

Wednesday, August 14, 2024 Work Session 12:00 PM Public Hearing 1:00 PM

Work Session

In-Person:
City Council Conference Room 2020
200 Texas Street
2nd Floor
Fort Worth, Texas 76102

Public Hearing

In-Person:
City Council Chamber
200 Texas Street
2nd Floor
Fort Worth, Texas 76102

Videoconference

https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=md386ecfe71fd044b31ce407b20 6aeeb6

Meeting/ Access Code: 255 052 64741

Registration Link

https://fortworthtexas.webex.com/weblink/register/r3945a3623d4a6bbc673aa1bd85df33f5

Teleconference

(817) 392-1111 or 1-469-210-7159 Meeting/ Access Code: 255 052 64741

Viewing Only

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

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 before the scheduled meeting. To sign up, please register through WebEx in accordance with the directions on the City's website above. Please use the following link to register whether you plan to participate in-person or virtually. https://fortworthtexas.webex.com/weblink/register/r3945a3623d4a6bbc673aa1bd85df33f5

You can also sign-up to speak prior to the Public Hearing if attending in-person. Staff will be available to assist with sign-up at the desk prior to entering the Council Chambers. For questions

Zoning Commission Page 1 of 7

August 14th, 2024

or assistance with registration, please contact Laura Ruiz at Laura.Ruiz@fortworthtexas.gov or (817)392-8047.

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

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

- I. WORK SESSION/Lunch 12:00 pm City Council Conference Room 2020
- 1. Overview of Zoning Cases on Today's Agenda

Staff

2. 2050 Comprehensive Plan Update

Korrie Becht

CD₃

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT TODAY'S PUBLIC HEARING ARE SCHEDULED TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, SEPTEMBER 17, 2024, AT 6 P.M., UNLESS OTHERWISE NOTED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of July 10, 2024 Chair

B. CONTINUED CASES

1. ZC-23-195 Case Manager: Brett Mangum

7716 Norman Avenue a. Site Location:

b. Acreage: 0.50

c. Applicant/Agent: CCA & CWB LLC/Joshua Galbreath

d. Request: From: "A-5" One Family Residential / NASJRB Overlay

"CR" Low Density Multifamily / NASJRB Overlay To:

This case will be heard by Council August 27th

2. ZC-24-039 Case Manager: Stephen Murray CD7

a. Site Location: 216 Nursery Lane

b. Acreage:

c. Applicant/Agent: Tammy Downey/Dennis Askins d. Request: From: "B" Two-Family

"C" Medium Density To:

C: **NEW CASES**

3. ZC-23-200 Case Manager: Stephen Murray CD9

a. Site Location: 5250 Wonder Drive and 5240 Wooten Drive

b. Acreage:

c. Applicant/Agent: Trinity Habitat for Humanity d. Request:

From: "PD 900" "PD/MU-1" Planned Development for all uses in "MU-1"

Low Intensity Mixed Use, with a limit to three stories on the western frontage and a limit to two stories on the eastern lot lines as measured at the grade of the adjacent single or two-family

residential properties; site plan required.

To: "PD/C" Planned Development for all uses in "C" Medium Density

multifamily plus detached multifamily with the following development standards for parking, open space, setbacks, and

fencing, site plan included.

4. ZC-24-044

Case Manager: Stephen Murray

CD₅

a. Site Location: 2004, 2108 Amanda Avenue; 4917 Callahan Street

b. Acreage: 0.49

c. Applicant/Agent: Mayfield Missionary Baptist Church / Bernell Thompson

d. Request: From: "A-5" Single Family / / Stop Six Overlay
To: "CF" Community Facilities / Stop Six Overlay

Te. Of Community Laboratory Clop Clin Cvo

5. ZC-24-050

Case Manager: Brett Mangum

CD 11

a. Site Location: 5433 Dallas Avenue & 5456 E Lancaster Avenue

b. Acreage: 0.69

c. Applicant/Agent: Harmit Chattha / Samantha Renz, Evolving Texas

d. Request: From "E" Neighborhood Commercial; "A-5" One Family Residential

To: PD/FR" Planned Development for all uses in General Commercial Restricted plus outdoor storage and to allow automotive repair adjoining a residential district boundary; removing Gasoline sales, Club, Commercial or Business, and Convenience Store uses. Development standards for front yard building setback, fencing in front yard setback, landscaping, and improved hard surface

(parking); site plan included

6. ZC-24-070

Case Manager: Alondra Salas Beltre

CD 11

a. Site Location: 4224 Nelms Dr

b. Acreage: 0.22

c. Applicant/Agent: Billy Thomas

d. Request: From: "I" Light Industrial / Stop Six Overlay

To: "PD/CR" Planned Development for Low-Density Multifamily with

development standard for open space density, parking, height and front yard setback site plan included / Stop Six Overlay

7. ZC-24-071 (AX-24-009)

Case Manager: Alondra Salas Beltre

CD3

a. Site Location: 10218, 10579 & 12575 Aledo Road

b. Acreage: 261.17

c. Applicant/Agent: TRT Land Investors & PMB Veale Land Investors

d. Request: From: Unzoned/ETJ

To: "PD/A-5" One-Family and "PD/R-2" Townhouse Cluster with

development standards for increase of lot coverage; site plan

waiver requested

8. ZC-24-072 (AX-24-007)

Case Manager: Lynn Jordan

CD 6

a. Site Location: 9710, 9720 & 9740 N. Crowley Rd.

b. Acreage: 2.2

c. Applicant/Agent: Judy Baumgardner/QT South LLC

d. Request: From: Unzoned/ETJ

To: "E" Neighborhood Commercial

9. ZC-24-077 Case Manager: Brett Mangum CD 9

a. Site Location: 3339 White Settlement Road

b. Acreage: 1.07

c. Applicant/Agent: Baytex Energy USA Inc./Jake Petrie, Cascade Venture Partners LLC

d. Request: Fr

"PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial except ambulance dispatch station, outdoor amusement, telecommunication tower, recreational vehicle park, liquor store, pawn shop and tattoo parlor, plus automotive repair & tire store. Three existing signs permitted. No outside furniture on site, no flags banners or temporary signs, no 18 wheelers serviced or stored on Boland. Site plan required (see SP-01-013)

To: "PD/E" Plai

"PD/E" Planned development for all uses "E" Neighborhood Commercial with automated carwash and development standards for the following: front yard setback, drying and vacuuming facilities in the front yard and within 25' of a residential district, and for car wash dryer to face a residential district or use; site plan

included

10. ZC-24-078 (AX-24-004) Case Manager: Alex Johnson CD 6

a. Site Location: 10300-10370 (evens) W. Cleburne Road

b. Acreage: 55.651

c. Applicant/Agent: Crowley ISD/Jennifer Ryken

d. Request: From: Unzoned

To: "CF" Community Facilities

11. ZC-24-081 Case Manager: Lynn Jordan CD 3

a. Site Location: 11711 Blue Creek Dr; 4101 Lost Creek Blvd

b. Acreage: 4.07

c. Applicant/Agent: Uncommon Sense 8 LLC/ Westwood Professional Svcs.

d. Request: To: Amend "PD 1182" to allow office and accessory b

Amend "PD 1182" to allow office and accessory building, located on clubhouse lot only, developed to "E" Neighborhood Commercial standards with the following development standards: parking, no dumpster enclosure, 8 ft rod iron fence in front yard,

site plan included

12. ZC-24-082 Case Manager: Brett Mangum CD 7

a. Site Location: 1721, 1725, & 1817 North Las Vegas Trail

b. Acreage: 21.5

c. Applicant/Agent: The Nelson Living Trust/Amanda Mata, Westwood Professional Services

d. Request: From: "A-5" One Family Residential /NASJRB Overlay
To: "C" Medium Density Multifamily /NASJRB Overlay

13. ZC-24-089 Case Manager: Stephen Murray CD All

a. Text Amendment: City of Fort Worth Development Services Department Text Amendment

for hotels, motels, and inns located less than 1,000 ft from a public or private, primary and secondary educational facility providing education up

through and including the twelfth-grade level

c. Applicant/Agent: City of Fort Worth

d. Request:

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 5, Supplemental Use Standards," Article I, "Standards For Selected Uses," To Amend Section 5.116 "Hotel, Motel, Or Inn" To Add That A Planned Development District Is Required Where A Hotel, Motel, Or Inn Is Less Than 1,000 Feet From A Public Or Private, Primary And Secondary Educational Facilitiv.

This case will be heard by Council August 27th

14. SP-24-010 Case Manager: Alex Johnson CD 6

a. Site Location: South of Brewer Road; northeast of Tarleton Way and north of Chisholm

Trail Parkway

To:

b. Acreage: 13.78

c. Applicant/Agent: Thomas Barkowski / Westwood Professional Services

d. Request: To: Consider site plan on property zoned PD 1090 Planned

Development "PD/D" Planned Development for all uses in "D"

High Density Multifamily.

15. SP-24-011 Case Manager: Alex Johnson CD 10

a. Site Location: 2600 Highway 114

b. Acreage: 30.19

c. Applicant/Agent: Allen Harrison Company/ Mitchell Hanzik / Dunaway Associates

d. Request: To: Consider site plan on property zoned "PD 1347" and "PD 1350"

"PD/C" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for building orientation, open space, parking in front of primary building, and a

waiver to the Multifamily Development requirement (MFD)

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.

ASSISTENCIA A REUNIONES PUBLICAS:

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

Executive Session.

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



Zoning Staff Report

Date: August 14, 2024 Case Number: ZC-23-195 Council District: 3

Zoning Map Amendment

Case Manager: Brett Mangum

Owner / Applicant: CCA & CWB LLC / Joshua Galbreath

Site Location: 7716 Norman Avenue Acreage: 0.50 acres

Request

Proposed Use: Apartments

Request: From: "A-5" One Family Residential w/ NASJRB Overlay

To: "CR" Low Density Multifamily w/ NASJRB Overlay

Recommendation

Land Use Compatibility: Requested change is not compatible

Comprehensive Plan Map Consistency: Requested change is not consistent

Comprehensive Plan Policy Consistency: Requested change is not consistent

Staff Recommendation: Denial

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

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

Project Description and Background

The subject site is located on the west side of Fort Worth, situated one block south of the Camp Bowie West Blvd. corridor, in Council District 3. This mid-block site is currently undeveloped. The applicant is requesting to rezone the half-acre property from "A-5" One Family Residential to "CR" Low Density Multifamily, to accommodate an apartment development with approximately 8 units, for a density of 16 dwelling units per acre of gross density. Please note that a formal Site Plan is not required for a rezoning to "CR", however the applicant has provided staff with a rendering and floor plan (attached to this report) showing their most recent development plans in order to give staff and City officials an idea on how the developer envisions the layout and functionality of the site. Current site conditions are included for reference below, showing the surroundings which are predominately large lot residential, single family houses.











Surrounding Zoning and Land Uses

North "CB-IA" Camp Bowie-Industrial Arts / billiards & restaurant

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

West "PD-649" Planned Development-Specific Use / single family & cabinet shop

Recent Zoning History

• ZC-14-102, NAS JRB Overlay added

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024. The following organizations were emailed on August 2, 2024:

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

Development Impact Analysis

Land Use Compatibility

Surrounding land uses in this area are mainly single family residential in use and in zoning. With the exception of a hybrid PD to the west (single family house with the addition of small scale cabinet manufacturing) and commercial to the north along Camp Bowie West, all of the uses to the east and south are exclusively residential. Norman Avenue is a quiet side street that runs one block between Williams Road and Reagan Drive, it is not a thoroughfare or otherwise given any special designation in the City's Master Thoroughfare Plan. With the sole ingress and egress being on Norman Avenue, all traffic would utilize the same access points.

The rezoning of this site to "CR" would be disruptive to existing uses in the vicinity. The proposed zoning **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Western Hills/Ridglea Sector

The 2023 Comprehensive Plan designates the subject property as *future single family residential*. Zoning categories in alignment with this Comprehensive Plan designation would be "A-10", "A-7.5", "A-5", or "AR" One Family residential zoning. The current "A-5" zoning is in alignment and consistent with the Comprehensive Plan designation. In order to accommodate the current development and rezoning proposal, a designation of

Medium Density Residential would be required in order to accommodate a rezoning to "CR" Low Density Multifamily.

LAND USE & ZONING CONFORMANCE

COMPREHENSIVE PLAN | LAND USE

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
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 Residenital	>36 units/acre multifamily, mixed-use multifamily and pedestrianoriented development in growth center	s UR. MU-1. MU-2. Form-Based Codes

The proposed zoning **is not consistent** with the Comprehensive Plan map designation. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

In terms of policy, this zoning change is not supported by at least five of the policies specific to the Western Hills/Ridglea area, which generally discourage the intrusion of incompatible uses. The site is within the 65 decibel noise contour from the NAS Fort Worth JRB, which will require additional sound attenuation measures as part of the building process. The city does not want to encourage more residents in the path of constant aircraft noise. Additionally, this is a mid-block site, so this site does not function as a buffer between non-residential and single family uses/zones.

WESTERN HILLS/RIDGLEA SECTOR FUTURE LAND USE

Sector Land Use Policies

- 4. Discourage incompatible uses within the NASFW JRB runway Clear Zone and Accident Potential Zones. Discourage residential development or require sound mitigation within areas of noise levels greater than 65 decibels for all airports to ensure compatibility between surrounding land uses while providing additional protections to airport operations.
- 5. Protect residential neighborhoods from encroachment by incompatible commercial uses.
- 8. Reduce the density of multifamily units outside of the mixed-use growth centers.
- 9. Promote compatibility of infill housing with existing residential uses.
- 11. Promote buffers and other compatible uses between multifamily and single-family residential.



CCA and CWB LLC

Address: 7709 Camp Bowie West Boulevard

Zoning From: A-5 Zoning To: CR

Applicant:

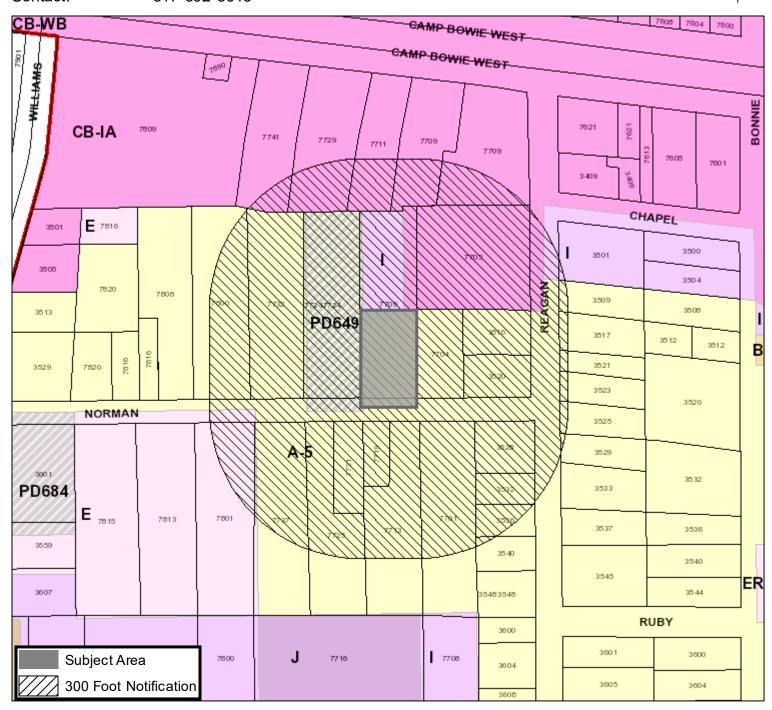
Acres: 0.50001719

Mapsco: Text

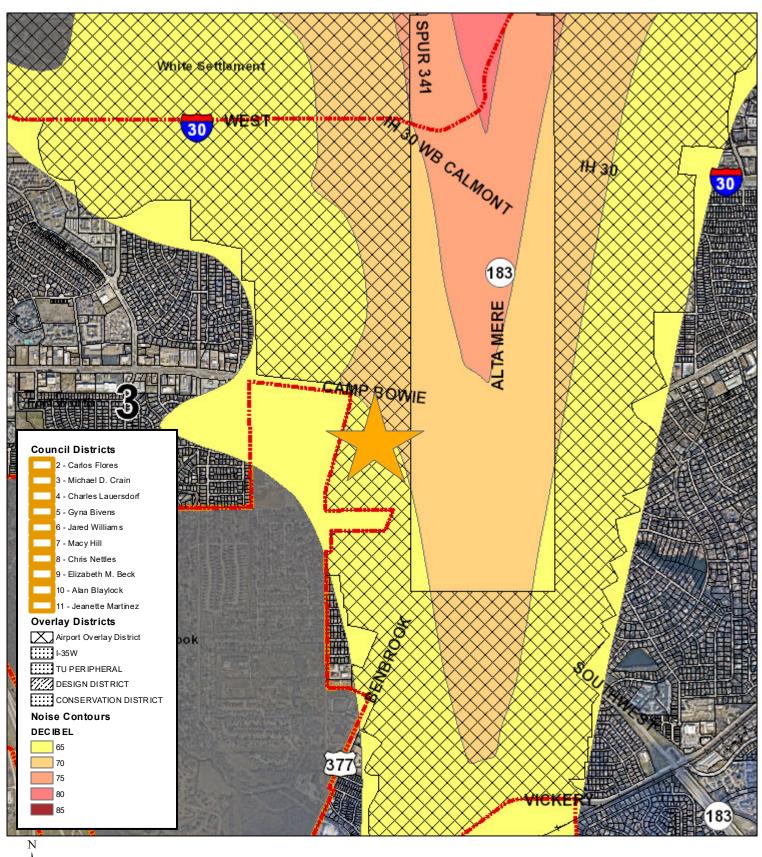
Sector/District: Western_Hills_Ridglea

Commission Date: 7/10/2024 Contact: 817-392-8043









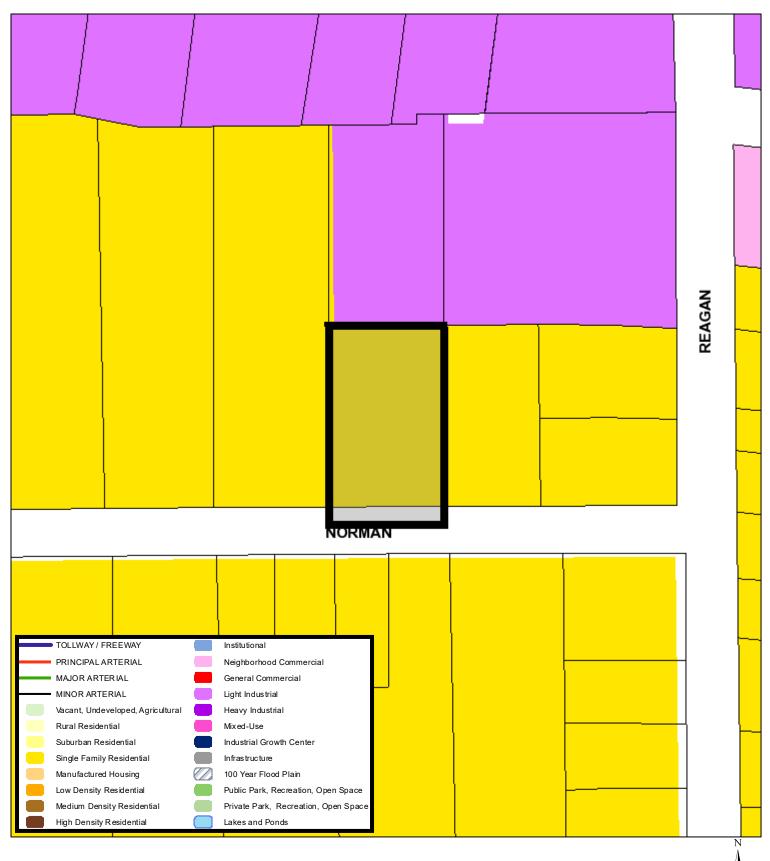
1,000

2,000

4,000 Feet



Future Land Use



45

90 Feet



Aerial Photo Map







Zoning Staff Report

Date: August 14, 2024 Case Number: ZC-24-039 Council District: 7

Zoning Map Amendment & Site Plan

Case Manager: <u>Stephen Murray</u>

Owner / Applicant: Tammy Downey / Dennis Askins

Site Location: 216 Nursery Lane Acreage: 0.4 acres

Request

Proposed Use: 4-unit townhome development

Request: From: "B" Two Family

To: "C" Medium Density

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: Denial "C" Medium Density or Continued to Urban Design

Commission for consideration of PD/UR with limited to 15 dwelling units per acre; a maximum of 6 total units; and

excluding utility uses

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

Project Description and Background

The subject property, spanning 0.4 acres and located in the River District, currently has a single-family house. The applicant has discussed their plans with the River District NA and, in response to neighborhood concerns about overcrowding, proposes to develop four townhouses on this parcel. Surrounding the property are "B" Two-Family Districts to the north and west, "UR" Urban Residential to the south, and "MU-1" Low-Intensity Mixed Use zoning to the east. The vicinity features a mix of single-family homes, townhouses, and a vacant lot, along with other single-family and multi-family developments further out.

As mentioned previously, in an area with a lot of MU/UR zoning districts, which is a form-based district. Staff believes that not putting the form-based district designation will alter the character of the River District (refer to *'Supplemental Information'*). Consistency in the level of standards for Nursery Lane and other developments is important. Currently, the parcel does not have sidewalks or pedestrian lighting which cause a missing gap with the single-family homes (216 Nursery Lane and 212 Nursery Lane) (**Figure 1**).



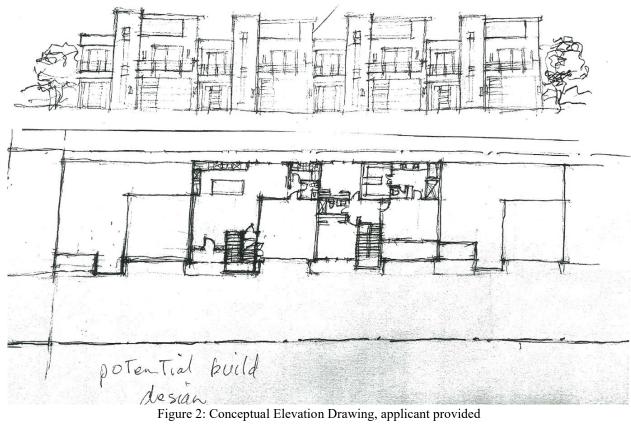
Figure 1: Site photos showing a lack of sidewalks, street trees, and pedestrian lighting

Staff proposes that the zoning change be designated as Plan Development-Urban Residential (PD/UR), with the following restrictions: a density limit of 15 dwelling units per acre, a maximum of 6 total units, and the exclusion of utility uses. This approach maintains the same design standards prevalent in the majority of the area while addressing the neighborhood's concerns about density.

Please note that the ZC case will need to be reviewed by the Urban Design Commission (UDC) before the ZC can make a final decision. Although this adds extra steps to the process, staff believes it is the best option to ensure the integrity and consistency of the River District's development standards.

The applicant has provided a detailed project description outlining their development intentions. 'We would like to re-zone to a slightly higher density to be able to raze the site and rebuild townhomes. The proposed density would conform to most of the uses proximate to subject site on the same street. Directly to the south are new townhomes and new apartments are 75' to the north. The zoning across the street is commercial with new office buildings to the northeast. This house and its neighbor are the only two visible on this portion of the street which have not been developed yet, to a different zoning.' They propose constructing four townhouses, as depicted in the conceptual elevation drawing included in this rezoning case (Figure 2). The property currently houses a

single-family home built in 1941. The area has evolved from a single-family neighborhood to a predominantly multifamily one. The most recent development is a set of townhouses to the south in the UR district, built in 2021, comprising approximately 46 units (Figure 3). Other recent multifamily developments in the vicinity were constructed in 2020, 2018, and 2016.



The applicant has met with the neighborhoods and is still negotiating the number of units. Staff reached out to the applicant prior to notification to verify next steps. The applicant did not provide an update for their project. Staff recommends a continuance for this case in order to verify how they want to proceed.



Figure 3: Recent development on Nursey Lane. Refer to 'Supplemental Information' for site photos reference in letters.

Surrounding Zoning and Land Uses

North "B" Two-Family / Single-Family Residential
East "MU-1" Low-intensity Mixed Use / Vacant Lot
South "UR" Urban Residential / Townhouses
West "B" Two-Family / Single-Family Residential

Recent Zoning History

N/A

Public Notification

300-foot Legal Notifications were mailed on May 31, 2024. The following organizations were notified: (emailed May 31, 2024)

Organizations Notified			
River District NA	Streams and Valleys Inc		
Trinity Habitat for Humanity			

^{*} Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The surrounding area is predominantly multi-family, with a vacant lot zoned MU-1 to the east and single-family homes to the west and southeast. This neighborhood features a variety of home styles. As previously mentioned, the project is located in the River District Neighborhood, a locally cultivated community in West Fort Worth known for its outdoor spaces, restaurants, and boutique office spaces. Anchored by the Trinity River, the district provides access to hike and bike paths. The River District Neighborhood aims to develop more living options and retail spaces.

The applicant seeks to rezone the property to accommodate four townhouses, as the current "B" Two-Family zoning does not permit this. While the rezoning would align the property's designation with the prevailing residential character of the area, the proposed density might not be compatible. Although the applicant intends to build four townhouses, the rezoning to "C" Medium Density would allow up to nine units by right, based on the allowable density of 24 dwelling units per acre and the parcel size of 0.4 acres.

In conclusion, while the land uses are compatible with the area, the density might not be if the applicant plans to develop more than four units.

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

Comprehensive Plan Consistency- FLU Map and Policies

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

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	МН
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 Residenital	>36 units/acre multifamily, mixed-use multifamily and pedestrianoriented development in growth center	s UR, MU-1, MU-2, Form-Based Codes

The proposed "C" Medium Density zoning district designation does not align with the Low-Density Residential Future Land Use (FLU) category; it falls under the Medium Density Residential FLU category instead. While the "R2" Townhouse/Cluster zoning shares the same density level as "C" Medium Density, "R2" has fewer enhanced landscaping design standards compared to "C." The applicant proposes to place townhouses, which is compatible with both zoning districts. However, the design standards for "R2" do not match the area, particularly on Nursery Street, which has MU/UR enhanced landscape design standards. "C" Medium Density zoning is more compatible with the street due to its stricter requirements. Therefore, the proposed "C" Medium-Density zoning for this area is consistent with the established zoning intent and urban planning objectives.

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

Supplemental Information

Refer to 'Figure 2' for location of site photos



A – Multifamily to the north of property- PD/UR "UR" Urban Residential zoning district.



B – Townhouses to the south of property- "UR" Urban Residential zoning district.



C – Condos to the south of property- "UR" Urban Residential zoning district.



D – Townhouses to the south of property- "UR" Urban Residential zoning district.



E—Commercial Office to the northeast of property- "MU-1" Low-intensity Mixed Use zoning district.



E- Vacant Lot to the East of property- "MU-1" Low-intensity Mixed Use zoning district.



F— Single Family houses to the southeast of property- "PD/A-5" One-Family zoning district.



Applicant:

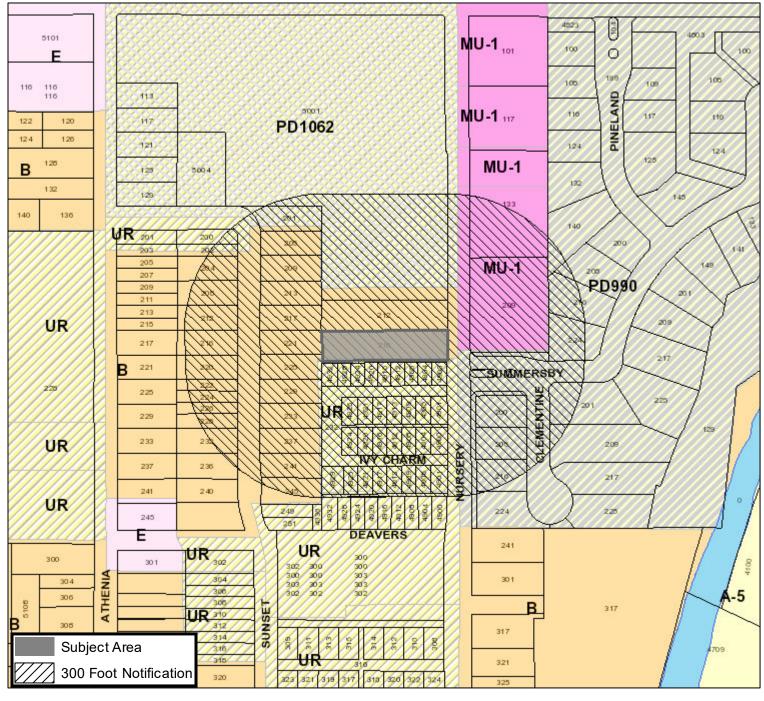
Address: 216 Nursery Lane

Zoning From: В C Zoning To:

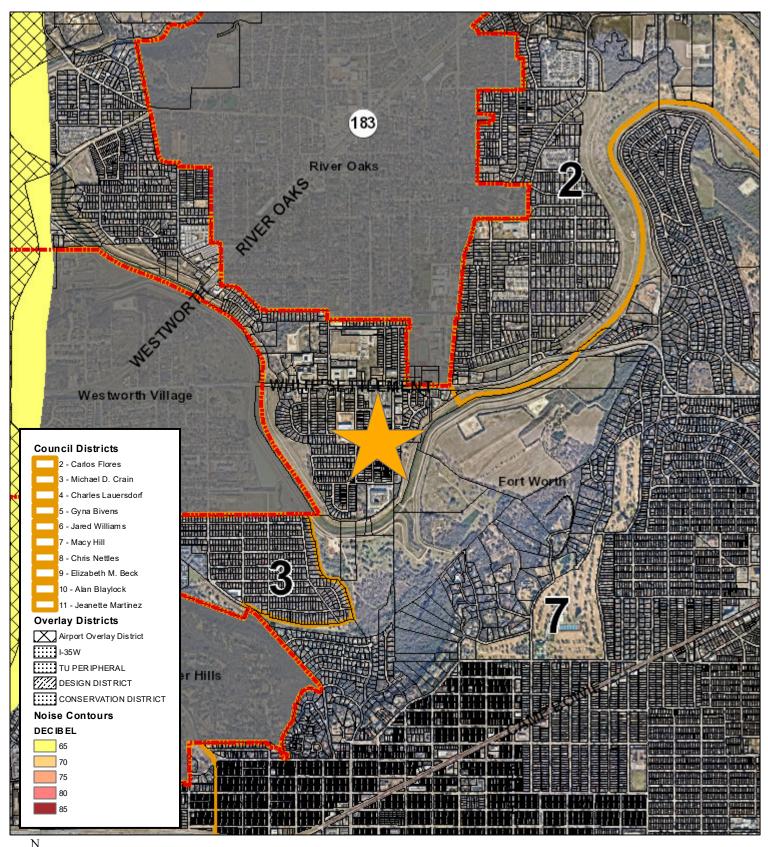
0.40792795 Acres:

Mapsco: Text Northside Sector/District: Commission Date: 6/12/2024 Contact: 817-392-2806



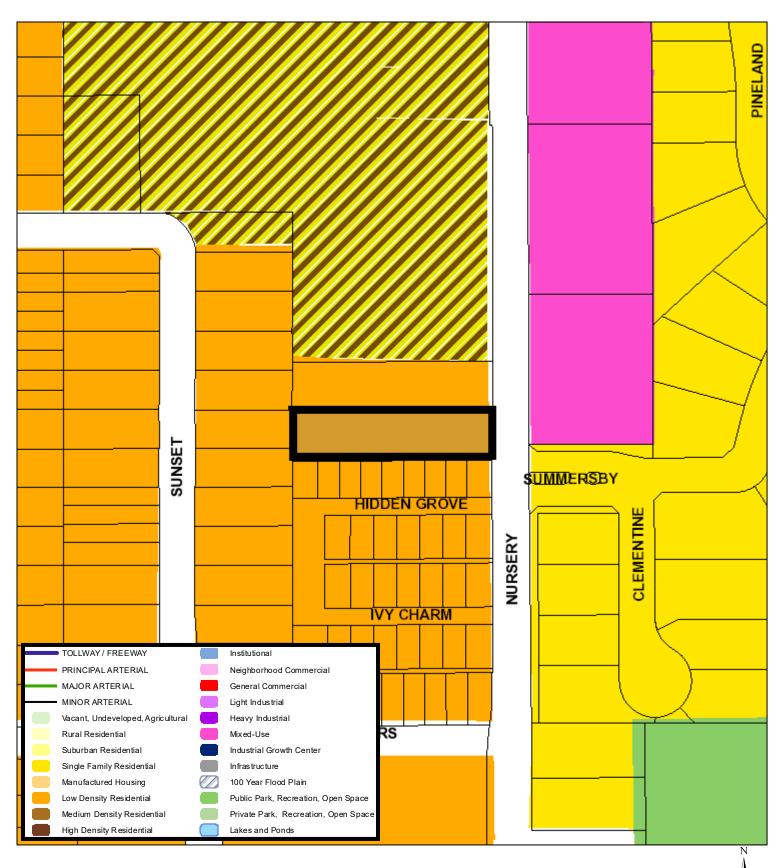






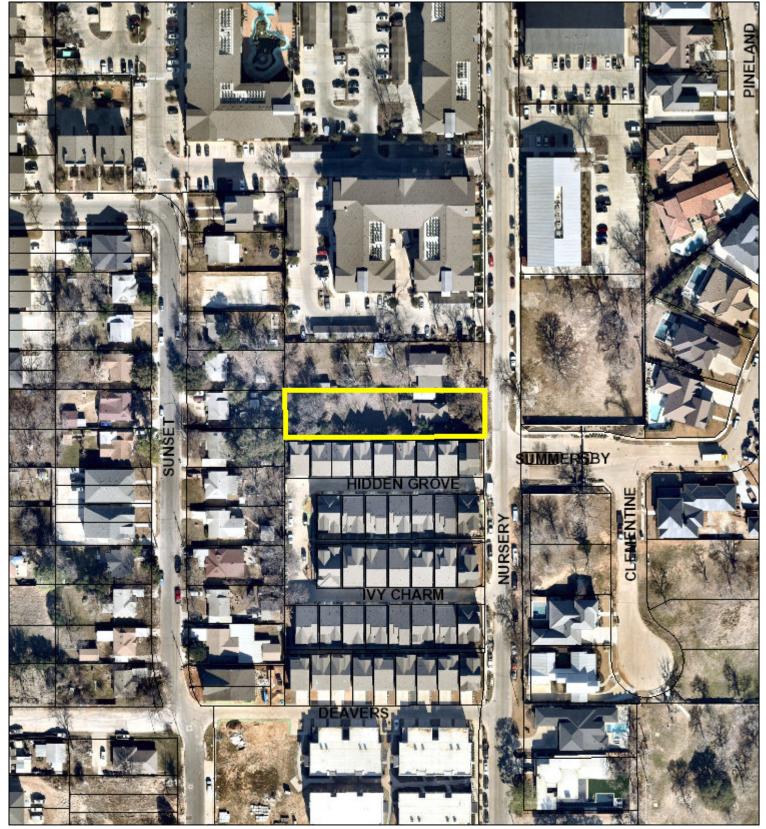


Future Land Use





Aerial Photo Map







Zoning Staff Report

Date: August 14, 2024 Case Number: ZC-23-200 Council District: 9

Zoning Map Amendment & Site Plan

Case Manager: <u>Stephen Murray</u>

Owner / Applicant: Trinity Habitat for Humanity

Site Location: 5250 Wonder Drive and 5240 Wooten Drive Acreage: 3.5

Request

Proposed Use: Detached Multifamily

Request: From: "PD 900" "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity

Mixed Use, with a limit to three stories on the western frontage and a limit to two stories on the eastern lot lines as measured at the grade of the adjacent single or

two-family residential properties; site plan required.

To: "PD/C" Planned Development for all uses in "C" Medium Density multifamily plus

detached multifamily with the following development standards: parking, open

space, setbacks, and fencing, site plan included.

Recommendation

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Map Consistency: Requested change is not consistent

Comprehensive Plan Policy Consistency: Requested change is consistent

Staff Recommendation: Approval

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- 6. Zoning Map with 300 ft. Notification Area
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Project Description and Background

The subject property, encompassing 3.5 acres, is currently a vacant lot situated within an "PD 900" "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use, with a limit to three stories on the western frontage and a limit to two stories on the eastern lot lines as measured at the grade of the adjacent single or two-family residential properties; site plan required district. To the east of the property are parcels zoned as "B" Two-Family Districts, primarily consisting of duplex and single-family residential homes. The vicinity to the north south and east feature commercial and mixed-use zoning with existing commercial buildings

The applicant proposes to construct a detached multifamily cottage community development, as stated in the zoning application. This development could serve as a catalyst for further residential mixed-use projects in the area. The description below was provided by the applicant:

This is a proposed detached single-family development along Wonder Drive in southwestern Fort Worth in Council District 9. The single-family units are clustered around common green spaces. This is representative of a pocket neighborhood style of development which is not directly addressed by the current City of Fort Worth Zoning Ordinance. This detached single-family development shares characteristics of a cottage court and a single-family neighborhood but is considered to a be a hybrid of the two.

The proposed development is a mixed housing Senior's Cottage Community. This pocket neighborhood will include eight (8) 900 SF to 1,030 SF single family homes and five (35) 400 SF to 500 SF cottages. There are 2 parking spaces per single family home and 1.83 parking spaces per cottage, totaling 80 spaces. Clustered mailboxes and central trash corrals are provided for the cottages. The development will include common green spaces for all residents. 2.00

Modifications to the current zoning ordinance shown below are needed to allow for the PD (C) classification.

- 1. Request a 20' setback rather than a minimum setback of 30' when adjacent to one- or two-family residential. (Ord. 4.711.c.2)
- 2. Request a 15' front yard setback rather than the projected 30' setback. (Ord. 6.101)
- 3. Request 2 parking spots per unit outside of town home unit parked on driveway under a carport rather than 2 spaces located within a garage. (Ord. 4.711.c.2)

The waivers (or 'development standards') for the proposed PD-C are provided in the table below. The waivers are only for aspects that fall short of the "C" standards. All other "C" standards not listed will be met or exceed the standards.

Standard	C Zoning	Proposed PD/C	
Setback	Projected front yard setback, 20 ft	Development Standard required	
School	setback	(15 ft provided)	
	Not allowed in front of building	Development Standard Required	
Fencing	Not allowed in front of building	(Fence located in front of the	
_	line	building)	
	1 space per bedroom plus 1 space	Development Standard Required	
Parking	per 250 square feet of common	(See parking table on site plan.	
	areas, offices and recreation (less	Staff supports this request due to	

	laundry rooms and storage); 2 spaces may be tandem if assigned	the proposed unit types that differ from standard multifamily)
	to the same unit and restricted from use for storage.	
Setback	Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum	Development Standard Required (Staff supports because units are more single-family in nature)

Surrounding Zoning and Land Uses

North "PD 978" "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use

with Use with a height transitional plane beginning at 2 stories or 35 feet, no "freeway" signs per 6.409D, and to remove the parking reduction allowed when in proximity to a rail station; site plan

waived. Site Plan required / undeveloped

East "B" Two-Family / Residential, duplex

South "PD 900" "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use, with a limit to three stories on the western frontage and a limit to two stories on the eastern lot

lines as measured at the grade of the adjacent single or two-family residential properties; site plan

required / Automotive, office

West "PD 978" "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use

with Use with a height transitional plane beginning at 2 stories or 35 feet, no "freeway" signs per 6.409D, and to remove the parking reduction allowed when in proximity to a rail station; site plan

waived. Site Plan required / undeveloped / Commercial

Recent Zoning History

N/A

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024. The following organizations were notified: (August 2, 2024)

Organizations Notified	
Overton South NA	Wedgwood Square NA
Foster Park NA	Wedgwood East NA
South Hills NA	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
FWISD	

^{*} Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The surrounding land uses vary with vacant land to the north, residential/duplex just east, and commercial to the south and west. The applicant seeks to rezone the property to build a cottage community/detached multifamily., the adjacent properties are zoned "B" Two-Family, and the nearest one-family zoning district is further away.

The proposed zoning is **compatible** with surrounding land uses. The proximity to commercial and presence of an established neighborhood with single-family and duplex uses in the immediate vicinity make the proposed multifamily compatible with the surrounding area.

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as "Mixed-Use" on the Future Land Use Map. The proposed property's designation does not align with this category.

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

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

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



Applicant: Trinity Habitat For Humanity

Address: 5250 Wonder Drive and 5240 Wooten Drive

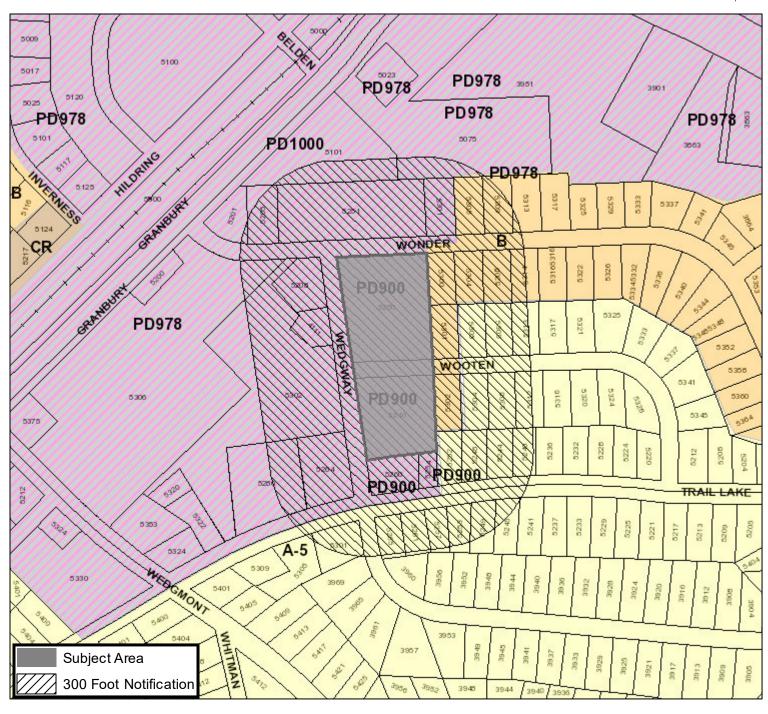
Zoning From: PD/MU
Zoning To: PD/UR
Acres: 3.57892828

Mapsco: Text

Sector/District: Wedgwood Commission Date: 8/14/2024

Contact: null



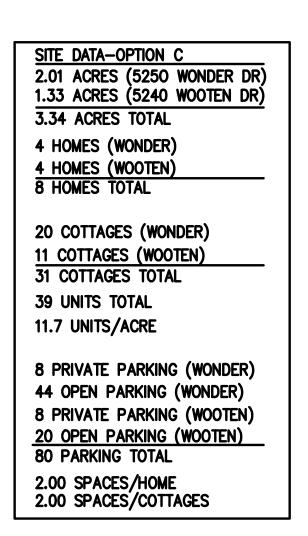


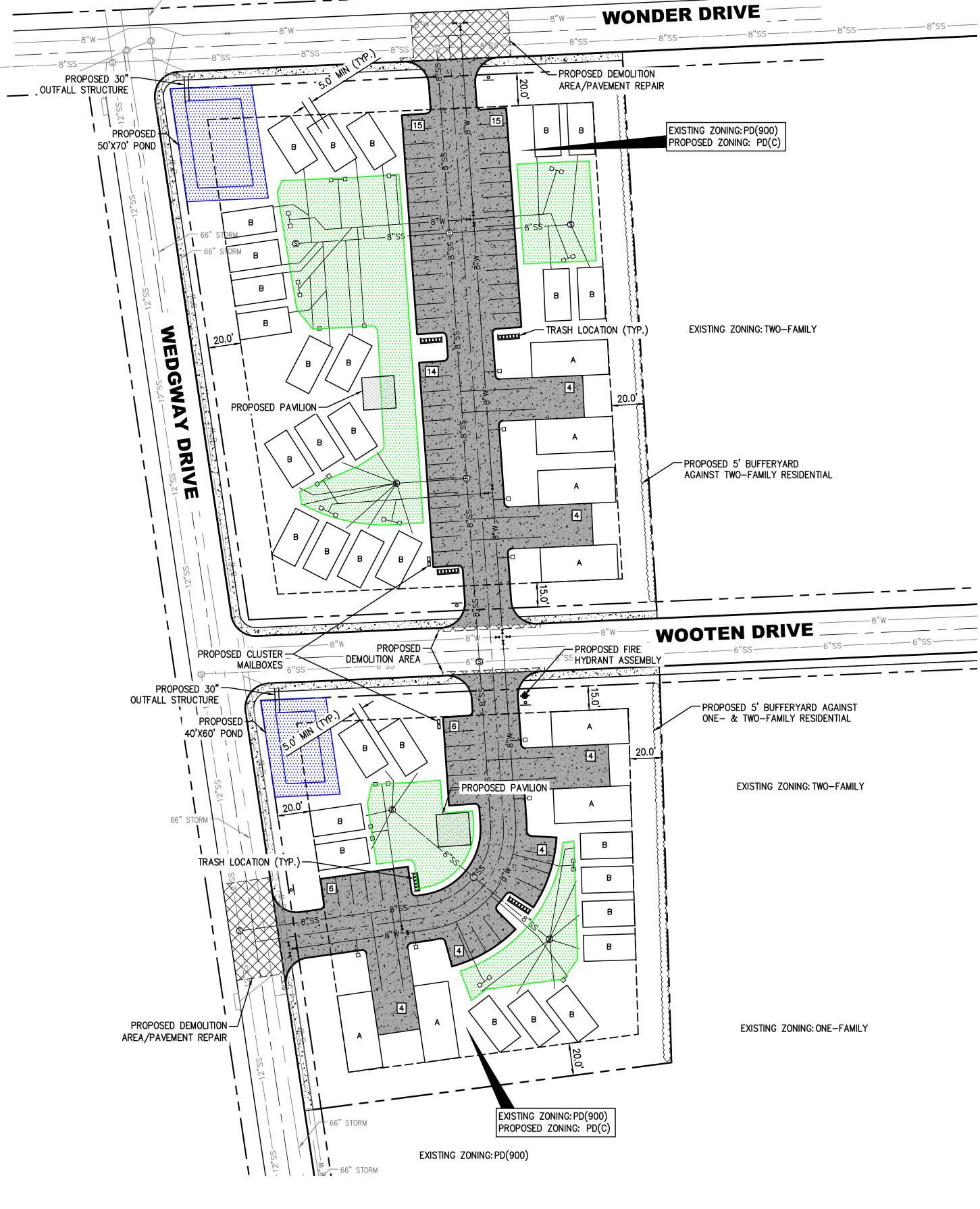
OPEN SF	PACE TABLE
TOTAL AREA	3.34 ACRES (145,490 SF)
TOTAL OPEN SPACE	2.00 ACRES (87,120 SF)
PERCENT OPEN SPACE	60%

OPEN SPACE DIAGRAM

WONDER DRIVE PROPOSED OPEN-SPACE HIGHLIGHTED **WOOTEN DRIVE** PROPOSED STRUCTURES 47'

SITE PLAN TABLE			
TOTAL PROPOSED UNITS (MATERIAL BY ZONING)	UNIT A, 8 UNIT B, 31		
TOTAL DENSITY PER ACRE (39 UNITS/3.34 ACRE)	11.7 UNITS/ACRE		
TOTAL PARKING COUNT	80 STANDARD PARKING SPOTS		





DEVELOPER

CHRISTINE PANAGOPOULOS TRINITY HABITAT FOR HUMANITY (817)926-9219 C.PANAGOPOULOS@TRINITYHABITAT.ORG KYLON.WILSON@TOPOGRAPHIC.COM 9333 N. NORMANDALE ST.

FORT WORTH, TX 76116

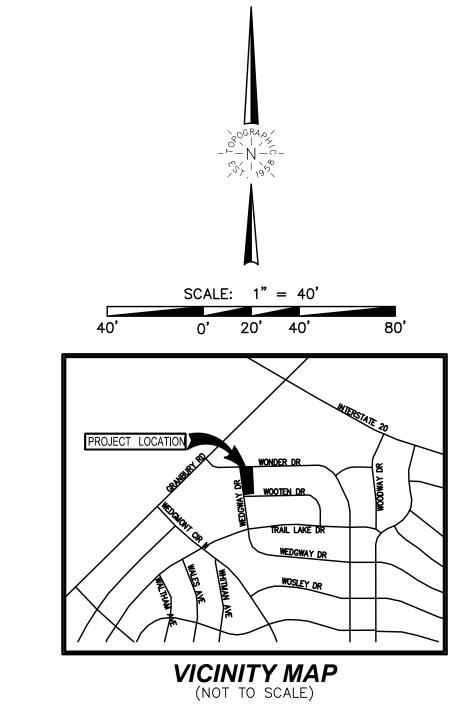
CIVIL ENGINEER

BENBROOK, TX 76126

KYLON M. WILSON, P.E. TOPOGRAPHIC (817)744-7512 481 WINSCOTT ROAD, STE 200

SURVEYOR FORREST NANCE, R.P.L.S. TOPOGRAPHIC

(817)744-7512 FORREST.NANCE@TOPOGRAPHIC.COM 481 WINSCOTT ROAD, STE 200 BENBROOK, TX 76126



	LEGEN	1D	_
	SUBJECT PROPERTY LINE ADJOINER LINE EASEMENT OVERHEAD ELECTRIC ASPHALT PAVEMENT EDGE OF GRAVEL BARBED WIRE FENCE UTILITY POLE GUY WIRE TELEPHONE VAULT FIBER OPTIC VAULT TELEPHONE PEDESTAL PROPOSED PARKING COUNT	WOOD FEND CHAIN LINK CBL — BURIED CA EX — W — BURIED WA GAS — BURIED GA UGE — BURIED SE' SS — BURIED SE' O FIRE HYDR WATER MET WATER VAL WATER VAL GAS METER GAS VALVE	K FENCE BLE TER S ECTRIC WER LINE ANT TER VE
	PROPOSED GREEN SPACE	PROPO	OSED PAVILION
A A A	PROPOSED PAVING	DEMOL	LITION AREA
A A A	POSSIBLE 5' PUBLIC SIDEWALK	PROP	OSED DETENTION

SITE PLAN

GENERAL NOTES:

- THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN
- STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED. . ALL SURFACÈ MATERIALS NOT SPECIFIED IN LEGEND ARE TO BE STANDARD ESTABLISHED GRASS.

HABITAT FOR HUMANITY WEDGWOOD SENIOR COTTAGES

5240 WOOTEN DR, FORT WORTH, TX 5250 WONDER DR, FORT WORTH, TX

FORT WORTH AREA HABITAT FOR HUMANITY INSTRUMENT # D 223198666 (5240 WOOTEN DR) INSTRUMENT # D 223198667 (5250 WONDER DR)

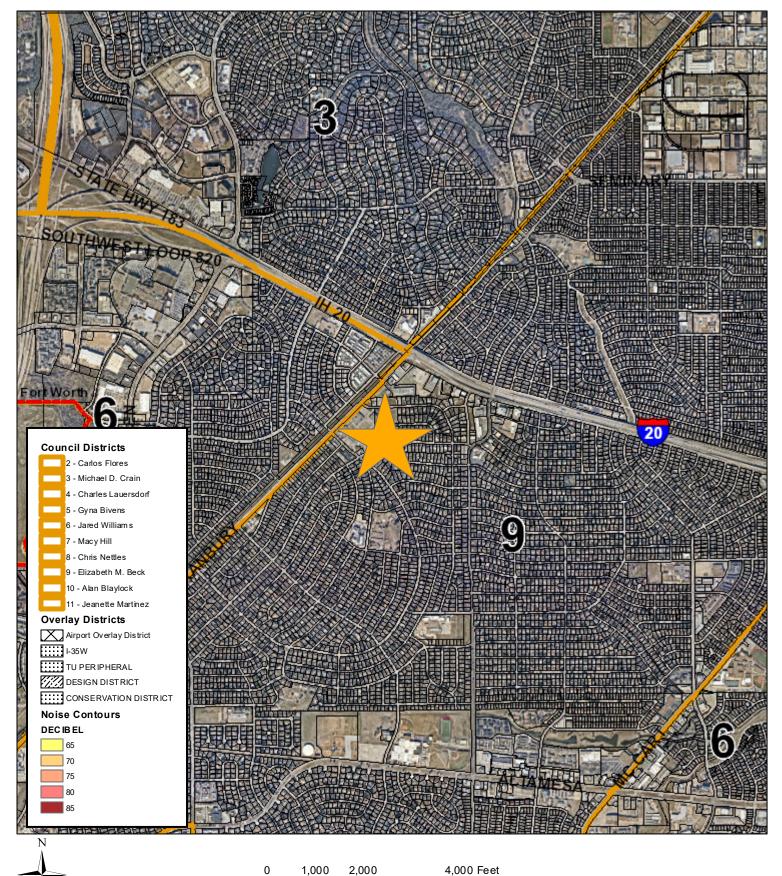
ZC #: 23-200

DATE PREPARED: 6/18/2024 DATE OF REVISION #1: 7/31/2024

DIRECTOR OF DEVELOPMENT SERVICES

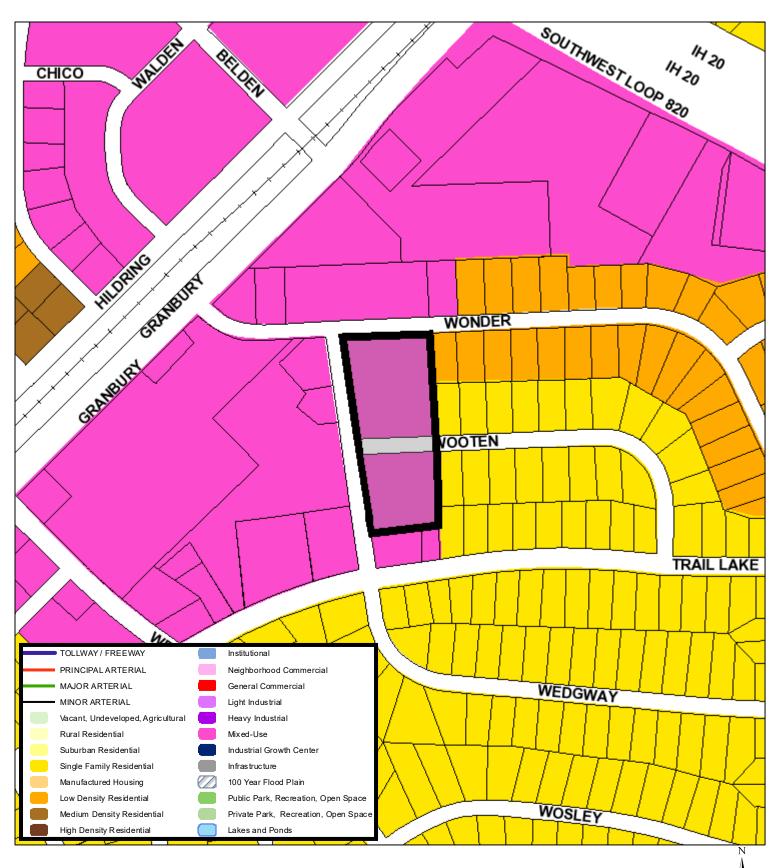
DATE:







Future Land Use





Aerial Photo Map







Zoning Staff Report

Date: August 14, 2024 Case Number: ZC-24-044 Council District: 5

Zoning Map Amendment

Case Manager: Stephen Murray

Owner / Applicant: Mayfield Missionary Baptist Church / Bernell Thompson

Site Location: 2004, 2108 Amanda Avenue; 4917 Callahan Street Acreage: 0.49 acres

Request

Proposed Use: Church

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

To: "CF" Community Facilities

Recommendation

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Map Consistency: Requested change is not consistent

Comprehensive Plan Policy Consistency: Requested change is consistent

Staff Recommendation: Approval

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Project Description and Background

The property is located on Amanda Avenue just north of Ramey Avenue. The applicant is seeking to rezone from "A-5" One-Family to "CF" Community Facilities. No new buildings are planned at this time. The applicant intends to bring the outlying owned lots into conformance with existing zoning. In the future, the applicant would like to construct additional parking church related activities.

Surrounding Zoning and Land Uses

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

East "CF" Community Facilities; "A-5" One-Family / Mayfield Missionary Baptist Church, single-family

South "CF" Community Facilities; "A-5" One-Family / single-family, undeveloped West "CF" Community Facilities; "A-5" One-Family / single-family parking lot

Recent Zoning History

• ZC-08-128, Council Initiated Rezoning to A-5 One-Family and CF Community Facilities

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024. The following organizations were emailed on August 2, 2024:

Organizations Notified			
Historic Stop Six NA	Stop 6/Poly Oversight		
Stop Six Sunrise Edition NA	Echo Heights Stop Six Environmental		
	Coalition		
East Fort Worth Inc.	Streams and Valleys Inc.		
Trinity Habitat for Humanity	Southeast Fort Worth Inc.		
East Fort Worth Business Association	FWISD		

^{*}Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Surrounding uses are primarily single-family to the north, west, and south with the primary church building to the east. The proposed "CF" zoning would bring the majority of church owned land in conformance with existing zoning. Churches are allowed within any district; however, CF makes sense for the outlying lots. The applicant

intends to initially construct a parking lot and will be required to screen the site, provide a buffer, and setbacks. The proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency - Southeast

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

Policy wise this change is consistent with the following Comprehensive Plan policies:

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



Area Zoning Map Mayfield Baptist Church/Bernell Thompson JR

Applicant:

2004 & 2108 Amanda Avenue; 4904 & 4909 Elgin Street; 4917 Callahan Street Address:

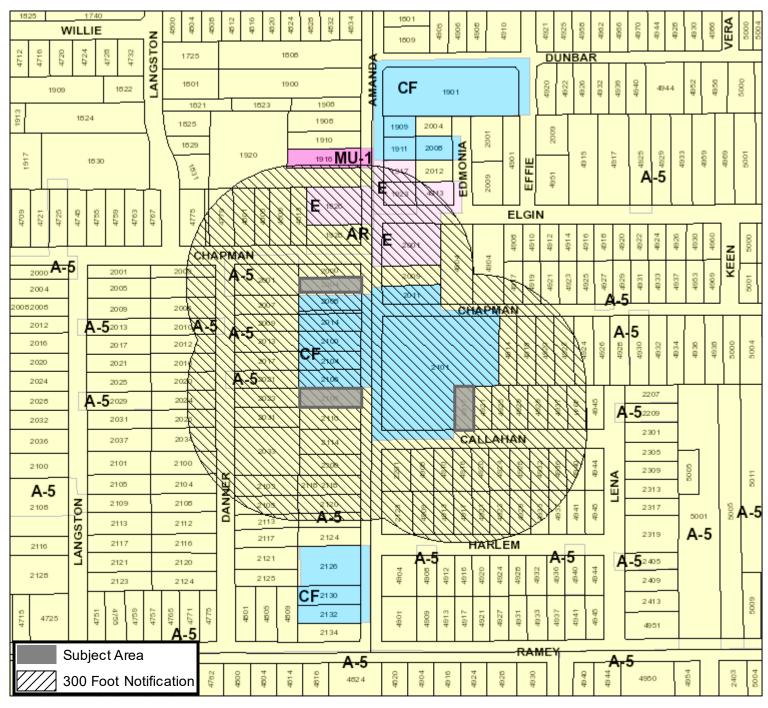
Zoning From: A-5 CF Zoning To:

1.3024727 Acres:

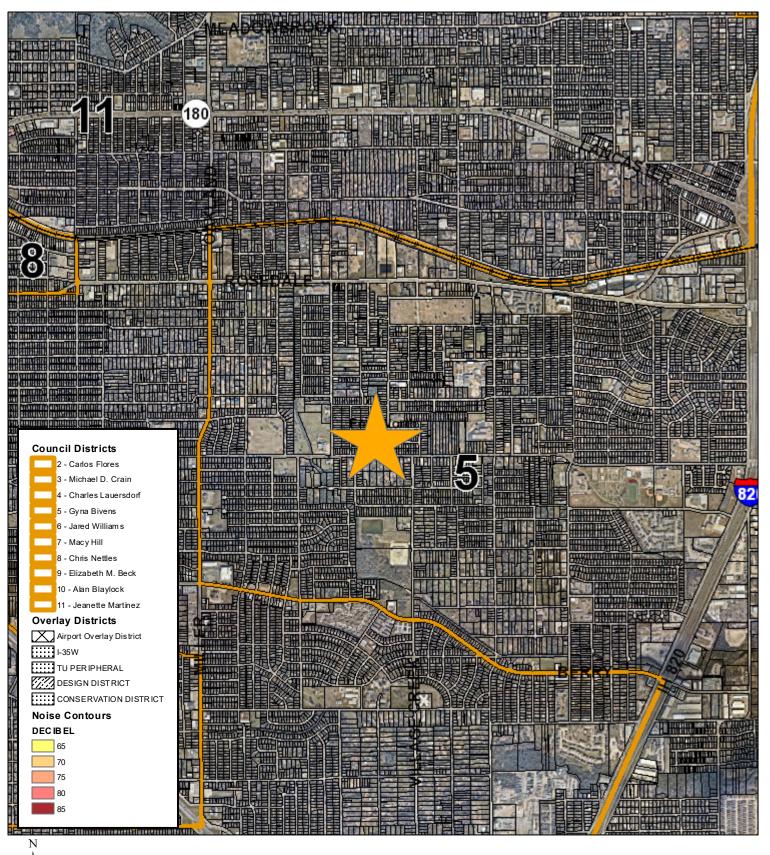
Text Mapsco:

Southeast Sector/District: Commission Date: 8/14/2024 817-392-6226 Contact:



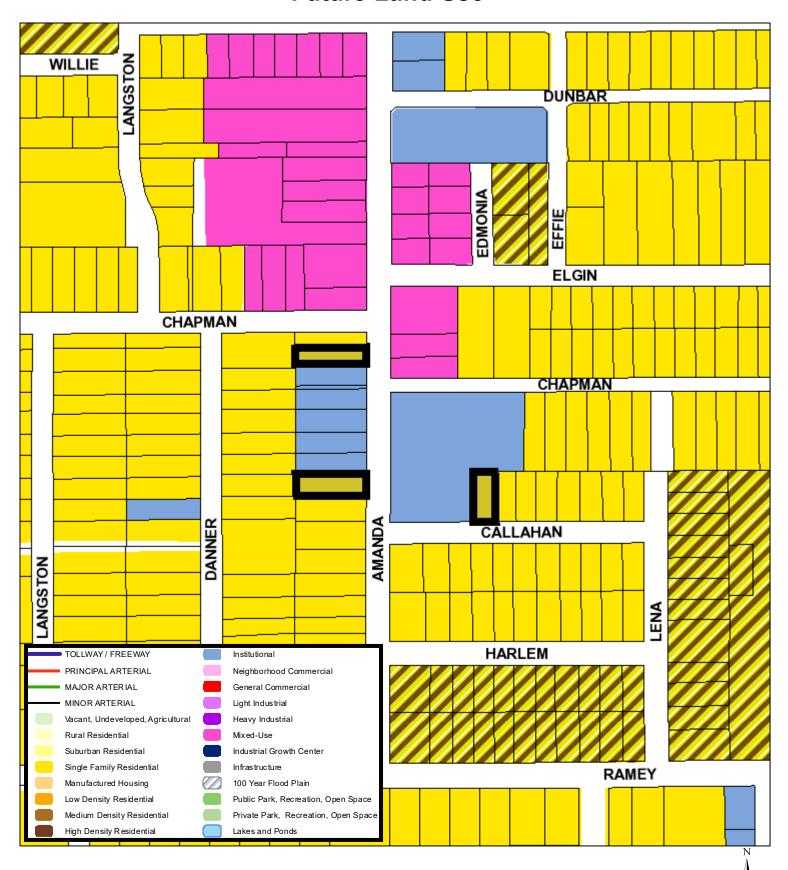








Future Land Use





Aerial Photo Map







Zoning Staff Report

Date: August 14, 2024 Case Number: ZC-24-050 Council District: 11

Zoning Map Amendment & Site Plan

Case Manager: Brett Mangum

Owner / Applicant: Harmit Chattha / Samantha Renz, Evolving Texas

Site Location: 5433 Dallas Avenue & 5456 E Lancaster Avenue **Acreage:** 0.69 acres

Request

Proposed Use: Automotive repair; paint and body shop, Vehicle sales or rental, and Outdoor Storage

Request: From: "E" Neighborhood Commercial & "A-5" One Family Residential

To: PD/FR" Planned Development for all uses in General Commercial Restricted plus

outdoor storage and to allow automotive repair adjoining a residential district

boundary, removing Gasoline sales, Club, Commercial or Business, and

Convenience Store uses. Development standards for front yard building setback, fencing in front yard setback, landscaping, and improved hard surface (parking):

site plan included

Recommendation

Land Use Compatibility: Requested change is not compatible

Comprehensive Plan Map Consistency: Requested change is not consistent

Comprehensive Plan Policy Consistency: Requested change is not consistent

Staff Recommendation: Denial

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Project Description and Background

This is a proposed automotive repair, vehicle sales, and outdoor storage development on a pre-developed site near East Lancaster Avenue and Dallas Avenue in Council District 11. The total land area within the development is 0.69 acres. A small portion, composed of the western $1/3^{\rm rd}$ of the subject property, is zoned "A-5" One family residential and was the site of a residence which has since been demolished. This portion of the lot has been paved with gravel by the property owner and is being requested for outdoor storage of vehicles. For additional details regarding the rezoning request, see narrative provided by developer in the application below:

There are 3 addresses associated with this request.

The first one is at 5456 E. Lancaster and is approximately .04527 Acres (19,720 sf). The owner has been in business with an active CO Since 11/10/2020. The CO # is T0323106. The Zoning of the property at the time was "F", and the CO States the property can be used as "Auto Sales". and the Building Use is Shop and Storage.

The owner has recently received visits and calls from Code Enforcement asking him to update his CO, and a City representative informed that the City initiated a zoning change on the property some time ago, no specific date provided, but he stated either a zoning change to bring it in compliance, or a Legal Non-conforming Use Letter would be required to avoid fines for continued use of the existing business.

Mr. Chattha recently purchased the adjoining property, 5433 Dallas Ave. This site is approximately 0.19 acres (8,280 sf). The applicant demolished the uninhabitable structure, cleaned up the property and placed a fence around the property, and wishes to use the property for parking for the existing business.

The applicant desires to rezone 5433 Dallas Ave from "A-5" and the Existing property locates at 5456 E Lancaster into one Planned Development with a base zoning of "FR" General Commercial Restricted for a auto shop with storage and sales, and additional parking.

Our project could b accomplished by a standard zoning district "FR"; however, after discussion with Councilwoman Martinez, regarding the rezoning of 5433 Dallas Ave, she indicated we should bring the entire business into compliance, and that she felt a PD would be a more favorable request. It was my understanding that as a PD, the P&Z and Council could restrict uses or make additional requirements to the base zoning. We are asking for a Base zoning of FR to allow for the current use to remian and expand it's parking area. Our draft Development Guidelines would allow only uses in the existing "E" Neighborhood zoning with the addition of "Auto Sales & Repair."

Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / retail smoke shop & tire shop

East "E" Neighborhood Commercial / self service car wash

South "A-7.5" One Family Residential / residential West "A-5" One Family Residential / residential

Recent Zoning History

None

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024. The following organizations were emailed on August 2, 2024:

Organizations Notified		
Central Meadowbrook NA*	East Fort Worth Business Association	
Handley NA	East Fort Worth Inc.	
Neighborhoods of East Fort Worth Alliance	Southeast Fort Worth Inc.	
Streams and Valleys Inc	Trinity Habitat for Humanity	
Echo Heights Stop Six Environmental Coalition	Fort Worth ISD	

^{*}Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is seeking to create a new Planned Development based on "FR" General Commercial Restricted that will accomplish the following:

- 1) Add 'Outdoor Storage' land use in "FR" and 'Auto repair' land use within 200' of a residential zone or use
- 2) Remove 'Gasoline sales', 'Club, Commercial or Business', and 'Convenience Store' land uses from "FR"
- 3) Add development standards (waivers) for:
 - -Front yard building setback
 - -Fencing in front yard setback
 - -Landscaping
 - -Improved hard surface (parking)
- 4) Add Site Plan

There is a residential neighborhood to the west with direct adjacency to a portion of the subject site. Additionally, residential uses abound to the south, across Dallas Avenue. It does not seem to be appropriate to expand a non-residential use in this area at the present time. Instead, the zoning should be focused on supporting mixed use and pedestrian friendly uses to compliment the intended improvements to the East Lancaster corridor, which is marked for future transit improvements.

The proposed rezoning to "PD-FR" is not compatible with the surrounding land uses.

Comprehensive Plan Consistency - Eastside

The 2023 Comprehensive Plan designates the eastern portion of the site as *future neighborhood commercial*, matching the current zoning designation of "E" Neighborhood Commercial. The western portion, which is currently zoned "A-5" One Family residential is designated as *future single family residential*.

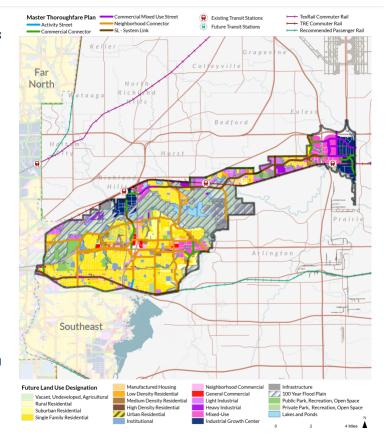
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a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

The current proposal to rezone to "PD-FR" **is not consistent** with the adopted Comprehensive Plan map designation, as *future neighborhood commercial* designated zones are intended to be zoned "ER", "E", or "MU-1", or the lowest intensity commercial/non-residential zones. "FR" zoning would require a designation of *future general commercial* in order to be judged as consistent with the Comprehensive Plan map.

In addition, the proposed rezoning is not supported by any of the policies listed below which apply to the Eastside sector. The site is located within the proposed East Lancaster corridor, which is set to become a major transit-oriented development area, meaning that auto-related uses should be discouraged in favor of mixed use and pedestrian friendly uses.

Sector Land Use Policies

- Promote commercial, mixed-use, and urban residential development within the CentrePort and Eastchase Mixed-Use Growth Centers, ensuring that uses and building heights are compatible with the Airport Overlay District.
- Promote a desirable combination of compatible residential, office, retail, and commercial uses in the mixed-use zoning districts of the Oakland Corners Urban Village, Historic Handley Urban Village, and the Trinity Lakes form-based code district.
- Encourage redevelopment of the Oakland Corners Urban Village consistent with its urban village and neighborhood empowerment zone plans.
- Facilitate redevelopment of the East Lancaster Avenue corridor in accordance with Transit-Oriented Development principles and plans.
- Reduce the amount of undeveloped suburban multifamily zoning outside of mixed-use growth centers, urban villages, and transit-oriented development (TOD) areas. Use urban residential and mixed-use zoning to accommodate walkable multifamily development in these areas.
- Expand and enhance the public hike & bike trail system between Downtown Fort Worth and Downtown Dallas. Connect neighborhoods to the expanded Trinity Trails system.
- Encourage the use of floodplains for agricultural or recreational uses, including hike & bike trails.
- Encourage the protection of mature woodlands, riparian corridors, and other sensitive natural areas, while incorporating protected woodland areas as amenities in new developments.
- 9. Promote the restoration of historic homes and buildings.
- 10. Encourage the reuse of vacant buildings.
- Encourage demolition of buildings that cannot be economically rehabilitated.
- 12. Stimulate the redevelopment of the East Lancaster Avenue and Brentwood Stair commercial districts.
- Promote industrial development within the Riverbend and CentrePort Industrial Growth Centers.



The proposed rezoning is not consistent with the Comprehensive Plan policies.

Site Plan Comments

Zoning and Land Use

(All zoning comments have been addressed as of 7/26/2024)

- Add case reference ZC-24-050.
- Strike general note #1 & add as development standard/waiver (site does not appear to meet minimum landscape requirement 10%).
- Contact Urban Forestry Section if you have not already done so, to see if you can meet their standards.

- If you aren't able to meet their standards, then a waiver to urban forestry requirements will need to be added to the PD as a
 development standard.
- Will need to add development standard for front yard setback, as the plat shows the existing building encroaching into the 25' build line shown on the plat along Dallas Avenue.
- Will need to add development standard for fencing in front yard, as the existing fencing is encroaching into the 25' build line shown on the plat along Dallas Avenue.
- Will need to add development standard if paving is not hard
- List all development standards (waivers) to the "FR" requirements that you are requesting clearly on the Site Plan document.
- So far the list would possibly include the following: front yard setback, fencing, landscaping, urban forestry, improved hard surface.
- Label 8' residential driveway on Dallas Avenue as 'access point/driveway' if you are intending to use this location for ingress and egress to the western portion of the property.

Fire Department

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

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.

Minimum fire lane width is 20' and must provide hose lay to all exterior portions the building within 150', 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.

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.

Water

No response provided

Stormwater

No response provided

Transportation/Public Works

No response provided

Platting

No response provided

Park & Recreation

PARD-PDP: no comment

Building Plan Review

No response provided

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



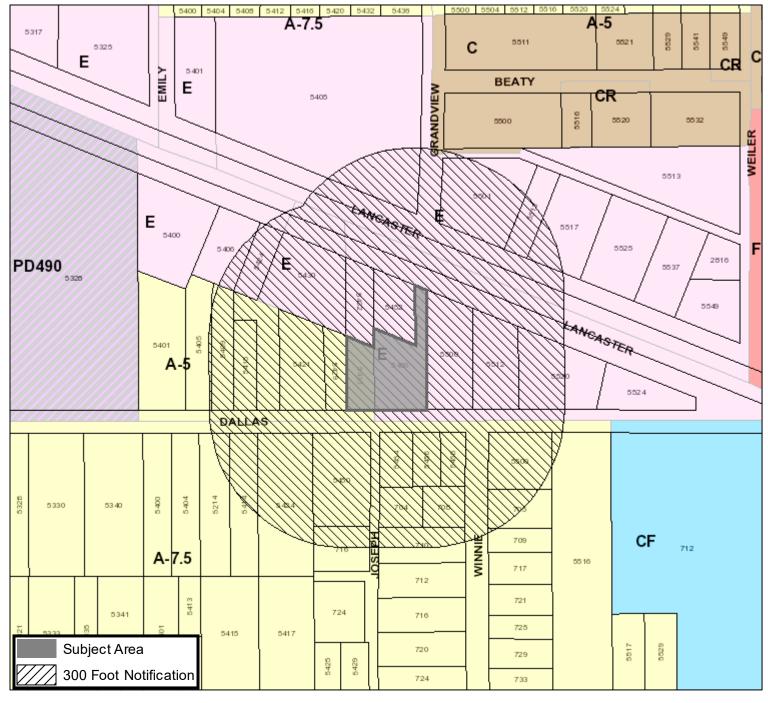
Applicant: Harmit Chattha

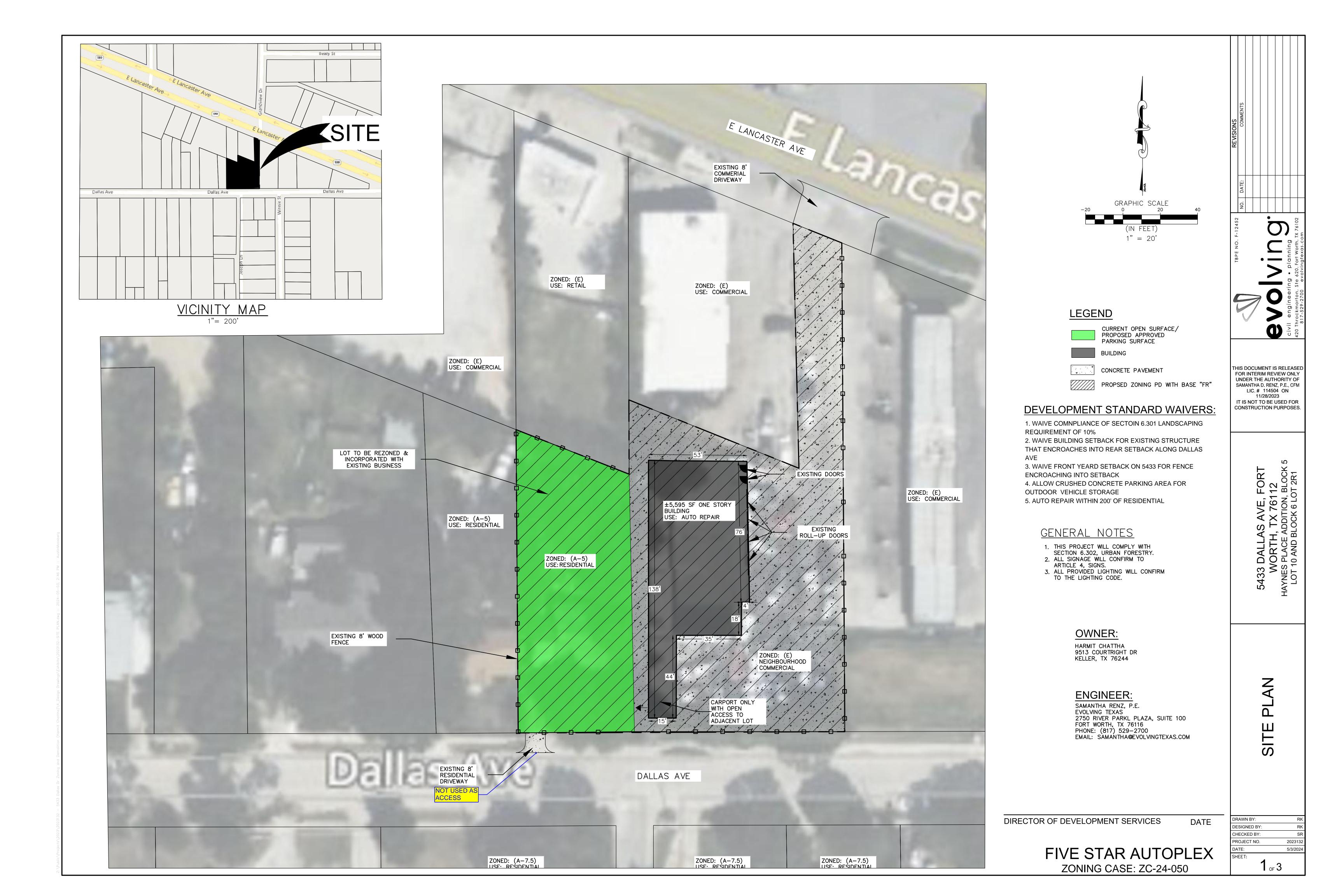
Address: 5433 Dallas & 5456 E. Lancaster

Zoning From: A5/E
Zoning To: PD/FR
Acres: 0.69020217

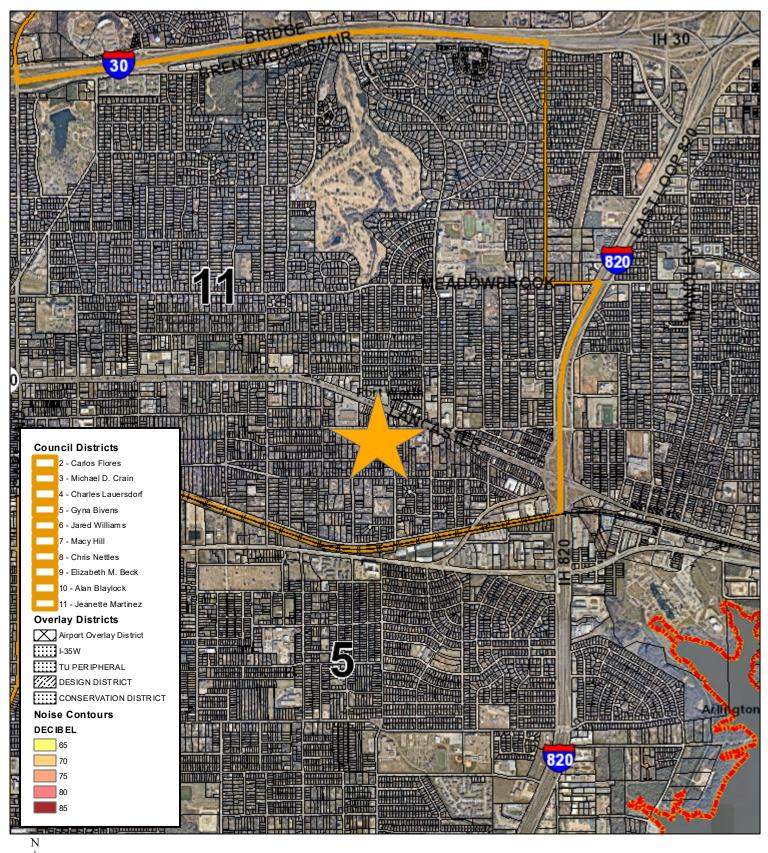
Mapsco: Text
Sector/District: Eastside
Commission Date: 8/14/2024
Contact: 817-392-6226











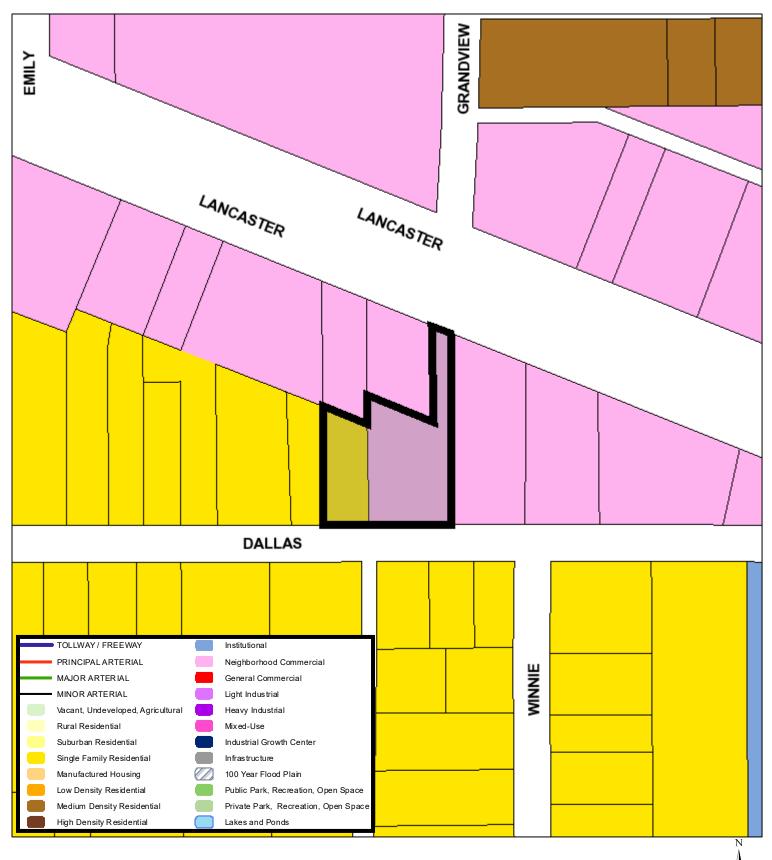
2,000

1,000

4,000 Feet



Future Land Use





Aerial Photo Map







Zoning Staff Report

Date: August 14, 2024 Case Number: ZC-24-070 Council District: 11

Zoning Map Amendment

Case Manager: Alondra Salas-Beltré

Owner / Applicant: JST Rentals / Billy Thomas

Site Location: 4224 Nelms Drive Acreage: 0.22 acres

Request

Proposed Use: Multifamily Development

Request: From: "I/SS" Light Industrial / Stop Six Overlay

To: "PD/CR" Planned Development for Low-Density Multifamily with development

standard for open space density, parking, height and front yard setback site plan

included / Stop Six Overlay

Recommendation

Land Use Compatibility: Requested change is not compatible

Comprehensive Plan Map Consistency: Requested change is not consistent

Comprehensive Plan Policy Consistency: Requested change is consistent

Staff Recommendation: Continuance

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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

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

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

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

The applicant's proposal to construct a fourplex residence aligns with broader goals of increasing residential density and diversifying housing options in the area. However, the current zoning designation of "I" Light Industrial is not conducive to the proposed multifamily use. Rezoning to a multifamily district or a more intense residential designation is necessary to support this type of development. The applicant is seeking a zoning change to PD/CR, which would allow for tailored development standards that align with the intended use.

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

- Open Space Requirements: Adequate open space is crucial for ensuring livability, particularly in higher-density residential developments. The site plan must demonstrate compliance with these standards.
- **Density Constraints:** The lot, measuring 10,335 square feet, is limited in its capacity to accommodate the proposed four units. Current zoning calculations indicate that only three units can be supported under existing density limits.
- Parking Provisions: The proposed development includes eight parking spaces, but the zoning ordinance requires ten spaces. Adequate parking is essential to prevent spillover effects into surrounding neighborhoods and ensure convenience for future residents.

- **Rear Yard Setback:** The height of the proposed building raises concerns regarding the rear yard setback, which must be addressed to minimize impacts on adjacent properties and ensure adequate light, air, and privacy.
- Front Yard Setback: The front yard setback, particularly in relation to the platted setback, must be carefully considered to maintain a consistent streetscape and comply with urban design guidelines.

Given the mix of uses surrounding the site, it is crucial that the proposed development is designed in a way that harmonizes with both the single-family residential areas and the nearby commercial and industrial activities. The rezoning and site plan must be carefully evaluated to ensure that the development supports the area's revitalization goals while also addressing potential concerns related to density, parking, and setbacks. A revised site plan that fully addresses these planning standards will be essential for moving forward with the rezoning process and ensuring that the project contributes positively to the ongoing efforts to enhance this community.

Surrounding Zoning and Land Uses

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

Recent Zoning History

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

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024. The following organizations were emailed on August 2, 2024:

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

^{*}Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant seeks to rezone the property from "I" Light Industrial to PD/CR (Planned Development for Low-Density Multifamily) to construct a fourplex. The subject site is situated within a predominantly single-family residential area, with some commercial and industrial uses interspersed throughout. To the north, the parcels along the block up to Good Shepherd are exclusively developed with single-family home. Across Nelms, particularly at the corner with Good Shepherd, there are a few intensive commercial uses, primarily related to automobile services, which introduce a more commercial dynamic to the immediate vicinity. Further south of the site, the presence of large industrial uses signals a transition into a more industrialized zone. Additionally, the property directly adjoins a mobile home park to the west, adding another layer of residential diversity to the surrounding area.

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

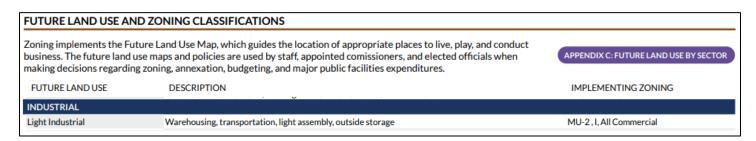
Given the existing land use pattern, careful consideration must be given to the potential impacts of this rezoning on the surrounding community. Compatibility with the surrounding land uses, particularly the single-family homes to the north and the mobile home park to the west, is crucial.

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

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

Comprehensive Plan Consistency – Southeast

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



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

• Promote a balance of residential, commercial, and industrial uses in the Southeast sector.

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



Area Zoning Map Billy Thomas/JST Rentals

Applicant:

4224 Nelsms Drive Address:

Zoning From:

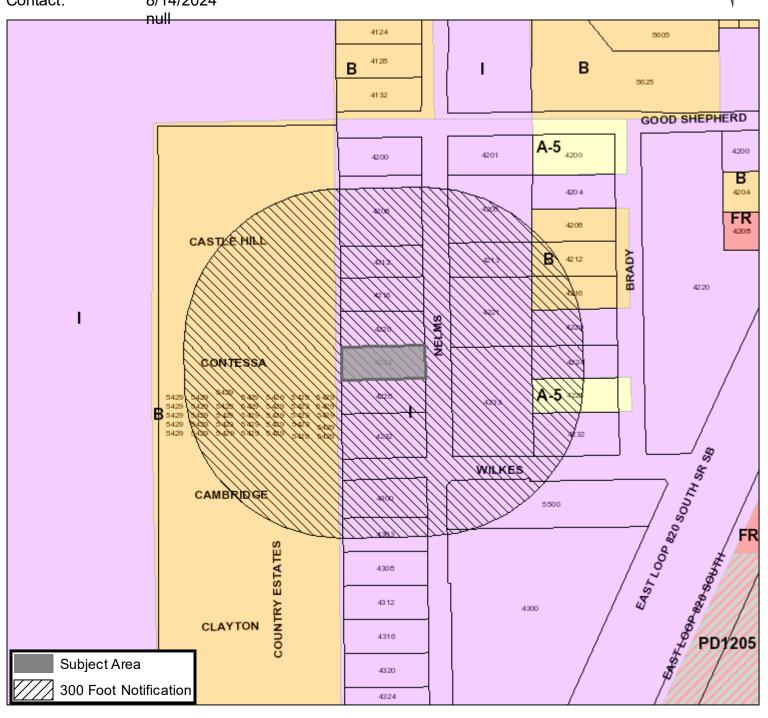
Zoning To: PD/CR with Dev

Standards Acres: Mapsco: 0.22669588

Sector/District: Text

Commission Date: Southeast Contact: 8/14/2024







	No person shall remove any		
ļ A	Or greater than six inches (6		
Space	Sq. ft.	%	Greater size parcel of land w
RESIDENTIAL SLAB	2160.50	20.90	The city Forester. The city F
PARKING LOT SLAB 5863.00		56.73	At 817-871-5738. Failure to
LOT SIZE	10335.00	100	Prior to tree removal could
			- Frior to tree removal could
GRADIN	Civil and criminal penalties.		

The front yard setback shall be the greatest of the platted No person shall remove any protected tree equal to Or greater than six inches (6") in diameter on acre or Greater size parcel of land without a permit from

The city Forester. The city Forester can be reached At 817-871-5738. Failure to obtain a tree permit Prior to tree removal could result in both

Setback, the zoning setback, or the setback of the building on Either side that is closest to the street, unless the structure

Property zoned "MU2"

Builder has chosen to

Build to <u>"A-5"</u> standards.

Located closest to the street was the result of a variance

Meet city of Ft Worth standard

Drawing and separate permit

Driveway Approaches shall

From T&PW construction division

NORTH TEXAS INSPECTIONS

Third Party

Plan & Review

Inspections

PROJECT NAME AND ADDRESS:

NOTES:

GUADALUPE 4224 NELMS ST. FORT WORTH **TEXAS** 76119 TARRANT COUNTY

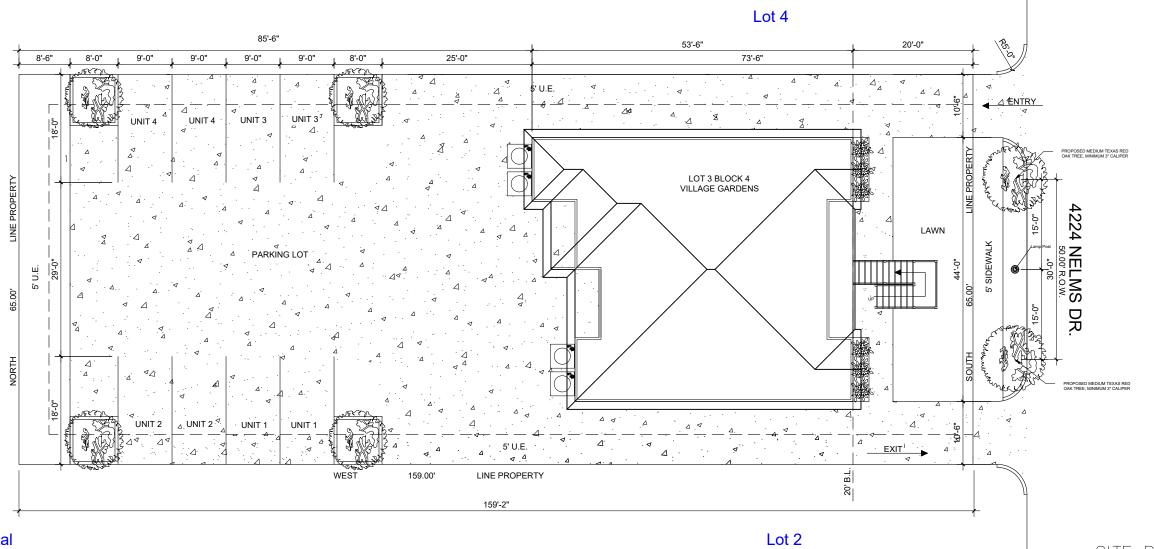
DESIGNER:

SHEET:

HILDA CORTES hilda_cl85@hotmail.com 909-273-7239

PROJECT : SITE PLAN DATE: 4/30/2024 SCALE : 1/16" = 1'-0"

A-03



4 Units Total Each unit has 2 bedrooms Each unit has 2 parking Height 30'7"

1	AREAS	
Space	Sq. ft.	%
SIDENTIAL SLAB	2160.50	20.90
RKING LOT SLAB	3160.00	30.58
OT SIZE	10335.00	100
GRADIN	GRADING LOT TYPE "A"	

THIS PLAN IS GRAPHIC REPRESENTATION FOR ESTIMATING PURPOSES/ACTUAL CONDITIONS MAY VARY AND MUST BE VERIFIED BEFORE PROCEEDING WITH CONSTRUCTION.

NOTES:

4724 4726		20.90 30.58 100		
4724 4726		2160.50 3160.00 10335.00	GRADING LOT TYPE "A"	
4724 4727 4727 6005 5HF H H U 6005 5HF H H U 4200 4201 4200 4216 420 4201 4200 4216 420 4201 4200 4216 420 4201 4200 4216 420 4201 4200 4216 4216 4216 4210 4216 4210 4210 4210	(RESIDENTIAL SLAB PARKING LOT SLAB LOT SIZE	GRADIN	
CONTE	5625	4201 4200 4201 4200 4210 4200 4211 4200 4211 4210 4210	4228 4229 4030 4033	SMJAN 4 5 E

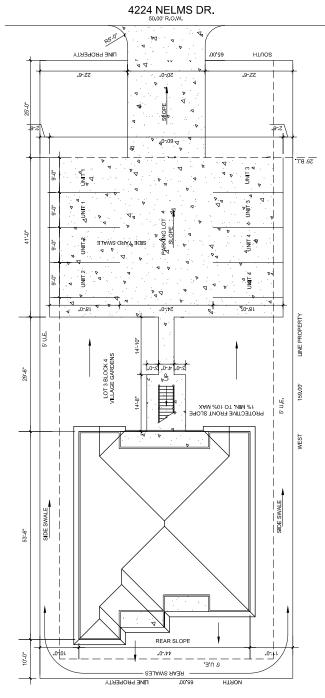
PROJECT NAME AND ADDRESS:	GIIADAI IBE	GOADALOPE	4224 NELMS ST.	FORT WORTH	TEXAS	76119	TARRANT COUNTY	

hilda_d85@hotmail.com 909-273-7239

PROJECT: SITE PLAN

DATE:
3/22/2023
SCALE:
1/16" = 1'-0"
SHEET:

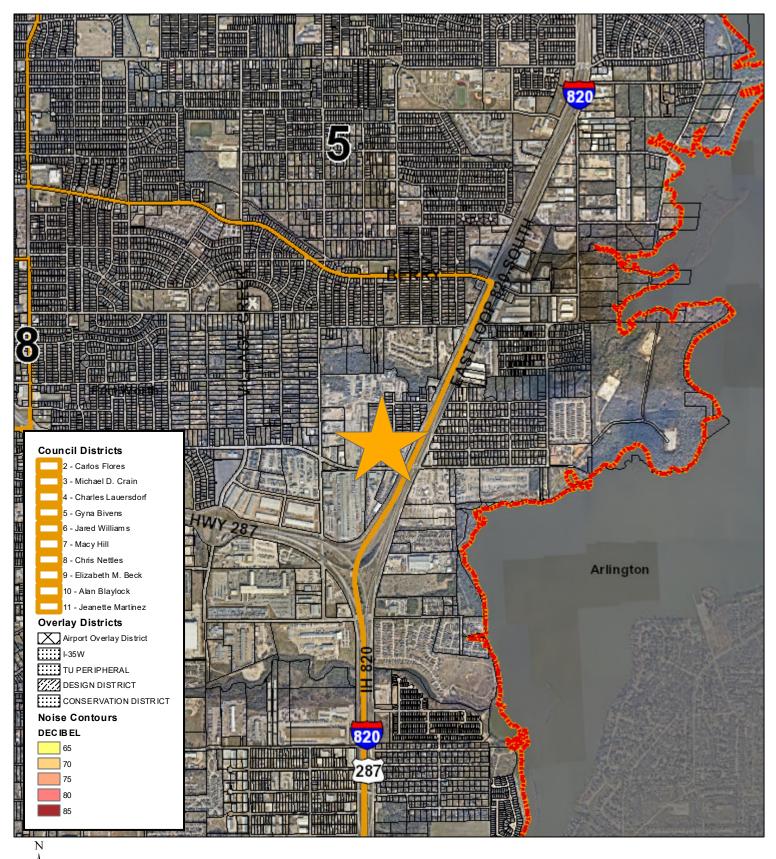
HILDA CORTES





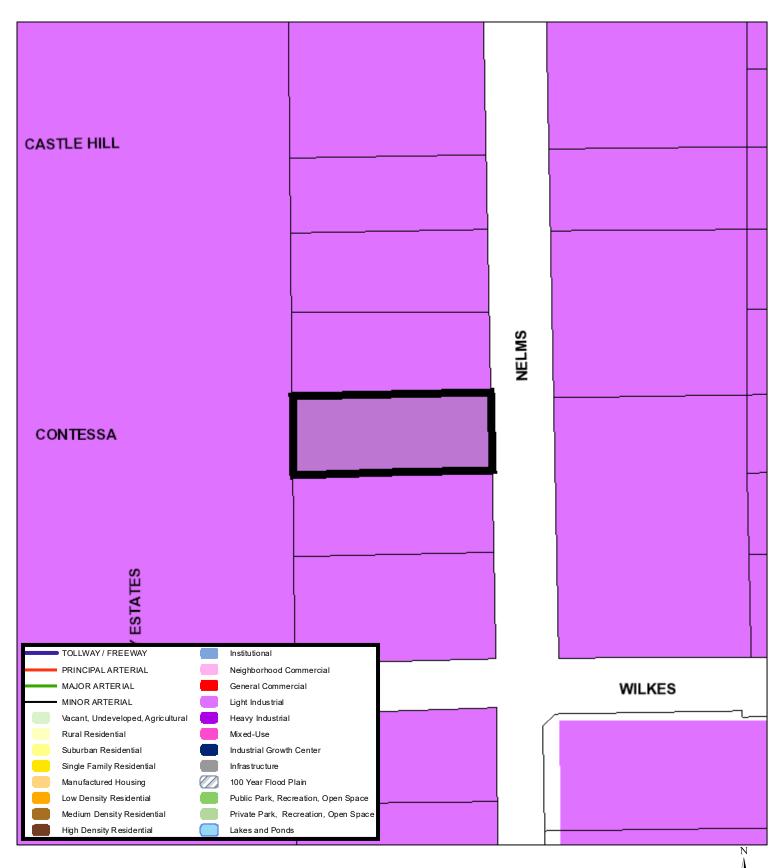
A-03





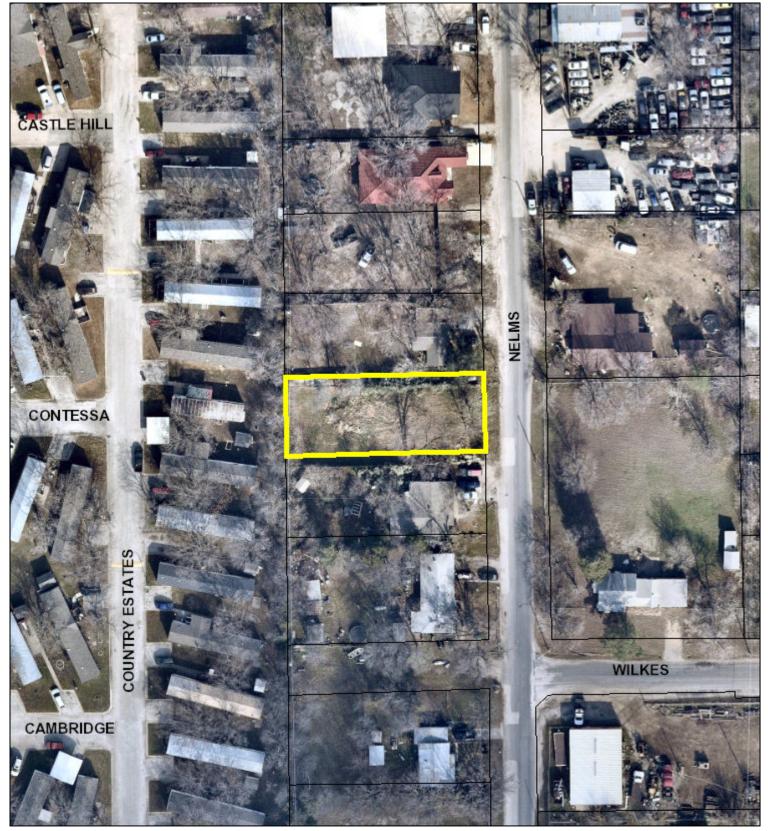


Future Land Use





Aerial Photo Map







Zoning Staff Report

Date: August 14, 2024 Case Number: ZC-24-071 Council District: 3

Zoning Map Amendment & Site Plan

Case Manager: Alondra Salas-Beltré

Owner / Applicant: TRT Land Investors, LLC & PMB Veale Land Investors 1, LP

Site Location: 10218, 10579 & 12575 Aledo Road **Acreage:** 261 acres

Request

Proposed Use: Single-family residential

Request: From: Unzoned

To: "PD/A-5" One-Family and "PD/R-2" Townhouse Cluster with development

standards for increase of lot coverage; site plan waiver requested

Recommendation

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Map Consistency: Requested change is consistent

Comprehensive Plan Policy Consistency: Requested change is consistent

Staff Recommendation: Approval

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- 9. Aerial Photograph

Project Description and Background

The subject property is located between Aledo Road and SH 377, west of FM 2871 in the ETJ and near the City of Benbrook. the applicant is in the process of annexing the parcel (reference AX-24-009).

The subject area is primarily comprised of vacant land and in an area that is currently under development. The project is part of the Veale Ranch Development Agreement. The rezoning will prepare the property for single family subdivision development. This site is an extension of Ventana called Ventana West. Per the application, Ventana West will be developed in two phases and contain approximately 1,008 single-family lots and 3500 residents, in will contain section of Markum Ranch Road and Veale Ranch Parkway per the Master Thoroughfare Plan.

The applicant is requesting a PD to allow for flexibility; the desire is to be able to provide the smaller lot, center loaded and rear accessed product when and where desired by home builders. The amount of this smaller lot product would not exceed 30%.

Veale Ranch Parkway was platted in 2015 to provide access to the first phases of Ventana.

Development Standards	"A-5" One-Family	"R2" Zero lot line/Cluster	Proposed PD
Lot Width	50' min. at building line	30' min. at building line	Per zoning district
Lot Area	5,000 sq. ft. min.	3,000 sq. ft. min.	30% of lots R2
Lot Coverage	50% maximum	No maximum	60% maximum

This annexation and rezoning will align the parcel with the development plans and ensure the cohesive integration of infrastructure and residential units within the Ventana community.

Surrounding Zoning and Land Uses

North ETJ/Vacant

East PD/SU Planned Development / Single-Family Residential

South ETJ/Vacant West ETJ/Vacant

Recent Zoning History

ZC-24-045 – From: Unzoned To: "PD 1169" PD/SU Planned Development/"A-5" One-Family and "R1" Zero Lot Line/Cluster with development standards not to exceed 30% R1 development and lot coverage not to exceed 60%; site plan waived.

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024. The following organizations were notified: (emailed August 2, 2024)

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valleys Inc
FW Skyline Ranch RA	Markum Ranch Estates NA
Fort Worth ISD	Aledo ISD

^{*} Not located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The proposed development is part of the expansive Ventana project. The applicant seeks to annex the property into the City of Fort Worth and rezone it as a Planned Development (PD) to allow for flexibility in future uses. The site is bordered by unzoned ETJ to the north and west, single-family and townhome zoning to the east, Highway 377 to the south, and the City of Benbrook to the east. Surrounding land uses include existing single-family homes and large tracts of undeveloped land.

The proposed zoning change is designed to seamlessly integrate with surrounding infrastructure and residential patterns, ensuring a cohesive community within the broader Ventana Development. This compatibility helps maintain the area's character and aligns with the city's growth objectives by promoting orderly development.

The proposed zoning is compatible with surrounding land uses.

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates a part of the subject property as Single Family Residential and Mixed use on the Future Land Use Map.

COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU- 1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B <mark>, R1, R2,</mark> CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, 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

The proposed zoning is **consistent** with the Comprehensive Plan FLU Map and with the following Policy of the Comprehensive Plan:

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



Area Zoning Map
TRT Land Investors & PMB Veale Land Investors

Applicant: TRT Land Investors & PMB Veale Land Investors & Address: 10218, 10579 & 12575 ALEDO RD

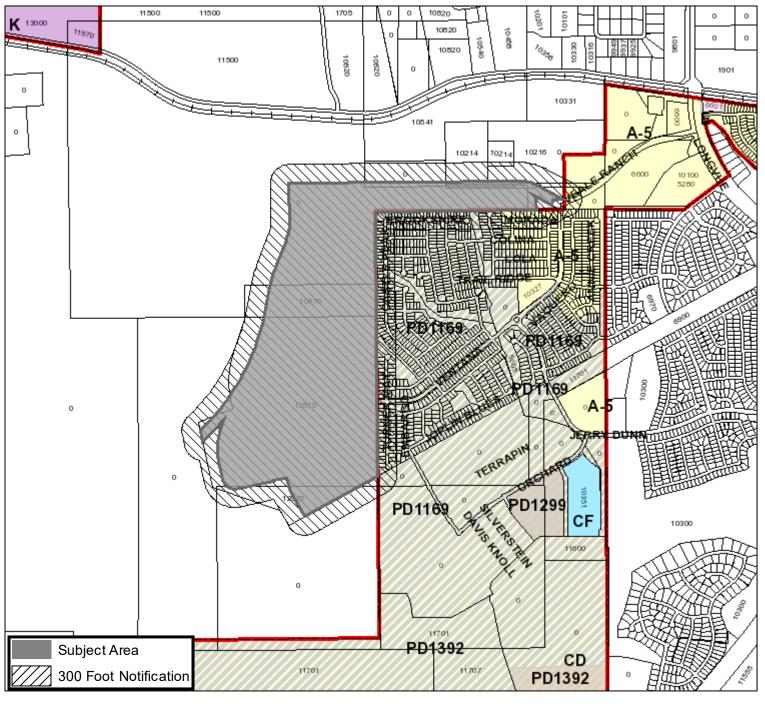
Zoning From: Unzoned Zoning To: A-5

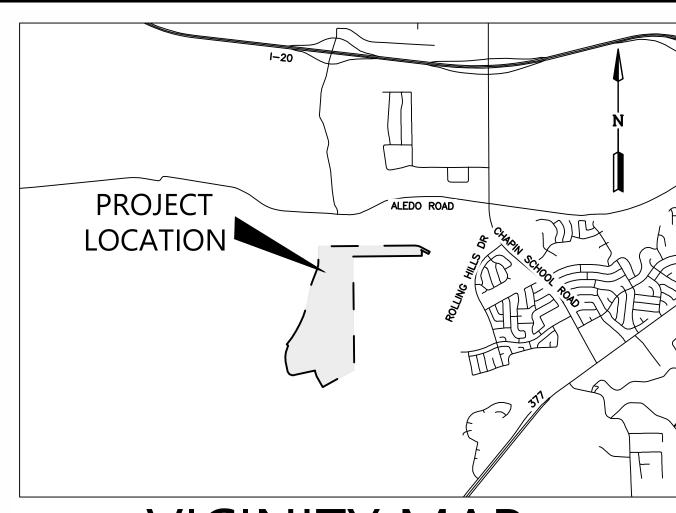
Acres: 261.16948411

Mapsco: Text

Sector/District: Far_Southwest
Commission Date: 8/14/2024
Contact: 817-392-6226







VICINITY MAP

NOT TO SCALE

1. TRACT 1 IS THE SUBJECT PROPERTY OF THIS ZONING REQUEST. THIS TRACT IS IN THE PROCESS OF BEING ANNEXED INTO THE CITY OF FORT WORTH. UPON ANNEXATION THE TRACT WILL BE ZONED AG (AGRICULTURAL). THIS APPLICATION PROPOSES A PLANNED DEVELOPMENT (PD) DISTRICT WITH A BASE ZONING OF A-5 (ONE FAMILY RESIDENTIAL) FOR FUTURE VENTANA WEST PER DEVELOPMENT

LAND USE SUMMARY

AREA

261.17 AC

AGREEMENT (CSC NO. 59003)

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. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE

LEGEND		
	TRACT PROJECT BOUNDARY LINE	
	PHASE LINE	
	PROPOSED 100-YR FLOODPLAIN	
	EASEMENT	

Line Table			Line Table				
Line #	Length	Direction	Line #	Length	Direction		
L1	1365.459	S60° 58′ 38″W	L21	79.090	N13° 34' 27"E		
L2	405.054	N29° 01' 22"W	L22	216.600	N18° 19' 15"E		
L3	59.079	N26° 56′ 44″W	L23	186.430	N12° 05' 12"W		
L4	57.383	N22° 51′ 04″W	L24	434.461	N11° 14' 46"E		
L5	57.383	N18° 48' 58"W	L25	426.237	N21° 38' 19"E		
L6	57.383	N14° 46′ 52"W	L26	655.943	N00° 32′ 23"W		
L7	62.932	N08° 20' 06"W	L27	3674.423	N89° 27' 37"E		
L8	42.539	S81° 39′ 54″W	L28	477.209	S62° 03' 01"E		
L9	181.599	S78° 00' 05"W	L29	24.550	N83° 43′ 08"W		
L10	5.000	S11° 59' 55"E	L30	74.860	S06° 36' 03"W		
L11	639.698	S78° 00' 05"W	L31	309.326	N62° 03' 01"W		
L12	64.260	N74° 37′ 40″W	L32	10.000	S27° 56′ 59"W		
L13	70.323	N66° 38' 16"W	L33	166.479	S00° 32' 23"E		
L14	112.256	N35° 20' 03"W	L34	2607.721	S89° 26′ 43″W		

4287.926 S00° 32' 23"E

L13	70.323	1	166° 3	8'	16	"W		L	33
L14	112.256	١	۱35°2	20'	03	"W		L	34
L15	319.426	١	V11° 5	9'	55	"W		L	35
L16	78.070	١	V10° C	6'	12	."W	•		
L17	79.090	١	۷05°2	24'	41	"W			
L18	79.090	١	100° 3	9'	54	·"W			
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L20	79.090	1	۱08° 4	ŀ9'	40)"E			
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C2	2210.53	2210.535		3615.000		035.0358			
C3	378.18	378.187		2085.000		010.3926			
C4	276.76	276.766		715.000		022.1783		'83	
C5	60.890		1140.000		003.0603		03		

303.313 610.000 028.4895

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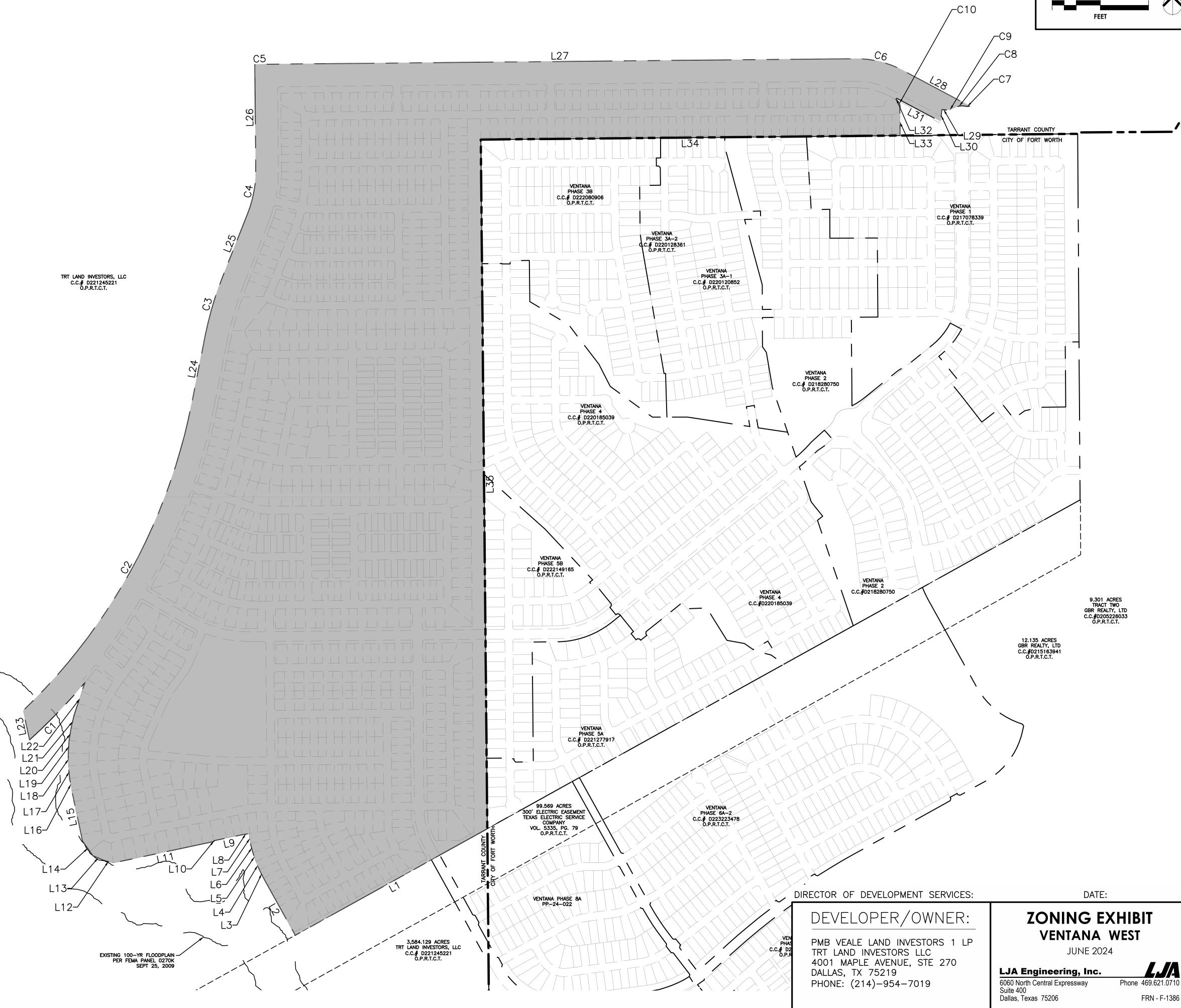
50.000 077.5415

69.290

021.7305

043.1550

037.9483





June 6th, 2024

Stephen Murray Manager, Zoning and Land Use City of Fort Worth 200 Texas Street Fort Worth, TX 76102

RE: Ventana West Detailed Project Description - Zoning Submittal Application

This zoning application represents an extension of Ventana called Ventana West (The "Project"). This parcel is approximately 261.17 acres along Ventana Parkway in Southwest Fort Worth ("City"). The Project is part of the Veale Ranch Development Agreement ("DA"). This re-zoning request is consistent with the DA as described in Sections 6.2, 6.3, and Exhibit B. To adequately allow for development as currently proposed it is requested to re-zone the project to a "Planned-Development (PD)" Zoning District with the following uses.

Zoning District

Acreage % of District

A-5 (Base Zoning)	0-100%
R2	0-30%

^{*}Lot coverage is not to exceed 60%

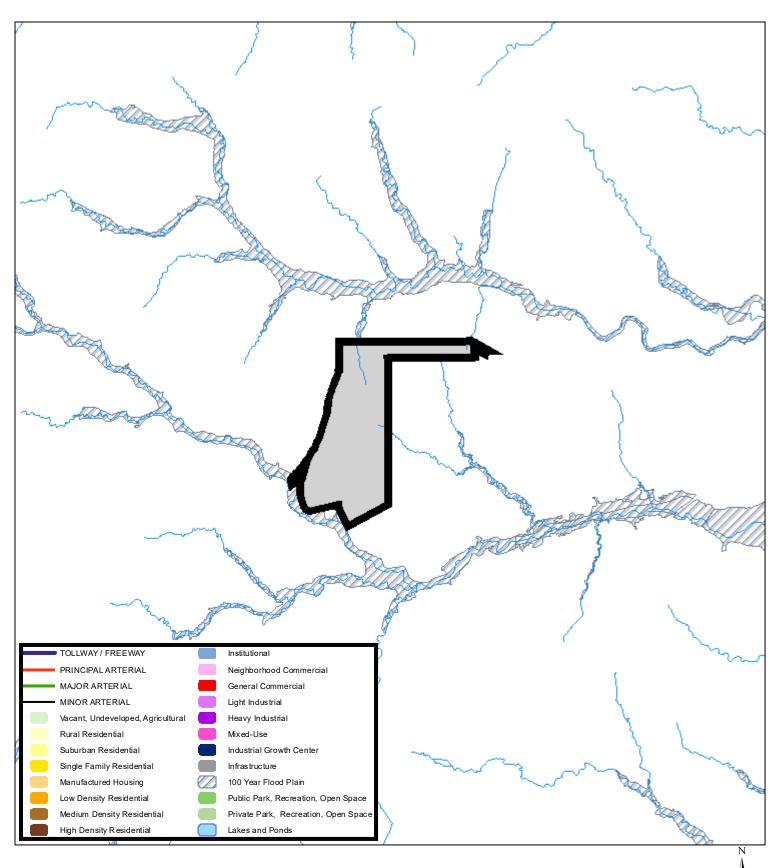
The Project is consistent with the City's comprehensive plan and will feature a high-quality residential development that will further enhance the City and nearby community.

Ventana West will be developed in two phases and contain approximately 1,008 single-family lots and 3,500 residents. It will contain sections of Markum Ranch Road and Veale Ranch Parkway per the Master Thoroughfare Plan.

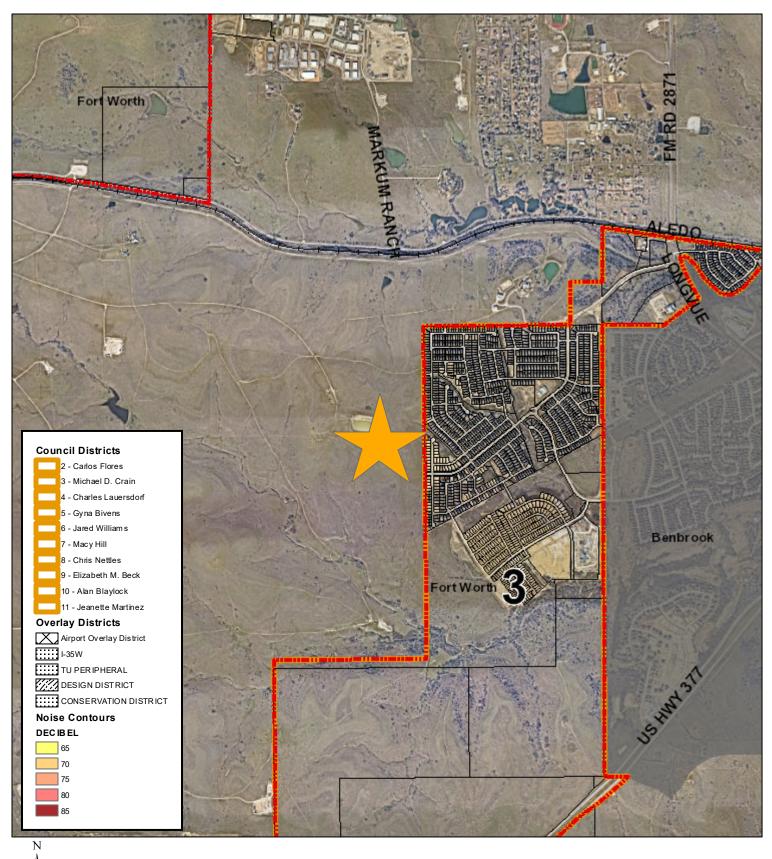
Signature Page to Follow



Future Land Use





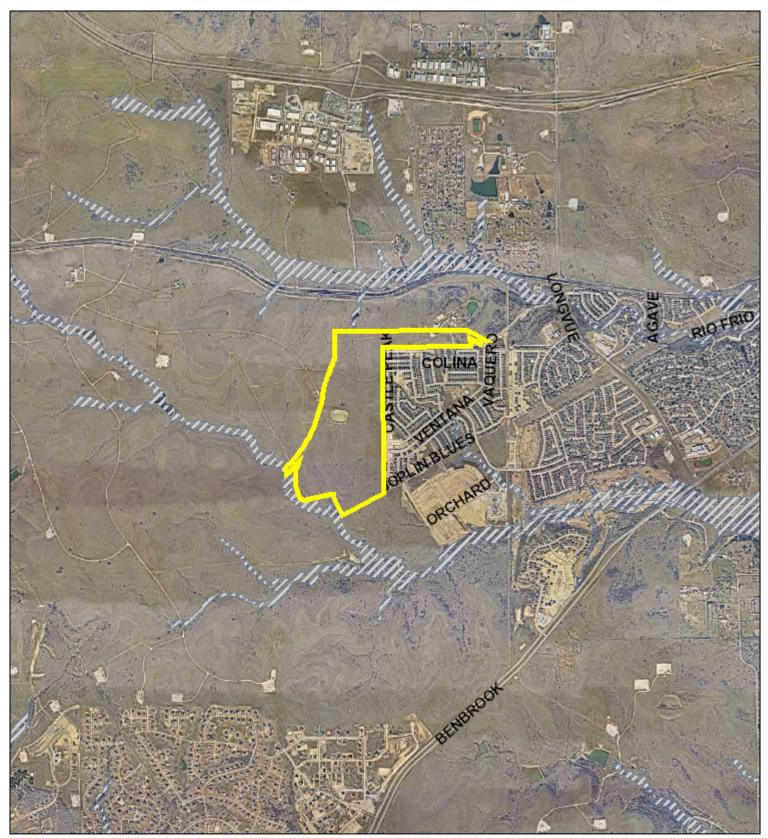


4,000 Feet

1,000

2,000









Zoning Staff Report

Date: August 10, 2024 Case Number: ZC-24-072 Council District: 6

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Judy Baumgardner/QT South LLC

Location: 9740 N. Crowley Rd

Acreage: 2.263 acres

Request

Proposed Use: Commercial

Request: From: Unzoned

To: "E" Neighborhood Commercial Council Hearing: September 17, 2024

Recommendation

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Map Consistency: Requested change is consistent

Comprehensive Plan Policy Consistency: Requested change is consistent

Staff Recommendation: Approval

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- 9. Aerial Photograph
- 10. Typical Lot Exhibit

Project Description and Background

The property is located outside the city limits but within the city's extra-territoral jurisdiction (ETJ). The property owner has requested voluntary annexation and case will be considered by City Council on September 17, 2024. The City Council will conduct a public hearing on the proposed annexation request. The public hearing is an opportunity for individuals who are interested in the annexation to be heard. Once the required public hearing is conducted, City Council can consider a vote to approve the request and authorize the execution of a Municipal Services Agreement and annex the property into the corporate limits of the City of Fort Worth.

The site is located just south of Risinger Road and west of Crowley Road. With this application, the applicant is requesting to rezone the proprty to neihborhood commercial for a convenience retail store with fuel islands. A portion of this tract is already zoned "E" Neighborhood Commercial, it is an enclave remainder that was created from previous annexation around it.

Neighborhood Commercial, "E" District		
Front Yard*	20 feet minimum; 0 feet minimum when fronting an arterial street**	
Rear Yard*	10 feet minimum unless adjacent to residential district, where 15 feet minimum required	
Side Yard*		
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum	
Corner lot**	None required unless through lot, then 10 feet minimum required	
Height	3 stories or 45 feet maximum provided, however, Stealth Telecommunication Towers are permitted to a height of 60 feet. Telecommunication Towers are permitted to a height of 45 feet as a Special Exception approved by the Board Adjustment.	

Surrounding Zoning and Land Uses

North "J" Medium Industrial / equipment supplier/warehouse/truck parking

East "E" Neighborhood Commercial / Crowley Road, undeveloped

South "E" Neighborhood Commercial / undeveloped

West City of Fort Worth Extraterritorial Jurisdiction (no zoning)/ "I" Light Industrial / single family residential, Oncor Substation

Recent Zoning History

- ZC-04-238, from "AG" Agricultural, "A-5" One-Family, "B" Two-Family to "A-5" One-Family, "E" Neighborhood Commercial, approved by City Council November 2004, subject property to the east.
- ZC-17-028, from Unzoned to "I" Light Industrial, approved by City Council March 2017, subject property to the west.

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024. The following organizations were emailed on August 2, 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 consists of warehouse and truck parking to the north, vacant land to the east, single-family residence, Oncor Substation and a repair facility with outdoor storage of tractor trailers to the west.

The proposed zoning is compatible with surrounding land uses.

Comprehensive Plan Consistency – Far South Sector

The 2023 Comprehensive Plan designates all the tracts involved in this change of zoning request as *future Light Industrial*. The proposed zoning classification is in line with the Comprehensive Plan future land use designation of *Light Industrial*.

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 2023 Comprehensive Plan currently designates the subject property as *future light industrial*. The zoning types that would be in alignment with this future land use designation are Light Industrial "MU-2" "I" and Commercial zoning districts "ER", "E" and "MU-1". The proposed zoning **is consistent** with the map designation portion of the Comprehensive Plan.

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

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



Applicant: Judy Baumgardner

Address: 9710, 9720 & 9740 N. Crowley Rd.

Zoning From: Unzoned

Zoning To: E

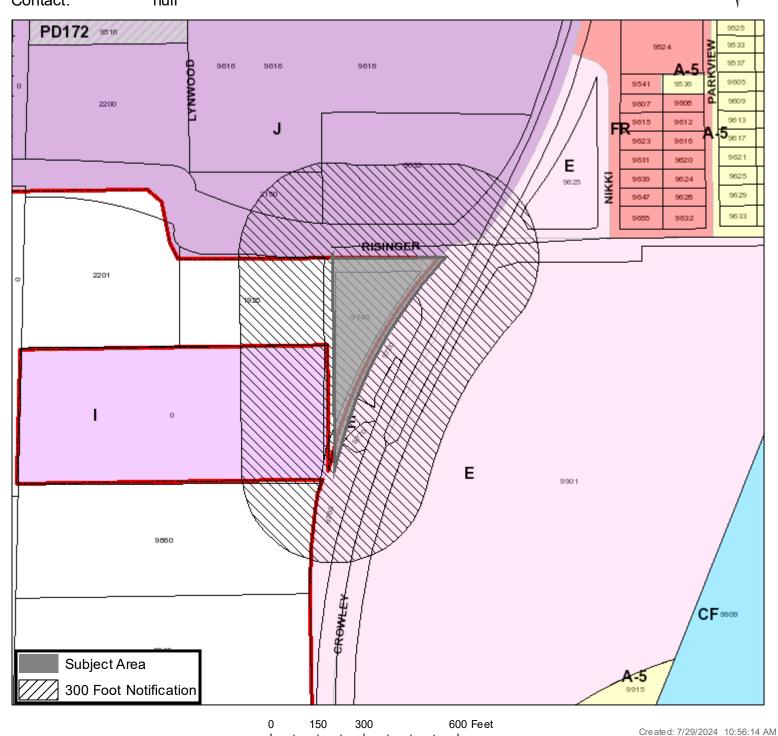
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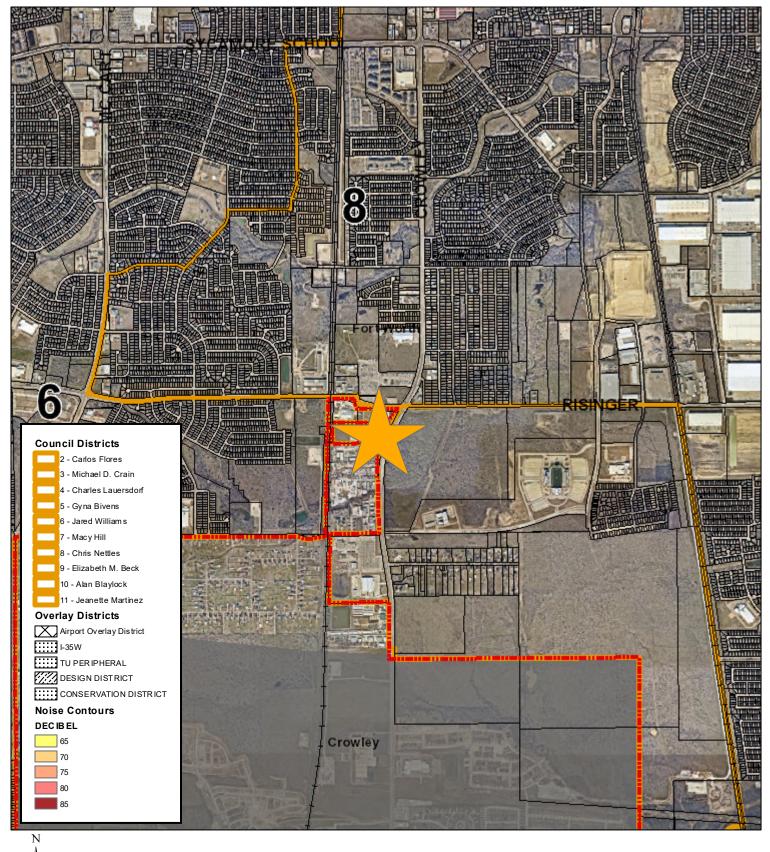
Sector/District: Far_South Commission Date: 8/14/2024

Contact: null



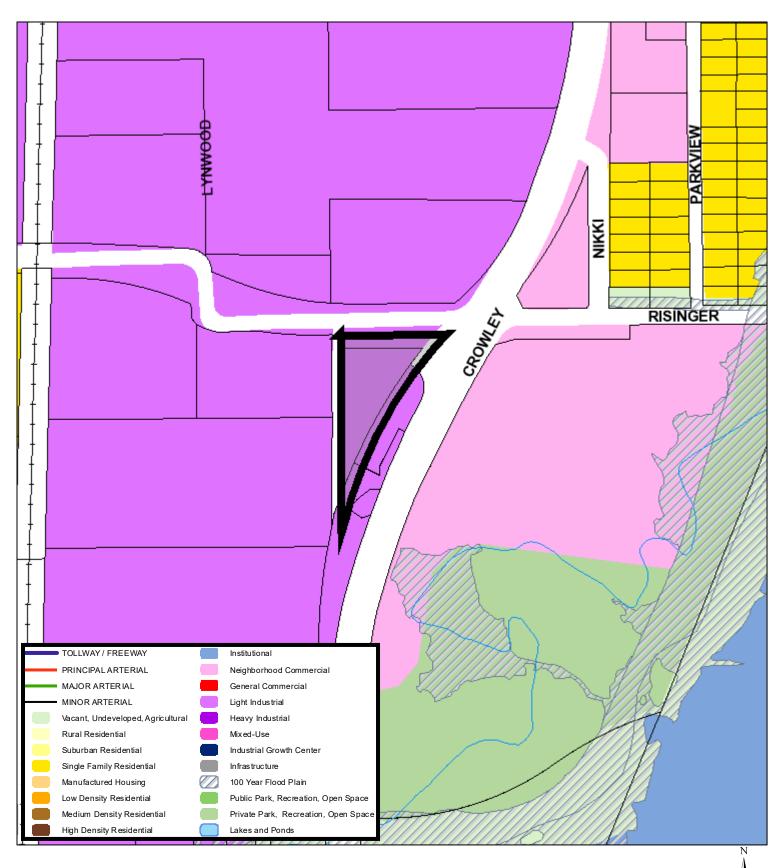






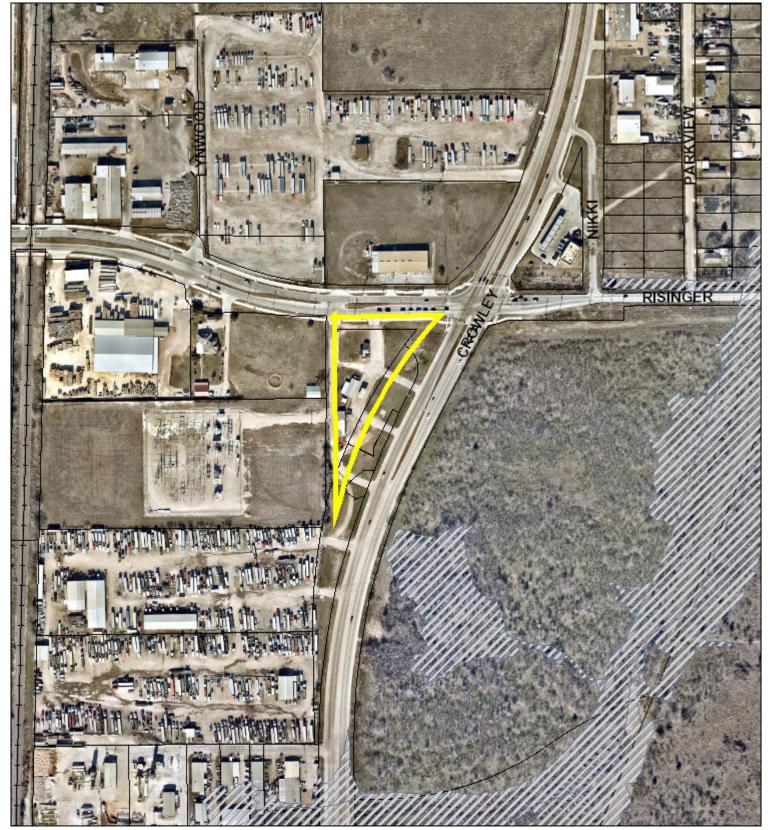


Future Land Use





Aerial Photo Map







Zoning Staff Report

Date: August 14, 2024 Case Number: ZC-24-077 Council District: 9

Zoning Map Amendment & Site Plan

Case Manager: Brett Mangum

Owner / Applicant: Baytex Energy USA Inc. / Jake Petrie, Cascade Venture Partners LLC

Site Location: 3339 White Settlement Road **Acreage:** 1.07 acres

Request

Proposed Use: Automated Car Wash

Request:

From: "PD/SU" Planned Development/Specific Use (PD-412) for all uses in "E" Neighborhood Commercial, except ambulance dispatch station, outdoor amusement, telecommunication tower, recreational vehicle park, liquor store, pawn shop and tattoo parlor, plus automotive repair & tire store. Three existing signs permitted. No outside furniture on site, no flags banners or temporary signs, no 18 wheelers stored on Boland; Site plan required

To: "PD/E" Planned development for all uses "E" Neighborhood Commercial with automated carwash and development standards for the following: front yard setback, drying and vacuuming facilities in the front yard and within 25' of a residential district, and for car wash dryer to face a residential district or use; site plan included

Request

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

Project Description and Background

The proposed site is located at the southeast corner of White Settlement Road and Boland Street, west of University Drive in Council District 9. The applicant is requesting to amend the existing Planned Development (PD-412) to allow a self-serve carwash facility; Site Plan included.

While a carwash is not permitted in the "E" zoning district by right, allowing one by PD with a site plan may help mitigate any neighborhood concerns. The site is currently vacant land. The nearest residential "D" district lies opposite Boland Street along the western property line, with additional multifamily complexes to the south and southeast, although they are not directly adjacent to the subject site. The closest residential building is approximately 300 feet away. The car wash dryer faces this residential use, and is partially buffered by the street right of way. Because sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 17 vacuums are likely to have a detrimental impact on the neighborhood.

Car wash supplemental standards are included below for reference:

§ 5.108 CAR WASH.

Car wash facilities shall be limited to the districts designated "CUP" or "P" in the use tables in Chapter 4, Articles 8 and 12, subject to the following conditions:

- (a) All washing facilities shall occur under a roofed area with at least two walls.
- (b) All drying and vacuuming facilities may be outside the building but shall not be in the front yard and shall not be closer than 25 feet from any residential district. No car wash dryer shall face a residential district or use.
- (c) The building surfaces shall be faced with masonry, porcelainized steel, baked enamel steel or other material equal in durability and appearance.
 - (d) Setback requirements for full-service and automated-service car washes:
- (1) Full-service car washes are allowed by right in "F" and "G" when the distance from a residential district or use is greater than 200 feet. A conditional use permit is required if the distance from a residential district or use is 200 feet or less.
- (2) Automated-service car washes in "G" are allowed by right when the distance from a residential district or use is greater than 200 feet. A conditional use permit is required when the distance from a residential district or use is 200 feet or less.
- (3) The measurement of the distance between the car wash and the residential use shall be along the nearest property line of the residential use to the nearest property line of the car wash, along street lines and a direct line across intersections.
 - (e) The building shall set back not less than 25 feet from the front property line.
- (f) Off-street parking shall be provided on the property in the ratio of not less than three parking spaces for each washing stall, or five parking spaces for each automobile that may be accommodated on the washing line within a facility.
 - (g) All off-street parking areas shall be hard-surfaced and dust-free.
 - (h) Any lights used to illuminate the area shall be directed downward and away from adjacent residential properties.
- (i) A permanent screening fence or wall not less than six feet in height shall be constructed along any site property line which abuts a residential district or use.

(Ord. 13896, passed 10-12-1999; Ord. 25514-05-2022, § 1, passed 5-10-2022, eff. 5-18-2022)

Below is a chart that itemizes the waivers being requested as part of this PD amendment.

Requirement	Standards	Proposed PD Amendment
	25' front setbacks are required on	Vacuum canopies are encroach
Front yard setback	all non-arterial street sides, per	approximately 21' into the 25' western
Tioni yard schoolk	supplemental standard 5.108.e	setback along Boland Street
	supplemental standard 3.108.6	(requires Development Standard/Waiver)
	Per Section 5.108.b, drying or	Vacuuming facilities are in front yard
Drying/Vacuuming	vacuuming facilities can be within	along Boland Street and are within less
Facilities	the front yard, AND cannot be	than 25' of "D" High Density Multifamily
Location/Siting	closer than 25' from any residential	residential zoning across Boland (requires
	district or use	Development Standard/Waiver)
		Tunnel exit portal and dryers face west
Dryer	Per Section 5.108.b, no car wash	towards "D" High Density Multifamily
	dryer shall face a residential district	residential zoning across Boland Street
Location/Siting	or use	from subject site (requires Development
		Standard/Waiver)

Surrounding Zoning and Land Uses

North "PD-1195" Planned Development / Cemetery

East "E" Neighborhood Commercial / Gas Station & Convenience Store

South "E" Neighborhood Commercial / Offices West "D" High Density Multifamily / Apartments

Recent Zoning History

None

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024. The following organizations were emailed on August 2, 2024:

Organizations Notified		
West 7th Neighborhood Alliance	Westside Alliance	
Casa Blanca HOA	Sixth & Arch Adams HA	
Monticello NA*	Crestwood NA	
Linwood NA	Tarrant Regional Water District	
Streams and Valleys Inc	Trinity Habitat for Humanity	
Cultural District Alliance	Fort Worth ISD	

^{*}Located closest to this registered neighborhood organization

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to modify the existing "PD/E" to do the following:

- 1) Add automated car wash use within 200' of a residential zone or use
- 2) Add development standards for:
 - Front yard setback
 - Drying and vacuuming facilities in the front yard and within 25' of a residential district
 - Car wash dryer to face a residential district or use
- 3) Update Site Plan

Surrounding land uses consist of multifamily complexes to the west, a cemetery to the north, and other commercial uses in all other directions. The multifamily uses are approximately 300' from the tunnel exit and dryers, which is the place where a majority of the noise generation emanates from. Vacuums are located in between the tunnel exit and the multifamily site, adding an additional noise source. While the applicant is proposing 'dense landscaping, shrubs, plants, trees, and screening berm' for noise reduction, it remains to be seen whether these measures would be adequate in blocking noise, and whether or not they remain in place (landscaping has the potential to die and then be removed, but not necessarily replaced).

The proposed zoning change is not consistent with the surrounding land uses.

Comprehensive Plan Consistency – Arlington Heights Sector

The 2023 Comprehensive Plan currently designates the subject property as *future mixed use in the Cultural District Growth Center*, where vehicular uses are generally not allowed. The proposed zoning is inconsistent with the land use designations for this area, and conflicts with the following policies of the Comprehensive Plan:

- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Promote commercial and urban residential development within the Cultural District and Clear Fork Mixed-Use Growth Centers.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

• This zoning request does not assist in the Economic Development Plan's goals. A car wash does not create high-wage job growth, is not a targeted high-growth industry, and the auto-oriented use does not contribute to walkable corridors.

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

Site Plan Comments

Zoning and Land Use

(All zoning comments addressed as of 7/26/2024)

- Add case reference ZC-24-077.
- Refine General notes #10, 17, 18, 19 to read verbatim from the requirements on Page 7 of the zoning change application.
- Contact Urban Forestry Section if you have not already done so, to see if you can meet their standards.
- If you aren't able to meet their standards, then a waiver to urban forestry requirements will need to be added to the PD as a development standard.
- Will need to add development standard (aka waiver) for front yard setback, as the site plan shows the proposed canopies over the vacuum area encroaching into the 25' front build line shown on the plat along Boland Street.
- Add development standard for drying and vacuuming facilities in the front yard and within 25 feet from any residential district.
- Add development standard for car wash dryer to face a residential district or use.
- List all development standards (waivers) to the "E" requirements that you are requesting clearly on the Site Plan document and on the revised application document.
- Remove all signage from Site Plan and elevations.
- Signature block should read "Director of Development Services".
- Provide additional space in signature block.
- Correct building setback along Boland from 5' to 25'.
- Dumpster enclosure is missing dimensions, screening material and height.
- No fencing or screening information shown on plans.
- Label secondary exterior building material not listed on applications (between split face CMU & R panel roof).
- Add note that "Any lights used to illuminate the area shall be directed downward and away from adjacent residential properties".

Platting

No response provided

Water

No response provided

Park and Recreation

Workflow cleared by Lori Gordon, but no comments provided

Fire Department

FWFD - (Lt. Adam Thornton, FirePlatting@fortworthtexas.gov) Fire has no comments

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

General Information:

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

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

Building Plan Review

No response provided

Transportation/Public Works Stormwater

No response provided

Transportation/Public Works Engineering

No response provided

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



Area Zoning Map
Baytex Energy USA: Cascade Venture Partners LLC Applicant:

Address: 3339 White Settlement Road

Zoning From:

Add a CUP for Car Wash Zoning To:

1.05926807 Acres:

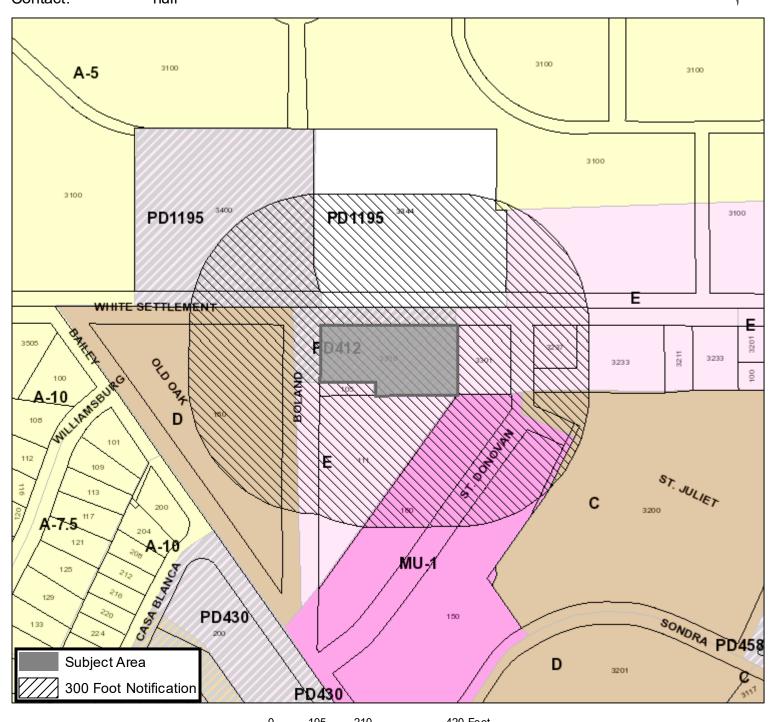
Text Mapsco:

Arlington_Heights Sector/District:

Commission Date: 8/14/2024

Contact: null



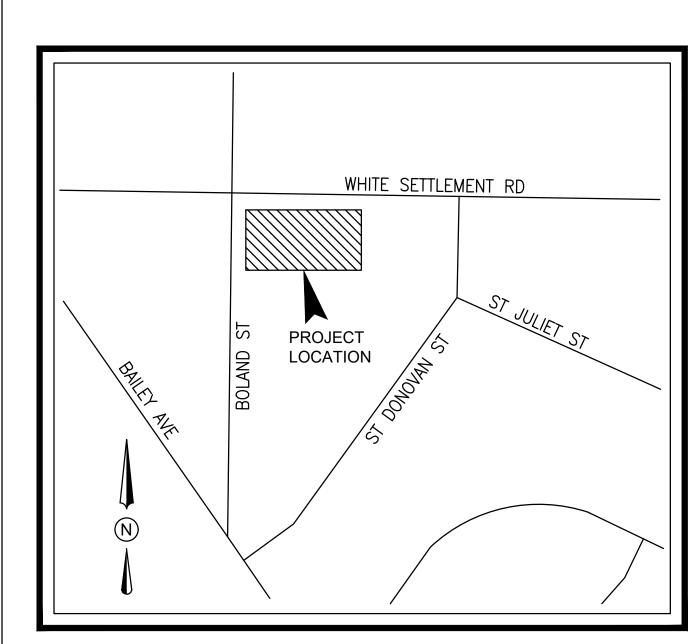


GENERAL NOTES:

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY
- OUT ALL SITE WORK. 2. CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY
- DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING. 3. DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
- 4. ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE. 5. ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF FORT WORTH BUILDING ORDINANCES. A
- BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF FORT WORTH. 6. A LANDING MUST BE PROVIDED AT EACH EXIT DOOR. THE FLOOR SURFACE ON BOTH SIDES
- OF THE DOOR SHALL BE AT THE SAME ELEVATION AS PER THE TEXAS FIRE PREVENTION
- VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE.
- 8. ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITE TREATMENT. 9. ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN
- ACCORDANCE WITH FORT WORTH MUNICIPAL CODE.
- 10. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- 11. HOURS OF OPERATION: CAR WASH - 7 DAYS A WEEK, 8:00 AM TO 8:00 PM.
- 12. BUILDING NOT TO EXCEED 25'-0" IN HEIGHT AND TOWERS NOT TO EXCEED 35'-0" IN
- 13. EXTERIOR MATERIALS FOR BUILDING WILL BE SPLIT FACE CMU BLOCK, ARCHITECTURAL
- WALL PANELS AND STOREFRONT WINDOW PANELS.
- 14. ALL DOMESTIC WATER SERVICE AND METER SHALL BE 1-1/2".
- 15. VACUUM CANOPY IS 11'-0" IN HEIGHT (MAX). PAY STATION CANOPY IS 15'-0" IN HEIGHT (MAX). VACUUM CANOPIES AND PAY STATION CANOPY SHALL BE STEEL FRAMED WITH MASONRY WRAPS ON COLUMNS.
- 16. APPLICANT WILL COMPLY WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES.
- 17. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE. 18. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
- 19. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- 20. 2 (TWO) EMPLOYEES PER SHIFT.
- 21. ANY LIGHTS USED TO ILLUMINATE THE AREA SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
- 22. THIS PROJECT WILL CONFIRM WITH URBAN FORESTRY STANDARDS.

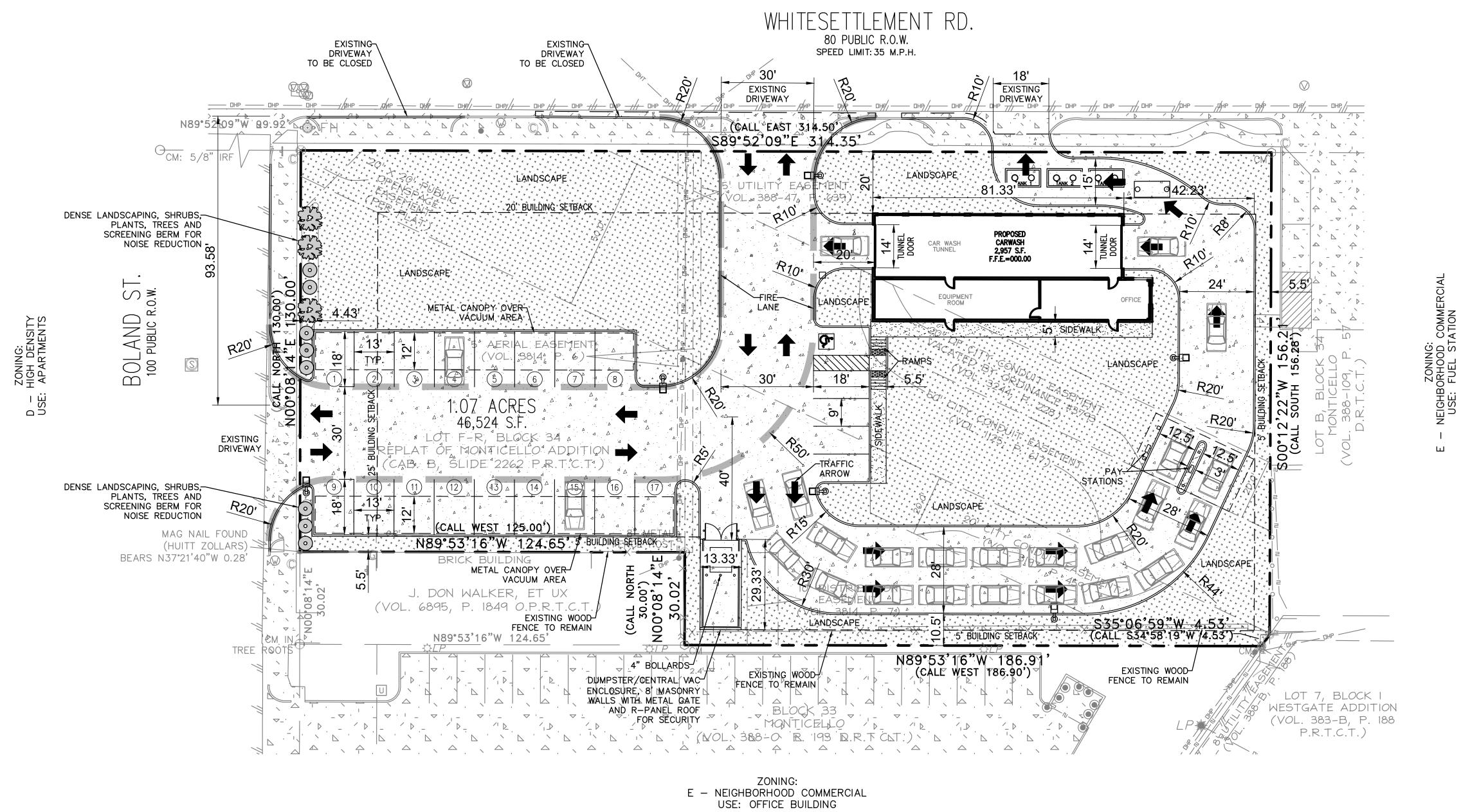
SITE DATA SUMMARY TABLE		
SITE ACREAGE:	1.07 ACRES (46,524 SQ. FT.)	
ZONING:	PD 412 - PLANNED DEVELOPMENT	
PROPOSED USE:	CARWASH	
BUILDING AREA:	2,957 S.F.	
NUMBER OF STORIES:	1	
BUILDING COVERAGE:	6%	
FLOOR AREA RATIO:	0.06	
IMPERVIOUS AREA:	26,438 S.F. (56.8%)	
PERVIOUS/LANDSCAPE AREA:	20,086 S.F. (43.2%)	
REGULAR PARKING REQUIRED:	4 PER 1,000 S.F. = 12 SPACES	
REGULAR PARKING PROVIDED:	4 SPACES	
HANDICAP PARKING REQUIRED:	1 SPACE	
HANDICAP PARKING PROVIDED:	1 SPACE	
TOTAL PARKING PROVIDED:	5 SPACES	
VACUUM STALLS PROVIDED:	17	

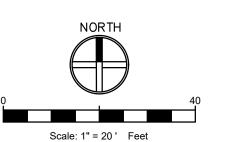
PAVEMENT LEGEND		
PROPOSED CONCRETE		
PROPOSED LANDSCAPE	+ + + + + + + + + + + + + + + + + + +	
PROPOSED SIDEWALK		



WAIVERS REQUESTED:

- 1. FOR CAR WASH DRYER TO FACE A RESIDENTIAL DISTRICT OR USE.
- 2. FOR VACUUM CANOPIES ENCROACHING INTO THE 25' FRONT BUILDING SETBACK LINE.
- 3. FOR DRYING AND VACUUMING FACILITIES IN THE FRONT YARD AND WITHIN 25' FROM ANY RESIDENTIAL DISTRICT.





Developer/Owner: Jake Petrie Address: 111 Boland St. City/State: Fort Worth, Texas 76107 Telephone Number: 682.583.4962 E-mail Address: jake@cascadeventures.com

Director of Development Services

Zoning Case Number: ZC-24-077

DATE: 07.24.2024 JOB NO: XXXXX DRAWN: STAFF CHECKED: AG





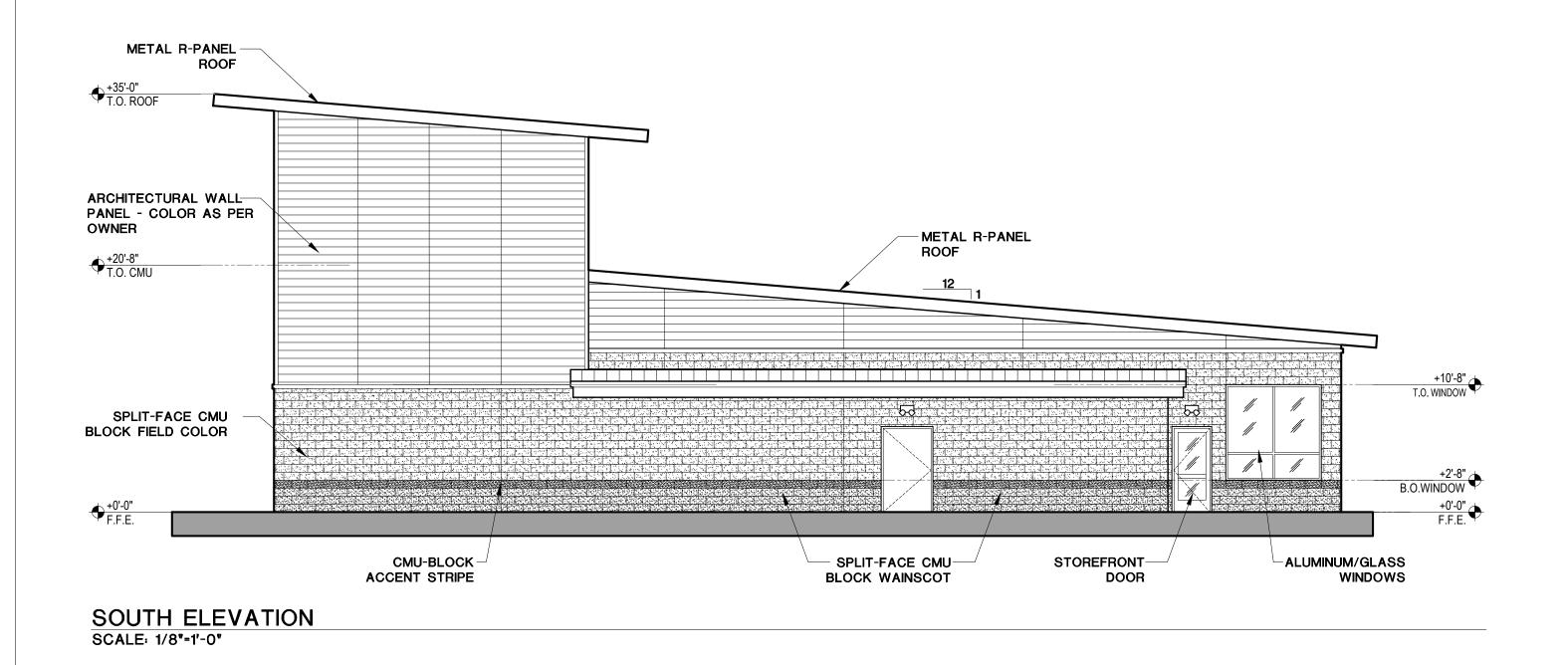
711 N. FIELDER RD. ARLINGTON, TX 76012 PH: (817) 635-5696 FAX: (817) 635-5699

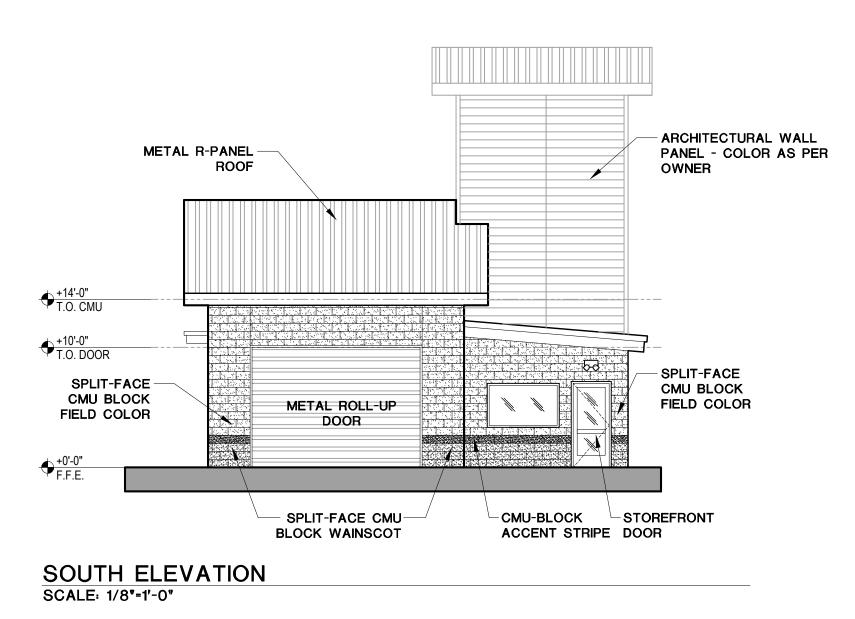
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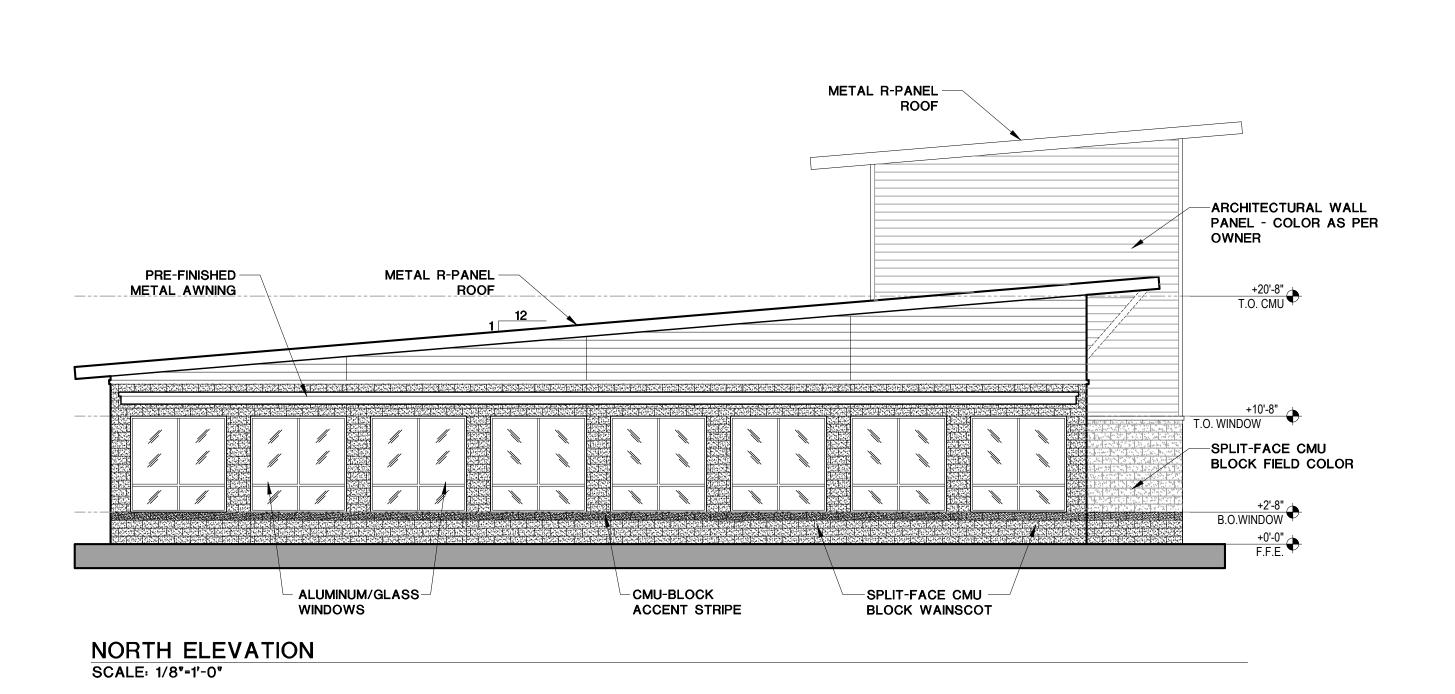
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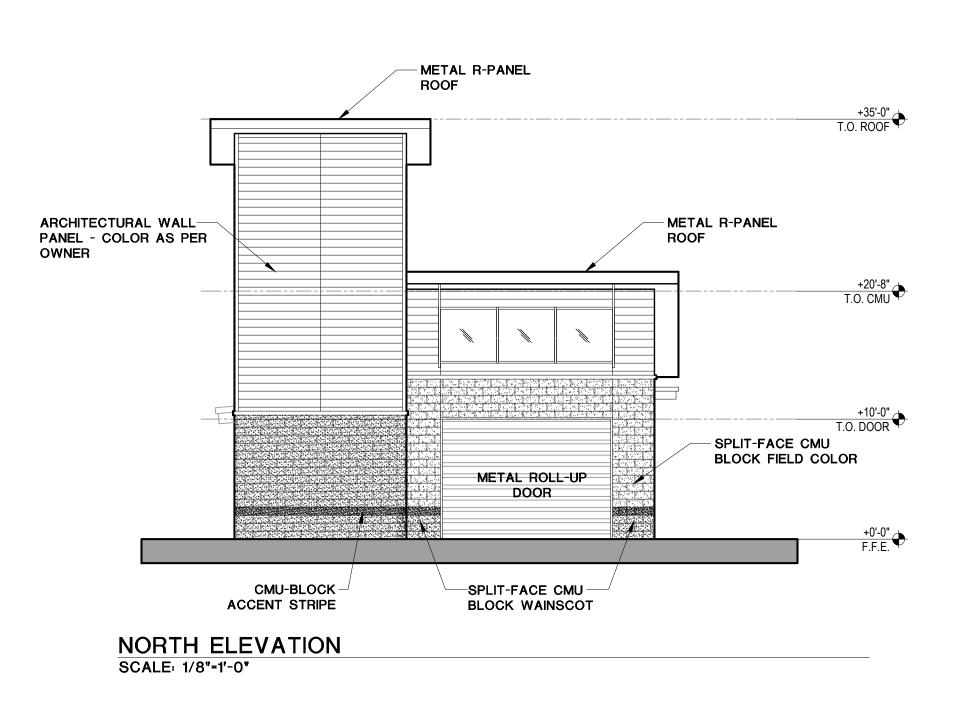
SITE PLAN

SHEET NUMBER









DATE: 06.26.2024

JOB NO: 240026

DRAWN: STAFF

CHECKED: AG





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

> SLAPPY'S CARWASH 3339 WHITE SETTLEMENT RD FORT WORTH, TX 76107

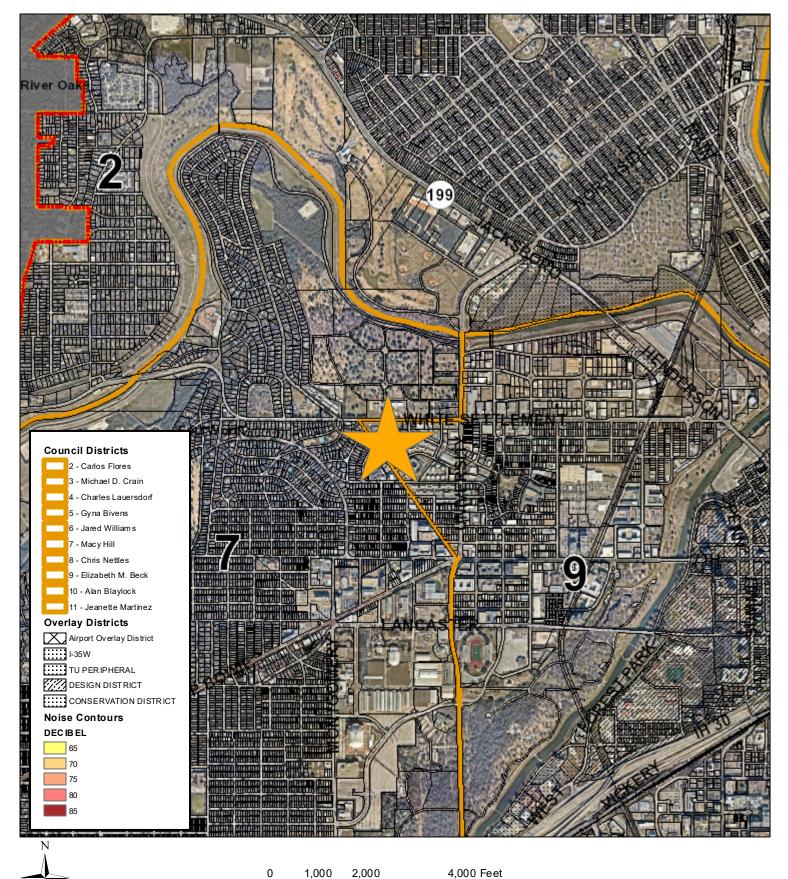
EXTERIOR ELEVATIONS

REVISIONS

SHEET NUMBER

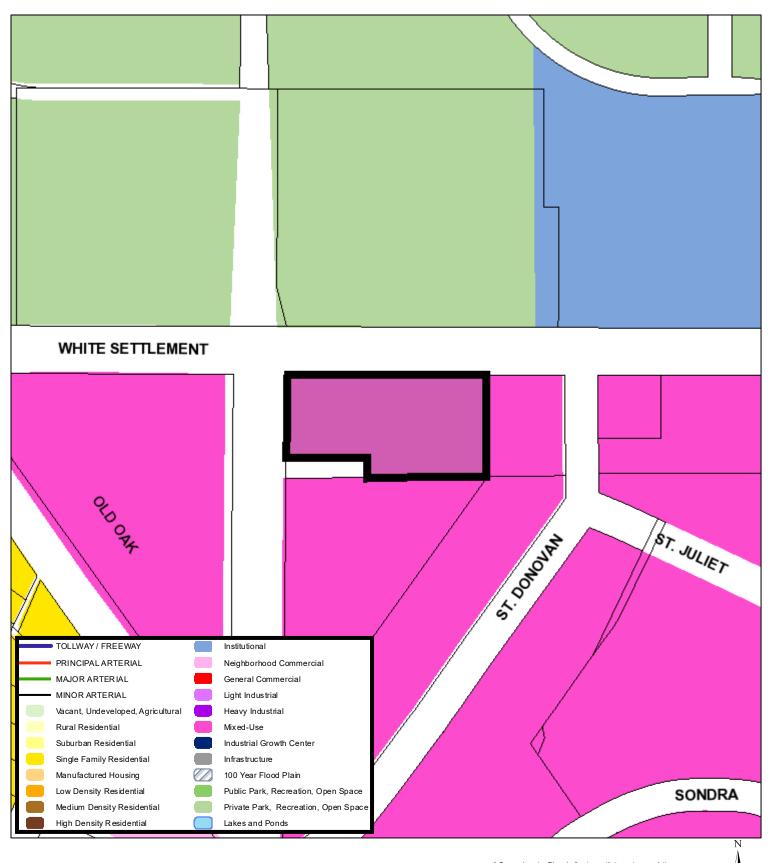
A5.01







Future Land Use



150

75

150 Feet



Aerial Photo Map







Zoning Staff Report

Date: August 14, 2024 Case Number: ZC-24-078 (AX-24-004) Council District: 6

Zoning Map Amendment

Case Manager: Alexander Johnson

Owner / Applicant: Crowley ISD/Jennifer Ryken

Site Location: 10300, 10320, 10350, and 10370 W Cleburne Rd **Acreage**: 55.651 acres

Request

Proposed Use: Middle School

Request: From: Unzoned

To: "CF" Community Facilities

Recommendation

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Map Consistency: Requested change is consistent

Comprehensive Plan Policy Consistency: Requested change is consistent

Staff Recommendation: Approval

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

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

Project Description and Background

The subject site is located in the Far Southwest area of Fort Worth in an area set to be annexed into the city. The proposal to rezone this lot would change the current "AG" Agricultural zoning to "CF" Community Facilities zoning to accommodate construction of a Middle School. The property is currently undeveloped. A description from the application, provided by the applicant, is included below:

"Rezoning of 55.651 acres out of the John Korticky Survey, Abstract No. 914, Tarrant County, Tx. An application has already been submitted for the annexation of this property. The proposed use for this property is for the Crowley ISD Middle School #5. This use is compatible with the Future Land Use designation of Institutional."

Surrounding Zoning and Land Uses

North "A-43" One-Family Residential / residential East "A-5" One-Family Residential / residential South "A-5" One-Family Residential / residential West "A-43" One-Family Residential / residential

Recent Zoning History

None

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024. The following organizations were emailed on August 2, 2024:

Organizations Notified		
Panther Heights	Summer Creek HOA	
District 6 Alliance	Streams and Valleys Inc	
Trinity Habitat for Humanity	Crowley ISD	

Development Impact Analysis

Land Use Compatibility

The proposed rezoning of the lot to "CF" Community Facilities is consistent with the surrounding low density uses, with nearly all adjacent properties are currently zoned "A-5" and "A-43" single-family zoning. Cleburne St is a principal arterial, and given the surrounding land uses, community facility construction would be appropriate here. The proposed rezoning aligns with the neighborhood's character and is **compatible** with the surrounding land uses.

^{*}Not located within a registered Neighborhood Association

Comprehensive Plan Consistency – Far Southwest

The 2023 Comprehensive Plan currently designates the subject property as Instituational. The zoning types that would compatible with this future land use designation are "CF" and all types of school or church uses. "CF" zoning as requested, would require that the future land use designation be Institutional.

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 proposed zoning is consistent with the Comprehensive Plan.



Applicant: Crowley ISD

Address: 10300-10370 (evens) W. Cleburne Road

Zoning From: Unzoned

Zoning To: CF

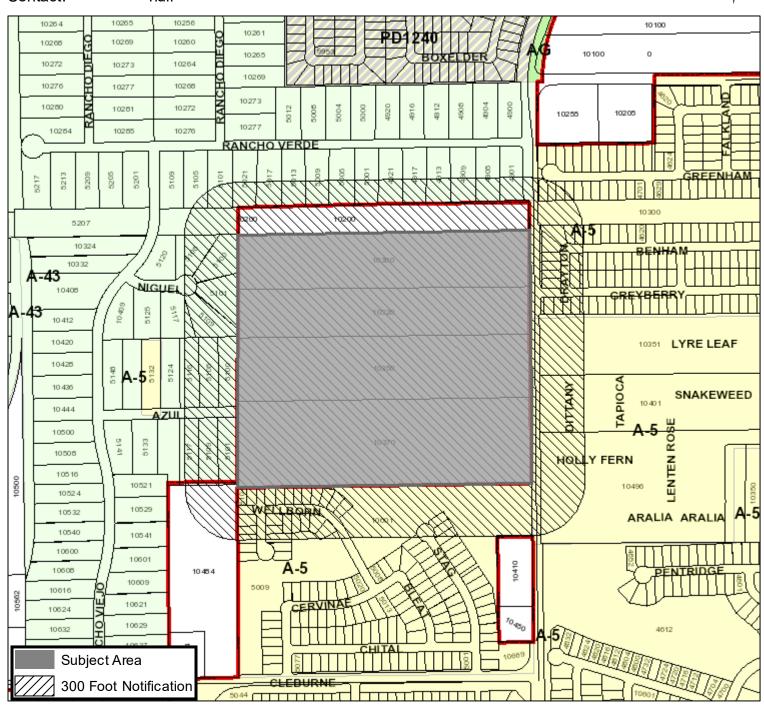
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Mapsco: Text

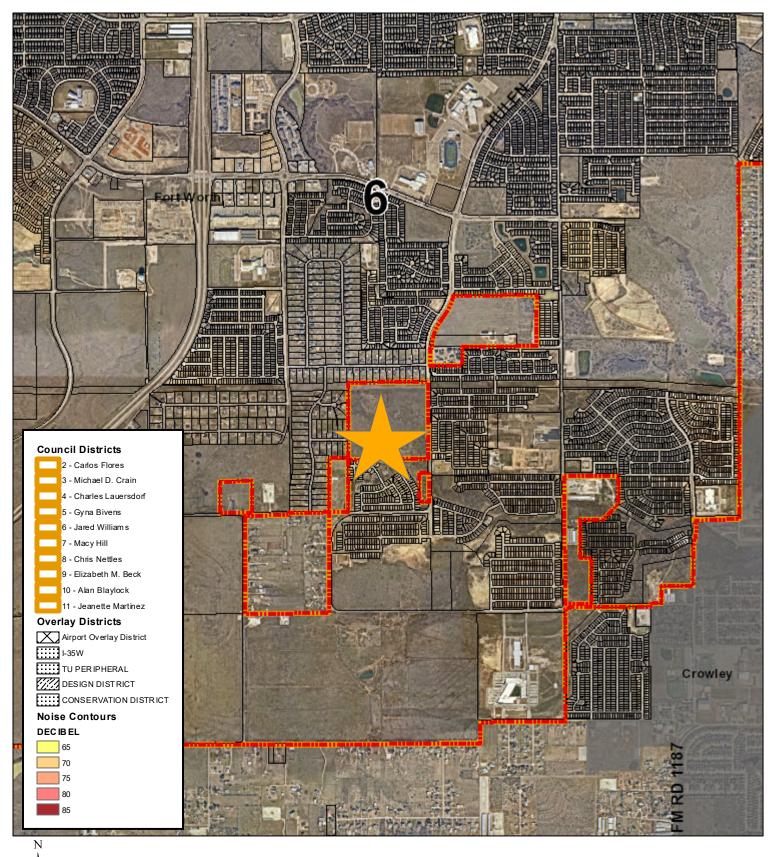
Sector/District: Far_Southwest Commission Date: 8/14/2024

Contact: null



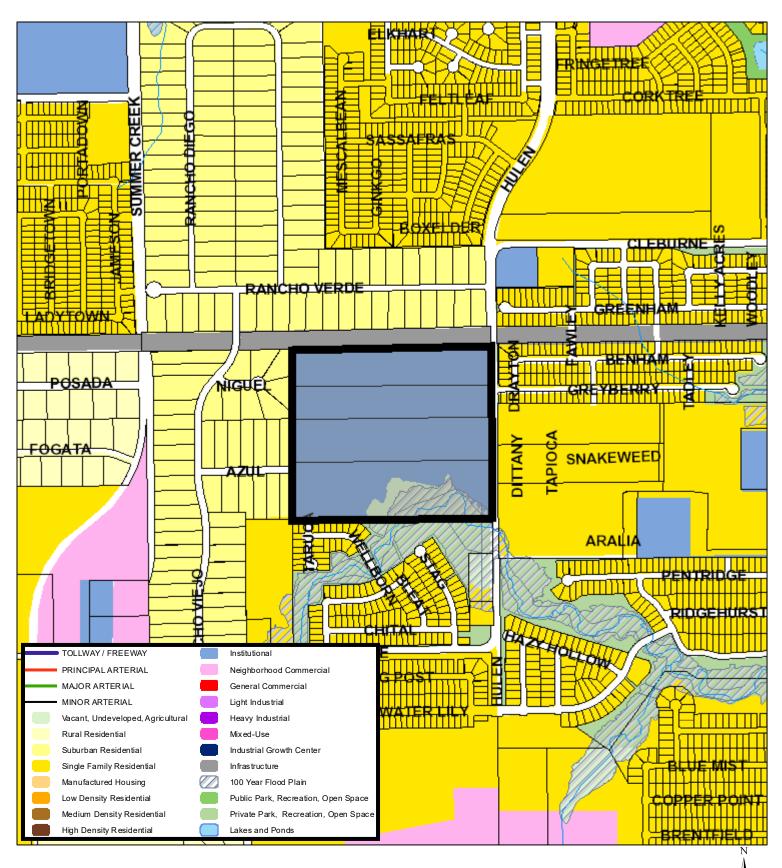








Future Land Use





Aerial Photo Map







Zoning Staff Report

Date: August 14, 2024 Case Number: ZC-24-081 Council District: 3

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Uncommon Sense 8, LLC/Westwood Professional Services

Location: 11711 Blue Creek Drive; 4101 Lost Creek Boulevard

Acreage: 4.07 acres

Request

Proposed Use: Commercial

Request: From: "PD 1182" PD/A-10 Planned Development for all uses in "A-10" One Family

with 20 ft. minimum front yard setback & 50% maximum lot coverage; site plan

waived

To: Amend "PD 1182" to allow office and accessory building, located on clubhouse

lot only, developed to "E" Neighborhood Commercial standards with the following development standards: parking, no dumpster enclosure, 8 ft rod iron

fence in front yard, site plan included

Recommendation

Land Use Compatibility: Requested change is not compatible

Comprehensive Plan Map Consistency: Requested change is not consistent

Comprehensive Plan Policy Consistency: Requested change is consistent

Staff Recommendation: Approval

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- 5. Development Impact Analysis
- 6. Zoning Map with 300 ft. Notification Area

7. Area Map
Future Land Use Map

9. Aerial Photograph10. Typical Lot Exhibit

Project Description and Background

The property is located within the Far West Sector just south of I-30W along Lost Creek Boulevard, situated in Lost Creek Estates, in Council District 3. The site consists of a vacant golf course building with an accessory building that has been vacant for seven years.

The property owner has requested to amend the current PD to add an office use with accessory building located on the clubhouse lot only for a commercial use. The golf course has been closed for seven years, the neighborhood community has requested that the new owners demolish the old clubhouse and rebuild it to blend with the aesthetics of the neighborhood.

The 4 acre tract would amend the current PD to allow to be developed to "E" Neighborhood Commercial with the following waivers:

- A reduction in required parking for the proposed use from 47 spaces to 24 spaces.
- Eliminate the dumpster enclosure requirement and use the City's receptacle bins.
- Allow for an 8' wroungt iron fence with masonry posts along the perimeter in the front yard setback

Neighborhood Commercial, "E" District		
Front Yard*	20 feet minimum; 0 feet minimum when fronting an arterial street**	
Rear Yard*	10 feet minimum unless adjacent to residential district, where 15 feet minimum required	
Side Yard*		
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum	
Corner lot**	None required unless through lot, then 10 feet minimum required	
Height	3 stories or 45 feet maximum provided, however, Stealth Telecommunication Towers are permitted to a height of 60 feet. Telecommunication Towers are permitted to a height of 45 feet as a Special Exception approved by the Board of Adjustment.	







Surrounding Zoning and Land Uses

North "PD1182" Planned Development for "A-10" with development standards / golf course, single-family East "PD1182" Planned Development for "A-10" with development standards / golf course, single-family South "PD1182" Planned Development for "A-10" with development standards / golf course, single-family West "PD1182" Planned Development for "A-10" with development standards / golf course, single-family

Recent Zoning History

• ZC-18-010, from "A-10" One-Family to "PD/A-10" Planned Development for all uses in "A-10" One-Family with 20 ft. minimum front yard setback and 50% maximum lot coverage; site plan waived, approved by City Council February 2018, subject area.

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024. The following organizations were emailed on August 2, 2024:

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

^{*}Located closest to these registered Neighborhood Associations

Development Impact Analysis

Land Use Compatibility

Surrounding land uses in this area are mainly single-family residential uses. Lost Creek Boulevard is the primary access for the residential neighborhood, a two-lane residential street. The proposed use for the site may generate additional traffic outside of the subdivision.

The proposed rezoning of this site to amend the PD to allow for a commercial use within the existing lot configuration could be disruptive to the existing single-family uses in the area. From planning perspective, the proposed zoning **is not compatible** with surrounding land uses.

However, the site is unlikely to be developed as a residential home and adaptive reuse of the existing building could enhance the neighborhood especially if the neighborhood supports this proposal.

Comprehensive Plan Consistency – Far West Sector

The adopted Comprehensive Plan designates the area involved in this change of zoning request as *future Open Space*. Zoning categories in alignment with this Comprehensive Plan designation would be "A-10", "A-7.5", "A-5", or "AR" One Family residential zoning. The current "A-10" zoning is in alignment and consistent with the Comprehensive Plan designation. In order to accommodate the current development and rezoning proposal, a designation of Neighborhood Commercial would be required.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
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

The proposed zoning **is not consistent** with the Comprehensive Plan map designation. If the zoning change is approved as presented, staff recommends the Future Land Use Plan designation be updated to reflect this change.

The proposed PD is consistent with the following policies of the adopted Comprehensive Plan.

- 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.



Area Zoning Map
Uncommon Sense 8 LLC/ Westwood Professional Svcs. Applicant: Address: 11711 Blue Creek Drive & 4101 Lost Creek Boulevard

Zoning From: PD 1182

Amend "PD 1182" to allow office and accessory building, located on clubhouse lot only, dev Zoning To:

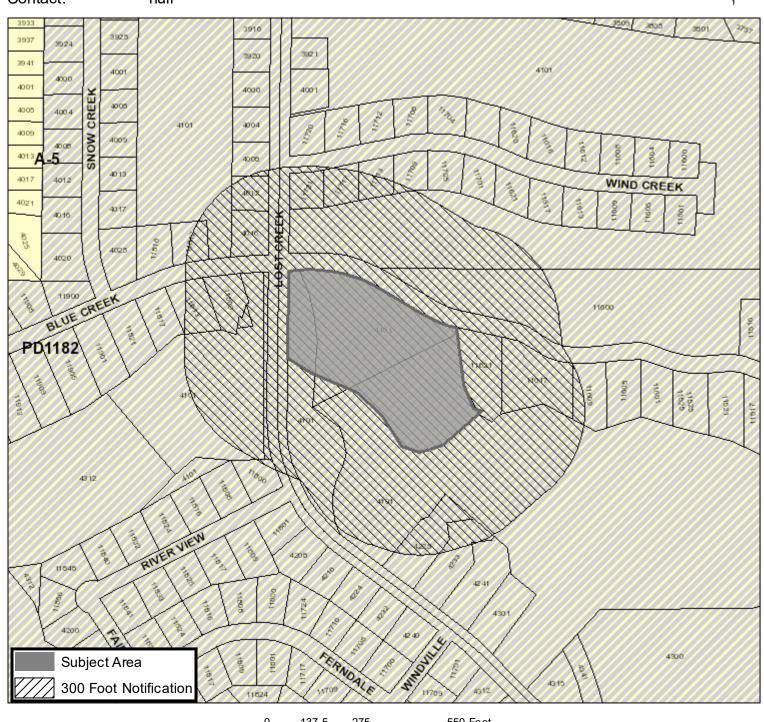
4.07273441 Acres:

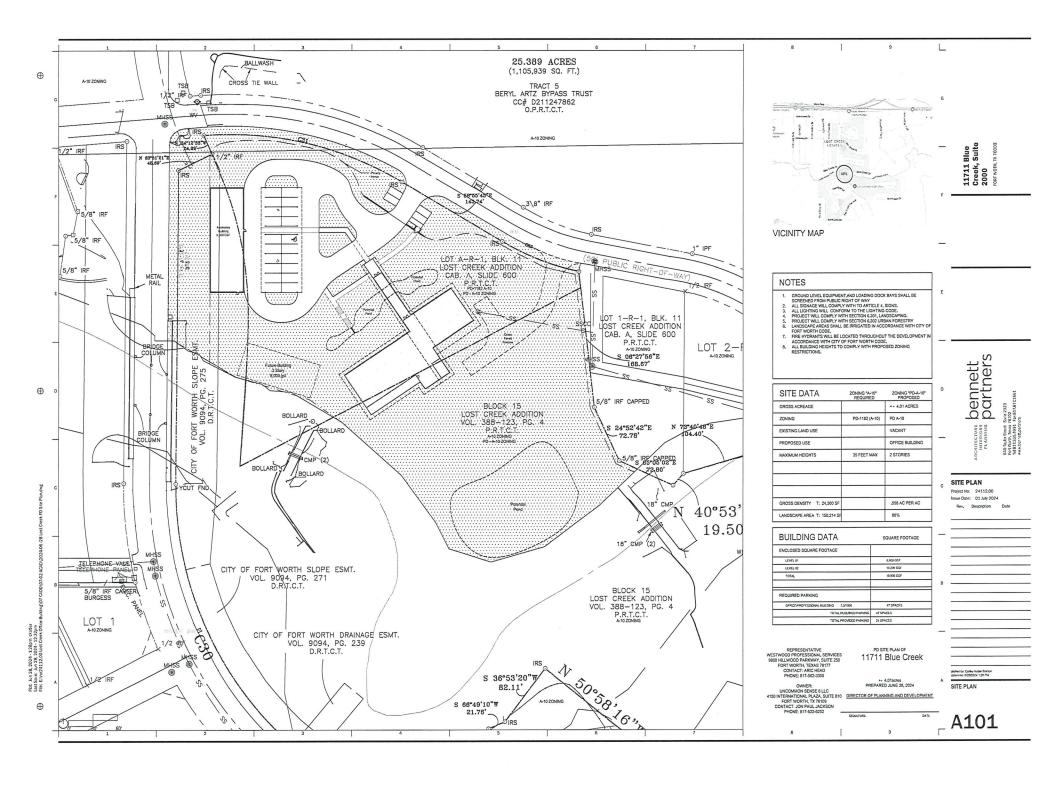
Mapsco: Text

Far West Sector/District: Commission Date: 8/14/2024

Contact: null







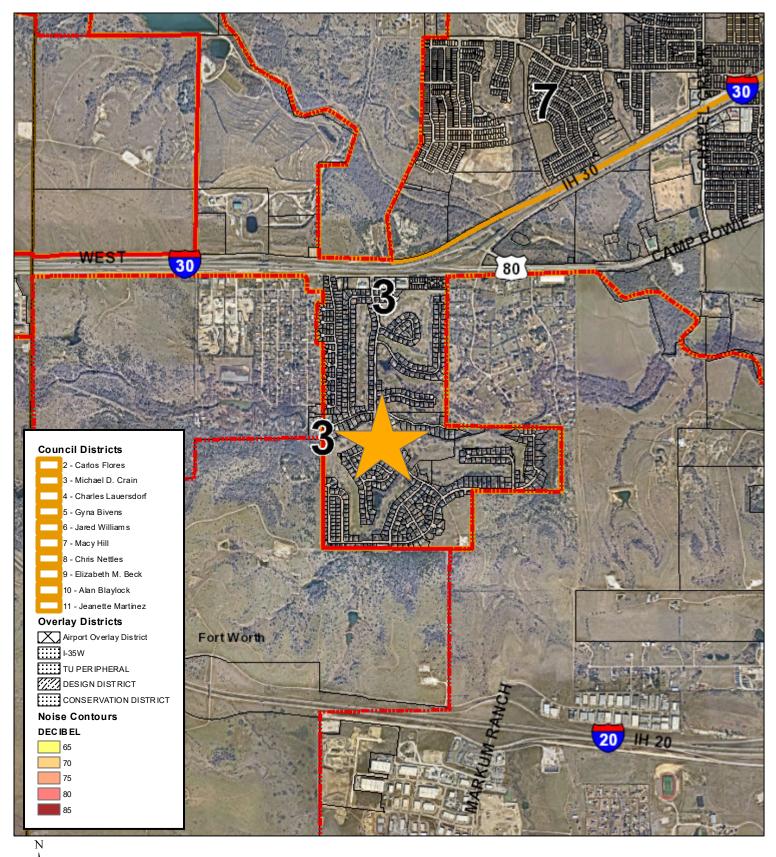






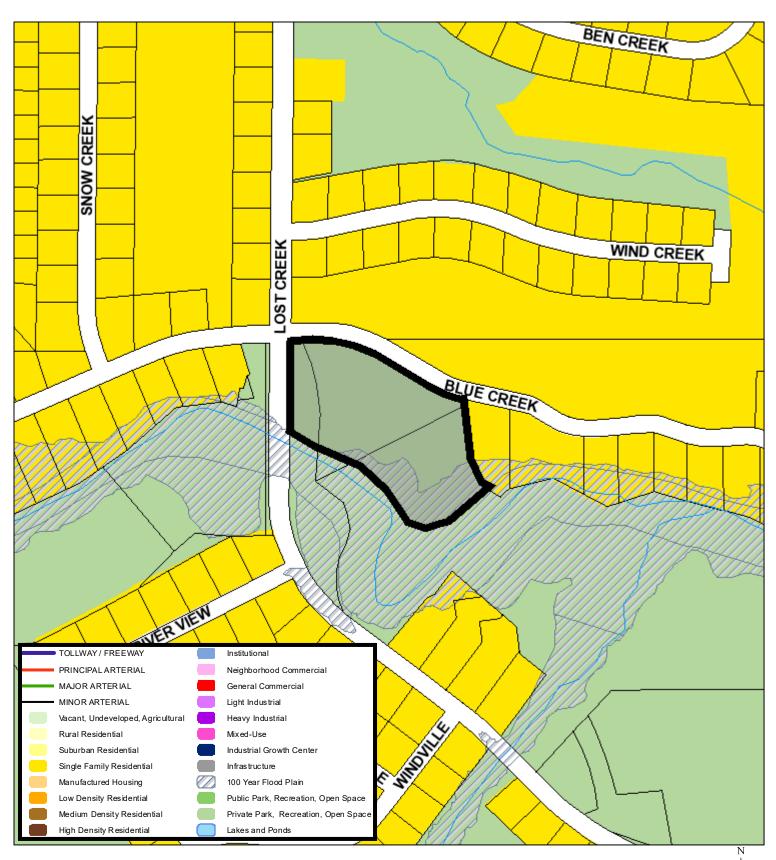








Future Land Use











Zoning Staff Report

Date: August 14, 2024 Case Number: ZC-24-082 Council District: 7

Zoning Map Amendment

Case Manager: Brett Mangum

Owner / Applicant: The Nelson Living Trust / Amanda Mata, Westwood Professional Services

Site Location: 1721, 1725 & 1817 North Las Vegas Trail Acreage: 21.585 acres

Request

Proposed Use: Apartments

Request: From: "A-5" One Family Residential w/ NASJRB Overlay

To: "C" Medium Density Multifamily w/ NASJRB Overlay

Recommendation

Land Use Compatibility: Requested change is not compatible

Comprehensive Plan Map Consistency: Requested change is not consistent

Comprehensive Plan Policy Consistency: Requested change is not consistent

Staff Recommendation: Denial

Table of Contents

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

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

Project Description and Background

The subject site is located on the west side of Fort Worth, situated one block north of the Las Vegas Trail and I-820 interchange, in Council District 7. The site is currently undeveloped. The applicant is requesting to rezone the 20+ acre property from "A-5" One Family Residential to "C" Medium Density Multifamily, to accommodate the development of an apartment complex. The maximum allowable density of 24 dwelling units per acre of gross density would in theory allow up to 518 units. Any development would need to meet all of the development standards found in Section 4.711 of the Zoning Ordinance.

"C" District, Multifamily Development		
Open space	45% minimum	
Units per acre	24 maximum	
Front yard*	20 feet minimum	
Rear yard	5 feet minimum	
Side yard*		
Interior lot	5 feet minimum	
Corner lot **	20 feet minimum adjacent to side street	
Setback adjacent to one- or two-family residential district ***	Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum 1:1 setback with a 10-foot minimum setback for one-story garages and carports 20-foot minimum setback for dumpster enclosures and one-story accessory structures	
Height	36 feet maximum, slab to top plate (see Chapter 6, Development Standards, § 6.100, Height)	

Please note that a formal Site Plan is not required for a rezoning to "C", however providing a concept layout can give staff and City officials an idea on how the developer envisions the layout and functionality of the site. Current site conditions are included for reference below, showing the current agricultural use of the site.











Surrounding Zoning and Land Uses

North "A-10" One Family Residential / City of Fort Worth park land

East "A-5" One Family Residential / church

South "C" Medium Density Multifamily / apartments

West "A-10" One Family Residential / City of Fort Worth public park land

Recent Zoning History

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024. The following organizations were emailed on August 2, 2024:

Organizations Notified		
Streams and Valleys Inc	Trinity Habitat for Humanity	
NAS Fort Worth JRB RCC	NAS Fort Worth JRB RCC	
Fort Worth ISD	White Settlement ISD	

Development Impact Analysis

Land Use Compatibility

Surrounding land uses in this area are vary greatly. The site abuts public parkland owned by the City of Fort Worth to the north and west. A church sits across Las Vegas Trail to the east. A multifamily apartment complex borders the site to the south. Access to Loop 820 is provided by an interchange with on and off ramps just to the south. The current roadway conditions are a two lane asphalt road.

The rezoning of this site to "C" would be not be sensible in light of the NAS JRB overlay, which discourages additional residential density in the runway flight path. The proposed zoning **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far West Sector

The 2023 Comprehensive Plan designates the subject property as *future single family residential*. Zoning categories in alignment with this Comprehensive Plan designation would be "A-10", "A-7.5", "A-5", or "AR" One Family residential zoning. The current "A-5" zoning is in alignment and consistent with the Comprehensive Plan designation. In order to accommodate the current development and rezoning proposal, a designation of *future medium density residential* would be required in order to accommodate a rezoning to "C" Medium Density Multifamily.

LAND USE & ZONING CONFORMANCE

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

APPENDIX C: FUTURE LAND USE BY SECTOR

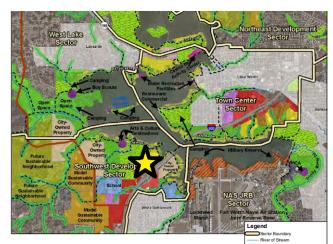
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	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 Residenital	>36 units/acre multifamily, mixed-use multifamily and pedestrianoriented development in growth center	s UR, MU-1, MU-2, Form-Based Codes

The proposed zoning **is not consistent** with the Comprehensive Plan map designation. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

In terms of policy, this zoning change is not supported by at any of the policies specific to the Far West area, which generally discourage the intrusion of incompatible uses. The site is within the 65 decibel noise contour from the NAS Fort Worth JRB, which will require additional sound attenuation measures as part of the building process. The city does not want to encourage more residents in the path of constant aircraft noise. Additionally, this is a mid-block site, so this site does not function as a buffer between non-residential and single family uses/zones.

11. Discourage incompatible uses within the NASFW JRB runway Clear Zone and Accident Potential Zones. Discourage residential development or require sound mitigation within areas of noise levels greater than 65 decibels for all airports to ensure compatibility between surrounding land uses while providing additional protections to airport operations.

Additionally, the Lake Worth Vision Plan calls for mixed use village development in this vicinity. An apartment complex would not meet the standard for mixed use as there is no commercial component proposed with the development.



Allowing for known development plans associated with several large parcels, the plan anticipates a mix of office, light industrial, and commercial uses near Loop 820 in the **Southwest Development Sector**. As in the Northeast Development Sector, Model Sustainable Communities are envisioned along Silver Creek Road between Loop 820 and the Live Oak Creek floodplain. These communities would incorporate one or more mixed-use village cores surrounded by appropriate medium to lower density residential neighborhoods connected to the lake via bike and walking trails. The large tracts to the west of the Live Oak Creek floodplain are identified in the plan as Future Sustainable Neighborhoods, which would be designed around integrated open spaces and include trails along the natural drainage ways leading to Lake Worth. More information and sketches of potential development concepts for the Southwest Development Sector can be found beginning on Page 43. Based on lakeshore neighborhood feedback, the large tracts of City-owned land on both sides of Loop 820 are not identified for future development in the Lake Worth Vision Plan.



Examples of Sustainable Neighborhoods



Examples of Model Sustainable Communities



Area Zoning Map
The Nelson Living Trust/Westwood Professional Svcs

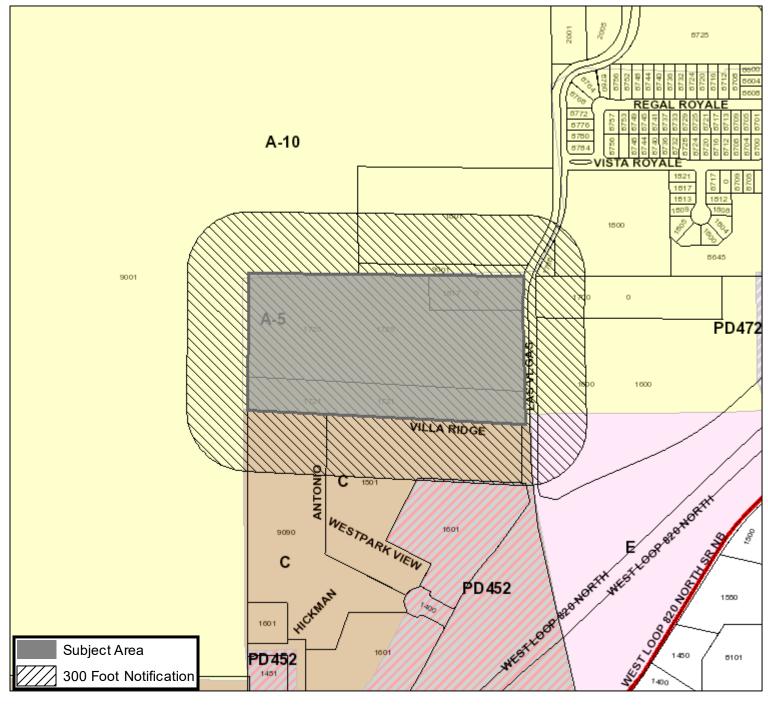
Applicant: The Nelson Living Trust/Westwood Professional Syndress: 1721, 1725 & 1817 North Las Vegas Trail

Zoning From: A-5 Zoning To: D

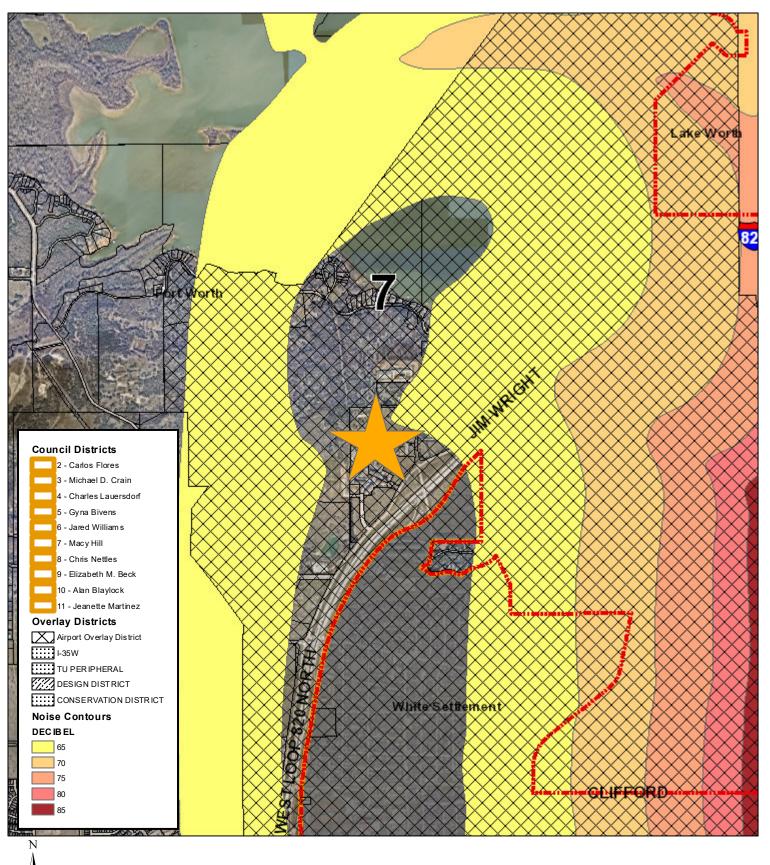
Acres: 21.74608523

Mapsco: Text
Sector/District: Far_West
Commission Date: 8/14/2024
Contact: 817-392-8043









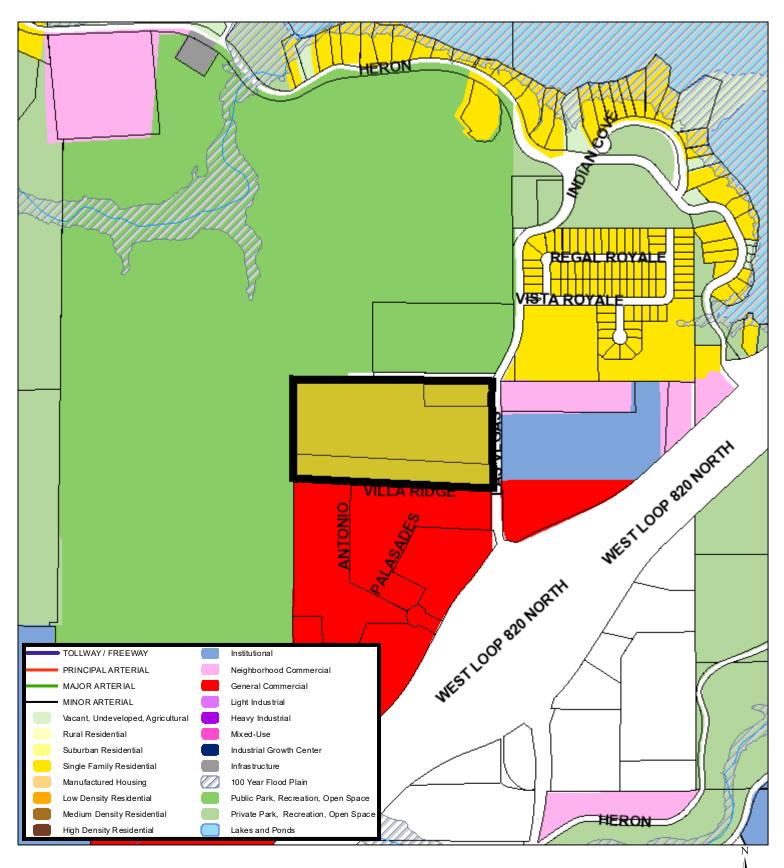
1,000

2,000

4,000 Feet



Future Land Use











Zoning Staff Report

Date: August 14, 2024 Case Number: ZC-24-089 District: All

Zoning Map Amendment

Case Manager: Stephen Murray

Owner / Applicant: City of Fort Worth

Request

Proposed Use: Text Amendment for hotels, motels, and inns located less than 1,000 ft from a public or

private, primary and secondary educational facility providing education up through and

including the twelfth-grade level

Request: 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 5, SUPPLEMENTAL USE STANDARDS," ARTICLE I, "STANDARDS FOR SELECTED USES," TO AMEND SECTION 5.116 "HOTEL, MOTEL, OR INN" TO ADD THAT A PLANNED DEVELOPMENT DISTRICT IS REQUIRED WHERE

A HOTEL, MOTEL, OR INN IS LESS THAN 1,000 FEET FROM A PUBLIC OR PRIVATE, PRIMARY AND SECONDARY EDUCATIONAL FACILITIY;

PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE

Recommendation

Staff Recommendation: Approval

Table of Contents

Project Description and Background

The primary purpose of this text amendment is to require a "PD" Planned Development for hotels within 1,000 ft from a public or private, primary and secondary educational facility providing education up through and including the twelfth-grade level. Below is the primary language in the Ordinance.

SECTION 1.

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 amend Section 5.116(a) "Hotel, Motel, or Inn" to read as follows:

Sec. 5.116(a) HOTEL, MOTEL, OR INN

- (a) Location adjacent to residential district. Where a hotel, motel or inn is less than 1,000 feet from any one- or two-family district, or public and private, primary and secondary educational facilities providing education up through and including the twelfth grade, other than "MU-2" high intensity mixed-use, a planned development district shall be created for such use. Provided however, this This regulation shall not be required apply to the following: when the property in the one- or two-family district is used for utilities, waterways, public parks, railroads or other nonresidential public use or separated from the hotel, motel or inn by a public right-of-way of at least 300 feet.
 - (1) When the property in the one- or two-family district is used for utilities, waterways, public parks, railroads or other nonresidential public use or separated from the hotel, motel or inn by a public right-of-way of at least 300 feet; or
 - (2) The Central Business Zoning District; or
 - (3) The following mixed-use or form-based zoning districts
 - a. MU-1;
 - b. MU-2;
 - c. Panther Island;
 - d. Near Southside;
 - e. Camp Bowie;
 - f. Trinity Lakes;
 - g. Berry/University; or
 - h. Stockyards

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 5, SUPPLEMENTAL USE STANDARDS," ARTICLE I, "STANDARDS FOR SELECTED USES," TO AMEND SECTION 5.116 "HOTEL, MOTEL, OR INN" TO ADD THAT A PLANNED DEVELOPMENT DISTRICT IS REQUIRED WHERE A HOTEL, MOTEL, OR INN IS LESS THAN 1,000 FEET FROM A PUBLIC OR PRIVATE, PRIMARY AND SECONDARY EDUCATIONAL FACILITIY; 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

WHEREAS, on December 9, 1986, the City Council adopted Ordinance No. 9781 amending the zoning ordinance to prohibit location of hotels and motels within 500 feet of residentially zoned property and requiring Planned Development/Specific Use zoning and a site plant for any hotel or motel within 1,000 feet of residentially zoned property;

WHEREAS, with the recodification of the zoning ordinance on August 13, 1999 by Ordinance No. 13986, the City Council removed the 500-foot restriction, but retained the Planned Development/Specific Use requirement for hotels and motels within 1,000 feet of residentially zoned property;

WHEREAS, the City now wishes to amend Section 5.116 "Hotel, Motel, or Inn" of the zoning ordinance to add that a Planned Development District is required where a hotel, motel, or inn is less than 1,000 feet away from a public or private, primary and secondary educational facilities providing education up through and including the twelfth grade level; and

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

SECTION 1.

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 amend Section 5.116(a) "Hotel, Motel, or Inn" to read as follows:

Sec. 5.116(a) HOTEL, MOTEL, OR INN

Sec. 5.116(a) Hotel, Motel, Inn

Ordinance No. Page 1 of 4

- (a) Location adjacent to residential district. Where a hotel, motel or inn is less than 1,000 feet from any one- or two-family district, or public and private, primary and secondary educational facilities providing education up through and including the twelfth grade, other than "MU-2" high intensity mixed use, a planned development district shall be created for such use. Provided however, this This regulation shall not be required apply to the following: when the property in the one- or two-family district is used for utilities, waterways, public parks, railroads or other nonresidential public use or separated from the hotel, motel or inn by a public right-of-way of at least 300 feet.
 - (1) When the property in the one- or two-family district is used for utilities, waterways, public parks, railroads or other nonresidential public use or separated from the hotel, motel or inn by a public right-of-way of at least 300 feet; or
 - (2) The Central Business Zoning District; or
 - (3) The following mixed-use or form-based zoning districts
 - a. MU-1;
 - b. MU-2;
 - c. Panther Island;
 - d. Near Southside;
 - e. Camp Bowie;
 - f. Trinity Lakes;
 - g. Berry/University; or
 - h. Stockyards

SECTION 2.

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

SECTION 3.

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

Ordinance No. Page 2 of 4

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

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

SECTION 7.

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

Sec. 5.116(a) Hotel, Motel, Inn

Ordinance No. Page 3 of 4

SECTION 8.

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

APPROVED AS TO FORM AND LEGALIT	Y:
By:	
Christopher Austria,	Jannette S. Goodall,
Senior Assistant City Attorney	City Secretary
ADOPTED:	
EFFECTIVE:	

Sec. 5.116(a) Hotel, Motel, Inn

Ordinance No. $\frac{}{\text{Page 4 of 4}}$



Zoning Staff Report

Date: August 14, 2024 Case Number: SP-24-010 Council District: 6

Site Plan

Case Manager: Alexander Johnson

Owner / Applicant: Thomas Barkowski / Westwood Professional Services

Site Location: Brewer Road near the corner of Old Granbury Road Acreage: 13.78 acres

Request

Proposed Use: Multi-Family

Request: Consider site plan on property zoned PD 1090 Planned Development "PD/D" Planned

Development for all uses in "D" High Density Multifamily.

Recommendation

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

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

Project Description and Background

This is a piece of land measuring 13.78 acres in Council District 6. The land is zoned PD/D, which means it can be used for all purposes under the D category, but being a planned development, a site plan is required.

Currently, the site is empty. The applicant intends to construct a 270-unit multifamily development, in accordance to the previously approved PD1090 standards. The applicant is submitting the required site plan for PD1090 and is not seeking any additional waivers or variances to the development standards.

Surrounding Zoning and Land Uses

North "A-5" One Family Residential / vacant and "PD/D" Planned Development for all uses in "D" High

Density Multifamily; site plan required / vacant

East "PD1091" PD for all uses in F, site plan req / vacant

South "PD1091" PD for all uses in F, site plan req / vacant

West "A-5" One Family Residential vacant and "PD/D" Planned Development for all uses in "D" High Density

Multifamily; site plan required / vacant

Recent Zoning History

• ZC-26-085:

- 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

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024.

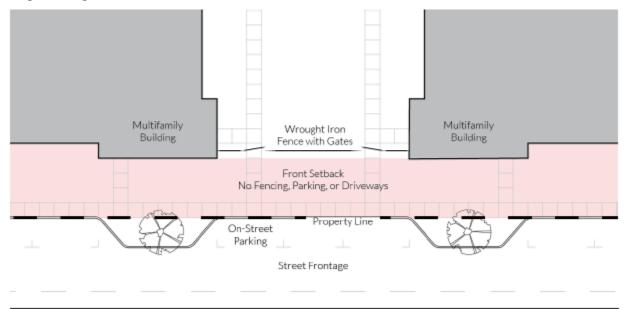
The following organizations were notified (emailed) on August 2, 2024

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

^{*} Not located within a registered Neighborhood Association

Zoning & Land Use

- 1. Front yard fence needs to be behind the front wall of the front yard building (otherwise a development standards will be needed for the PD)
 - b. Multifamily development. Fences shall not be located in the area between building facades and the property line. Frontage on a controlled access highway shall not be considered a street for purposes of this section. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. Solid screening fences are required when adjacent to a one or two family district unless adjacent to a public park or controlled access highway when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed.



2. Friendly reminder regarding open space, please make sure site complies

Open space is:

- open to the sky
- green space
- a minimum of 25x25 area
- clustered areas to provide recreation/gathering amenities for residents and guests (pools, dog parks, playgrounds)
- patios adjacent to a unit (not enclosed)
- accessible floodplain
- required front yard

Open space is **NOT**:

- areas that are not accessible
- enclosed patios
- drainage easements as these are typically enclosed by fencing, retaining walls

• required front yard with security/perimeter fencing

Fire

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

Internal Emergency Access Easements will need to be named. The Fire Department will assist you with that during the platting phase. I attached the standards for street names. Email Fireplatting@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat number in the subject line.

Two points of access are required from projects having more than 100 units.

Fire lanes must be a minimum of 26' wide and provide hose lay to the exterior of each structure within 150', measured in a 5' wide unobstructed path from the edge of a marked fire lane or public street. That distance MAY be increased to 300' if the building is equipped with a fire sprinkler system.

Where divided by a median, fire lanes must be a minimum of 20' on either side of the median.

Minimum turn radius for fire lanes is a minimum of 25' inside and 51' outside.

Vehicle gates are required to be a minimum of 20' wide when fully opened and equipped with Knox Locks. Permits are required.

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.

Addresses will be verified on platted lots on permit applications. If platting, addresses will be assigned after the final plat is recorded. Please do not self-address for permit applications.

General information:

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

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

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

TPW

TPW (Michael Arthaud, 817-392-6597, Michael.Arthaud@fortworthtexas.gov)

1. Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street.

- 2. Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown. Include all dedication information for all existing rights-of-way.
- 3. Emergency access easements shall not be less than 26' in width. Show the full 26' width on the plat. Where emergency access easements intersect, the dedication of a 10' by 10' public open space easement (POSE) shall be dedicated for sight visibility shall be required. The emergency access easements shall remain unobstructed at all times.
- 4. Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details in IPRC plan set (single-family) or UR site plan (multi-family) for gates. All gates shall be equipped with a knoxbox or other approved fire access apparatus that is reviewed and approved by the Fire Department. (Gates must be located 3 vehicle lengths from the ROW)
- 5. Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards
- 6. Show Case Number on the plat. (But not as part of title block).
- 7. Show distance(s) from property corner(s) to nearest identifiable street, railroad or other intersection.

Water

Comments

- 1. HOLD 7/22/24 Show all future appurtenances and easements.
- 2. HOLD 7/22/24 No public sewer main available at this time. Provide IPRC/CFA permit number to verify all extensions and easements.

FYI:

- -- Sewer per acre due on this tract.
- -- Construction Prohibited over Easements also applies to trees, signs, light poles, and retaining walls.
- -- No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, trees, signs, electric, cable, or other utility easement of any type.

Existing 24" P.V.C. in Brewer Blvd. No direct taps are allowed off of this water main.

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



Applicant:

Address: South of Brewer Road; northeast of Tarleton Way and north of Chisholm Trail Parkway

Zoning From: PD1090

To add the required site plan Zoning To:

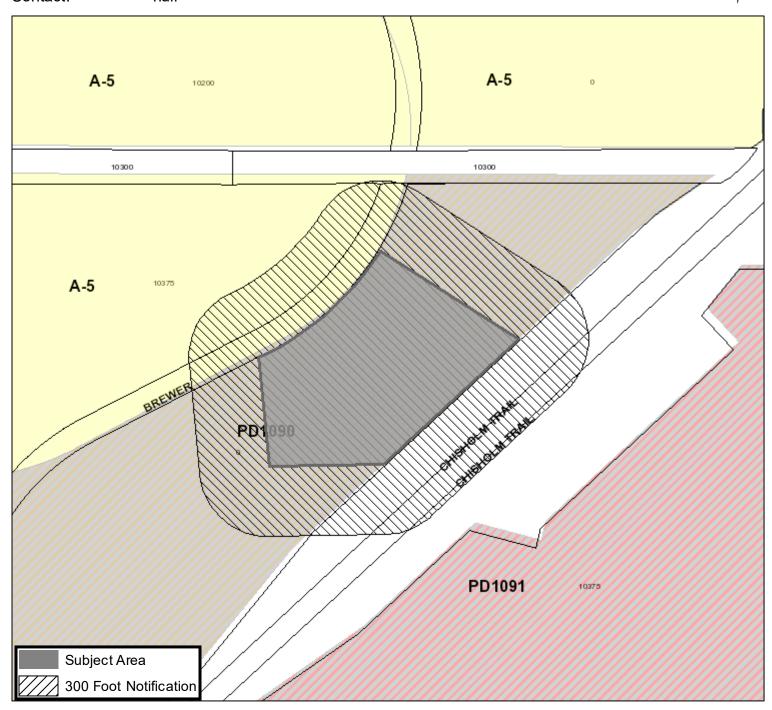
13.78426733 Acres:

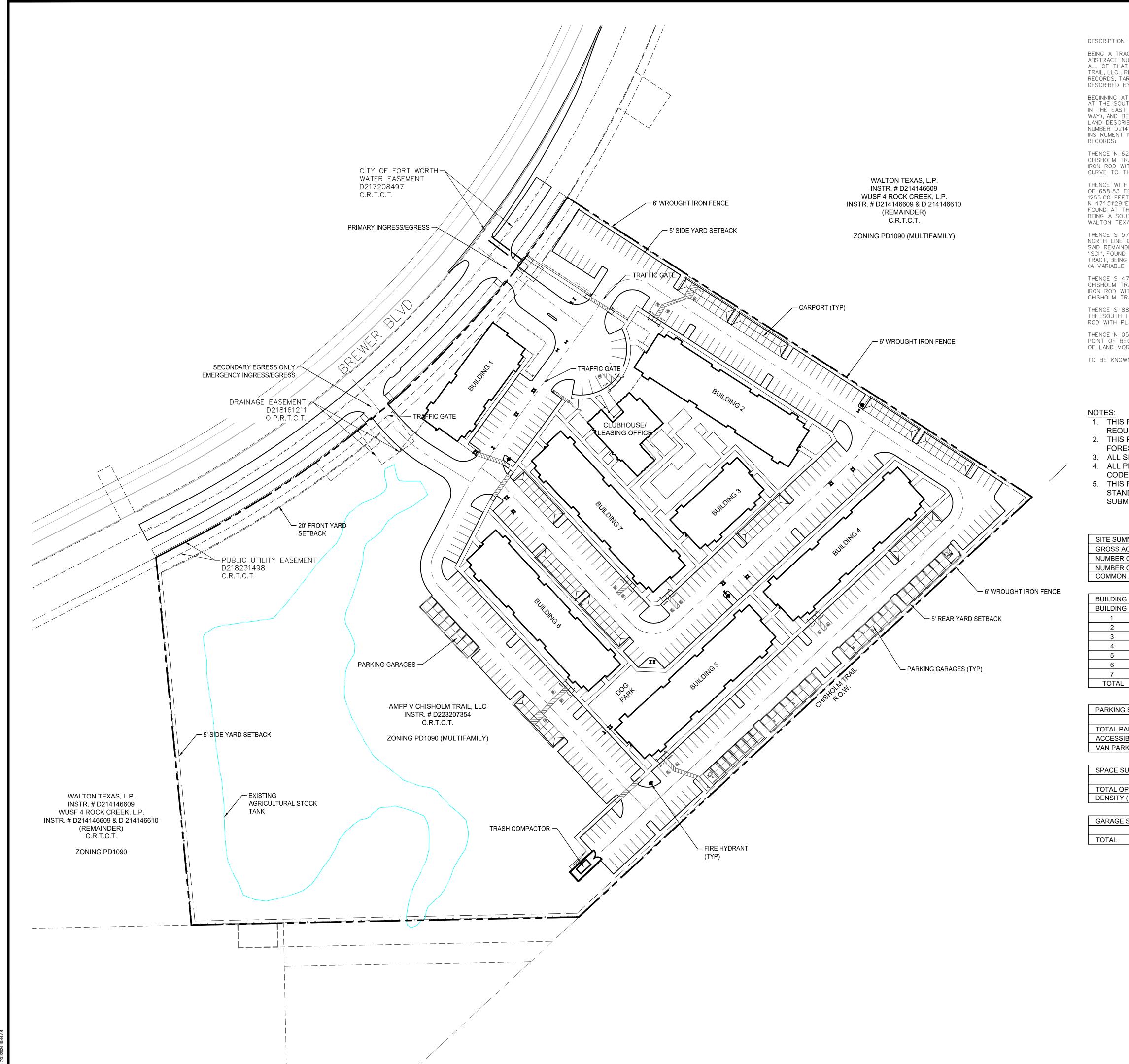
Text Mapsco:

Far_Southwest Sector/District: Commission Date: 8/14/2024

Contact: null







BEING A TRACT OF LAND SITUATED IN THE JUAN JOSE ALVIRADO SURVEY, ABSTRACT NUMBER 4, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO AMFP V CHISHOLM TRAIL, LLC., RECORDED IN INSTRUMENT NUMBER D223207354, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND AT THE SOUTHWEST CORNER OF SAID AMFP V CHISHOLM TRAIL TRACT, BEING IN THE EAST RIGHT-OF-WAY LINE OF BREWER BOULEVARD (A 110' RIGHT-OF-WAY), AND BEING THE NORTHWEST CORNER OF THAT REMAINDER TRACT OF LAND DESCRIBED BY DEED TO WALTON TEXAS, L.P., RECORDED IN INSTRUMENT NUMBER D214117624 AND BY DEED TO WUSF 4 ROCK CREEK, L.P., RECORDED IN INSTRUMENT NUMBERS D214146609 AND D214146610, ALL OF SAID COUNTY

THENCE N 62°53'25"E, 44.14 FEET, WITH THE WEST LINE OF SAID AMFP V CHISHOLM TRAIL TRACT AND SAID EAST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "SCI", FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID COMMON LINE AND CURVE TO THE LEFT, AN ARC DISTANCE OF 658.53 FEET, THROUGH A CENTRAL ANGLE OF 30°03'52", HAVING A RADIUS O 1255.00 FEET, THE LONG CHORD WHICH BEARS N 47°51'29"E, 651.00 FEET TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "S FOUND AT THE NORTHWEST CORNER OF SAID AMFP V CHISHOLM TRAIL TRACT, BEING A SOUTHWEST CORNER OF A REMAINDER TRACT OF AFOREMENTIONED WALTON TEXAS AND WUSF 4 ROCK CREEK;

THENCE S 57° 10'27"E, 701.27 FEET, DEPARTING SAID COMMON LINE WITH THE NORTH LINE OF SAID AMEP V CHISHOLM TRAIL TRACT AND THE SOUTH LINE OF SAID REMAINDER TRACT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "SCI", FOUND AT THE NORTHEAST CORNER OF SAID AMFP V CHISHOLM TRAIL TRACT, BEING IN THE WEST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 47°09'45"W, 784.22 FEET, WITH THE EAST LINE OF SAID AMFP V CHISHOLM TRAIL TRACT AND SAID WEST RIGHT-OF-WAY LINE TO A 5/8 INCHIRON ROD WITH NO CAP FOUND AT THE SOUTHEAST CORNER OF SAID AMFP V CHISHOLM TRAIL TRACT;

THENCE S 88° 49'51"W, 491.46 FEET, DEPARTING SAID RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SAID AMFP V CHISHOLM TRAIL TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND;

THENCE N 05°29'44"W, 468.62, CONTINUING WITH SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 600,448 SQUARE FEET OR 13.784 ACRES OF LAND MORE OR LESS;

TO BE KNOWN AS

LOT 1, BLOCK 1

ROCK CREEK ADDITION

- 1. THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING
- REQUIREMENTS FOR PD1090 LANDSCAPING. 2. THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN
- 3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4 SIGNS.
- 4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING
- 5. THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.

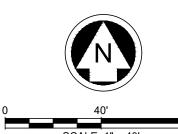
SITE SUMMARY	
GROSS ACREAGE	13.79
NUMBER OF UNITS	270
NUMBER OF BEDROOMS	426
COMMON AREA (SF)	3,986

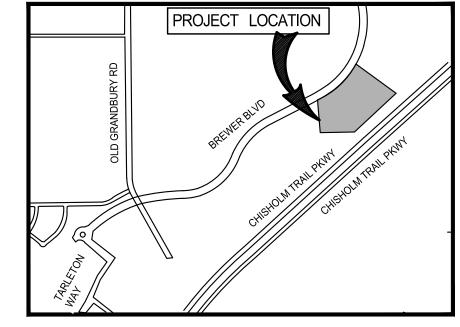
BUILDING SU	MMARY			
BUILDING	TYPE	HEIGHT	UNITS	AREA
1	II	42'-2 ⁷ / ₈ "	30	8,404
2	I	42'-2 ⁷ / ₈ "	42	13,000
3	III	42'-2 ⁷ / ₈ "	24	6,513
4	IA	42'-2 ⁷ / ₈ "	45	13,019
5	IB	42'-2 ⁷ / ₈ "	45	13,019
6	I	42'-2 ⁷ / ₈ "	42	13,000
7	I	42'-2 ⁷ / ₈ "	42	13,000
TOTAL			270	79,955

PARKING SUMMARY		
	REQUIRED	PROVIDED
TOTAL PARKING	445	416
ACCESSIBLE PARKING	9	14
VAN PARKING	2	7

SPACE SUMMARY		
	REQUIRED	PROVIDED
TOTAL OPEN SPACE	35%	43%
DENSITY (UNITS/ACRE)	32 MAX	20

GARAGE SUMMARY		
	EACH	AREA
TOTAL	39	9,597 SF





LOCATION MAP SCALE: N.T.S.

OWNER/DEVELOPER DUKE COMPANIES, INC.

13740 MIDWAY ROAD, SUITE 804 DALLAS, TX 75244 PHONE: 972-385-1676 ENGINEER/SURVEYOR

WESTWOOD PROFESSIONAL SERVICES 500 WEST 7th ST., SUITE 1300 FORT WORTH, TX 76102 PHONE: 817-953-2777 TX FIRM NO 12207 TBLPS FIRM NO 10177700

MEEKS PARTNERS 16000 MEMORIAL DRIVE, SUITE 100 HOUSTON, TX 77079 PHONE: 281-558-8787

LANDSCAPE ARCHITECT 1405 W. KOENIG LN. AUSTIN, TX 78756

PHONE: 512-689-0627

RECTOR OF DEVELOPMENT SERVICES	
ATE	

CITY	OF FORT WORTH, TEAXS	

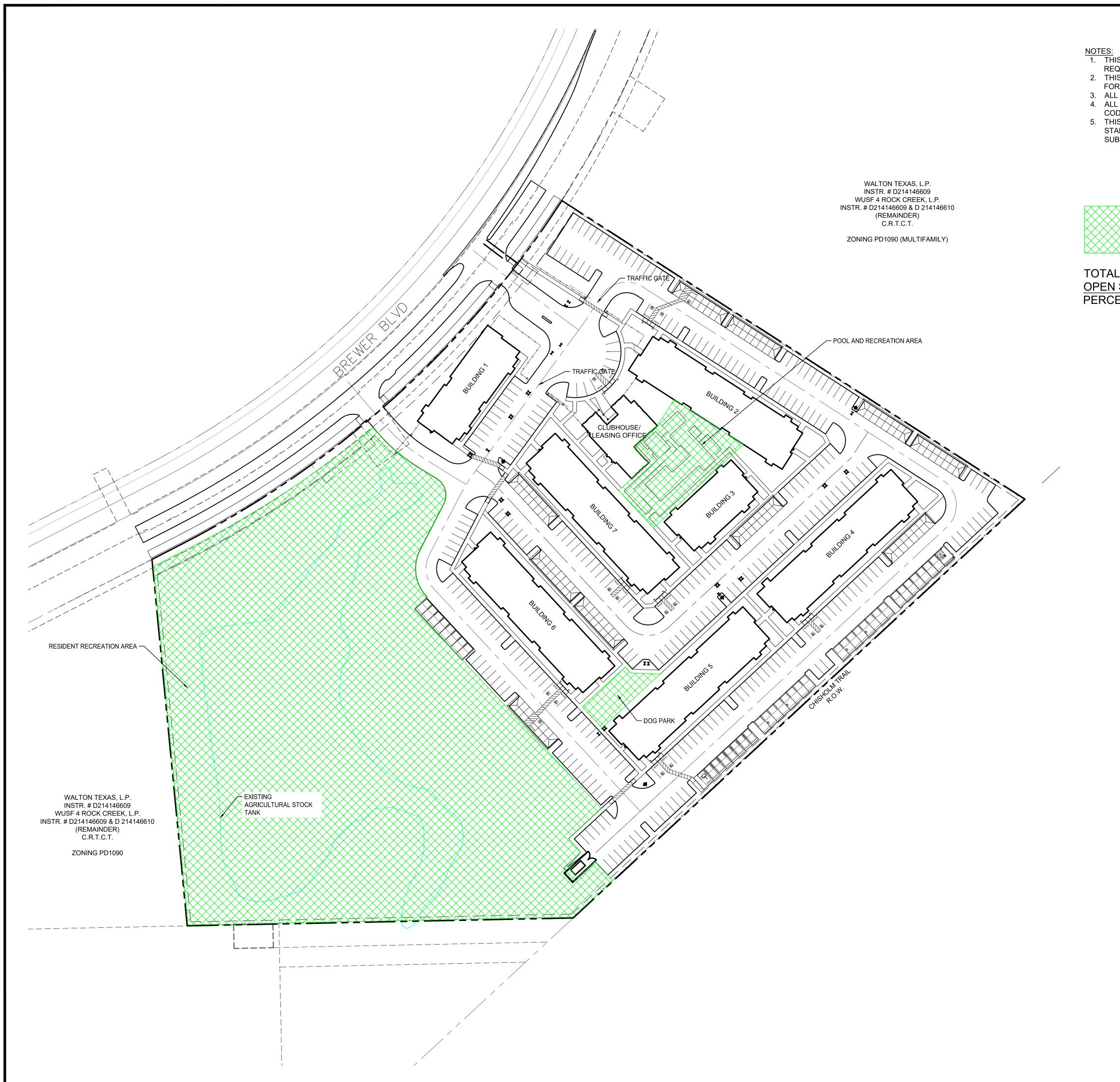
PD SITE PLAN SITE PLAN SP-24-010

FORT WORTH, TARRANT COUNTY, TEXAS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177 FORT WORTH PHONE: (817) 562-3350

Westwood

DATE PROJECT# SHEET DRAWN: TB DESIGNED: TB JUNE R0051657.00 2024 REVIEWER: TB



NOTES:

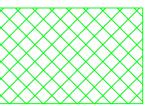
1. THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR PD1090 LANDSCAPING.

 THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.

3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4 SIGNS.

4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING

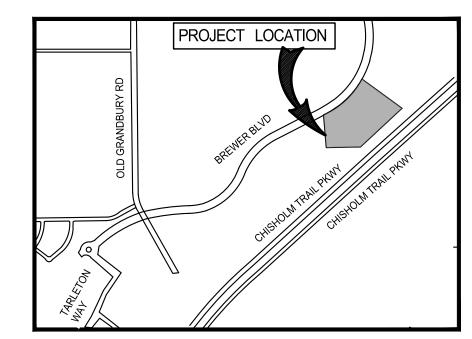
5. THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.



OPEN SPACE

TOTAL AREA 13.78 ACRES
OPEN SPACE 5.76 ACRES
PERCENT OPEN SPACE 41.80%





LOCATION MAP SCALE: N.T.S.

OWNER/DEVELOPER
DUKE COMPANIES, INC.
13740 MIDWAY ROAD, SUITE 804
DALLAS, TX 75244
DILLONE, 979, 205, 4076

PHONE: 972-385-1676

ENGINEER/SURVEYOR
WESTWOOD PROFESSIONAL SERVICES
500 WEST 7th ST., SUITE 1300
FORT WORTH, TX 76102
PHONE: 817-953-2777

TX FIRM NO 12207
TBLPS FIRM NO 10177700

ARCHITECT
MEEKS PARTNERS
16000 MEMORIAL DRIVE, SUITE 100
HOUSTON, TX 77079

PHONE: 281-558-8787

LANDSCAPE ARCHITECT

ARTIS

1405 W. KOENIG LN.

AUSTIN, TX 78756 PHONE: 512-689-0627

DIRECTOR OF DEVELOPMENT SERVICES

DATE

CITY OF FORT WORTH, TEAXS

PD SITE PLAN
OPEN SPACE EXHIBIT
SP-24-010

FORT WORTH, TARRANT COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177 FORT WORTH PHONE: (817) 562-3350

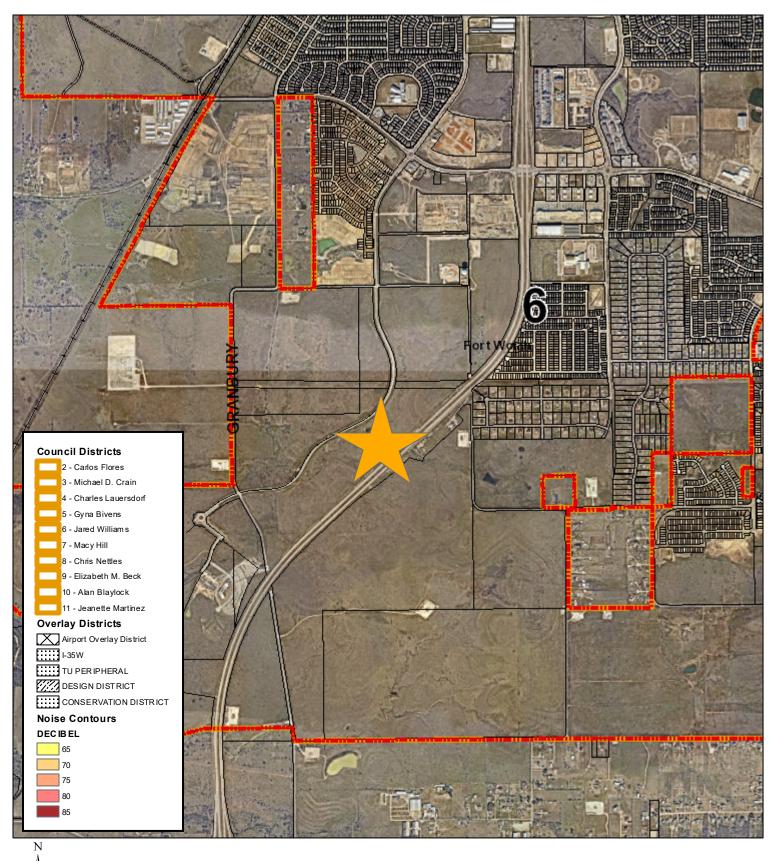
DRAWN: TB DATE PROJECT# SHEET

DESIGNED: TB JUNE
REVIEWER: TB 2024 R0051657.00 C2

Drawing: G:\UOB\0051657.00\3_Design\35_Civil\351_CAD_Zoning

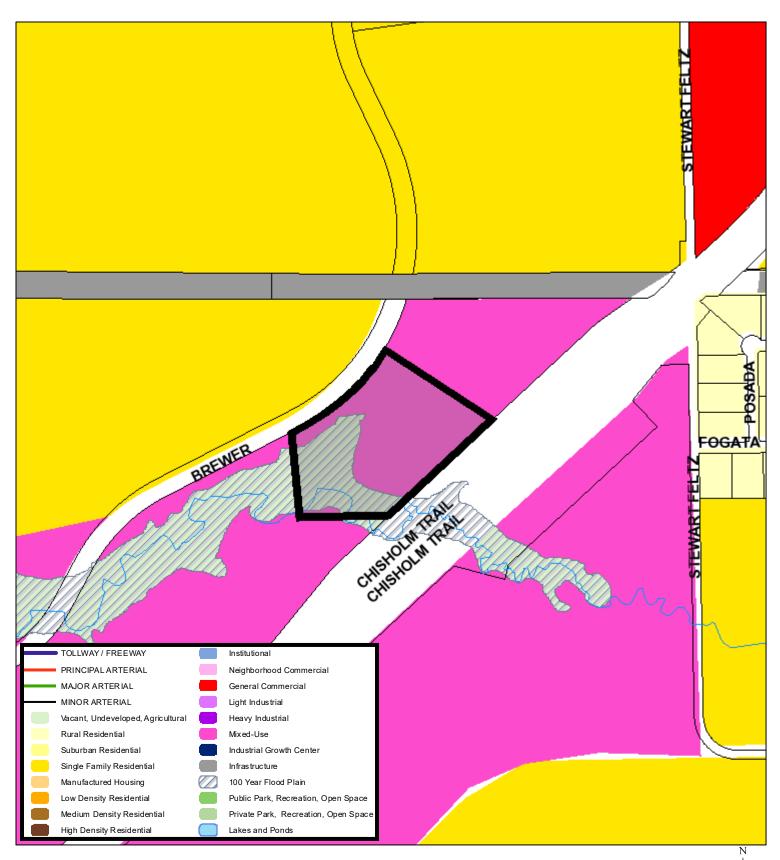




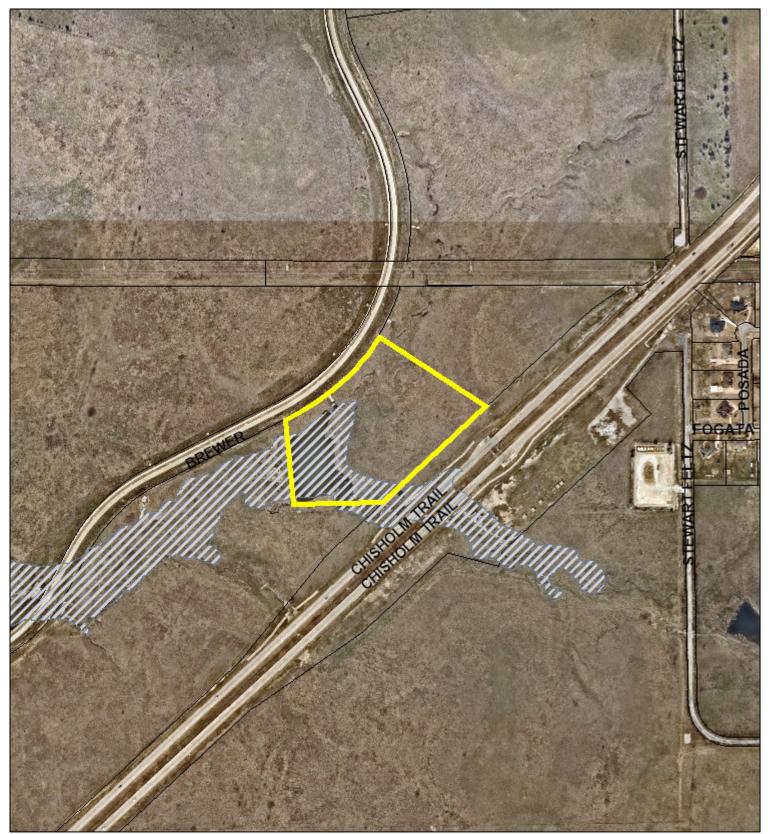




Future Land Use











Zoning Staff Report

Date: August 14, 2024 Case Number: SP-24-011 Council District: 10

Site Plan

Case Manager: Alexander Johnson

Owner / Applicant: Allen Harrison Company/ Mitchell Hanzik / Dunaway Associates

Site Location: 2600 Highway 114 Acreage: 30.19 acres

Request

Proposed Use: Multi-Family

Request: Consider site plan on property zoned "PD 1347" and "PD 1350" "PD/C" Planned

Development with a base of "C" Medium Density Multifamily, with specific

development standards for building orientation, open space, parking in front of primary

building, and a waiver to the Multifamily Development requirement (MFD)

Recommendation

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

This is a piece of land measuring 30.19 acres in Council District 10. The land is zoned PD/C, which means it can be used for all purposes under the C category, but being a planned development, a site plan is required.

Currently, the site has a barn and 1 story structure which will be demolished. The applicant intends to construct a 360-unit multifamily development composed of townhome style structures to the east and multifamily apartment buildings on the western portion of the site. The applicant is submitted the required site plan for PD1047 and PD1050 and is seeking waivers for parking in front of the façade, open space requirements, and a waiver to the MFD submittal requirement.

Surrounding Zoning and Land Uses

North "I" Light Industrial / Office/Warehouse and "PD1139" Planned Development for all uses in "I" Light

Industrial; site plan approved / Mini-warehouse and Office/Warehouse

East "K" Heavy Industrial / vacant

South "A-5" One-Family Residential and "R2" Townhouse/Cluster / single-family homes, "K" Heavy

Industrial / Vacant

West "K" Heavy Industrial / gas-well

Recent Zoning History

• ZC-22-069:

From: "K" Heavy Industrial

To: "PD/C" Planned Development with a base of "C" Medium Density Multifamily, with specific

development standards for building orientation and parking in front of primary building, and a

waiver to the MFD; Site Plan included.

• ZC-22-174: Adding 10 acres to previously approved PD(ZC-22-069)

From: "K" Heavy Industrial

To: "PD/C" Planned Development with a base of "C" Medium Density Multifamily, with specific

development standards for building orientation and parking in front of primary building, and a

waiver to the MFD: Site Plan included.

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024.

The following organizations were notified (emailed) on August 2, 2024

Organizations Notified			
North Fort Worth Alliance	Fairways of Champion Circle HOA		
Oak Creek Trails HOA	Beechwood Creeks HOA		
Streams And Valleys Inc	Trinity Habitat for Humanity		
Northwest ISD			

Development Impact Analysis

Site Plan Comments

Zoning & Land Use

The site plan is in general compliance with the PD standards.

Fire

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

CORRECTION REQUIRED: Gas well pad site perimeters must be shown and labeled as follows on the plat. "Gas Well Pad Site: Setbacks will be determined at the time of permitting."

IFC 2021/CFW Adopted Amendments Ordinance No 25388-03-2022 Section 5706.3.1.3.3 Existing Gas Wells

CORRECTION REQUIRED: Change State Hwy 114 to Highway 114.

FYI: Any drive gates across a fire access road must be equipped with a Knox Lock and be a minimum of 20' when fully open. Access Control Permits required for electric gates.

Any gate used as emergency access must be equipped with a Knox Lock.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.6

FYI: Additional/new hydrants will be required.

FYI: For addressing and emergency response reasons access easements within the development will need to be dedicated and named either by plat or by separate instrument. Street names are reviewed and approved by the Fire Department. If you do not have approved street names reserved email FirePlatting@fortworthtexas.gov. with a list of requested names. Include your case number in the subject line.

Streets existing and correct:

Double Eagle Blvd

General information:

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

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

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

<u>Water</u>

Comments

- 1. HOLD 7/22/24 Show all exclusive water and sewer easements for appurtenances.
- 2. HOLD 7/22/24 Easement for 24" water line is not clearly identified on the west side of site plan and in Double Eagle Blvd . If re-plating a 20ft easement will be requested based on current Water and Sewer Design criteria §3.8.8.2..
- 3. HOLD 7/22/24 No Sewer available at this time for "PD 1350 TRACT 1, 6.023 AC" Provide IPRC/CFA permit number to verify extension and easements.
- 4. HOLD 7/22/24 No sewer available at this time for "PD 1350 TRACT 2, 13.599 AC" Provide IPRC/CFA permit number to verify extension and easements.

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

FYI

- No direct tap connections allowed on 24" water line.
- Construction Prohibited over Easements also applies to trees, signs, light poles, retaining walls
- No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, trees, signs, electric, cable, or other utility easement of any type.
- No private plumbing allowed to cross property lines
- Cut and plug existing services before demolition
- A Sewer Per Acre and Water Main Capacity charges apply to these lots.

WATER AND SEWER MAINS

EX: 24" Water Main along southside service road of Highway 114.

EX: 12" Water Main in Double Eagle Blvd.

EX: 10" sewer main on the far west of all tracts. Sections of this sewer main are over 20ft deep.



Area Zoning Map
Roanoke 35/114 & Roanoke 35/115 O&G Partners LPs Applicant:

Address: 2500 - 2700 blocks SH 114

Zoning From:

Acres:

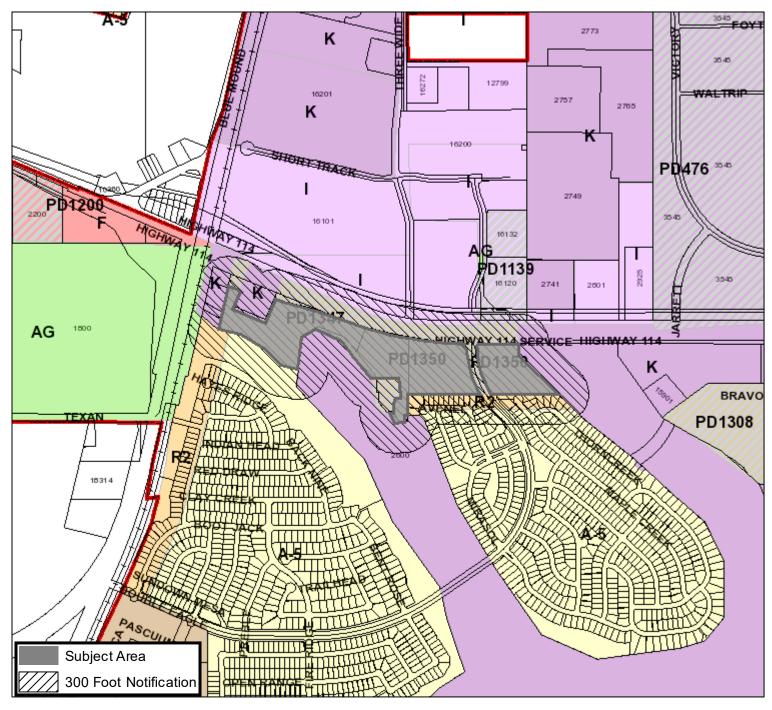
PD for C uses plus detached multifamily with waivers Zoning To:

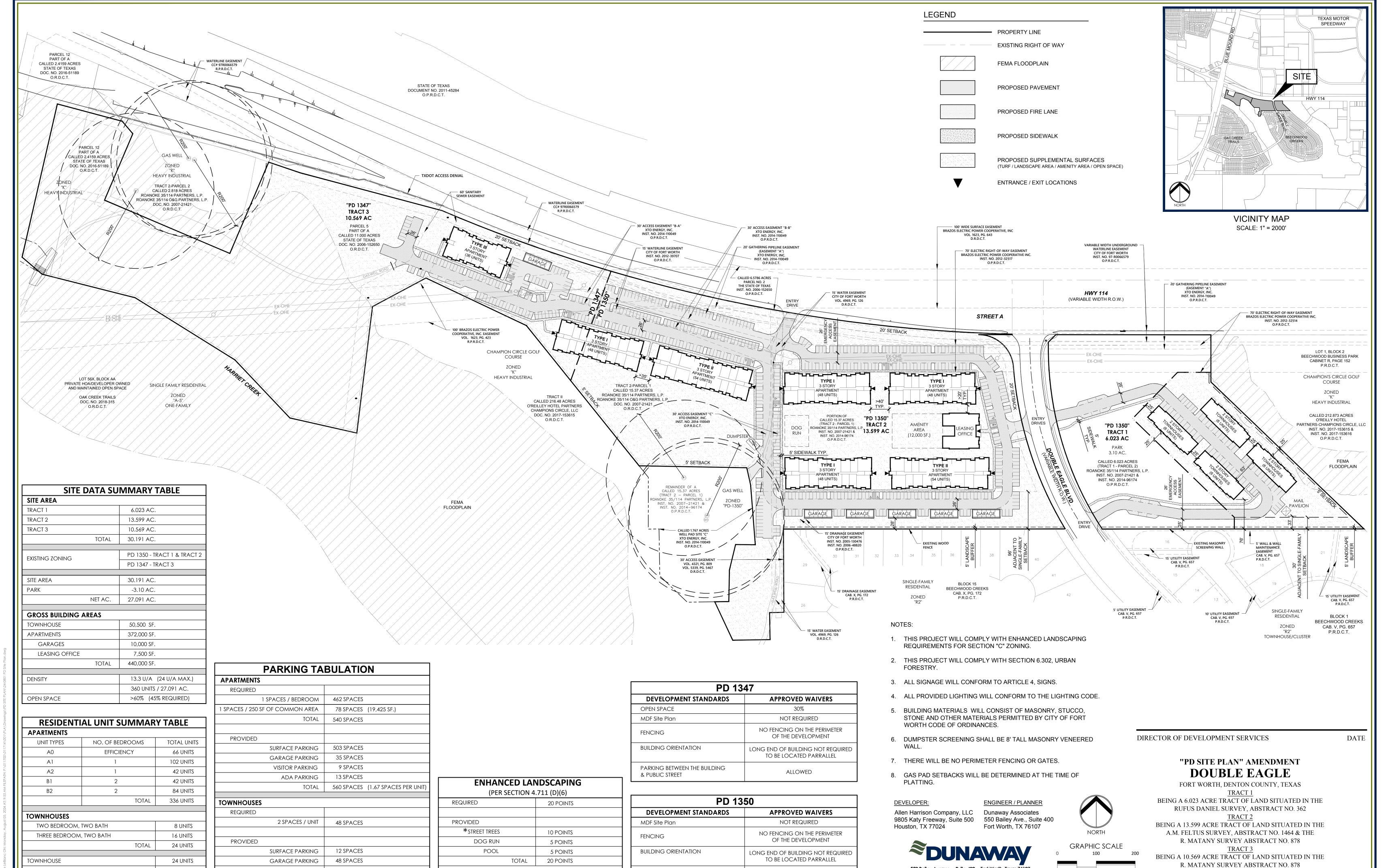
30.27962857

Mapsco: Text

Sector/District: Far_North Commission Date: 8/14/2024 817-392-6329 Contact:







PARKING BETWEEN THE BUILDING

& PUBLIC STREET

ALLOWED

Tel: 817.335.1121

{TX REG, F-1114}

1 inch = **100**'

SP-24-011

PREPARED AUGUST 2, 2024

* 10 OF THE REQUIRED POINTS SHALL COME FROM THE

INSTALLATION OF STREET TREES.

APARTMENTS

TOTAL

336 UNITS

360 UNITS

TANDEM PARKING

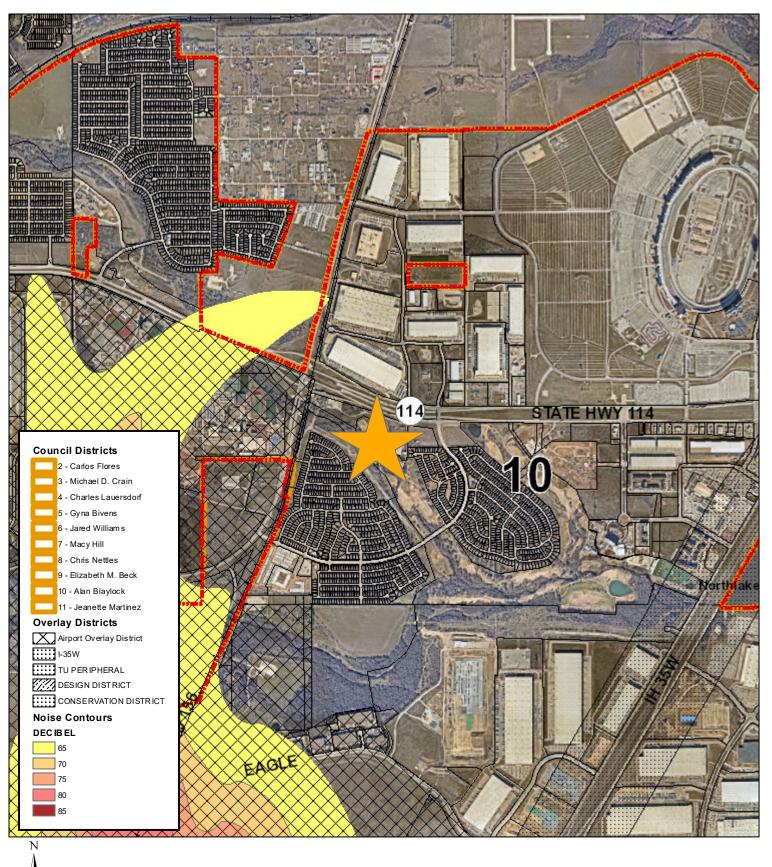
TOTAL

48 SPACES

108 SPACES (4.5 SPACES PER UNIT)

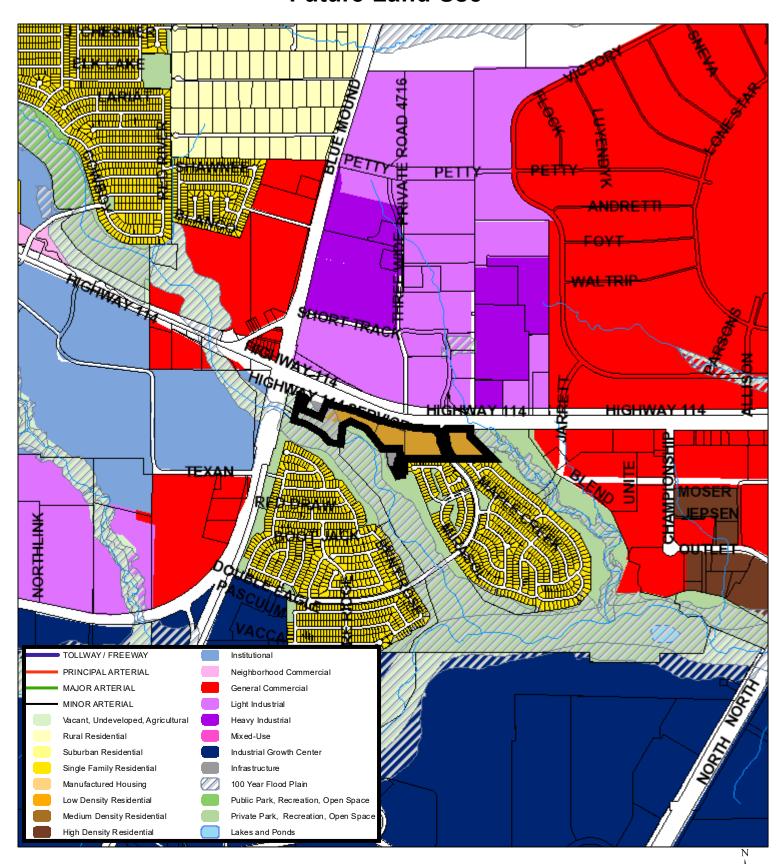








Future Land Use



1,500

750

1,500 Feet



