BE FREE OF CLUMPS AND GRASSES (INCLUDING UNDESIRABLE) AND ANY OTHER OBJECTIONABLE MATERIAL. THE PLANTING BEDS SHALL HAVE A AND A SAMPLE SUBMITTED BY THE ARCHITECT PRIOR TO PLACEMENT.

TREE INSTALLATION:

TREE PITS SHALL BE 24" TO 30" GREATER IN DIAMETER THAN THE SIZE OF ROOT BALL. ROOTBALL SHALL CONSIST OF NATIVE SOIL REMOVED FROM THE PIT AND WATER TREES TO ELIMINATE WEEDS AND AIR POCKETS. TREES SHALL BE PLANTED VERTICAL AND STAKED ONLY IF NECESSARY TO MAINTAIN ALIGNMENT. DO NOT LEAVE ANY PITS OPEN OVER NIGHT WITHOUT FIRST BACKFILLING PIT TO AVOID PREDATOR DAMAGE. TOP OF TREE BALL TO BE EQUAL TO ADJACENT GRADE.

SHRUBS & GROUND COVER INSTALLATION:

REPTILL 2" OF "BACK TO EARTH" SOIL CONDITIONER AND ERODED BED AREAS. BASE SANDS AND REMOVE ANY LARGE ROCKS OR OTHER OBSTACLES. INSTALL PLANTS IN HOLES 1/2" WIDER THAN CONTAINER SIZE. TOP OF ROOT BALL SHALL BE EQUAL TO FINISHED GRADE. SPREAD 1/2" LAYER OF 2-10" COLLECT FERTILIZER FOR 1000 SQ. FT. OF BED COVER HAND WATER PLANTS TO ELIMINATE WEEDS. EARLY 2" OF FINE BARK MULCH (DUNGE SPREAD) TOP DRESSING.

ANNUAL INSTALLATION:

INSTALL PLANTS IN HOLES THAT ARE 24" TO 30" WIDER THAN THE CONTAINER SIZE. TOP OF ROOT BALL SHALL BE EQUAL TO A HEIGHT OF TWO (2") INCHES BELOW TOP OF CURB. APPLY 2000 SQ. FT. COLLECT FERTILIZER AVAILABLE FROM POTS PLANT FARM - 817.208.8348 AT THE RECOMMENDED RATE. HAND WATER PLANTS TO ELIMINATE WEEDS. APPLY 2" OF FINE BARK MULCH TOP DRESSING.

GRASS INSTALLATION SOO:

FINE GRADE AND REMOVE ROCKS AND OTHER DEBRIS PRIOR TO INSTALLATION. REFINED GRASS SEED SHALL BE LAD SOLO. JOINT TO JOINT SPREAD A 2-1/2" FERTILIZER AT THE RATE OF 1 LB PER 1000 SQ. FT. SOIL. 1000 WATERING WITH A HEAVY HAND WHEELER. CONTRACTOR SHALL FILL SOO TO GROUND AT ANY POINTS OR SINKS WHERE EXCESSIVE WATER OCCURS. ALL GROUND AREAS NOT COVERED BY PAVING OR GROUND COVER SHALL BE COVERED WITH SOO. HOLDING AREAS BETWEEN PROPERTY LINES AND CURB.

MAINTENANCE NOTE:

GENERAL: THE OWNER SHALL BE RESPONSIBLE FOR THE CONTAINER MAINTENANCE IN PERFORMANCE OF ALL LANDSCAPING AND IRRIGATION. ALL INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER MAINTENANCE. CONTRACTOR PRACTICES OR AS RECOMMENDED BY THE LANDSCAPE ADMINISTRATOR AND OTHER SOO. THESE NOTES COMPLY WITH THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER DEAD MATERIAL. ON PLANTS THAT ARE PART OF THE LANDSCAPE, ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL UNUSUAL WEEDS OR LAWN WEEDS ARE BROKEN AND FLOW WATER SHALL BE REPLACED / SPARED IMMEDIATELY TO PREVENT THE SPREAD OF WATER.

REVISIONS

| NO. | DATE | RESPONSE |
|-----|------|----------|
| | | |

JOHN TAYLOR AND ASSOCIATES
6800 BENTLEY STREET, SUITE 100
FORT WORTH, TEXAS 76116
(817) 335-1111
WWW.JTANDASSOCIATES.COM

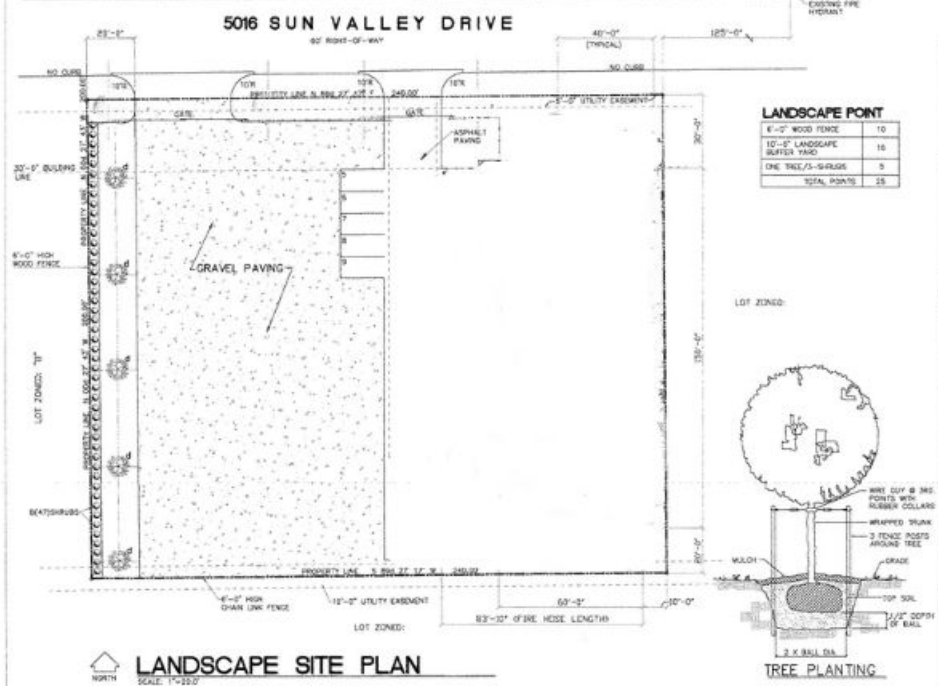
PROPOSED OFFICE AND WAREHOUSE
FOR
INTEGRITY FOUNDATION REPAIR
5016 SUN VALLEY DRIVE
FORT WORTH, TEXAS 76116

| JOB NO. | 2817 |
|-----------|-----------|
| DESIGN BY | JET |
| CHECK BY | JET |
| DATE | 2/24/2022 |

SHEET TITLE:
LANDSCAPE SITE PLAN

LOGBOOK NO.

SHEET NO.
L1.0
(REVISED)
OF 1



PREPARED BY:

JOHN TAYLOR & ASSOCIATES
6800 BENTLEY STREET, SUITE 100
FORT WORTH, TEXAS 76116
(817) 335-1111
WWW.JTANDASSOCIATES.COM

OWNER:

JEFF MARSHALL, OWNER
INTEGRITY FOUNDATION REPAIR
5247 DAVIS STREET AND ROAD, SUITE 100
FORT WORTH, TEXAS 76203
(817) 361-8555 OFFICE
(817) 361-8555 FAX
EMAIL: JMAR@IFR.COM

NOTES:

CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES BEFORE STARTING CONSTRUCTION.

LAND USE:

LAND WILL BE USED FOR OFFICE AND WAREHOUSE.

ZONING DISTRICT:

PROPERTY ZONED: INDUSTRIAL

PARKING:

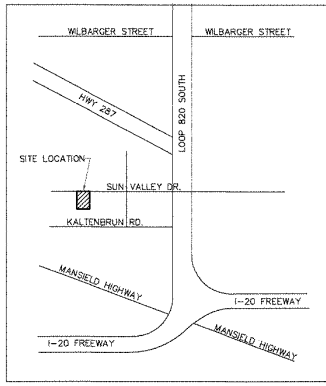
PARKING REQUIRED: 4
PARKING PROVIDED: 6
UNDESIRABLE PARKING: 1
TOTAL PARKING PROVIDED: 9

LEGAL:

LOT: 38
BLOCK: 3
NEWMENAGER CITY ADDITION, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



* FORM SAVED ONLY WHEN PLANTING AN INDIVIDUAL SHRUB



VICINITY MAP

FORMULA FOR LANDSCAPE REQUIREMENTS

NOTE: METHOD OF WATERING SHALL BE BY SPRINKLER SYSTEM

| | | |
|---------------------------------------|--------|---------|
| TOTAL LOT SIZE | 48,000 | SO. FT. |
| TOTAL BUILDING AREA | 9,000 | SO. FT. |
| TOTAL LAND SIZE MINUS TOTAL BLDG SIZE | 39,000 | SO. FT. |

| | | | | | |
|-------------------------------------|-------|---------|--|--|---------|
| MULTIPLY BY 4% FOR I,K,ZONE / USES | 1,521 | SO. FT. | MULTIPLY BY 10% FOR ALL OTHER ZONES / USES | | SO. FT. |
| DIVIDE BY 500 = | | | DIVIDE BY 500 = | | TREES |
| SEE FORESTRY PLAN | | TREES | DIVIDE BY 50 = | | SHRUBS |
| DIVIDE BY 50 = | 30 | SHRUBS | MULTIPLY BY 75% FOR STREET FRONTAGE | | SO. FT. |
| MULTIPLY BY 75% FOR STREET FRONTAGE | 1,140 | SO. FT. | DIVIDE BY 500 = | | TREES |
| DIVIDE BY 500 = | | | DIVIDE BY 50 = | | SHRUBS |
| SEE FORESTRY PLAN | | TREES | | | |
| DIVIDE BY 50 = | 23 | SHRUBS | | | |

NOTE: METHOD OF WATERING SHALL BE BY SPRINKLER SYSTEM

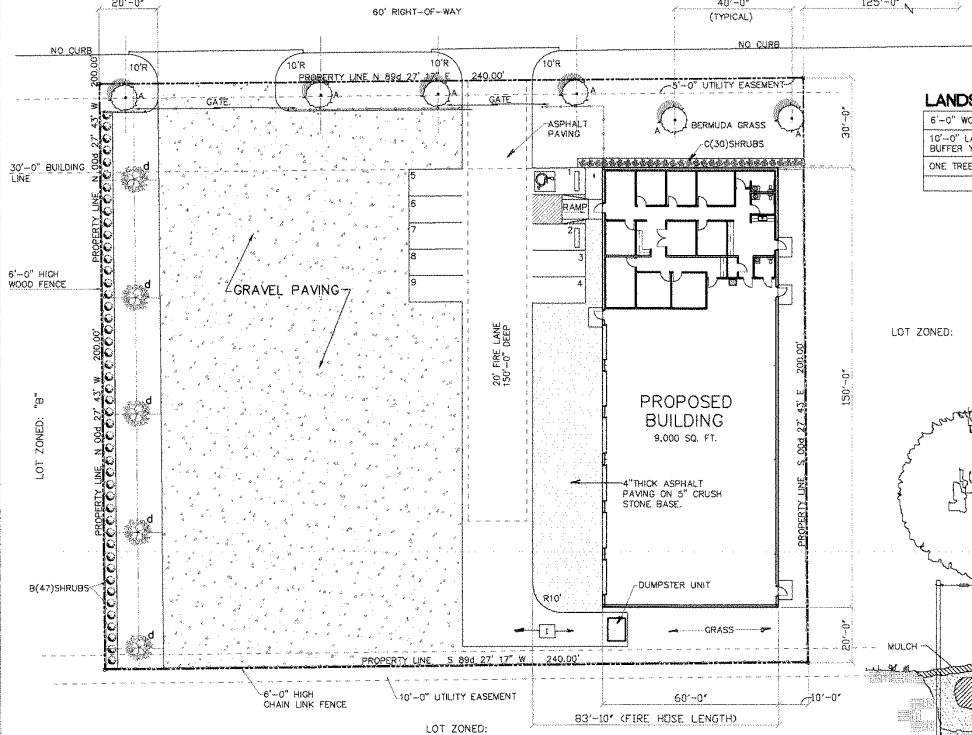
PLANTS SCHEDULE

| QU. | LETTER | COMMON AND BOTANICALS NAME | SPACING | CANOPY | SOIL DEPTH IN PLANTER (IN.) | MIN. HEIGHT | REMARKS |
|-----|--------|--|---------|--------|-----------------------------|-------------|-----------|
| 12 | A | SWEETGUM (LIQUIDAMBAR STYRACIFLUA) | 40' | 4' | 75" | 6'-0" | DECIDUOUS |
| 47 | B | PHOTINA (PHOTINA FRASERI) | 48' | 32' | 3'-0" | | EVERGREEN |
| 30 | C | DWARF YAUPON HOLLY (ILEX VOMITORIA NANA) | 36' | 32' | 2'-0" | | EVERGREEN |
| 5 | d | CRAPE MYRTLE (LADERSTROEMIA INDICA) | 40' | 2' | 32" | 3'-0" | DECIDUOUS |
| | | BERMUDA GRASS | | | | | |

1.10 ACRES = 48,000 SQ. FT.

| SITE DATA | PROVIDED | PERCENTAGE |
|------------------------------------|----------------|------------|
| TOTAL LOT GROSS SITE AREA | 48,000 SQ. FT. | 100% |
| TOTAL BUILDING AREA | 9,000 SQ. FT. | .18% |
| TOTAL IMPERVIOUS AREA | 33,124 SQ. FT. | .68% |
| TOTAL OPEN SPACE (LANDSCAPED AREA) | 5,876 SQ. FT. | .12% |

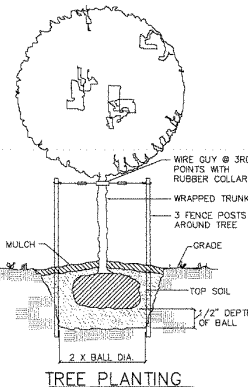
5016 SUN VALLEY DRIVE



LANDSCAPE POINT

| | |
|------------------------------|-----------|
| 6'-0" WOOD FENCE | 10 |
| 10'-0" LANDSCAPE BUFFER YARD | 10 |
| ONE TREE / 35 SHRUBS | 5 |
| TOTAL POINTS | 25 |

LOT ZONED:



TREE PLANTING

GENERAL NOTES

GENERAL:
CONTRACTOR SHALL LOCATE EXISTING AND PROPOSED UTILITIES PRIOR TO DIGGING OR TILLING. REFER TO GRADING PLAN, SITE PLAN, UTILITY PLAN AND IRRIGATION PLAN FOR ADDITIONAL INFORMATION.
CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN THE PLANS AND THE SITE CONDITIONS.
CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES. OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL PLANT MATERIAL. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR, UPON FINAL ACCEPTANCE BY OWNER. ANY DEAD MATERIAL SHALL BE REPLACED WITHIN (2) WEEKS UPON NOTIFICATION BY THE OWNER. EXCLUDED ARE PLANTS THAT DIE FROM ACTS OF NEST, ANIMALISM OR NEGLECT BY OWNER.

PLANT MATERIAL:

PLANTS SHALL BE IN ACCORDANCE WITH THE TEXAS STATE DEPARTMENT OF AGRICULTURE'S REGULATION FOR NURSERY INSPECTION, RULES AND RATINGS. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE SOUND, HEALTHY, WOUNDLESS AND FREE OF INSECT INFESTATIONS, PLANT DISEASES, INJURIES OR OTHER OBJECTIONABLE DISFIGUREMENTS. SHRUBS AND GROUND COVER SHALL BE NURSERY GROWN. TREES SHALL BE NURSERY GROWN OR THAT HAVE BEEN TRANSPLANTED AND "CURED" FOR A PERIOD OF (3) MONTHS MINIMUM. ANY TREES PLANTED THAT SUFFERS FROM SHOCK, DEBARK, LOSS OF LEAVES, LOSS OF COLOR IN LEAVES OR A BROKEN ROOT BALL SHALL BE REJECTED. ALL TREES SHALL HAVE A WELL BRANCHED, OPEN, SYMMETRICAL CANOPY.

SOIL:

THE GENERAL CONTY. WILL GRADE LAWN & BED AREAS TO A MIN. 2" BELOW FINISHED GRADE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SANDY LOAM SOIL (IF NEEDED) AND FINNE GRADING ALL LAWN AND BED AREAS. IF SOIL IS NEEDED, IT SHALL BE FREE OF ANY ROCKS, GRASSES, WEEDS, SEEDS, OR NUTGRASS.

BED PREPARATION:

CONTRACTOR SHALL STAKE BED AREAS AND ERADICATE ANY GRASS OR WEEDS. INSTALL LOW GAUGE STEEL EDGING, PAINTED GREEN, WITH STAKES. EDGING SHALL BE USED TO SEPARATE GRASS FROM SHRUB OR GROUND COVER BEDS. INSTALL ALIGNMENT WITHOUT WAVES. TOP OF EDGING SHALL NOT BE MORE THAN 2" ABOVE FINISHED GRADE. FOR ANNUAL FLOWER PLANTING AREAS, THE CONTRACTOR SHALL INSTALL TO MINIMUM DEPTH OF (3) INCHES, A MIXTURE OF 1/3 PART SANDY LOAM SOIL, 1/3 PART "BACK TO EARTH" SOIL CONDITIONER (OR EQUAL), AND 1/3 PART POTTING SOIL. THE SANDY LOAM SOIL SHALL BE FREE OF GLOBS, WEEDS AND GRASSES (INCLUDING "NUTGRASS") AND ANY OTHER OBJECTIONABLE MATERIAL. THE PLANTING MEDIUMS SHALL MIXED AND A SAMPLE INSPECTED BY THE ARCHITECT PRIOR TO SEGMENT.

TREE INSTALLATION:

TREE PITS SHALL BE DUG TWO FEET GREATER IN DIAMETER THAN THE SIZE OF ROOT BALL. BACKFILL SHALL CONSIST OF NATIVE SOIL REMOVED FROM THE PIT. HAND WATER TREES TO ELIMINATE VOIDS AND AIR POCKETS. TREES SHALL BE PLANTED VERTICAL, AND STAKED ONLY IF NECESSARY TO MAINTAIN ALIGNMENT. DO NOT LEAVE ANY PITS OPEN OVER NIGHT WITHOUT FIRST BARRICADE PIT TO AVOID PEDESTRIAN INJURY. TOP OF TREE BALL TO BE EQUAL TO ADJACENT GRADE.

SHRUBS & GROUND COVER INSTALLATION:

ROTTITILL 2"+ OF "BACK TO EARTH" SOIL CONDITIONER INTO EDGED BED AREAS. RAISE SMOOTH AND REMOVE ANY LARGE ROCKS OR OTHER DEBRIS. INSTALL PLANTS IN HOLES 1/3 WIDER THAN CONTAINER SIZE. TOP OF ROOT BALL SHALL BE EQUAL TO THE FINISHED BED GRADE. SPREAD (5) LBS OF A 3-1-2 PELLET FERTILIZER PER 1000 SF OF BED COVER. HAND WATER PLANTS TO ELIMINATE VOIDS. APPLY 2" OF PINE BARK MULCH (COARSE SHREDD) TOP DRESSING.

ANNUAL INSTALLATION:

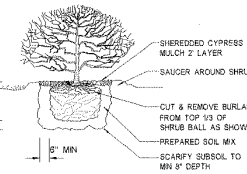
INSTALL PLANTS IN HOLES THAT ARE DUG 1/3 WIDER THAN THE CONTAINER SIZE. TOP OF ROOT BALL SHALL BE EQUAL TO A HEIGHT OF TWO (2) INCHES BELOW TOP OF CURB. SPREAD "COLOR STAR" PELLET FERTILIZER (AVAILABLE FROM PIPES PLANT FARM - 817-878-8846) AT THE RECOMMENDED RATE. HAND WATER PLANTS TO ELIMINATE VOIDS. APPLY 2" OF PINE BARK MULCH TOP DRESSING.

GRASS INSTALLATION SOD:

FINE GRADE AND REMOVE ROCKS AND OTHER DEBRIS PRIOR TO INSTALLATION. BERMUDAGRASS SOD SHALL BE LAID SOLID, JOINT TO JOINT. SPREAD A 3-1-2 FERTILIZER AT THE RATE OF 10 LBS PER 1000 SF. ROLL SOD AFTER WATERING WITH A HEAVY HAND ROLLER. CONTRACTOR SHALL FIN SOD TO GROUND AT ANY SLOPES OR SVALES WHERE EROSION MAY OCCUR. ALL GROUND AREAS NOT COVERED BY PAVING OR GROUND COVER SHALL BE COVERED WITH SOD, INCLUDING AREAS BETWEEN PROPERTY LINES AND CURBS.

MAINTENANCE NOTE:

GENERAL: THE OWNER SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE IN PERPETUITY OF ALL LANDSCAPING AND IRRIGATION. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, WATERING, WEEDING, KEEPING BEDS MULCHED WITH STANDARD HORTICULTURAL PRACTICES OR AS RECOMMENDED BY THE LANDSCAPE ADMINISTRATOR AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SOIL MATERIAL. SOIL PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION HEADS OR LINES WHICH ARE BROKEN AND FLOW WATER SHALL BE REPLACED/ REPAIRED IMMEDIATELY TO PREVENT THE WASTE OF WATER.



1 TYP. SHRUB PLANTING DETAIL
NOT TO SCALE

PREPARED BY:

JOHN TAYLOR & ASSOCIATES
6805 BRENTWOOD STAIR RD. STE. 201
FORT WORTH, TEXAS 76112
(817) 446-1364 OFFICE
(817) 446-1307 FAX
E-MAIL: jtaylor7677@escglobal.net

OWNER:

JEFF MARSHALL, OWNER
INTEGRITY FOUNDATION REPAIR
5047 DAVID STRICKLAND ROAD, SUITE 102
FORT WORTH, TEXAS 76119
(817) 561-6500 OFFICE
(817) 561-6503 FAX
EMAIL: jfmarf@gsa.com

NOTES:

CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES BEFORE STARTING CONSTRUCTION

LAND USE:

LAND WILL BE USED FOR OFFICE AND WAREHOUSE

ZONING DISTRICT:

PROPERTY ZONED: INDUSTRIAL

PARKING:

PARKING REQUIRED: 9
PARKING PROVIDED: 9
HANDICAPPED PARKING: 1
TOTAL PARKING PROVIDED: 9

LEGAL:

LOT-SR
BLOCK-3
WEISSBERGER CITY ADDITION, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

REVISIONS

| DATE | RESPONSE |
|------|----------|
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| | |
| | |
| | |

JOHN TAYLOR AND ASSOCIATES
6805 BRENTWOOD STAIR ROAD, SUITE 201
FORT WORTH, TEXAS 76112
OFFICE: (817) 446-1364
FAX: (817) 446-1307
E-MAIL: jtaylor7677@escglobal.net

PROPOSED OFFICE AND WAREHOUSE FOR
INTEGRITY FOUNDATION REPAIR
5016 SUN VALLEY DRIVE
FORT WORTH, TEXAS 76119

| | |
|----------|-----------|
| JOB NO. | 2017 |
| DRAWN BY | JET |
| CHECK BY | JET |
| DATE | 2/24/2017 |

SHEET TITLE:
LANDSCAPE SITE PLAN

LICENCE NO:

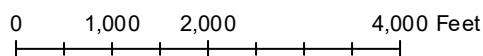
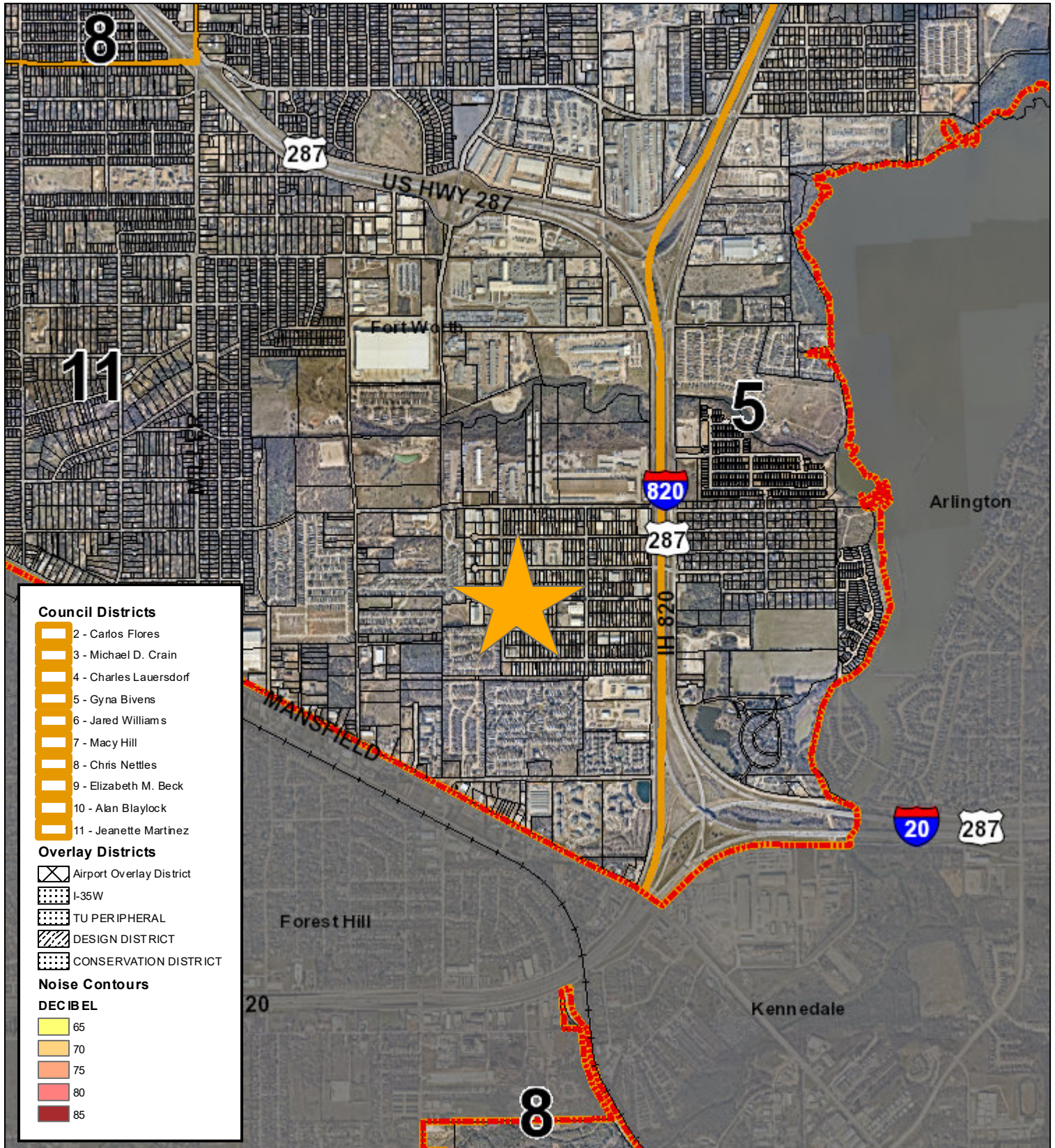
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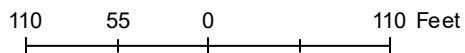
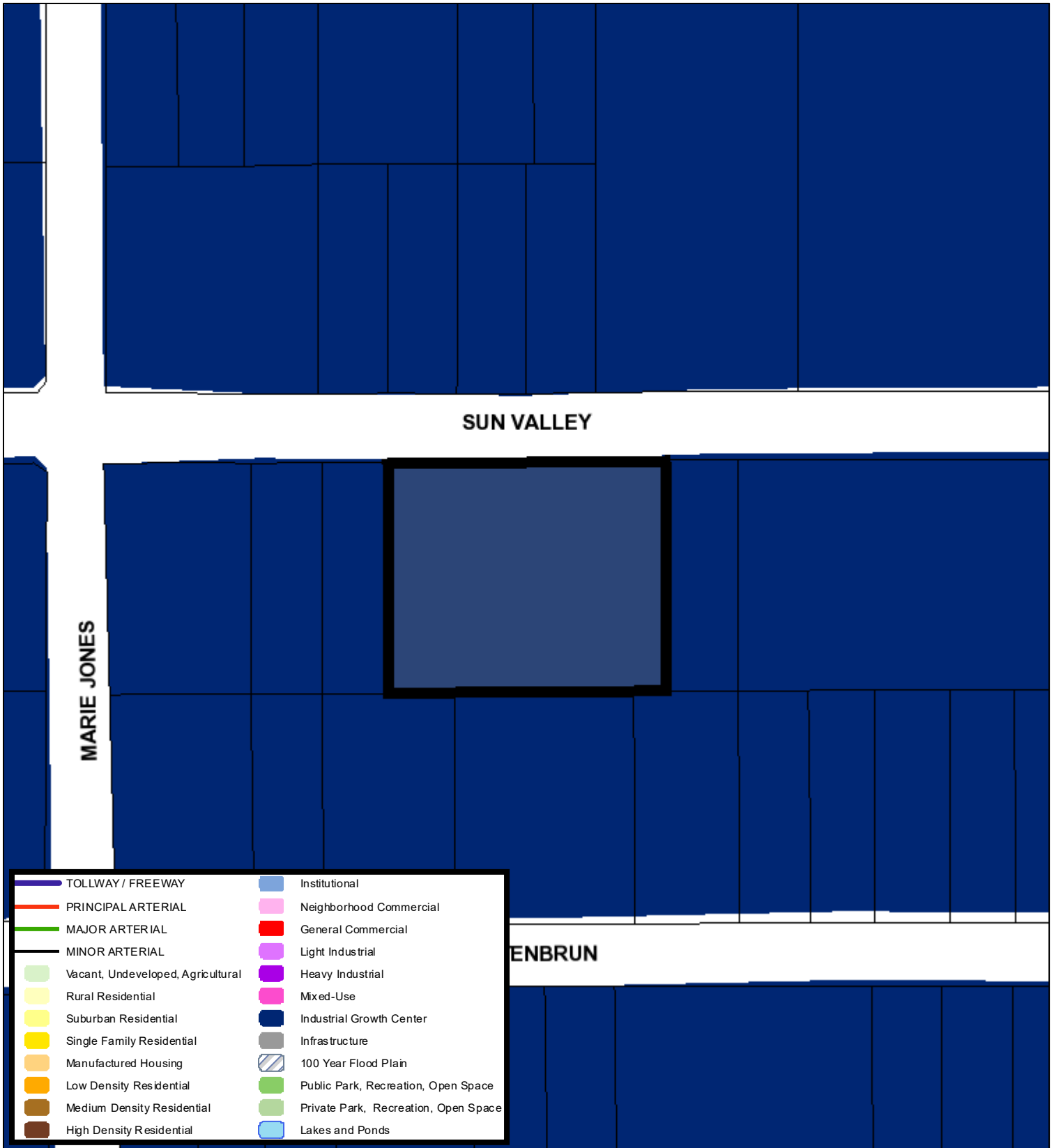
(REVISED)

OF 1

Area Map



Future Land Use



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



Aerial Photo Map



SUN VALLEY

MARIE JONES

KALTENBRUN

0 70 140 280 Feet





Zoning Staff Report

Date: May 8, 2024

Case Number: ZC-24-029

District: All

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: City of Fort Worth

Request

Proposed Use: Text Amendment Batch Plants

Request: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth by amending Article 8, “Non-Residential District Use Table,” Section 4.803, “Non-Residential District Use Table”, “Medium and Heavy Industrial”, “Batch plant, concrete or asphalt (permanent)” and “Temporary Uses”, “Batch plant, concrete or asphalt (temporary)”, to remove permanent and temporary batch plant, asphalt or concrete, as a use allowed by right and require a conditional use permit and add a reference to a supplemental use standard; Amending Chapter 4 “District Regulations,” Article 12, “Form-Based Code District Use Table,” Section 4.1203, “District Use Table” to require a conditional use permit for “Batch plant, asphalt or concrete (temporary)”, in low (“MU-1”) and high (“MU-2”) intensity mixed-use districts and add a reference to a supplemental use standard; Amending Chapter 5 “Supplemental Use Standards”, Article 4, “Temporary Uses”, Section 5.401, “Batch plant, asphalt or concrete (temporary)”, to clarify where temporary batch plants are permitted; Amending Chapter 5, “Supplemental Use Standards”, Article 1, “Standards for Selected Uses,” to add Section 5.156 “Batch plant, asphalt or concrete (permanent)” to clarify where permanent batch plants are permitted.

Recommendation

Staff Recommendation:

Approval

Table of Contents

Project Description and Background

The primary purpose of this text amendment is to require a “CUP” Conditional Use Permit for batch plants only within the I, J, and K zoning districts. Batch plants are currently allowed by right in “K” Heavy Industrial and this text amendment would eliminate the by right use within this district. Below is the primary language in the Ordinance.

SECTION 1.

Chapter 4, “District Regulations”, Article 8, “Non-Residential District Use Table,” Section 4.803, “Non-Residential District Use Table” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise “Medium and Heavy Industrial” “Batch plant, concrete or asphalt (permanent)” to remove “P” under “K” column and add “CUP*”; add “CUP*” under the “I” and “J” columns; add a reference to section 5.156 under the Supplemental Use column;

SECTION 2.

Chapter 4, “District Regulations”, Article 8, “Non-Residential District Use Table,” Section 4.803, “Non-Residential District Use Table” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise “Temporary Uses” “Batch plant, concrete or asphalt (temporary)” to replace “P” under “I”, “J”, and K” columns with “CUP*”.

SECTION 3.

Chapter 4, “District Regulations”, Article 12, “Form-Based Code District Use Table,” Section 4.1203, “District Use Table” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise “Heavy Industrial Manufacturing”, Batch plant, concrete or asphalt (permanent)” to add a reference to section 5.156 under the Supplemental Use column.

SECTION 4.

Chapter 4, “District Regulations”, Article 12, “Form-Based Code District Use Table,” Section 4.1203, “District Use Table” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise “Other Uses”, “Temporary Uses”, “Batch plant, concrete or asphalt” to add a reference to section 5.401 under the Supplemental Use column.

SECTION 5.

Chapter 4, “District Regulations”, Article 12, “Form-Based Code District Use Table,” Section 4.1203, “District Use Table” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise “Temporary Uses” “Batch plant, concrete or asphalt (temporary)” to remove the “SE*” under the “MU-1” and “MU-2” columns and replace with “CUP*”.

SECTION 6.

Chapter 5, “Supplemental Use Standards”, Article 4, “Temporary Uses,” Section 5.401, “Batch Plant, Asphalt or Concrete (Temporary)” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby renamed and amended to read as follows:

§ 5.401 BATCH PLANT, ASPHALT OR CONCRETE (TEMPORARY).

(a) A temporary batch plant (concrete or asphalt) for road and highway construction may be located in any zoning district shall be limited to districts designated “CUP*” or “P” in the use tables in Chapter 4, Articles 8 and 12, provided that:

(1) The time period is no more than six months;

(2) The site is located 600 feet or more from properties upon which dwellings are constructed; and

(3) A site plan has been filed in the planning and development department, showing the location of the temporary batch plant, the distance from improved residential properties, and the streets to be paved.

(b) A temporary batch plant may be permitted for a period exceeding six months by special exception approved by the board of adjustment upon approval of a conditional use permit.

SECTION 7.

Chapter 5 “Supplemental Use Standards” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise Article 1, “Standards for Selected Uses”, to add Section 5.156 “Batch Plant, Asphalt or Concrete (Permanent)” to read as follows:

§ 5.156 BATCH PLANT, ASPHALT OR CONCRETE (PERMANENT).

(a) A permanent batch plant, asphalt or concrete, shall be limited to districts designated “CUP*” in the use tables in Chapter 4, Articles 8 and 12.



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 8, "NONRESIDENTIAL DISTRICT USE TABLE," SECTION 4.803, "NONRESIDENTIAL DISTRICT USE TABLE," TO REMOVE PERMANENT AND TEMPORARY BATCH PLANT, ASPHALT OR CONCRETE, AS A USE ALLOWED BY RIGHT AND REQUIRE A CONDITIONAL USE PERMIT AND ADD A REFERENCE TO A SUPPLEMENTAL USE STANDARD; AMENDING CHAPTER 4, "DISTRICT REGULATIONS," ARTICLE 12, "FORM-BASED CODE DISTRICT USE TABLE," SECTION 4.1203, "DISTRICT USE TABLE," TO REQUIRE A CONDITIONAL USE PERMIT FOR BATCH PLANT, ASPHALT OR CONCRETE (TEMPORARY), IN LOW AND HIGH INTENSITY MIXED-USE DISTRICTS AND ADD A REFERENCE TO A SUPPLEMENTAL USE STANDARD; AMENDING CHAPTER 5 "SUPPLEMENTAL USE STANDARDS", ARTICLE 4 "TEMPORARY USES", SECTION 5.401 "BATCH PLANT, ASPHALT OR CONCRETE (TEMPORARY)" TO CLARIFY WHEN A CONDITIONAL USE PERMIT IS REQUIRED AND TO CLARIFY WHERE TEMPORARY BATCH PLANTS ARE PERMITTED; AMENDING CHAPTER 5, "SUPPLEMENTAL USE STANDARDS," ARTICLE I, "STANDARDS FOR SELECTED USES," TO ADD SECTION 5.156 "BATCH PLANT, ASPHALT OR CONCRETE (PERMANENT)" TO CLARIFY WHERE PERMANENT BATCH PLANTS ARE PERMITTED; 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, Chapter 211 of the Texas Local Government Code ("TLGC") authorizes the governing body of a municipality to adopt zoning regulations to promote the public health, safety, morals, or general welfare and protect and preserve places and areas of historical, cultural, or architectural importance and significance; and

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

WEHREAS, a permanent batch plant, concrete or asphalt, is not allowed by right in any nonresidential district except for “K” heavy industrial and to operate a permanent batch plant, concrete or asphalt, in any nonresidential district, except for “K” heavy industrial, requires a conditional use permit; and

WHEREAS, a temporary batch plant, concrete or asphalt, is allowed by right in all industrial districts; and

WHEREAS, a temporary batch plant, concrete or asphalt, is allowed by special exception in “MU-1” Low Intensity Mixed-Use and “MU-2” High Intensity Mixed-Use; and

WHEREAS, City staff recommends limiting temporary and permanent batch plants, concrete or asphalt, to districts where there are permitted by right or a conditional use permit overlay is designated in the City’s use tables in Chapter 4, Articles 8 and 12 of the Zoning Ordinance.

WHEREAS, it is the desire of this City Council to require a conditional use permit overlay for temporary batch plants, concrete or asphalt, in the low and high intensity mixed use districts where such use is allowed by special exception; and

WHEREAS, it is the desire of this City Council to require conditional use permit overlay for permanent and temporary batch plants, concrete or asphalt, in certain nonresidential districts; and

WHEREAS, this City Council agrees with staff’s recommendation and desires to limit permanent and temporary batch plants, concrete or asphalt, to districts where they are permitted or a conditional use permit overlay is designated in the use tables in Chapter 4, Articles 8 and 12 of the Zoning Ordinance.

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

SECTION 1.

Chapter 4, “District Regulations”, Article 8, “Non-Residential District Use Table,” Section 4.803, “Non-Residential District Use Table” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise “Medium and Heavy Industrial” “Batch plant, concrete or asphalt (permanent)” to remove “P” under “K” column and add “CUP*”; add “CUP*” under the “I” and “J” columns; add a reference to section 5.156 under the Supplemental Use column;

SECTION 2.

Chapter 4, “District Regulations”, Article 8, “Non-Residential District Use Table,” Section 4.803, “Non-Residential District Use Table” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise “Temporary Uses” “Batch plant, concrete or asphalt (temporary)” to replace “P” under “I”, “J”, and K” columns with “CUP*”.

SECTION 3.

Chapter 4, “District Regulations”, Article 12, “Form-Based Code District Use Table,” Section 4.1203, “District Use Table” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise “Heavy Industrial Manufacturing”, Batch plant, concrete or asphalt (permanent)” to add a reference to section 5.156 under the Supplemental Use column.

SECTION 4.

Chapter 4, “District Regulations”, Article 12, “Form-Based Code District Use Table,” Section 4.1203, “District Use Table” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise “Other Uses”, “Temporary Uses”, “Batch plant, concrete or asphalt” to add a reference to section 5.401 under the Supplemental Use column.

SECTION 5.

Chapter 4, “District Regulations”, Article 12, “Form-Based Code District Use Table,” Section 4.1203, “District Use Table” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise “Temporary Uses” “Batch plant, concrete or asphalt (temporary)” to remove the “SE*” under the “MU-1” and “MU-2” columns and replace with “CUP*”.

SECTION 6.

Chapter 5, “Supplemental Use Standards”, Article 4, “Temporary Uses,” Section 5.401, “Batch Plant, Asphalt or Concrete (Temporary)” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby renamed and amended to read as follows:

§ 5.401 BATCH PLANT, ASPHALT OR CONCRETE (TEMPORARY).

(a) A temporary batch plant (concrete or asphalt) for road and highway construction ~~may be located in any zoning district~~ shall be limited to districts designated “CUP*” or “P” in the use tables in Chapter 4, Articles 8 and 12, provided that:

- (1) The time period is no more than six months;
- (2) The site is located 600 feet or more from properties upon which dwellings are constructed; and
- (3) A site plan has been filed in the planning and development department, showing the location of the temporary batch plant, the distance from improved residential properties, and the streets to be paved.

(b) A temporary batch plant may be permitted for a period exceeding six months ~~by special exception approved by the board of adjustment~~ upon approval of a conditional use permit.

SECTION 7.

Chapter 5 “Supplemental Use Standards” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise Article 1, “Standards for Selected Uses”, to add Section 5.156 “Batch Plant, Asphalt or Concrete (Permanent)” to read as follows:

§ 5.156 BATCH PLANT, ASPHALT OR CONCRETE (PERMANENT).

(a) A permanent batch plant, asphalt or concrete, shall be limited to districts designated “CUP*” in the use tables in Chapter 4, Articles 8 and 12.

SECTION 8.

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 9.

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

SECTION 10.

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 11.

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 12.

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 13.

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

SECTION 14.

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: _____