



Zoning Staff Report

Date: May 14, 2025

Case Number: ZC-25-036

Council District: 7

Zoning Map Amendment

Case Manager: [Lynn Jordan](#)

Owner / Applicant: City of Fort Worth Council Initiated Rezoning

Site Location: Generally, 1700 – 2500 Blocks University Drive, 1900 – 2500 Blocks Montgomery Street, 3220 Botanic Garden Boulevard **Acreage:** 83.77 acres

Request

Proposed Use: Commercial, restaurant, bar, bank, retail, warehouse, food processing

Request: From: “J” Medium Industrial and “A-5” One-Family Residential

To:

Properties West of Montgomery Street:

“PD/G” Planned Development for all uses in “G” Intensive Commercial excluding auto uses, max height five (5) story; site plan waiver requested

“E” Neighborhood Commercial;

“CUP” Conditional Use Permit for bar in “E” Neighborhood Commercial;

“CUP” Conditional Use Permit for warehouse in “E” Neighborhood Commercial; and

“CUP” Conditional Use Permit for warehouse/food processing in “E” Neighborhood Commercial

Properties East of Montgomery Street:

“PD/G” Planned Development for all uses in “G” Intensive Commercial excluding auto uses; site plan waiver requested; and

“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**



Zoning Staff Report

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Project Description and Background

The zoning case was continued from the March meeting to allow more time for the opposition to meet with CM Hill. A meeting was held with a Legal representative for 5 property owners. CM Hill is moving forward with the proposed zoning request.

The proposed zoning area is bounded by Montgomery Street, Collinwood Avenue, Dexter Avenue, Pershing Avenue, 3624 Linden Avenue, 3605 El Campo Avenue, 1700, 2000, 2300 University Drive and Botanic Gardens Boulevard. The request is from “J” Medium Industrial to (West side Montgomery) “E” Neighborhood Commercial, “E” Neighborhood Commercial plus CUP for bar; site plan waiver; “E” Neighborhood Commercial plus CUP for warehouse, site plan waiver; “E” Neighborhood Commercial plus CUP for warehouse and food processing, site plan waiver; “PD/G” Planned Development for all uses in “G” Intensive Commercial excluding auto-related uses, 5 story height limit; site plan waiver. (East side Montgomery) “CF” Community Facilities and “PD/G” Planned Development for all uses in “G” Intensive Commercial excluding auto related uses; site plan waiver.

The affected parcels are mostly developed with commercial, retail service and park uses. The proposed rezoning will bring the properties in conformance with the Comprehensive Plan. The Comprehensive Plan outlines the following policy to promote orderly and sustainable growth.

Council Member Macy Hill (District 7) held meetings for the affected property owners for approximately 83.7 acres between September 12, 2024, and January 9, 2025 to discuss the proposed zoning change.

Surrounding Zoning and Land Uses

North PD896 Planned Development for all uses in “I” Light Industrial plus certain uses and excluding certain uses; site plan waived, / Dickies Arena
East PD896, “A-5” / Dickies Arena, Bank, Office, Retail, Vacant, Botanic Gardens
South I-30 West Freeway / Interstate
West Various Zoning Districts / Single-Family, Church, Duplex, Retail, Office, Restaurant, Bar, Warehouse

Recent Zoning History

PD896-ZC-19-099 Amend PD896 to add property and sign regulations as depicted in Exhibit A; ZC-10-189-“PD/I” Planned Development for all uses in “I” Light Industrial plus uses and excluding uses; site plan waived (Approved December 2013)
PD1077-ZC-15-170 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus bar in a separate building only as accessory to restaurant; site plan approved (Approved April 2016)
PD973-ZC-12-079 Amend “PD449 plus “A-5” Planned Development/Specific Use for church, accessory buildings and parking; site plan approved (May 2013)
PD485-SP-07-025 Site plan approved for church parking lot (Approved June 2007)
PD1229-ZC-18-205 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus boutique hotel with accessory bar and coffee shop; site plan approved (Approved June 2019)

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on February 28, 2025.

Posted Notice

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

Published Notice

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

Courtesy Notice

The following organizations were notified: emailed February 26, 2025

Organizations Notified	
West Side Alliance	West 7 th Neighborhood Alliance
Fort Worth Neighborhood Downtown Alliance	Crestline Area NA
SO7 Townhome Association	Alamo Heights NA
Arlington Heights NA*	Mistletoe Heights NA

North Hi Mount NA	Tarrant Regional Water District
Cultural District Alliance	Camp Bowie District, Inc.
Trinity Habitat for Humanity	Streams and Valleys Inc.
Fort Worth ISD	

Development Impact Analysis

Land Use Compatibility

Council Member Hill is requesting to change the zoning of this area to more closely match the existing land uses with the zoning designated as Neighborhood Commercial, Community Facilities and Mixed-Use Cultural District.

The proposed rezoning request **is compatible** with surrounding land uses, based on creating more compatible zoning districts established along Montgomery Corridor.

Comprehensive Plan Consistency– Arlington Heights

ADDRESS	FROM	TO	FUTURE LAND USE/CONSISTENCY
2300 University Dr.	“A-5” One-Family & “J” Medium Industrial	“CF” Community Facilities	Existing Public Parkland/Consistent
3220 Botanic Garden Blvd 3221 Botanic Garden Blvd 1700 University Dr 2000 University Dr	“J” Medium Industrial	“CF” Community Facilities	Existing Public Parkland/Consistent
2301 Montgomery St 2309 Montgomery St	“J” Medium Industrial	“PD/G” Planned Development for “G” Intensive Commercial excluding auto-related uses; site plan waiver	Mixed-Use/Technical Inconsistency
3613 Collinwood Ave 3617 Collinwood Ave 3621 Collinwood Ave 3600 Dexter Ave 3605 El Campo Ave 3624 Linden Ave 2100 Montgomery St 2112 Montgomery St 2312 Montgomery St 2400 Montgomery St 2408 Montgomery St 2504 Montgomery St 3605 Pershing Ave	“J” Medium Industrial	“E” Neighborhood Commercial	Neighborhood Commercial/Consistent

2300 Montgomery St	“J” Medium Industrial	“E” Neighborhood Commercial add CUP for bar; site plan waiver	Neighborhood Commercial/Consistent
2200 Montgomery St	“J” Medium Industrial	“E” Neighborhood Commercial add CUP for warehouse; site plan waiver	Neighborhood Commercial/Consistent
3600 Collinwood Ave 3605 Collinwood Ave 3609 Collinwood Ave	“J” Medium Industrial	“E” Neighborhood Commercial add CUP for warehouse/food processing; site plan waiver	Neighborhood Commercial/Consistent
3605 Dexter Ave 2000 Montgomery St 2020 Montgomery St 2058 Montgomery St	“J” Medium Industrial	“PD/G” Planned Developmnt for “G” Intensive Commercial excluding auto-realted uses, 5-story height limit; site plan waiver	Neighborhood Commercial/Technical Inconsistency

The proposed zoning districts **are consistent** with the land use designations for this area along with the following Comprehensive Plan policies:

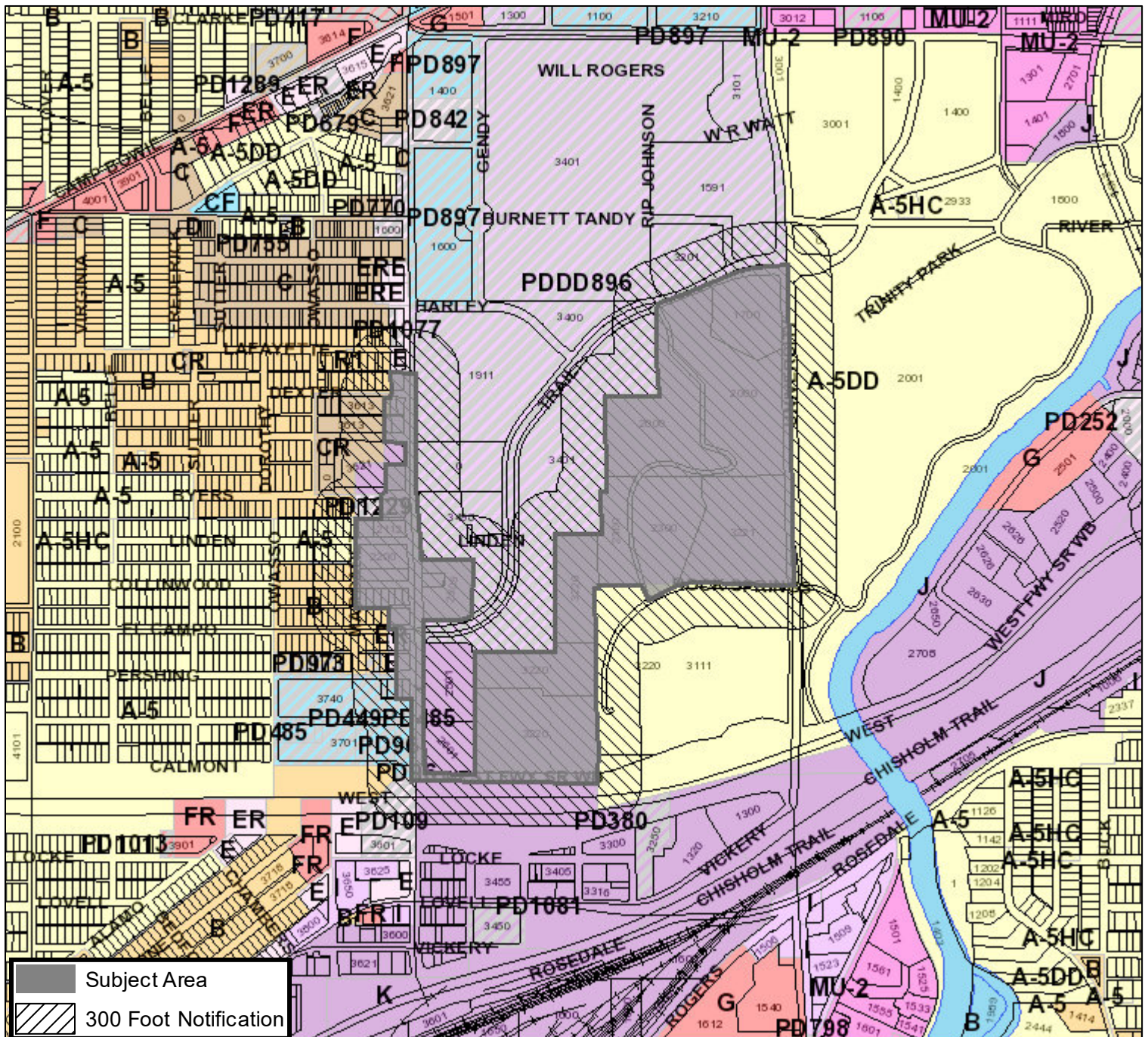
- Identify and designate on future land use maps regional and community mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections.
- Preserving the character of residential neighborhoods
- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers
- Promote appropriate development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.



ZC-25-036

Area Zoning Map

Applicant: City of Fort Worth - Development Services
Address: Generally, 1700-2500 blks University Dr, 1900-2500 blks Montgomery St, 3220 Botanic Gd
Zoning From: J
Zoning To: CF, E, E/CUP-3 specific uses, West-PD/G excl. auto uses, 5-story; East-PD/G excl. auto uses
Acres: 83.77524105
Mapsc0: Text
Sector/District: Arlington_Heights
Commission Date: 3/12/2025
Contact: 817-392-7869

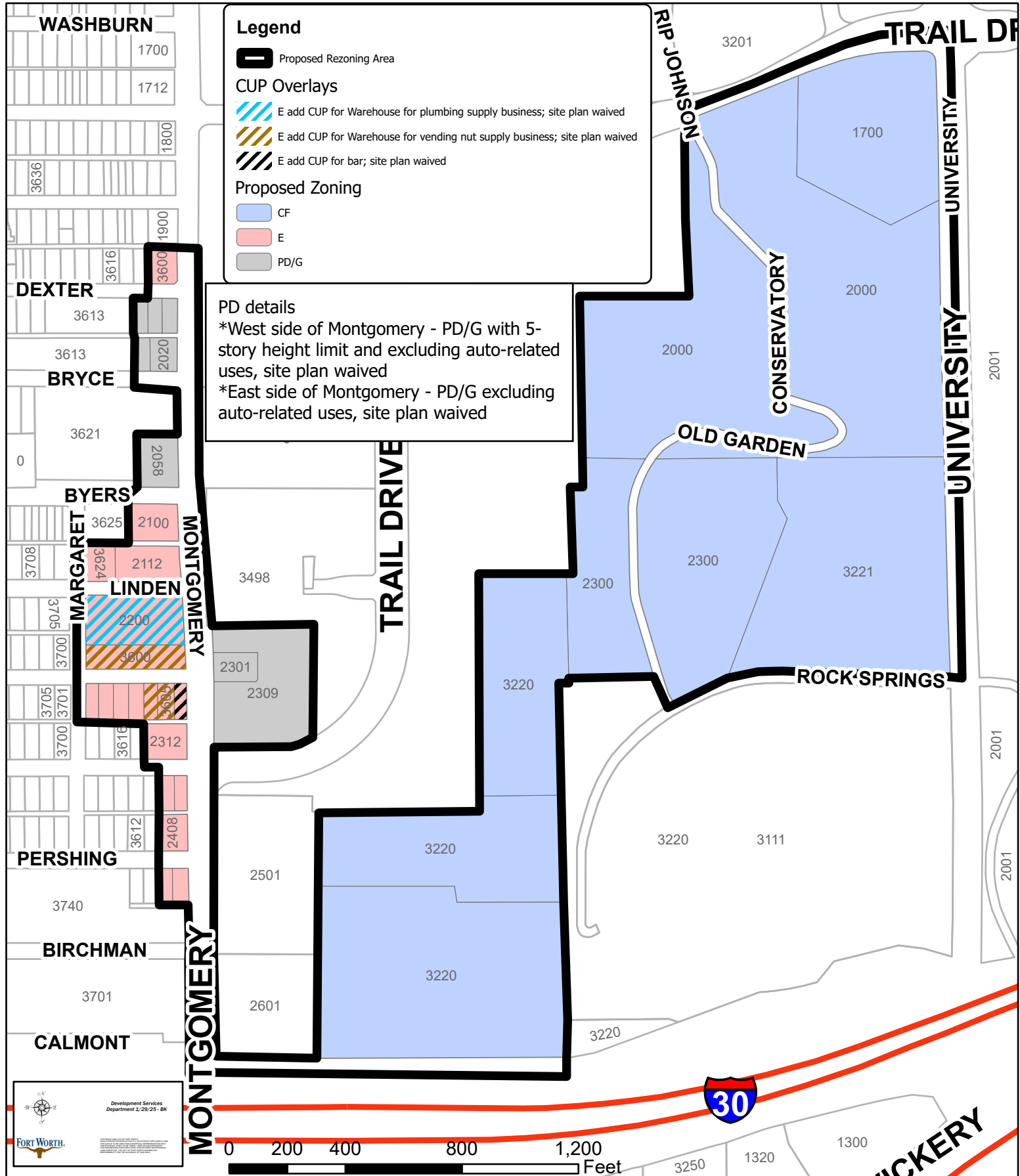


0 487.5 975 1,950 Feet

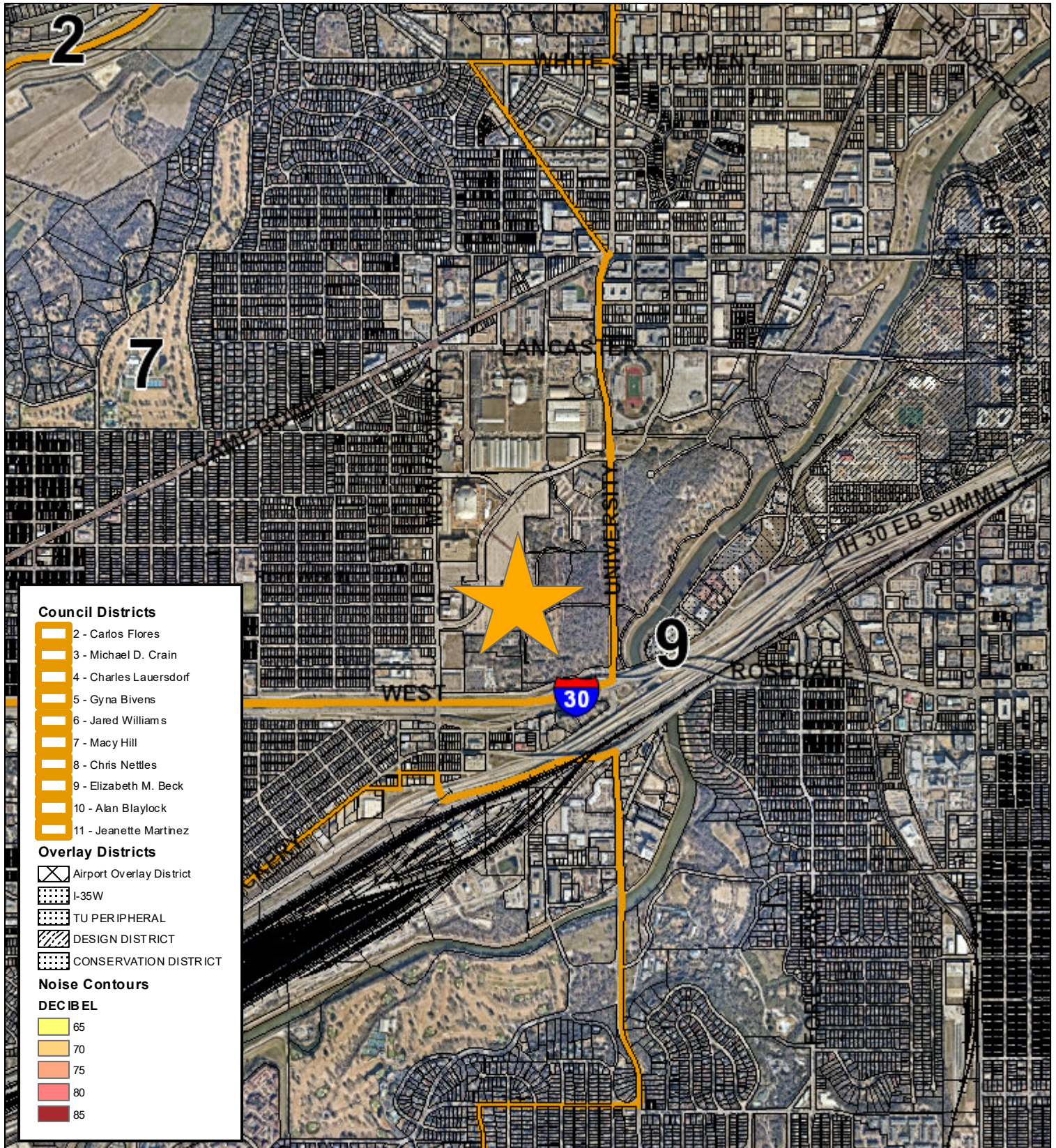
Created: 2/20/2025 10:38:24 AM

Proposed Zoning Districts

From: "CR" Low Density Multifamily, "J" Medium Industrial To: "CF" Community Facilities, "E" Neighborhood Commercial, & "PD/G" Planned Development for certain "G" Intensive Commercial uses with restrictions, plus Conditional Use Permit Overlays

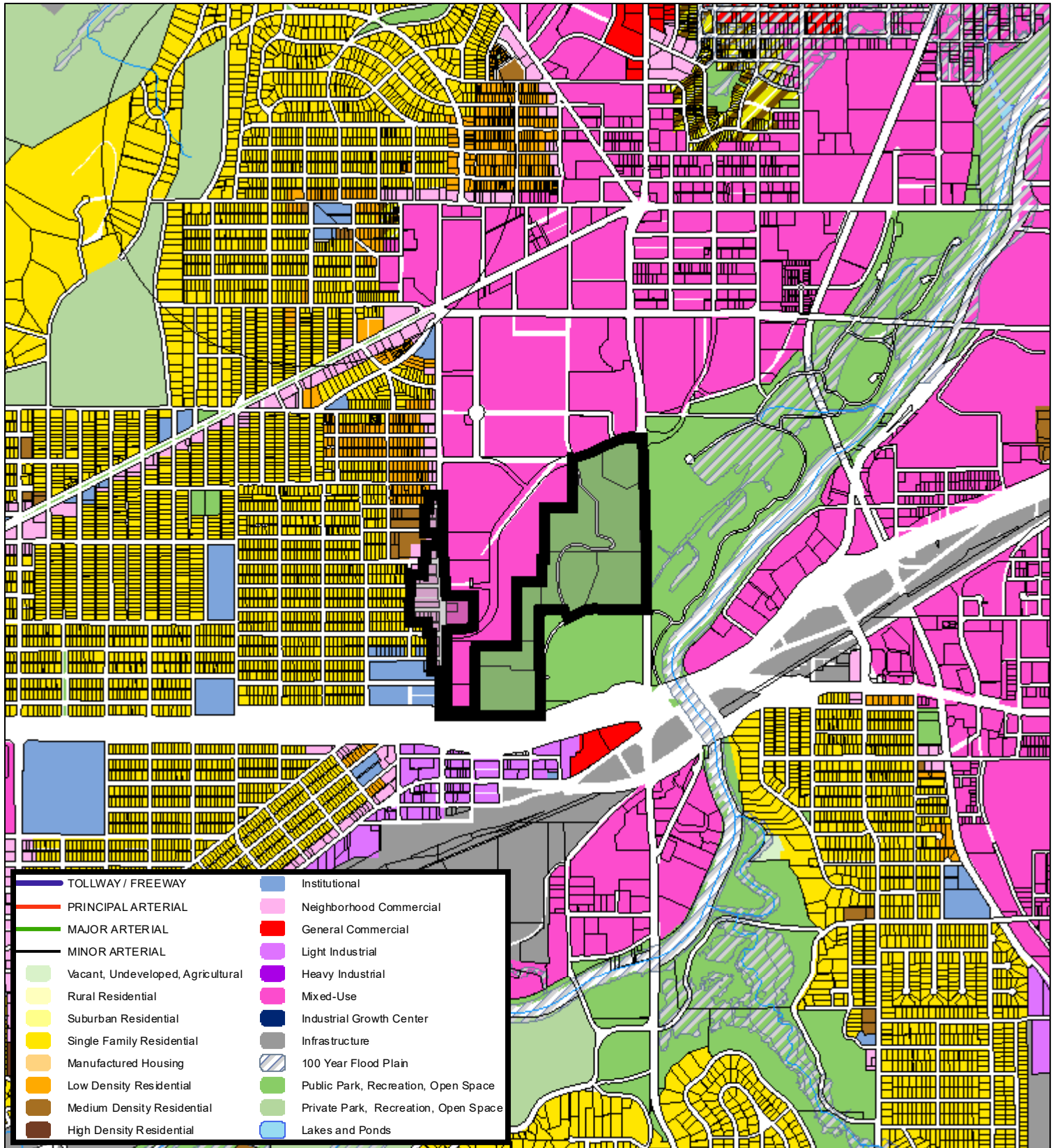


Area Map



0 1,000 2,000 4,000 Feet

Future Land Use

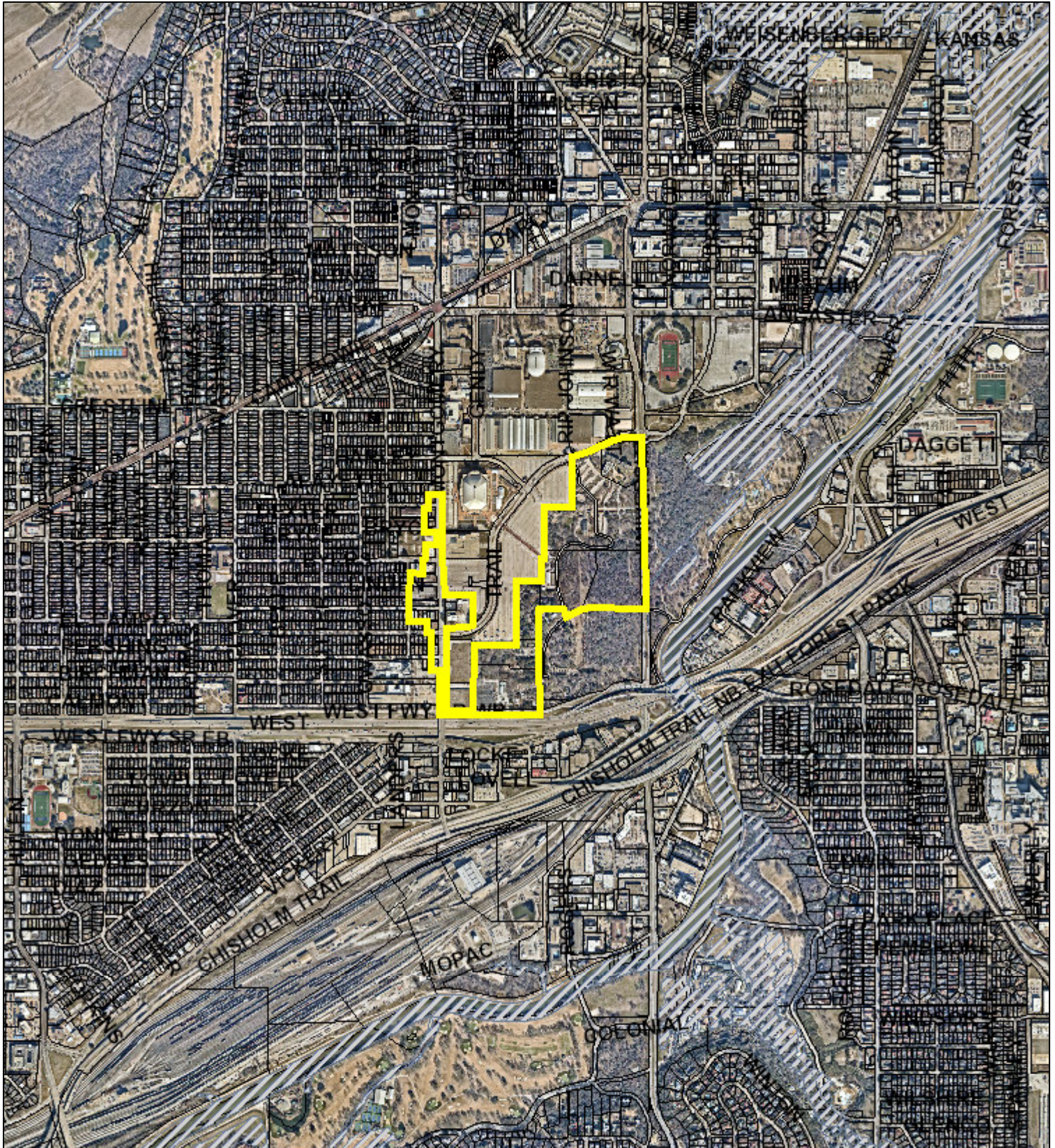


1,600 800 0 1,600 Feet

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



Aerial Photo Map





Zoning Staff Report

Date: May 14, 2025

Case Number: ZC-25-021

Council District: 11

Conditional Use Permit

Case Manager: [Stephen Murray](#)

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

Site Location: 3220 Ennis Avenue

Acreage: 11.95 acres

Request

Proposed Use: Rock Crushing Facility

Request: To: Add Conditional Use Permit (CUP) for rock crushing facility in “K” Heavy Industrial; site plan included

Recommendation

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

Comprehensive Plan Map Consistency: **Not Applicable**

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

Staff Recommendation: **Denial** for **permanent** rock crushing facility

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Project Description and Background

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

Rock crushing facilities are only permitted within “K” Heavy Industrial zoning districts through the CUP process. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

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

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

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

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

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

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

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

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

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

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

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

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

Surrounding Zoning and Land Uses

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

Recent Zoning History

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

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on March 28, 2025.

Posted Notice

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

Published Notice

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

Courtesy Notice

The following organizations were emailed on March 28, 2025

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to add a Add Conditional Use Permit (CUP) for rock crushing facility in “K” Heavy Industrial; site plan included. Surrounding land uses consist of other industrial uses in industrial zoning on most sides.

The proposed zoning request **is not compatible** with surrounding land uses and does not preserve the character and integrity of adjacent development; and is materially detrimental to the public health, safety, and welfare to other property in the vicinity. The proposed site is located next to the Trinity River, near the floodplain, with large trees on the southeast portion of the site. A rock crushing facility could result in additional dust, noise, runoff, and other impacts to surrounding industrial neighborhoods. In addition, single-family homes are also located across the street along Riverside Drive roughly 300 ft away.

A case could be made for rock crushing if time is limited to 2-3 years. Staff understand that some work may need to be completed in order to get the site ready for further development. However, the applicant needs to make a strong case that the proposal would limit environmental and neighborhood impacts. A permanent rock crushing facility would not be supported by staff.

Comprehensive Plan Consistency– Northeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map, where less intensive industrial uses are encouraged. The proposed zoning is not consistent with the land use designations for this area, and conflicts the following policies of the Comprehensive Plan:

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

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

Site Plan Comments

Zoning and Land Use

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

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

Stormwater

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

Fire

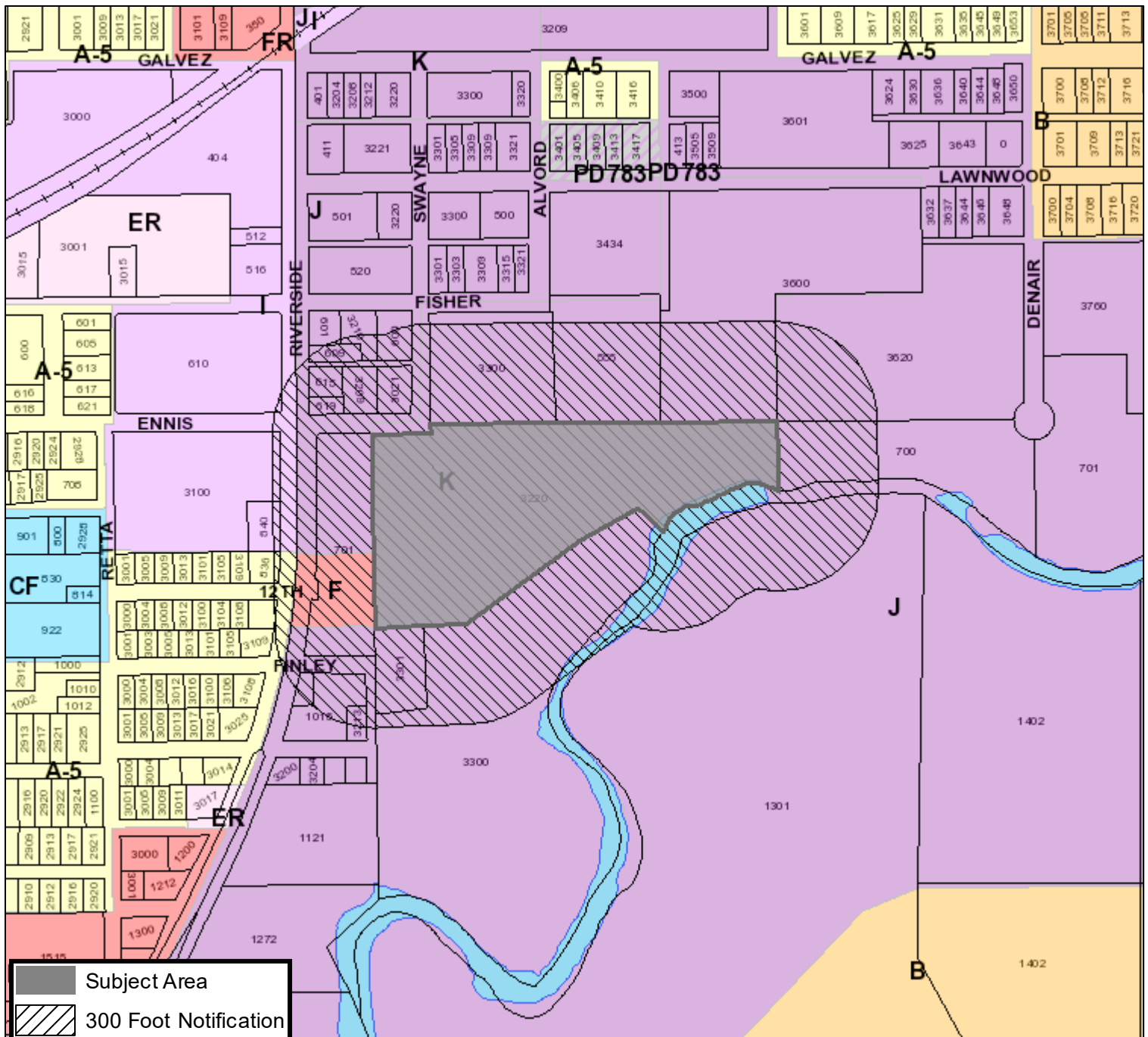
- The following would apply to occupied buildings:
- Building hose lay: buildings must be located within 150' of the edge of a public street or a fire lane must be provided.
- Section 503 Fire Lane Specifications
- Section 503.1.1 Buildings and Facilities
- Hydrant/building hose lay: A hydrant must be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

TPW

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

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

Applicant: 3220 Ennis Avenue LLC/ Westwood Professional Serv.
Address: 3220 Ennis Avenue
Zoning From: K
Zoning To: Add CUP for rock crushing facility
Acres: 11.95
MapSCO: Text
Sector/District: Northeast
Commission Date: 4/9/2025
Contact: 817-392-8028



0 215 430 860 Feet

RIVERSIDE DRIVE

ENNIS AVENUE
60' RIGHT-OF-WAY

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

EAST LINE OF
LOT 1-R-A-R
(N 01°06'52" W (249.95)
(N 00°38'27" W)

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

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

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

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

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

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

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

11.95 ACRES
(520,366 SQ. FT.)

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

DAVID CHARLES CRAIN
DOC. NO. D189153855
O.P.R.T.C.T.

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

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

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

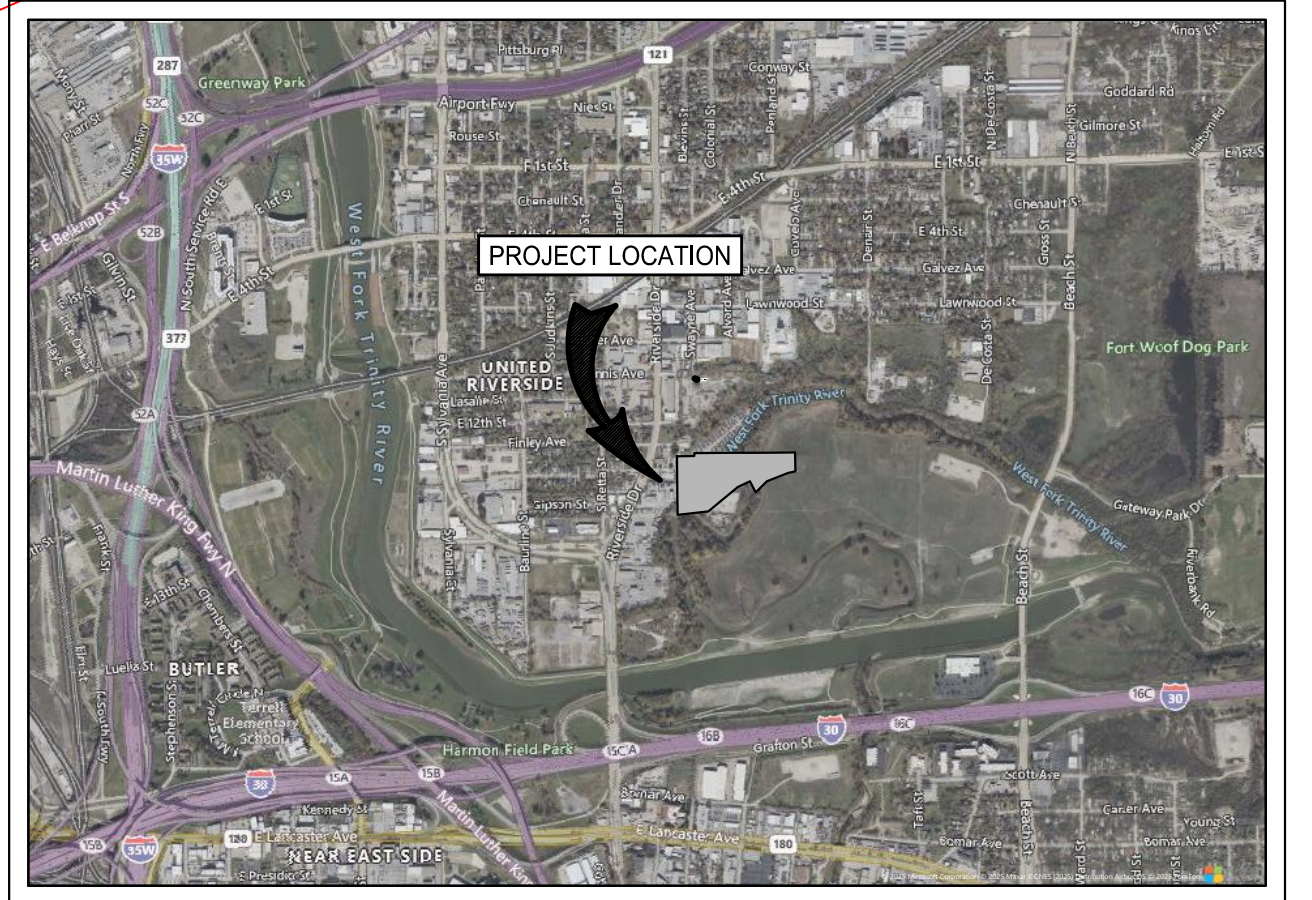
NOTES:

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

Westwood

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

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



LOCATION MAP
(NOT TO SCALE)

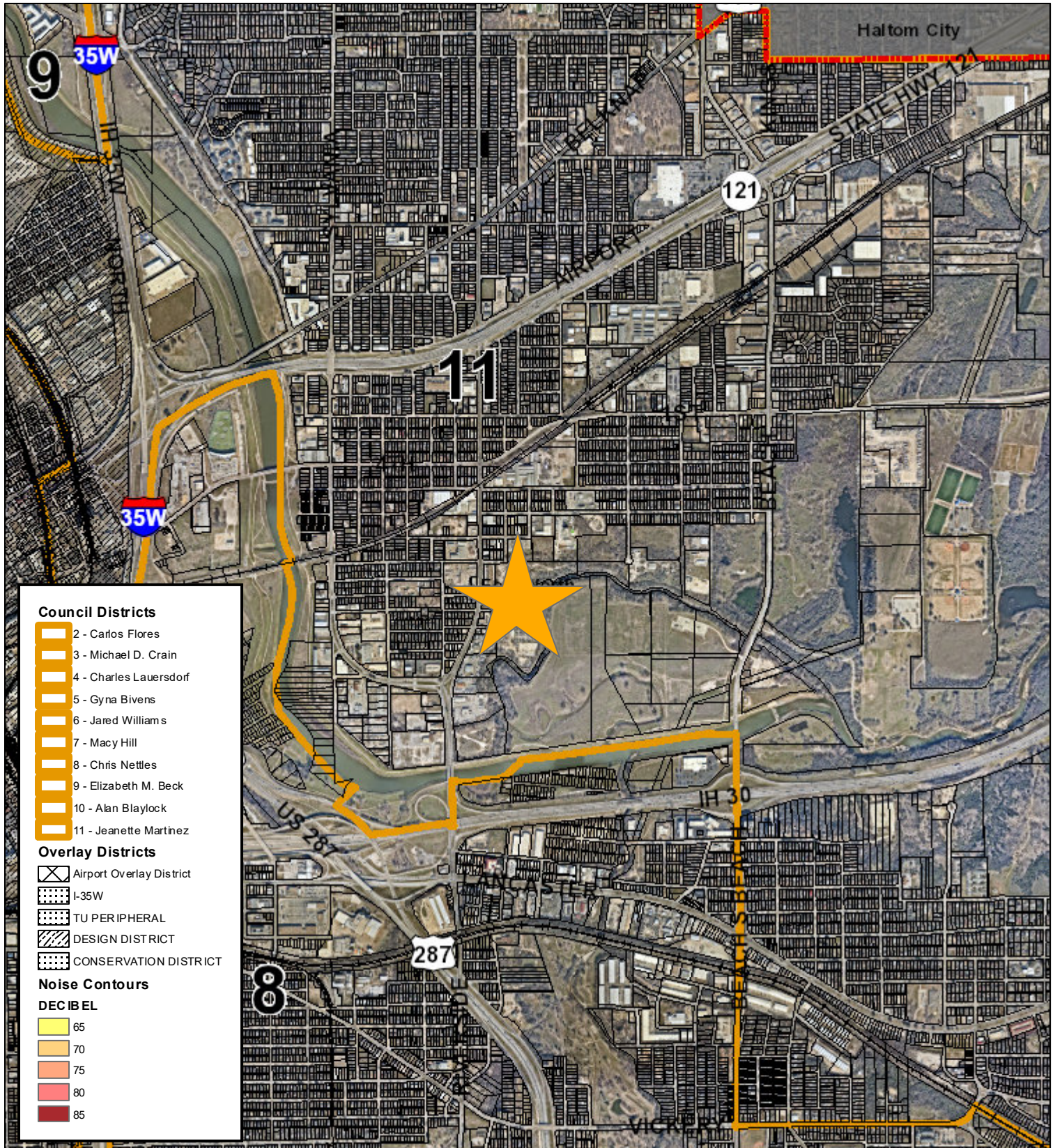
DIRECTOR OF
DEVELOPMENT SERVICES: X

DATE: X

ENNIS AVENUE ROCK CRUSHING FACILITY
ZC-25-021

N:\305606\0006 CAD\DWG\Site Design\CD\Sheet\CD\PCUP-Enbit

Area Map

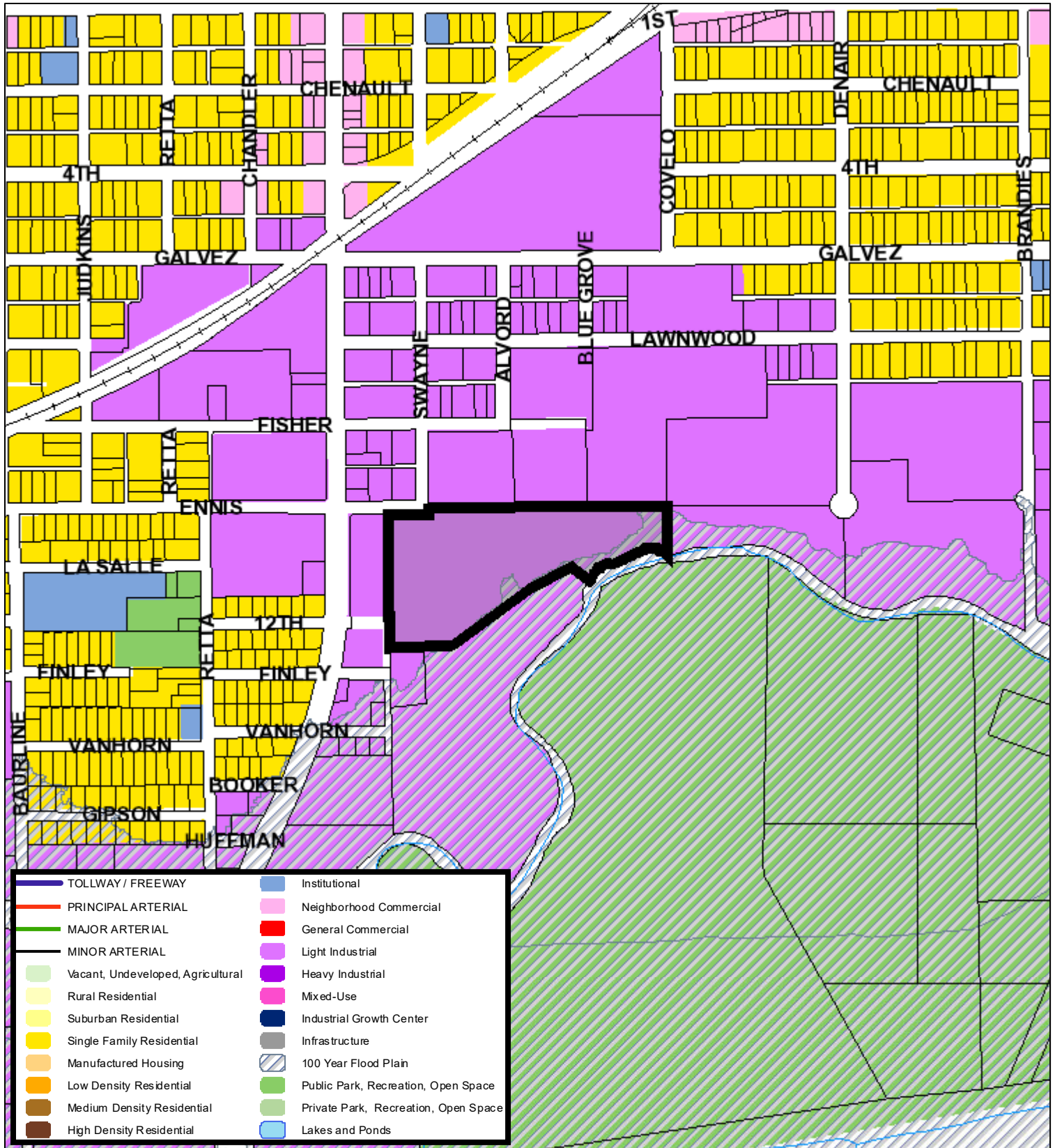


0 1,000 2,000 4,000 Feet



ZC-25-021

Future Land Use



580 290 0 580 Feet

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





ZC-25-021

Aerial Photo Map



0 362.5 725 1,450 Feet





Zoning Staff Report

Date: May 14, 2025

Case Number: ZC-25-028

Council District: 2

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Napoleon Canizales/ Briana Baugh

Site Location: 504 NW 25th Street

Acreage: 0.322 acre

Request

Proposed Use: Retail/ Commercial and Multi-family

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

Recommendation

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

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

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

Staff Recommendation: **Denial**

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7. Exhibit: Proposed Light Industrial Uses
8. Conceptual Plan
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11. Aerial Photograph

Project Description and Background

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

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

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

Applicant's Description

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

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

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

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

Compatibility with Surrounding Land Uses

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

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

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

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






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



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

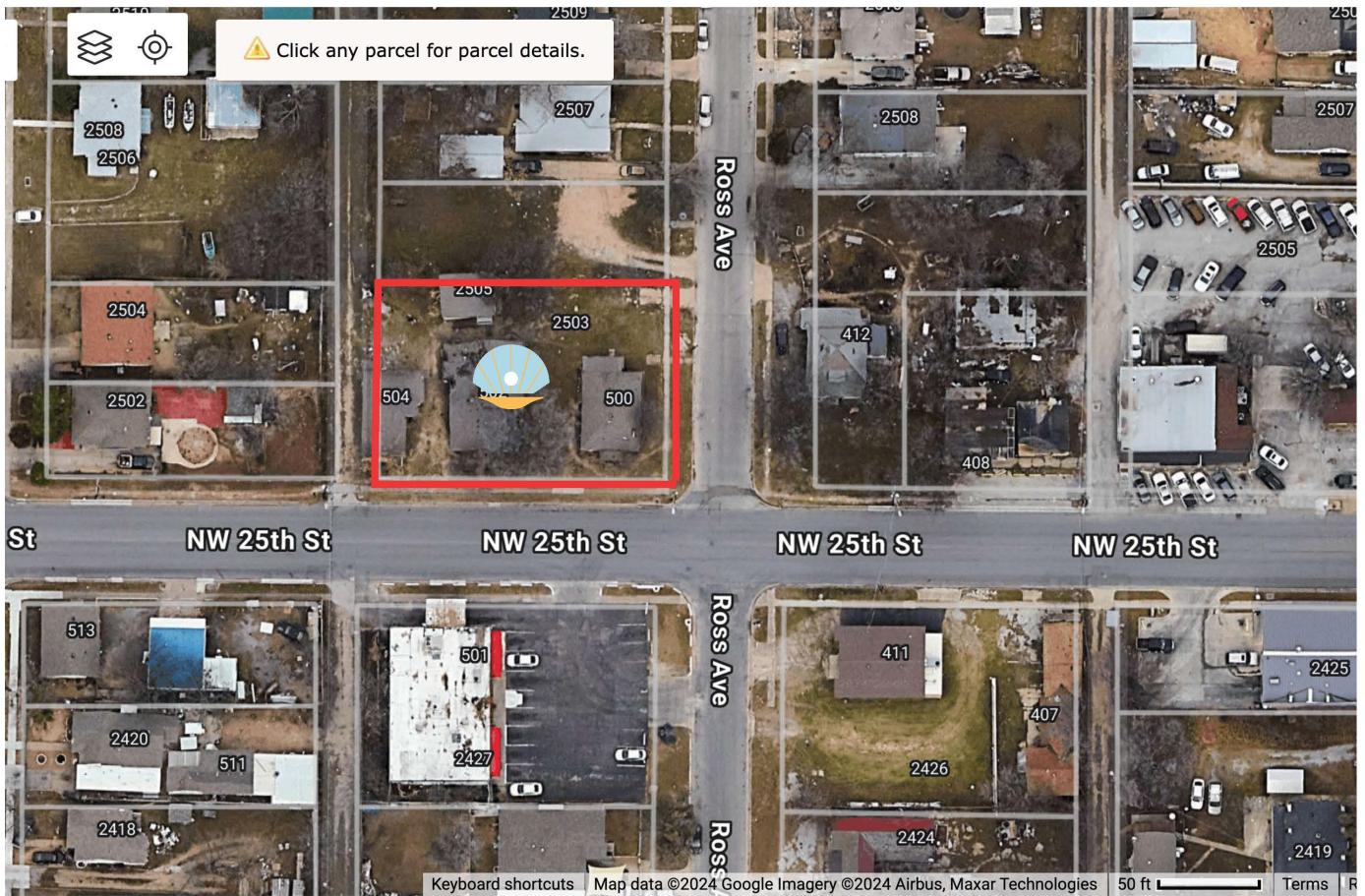


Figure 3: Map Image provided by Applicant

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

Surrounding Zoning and Land Uses

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

Recent Zoning History

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

Public Notification

Written Notice

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

Posted Notice

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

Published Notice

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

Courtesy Notice

The following organizations were emailed on April 29, 2025:

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

** Closest registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The majority of the surrounding area is zoned for residential use, apart from a commercial property located directly to the south. The proposed zoning is **not compatible** with surrounding land uses. While the proposed

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

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

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

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

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

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

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

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

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

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

Comprehensive Plan- Map Consistency

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

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

The proposed zoning designation for the property is not consistent with the Single-Family Residential designation identified in the Future Land Use (FLU) Map. MU-1 zoning allows for a broader range of land uses, including commercial activities and higher-density residential development, such as multifamily units and live-work spaces. Notably, single-family detached dwellings are not a permitted use under MU-1 zoning. As a result, the proposed rezoning represents a significant departure from the established land use vision for this area. The FLU category allows for the following zoning districts:

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

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

Key policies guiding this vision include:

- *Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.*
- *Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.*

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

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

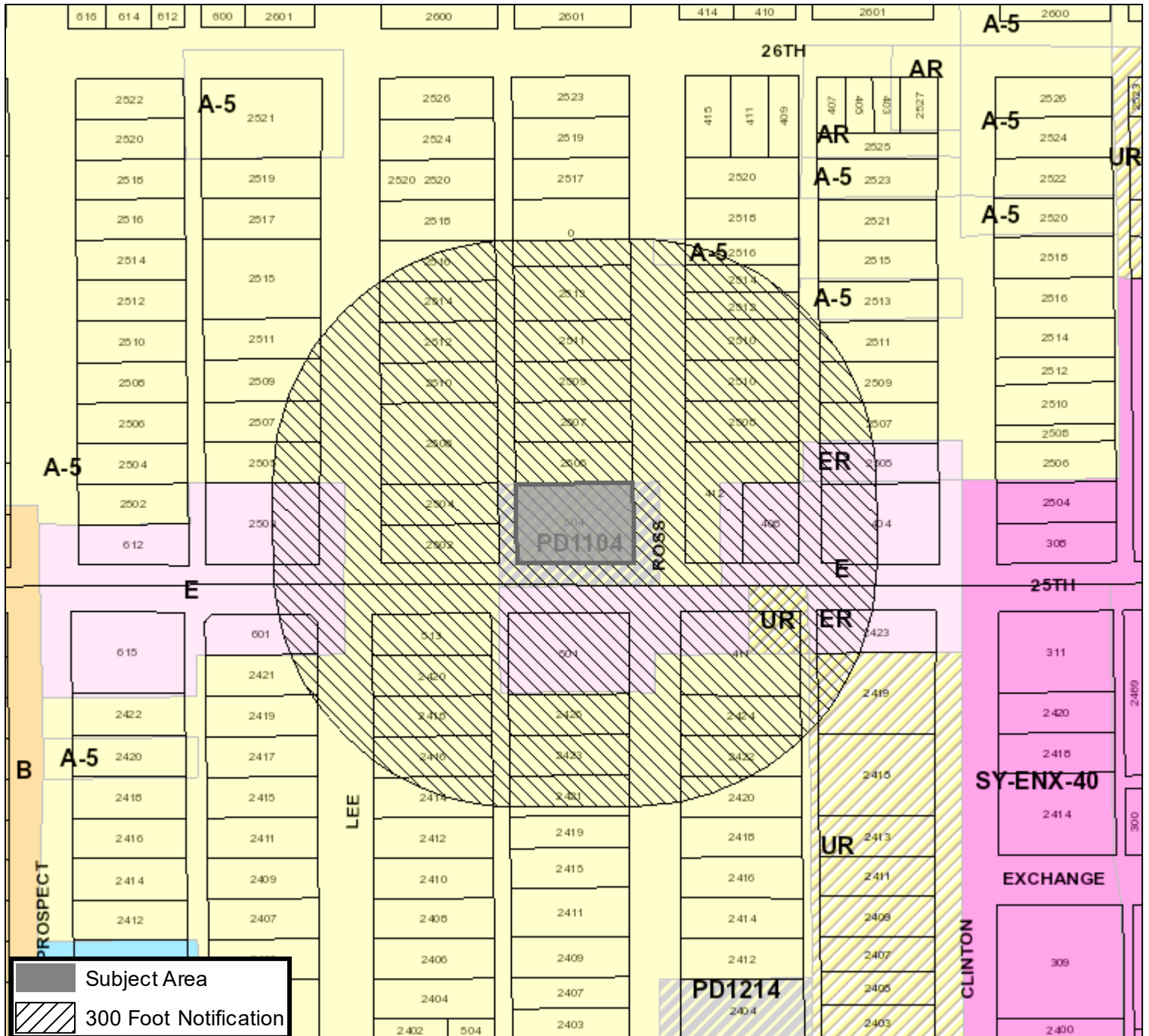
*The ordinance information used in this section can be found [here](#).



ZC-25-028

Area Zoning Map

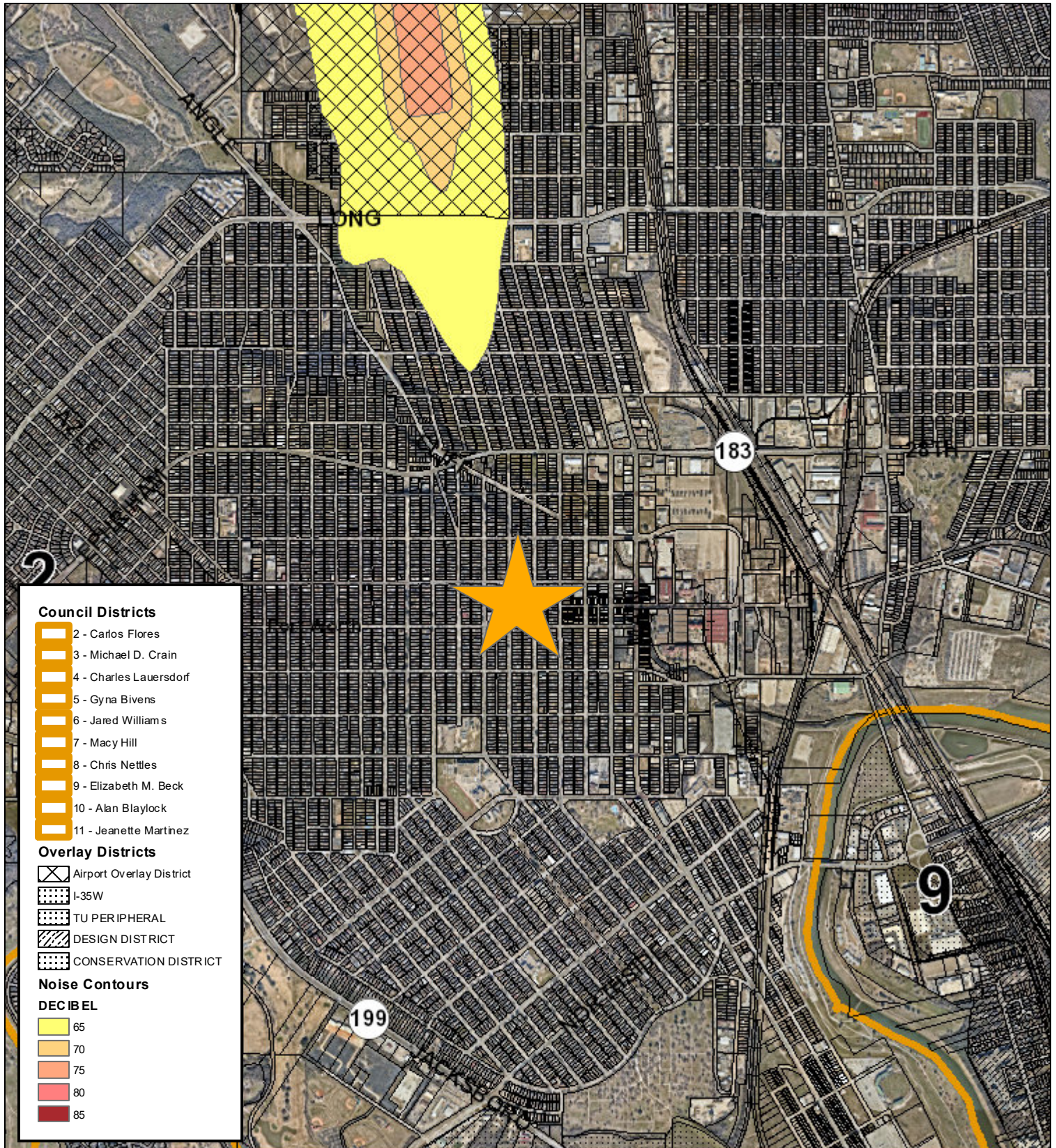
Applicant: 25th & Ross Manifest Abundance
Address: 504 NW 25th Street
Zoning From: PD 1104 for A-5 uses plus quadraplex
Zoning To: MU-1
Acres: 0.322
Mapsc0: Text
Sector/District: Northside
Commission Date: 5/14/2025
Contact: 817-392-2806



0 87.5 175 350 Feet

Created: 4/23/2025 9:56:08 AM

Area Map

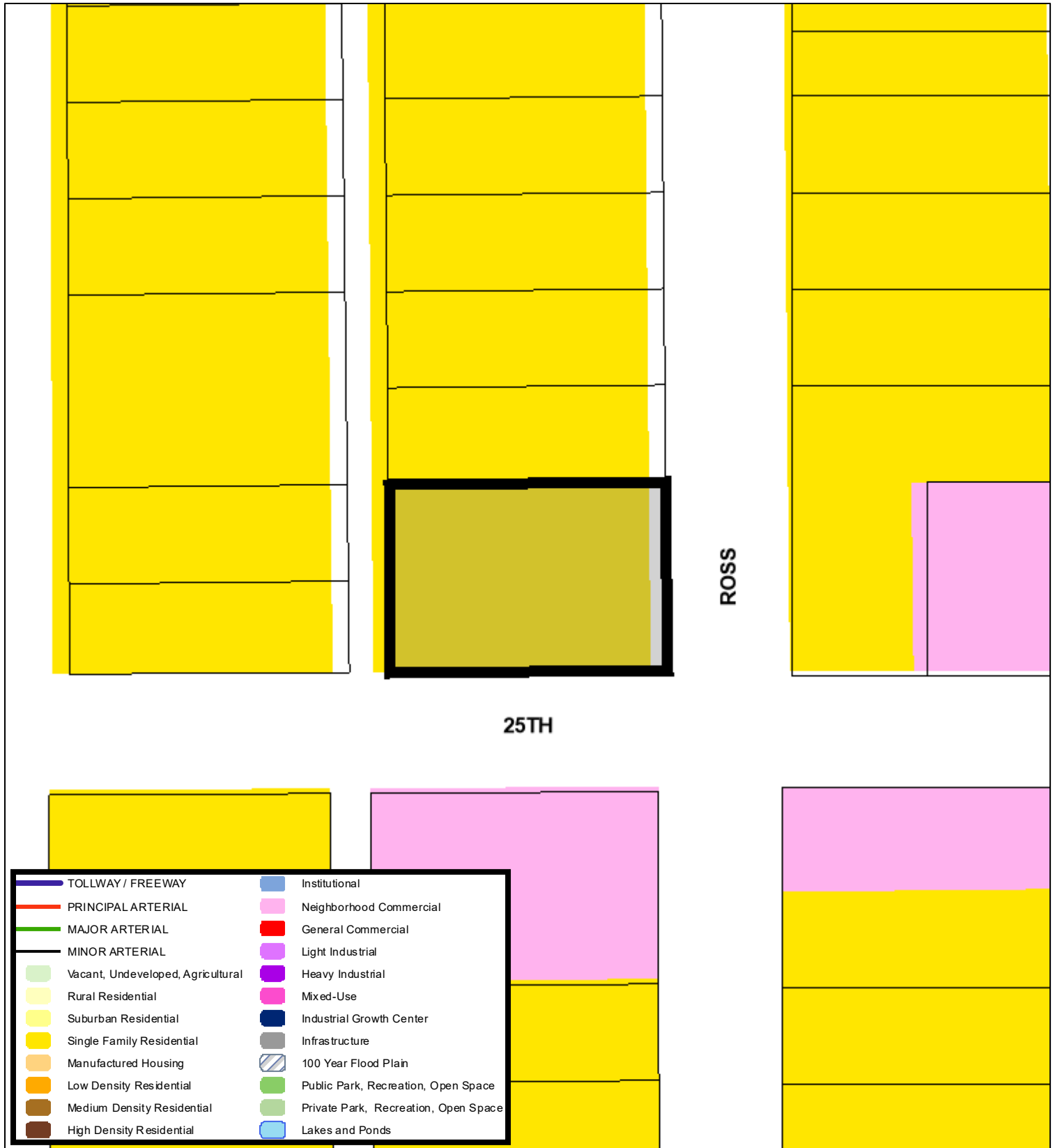


0 1,000 2,000 4,000 Feet



ZC-25-028

Future Land Use



70 35 0 70 Feet

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

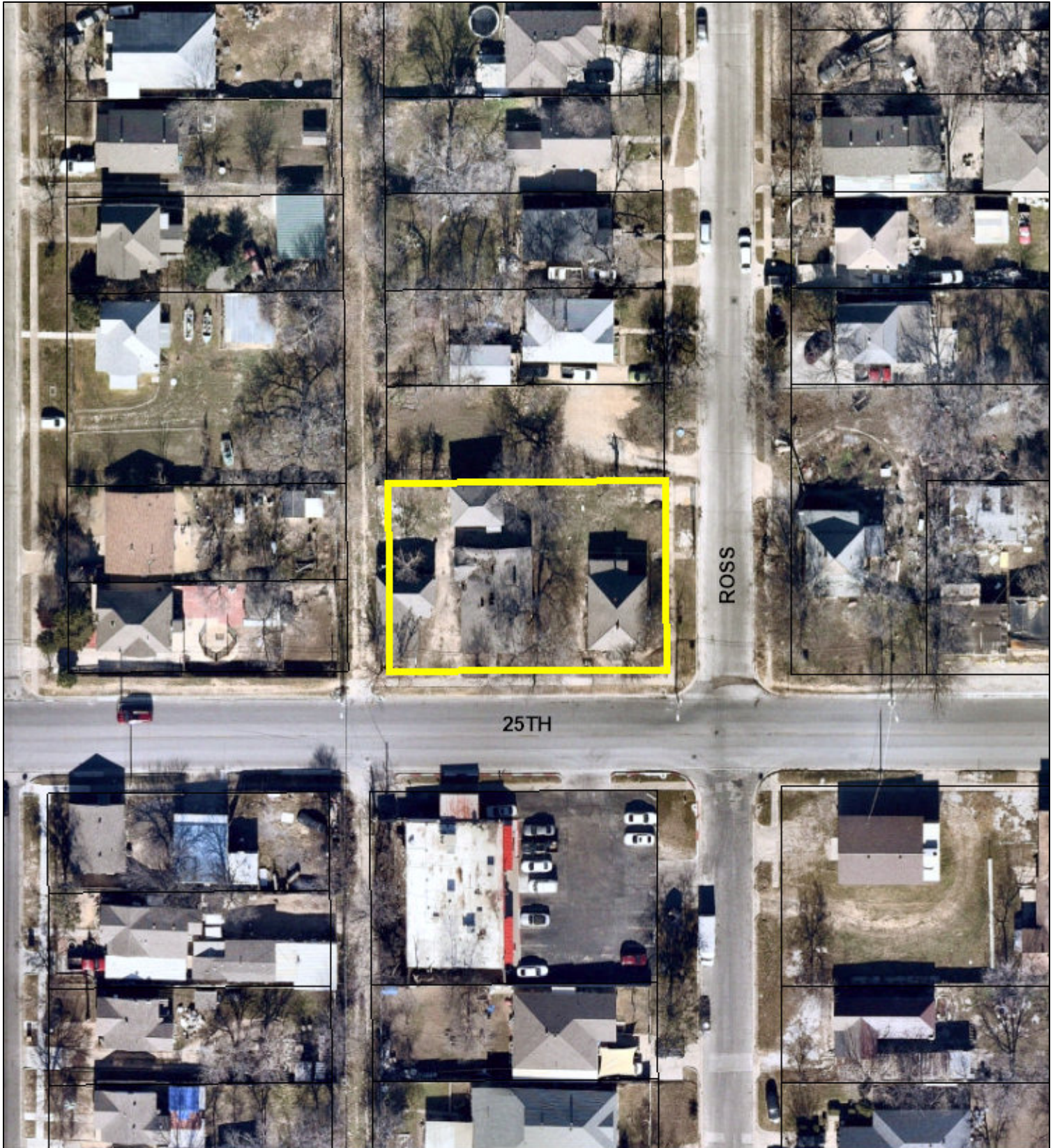


Created: 4/23/2025 9:56:39 AM



ZC-25-028

Aerial Photo Map



0 40 80 160 Feet





Zoning Staff Report

Date: May 14, 2025

Case Number: ZC-25-032

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: CanTex 4700 Martin LLC/FedEx Corporation/Tate Law Group

Site Location: 4700 Martin Street

Acreage: 9.39 acres

Request

Proposed Use: Semi truck and personal vehicle parking

Request: From: “K” Heavy Industrial

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

Recommendation

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

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

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

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

Project Description and Background

The subject property is located along the south side of Martin Street, on the southwest corner of its intersection with Village Creek Road. The site started being used for outdoor storage of semi trucks and trailers between 2003 and 2005, according to historical aerials. This land use begun without proper zoning approvals resulted Code Compliance violations in 2006. In order to remedy this situation, the applicant requested a Special Exception and Variance from the Board of Adjustment in 2015 to allow semi-truck parking for 5 years behind a chain-link fence, where a screening fence is required. The Special Exception expired in March 2020, after the zoning ordinance was revised in 2019 to now require a Conditional Use Permit for non-accessory outdoor storage without a primary building.

The applicants are requesting a Conditional Use Permit added to their “K” Heavy Industrial District. Outdoor storage, such as semi-truck parking, is allowed by right in the industrial districts with a primary building and only permitted on vacant lots with a CUP approval. The site plan shows no development waivers and meets the requirements for landscaping along the street frontage on the 9.39 acre lot. No additional Code Compliance complaints for the land use have been noted since the BOA approvals.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. While semi-truck and trailer parking, as well as outdoor storage, is not permitted on a vacant lot in the “K” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of new code violation convictions. The site is already being used for semi-truck and trailer parking with some existing landscaping, surrounded by chain link fencing. Standard industrial uses surround the site in all directions.

One block north of the site, US Highway 287 (MLK Freeway) is a 6-lane divided freeway with service road, which is suitable for semi-truck traffic. Martin Street is striped as a 2-lane undivided roadway, approximately 65 feet wide, but has paving approximately 40 feet wide. The roadway is listed on the Master Thoroughfare Plan as a Neighborhood Connector.

The site plan appears to show 194 semi-truck and 97 personal vehicle parking spaces behind enhanced landscaping on Martin Street. No buildings are proposed to be constructed as part of this project. An area of notable tree cover has been maintained in the south-central portion, and no floodplains are noted on the lot. The parking spaces for semi-trucks appear to be 30 feet deep, to accommodate only a semi truck without a trailer. Landscaping in an approximate 50-foot wide strip is shown on the northern street frontage, and additional grassy areas are noted on all other property lines.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for a 5-year time period for the operation of outdoor storage. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

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

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.

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

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

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

Surrounding Zoning and Land Uses

North "I" Light Industrial / Industrial uses, warehouses
 East "I" Light Industrial, "J" Medium Industrial / Collection site for large household waste, warehouse
 South "J" Medium Industrial / Warehouse
 West "K" Heavy Industrial / Industrial uses, warehouses with outdoor storage

Recent Zoning History

BAC-15-018: Board of Adjustment Special Exception for outdoor storage of semi-trucks and trailers for 5 years and Variance to not provide the required screening fence, approved, 3/18/2015.

Public Notification

300-foot Legal Notifications were mailed on April 28, 2025.
 The following organizations were notified: (emailed April 28, 2025)

Organizations Notified	
Echo Heights Stop Six Environmental Coalition NA*	Eastland NA
Echo Heights NA	Fairhaven NA
Glen Park NA	Village Creek NA
East Fort Worth, Inc.	Fort Worth ISD
Southeast Fort Worth Inc	Streams and Valleys Inc
Trinity Habitat for Humanity	

**Nearest registered Neighborhood Association*

Land Use Compatibility

The applicant is proposing to add a Conditional Use Permit for semi-truck and trailer parking. A site plan is included that shows no development waivers and upgrading the landscaping along Martin Street. However, the existing chain link fence will be required to be converted a solid screening fence as no building permit was found and the BOA Special Exception approval lapsed for 5 years. The Conditional Use Permit has been requested due to the expiration of the Board of Adjustment approvals. The requested land use for 194 semi-truck parking spots and 97 passenger vehicles is generally the same land use intensity as the surrounding sites. The proposed zoning request **is compatible** with surrounding industrial land uses, due to the solid screening required to be added to surround the site, as well as maintaining the existing stand of trees and including more street landscaping.

Comprehensive Plan Consistency – Southeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “Industrial Growth Center” on the Future Land Use Map and does not propose expanding this growth center. The requested land uses are included in the description envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below.

INDUSTRIAL

Industrial Growth Center

Industrial and commercial uses serving a large region

MU-2, All Commercial & Industrial

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

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

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

Site Plan Comments

Zoning and Land Use

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

1. Add the lot's platted Legal Description underneath the site's address.
2. Revise the project's specific CUP request in the lower right corner and right side to Remote Truck Storage. Parking lots have more extensive landscaping requirements that this site would not meet.
3. Include the Land Owner's and Applicant's Name, address, and telephone number.
4. Remove the contour lines and label the detention pond.

5. Remove the limits of disturbance line from the site plan.
6. Change the vicinity map from an aerial with no streets to either a map with streets only or add the streets to the aerial map.
7. Insert the site's zoning case number of ZC-25-032 into the lower right corner box.
8. Please label the setbacks' dimensions, in addition to noting in the chart.
9. Instead of chart note #1 regarding the building, please note the number of semi-truck parking spaces provided.
10. Add a note with the size of the tractor parking spaces.
11. Dimension a sample tractor parking space and passenger vehicle parking space in each group of spaces.
12. The aerial photographs show semi-tractors parked in passenger vehicle spaces on the east & south sides. Does the site need to be adjusted to have semi-tractor parking in more areas?
13. Add a different pattern for the landscaped/grassy areas.
14. An unscreened dumpster appears to be located in the grassy area at the southwest corner of the parking area. The dumpster either needs to be screened with an appropriate labeled enclosure or removed.
15. A solid screening fence is required under Sec. 5.133 for all non-accessory outdoor storage. The fence had no building permit and the Special Exception lapsed, so the variance expired. Remove note #8.
16. Place the fence behind the southern row of trees on the Martin Street frontage.
17. Show and label the platted easements.
18. Label the land use of the immediately adjacent properties abutting the site, instead of the property owners.
19. Informational comment: A monument sign more than 20 feet from a driveway is allowed by right.

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

T/PW Stormwater

1. Drainage study may be required if development is proposed that would exceed 1 acre in land disturbance prior to grading and building permit issuance.
2. No FEMA, CFRA, or PHW on or around site.
3. There appears to be a drainage facility detention pond south of the parking lot. There is existing storm infrastructure adjacent to the lot on Martin St per TPW Plan Set, K-0711.

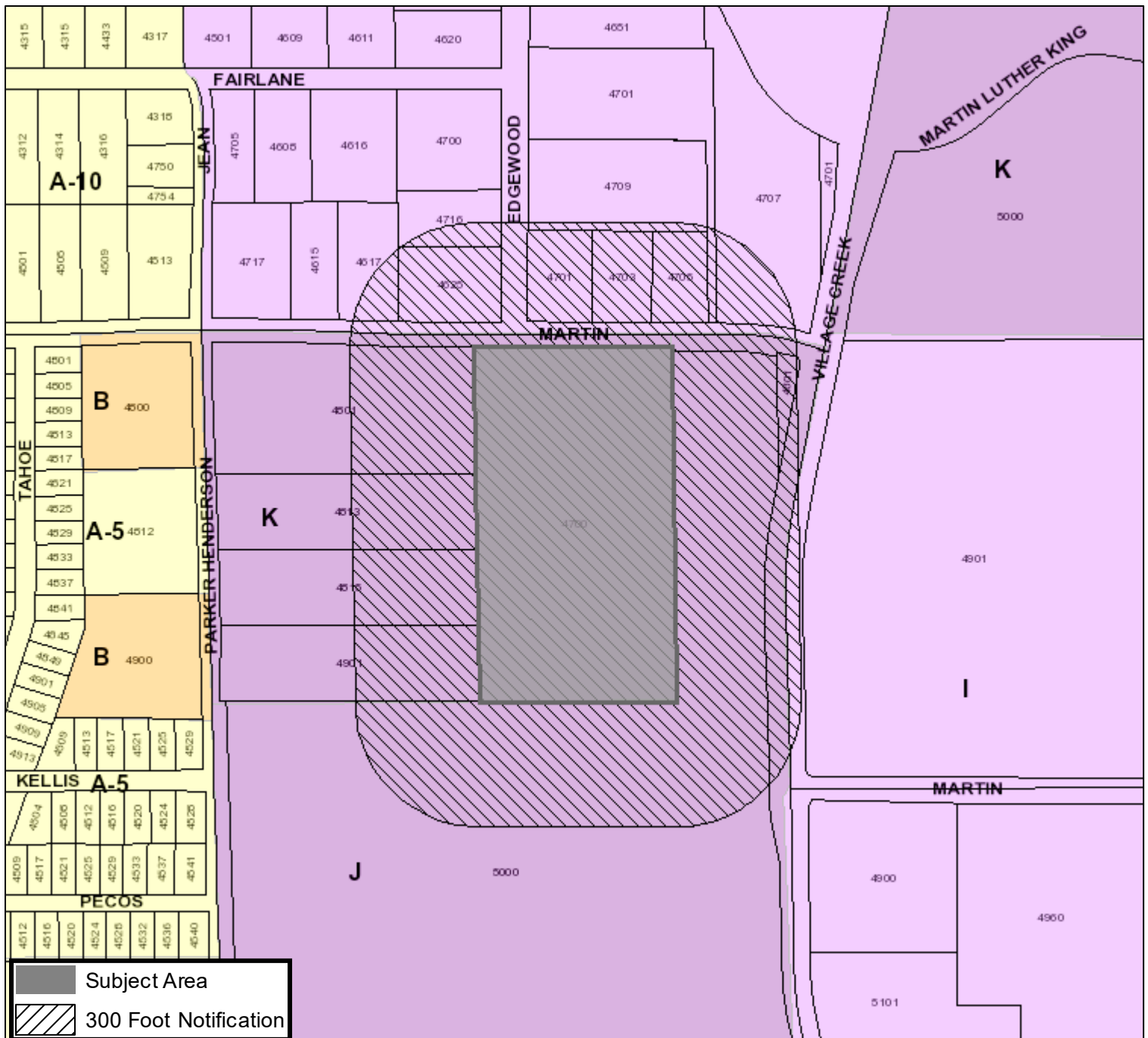
Fire

1. No occupied buildings located within lot. Fire Code has no requirements other than lot access to a public street, which is provided.
2. 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.
3. The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.
<https://www.fortworthtexas.gov/departments/fire/services/bureau>.

Platting

1. Property already platted as Lot 2, Block 2, Adams Industrial Park. Site plan does not appear to be subdividing the land. Once zoning is approved, you can provide a copy of the recorded plat and submit your building permit.

Applicant: CanTex 4700 Martin LLC/Tate Law Group
Address: 4700 Martin Street
Zoning From: K
Zoning To: Add CUP for outside storage and parking
Acres: 9.385
MapSCO: Text
Sector/District: Southeast
Commission Date: 5/14/2025
Contact: 817-392-8190





LOCATION MAP

N.T.S.

SITE PLAN NOTES

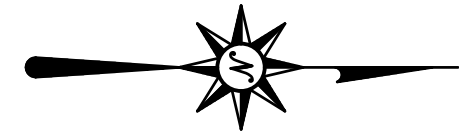
SITE PLAN NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH PROJECT SPECIFICATION MANUAL: FEDEX GROUND STANDARDS, CITY OF FORT WORTH, STANDARDS TEXAS DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "A SURVEY SHOWING LOT 2, BLOCK 2, ADAMS INDUSTRIAL PARK" SCALE 1"=100' DATE 1/6/2015 BY SEMPCO SURVEYING INC.
- NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
- ALL SIGNAGE WILL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS, CITY OF FORT WORTH ZONING ORDINANCE.
- THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING, CITY OF FORT WORTH ZONING ORDINANCE.
- THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY, CITY OF FORT WORTH ZONING ORDINANCE.
- VARIANCE GRANTED MARCH 18, 2015 "A VARIANCE IN A K HEAVY INDUSTRIAL DISTRICT TO PERMIT NON-ACCESSORY OUTDOOR STORAGE WITHOUT PROVIDING THE REQUIRED SCREENING FENCE."

PARKING INFORMATION

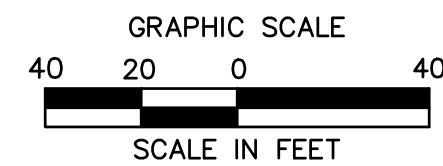
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY			
ZONE: K (HEAVY INDUSTRIAL)			
USE: PARKING LOT (STORAGE NON-ACCESSORY OUTSIDE)			
ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	BUILDING SIZE	NONE REQUIRED	0 S.F.
2	PARKING REQUIRED BY TOWNSHIP	NONE REQUIRED	97 SPACES
3	ADA HC ACCESSIBLE SPACES	1 PER 25 SPACES = 4 SPACES	4 SPACES
4	MINIMUM PARKING DIMENSIONS	9 FEET WIDE/18 FEET LONG	9 FEET WIDE/19 FEET LONG
5	MINIMUM AISLE WIDTH	24 FEET	30 FEET
6	MINIMUM FRONT SETBACK	NONE REQUIRED	54.5 FEET
7	MINIMUM SIDE SETBACK	NONE REQUIRED	16.1 FEET
8	MINIMUM REAR SETBACK	NONE REQUIRED	313 FEET

NOTE: NO BUILDING PROPOSED ON SITE.



SITE PLAN LEGEND

---	PROPERTY LINE
---	LIMIT OF DISTURBANCE/CONTRACT LIMIT LINE
•	PROVIDE AND INSTALL TRAFFIC SIGN



DIRECTOR OF DEVELOPMENT SERVICES

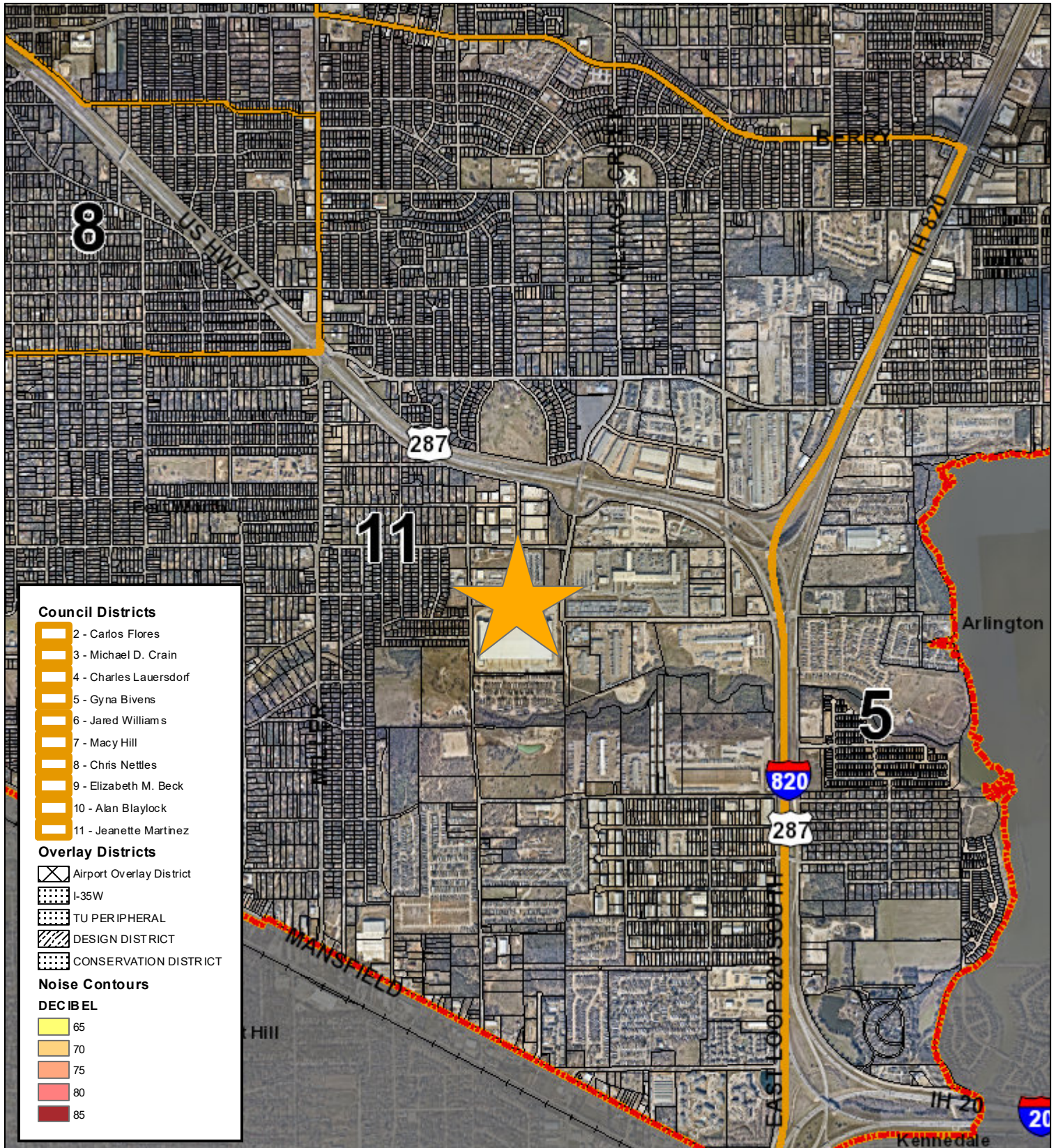
DATE

PROPOSED REMOTE PARKING LOT

ZONING
CASE #

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

Area Map

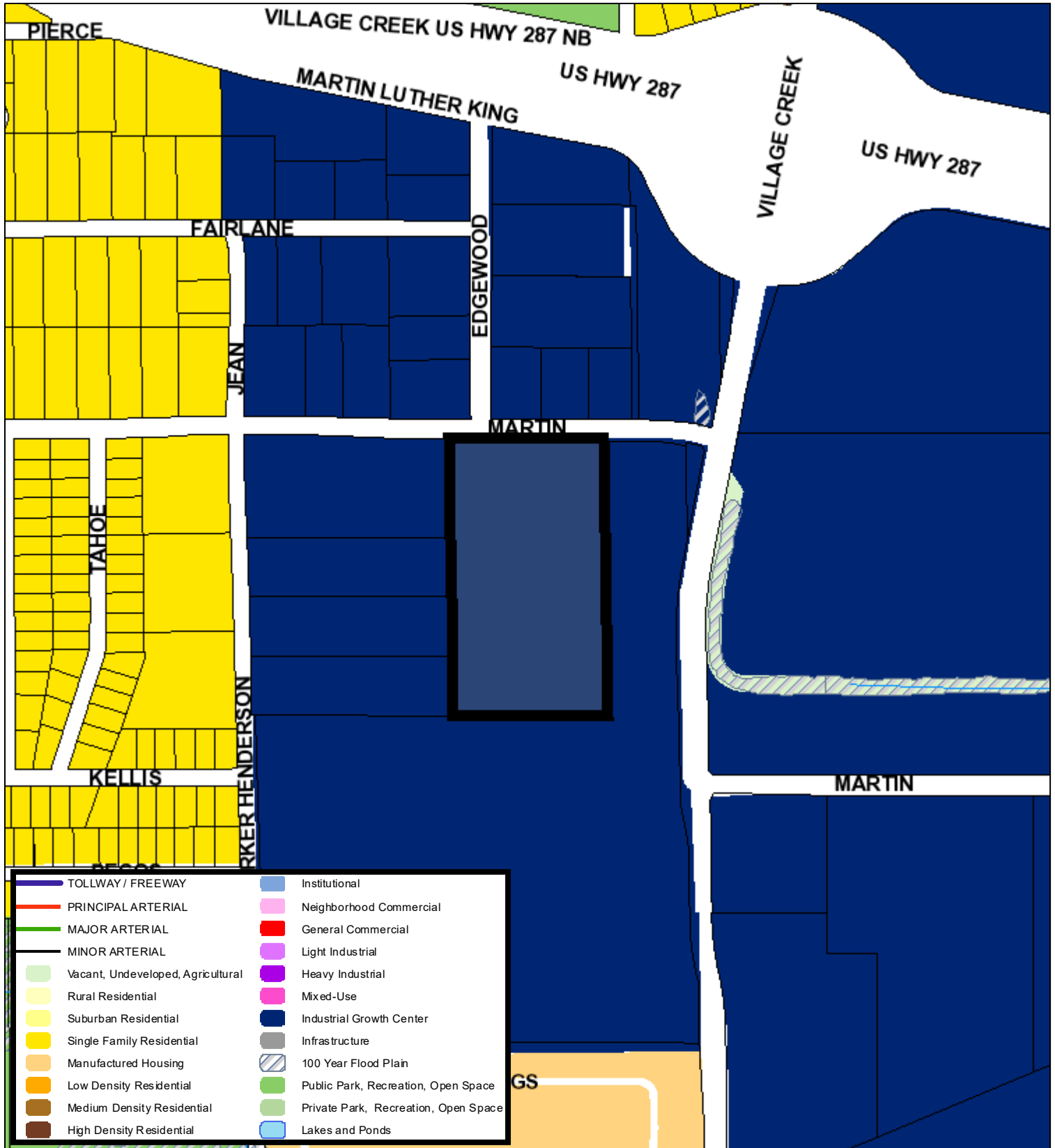


0 1,000 2,000 4,000 Feet



ZC-25-032

Future Land Use



410 205 0 410 Feet

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





ZC-25-032

Aerial Photo Map



0 255 510 1,020 Feet





Zoning Staff Report

Date: May 14, 2025

Case Number: ZC-25-050

Council District: 2

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: John Ainsworth & Chris Rapkoch with Kimley-Horn/ OGC SN Multifamily, LP

Site Location: 2900 - 3000 (evens) N. Commerce Street

Acreage: 9.48 acres

Request

Proposed Use: Multi-family

Request: From: “D” High-Density Multifamily & “K” Heavy Industrial
To: “PD/D” Planned Development for “D” High-Density Multifamily plus detached multifamily with waiver to the MFD, maximum density at 33 dwelling units per acre, with development standards for front yard along NE 30th Street, reduction of parking to 1.4 parking spaces per unit, carports and parking shall be allowed between a building and a public or private street, and fences shall be allowed in-between the building and property line, site plan required.

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The subject property, approximately 9.4761 acres, is located east of N Main Street and is currently undeveloped. The surrounding area consists of a mix of commercial and residential uses. The property is currently zoned “D” High-Density Multifamily takes up the majority and to the east of the property with a small portion of the site “K” Heavy Industrial to the east. The surrounding zoning designations including “G” Intensive Commercial (northwest), and “K” Heavy Industrial (southwest & east) with a “PD-G” Planned Development Intensive Commercial for a hotel within 1,000 feet of a one-family zoning district; site plan waived (south).

The applicant proposes developing 4 buildings, 296 units multifamily buildings. Further details regarding the proposal are provided in the ‘Applicant’s Description’ section below. A site plan is included with this application as required for Planned Developments (PD) (**Figure 3**). According to ordinance 4.301.b ([‘Site Plan Requirements’](#)), a site plan is required to ensure compliance with zoning regulations and proper integration with the surrounding community. The site plan also demonstrates how the proposed rezone will impact the surrounding area. In addition, a property survey is provided that outlines the area affected by the requested zoning changes (**Figure 3**).

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

Requirement	D Standards*	Proposed PD/D (Provided per site plan)
Units per acre	32 maximum	33 maximum
Setbacks	Front yard* : 20 feet minimum	To allow NE 30 th Street to be considered the only front for the setbacks requirements
Parking	Multifamily Residential- 1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage); 2 spaces may be tandem if assigned to the same unit and restricted from use for storage.	Reduce of parking spaces to 1.4 parking spaces per unit and none for common areas, offices and recreation
Carports /Parking	Carports are not allowed between the front of the building face and street, see §§ 6.101(a) and 6.300(b) No parking or driveways shall be provided between a building and a public or private street	Carports and parking shall be allowed between a building and a public or private street,
Fences and gates	Multifamily development. Fences shall not be located in the area between building facades and the property line. Frontage on a controlled access highway shall not be considered a street for purposes of this section. Perimeter security fencing is prohibited; however, security fencing is	Fences shall be allowed in-between the building and property line

	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.	
MFD waiver-site plan requirement	Uses. In the high density multifamily ("D") district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5. <u>No permit shall be issued for construction, alteration or revision in a Multifamily Design development area unless there has been a site plan approved by the development services director or an authorized representative and a subdivision plat approved by the plan commission.</u>	No site plan required to be reviewed, presented, nor approved by the plan commission

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

Applicant's Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, "...*The subject site was previously a gas well pad and a small warehouse with gravel parking and truck and trailer shunting/storage that was razed in 2022. It currently vacant, a nuisance to the community and burden to the landowner, as the site is frequently used for illegal dumping and homeless camps (see Figure 1). The property is currently undeveloped and part of a larger development including a hotel and commercial/retail, which were part of ZC-23-100.*

The property is an infill development, located approximately 0.5 miles from the Fort Worth Stockyards and from Rodeo Park a Marine Creek, part of the Trinity Trails System, and 4 miles from downtown Fort Worth. The proposed development will include amenities such as a dog park, pool, and outdoor grilling area.



Figure 1: Existing end of NE 30th St (Source: Google)

The site is set back approximately 400' from N Main and 300' from NE 29th St, and there is $\pm 47'$ of fall from the intersection of N Main St at 29th St down to Tony's Creek on the east side of the site. NE 30th St terminates into the subject site, a result of the old ROW that was dedicated but never improved, coupled with the challenges and

constraints of the ROW abandonment. These considerations lead to limited visibility of the proposed development from Main St and NE 29th St, as well as minimal street frontage on NE 30th St. NE 31st St along the northern edge of the site is similarly unimproved ROW...

Request for Parking Reduction – Multi-Family Development at Fort Worth Stockyards

...Our development is designed for individuals who live and work in the Fort Worth Stockyards proximity, providing a centrally located housing option without the burdens of home ownership. Given its proximity to major employment opportunities, growing walkability, and access to public transit, we anticipate many residents will increasingly rely on alternative transportation rather than personal vehicles.

Parking Management & Allocation

Our parking strategy is based on operational experience with similar developments:

- **One space per bedroom**, totaling to **424 bedrooms**
- **A proposed 1.40 spaces per unit**, equating to **415 parking spaces**.
- Experience from past projects indicates that many two- and three-bedroom units do not fully utilize their allotted parking, allowing flexibility in space allocation.

Currently, our **site plan provides 438 spaces**, exceeding the 1:1 bedroom to parking ratio. However, we anticipate that city and utility requirements (e.g., transformer placement, landscape islands) may reduce the final number of usable spaces and we'd like to provide some usable margin to work within as plans fully develop.

While the design will aim to exceed the proposed minimum ratio, parking requirement should consider that projects are rarely at full occupancy and the unlikely event that all tenants and vehicles simultaneously present.

Comparable Regional Parking Standards

Our proposed ratio aligns with or exceeds parking standards in other Texas municipalities:

- **Houston, TX:** (Houston Ordinance) Parking requirements for the unit mix of this project in Houston, TX would require a minimum of 422.2 spaces (1.42 spaces per unit).
- **San Antonio, TX:** (San Antonio UDC) 1.50 parking ratio required per unit in Multi-Family development, however minimum parking provisions are not required in Downtown district.
- **Austin, TX:** (Austin LDC) Off-Street parking is not required in Multi-Family development except to meet accessibility requirements.

Proximity to Public Transit

The project is located **0.73 miles southeast of the North Side TEXRail Station**, which provides connectivity to Fort Worth's major districts. This proximity enhances transportation options and further supports a reduced parking need. Link to TEXRail system map, also shown in figure 2, depicts all public transportation routes provided by the city such as bus routes, railway systems, in addition to ride share locations with the proximity to the subject site.

While Fort Worth's ordinance requires **456 spaces (1.54 ratio)** for this project, we are confident that a **1.40 spaces per unit ratio** is sufficient based on operational experience, transit access, and regional precedents. Our site plan reflects this intent while maintaining flexibility for additional parking if needed.

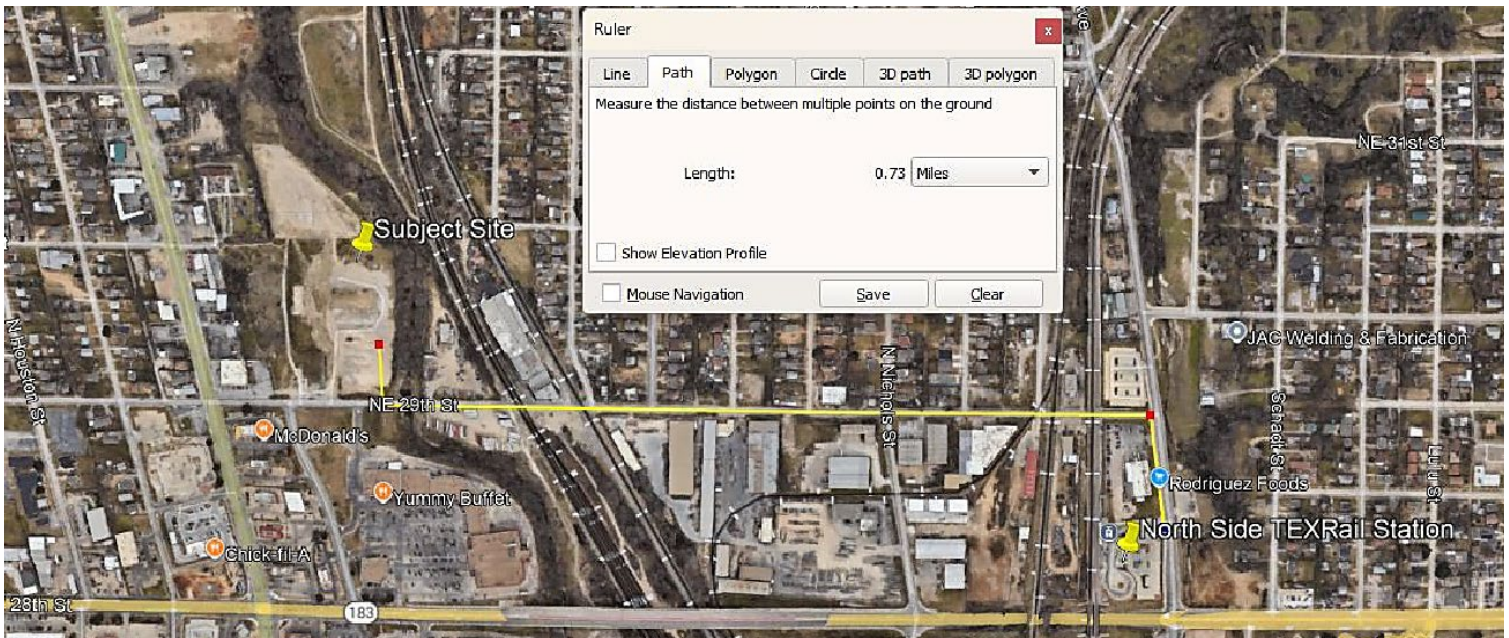


Figure 2: TEXRail system map (Source: GoogleEarth)



Figure 3: Photo taken from NE 29 street facing North; Site Photos taken by staff on 4/30/25



Figure 3: Photo taken from NE 30 street facing East; Site Photos taken by staff on 4/30/25

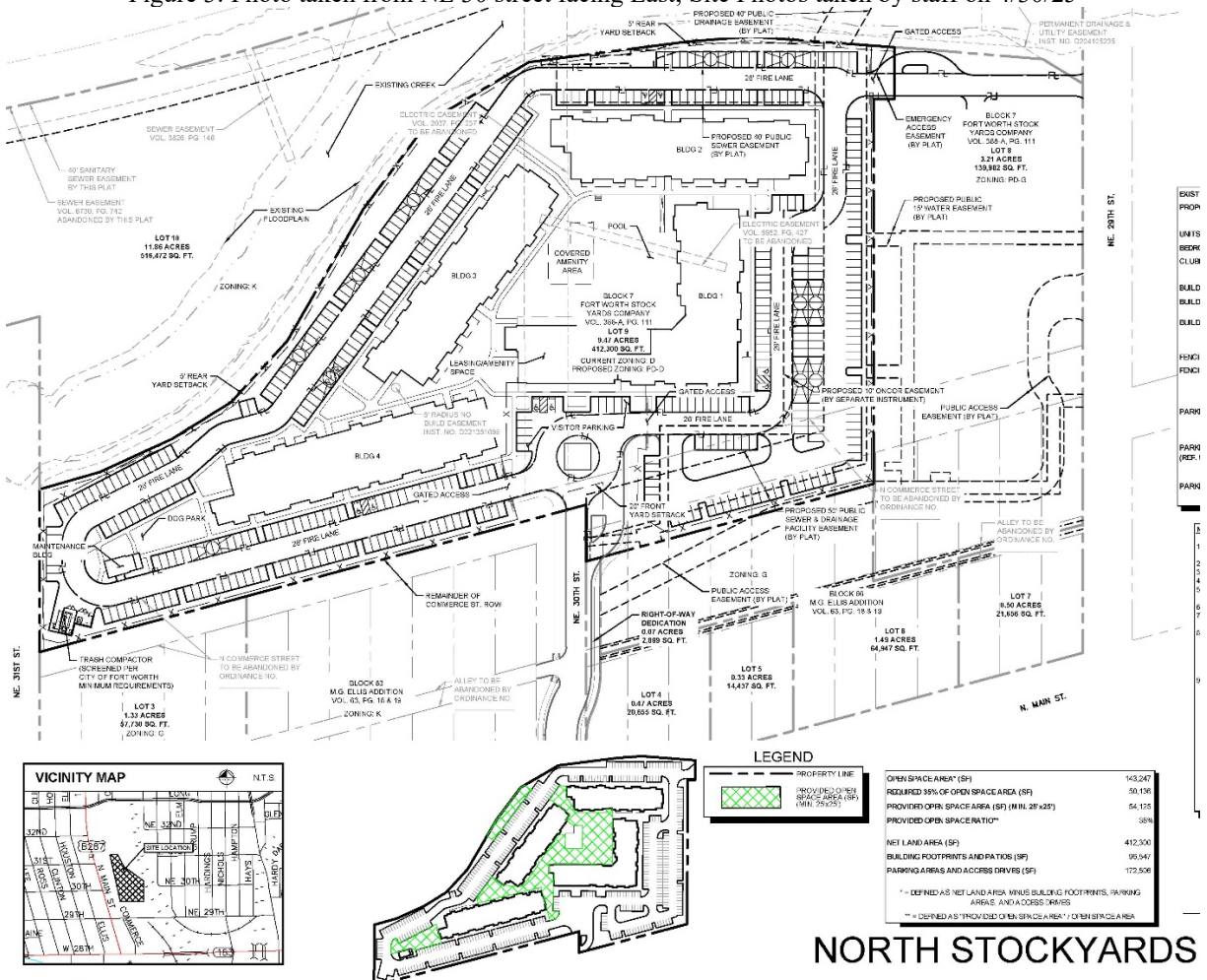


Figure 2: Site Plan Exhibit

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

Surrounding Zoning and Land Uses

North: “K” Heavy Industrial / Vacant
East: “K” Heavy Industrial / Vacant
South: "PD1391" PD-G Planned Development Intensive Commercial / vacant
West- north: “G” Intensive Commercial / Vacant
West- south: “K” Heavy Industrial / Vacant

Recent Zoning History

- ZC-11-037 From “K” Heavy Industrial to PD for all K uses plus metal recycling facility. Case was Denied 9-0 at the April 13, 2011 Zoning Commission Meeting and City Council denied it unanimously on April 19, 2011

Public Notification

Written Notice

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

Posted Notice

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

Published Notice

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

Courtesy Notice

The following organizations were emailed on April 30, 2025:

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valley’s Inc
Inter-District 2 Alliance	Diamond Hill-Jarvis NAC

* *Closest registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The surrounding area is primarily zoned for commercial use, with residential properties interwoven throughout, creating a diverse and evolving urban fabric. The proposed land use is well-suited to this context, introducing a residential component that complements the area’s mixed-use character. The requested rezoning would add housing diversity, enhance land use balance, and support nearby businesses by increasing the local residential

population. This type of infill development aligns with smart growth principles and contributes to the long-term vitality and sustainability of the community.

However, several of the requested waivers raise concerns and may conflict with the intent and objectives of the proposed zoning district.

The proposed reduction of 42 required parking spaces could adversely impact future residents and strain parking availability for nearby businesses and homes. Staff recommends compliance with standard parking requirements to ensure adequate on-site capacity and to minimize potential overflow onto surrounding streets.

Additionally, carports and parking should be located behind the buildings and screened from public view to maintain a walkable, pedestrian-friendly streetscape and preserve the neighborhood's visual character. Rear parking also provides a beneficial buffer between residents and the adjacent railroad, helping to mitigate noise and other potential disturbances.

Lastly, the proposed fencing between the building and the property line undermines the applicant's stated goal of promoting connection and walkability by creating a physical barrier rather than facilitating access. This design choice would restrict residents' ability to easily reach the Northside TEXRail Station and other public transportation. Additionally, the current site plan only provides for vehicular access and lacks clearly defined pedestrian pathways. As shown, residents attempting to exit the property on foot would need to cross four rows of parking, also staff has not identified any sidewalks or safe pedestrian crossings in the layout. This absence of pedestrian infrastructure represents a missed opportunity to enhance walkability and connectivity in the area.

Requirement	Proposed PD/D (Provided per site plan)	Staff concerns
Units per acre	33 maximum	No Concerns
Setbacks	To allow NE 30 th Street to be considered the only front for the setbacks requirements	No Concerns
Parking	Reduce of parking spaces to 1.4 parking spaces per unit and none for common areas, offices and recreation	Yes, there is concern. Staff recommends keeping the requirement at 1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage)
Carports /Parking	Carports and parking shall be allowed between a building and a public or private street,	Yes, there is concern. Carports and parking should be located behind the buildings and screened from street view to maintain a clean, pedestrian-friendly streetscape and preserve the visual character of the neighborhood.
Fences and gates	Fences shall be allowed in-between the building and property line	Yes, there is concern, as it would negatively impact potential future residents by creating a physical barrier and discourage connectivity.

MFD waiver- site plan requirement	No site plan required to be reviewed, presented, nor approved by the plan commission	No concern, as the requested planned development will require a site plan
-----------------------------------	--	---

In conclusion, while the proposed use is compatible for this area, the associated waiver requests raise notable concerns. To ensure the long-term success of the project and its integration into the surrounding community, staff recommends that the applicant revise the proposal to comply with parking, carport and parking location and fencing.

Doing so will help uphold the intent of the zoning district, maintain neighborhood character, and support a balanced, sustainable pattern of growth.

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

Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as Light Industrial on the east side and Neighborhood Commercial on the west side, as indicated on the Future Land Use (FLU) Map.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial

The proposed property's designation is somewhat consistent with the Light Industrial & Neighborhood Commercial outlined in the Future Land Use (FLU) Map. The rezoning request to "PD/D" Planned Development for "D" High-Density Multifamily does not align with the FLU designation, and it misses the intent for this area. The FLU category allows for the following zoning districts:

- "T" Light Industrial
- "ER" Neighborhood Commercial Restricted
- "E" Neighborhood Commercial
- "MU-1" Low-Intensity Mixed-Use (Multifamily allowed)
- "MU-2" High-Intensity Mixed-Use (Multifamily allowed)
- "FR" General Commercial Restricted
- "F" General Commercial
- "G" Intensive Commercial

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

This area is being designated for commercial, mixed-use, or industrial zoning, making the proposed zoning district somewhat inconsistent with the Future Land Use (FLU) Map. However, when evaluating the allowable uses within those districts, the proposed use is permitted in a couple of them. More importantly, the proposal aligns well with the City's Comprehensive Plan policies, which encourage multifamily development near transit, employment, and amenities to reduce reliance on vehicles; promote infill development that utilizes existing

infrastructure and curbs sprawl; and support the use of buffers or transitional zoning to ensure compatibility between differing land uses.

Key policies guiding this vision include:

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

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

Site Plan Comments

Zoning and Land Use

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



Supplemental Information
Site Photos taken by Staff on 4/30/2025





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3	0.0000	0.00	0.0000	0.00
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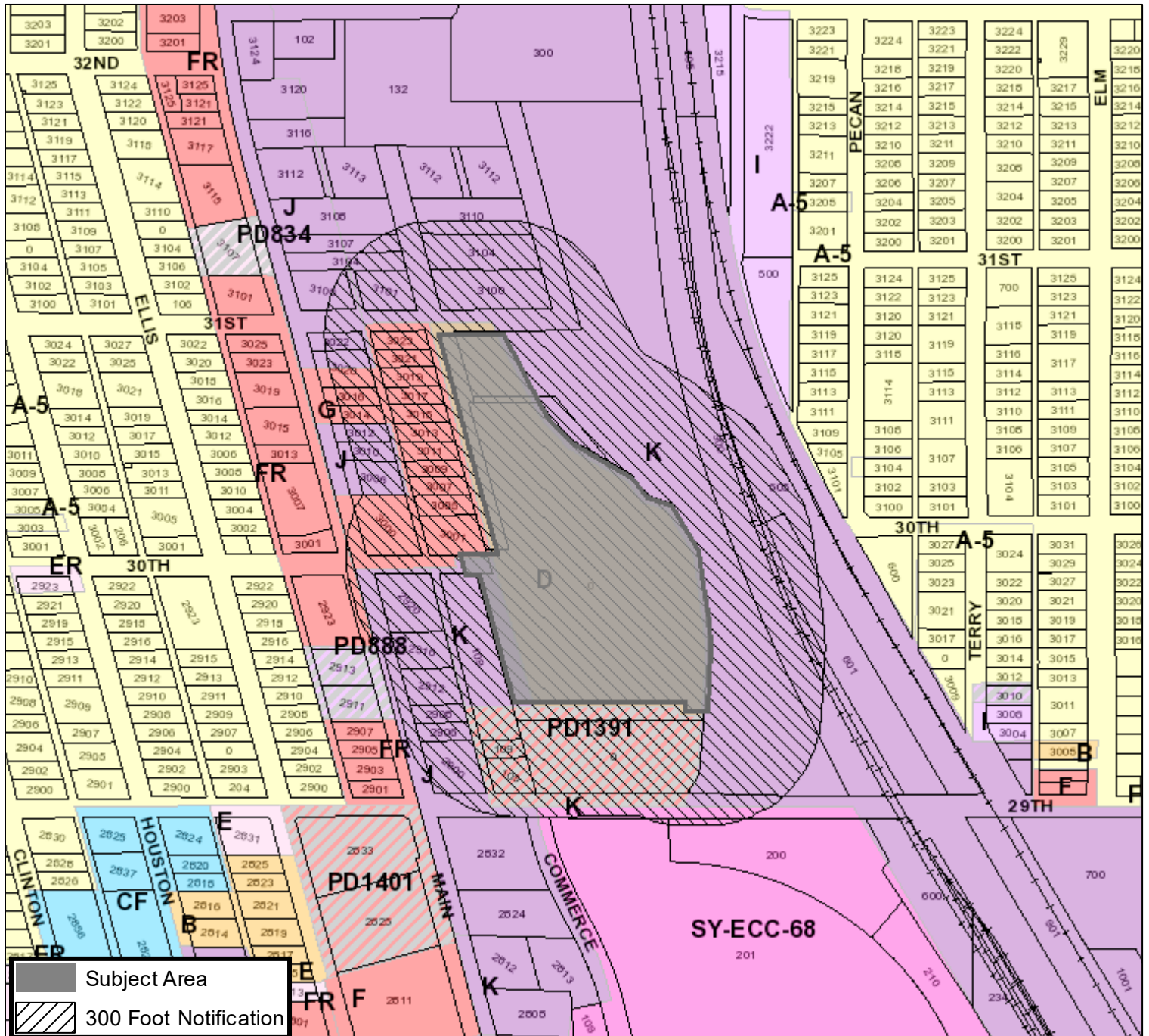
Final Plat- FP-24-022



zc-25-050

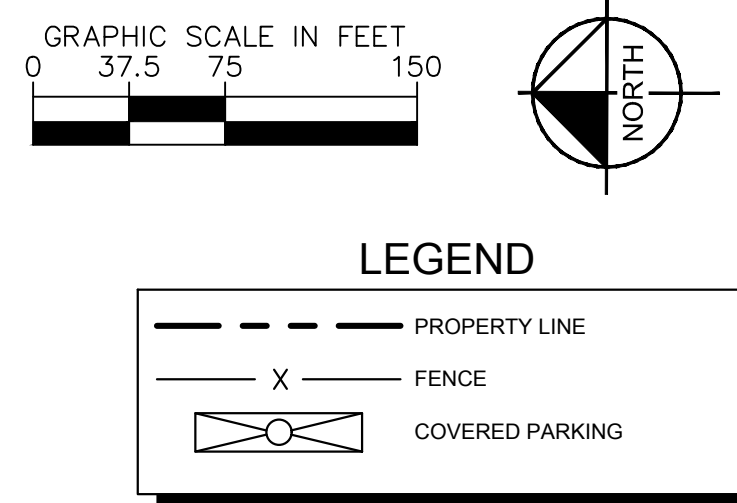
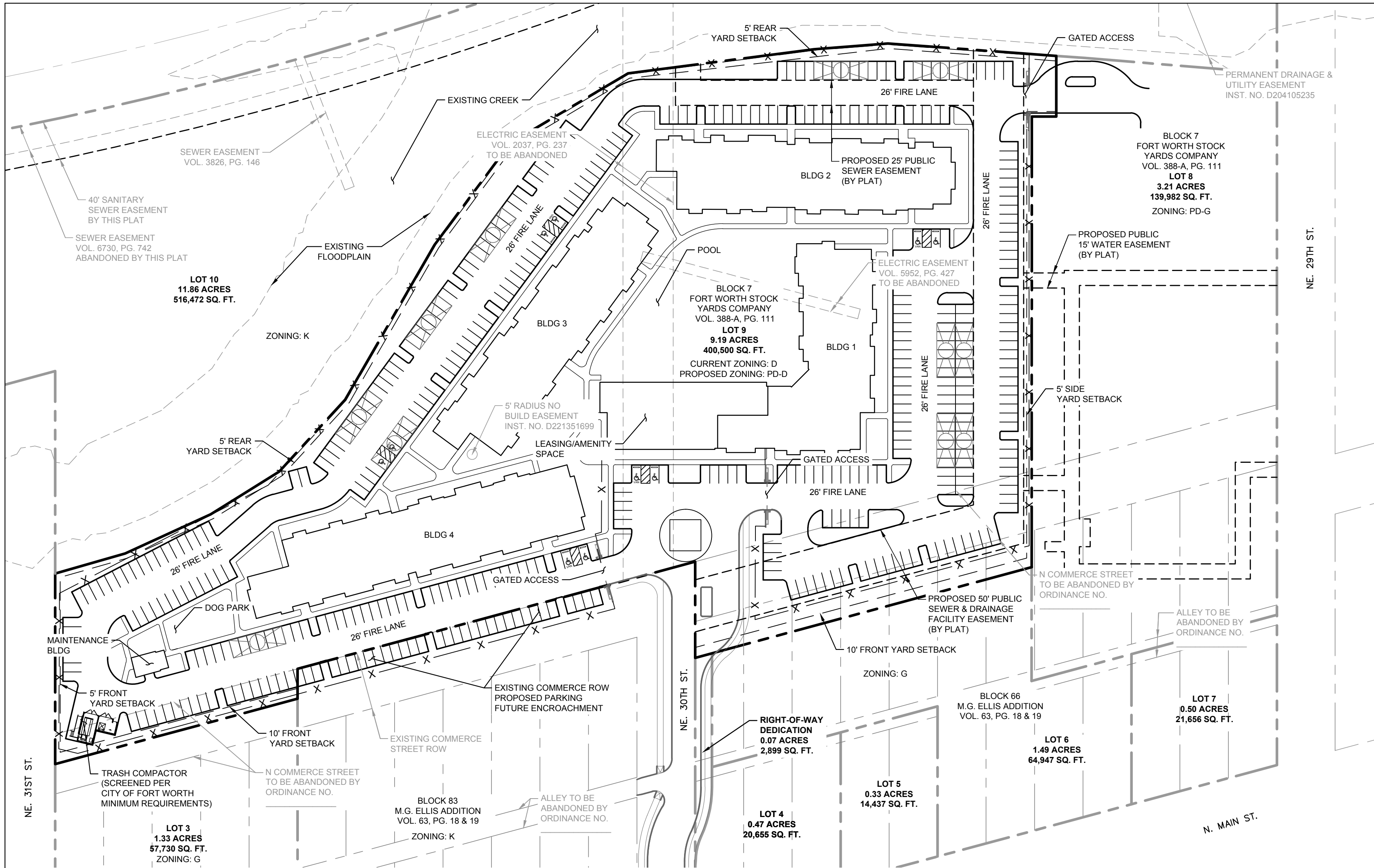
Area Zoning Map

Applicant: OGC SN Multifamily LP/Kimley-Horn
Address: 2900 - 3000 (evens) N. Commerce Street
Zoning From: D, K
Zoning To: PD for D uses plus development standards to increase density; reduce open space, setbacks
Acres: 9.476
Mapsc0: Text
Sector/District: Northside
Commission Date: 5/14/2025
Contact: 17-392-2806



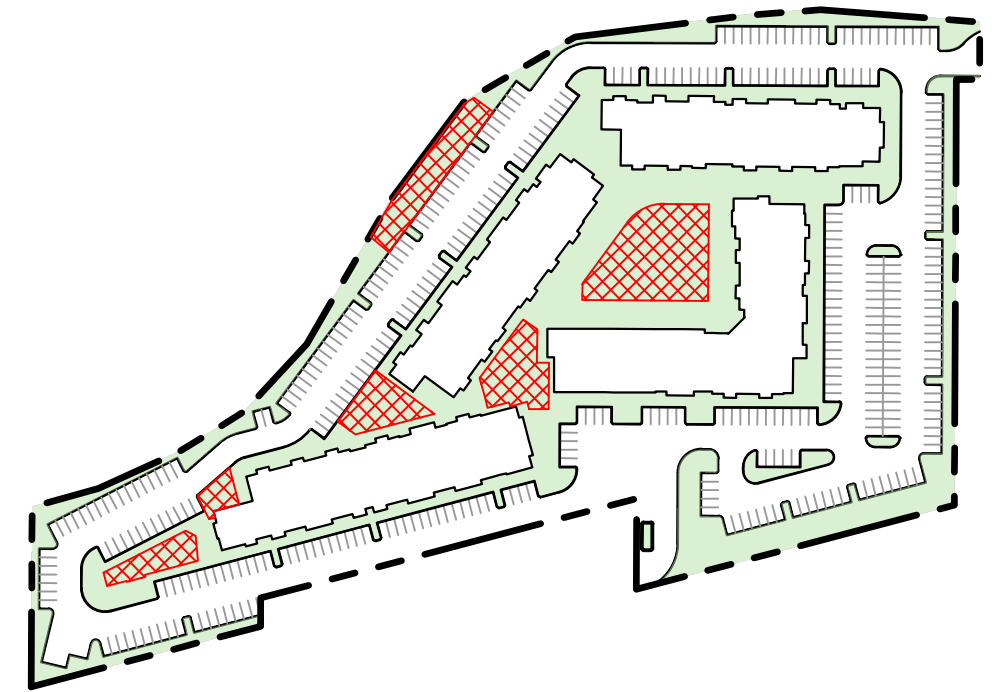
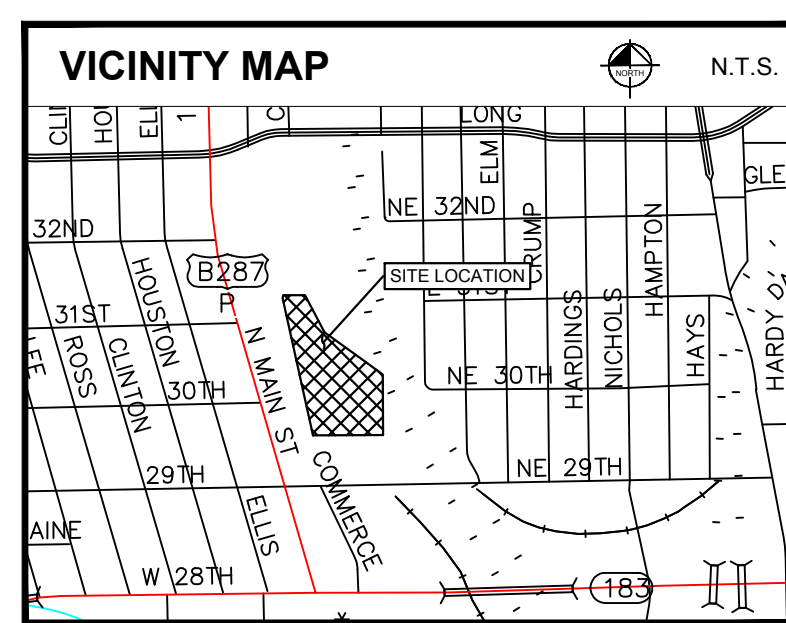
0 190 380 760 Feet

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EXISTING ZONING:	D
PROPOSED ZONING:	PD-D
UNITS	296
BEDROOMS	424
CLUBHOUSE/ LEASING/ FITNESS/M MAIL (SF)	7,809
BUILDING HEIGHT ALLOWED:	48'
BUILDING HEIGHT PROPOSED:	41'-4" AND 45'-9" TOP PLATE
BUILDING MATERIAL	BRICK, CEMENTITIOUS SIDING, AND CORRUGATED METAL
FENCING HEIGHT	6'
FENCING MATERIAL	STEEL / WROUGHT IRON
PARKING REQUIRED (BASED ON CODE)	1 PER BEDROOM = 424 SPACES 1 PER 250 SF OF COMMON AREA = 36 SPACES TOTAL: 456 (9 ADA)
PARKING REQUIRED (BASED ON WAIVER) (REF. 9.3 BELOW)	1.4 PER UNIT = 415 SPACES
PARKING PROVIDED	65 COVERED SPACES 373 OPEN PARKING TOTAL = 438 (10 ADA)

- NOTES:**
- THIS PROJECT WILL COMPLY WITH SECTION 4.712(c) (6) FOR "D" HIGH-DENSITY MULTIFAMILY, INCLUDING ENHANCED LANDSCAPING.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING.
 - THIS PROJECT WILL COMPLY WITH FACADE VARIATIONS OF THE MFD.
 - ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
 - ALL SIGNS SHALL CONFORM TO ARTICLE 4, SIGNS.
 - TRASH RECEPTACLES WILL BE SCREENED WITH A MASONRY WALL ON 3 SIDES AND CONTAIN A GATE.
 - EXTERIOR BUILDING MATERIALS: CEMENTITIOUS AS A PRIMARY FACADE MATERIAL WITH MASONRY (SUCH AS BRICK, STONE, OR SYNTHETIC STONE) ACCENTS AT SELECT LOCATIONS.
 - ALL DECORATIVE WALLS SHALL BE SAME MATERIAL AS THE BUILDING OVER CONCRETE MASONRY BLOCKS.
 - DEVELOPMENT WILL ADHERE TO REQUIREMENTS FOR "D" HIGH DENSITY MULTIFAMILY WITH THE FOLLOWING EXCEPTIONS:
 - FENCING MAY BE PLACED BETWEEN THE BUILDING, ROW, AND ADJACENT PROPERTIES ((4.172)(d)(b))
 - THE MINIMUM FRONT YARD SETBACK REQUIREMENT WILL BE 10- FEET ALONG NE 30TH STREET AND 5- FEET ALONG NE 31ST ST. ((4.712)(c)(2))
 - PARKING REQUIREMENTS SHALL BE AMENDED TO 1.4 SPACES PER DWELLING UNIT ((4.712)(d)(2))
 - PARKING WILL BE ALLOWED BETWEEN A BUILDING AND PUBLIC OR PRIVATE STREET ((4.712)(d)(2)(c)(i))
 - THE MINIMUM OPEN SPACE SHALL BE 15% ((4.712)(c)(2))
 - A MFD SITE PLAN WILL NOT BE SUBMITTED FOR THIS PROJECT ((4.172)(b))
 - ALLOWED DENSITY OF 32.5 DWELLING UNITS PER ACRE ((4.172)(c)(2a))



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

OPEN SPACE AREA* (SF)	148,435
REQUIRED 35% OF OPEN SPACE AREA (SF) (MIN. 25'x25')	51,952
PROVIDED OPEN SPACE AREA (SF) (MIN. 25'x25')	27,804
PROVIDED OPEN SPACE RATIO**	19%
NET LAND AREA (SF)	400,500
BUILDING FOOTPRINTS (SF)	89,204
PARKING AREAS AND ACCESS DRIVES (SF)	162,860
* = DEFINED AS NET LAND AREA MINUS BUILDING FOOTPRINTS, PARKING AREAS, AND ACCESS DRIVES	
** = DEFINED AS "PROVIDED OPEN SPACE AREA" / OPEN SPACE AREA	

NORTH STOCKYARDS MULTI-FAMILY PD SITE PLAN

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

ARCHITECT
AUSTIN DOVE
DIRECTOR
THE SAGE GROUP
6106 BROADWAY
SAN ANTONIO, TEXAS 78206

OWNER/DEVELOPER:
JACOB CARMICAL
PROJECT MANAGER
OGC SN MULTIFAMILY LP
3000 BRIARCREST, STE 500
BRYAN, TX 77802

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

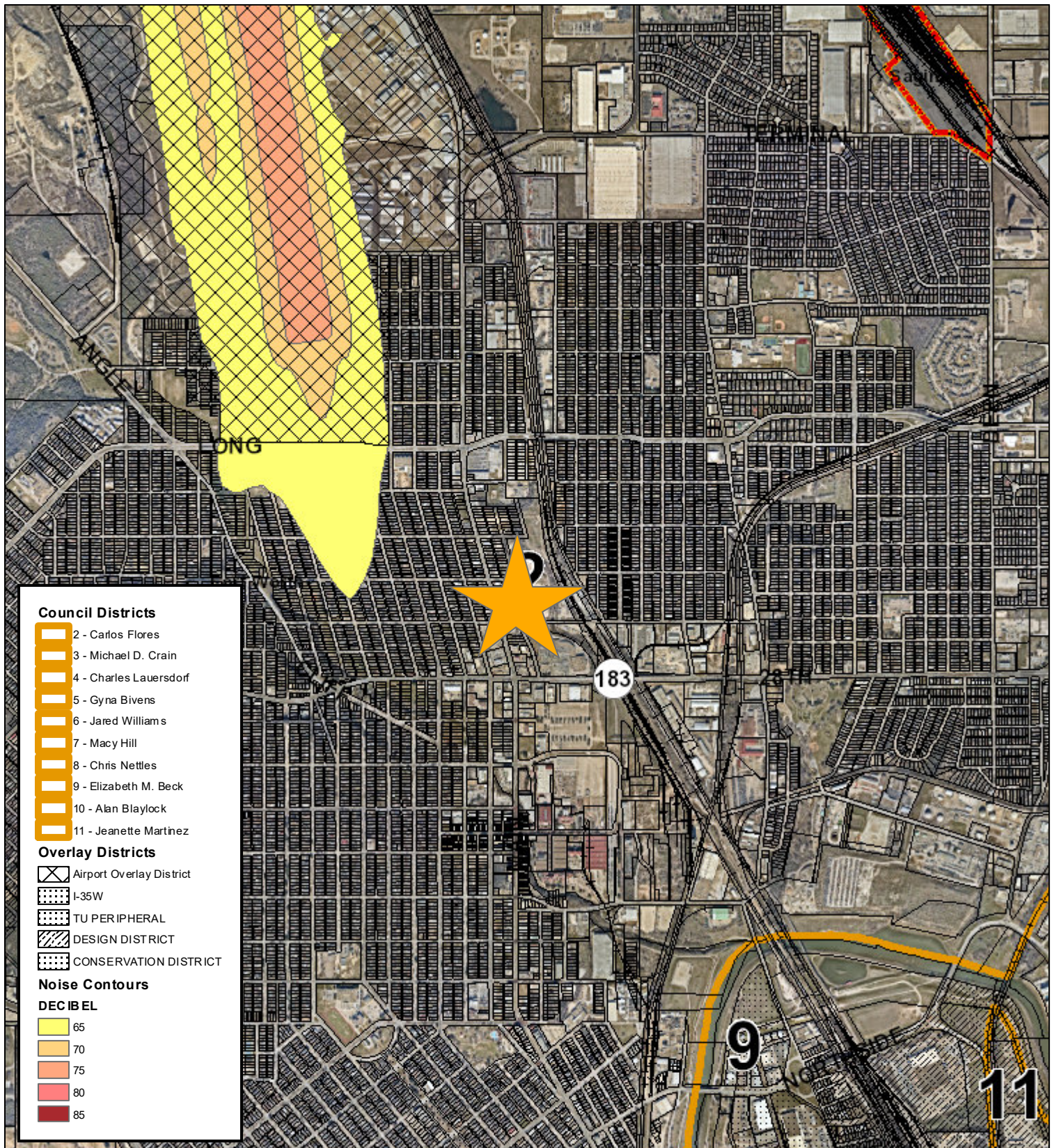
DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

**PD SITE PLAN
ZC-25-XXX**

FORT WORTH, TX
MARCH 2025

Area Map

ZC-25-050

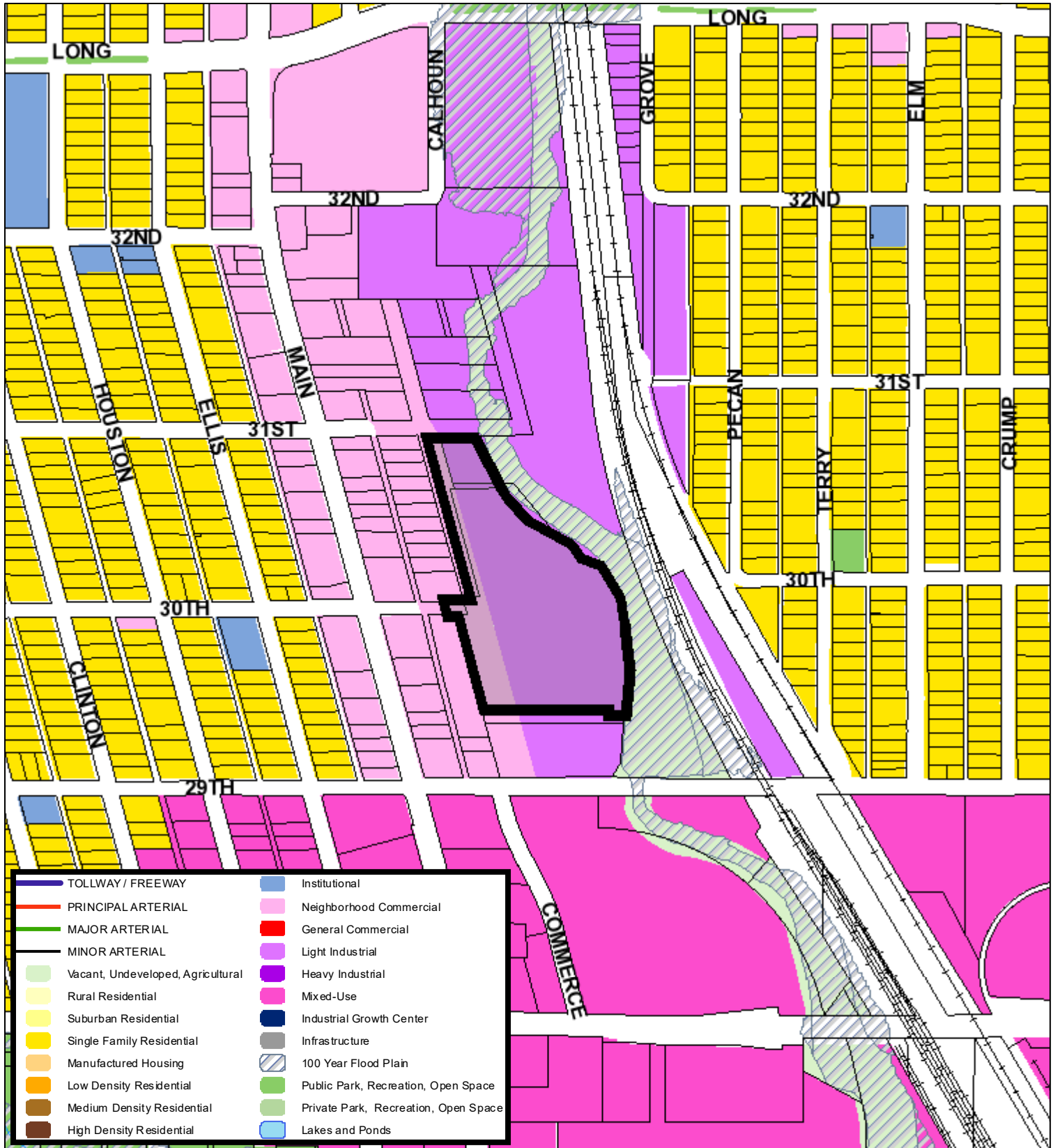


A horizontal number line representing distance in feet. The line starts at 0 on the left and ends at 4,000 on the right. Major tick marks are labeled at 0, 1,000, 2,000, and 4,000. There are 10 equal intervals between 0 and 4,000, with minor tick marks at every 200-foot interval.



ZC-25-050

Future Land Use



475 237.5 0 475 Feet

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



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ZC-25-050

Aerial Photo Map



0 295 590 1,180 Feet





Zoning Staff Report

Date: May 14, 2025

Case Number: ZC-25-053

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Chickasaw Property Investments/North Texas Flameproof & Wood Specialties Corp./Boothe Architects
Acreage: 3.73 acres

Site Location: 4215 - 4293 (odds) Chickasaw Avenue

Request

Proposed Use: Drying kilns, lumber yard

Request:

From: "I" Light Industrial, "PD 941" Planned Development/Specific Use for lumber yard with drying kiln and outdoor storage

To: Planned Development/Specific Use for lumber yard developed to "I" Light Industrial standards having 4 drying kilns and outdoor storage with development standards for front and rear setbacks, front yard requirements for paving and storage, metal panel fencing material, signage on fencing, urban forestry, location of landscaping, number of parking space and location (See Staff Report); site plan included

Recommendation

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

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

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

Staff Recommendation: **Denial**

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
10. Exhibit

Project Description and Background

The property is located approximately 500 feet south of the intersection of Miller Avenue and Martin Luther King Freeway (US 287 Highway). The site has a mixture of the original “PD 941” Planned Development for a lumber yard and “I” Light Industrial. The site has expanded eastward, past the approved zoning, leaving a remnant of tree canopy at the southeast corner. Martin Luther King Freeway (US 287 Highway) lies along the eastern boundary, and the site is essentially an island surrounded by less intensive uses including residential, commercial, and horse boarding. Two houses with “A-10” zoning are located across Chickasaw Avenue to the southeast.

A 2012 rezoning application requested the Planned Development for a lumber yard with drying kilns and outdoor storage. However, this request was a misclassification as the land uses are more intensive than noted. North Texas Flameproof manufactures flame retardant and preservative treated lumber, instead of selling lumber to the public as standard lumber yard. One building specifically infuses flame retardant chemicals or preservatives into the lumber under pressure. Then, the lumber is moved to the kilns that run each batch on a 2-3 day drying cycle. The site also creates sawdust in the cut bay, as well as sprays topical chemicals to allow the lumber to remain outside. The original zoning case approved a single drying kiln, but 3 kilns are noted as existing, while another kiln is proposed, bringing the total to 4 kilns on-site. These uses are applicable to a “K” Heavy Industrial district, as the number of kilns and chemical additions under pressure were not disclosed in the original zoning approvals.

Manufacturing coatings on lumber products are appropriate in intensive industrial districts where the roadways can accommodate the semi-truck traffic associated with transporting the materials to the site and then to a storage facility. The site is adjacent to Martin Luther King Freeway (US 287 Highway), Miller Avenue, and Chickasaw Avenue. Miller Avenue is noted to be a Neighborhood Connector, and Chickasaw Avenue is classified as a residential street. While the original site plan showed access to Miller, this gate is not being used, but an unpermitted second access on to Chickasaw Avenue has been added. No access to the freeway service road is shown, although this roadway is the most appropriate route for semi-truck usage.

The residential zoning across the street triggers the same setbacks on the more intensively industrial zoned subject site. The residential rear yard setback is 10 feet, and two buildings along the northern property line are as close as approximately 2 feet to the property line. While “A-10” One-Family zoning has a basic 25-foot yard setback, the houses were built with a 50-foot front yard, which becomes the minimum required front yard for the subject site. Additionally, the manufacturing facility is required to follow the same residential front yard standards that contain no buildings, outdoor storage, or parking. The site does not meet any of the front yard requirements as buildings, paving, outdoor storage, and a metal panel fence are located within the first 50 feet along Chickasaw Avenue. No waivers were requested for these items with the 2012 rezoning case.

The site began constructing buildings for a drying kiln and storage in 2009, prior to rezoning the site to allow for a lumber yard in 2012. Only one remodeling permit was found, while three new buildings were constructed. Another building was added without a building permit in 2011. In 2020, the site expanded the business’s uses onto the vacant lot to the east, but did not update their PD. The pattern of constructing buildings without permits or updating the approved PD site plan has continued from 2020 to the present. At this time, six new buildings

have been erected, and two buildings have been expanded over the southern property line, and a large diesel tank has been added without associated permits.

A portion of the habitable office building is within the gas well buffer. No landscaping or tree preservation was done with any construction. While the 2012 zoning case noted signage had been removed from the fencing, signs are now affixed to the fence at all three entrances. Razor wire is also affixed to the fence along Miller Avenue and is less than 6 feet from the ground, which is a safety hazard. Because of the lack of building permits, the buildings' roofs along Chickasaw Avenue drain onto the sidewalk, and other buildings have been constructed on top of multiple easements, including a marked gas pipeline easement and a sanitary sewer easement.

The site plan fails to show the extensive outdoor storage of lumber and 275-gallon stackable plastic storage containers for fire retardant or preservative chemicals, as well as several port-a-potties. These items are placed over easements, in setbacks, and in fire lanes shown on the site plan. The lumber and chemical storage tanks are stacked above the fence or roof-high in multiple places.

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

Standard	I Zoning	Proposed PD/SU
Front yard setback	Houses across the street with existing 50-foot front yard cause a residential adjacency 50-foot setback	0-foot setback
Residential front yard	No storage, parking or fences (except driveways)	Storage, parking, and fencing in front yard
Rear yard setback	Residential adjacency from "A-10" zoning causes a 10-foot setback	Approximately 2 feet
Building location	Not allowed in easements	In 5', 8' utility, 15' sewer, and 30' gas pipeline easements
Gas well buffering	No occupiable structures within 200 feet	Portion of occupiable structure within 200 feet
Building's roof drain	Not allowed to drain off-site	Drains into the right-of-way
Landscaping location	75% required in front of buildings	0% in front of buildings
Fire lanes	Remain completely open	Semi-truck space encroaches, Materials stacked in fire lanes
Parking	78 parking spaces required	8 parking spaces provided
Screening fence material	Wood, stone, brick, concrete products	Metal panels
Security fence wiring	Barbed wire allowed 6 feet above ground	Razor wire less than 6 feet from ground
Signage	Not allowed on fencing	Signs affixed to the fence
Urban Forestry	Tree preservation/mitigation for eastern portion inside fence	No preservation/mitigation

Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial, "I" Light Industrial / 1 commercial use, vacant buildings and land
 East "E" Neighborhood Commercial / Martin Luther King Freeway (US 287 Highway)
 South "A-10" One-Family, "E" Neighborhood Commercial, "PD" Planned Developments/Specific Uses 398 for contractor's shop and 421 for horse boarding / residential uses, horse grooming & boarding, gas well

Recent Zoning History

ZC-09-100, Council-initiated, from FR & I, to E, approved 10/13/2009.

ZC-12-051, western portion, from E to PD/SU for lumber yard with drying kiln and outdoor storage, approved, 7/10/2012.

ZC-12-051, eastern portion, from E to I, approved, 6/22/2015.

Public Notification

300-foot Legal Notifications were mailed on April 28, 2025.

The following organizations were notified: (emailed April 28, 2025)

Organizations Notified	
Echo Heights Stop Six Environmental Coalition NA*	Eastland NA
Echo Heights NA	Fairhaven NA
Glen Park NA	Village Creek NA
East Fort Worth, Inc.	Fort Worth ISD
Southeast Fort Worth Inc.	

* Located in this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to zone the site to “PD/SU” for a lumber yard with drying kilns and outdoor storage; with extensive waivers to front and rear setbacks, the residential front yard requirements, landscaping, screening fence material, signage, and urban forestry. However, the use is a manufacturing facility that adds chemicals to make lumber flame retardant and has significant drying facilities, instead of stocking and selling lumber for local uses. The intensive manufacturing land use would be first allowed by right in the “K” Heavy Industrial district. The waivers are needed because the applicant has expanded and constructed a number of buildings without permits. The constrained site causes storage of lumber and chemical tanks outdoors and up to roof height.

Additional City standards for easement encroachment, stormwater, fire lanes, gas well buffers, and prohibited razor wire were also noted. If any emergency work is needed on the gas pipeline or the utility lines, the work would be delayed because of the buildings located on top of the easements. Additionally, the tall stacks of lumber and large plastic crates with chemicals, as well as the unpermitted diesel tank, create issues for emergency responders. The surrounding uses and their roadways are significantly lower intensity, where this proposed zoning case would be better suited for a more intensive industrial area.

The proposed zoning **is not compatible** with surrounding land uses, as the site is a heavy industrial manufacturing site that applies chemicals to lumber, creates sawdust, and sprays chemicals outside, in addition to expanding without obtaining the appropriate approvals or building permits. The business ships the lumber to the site,

processes it, and then ships it out to storage which creates more semi-truck trips than if the site had enough room to store the properly on-site. Both of the chemical treatments and chemical storage on-site will have to be removed in order to have the site comply with the limited uses requested in the Planned Development/Specific Use for lumber yard with drying kilns and outdoor storage.

Comprehensive Plan Consistency – Southeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map. While the base zoning district listed is compatible with the land use map, the current land uses are not included in the description envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below. Heavy Industrial is a more appropriate classification for the existing use.

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

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

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

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

Site Plan Comments

Zoning and Land Use

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

1. Add the site’s address.
2. Revise the project’s title to encompass the entire site and its actual uses as a manufacturing facility.
3. Include the Land Owner’s and Applicant’s Name, address, and telephone number.
4. Change the vicinity map from a Google snippet with illegible street names to a non-copy right map with streets only.
5. Move the utilities to a second sheet.
6. Remove the contour lines.
7. Remove the heavy dashed lines from the proposed new kiln building and breakroom area, as well as the page number references to sheets not included in the site plan.
8. Remove the off-site structures and labels of the cells tower and Existing Covered Area on western side unless they are accessed from the site. If accessed from the site, show doors or other access points.

9. Add the names of chemicals used and their quantities to the notes.
10. Note the site's uses and standards are based on "K" Heavy Industrial zoning.
11. Insert the site's zoning case number of ZC-25-053 into the lower right corner box.
12. The houses to the southeast were constructed with a 50-foot setback. Sec. 6.101C & D apply to the site with a 50-foot front yard, 10-foot rear yard, and 5-foot side yards. Revise the 25-foot front setback shown, and add the other setbacks. Label the closest distance to the northern building line from the buildings. If approved, add the note in bold: **"Development waivers were granted to have 0-foot projected front yard setback along Chickasaw Avenue and a X-foot rear yard setback on the northern property line."**
13. The residential front yard standards apply where fences, paving, and outdoor storage are not allowed in this 50-foot front yard setback. If approved, add the note in bold: **"A development waiver was granted to have fences, paving, and outdoor storage projected front yard setback along Chickasaw Avenue."**
14. The northeastern storage building, the eastern storage building, and the applications buildings were constructed over 4 easements. Buildings are not allowed to go over any easements. Contact the appropriate easement holders to see if any options are available. Provide the approved easement clearances or document removal for each encroachment.
15. Items cannot be stored outside in the easements. Contact the appropriate easement holders to see if any options are available. Provide the approved easement clearances or document removal for each encroachment.
16. Occupiable buildings cannot be built inside the 200-foot gas well buffer, where a portion of the office building is inside this area. Contact the Gas Well Section to see if any options are available. Provide the approved gas well clearance or document removal of the buildings.
17. The cut bay and office buildings' roofs on the southern property line have been constructed to drain into the parkway. Correct the buildings' drainage with gutters or other alterations to the roofs to handle drainage inside the property lines.
18. Amend Note #14 to note the specific fuel in the tank and the number of gallons. Obtain the appropriate permit from the Fire Department for this tank.
19. The 53 square foot building north of the fuel tank contains mobile fuel storage, instead of wood. Correct the building's label. Obtain the appropriate permit from the Fire Department for this tank.
20. The zoning case's request title in Accela notes a propane tank. Where is this tank located? Obtain the appropriate permit from the Fire Department for this tank.
21. Detail the use of the new kiln building's southern portion and state the use and height of the equipment attached to the western side.
22. Detail the chemicals collected and disposal methods for the "grate inlet" (note #5) north of the treatment plant.
23. Detail the chemicals and processes that take place in the treatment plant.
24. Detail the chemicals and processes that take place in the applicators building.
25. Detail how sawdust is handled in the cut bay building.
26. Detail what the "EM" is at the southeast corner of the treatment plant?
27. State the specific use of the area in note #13 and whether the door swings outward or inward.
28. Moveable/temporary buildings are not allowed in Fort Worth. Document the actions to modify the buildings into permanent structures and update the label.
29. Port-a-potties are located north of the cut bay building. Temporary restrooms are allowed only for temporary events or construction areas. Document their removal and note where the existing staff restrooms are located.
30. Show all overhangs in the heavy lines used for the building edges, instead of a faint dashed line.
31. Show all buildings' separation when less than 50 feet.
32. Label the distance between buildings property lines.
33. Note all buildings' maximum dimensions, including overhangs.

34. Show all buildings' doors or open sides.
35. Revise all buildings' area to the nearest whole foot, instead of using 2 decimal places.
36. Revise all buildings' dimensions to the nearest whole foot, instead of adding inches.
37. Add the number of stories and height to each building. A chart can be used instead of adding more labels to the site plan.
38. Add the building code's specific use name and code to each building.
39. Note the exterior materials of the new kiln, cut bay building, and the 2 small wood storage buildings.
40. Add a surface materials legend to include the patterns and labels for concrete, gravel/dirt, and grass.
41. Make the concrete pattern consistent with the actual locations, instead of in stripes across the site plan.
42. Ensure all ground surfaces are covered with the appropriate pattern.
43. Revise the parking calculations to include the formulas for both 2 spaces/1,000 square feet of gross floor area or 1 space/3 employees. The greater number of parking spaces is required; the rough calculations are 78 parking spaces are required for 39,000 square feet of floor area. If fewer parking spaces than required are shown and approved, add the note in bold: **"A development waiver was granted to provide XX fewer parking spaces than required."**
44. Revise the label from Over the Road Truck Parking to Semi-Truck and Trailer Parking.
45. Show the outdoor storage areas and heights, both current and proposed. Stacked material cannot exceed the limits allowed by the Fire Department.
46. Items are not allowed to be stacked above the height of the screening fence. If approved, add the note in bold: **"A development waiver was granted to allow outdoor storage to exceed the screening fence height."**
47. The northern semi-truck parking space and the existing outdoor storage area in the northwestern arm of site encroach into the fire lane as shown. Either move/remove the parking space and stored items or revise the fire lane.
48. What is the hatched area inside the southeastern fence corner that's the same pattern as the semi-truck parking?
49. The southeastern driveway was constructed without permits. Obtain the required parkway permit.
50. Landscaping is required with all post-2007 construction, to be in front of the buildings. No landscaping has been provided. If approved, add the note in bold: **"A development waiver was granted to allow 0 square feet of landscaping in front of the buildings along Chickasaw Avenue."**
51. Document how the remaining trees and grassy area meet the site's required 4% landscaping.
52. Trees have been removed from the eastern expansion area and from the City's right-of-way. No preservation or mitigation is noted. If approved, add the note in bold: **"A development waiver was granted to remove the tree preservation/mitigation requirements."**
53. No dumpster is shown on the site plan. Note either the site will not have a dumpster or show and label the dumpster's location.
54. The solid screening fence is required to be either wood, brick, stucco, or masonry products, instead of metal panels. If approved, add the note in bold: **"A development waiver was granted to allow metal panel fencing around the site."**
55. Enlarge the fencing symbol to more clearly distinguish it from the property lines.
56. Razor wire was noted less than 6 feet from grade. Razor wire is prohibited in Fort Worth. Document the removal of all razor wire.
57. Change the labels for the adjacent land uses and zoning, as well as the subject site's labels, to a standard font, instead of ghosted lettering.
58. General note #1 states the signage will conform to the sign ordinance. However, the site has signs on the fencing where not allowed. Either document the removal of signs or add the note that XX square feet of signage is requested on the fence. If approved, add the note in bold: **"A development waiver was granted to allow XX square feet of signage on the fence."**
59. Comments may be revised after a cleaner site plan is submitted.

60. Informational comment: A detached monument sign more than 20 feet from a driveway or street intersection is allowed by right.

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

Stormwater

1. Site will require an accepted drainage study prior to platting, grading, infrastructure plan review, and building permit issuance if land disturbance exceeds 1 acre.
2. No FEMA, CFRA, or PHW on site.
3. Storm infrastructure is located along the S US Hwy 287 Frontage per TPW Plan Set, TXDOT 8-13-016 & TXDOT 172-06-022.


Fire

1. 3/31/25: The updated site plan shows that any proposed buildings will fall outside of the setbacks cast from the adjacent gas well pad site. Accessory buildings are labeled and are not subject to the setbacks.
3/7/25: The new building and addition for break room and restroom fall within the 200' setback of a gas well lift compressor. The restroom/break room cannot be located within the setback. The kiln is allowed within the setback if it is considered an accessory building, garage, or shed. What determines if the kiln fits into this category is whether it is intended for occupancy. The existing sheds are considered accessory buildings.
"200' Lift Compressor Building Setback for Protected Use, Public Building, or Habitable Structure"
Section 5706.3.1.3.4.2 Existing Lift Compressor.
2. 4/1/25: The hydrant shown on the site plan at the intersection of MLK/Chickasaw is missing from the GIS map but it is installed. Adequate hydrant hose lay is provided by this hydrant and the proposed one shown on the site plan.
3/7/25 If private hydrants are not provided within the complex, additional hydrant(s) may be required. No public hydrants fall within the maximum hose lay to the proposed structures.
Hydrant requirements:
Maximum of 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and
Maximum of 500 ft. hose lay distance to all points of building.
Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided:
Maximum of 150 ft. for a standpipe system, and/or a sprinkler system.
Sections 507.5.1 (2) and (3).
3. Section 3303.1 Fire Safety During Construction/Demolition will apply for demolition of structures..
4. 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.
5. The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.
<https://www.fortworthtexas.gov/departments/fire/services/bureau>.

T/PW Engineering

1. Traffic Impact Analysis – A Traffic Impact Analysis (TIA), accepted by TDS, may be required prior to plat approval. Include all vehicular, bicycle, and pedestrian movements in accordance with the Transportation Engineering Manual. Any questions can be directed to TDS (tds@fortworthtexas.gov).
2. Rough Proportionality (RP): The tract is subject to a rough proportionality assessment and potential construction for roadway improvements based on the site's impact on the roadway system prior to final platting of any phase.
3. FYI: Driveways are subject to the City of Fort Worth Access Management Policy.
4. FYI: Sidewalks and street lights will be required on all street frontages.
5. FYI: Curb and gutter will need to be installed along street frontages if not currently existing.

DSD Water Engineering

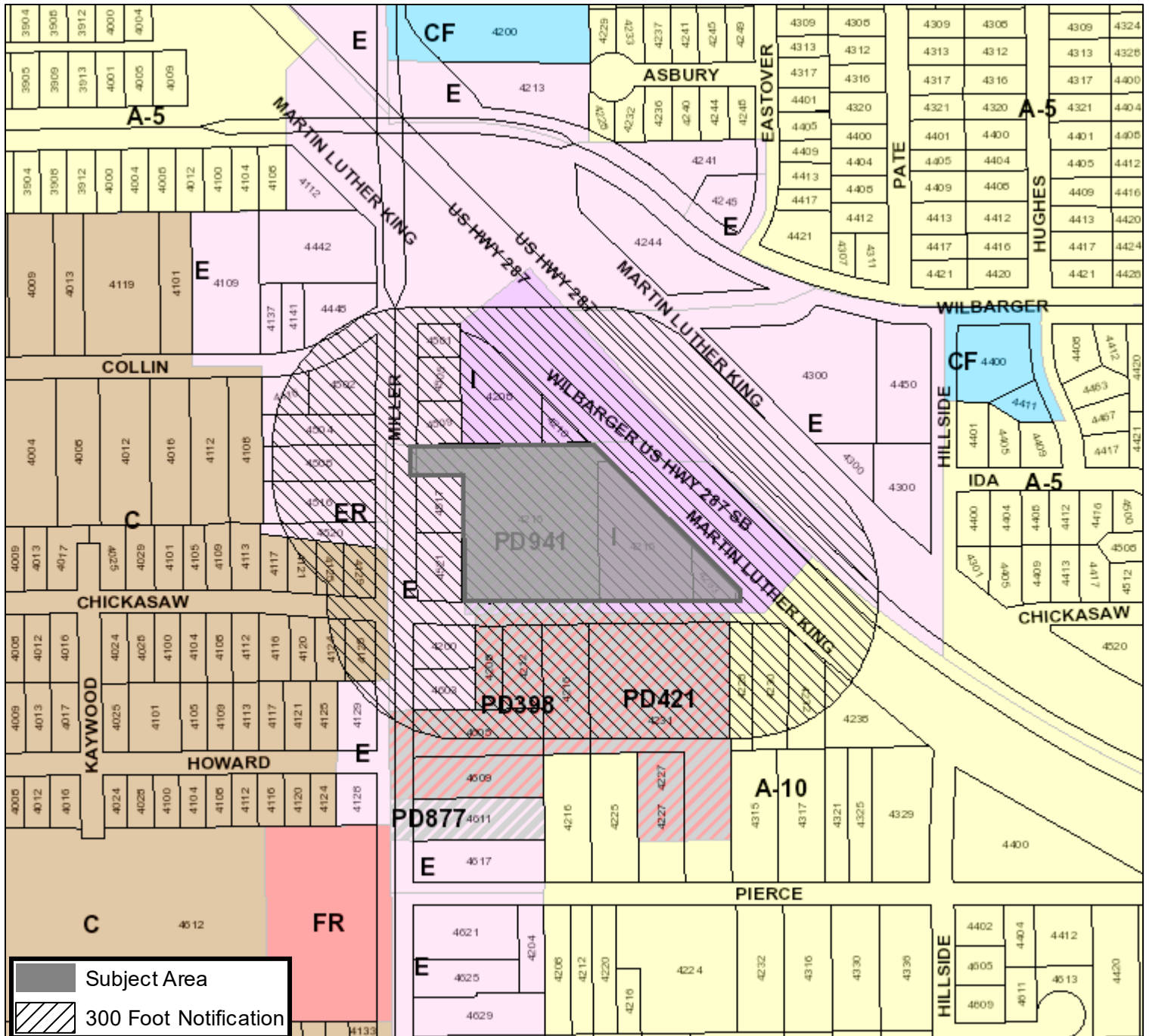
1. Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately.
 2. HOLD - Provide a utility site plan on how all water and sewer services are running to ALL associated buildings Lot 1-7 of Block 1.
 3. HOLD - Provide a 2nd utility site plan which includes all proposed buildings and routes for lot 1-7 of Block 1.
 4. HOLD - Based on Aerial view a large amount of equipment and debris is over the public sewer main and easement in lot 6 and 5, block 1. Provide proof with images that this is all cleared.
 5. HOLD - Multiple encroachments are required. 6" Bollards, Conc. Flume, 12" Concrete wall need an encroachment agreement. ADDITIONAL HOLDS MAY FOLLOW once both utility site plans have been provided. If an encroachment has already been approved, please provide said document.
- 



ZC-25-053

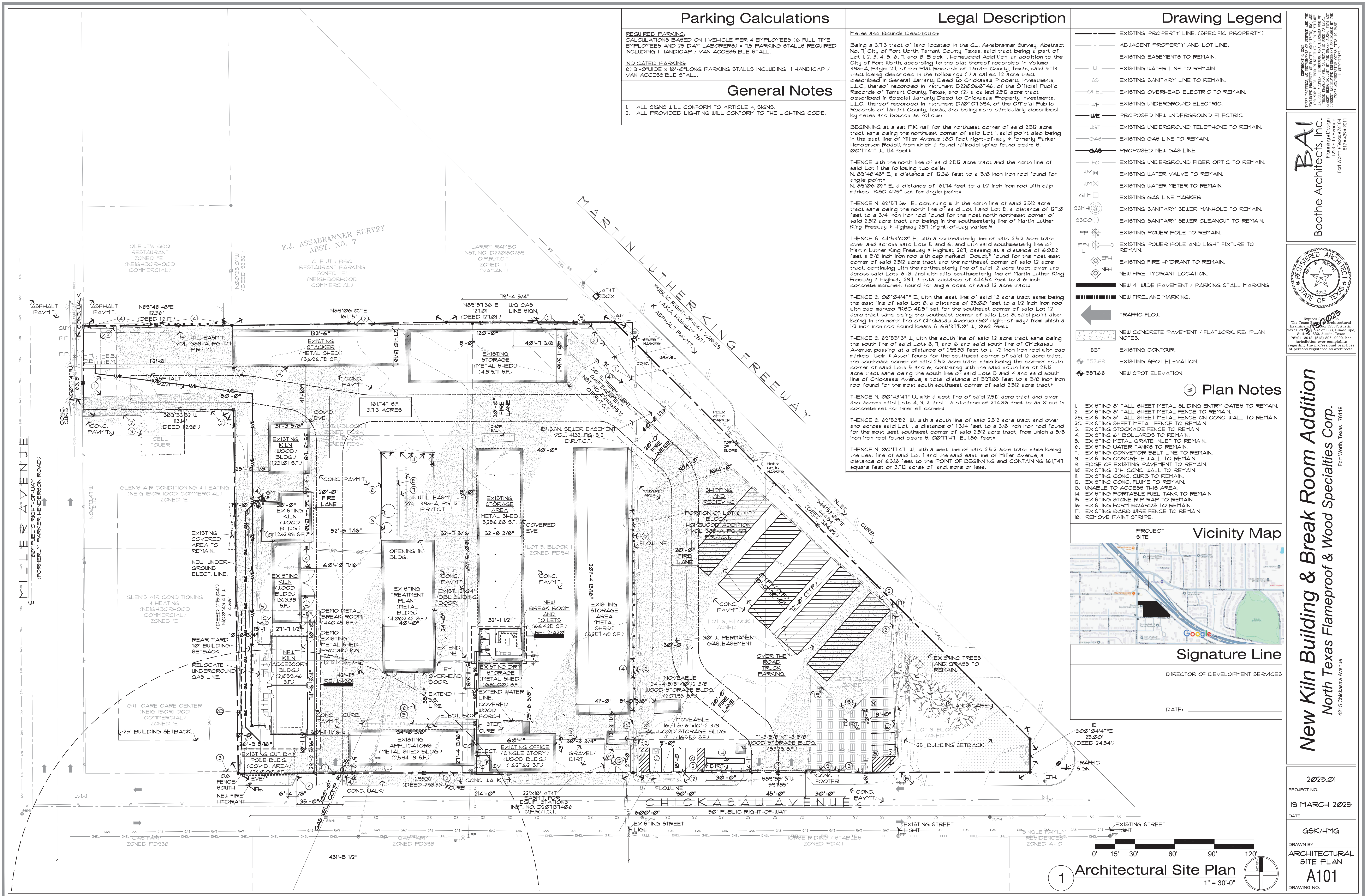
Area Zoning Map

Applicant: Chickasaw Property Investments/Boothe Architects
Address: 4215 - 4293 (odds) Chickasaw Avenue
Zoning From: I, PD 941 for lumber yard with drying kiln
Zoning To: PD 941 for lumber yard with drying kiln & development waivers for setbacks, fencing mater
Acres: 3.713
Mapsc0: Text
Sector/District: Southeast
Commission Date: 5/14/2025
Contact: 817-392-8190

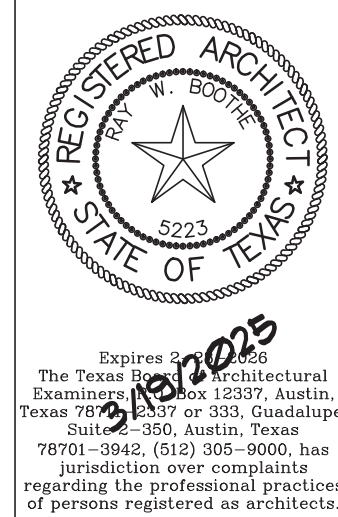


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Created: 4/23/2025 9:56:05 AM



BAI
Boothe Architects, Inc.
Planning & Design
1223 Fifth Avenue
Fort Worth, Texas 76102
817-439-9211



New Kiln Building & Break Room Addition
North Texas Flameproof & Wood Specialties Corp.
4215 Chickasaw Avenue
Fort Worth, Texas 76119

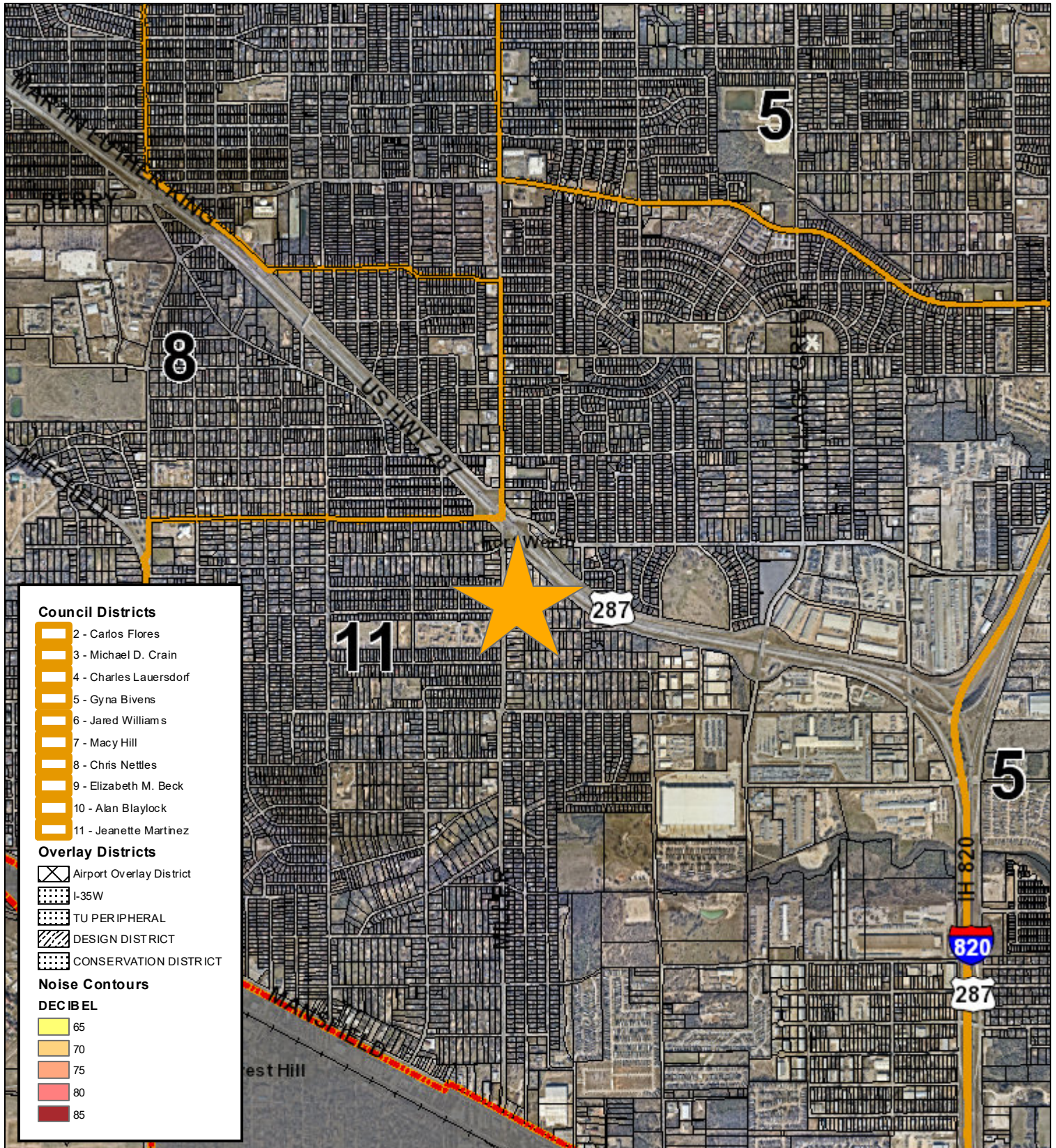
2025.01
PROJECT NO.
19 MARCH 2025
DATE
GSK/HMG
DRAWN BY
ARCHITECTURAL
SITE PLAN
A101
DRAWING NO.

REVISED PER CITY COMMENTS
19 MARCH 2025



ZC-25-053

Area Map

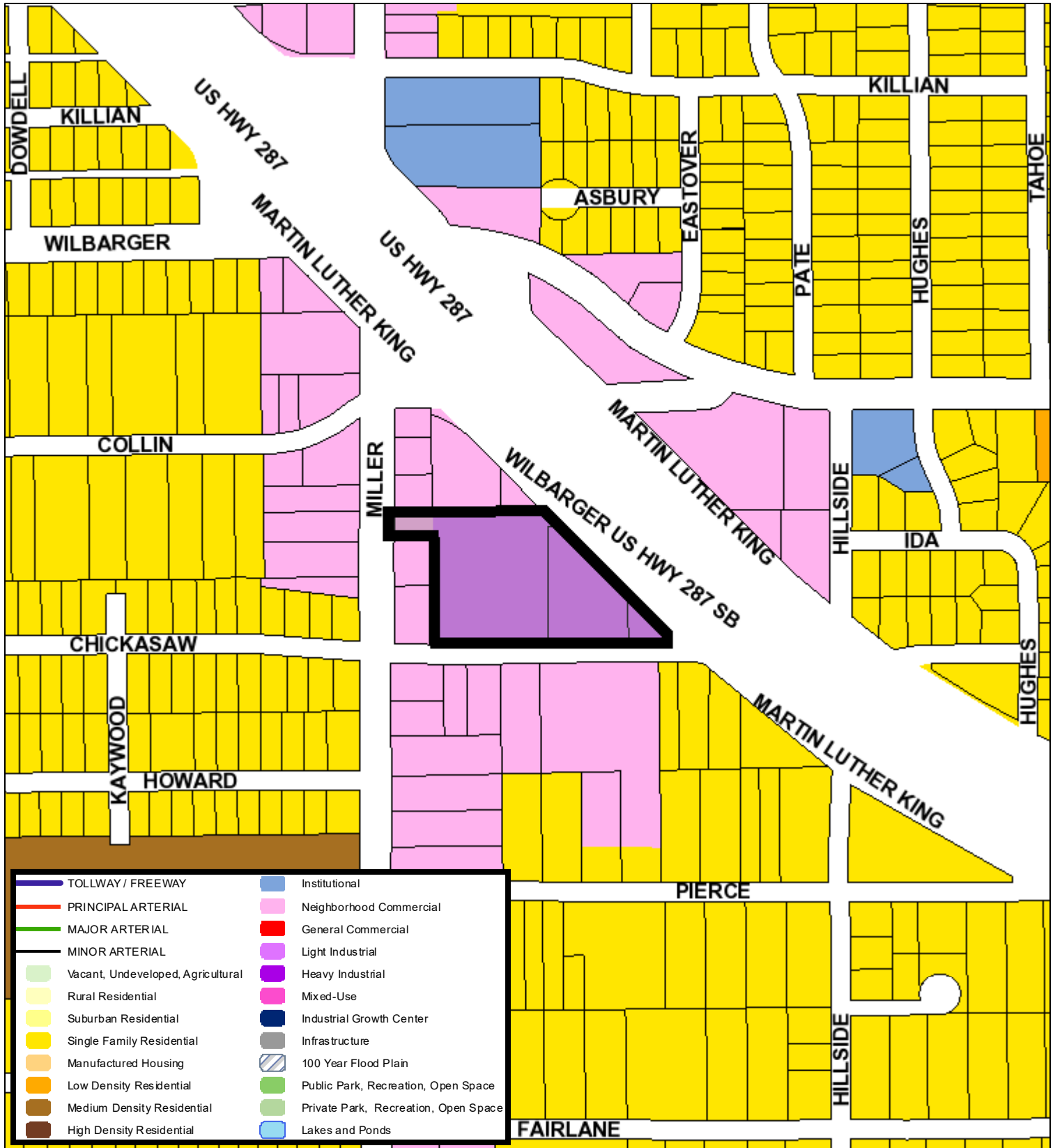


0 1,000 2,000 4,000 Feet



ZC-25-053

Future Land Use



340 170 0 340 Feet

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







Zoning Staff Report

Date: May 14, 2025

Case Number: ZC-25-054

Council District: 10

Conditional Use Permit

Case Manager: Lynn Jordan

Owner / Applicant: Timberland Boulevard Development Partners LLC / Mavis Tire Supply LLC / Andrew Ruegg, Masterplan

Site Location: 12588 Timberland Boulevard

Acreage: 1.69 acres

Request

Proposed Use: Tire Repair, sales and installation

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

Recommendation

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

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

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

Staff Recommendation: **Deny of the proposed request/ Approval of tire repair facility, sales and installation**

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

Project Description and Background

The proposed site is an undeveloped area located south of Timberland Boulevard. The applicant seeks a Conditional Use Permit to construct a minor auto repair facility with seven bay doors facing a residential district. Automotive repairs are allowed in general commercial and industrial districts. The applicant provided an email stating the primary business of Mavis is purchase/install/repair tires, about 85% of their business. They do offer minor automotive services such as brake checks, oil changes, shocks/struts/suspension, primarily they deal with tires.

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

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

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

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

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

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

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

Applicants' Proposal

12588 Timberland Blvd - Mavis Tire Supply
CUP for Auto parts supply and installation

Mavis Tire Supply was founded in 1972 as one of the first multi-brand tire dealers in the NY area. Today, Mavis is the second largest independent multi-brand tire dealer in the U.S. and operates 538 locations under the name "Mavis Discount Tire" as well as "Cole Muffler Brake & Tire," "STS Tire," "Kauffman Tire," and "Sun Tire." At Mavis, customer service and value-oriented products are, and always will be, the backbone of the company.

Mavis Tire Supply is proposing a new store in Fort Worth. The store will employ 7 to 10 people and will operate in strict accordance with Mavis guidelines for professionalism, the safety of our employees and convenience of our customers. Hours of operation will be M-F 8AM to 6PM, Saturday 8AM to 5 PM and Sunday 9AM to 5PM. The store will be stocked daily using a 26 ft. box truck or smaller. Scrap tires will be stored inside and will be removed once a week. Mavis will not store or leave cars outside. No work will be done outside the building. No parts or tires will be stored outside the building.

The primary business of a Mavis Discount Tire store is the retail sale of tires. Additionally we sell brakes, shocks/struts and exhaust systems. Apart from the installation of the aforementioned items, Mavis does not perform engine work. Mavis performs oil changes, state vehicle inspections and replaces fluids. The installation of the tires and parts that Mavis sells does not require a car to be idling, as such there will be no fumes associated with the operation of this business. Mavis has conducted noise studies that prove the sound of tools does not exceed the ambient noise levels of standard service roads. Moreover, this particular location is significantly busier than the locations where these tests were performed. The tests were performed with the overhead doors open. The overhead doors of a Mavis store tend to be kept closed during winter and open during summer as the service bays are heated but not air conditioned.

A CUP for the auto parts supply and installation use is being requested because this use is not shown as a permitted use in the E-Neighborhood Commercial district. There are two waivers from 5.104 supplemental use standards being requested for adjacency to residential and bay doors facing residential. As detailed above, the proposed use hosts all installation and repair operations inside of the building which mitigates any potential impacts to surrounding residential. Furthermore, there is an existing wood screening fence and heavy tree line that will be predominately preserved to buffer from adjacent residential. Bay doors are proposed to front on Timberland Boulevard a large 100 foot + right of way which has other commercial uses fronting the street to the north, east, and west. This property is shown as Neighborhood Commercial on the City of Fort Worth Future Land Use map. This use serves the immediate neighborhood and surrounding area to provide a convenient auto parts supply and installation store for routine oil changes and emergency tire replacements and is compatible with the Neighborhood Commercial designation.

Site Photo



Surrounding Zoning and Land Uses

North: “A-5” One-Family Residential, “PD855” Planned Development for “E” Neighborhood Commercial with no maximum building size / single-family, Autozone and Large Grocery Store

South: “A-5” One-Family Residential, “A-21” One-Family Residential / single-family, large lot single-family

East: “E” Neighborhood Commercial / vacant land, restaurant and office building

West: “A-5” One-Family Residential / single-family

Recent Zoning History

- “PD-855” ZC-09-084 From “ER” Neighborhood Commercial Restricted and “E” Neighborhood Commercial To “PD/E” Neighborhood Commercial uses with no maximum building size; site plan waived.
- ZC-14-007 From “PD855” Neighborhood Commercial with no maximum building size To: PD for E Neighborhood Commercial uses plus auto parts sales; site plan approved.
- ZC-25-077 From “A-21” One-Family Residential To “R1” Zero Lot/Line Cluster to be heard at the May 2025 Zoning Commission meeting

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **April 25, 2025**.

Posted Notice

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

Published Notice

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

Courtesy Notice

The following organizations were emailed on **April 25, 2025**:

Organizations Notified	
McPherson Ranch HOA	Steadman Farms HOA
Villages of Woodland Springs HOA*	North Fort Worth Alliance
Streams & Valleys Inc.	Trinity Habitat for Humanity
Saratoga HOA	Keller ISD

** Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to modify the current zoning designation of the property from "E" Neighborhood Commercial to add a Conditional Use Permit (CUP) overlay for an auto repair facility. The CUP requirement allows revocation as an option for code violations. The property is located in an area predominantly surrounded by commercial zoning within the block, developed, and single-family subdivisions on the north and south sides of the proposed development.

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

Comprehensive Plan Consistency – Far Southwest Sector

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

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

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

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

Site Plan Comments

Zoning and Land Use

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

1. The applicant is seeking two variances from Section 5.104 Automotive Repair Paint & Body Shop.
2. (3)(c) No repairs shall be conducted on any premises that adjoin any residential district boundary.
3. (d) No automobile repair or service facility shall be permitted to have bay doors facing a one- or two-family district.
4. ~~Provide the square footage of the office area for parking calculations.~~
5. ~~There is a 20 ft. supplemental setback along the south side of the property within that setback is a 5' buffer yard, indicate the setbacks on the site plan.~~
6. (FYI) ~~Any proposed detached signage shall be outside of any setbacks and POSE.~~
7. ~~Provide the zoning case number ZC 25-054 in the lower right hand corner.~~

Comments


Contact: sds@foprtworthtexas.gov

Site is over 1 acre and lot was included as part of overall drainage study SWM-2016-0477. Site is part of a common land plan and may require an update drainage study prior to grading permit and building permit issuance.

No FEMA or CFRA on site. There is potential high water on site that may exceed 2 ft in depth.

Storm infrastructure is present adjacent to the site on Timberland Blvd per TPW Plan Set W-2156.

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

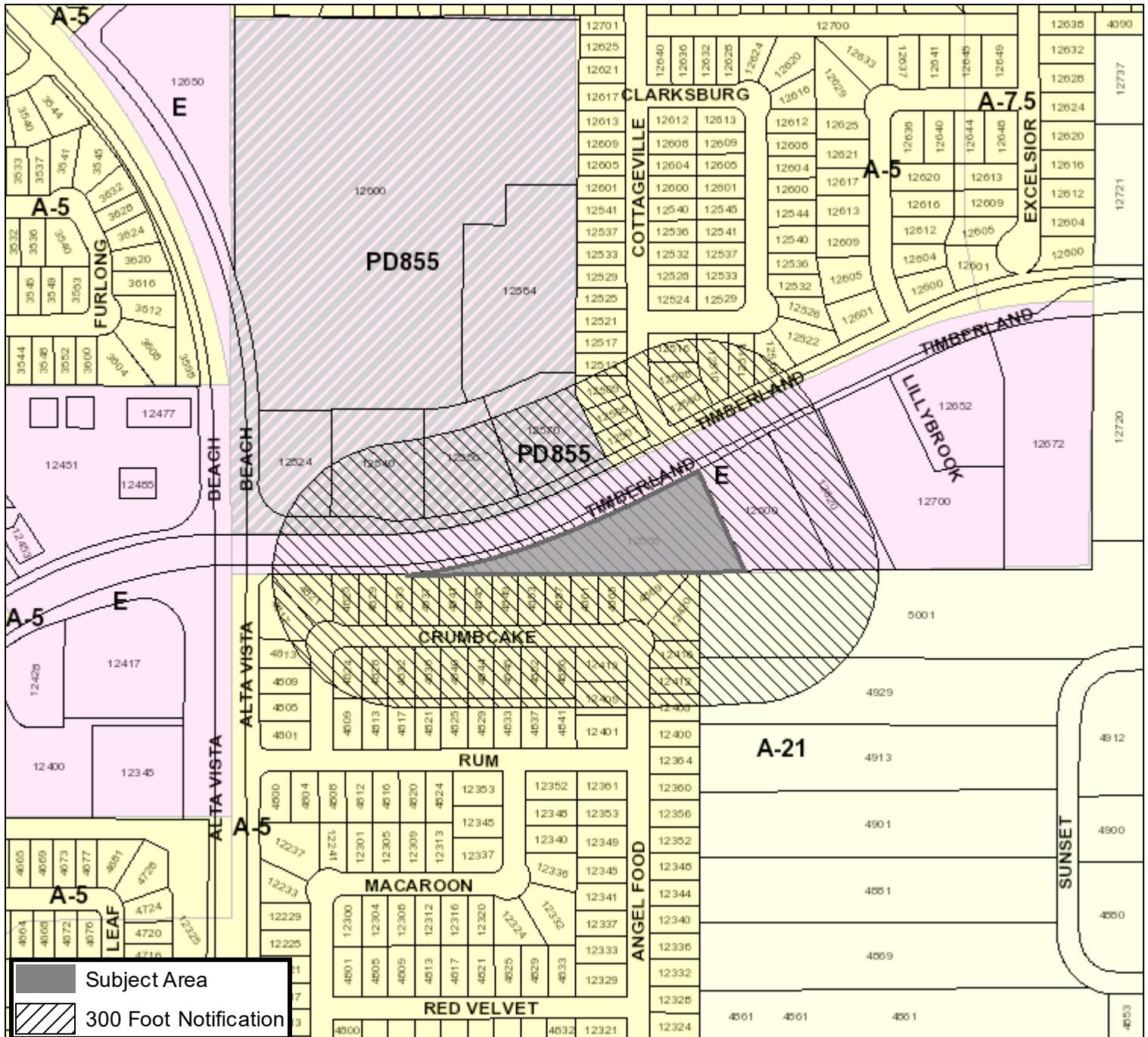




ZC-25-054

Area Zoning Map

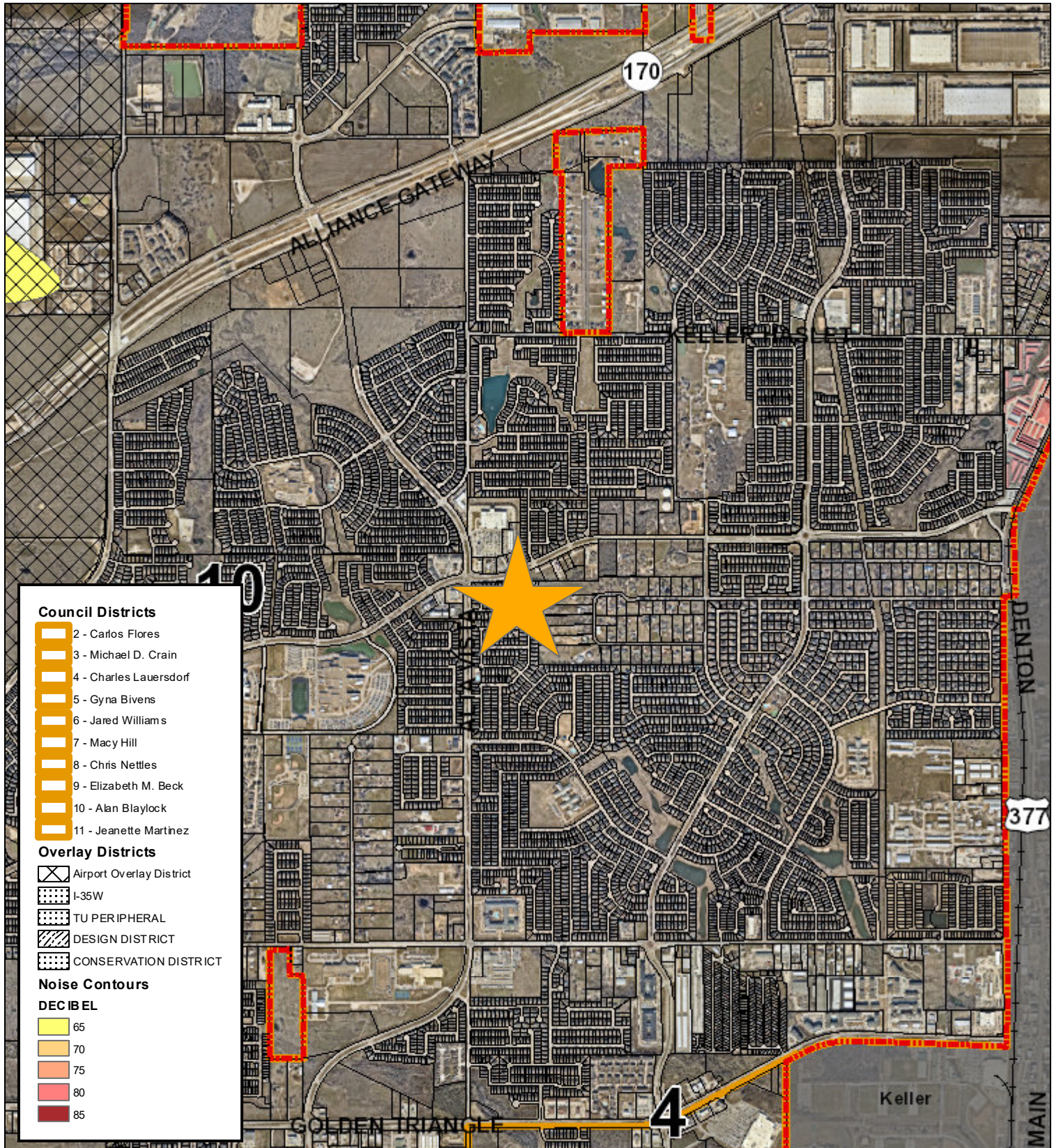
Applicant: Timberland Develop Partners/Masterplan
Address: 12588 Timberland Boulevard
Zoning From: E
Zoning To: Add CUP for auto parts sales & installation
Acres: 1.69
Mapsc0: Text
Sector/District: Far North
Commission Date: 5/14/2025
Contact: 817-392-8028



0 162.5 325 650 Feet

Created: 4/23/2025 9:56:02 AM

Area Map

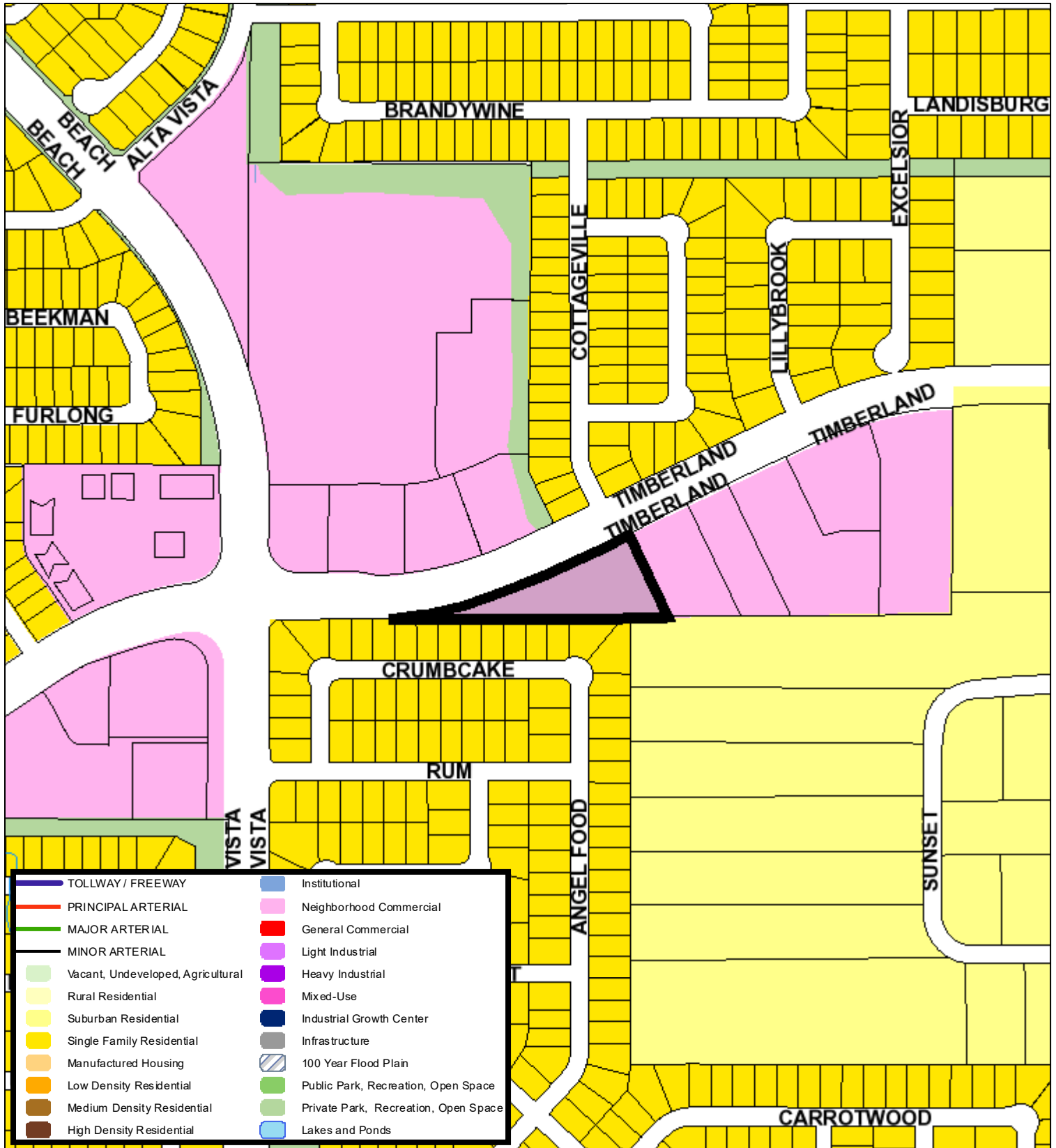


0 1,000 2,000 4,000 Feet



ZC-25-054

Future Land Use

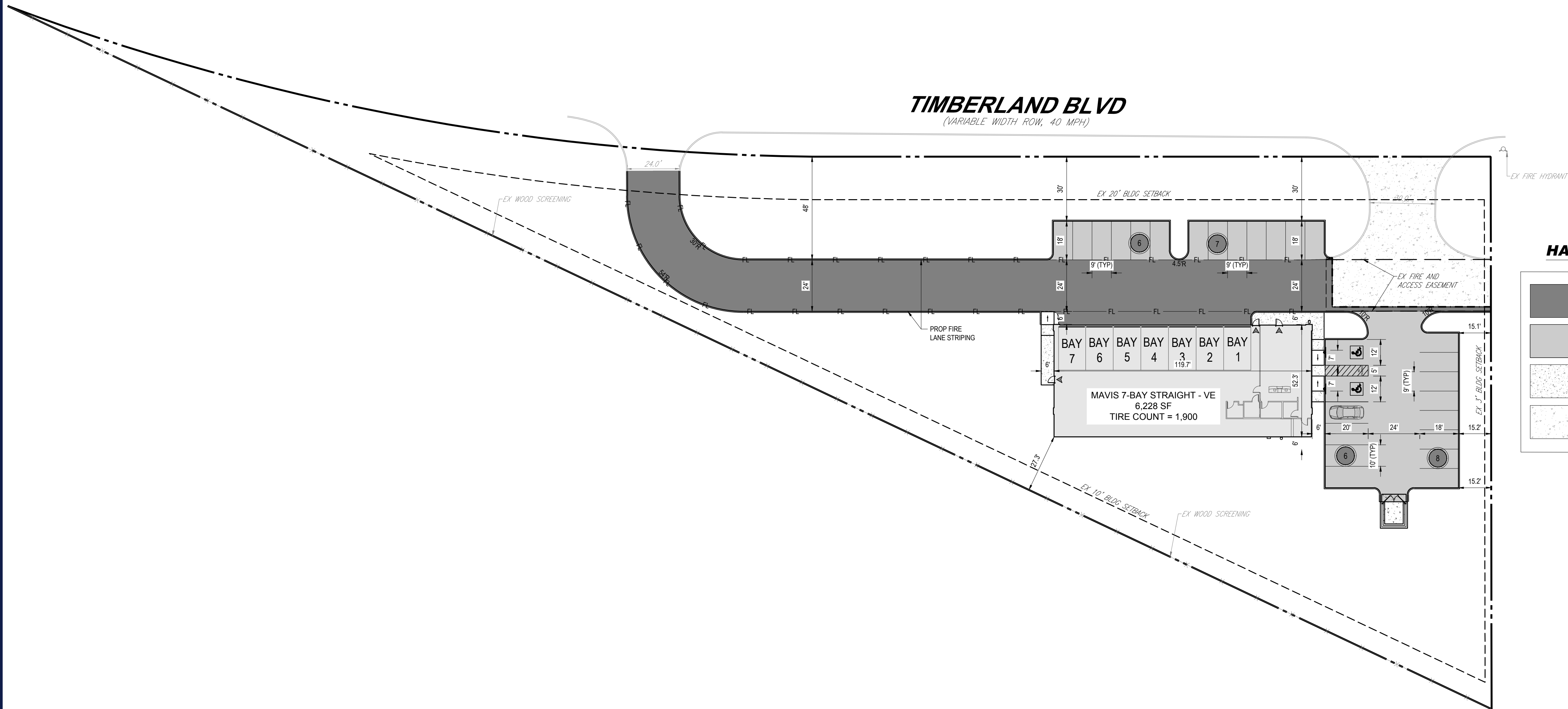


360 180 0 360 Feet

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



Created: 4/23/2025 9:56:37 AM

**DATE**

**ZONING CASE:
ZC-25-054**



SCALE: 1"=1,000'

SITE NOTES:

1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING OF THE CITY OF FORT WORTH.
2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY OF THE CITY OF FORT WORTH.
3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS OF THE CITY OF FORT WORTH.
4. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE OF THE CITY OF FORT WORTH.
5. THE PROPOSED ACTIVITIES SHALL COMPLY WITH THE CITY OF FORT WORTH DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
6. ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
7. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
8. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
9. LINE STRAP SIGNING SHALL BE SIX (6) INCHES WIDE, PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT OR SHIRT PAINT. LETTERS SHALL BE FOUR (4) INCHES HIGH WITH THE WIDTH OF STROKE AT LEAST 1/2" PAINTED WITH AN EXTERIOR ACRYLIC PAINT. COLOR SHALL BE TRAFFIC WHITE.
10. ALL REPAIRS MUST BE CONDUCTED WITHIN AN ENCLOSED BUILDING.

SITE DATA

LEGAL DESCRIPTION	TIMBERLAND CROSSING BLOCK 1 LOT 1
SITE ADDRESS	12588 TIMBERLAND BLVD
ZONING CASE #	TBD
JURISDICTION	CITY OF FORT WORTH
EXISTING ZONING	E - NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING	CUP
EXISTING LAND USE	VACANT
PROPOSED LAND USE	AUTOMOTIVE REPAIR
BUILDING INFORMATION:	
GROSS FLOOR AREA	6,228 SF
NUMBER OF STORIES	1 STORY
# OF PROPOSED BAY DOORS	7 BAYS
PARKING INFORMATION:	
REQUIRED PARKING (1/250 SF)	25 SPACES
PROPOSED PARKING	27 SPACES
SETBACKS & PLANTING	
FRONT YARD	20 FEET
REAR YARD	10 FEET
SIDE YARD	3 FEET
LANDSCAPE BUFFER	5 FEET

WAIVERS FROM 5.104 AUTOMOTIVE REPAIR; PAINT AND BODY SHOP
(C) NO REPAIRS SHALL BE CONDUCTED ON ANY PREMISES THAT ADJOIN
ANY RESIDENTIAL DISTRICT BOUNDARY.
(D) NO AUTOMOBILE REPAIR OR SERVICE FACILITY SHALL BE PERMITTED
TO HAVE BAY DOORS FACING A ONE- OR TWO-FAMILY DISTRICT.

REVISIONS

[illegible]

TEXAS
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-344-8377
www.texas811.org

**NOT APPROVED FOR
CONSTRUCTION**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA240183.00-0A
DRAWN BY:	JRB / DC
CHECKED BY:	MJH
DATE:	2/28/2025
CAD I.D.:	P-SITP-SITE

PROJECT:

SITE PLAN

FOR



SITE ADDRESS:

12588 TIMBERLAND BLVD
FORT WORTH, TX 76244
TARRANT COUNTY
TIMBERLAND CROSSING
BLOCK 1 LOT 1

BOHLER 

2600 NETWORK BLVD., SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE NO. 18065 | TBPLS NO. 10194413

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-301

ORG. DATE - 2/28/2025



ZC-25-054

Aerial Photo Map



0 235 470 940 Feet





Zoning Staff Report

Date: May 14, 2025

Case Number: ZC-25-064

Council District: 2

Zoning Map Amendment

Case Manager: [Lynn Jordan](#)

Owner / Applicant: Landmark Nurseries, Inc. / Box Investment Group / Westwood Professional Services

Site Location: 5260 Blue Mound Road

Acreage: 7.30 acres

Request

Proposed Use: Industrial warehouse

Request: From: “AG” Agricultural

To: “K” Heavy Industrial

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The applicant is requesting to rezone from “AG” Agricultural to “K” Heavy Industrial for industrial warehouse use. The current use of the property is a nursery. The proposed site is in the northeast quadrant of Blue Mound Road just north of Meacham Boulevard. The site is surrounded by other industrial uses on land zoned “K” Heavy Industrial. The neighborhood appears to contain significant warehouse buildings, manufacturing facilities, and large fuel storage tanks. Scattered vacant areas are noted in the immediate area with more vacant land lying beyond the railroad lines to the east. The railroad right-of-way is inside the Saginaw city limits. Blue Mound Road is classified as an arterial, compatible with significant semi-truck traffic.



Surrounding Zoning and Land Uses

North “K” Heavy Industrial / Industrial uses, rail yard, storage yard
East “PD745” Planned Development for “K” Heavy Industrial plus storage, loading and offloading of ethanol / Railroad track, industrial uses
South “K” Heavy Industrial / Industrial uses and vacant land
West “K” Heavy Industrial / Industrial uses

Recent Zoning History

ZC-25-031 “K” Heavy Industrial to “PD/K” Planned Development for “K” Heavy Industrial removing certain uses with development standards for increase in heights to 130 ft.; site plan waived approved by Council 4/8/2025. Subject property to the south.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **April 25, 2025**.

Posted Notice

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

Published Notice

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

Courtesy Notice

The following organizations were emailed on April 25, 2025:

Organizations Notified	
	Inter-District 2 Alliance*
Eagle Mountain-Saginaw ISD	Fort Worth ISD
Streams and Valleys Inc	Trinity Habitat for Humanity

* Located within this registered Neighborhood Alliance

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to develop industrial type uses within their site boundaries. The surrounding properties are zoned “K” Heavy Industrial. The applicant is requesting “K” Heavy Industrial. No residential uses are found within the general vicinity. The proposed zoning request **is compatible** with surrounding land uses and located within an established industrial area adjacent to a heavy freight railroad corridor.

Comprehensive Plan Consistency – Northeast Sector

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

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

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

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

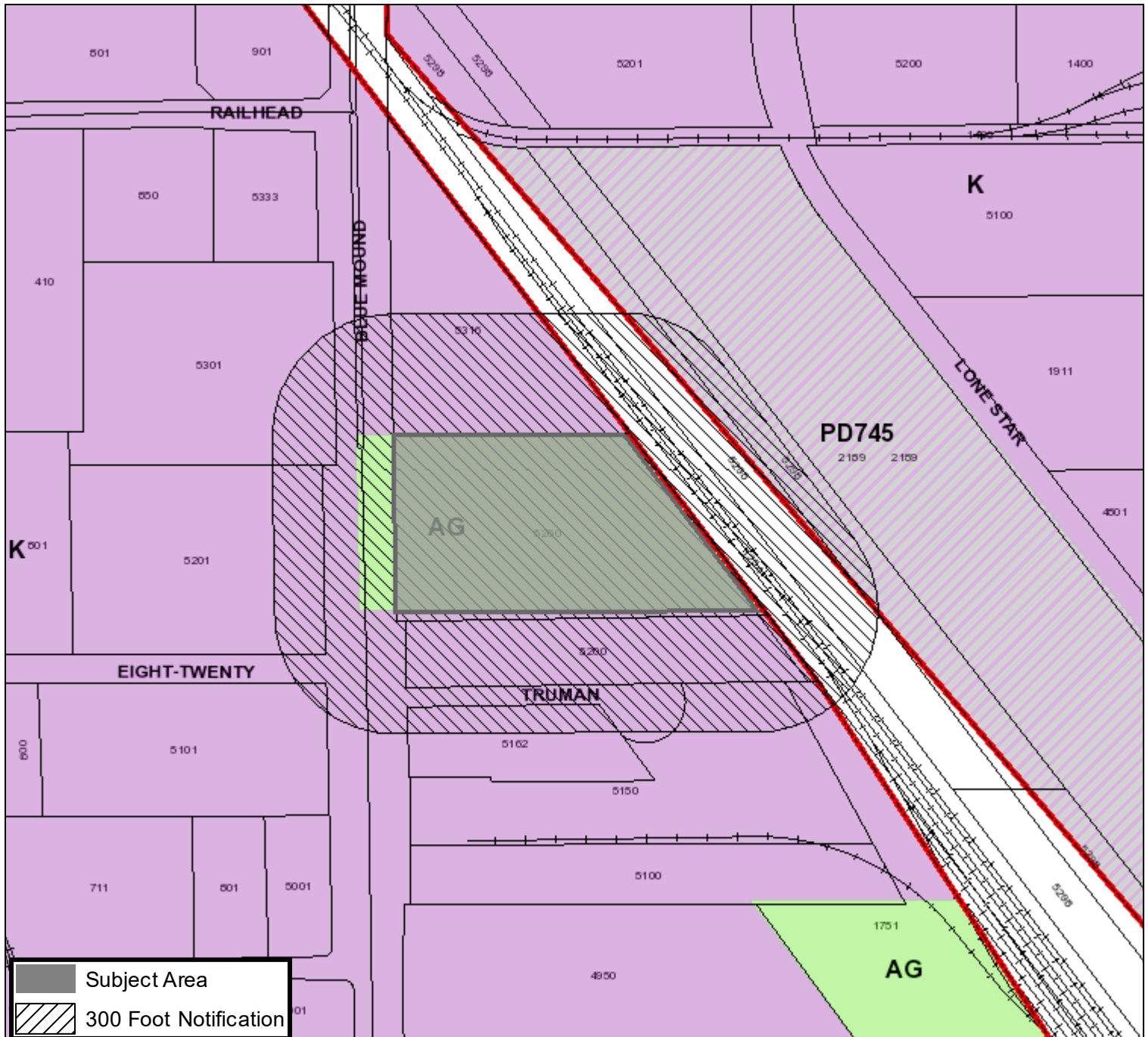
Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.



ZC-25-064

Area Zoning Map

Applicant: Landmark Nurseries/Box Investment/Westwood Pro Srv
Address: 5260 Blue Mound Road
Zoning From: AG
Zoning To: K
Acres: 7.331
Mapsc0: Text
Sector/District: Northeast
Commission Date: 5/14/2025
Contact: 817-392-8028



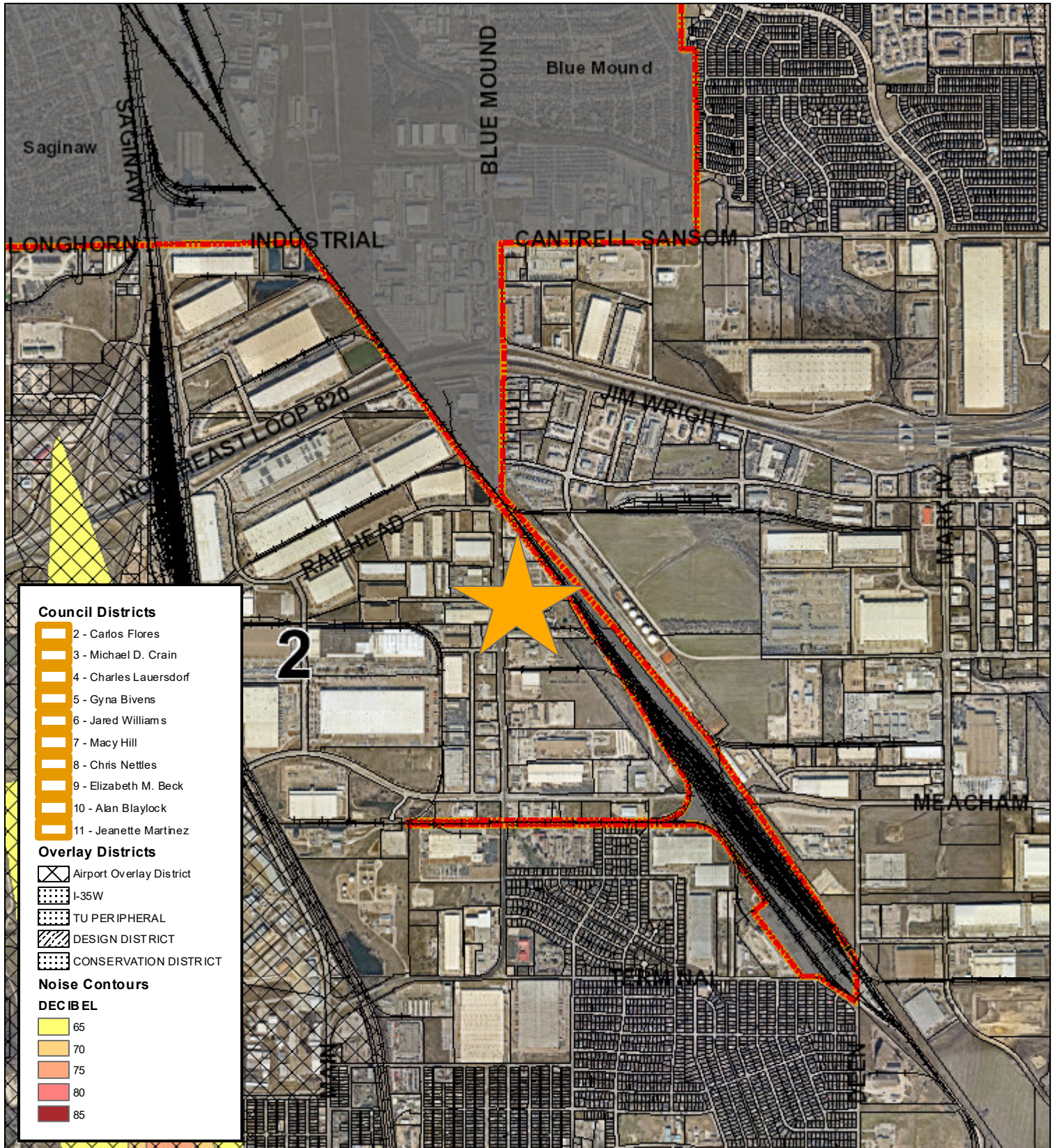
0 175 350 700 Feet

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ZC-25-064

Area Map

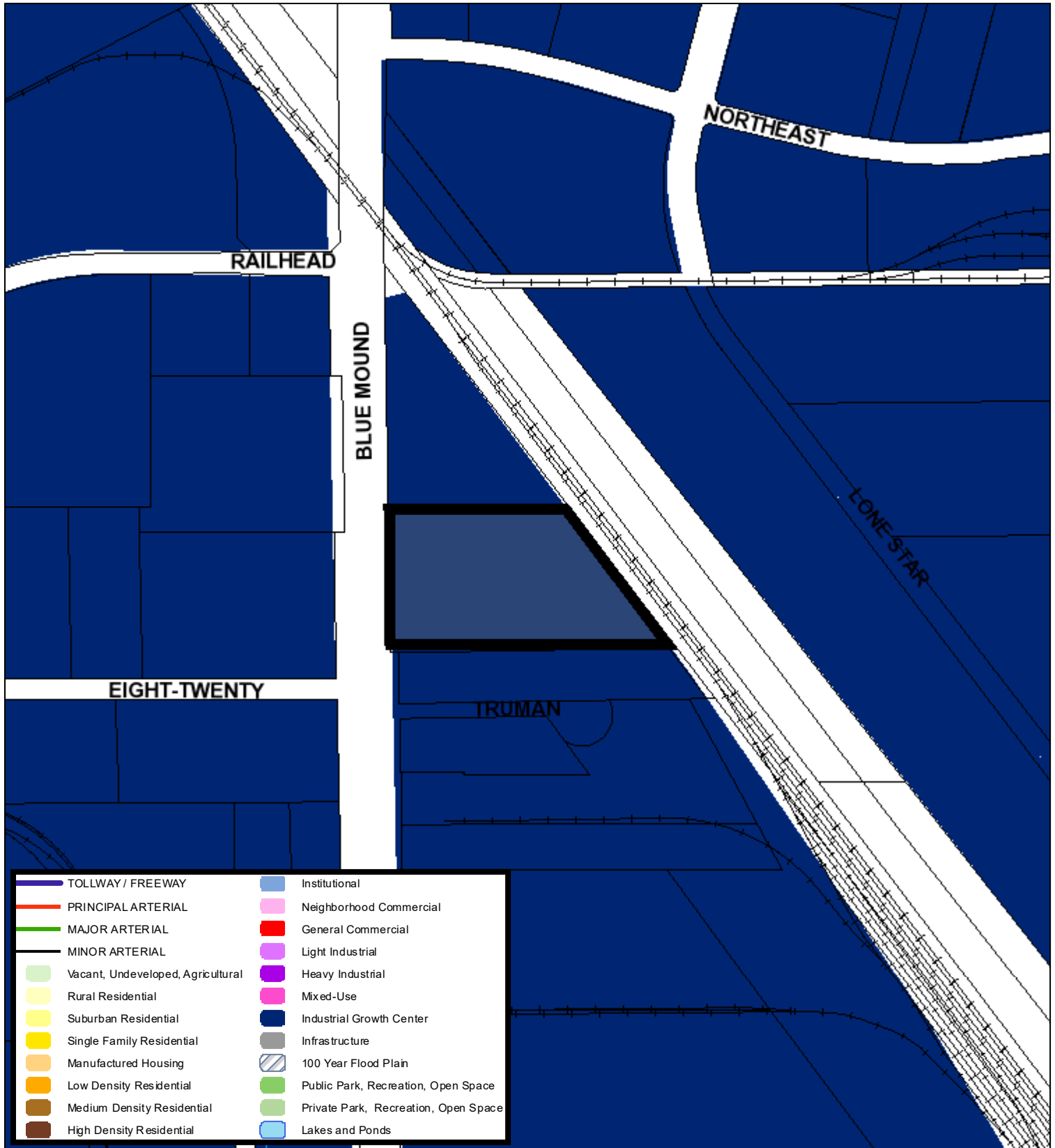


0 1,000 2,000 4,000 Feet



ZC-25-064

Future Land Use



425 212.5 0 425 Feet

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



Created: 4/23/2025 9:56:41 AM



ZC-25-064

Aerial Photo Map



0 265 530 1,060 Feet





Zoning Staff Report

Date: May 14, 2025

Case Number: ZC-25-067

Council District: 5

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Cooper Conger

Site Location: 3121 Lumber Street

Acreage: 0.9649 acres

Request

Proposed Use: 5 Duplexes

Request: From: "I" Light Industrial
To: "B" Two-Family

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

Project Description and Background

The subject property encompasses approximately 0.9649 acres and is located east of Lumber Street. It is currently undeveloped and lies at the edge of a residential neighborhood. To the south, the property is adjacent to a mix of commercial uses, including gas stations, an event hall, and various smaller businesses, creating a transitional zone between residential and commercial activity.

The site is presently zoned “I” Light Industrial, while the surrounding properties reflect a variety of zoning classifications: “MU-1” Low-Intensity Mixed-Use, “B” Two-Family Residential, and “PD-E” Planned Development with a base zoning of “E” Neighborhood Commercial. This mix of adjacent zoning reflects the area’s evolving land uses.

The applicant is proposing the construction of five duplex residential structures on the property. This proposed use would add to the moderate-density residential development in the area with the adjacent “B” and “MU-1” zones. Additional information and justification for the proposed development can be found in the 'Applicant’s Description' section below.

Applicant’s Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *“The purpose of this re-zoning application is to request approval to re-zone a parcel of land currently designated as Industrial to B-Two Family. We want to develop the site into (5) residential duplexes. This development aligns with the city’s objectives for sustainable growth, providing affordable and quality residential options while maintaining the integrity and character of the surrounding neighborhood.”*

Majority of the surrounding area is already zoned B or MU-1 zoning. Given the proximity to MU-1 zoning, the B duplex zoning request is consistent with the city’s broader urban planning goals. These proposed duplexes will contribute to the diversity of housing types in the area, providing additional residential units that complement the goals of creating mixed-use neighborhoods.”



Figure 1: Site Photos taken by staff on 4/28/25

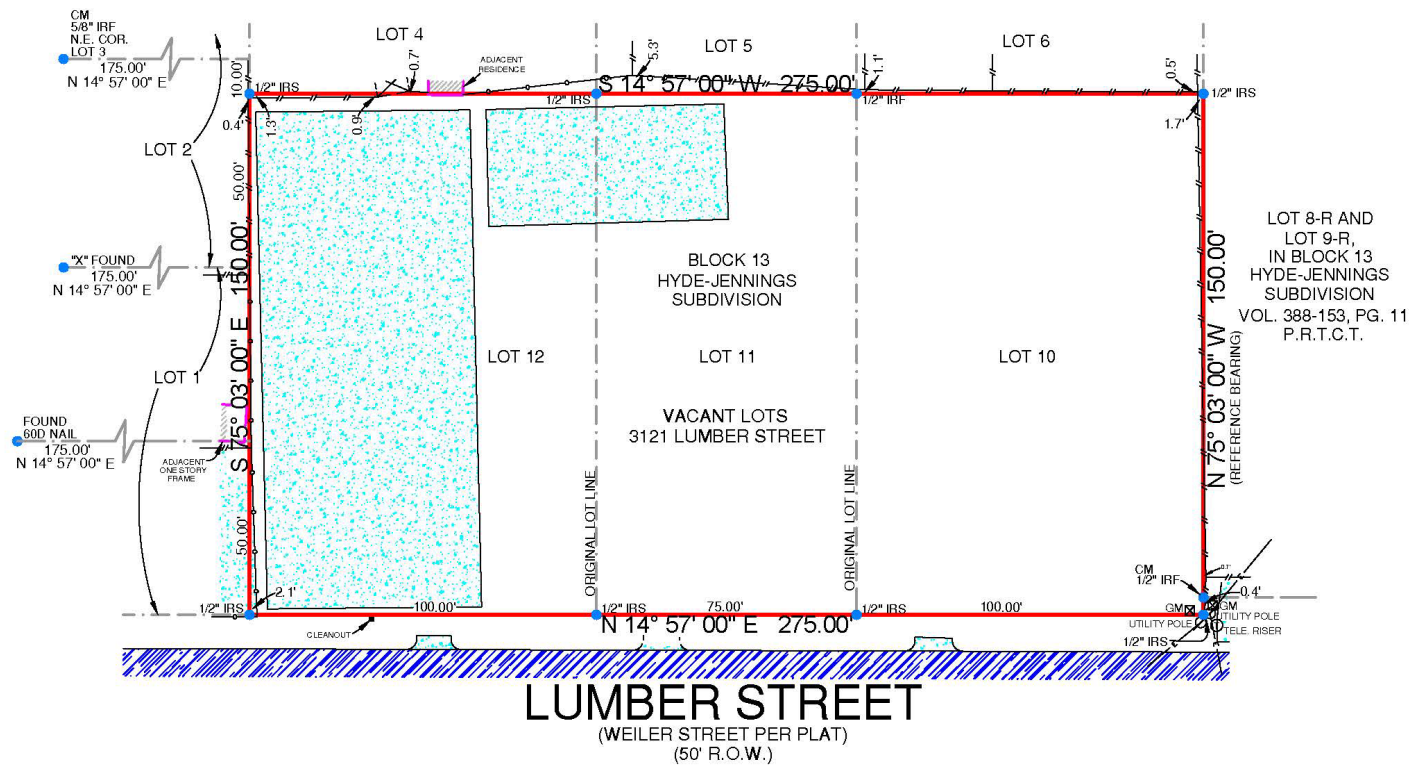


Figure 2: Plat provided by applicant

Surrounding Zoning and Land Uses

North:	"B" Two-Family / Residential
East- north:	"B" Two-Family / Residential
East- south:	"MU-1" Low-Intensity Mixed-Use/ Residential
South:	"MU-1" Low-Intensity Mixed-Use / Commercial
West- north:	PD367 "PD-SU" for all uses in "E" Neighborhood Commercial / Residential
West- south:	"MU-1" Low-Intensity Mixed-Use / Commercial

Recent Zoning History

The zoning history pre-dates 2004

Public Notification

Written Notice

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

Posted Notice

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

Published Notice

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

Courtesy Notice

The following organizations were emailed on April 24, 2025:

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valley's Inc
Neighborhoods of East Fort Worth	Handley NA
East Fort Worth Business Association	Historic Handley Development Corporation
East Fort Worth, Inc	

** Closest registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The surrounding area features a balanced mix of residential and commercial uses, contributing to a diverse and evolving urban environment. The subject property lies adjacent to several commercial establishments, including gas stations, an event hall, and a variety of smaller businesses. This blend of land uses creates a natural transitional zone between higher-intensity commercial activity to the south and more traditional residential neighborhoods to the north.

The proposed residential land use is well-aligned with the existing context, offering a more appropriate and compatible use of the property compared to its current “I” Light Industrial zoning. The current industrial designation permits uses such as outdoor sales and storage, printing and light manufacturing, and auto parts supply, which could introduce operational impacts—such as noise, traffic, or visual blight—that are inconsistent with and potentially disruptive to the surrounding residential and neighborhood-serving commercial uses, particularly those immediately to the north.

The requested rezoning will establish a thoughtful land use transition from the “MU-1” Low-Intensity Mixed-Use district to the south into the “B” Two-Family district and established residential neighborhood to the north. This transition promotes a more cohesive urban fabric and supports the development of a walkable, mixed-use environment where residents can live, work, and engage in neighborhood life without reliance on automobiles.

Overall, the proposed rezoning advances the City of Fort Worth’s strategic planning goals by replacing incompatible industrial zoning with residential development that aligns with the surrounding land uses. This change supports the city's objective of promoting compatible infill development, enhancing neighborhood connectivity, and reinforcing the character of established communities. By facilitating new housing opportunities in an area with access to existing infrastructure, services, and amenities, the rezoning contributes to the creation of walkable, mixed-use neighborhoods and supports a higher quality of life for current and future residents.

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



Comprehensive Plan- Map Consistency

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

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

The Comprehensive Plan policies supports infill and transitional residential development—such as duplexes and townhomes—that efficiently uses existing infrastructure and provides diverse while maintaining compatibility with the scale and character of surrounding neighborhoods. The proposed development will be appropriately scaled, connected to existing areas, and designed to minimize impacts on the adjacent community. Key policies guiding this vision include:

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

The proposed zoning designation is not consistent with the Neighborhood Commercial category identified in the Future Land Use (FLU) Map. While the rezoning request does not technically match the FLU designation, it supports the underlying intent by promoting a mix of uses appropriate for a transitional area with both residential and commercial activity. Given the site's context and surrounding land uses, the current industrial zoning no longer aligns with the neighborhood's needs or the vision outlined in the FLU. The proposed zoning better reflects the intent of the FLU category and provides a more suitable and context-sensitive land use for the area. The FLU category allows for the following zoning districts:

- “ER” Neighborhood Commercial Restricted
- “E” Neighborhood Commercial
- “MU-1” Low-Intensity Mixed-Use (**allows for duplex pending proximity test**)

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

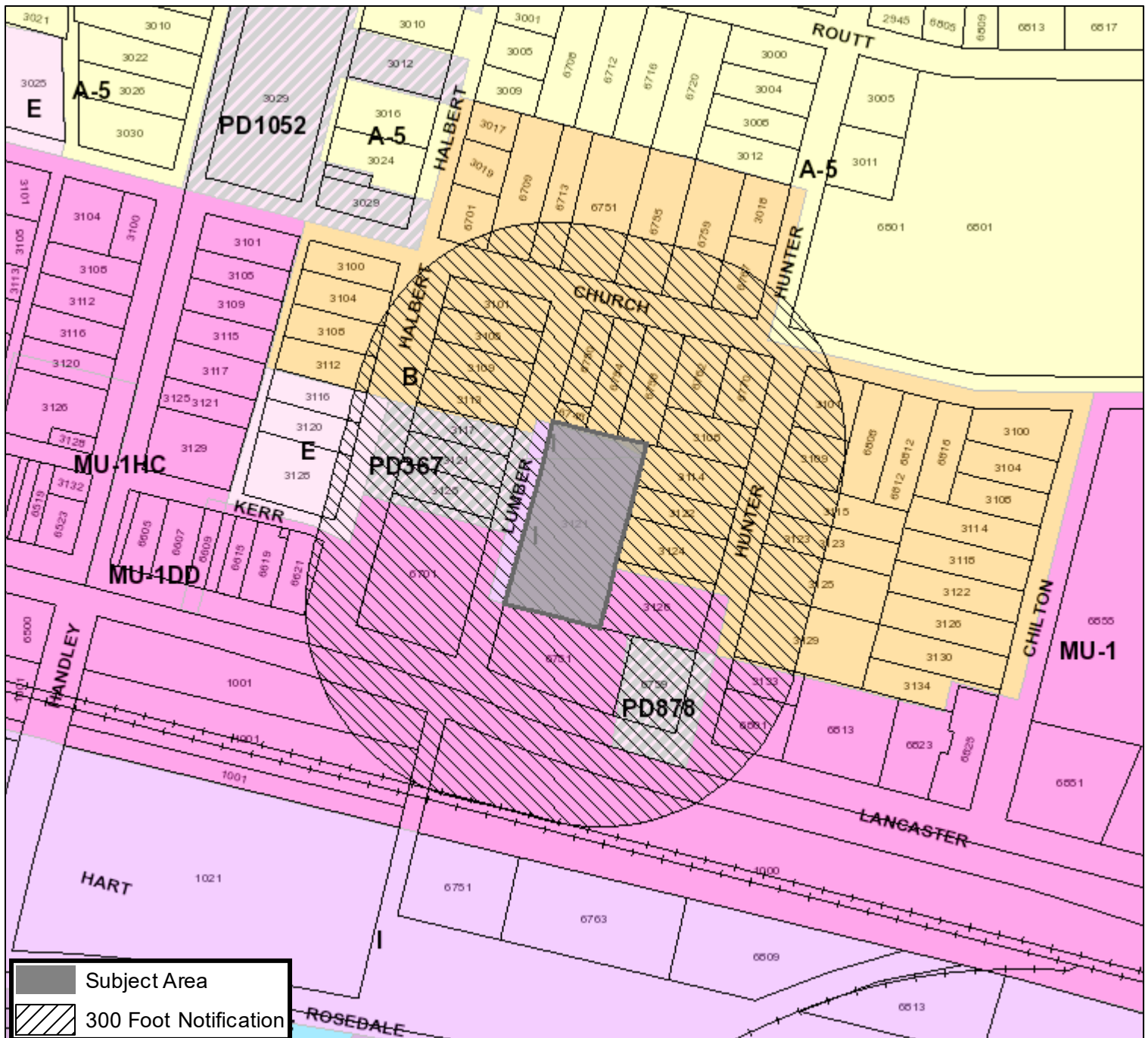
Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan FLU Map but is **consistent** with the Comprehensive Plan Policies.



ZC-25-067

Area Zoning Map

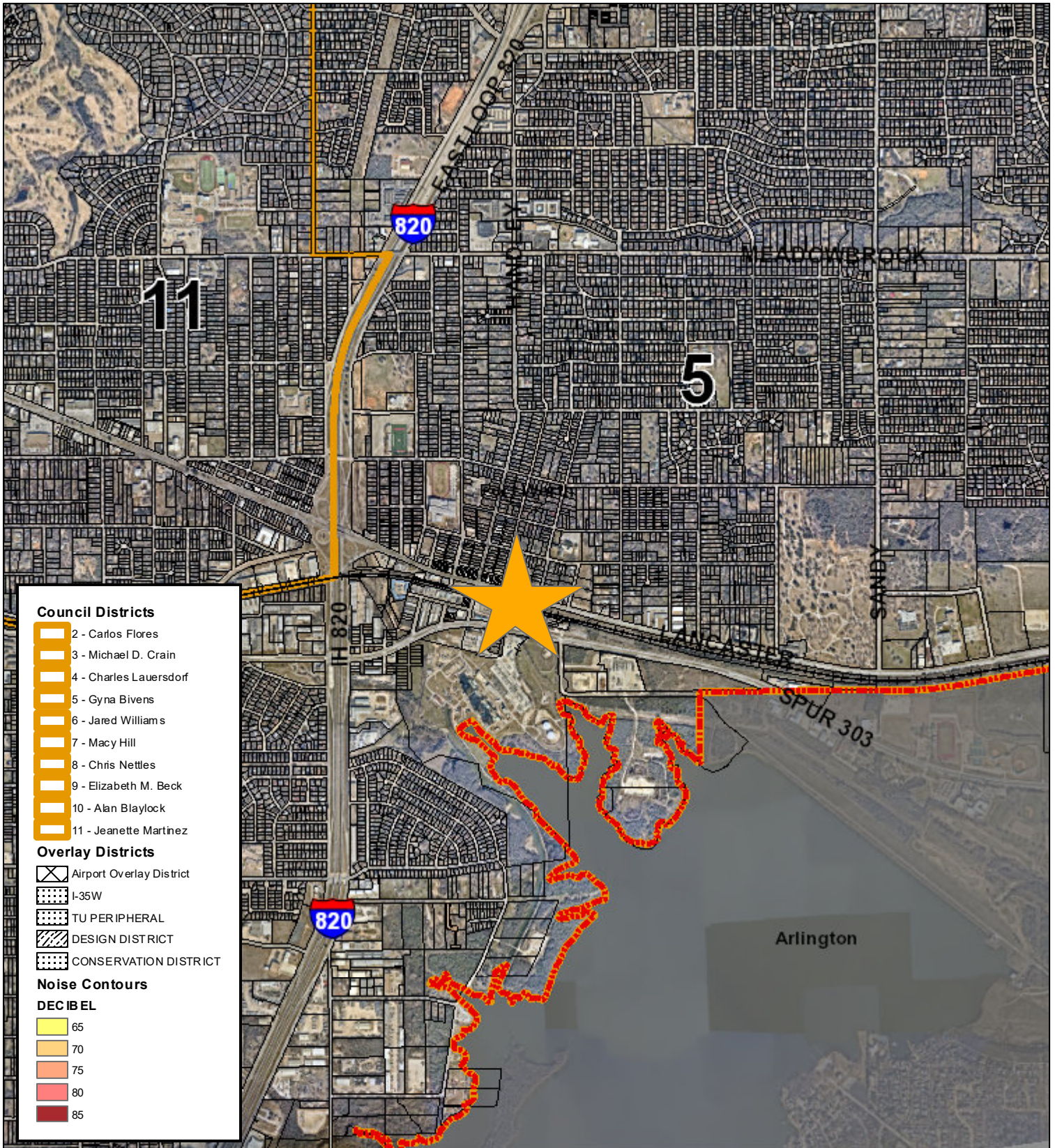
Applicant: Options Equities & Investments LLC/Cooper Conger
Address: 3121 Lumber Street
Zoning From: I
Zoning To: B
Acres: 0.94951834
Mapsc0: Text
Sector/District: Eastside
Commission Date: 5/14/2025
Contact: 817-392-2806



0 105 210 420 Feet

Created: 4/23/2025 9:56:13 AM

Area Map

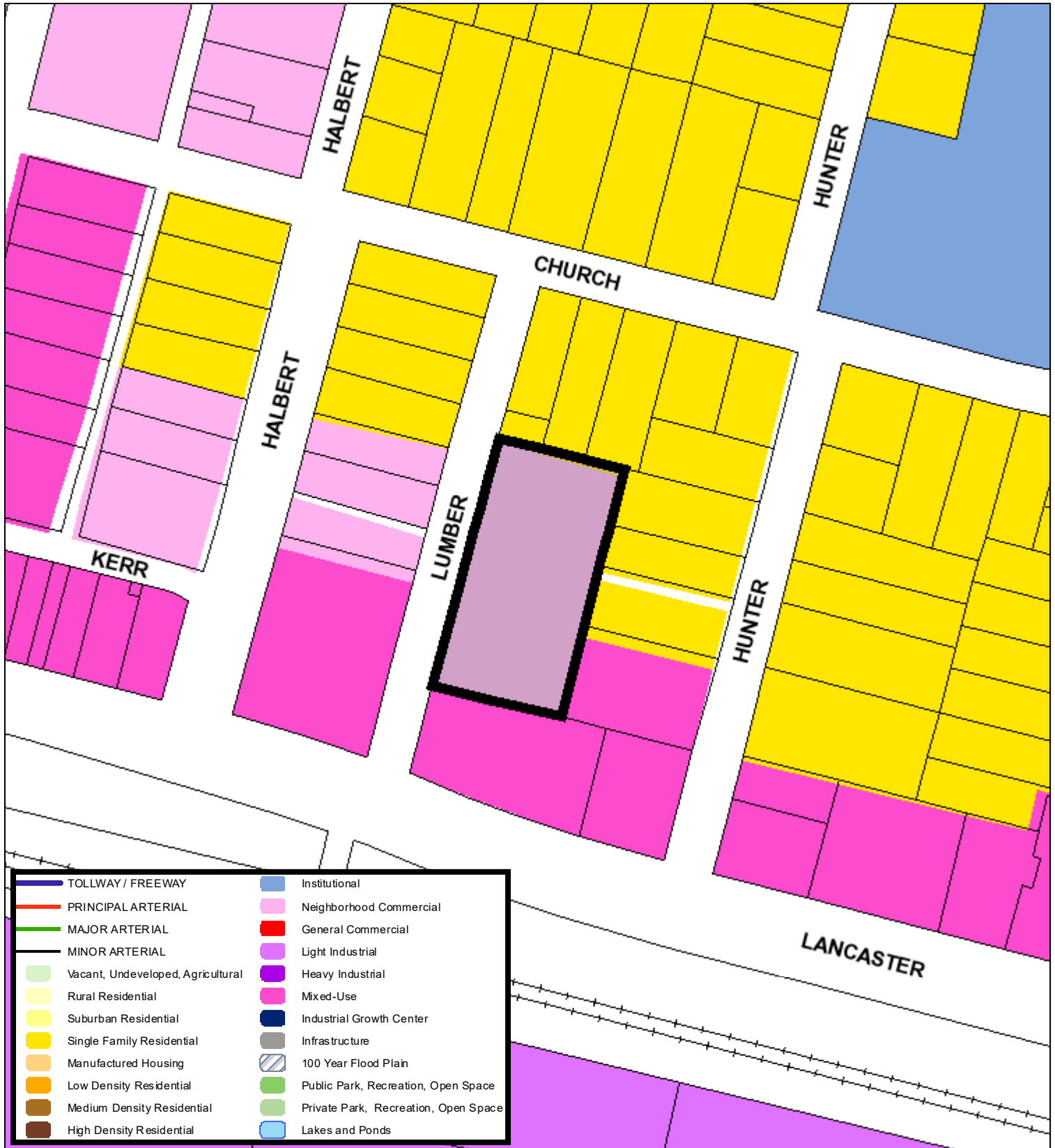


0 1,000 2,000 4,000 Feet



ZC-25-067

Future Land Use



140 70 0 140 Feet

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





ZC-25-067

Aerial Photo Map



0 90 180 360 Feet





Zoning Staff Report

Date: May 14, 2025

Case Number: ZC-25-070

Council District: 8

Zoning Map Amendment

Case Manager: Stephen Murray

Owner / Applicant: SFW 90 LLC & SFW 75, LLC, David Zulejkic/ Rhett Bennett, Black Mountain/ Bob Riley, Half

Site Location: 8101 Forest Hill Dr; 4401 Enon Rd; 7808, 8004, 7801 - 8000 (odds) Hartman Lane
Acreage: 171.9 acres

Request

Proposed Use: Data Center

Request: From: “MH” Manufactured Housing; “E” Neighborhood Commercial; “A-5” One-Family

To: “PD/I” Planned Development for all uses in “I” Light Industrial with uses limited to a data center, educational uses, governmental uses (excluding correction facility and probation or parole office), health care facilities, recreational, religious uses, utilities, grocery store, office or retail sales general with development standards for increased setback adjacent one or two-family districts; to increase the maximum building height of to 70 feet for data center use; primary entrance from Forest Hill Drive ; site plan waiver requested

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

Summary

The proposed site is in Council District 8 South of Joel East Road, west of Anglin Drive, north of Enon Road, and east of Forest Hill Drive. The applicant proposes to develop the site with a data center. The applicant is requesting to rezone from the existing, “A-5” One Family Residential, “MH” Low Density Multifamily & “E” Neighborhood Commercial zoning to “PD/I” Planned Development for all uses in “I” Light Industrial with uses limited to a data center, educational uses, governmental uses (excluding correction facility and probation or parole office), health care facilities, recreational, religious uses, utilities, grocery store, office or retail sales general with development standards for increased setback adjacent one or two-family districts; to increase the maximum building height of to 70 feet for data center use; primary entrance from Forest Hill Drive; site plan waiver requested.

Development Standards

The table below describes the differences between “I” Light Industrial and proposed PD.

Development Standard	“I” Light Industrial	Proposed PD
Primary Entrance	TPW has final authority but typically can have an entrance on street frontages	Primary entrance and address request to the Data Center will be from Forest Hill Drive
Height	45 ft	70 ft
Setback adjacent residential	50 ft	75 ft

Applicant’s Proposal

The applicant provided the following statement regarding the proposed land uses on the site:

The subject property would be an addition to the previously approved zoning case (ZC-024-153, January 14, 2025) for the adjoining 141.7 acres. The property is planned to be used for a data center complex development with possible additional low traffic generating uses as listed in the PD. The present conceptual development plan includes multiple building pads. All uses would follow the “I” light industrial development standards with the exception of building height for data center building (need 70 feet to insure proper height for interior equipment) and an increase of building setback to 75 feet from one or two family residential.

While the 2024 Comprehensive Plan recommends single family residential, the subject property was rezoned to mobile homes in 2022. The Comprehensive Plan Policy statements does promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

Additionally the 2017 Economic Development Strategic Plan and its 2022 Update highlights an initiative of a catalyst project in east and southeast Fort Worth. The developer believes this proposed development would advance that goal. The proposed uses meet the indicative by providing higher paying jobs opportunities to the area with less impacts on infrastructure as the present mobile home zoning allows.

The PD is requested to lessen the impact of straight “I” light industrial uses that would conflict with existing land development. The limitation of uses would lessen the impact on existing and proposed transportation network.

Surrounding Zoning and Land Uses

North “A-5” One-Family; “CR” Low Density Residential; PD 1420 PD/SU for Data Center / single-family, vacant
East “AG” Agricultural; “B” Two-Family / agricultural/residential
South City of Everman; ETJ / single family suburban residential
West City of Everman; “A-5” One-Family / single-family, agricultural

Recent Zoning History

- None

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on April 25, 2025.

Posted Notice

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

Published Notice

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

Courtesy Notice

The following organizations were emailed on April 25, 2025:

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

Development Impact Analysis

Land Use Compatibility

Surrounding properties appear to be a mixture of suburban single family residential, large lot/rural residential, agricultural. This site has access to both Forest Hill Drive as well as Enon Road, which are currently two-lane roads.

Staff often consult with the Urban Land Institutes (ULI) guidelines to provide insight on certain uses. The Urban Land Institute is a global, member-driven organization comprising more than 48,000 real estate and urban development professionals dedicated to advancing the Institute’s mission of shaping the future of the built environment for transformative impact in communities worldwide. These guidelines provide additional

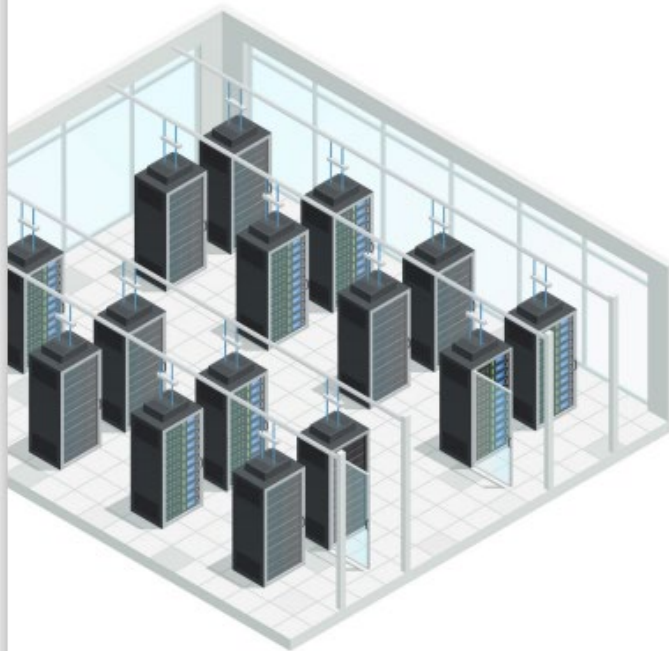
information, especially for relatively newer uses that cities rarely see but are becoming more prominent. Below is information related to “Local Guidelines for Data Center Development”

[uli-data-center-whitepaper_hm_2024-11-12_final-final-round.pdf](#)

Differences from industrial warehouses

Data centers differ from other forms of commercial real estate. They constitute a relatively new category and, until recently, they were concentrated in select geographic areas. As a result, the buildings housing our essential internet infrastructure are widely misunderstood.

Typically, data centers are not explicitly mentioned in zoning codes. Instead, they fall under the umbrella of general industrial zoning uses. But because they store data, they are not typical warehouses. Their classification, as such, causes planning challenges, which we will detail further in a [later section](#).



Here's how data centers differ from industrial warehouses or factories:

- Data centers are more compatible with other uses nearby because, unlike factories or warehouses, they are odorless and lack truck traffic.
- They are often taller than traditional single-story warehouses. Data centers can be single-story or multistory. Single-story data centers start at around 30 feet (9.1 meters) and multi-story data centers go up from there.
- They require fewer employees once construction is complete, so long-term impacts on traffic, schools, and public services are minimal.
- They need fewer parking spaces and plumbing fixture counts than are typically mandated by industrial codes.
- Data centers require more robust underground and above-ground infrastructure.
- Unlike warehouses and factories, data centers have external electrical and mechanical equipment.
- Some data centers need multiple layers of redundancy, which we'll discuss [in a moment](#).
- Data centers require more security measures than industrial buildings, including 24/7/365 surveillance and controlled-access points.

It is important to note that the proposed PD will provide additional buffers, removal of uses, etc. This should reduce the impact on surrounding neighborhoods. In addition, data centers act more in line with office complexes and heavy truck traffic is not anticipated to impact the overall site.

That being stated, the proposed development could be sensible in this particular location despite the proximity to residential. However, providing a final site plan for this case is imperative to help assuage staff and neighborhood concerns.

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

Comprehensive Plan Consistency – Far South Sector

The adopted Comprehensive Plan designates the subject property as *future single family residential* on the Future Land Use [FLU] Map. The proposed PD uses are not included in the list of zoning classifications that are acceptable within these FLU designations. The proposed zoning **is not consistent** with the Comprehensive Plan Map designation.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
RESIDENTIAL		
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial

In terms of Policy, this request **is consistent** with policy the following policies:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.

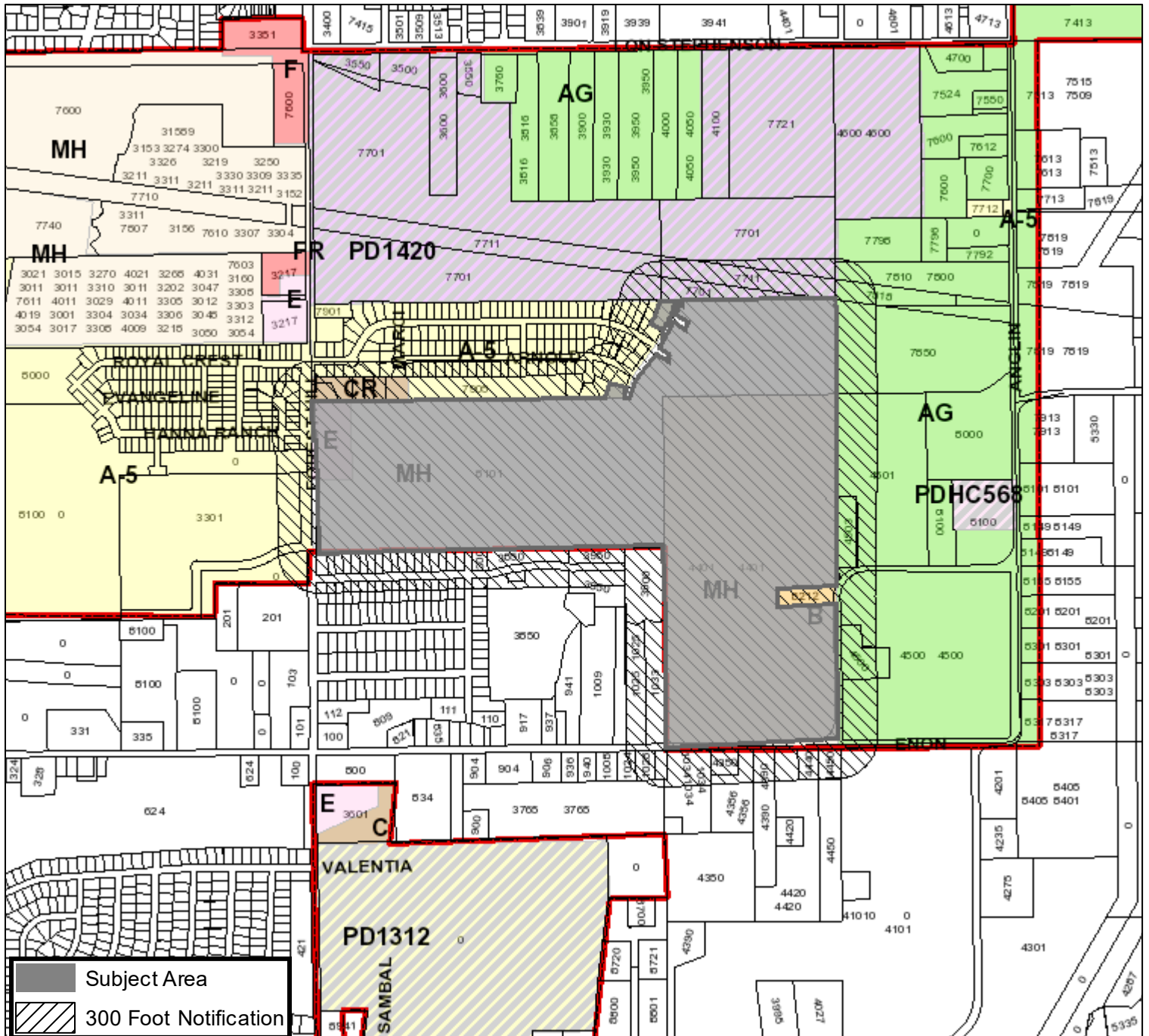
Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.



2025-07-25

Area Zoning Map

Applicant: SFW 90 & SFW 75/Black Mountain/Half & Associates
Address: 8101 Forest Hill Dr; 4401 Enon Rd; 7808, 8004, 7801 - 8000 (odds) Hartman Lane
Zoning From: A-5, MH, E
Zoning To: PD for certain I uses with increased setbacks & height, site plan waived
Acres: 171.912
Mapsc: Text
Sector/District: Far South
Commission Date: 5/14/2025
Contact: 817-392-8028



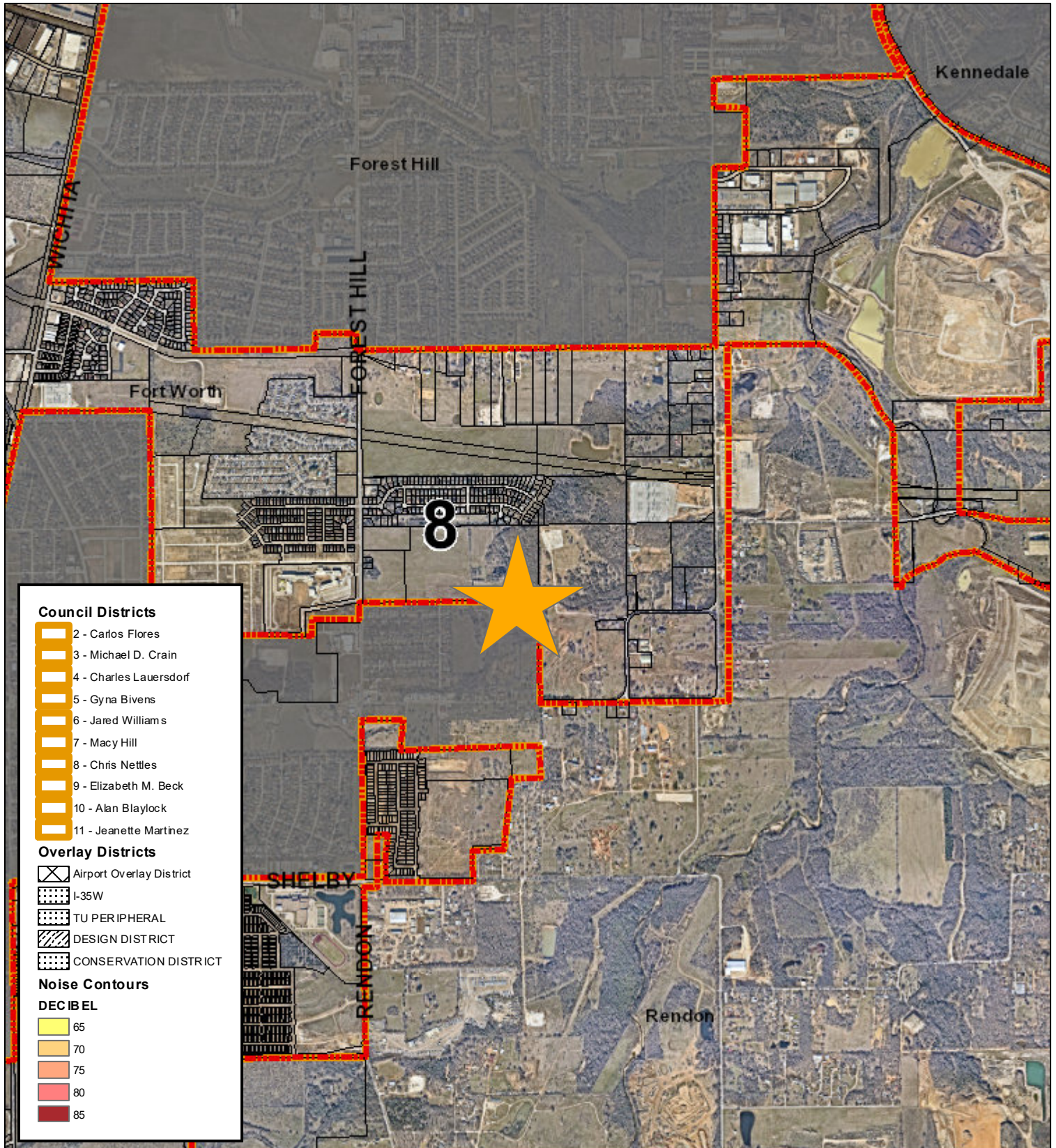
0 500 1,000 2,000 Feet

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ZC-25-070

Area Map

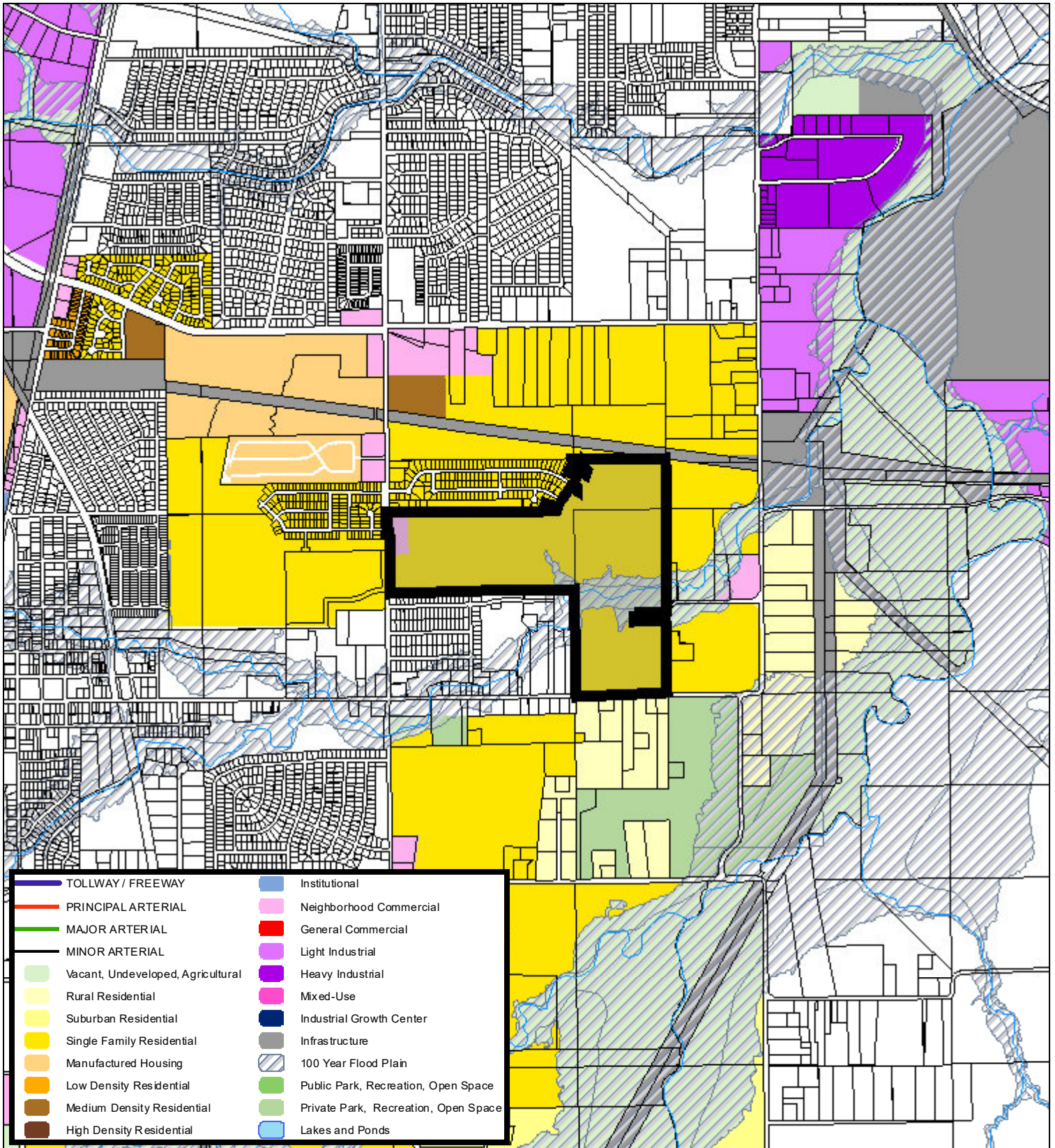


0 1,000 2,000 4,000 Feet



ZC-25-070

Future Land Use



1,800 900 0 1,800 Feet

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

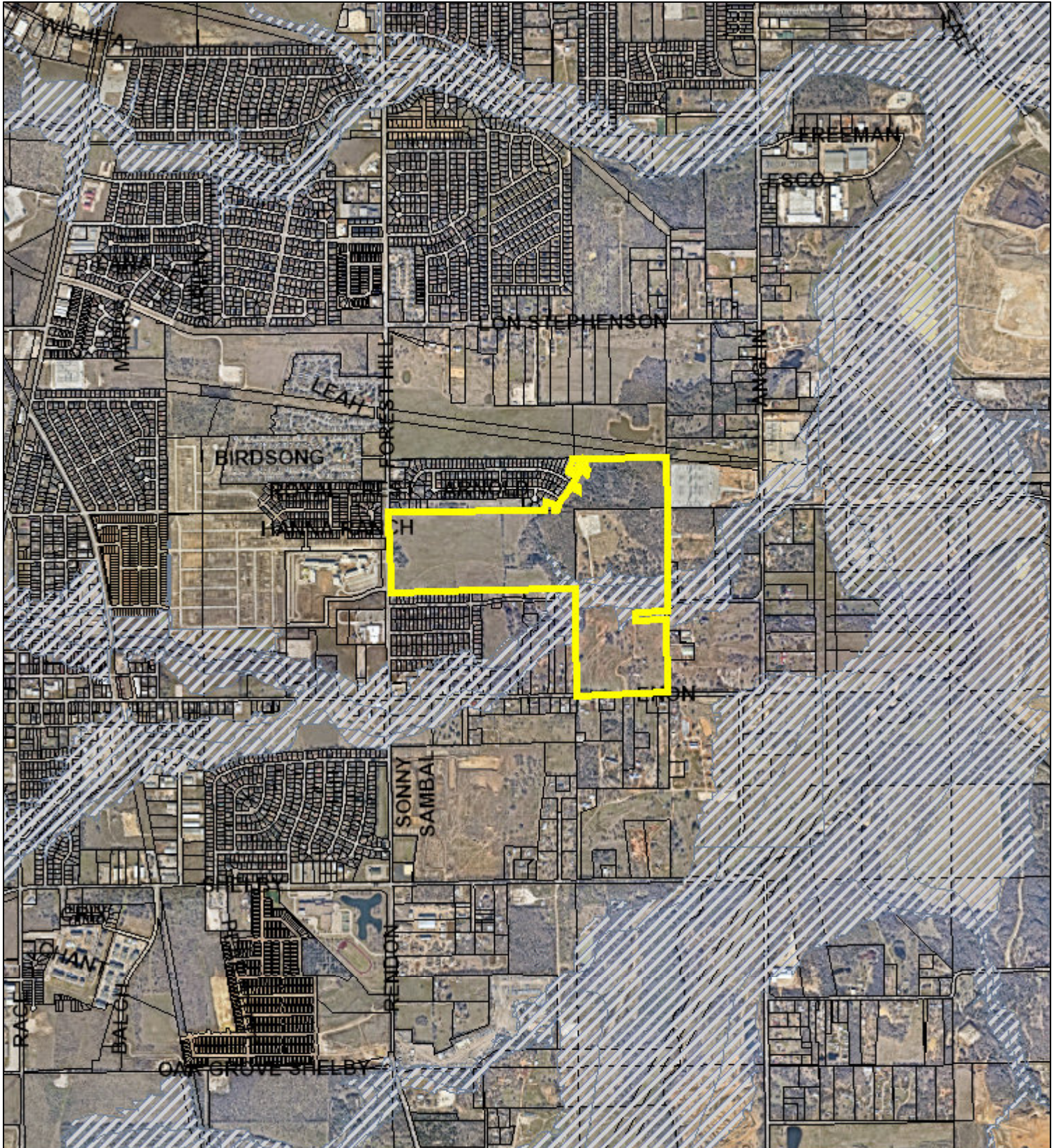


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ZC-25-070

Aerial Photo Map



0 1,150 2,300 4,600 Feet





Zoning Staff Report

Date: May 14, 2025

Case Number: ZC-25-072

Council District: 9

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: CLPL Houses, LLC / Brad Newsome

Site Location: 2728 Lubbock Avenue

Acreage: 0.43 acres

Request

Proposed Use: Village East Apartments

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

To: “UR” Urban Residential/TCU Overlay

Recommendation

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

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

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

Staff Recommendation: **Approval**

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Project Description and Background

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

From the applicant:

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

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

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

Surrounding Zoning and Land Uses

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

Recent Zoning History

- ZC-14-138: Added TCU Overlay

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **April 25, 2025**.

Posted Notice

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

Published Notice

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

Courtesy Notice

The following organizations were emailed on **April 25, 2025**:

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

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

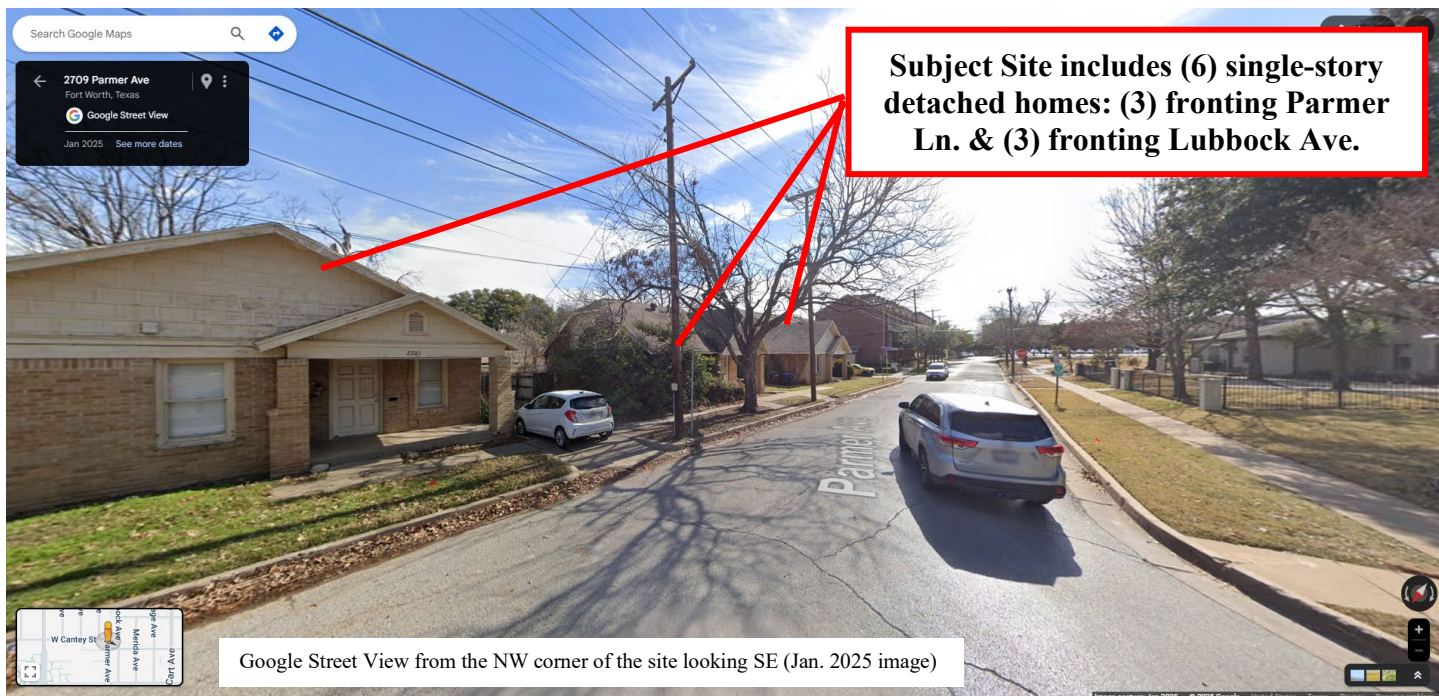
Land Use Compatibility

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

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

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






Comprehensive Plan Consistency

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

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

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

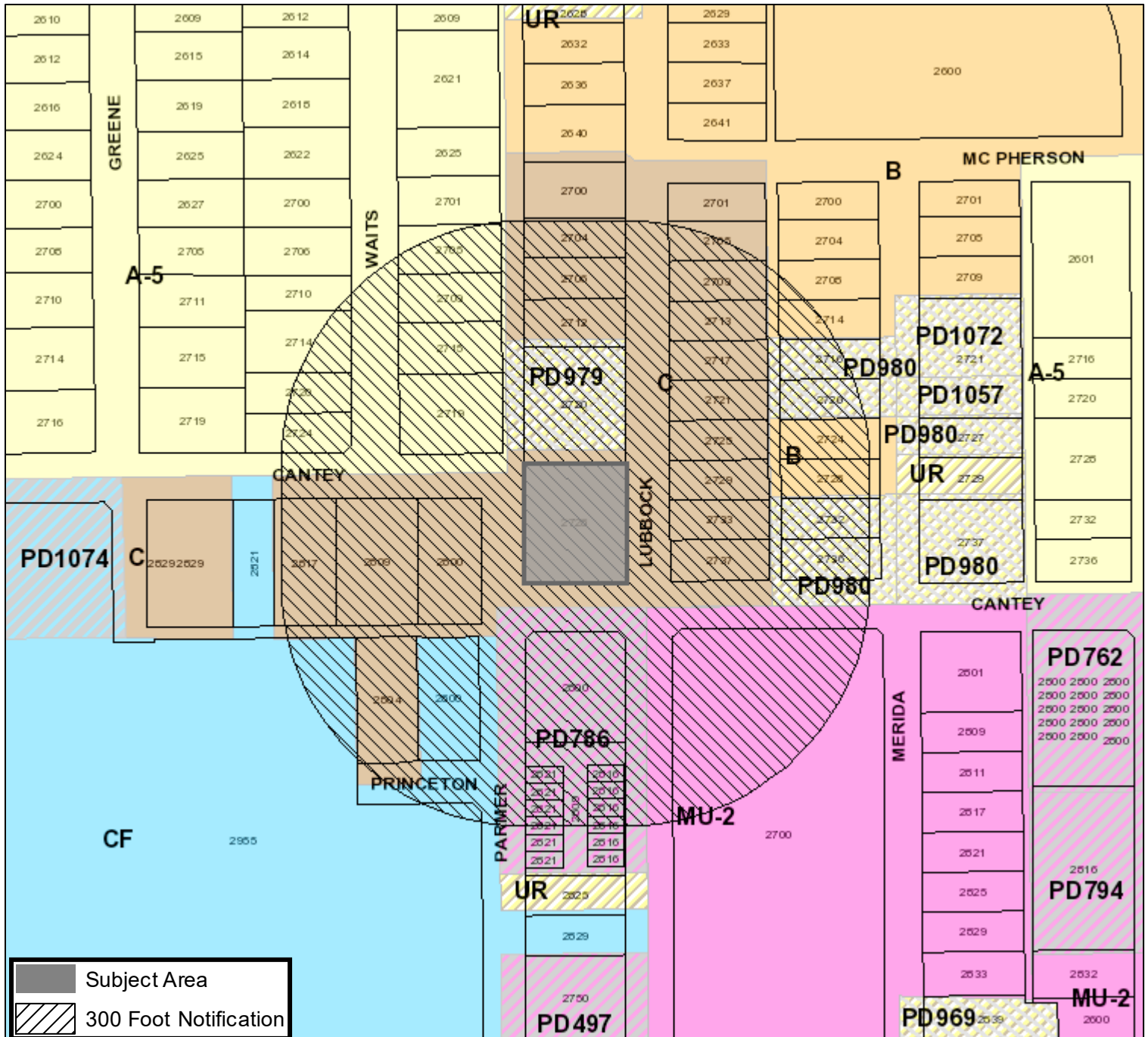
- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
 - Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth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



ZC-25-072

Area Zoning Map

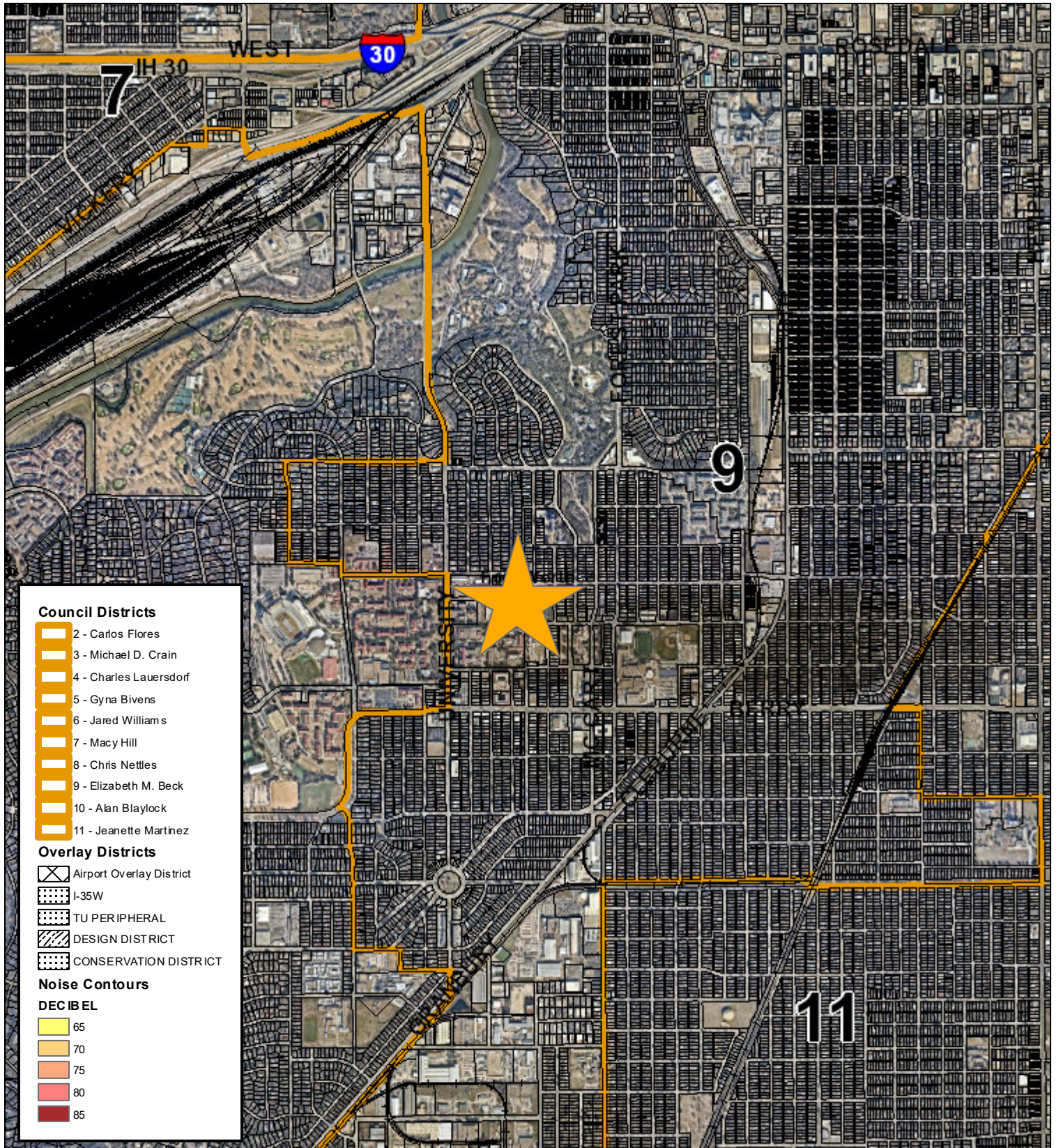
Applicant: CLPL Houses LLC/Bill Newsome
Address: 2728 Lubbock Avenue
Zoning From: C
Zoning To: UR
Acres: 0.43
Mapsc0: Text
Sector/District: TCU/Westcliff
Commission Date: 5/14/2025
Contact: 817-392-8043



0 87.5 175 350 Feet

Created: 4/23/2025 9:56:17 AM

Area Map

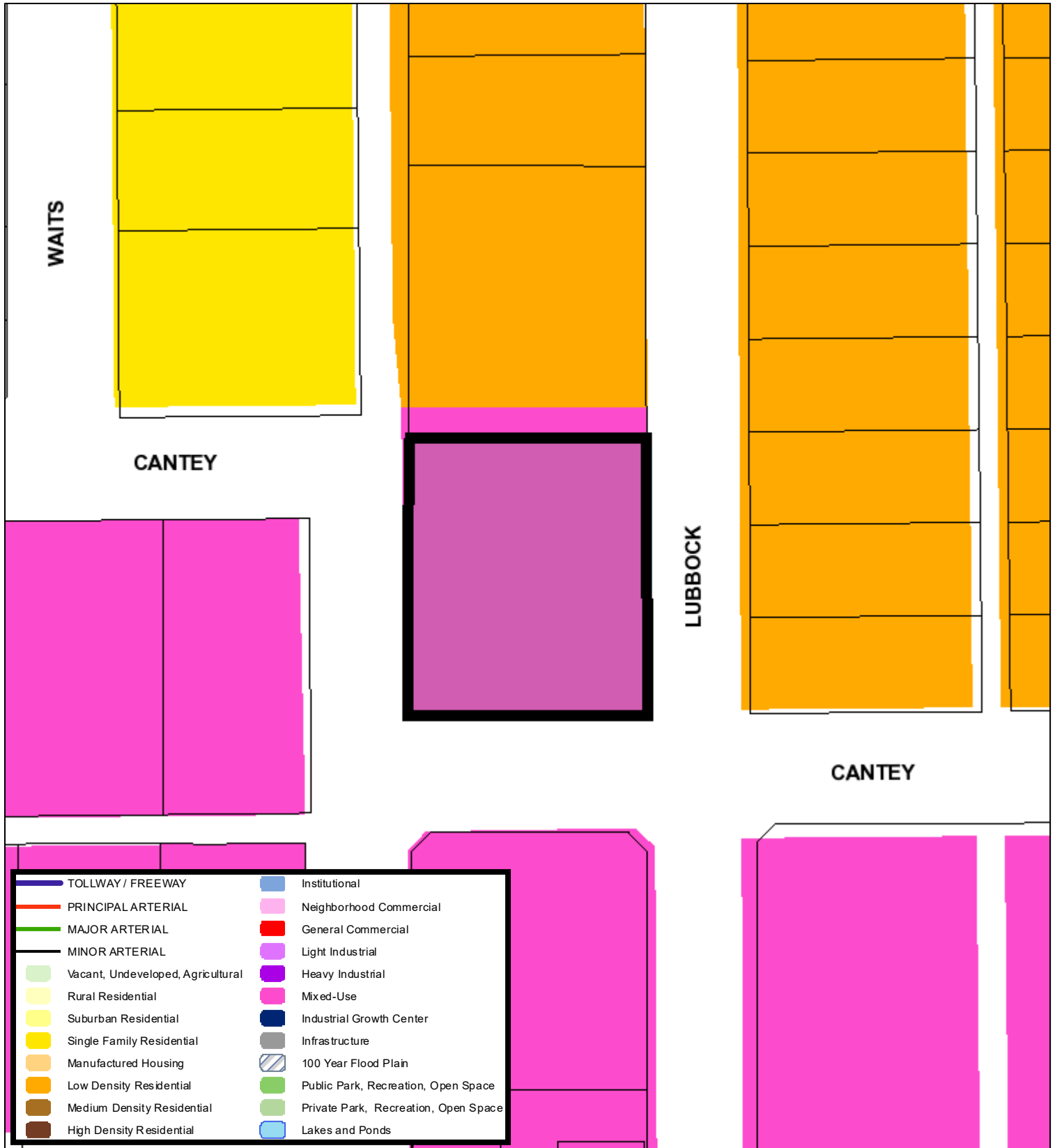


0 1,000 2,000 4,000 Feet



ZC-25-072

Future Land Use



70 35 0 70 Feet

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





ZC-25-072

Aerial Photo Map



0 40 80 160 Feet





Zoning Staff Report

Date: May 14, 2025

Case Number: ZC-25-074

Council District: 5

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Primera Organizacion International De Iglesias Evangelicas Apostles Y Profetas Inc. /
Nikki Moore, MMA

Site Location: 7100 block (evens) John T. White Road, 1000 block (evens) Williams Road
Acreage: 12.32 acres

Request

Proposed Use: Church

Request: From: “ER” Neighborhood Commercial Restricted
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 south of John T. White Road and west of Williams Road. The applicant is seeking to rezone from “ER” Neighborhood Commercial Restricted to “CF” Community Facilities. The “CF” Community Facilities zoning district is intended to accommodate institutional and related uses that are established in response to the health, safety, educational and welfare needs of a neighborhood, community or major sector of the city. Allowed land uses for this district include public facilities such as churches, government offices, health services, public safety, colleges and schools.

A conceptual site plan was provided by the applicant. Approximately 20,000 sq. ft. church and multipurpose building is proposed with future church accessory uses. Parking in the front yard would not be allowed as there is A-5 zoning within the block and signage will be limited since it is based on the most restrictive district.

The site is currently vacant with several mature trees. Churches and schools are permitted in any zoning district, the site is currently zoned “ER” which limits the size of the building to 5,000 square feet per tenant, no freestanding or illuminated signs.

“CF” Community Facilities District Standards:

Lot width	50 feet minimum
Front yard*	
Across street from front yard in “A” or “B” district	20 feet minimum
Across street from front yard in “AR” or “R1” through “D” district	10 feet minimum
Rear yard	5 feet minimum reduced to 0 feet where adjacent to an alley at least 10 feet wide
Side yard**	
Adjacent to residential district	5 feet minimum
Across street from a side yard in a residential district	10 feet minimum
Height	Based on most restrictive adjacent district. Stealth telecommunication towers are permitted to a height of 15 feet above the allowable height of the most restrictive adjacent district as a special exception approved by the board of adjustment. The scenic preservation and design review commission must approve the design of all stealth telecommunication towers. Telecommunication towers are permitted to the allowable height of the most restrictive adjacent district as a special exception approved by the board of adjustment.
Notes:	
* May be subject to setback averaging (§ 6.101(f))	
** May be subject to projected front yard (§ 6.101(d))	

Facing south along John T White Road



Facing west along Williams Road



Surrounding Zoning and Land Uses

North "A-5" and "A-7.5" One-Family / single-family

East "CF" Community Facilities; "A-5" One-Family / day care center, single-family

South "A-5" One-Family and "PD124" Planned Development /Specific Use for landscape maintenance business with up to 5 horses for personal family use / single-family, landscape maintenance business

West "A-5" One-Family; "CR" Low Density Multifamily / single-family, apartments

Recent Zoning History

- “PD1356”, PD/I Planned Development for “I” Light Industrial plus mini-warehouse, vehicle rental, storage or display of accessory use excluding blacksmithing and wagon shop; site plan waived. Approved by Council 2-14-2023
- ZC-21-074 Subject site, Denied by Council 8-3-2021
- ZC-07-208 Council -initiated rezoning for multiple parcels in John T White NA to various zoning districts. Approved by Council 4-1-2008

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **April 25, 2025**.

Posted Notice

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

Published Notice

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

Courtesy Notice

The following organizations were emailed on **April 25, 2025**:

Organizations Notified	
John T White NA*	Draughon Heights NA
Historic Randol's Mill Valley Alliance	Ryanwood NA
East Fort Worth Inc.	Streams and Valleys Inc.
Trinity Habitat for Humanity	East Fort Worth Business Association
Neighborhoods of East Fort Worth	FWISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Surrounding land uses are single-family to the north, apartments and a single-family structure to the west, large lot residential and landscape business to the south and day care facility to the east. Churches are allowed within any district; however, CF makes sense for the proposed uses for future expansion. The proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

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.

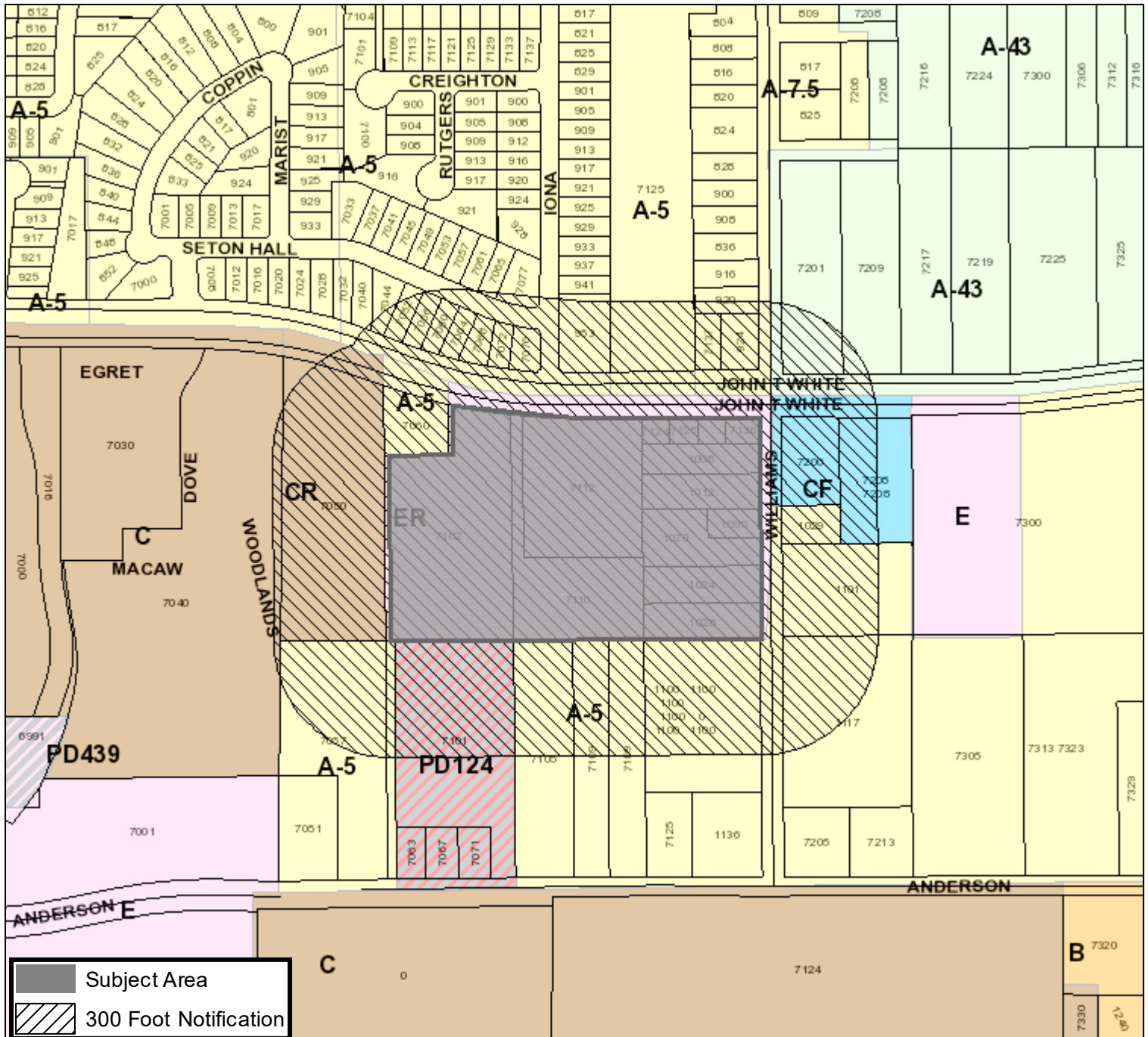




ZC-25-074

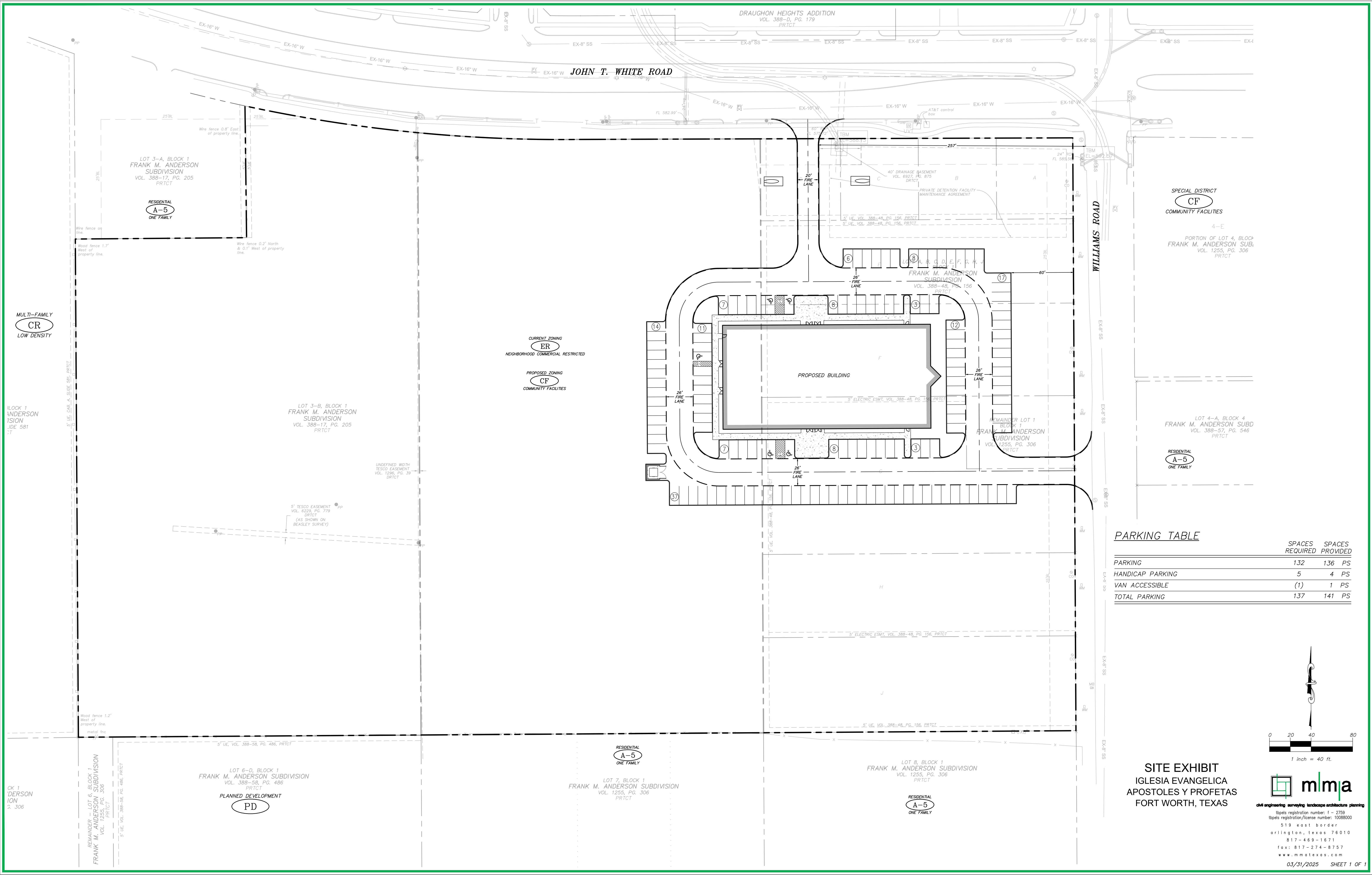
Area Zoning Map

Applicant: Primera Organizacion Internacional de Iglesias/MMA
Address: 7100 block (evens) John T. White Road, 1000 block (evens) Williams Road
Zoning From: ER
Zoning To: CF
Acres: 12.319
Mapsc0: Text
Sector/District: Eastside
Commission Date: 5/14/2025
Contact: 817-392-7869

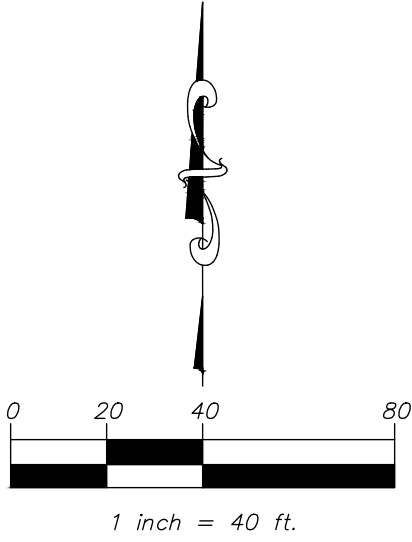


0 185 370 740 Feet

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<u>PARKING TABLE</u>		SPACES REQUIRED	SPACES PROVIDED
PARKING		132	136 PS
HANDICAP PARKING		5	4 PS
VAN ACCESSIBLE		(1)	1 PS
TOTAL PARKING		137	141 PS



SITE EXHIBIT
IGLESIA EVANGELICA
APOSTOLES Y PROFETAS
FORT WORTH, TEXAS



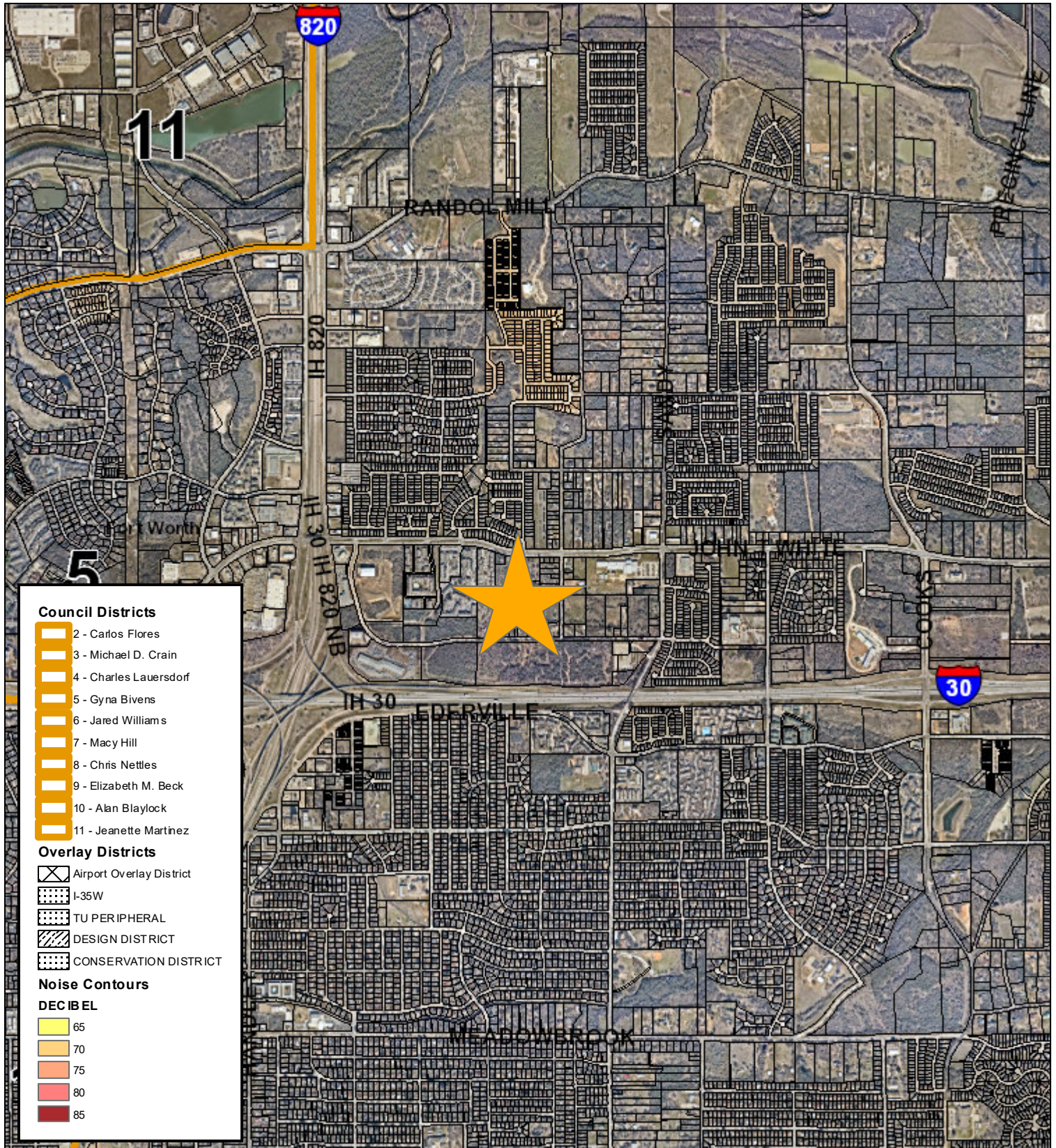
mima

civil engineering surveying landscape architecture planning

tbpls registration number: f - 2759
tbpls registration/license number: 10088000

519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mimatexas.com

Area Map

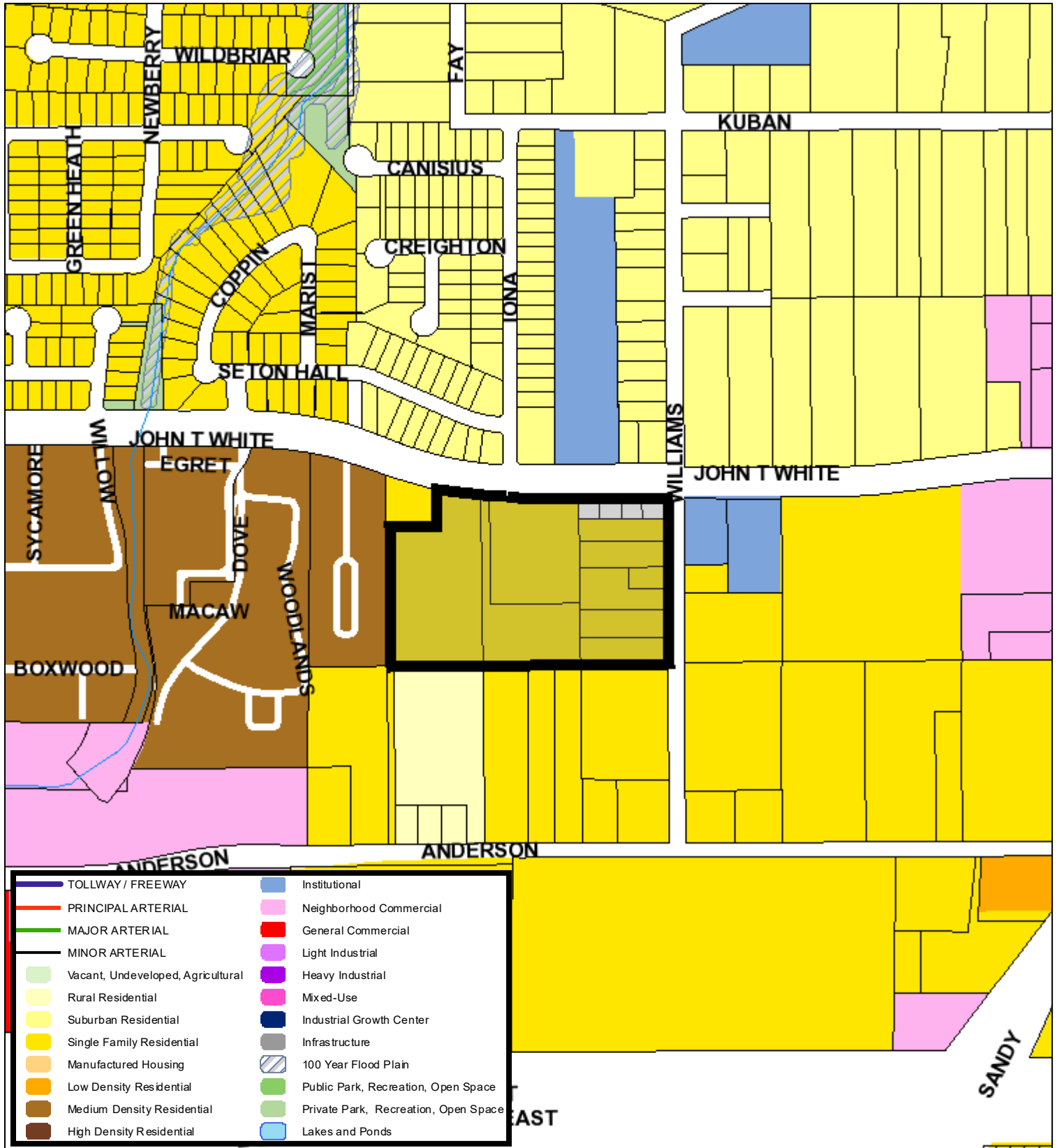


0 1,000 2,000 4,000 Feet



ZC-25-074

Future Land Use



460 230 0 460 Feet

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





ZC-25-074

Aerial Photo Map



0 287.5 575 1,150 Feet





Zoning Staff Report

Date: May 14, 2025

Case Number: ZC-25-077

Council District: 10

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: Reginald & Julie Young / Priceless Real Estate IMP INC/ D.R. Horton -Texas LTD / LJA Engineering

Site Location: 12800 Timberland Dr., 12860 Timberland Dr, & 12541 N Caylor Rd

Acreage: 12.25 acres

Request

Proposed Use: Single-Family Detached Homes

Request: From: “A-21” One-Family Residential

To: “R1” Zero Lot Lone / Cluster Residential

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

Located in the Far North Planning Sector, this 12-acre site is located on the southwest corner of Timberland Boulevard and North Caylor Road. The site is currently two single-family residential properties characteristic of suburban residential land use.



Project description provided by the applicant:

“The property is approximately 12 acres and located at the southwest corner of Timberland Boulevard and [North] Caylor Road. The developer is proposing to rezone the area from “A-21” One-Family to “R1” Zero Lot Line/Cluster in order to construct detached single-family homes that will front public streets and have garage access via rear alleys. This proposed land use will serve as a transition from the larger lot developments to the south/east and the commercial developments to the west.”

Surrounding Zoning and Land Uses

North “A-21” One-Family Residential (single-family homes & school)
East “A-7.5” One-Family Residential (single-family homes)
South “A-21” One-Family Residential (single-family homes)
West “A-21” One-Family Residential (single-family homes)

Recent Zoning History

- **ZC-24-014:** [3/13/24; *Denied by Zoning Commission; withdrawn prior to City Council hearing*] “PD-D” Planned Development for all uses in “D” High Density Multifamily, plus Restaurant, Café, Cafeteria and Retail Sales, General, with development standards for parking and 48-foot maximum height within 250 feet of one-family district, Site plan included

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **April 25, 2025**.

Posted Notice

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

Published Notice

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

Courtesy Notice

The following organizations were emailed on **April 25, 2025**:

Organizations Notified	
North Fort Worth Alliance	Timberland Estates HOA
Steadman Farms HOA*	Saratoga HOA
McPherson Ranch HOA	Villages of Woodland Springs HOA
Streams And Valleys, Inc.	Trinity Habitat for Humanity
Northwest ISD	Keller ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

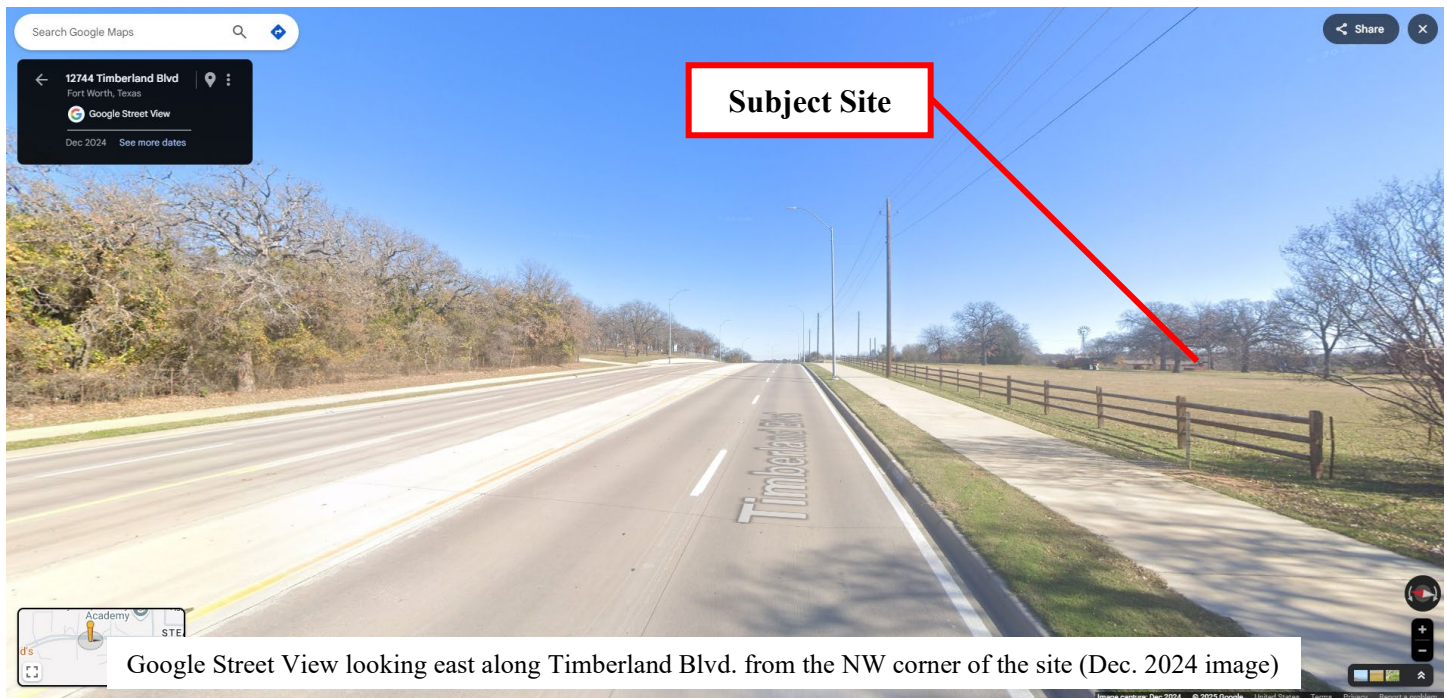
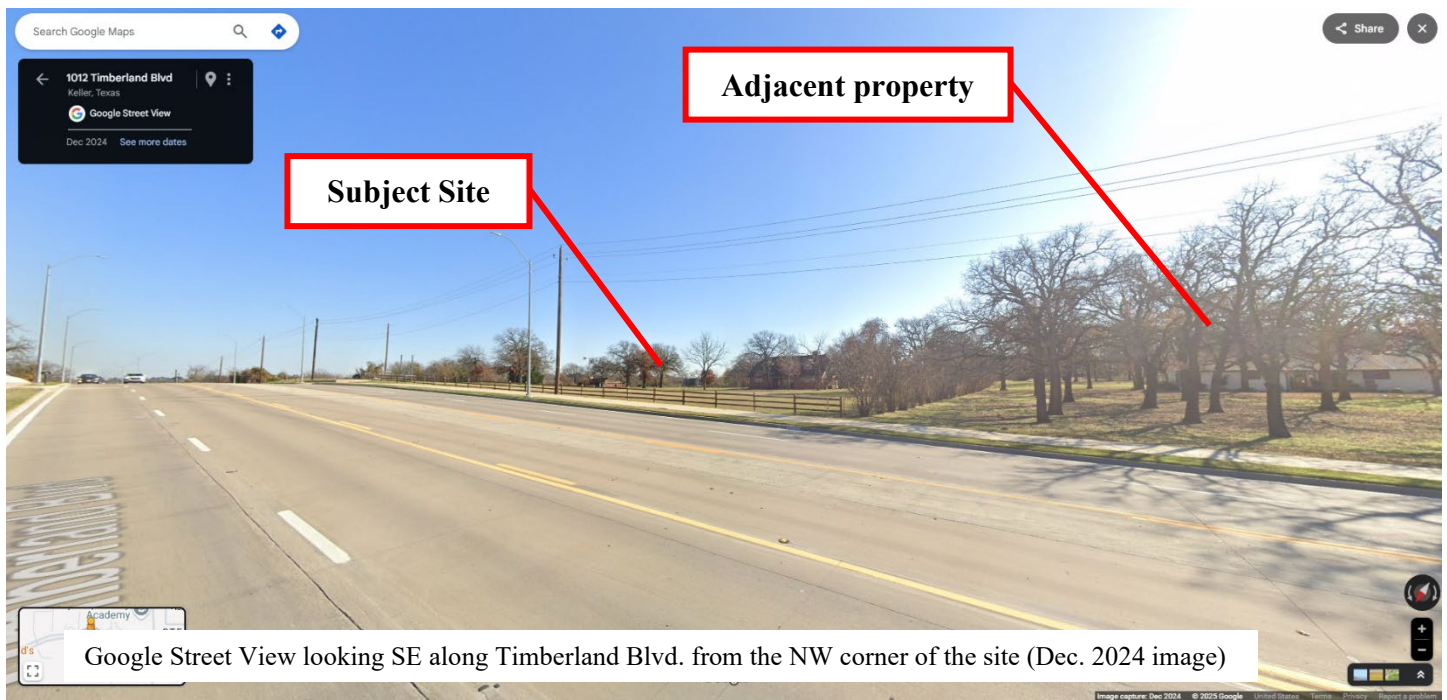
The predominant land use in this area of the city is Single-Family Residential, with “A-5” and “A-7.5” making up most of the development pattern. Several areas characteristic of Suburban Residential development, including the subject property, are near this site. Institutional uses, including a private school and foster care facility are located nearby to the north of the site.



The image above is a view from the northeast corner of the site looking west. The private school facility is seen in the righthand side of the photo.

To the east across N. Caylor Road is an “A-7.5” residential neighborhood and two “A-5” residential neighborhoods sit to the northeast and southeast of the site. Along the west and southern property boundaries are “A-21” suburban residential home sites. To the north of Timberland Blvd. there are several home sites ranging from two to four acres each and Trinity Preparatory Academy is located on the northwest corner of Timberland Blvd. and N. Caylor Road.





A commercial development is approximately one-half mile to the west at the intersection of Timberland Blvd. and North Beach/Alta Vista Street. Tenants include a Kroger grocery store, several restaurants, a preschool and various other retail and professional businesses. While the requested zoning change is similar to existing land uses surrounding the site, the land use intensity allowed in the “R1” district **is not compatible** with the lower-intensity land use found in surrounding “A-21”, “A-7.5”, and “A-5” districts.

Comprehensive Plan Consistency

~~The 2023 Comprehensive Plan Future Land Use Map designates this property as Suburban Residential which is characterized by ½-acre single-family lots. The Future Land Use designation and the current zoning of the property are consistent. The requested zoning of “R1” Zero Lot Lone / Cluster Residential is **not consistent** with Future Land Use Map designation.~~

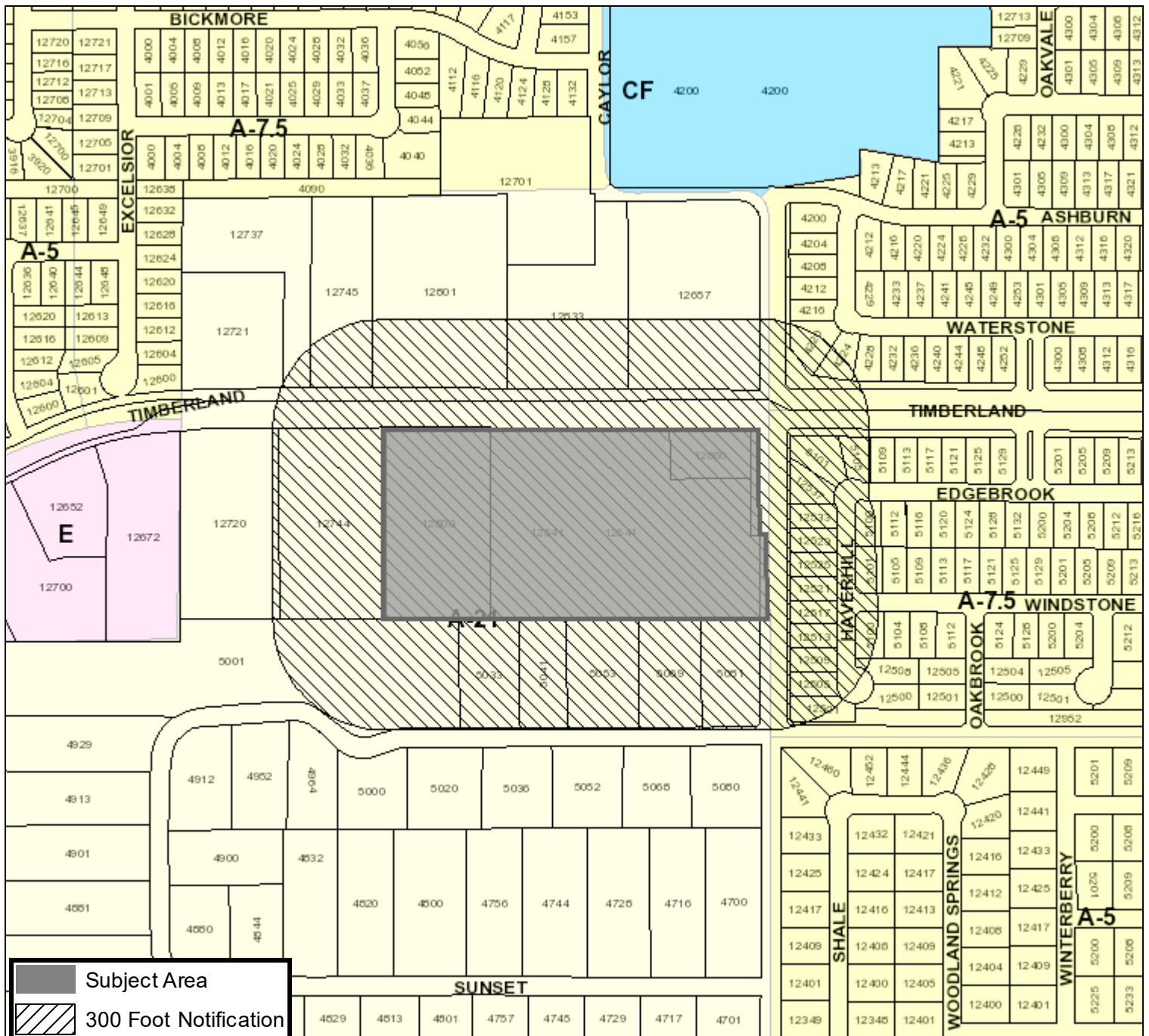
The site is located along an arterial roadway – Timberland Boulevard – between N. Main/US 377 and Alta Vista Road/N. Beach Street. While having access to nearby Neighborhood Connector streets, the site is not located within or near a designated growth center. The Comprehensive Plan calls for accommodation of higher density residential developments within designated growth centers.

Adopted Comprehensive Plan policies and strategies do not support the requested zoning change. The Comprehensive Plan calls for new development to be in character with the existing neighborhood scale, architecture and platting pattern of adjacent properties. Additionally, the Plan calls for ensuring that residential developments are compatible in scale to abutting residential developments. The subject site is surrounded by “A-21”, “A-7.5”, and “A-5” residential developments. The nearest “R1” district is located to the south along Keller Hicks Road approximately 1.5 driving miles from the site.

The requested rezoning to “R1” Zero Lot Lone / Cluster Residential allows for 3,000 sqft lot sizes with a minimum width of 30-feet. In contrast and excluding the “A-21” properties adjacent to the site, surrounding neighborhood lot sizes range from 5,000 sqft to 7,500 sqft with 50-foot to 55-foot lot widths. The requested zoning change is **not consistent** with the following Comprehensive Plan policies:

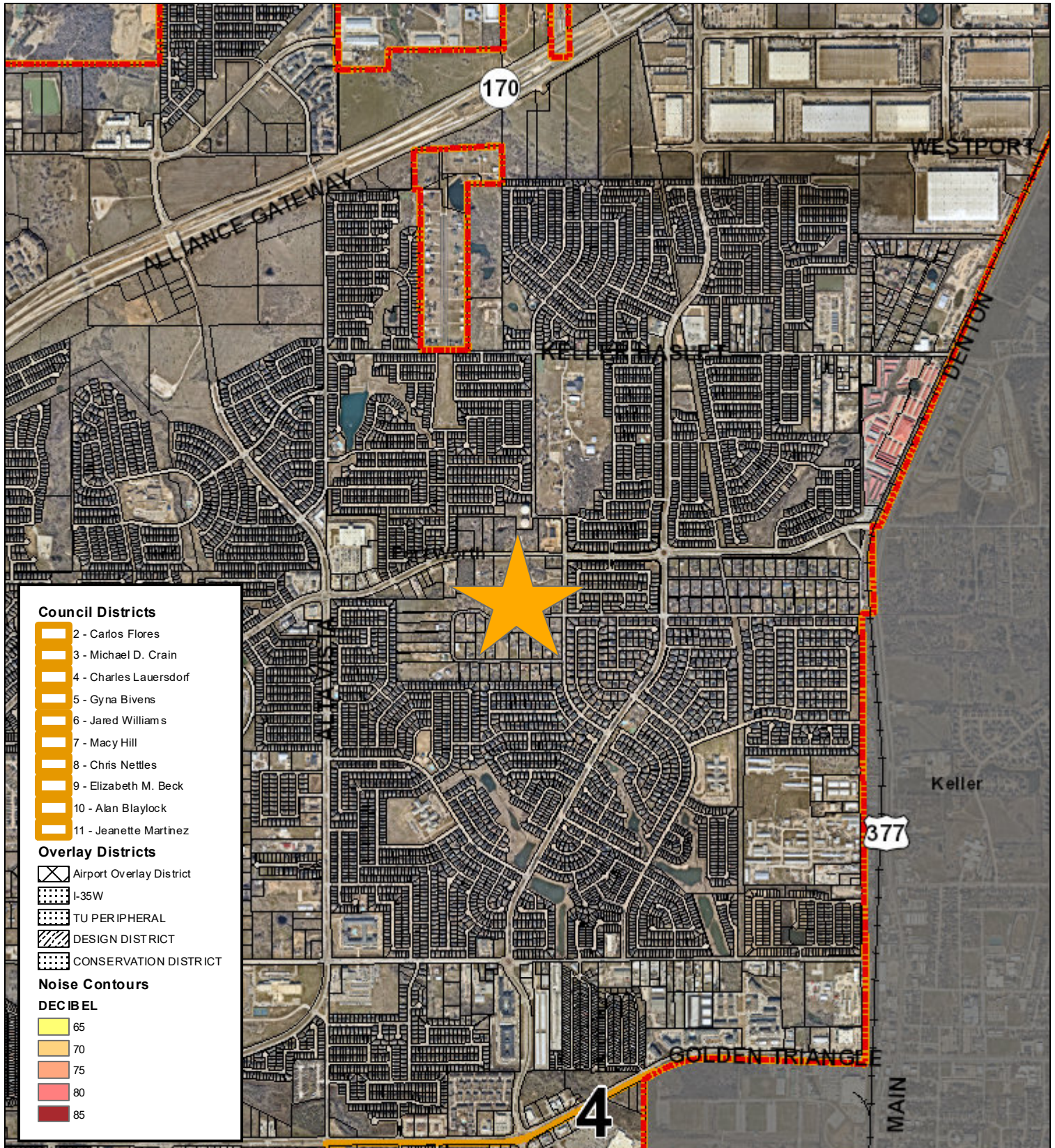
- Preserve the character of rural and suburban residential neighborhoods.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.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

Applicant: Priceless Real Estate Imp /LJA Engineering
Address: 12800 & 12860 Timberland Drive, 12541 N. Caylor Road
Zoning From: A-21
Zoning To: R1
Acres: 12.253
MapSCO: Text
Sector/District: Far North
Commission Date: 5/14/2025
Contact: 817-392-8043



0 195 390 780 Feet

Area Map

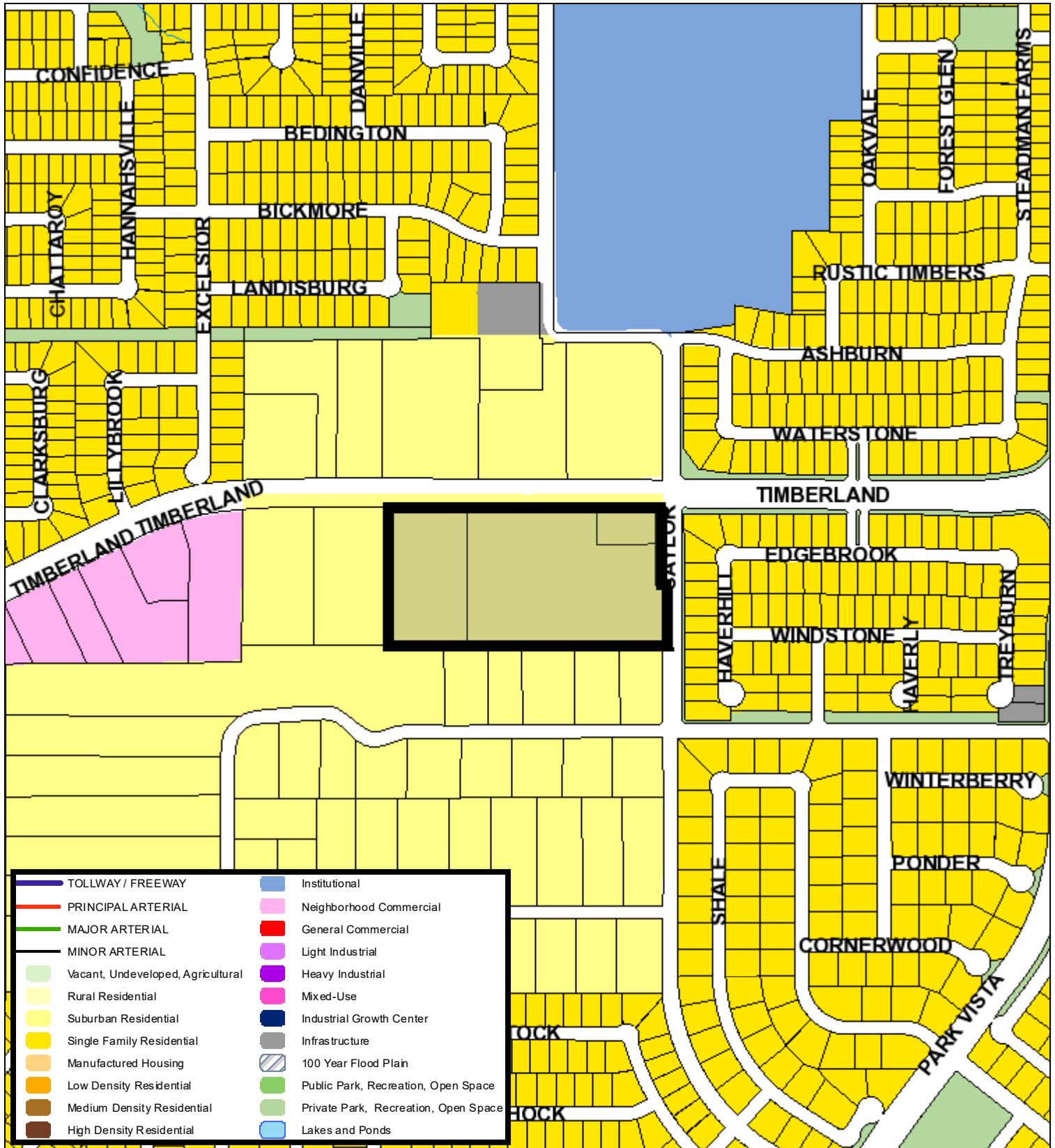


0 1,000 2,000 4,000 Feet



ZC-25-077

Future Land Use



500 250 0 500 Feet

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



Created: 4/23/2025 9:56:39 AM



ZC-25-077

Aerial Photo Map



0 312.5 625 1,250 Feet





Zoning Staff Report

Date: May 14, 2025

Case Number: ZC-25-078

Council District: 6

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: Pate Ranch Commercial LP / Integrated Real Estate Group

Site Location: 7200 block of Bryant Irvin Road

Acreage: 12.59 acres

Request

Proposed Use: Multifamily development with development standard for open space

Request: From: PD-1063 "PD/G" Planned Development for all uses in "G" Intensive Commercial excluding certain uses, site plan required

To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with development standards for reduction in open space, and limiting the number of dwelling units to 368, site plan required

Recommendation

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

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

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

Staff Recommendation: **Denial**

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3. [Recent Zoning History](#)
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5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)

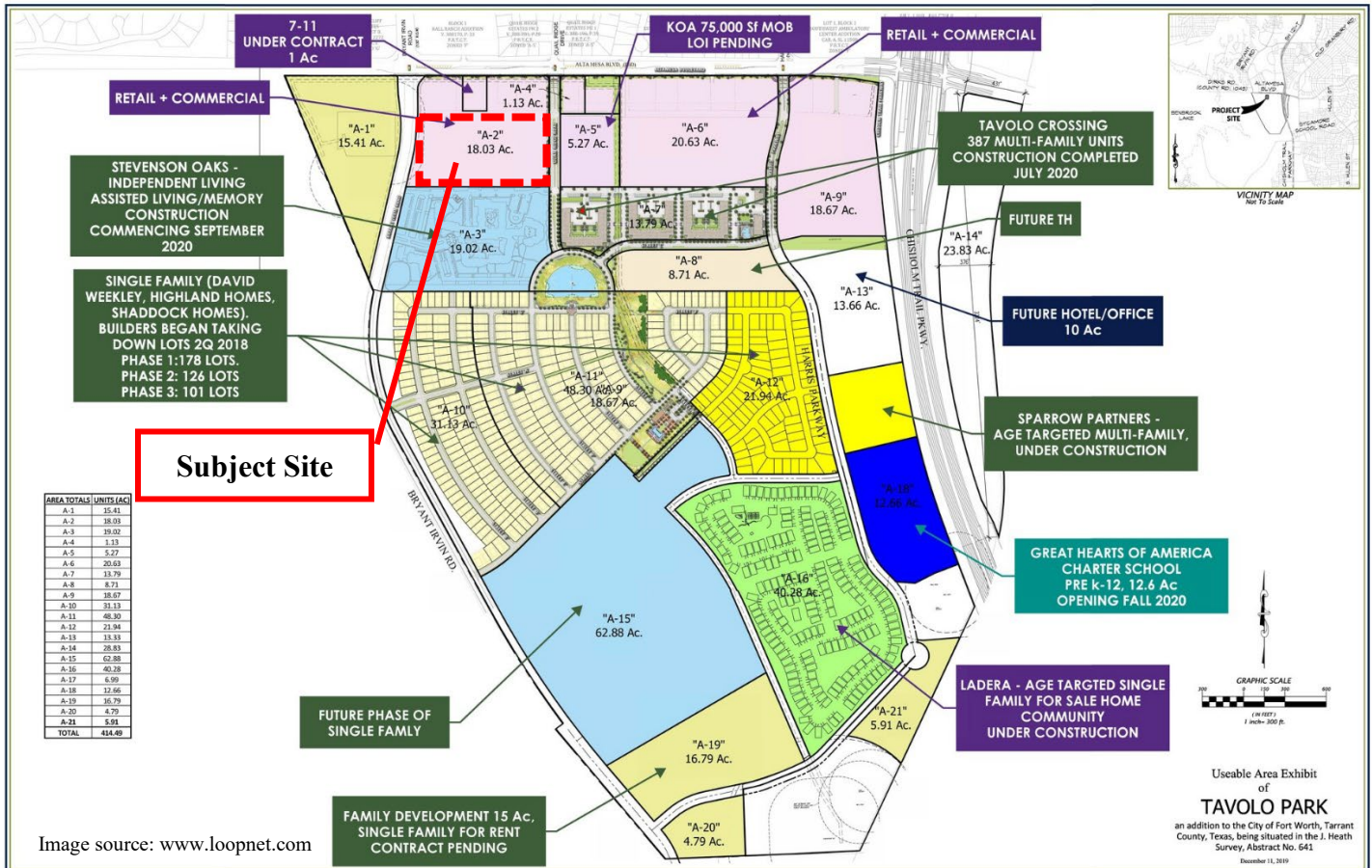
- b. [Comprehensive Plan Consistency](#)

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

Project Description and Background

Located in the Far Southwest Planning Sector, this 12.59-acre site is within the Tavolo Park development southeast of the intersection of Bryant Irvin Road and Altamesa Boulevard. Chisolm Trail Parkway is one-half mile to the east and Benbrook Lake is approximately one mile to west. This property, as well as several surrounding parcels, is currently vacant although development activities are occurring in the general area.

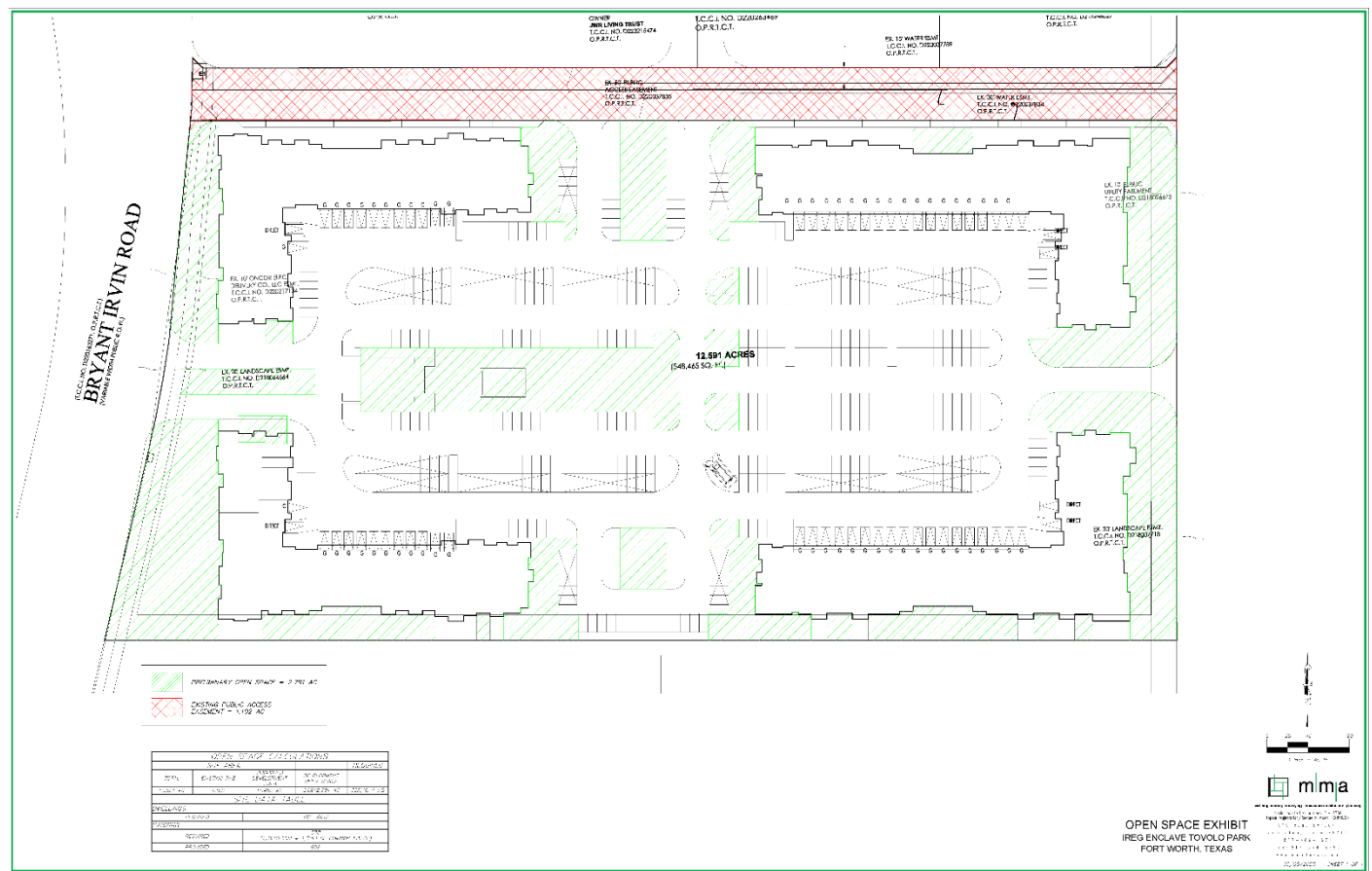
Tavolo Park is an approximately 450-acre master-planned development that includes single-family homes, several multifamily developments including assisted living, age-targeted, and market rate options, a charter school and commercial sites. This site is part of the roughly 66-acres along Altamesa Blvd. zoned for commercial/retail uses. Planning/marketing information denote this area for small office buildings, retail, and restaurants.



As part of the “PD/D” zoning change application, the applicant is requesting a reduction in open space requirements. “D” High Density Multifamily districts are required to maintain a minimum of 35% open space.

Open space is defined in the Zoning Ordinance as “the net land area minus all building footprints, parking areas, access drives and fenced patios. Open space must be open to the sky and cannot be paved, except for necessary sidewalks, active recreation areas and patios that are adjacent to dwelling units and not enclosed by a fence”.

In lieu of providing 35% open space, the applicant is proposing to provide 22% open space as shown in the Open Space Exhibit below. A 1.1-acre public access easement transects the site along the northern boundary with an existing driveway and provides vehicular access between Bryant Irvin Rd. and Quail Ridge Rd.



Open Space Exhibit provided by applicant. Areas shaded in light green denote qualifying open space totaling the requested 22%. Areas outlined in red denote areas that do not meet the requirements to be counted toward open space, though the areas are available for resident use. This updated exhibit reflects a site design change that integrates the leasing office and amenity center into one of the main buildings. This change increases the amount of open space and reduces the dwelling unit count by six for a total of 362 units.



Photos of site and surroundings:





Project description provided by the applicant:

“Enclave is currently planned for 368 units on 12.591 acres and designed with 4-story, elevator-serviced buildings. The orientation of the buildings along Bryant Irvin Rd. and Quail Ridge Rd. provide an urban feel while the interior amenity space is the focal point of the entrance off Bryant Irvin. Overall, the symmetrical design of the community, which resembles form-based code, will provide a cohesive elevation that matches the senior community to the south while providing an interior retreat for residents.

The first-floor units will either have stooped entries or private yards. Each building offers tuck-under garages that connect directly interior [air-]conditioned corridors. Covered parking, including carports, will also be available for residents. The proposed unit mix includes 204 one-bedroom, 148 two-bedroom, and 16 three-bedroom apartment homes. Unit interiors will consist of 9’ or 10’ ceilings, large walk-in closets, undermount kitchen and bathroom sinks, designer glass backsplash, stone countertops, and wood plank flooring throughout with carpet in bedrooms.

The clubhouse / leasing area will consist of 5,000+ square feet of amenity space including a resident lounge, an expansive fitness area, game area, mailroom, conference room, workshare space and business center. The clubhouse courtyard will include a resort-style pool, shade structures with lounge space, barbeque grills, outdoor game area, televisions, and greenspace. Other outdoor amenities include multiple dog parks and a pickleball court.”

Surrounding Zoning and Land Uses

North	PD-1063 "PD/G" Planned Development for all uses in “G” Intensive Commercial excluding certain uses, site plan required (convenience store, strip center retail, and vacant parcels)
East	PD-1063 "PD/G" Planned Development for all uses in “G” Intensive Commercial excluding certain uses, site plan required (vacant)
South	PD-1174 PD/G Planned Development for all uses in “MU-2” High Intensity Mixed-Use excluding certain uses, site plan required (existing senior & assisted living community)
West	PD-1063 "PD/G" Planned Development for all uses in “G” Intensive Commercial excluding certain uses, site plan required (vacant)

Recent Zoning History

- **ZC-14-147:** Total of 471.9 acres annexed and zoned to "PD/G" Planned Development for all uses in “G” Intensive Commercial excluding certain uses, site plan required

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **April 25, 2025**.

Posted Notice

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

Published Notice

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

Courtesy Notice

The following organizations were emailed on **April 25, 2025**:

Organizations Notified	
Ladera Tavolo Park Condominiums	Trinity Heights HOA
Quail Ridge Estates Phase II HOA*	Vista Ridge Addition HA
District 6 Alliance	Streams and Valleys Inc.
Trinity Habitat for Humanity	Crowley ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Existing development adjacent to the subject property includes multifamily and small-site commercial. A gas well precludes development immediately west of the site across Bryant Irvin Road. Undeveloped land in the immediate area includes the following zoning classifications:

- “C” Medium Density Multifamily
- “FR” General Commercial Restricted
- “PD-1063” (PD/G) for all uses in “G” Intensive Commercial excluding certain uses, site plan required

The proposed zoning change is **compatible** with surrounding land uses. Taking a wider view, however, the requested zoning change presents a potential imbalance between the residential and commercial components of the Tavolo Park development by removing a significant amount of the commercial area and converting it to residential use. Frontage parcels along Altamesa Blvd. are roughly 260-feet deep, which limits development potential to small-scale site users such as strip center retailers, drive-through restaurants, and convenience stores. Diverse commercial developments that contain a wide variety of goods and services typically require more site depth than the frontage parcels provide.

Comprehensive Plan Consistency

The 2023 Comprehensive Plan Future Land Use Map designates this property as General Commercial which is characterized by retail, services, offices and mixed uses serving occasional needs for a larger market area. The Future Land Use designation and the current zoning of the property are consistent. The proposed zoning of multifamily residential is **not consistent** with Future Land Use Map designation.

The site is located along two arterial roadways (Bryant Irvin Rd. & Altamesa Blvd.) and near an entryway to the Chisolm Trail Parkway. The proximity of the site to these elements of the transportation network are conducive to both commercial and high-density residential uses.

The current commercial-based PD zoning of the property allows for increased local job opportunities in the service and office/professional employment sectors. Commercial uses also provide a potential reduction in vehicle trip/miles traveled by offering goods, services, and employment potential near existing residential development. The requested zoning change does not allow an opportunity to increase the local job market or provide goods and services to the local area. The requested zoning change is **not consistent** with adopted Comprehensive Plan policies or strategies, including those that aim to improve economic vitality of local areas within the city.

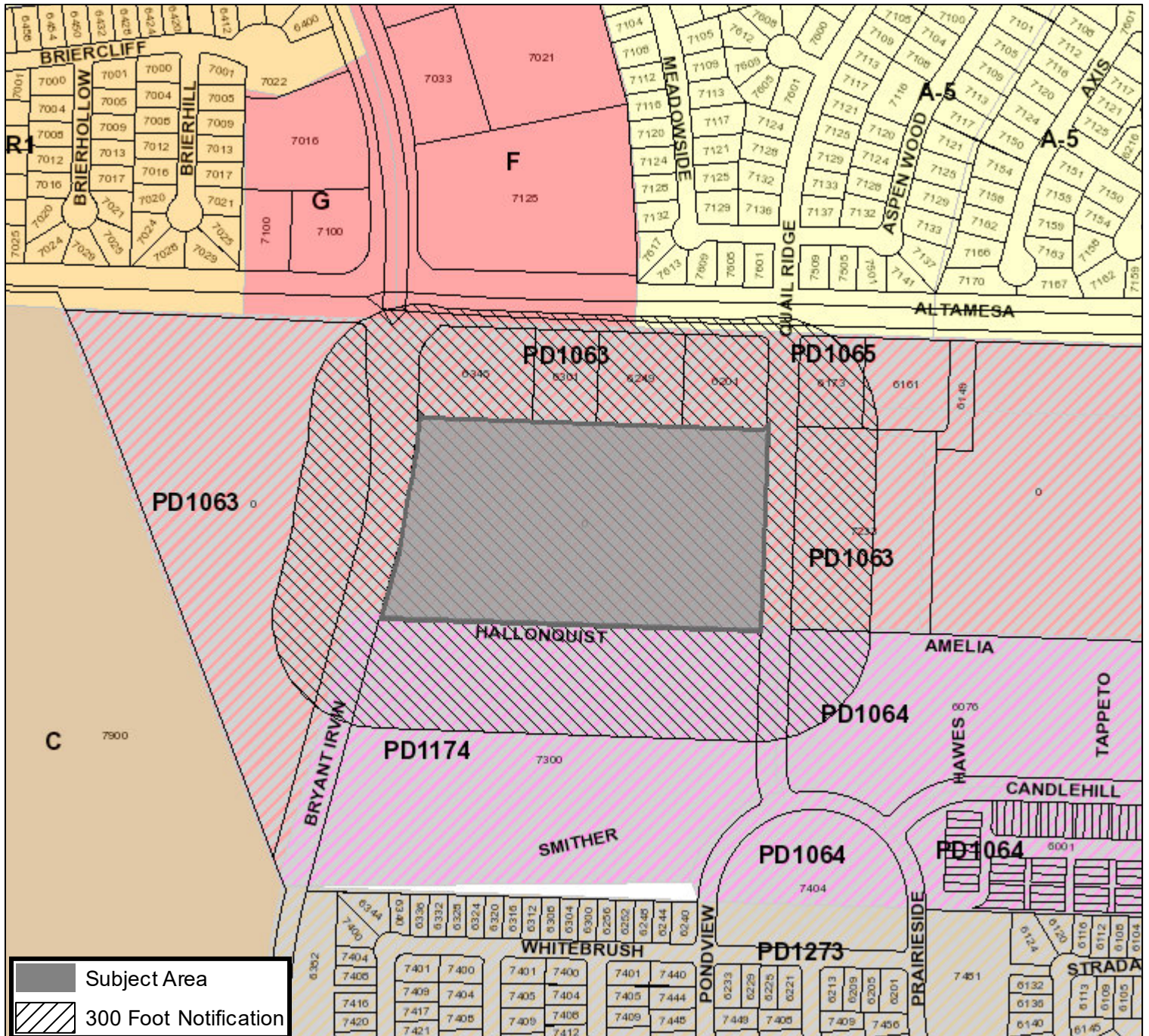




ZC-25-078

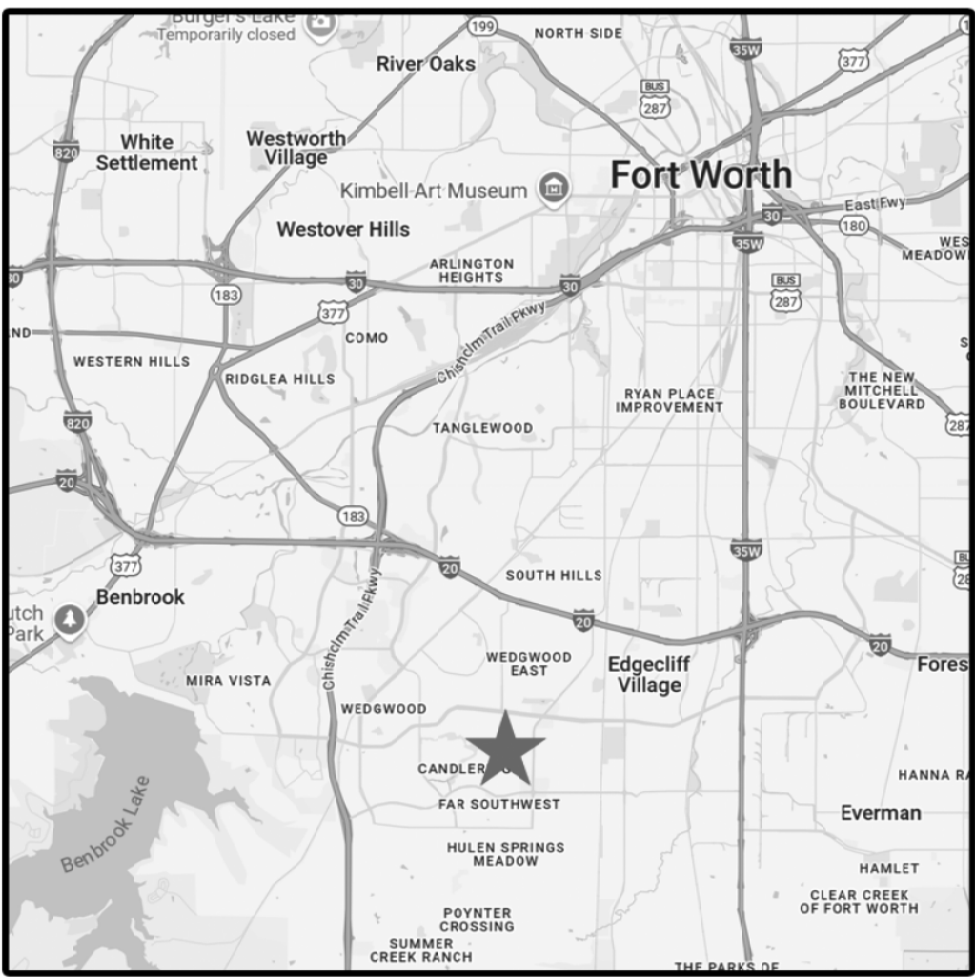
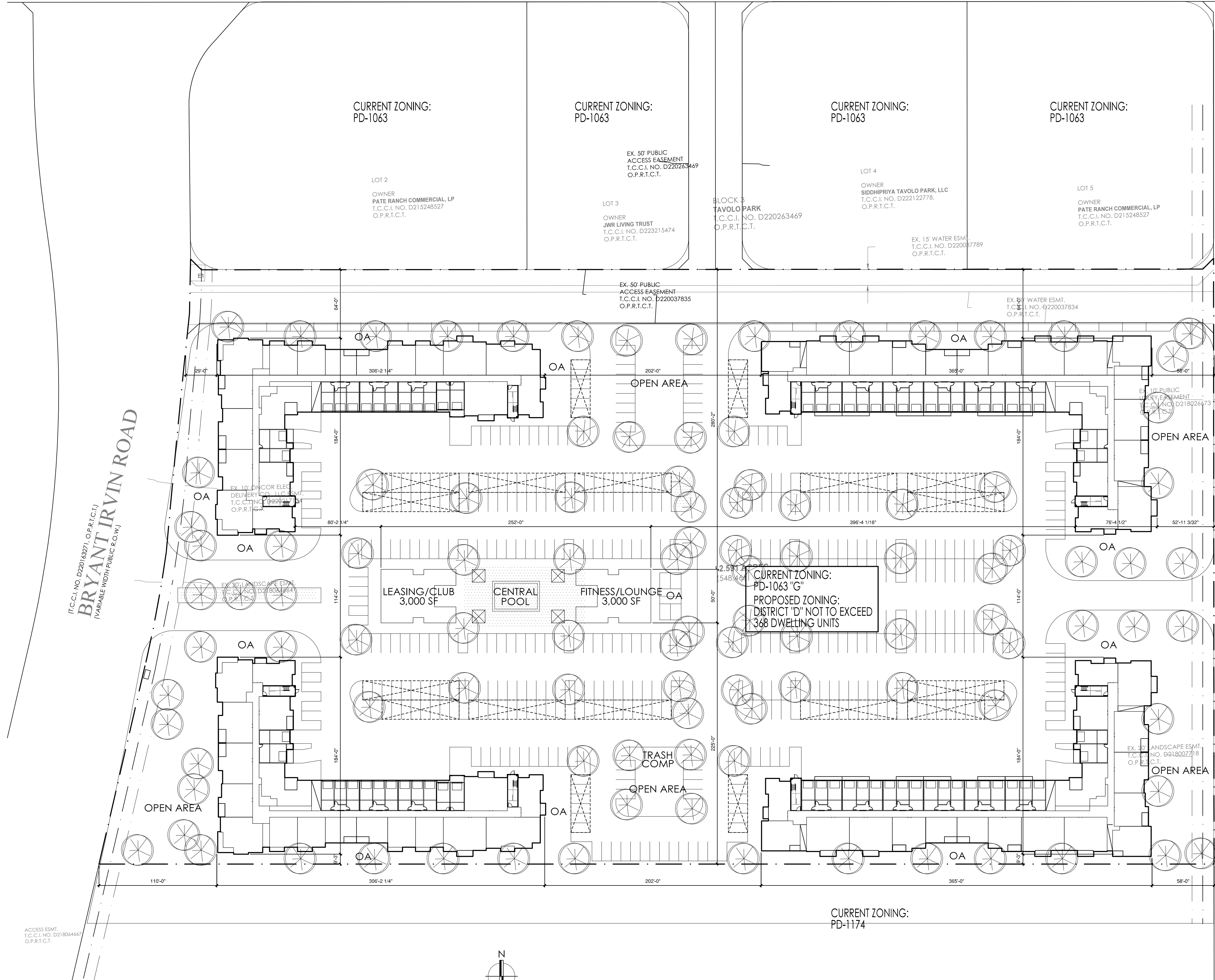
Area Zoning Map

Applicant: Pate Ranch Commercial / IHS Real Estate Holding
Address: 7200 block Bryant Irvin Road
Zoning From: PD 1063 for certain G uses
Zoning To: PD for D uses with a max of 368 units
Acres: 12.62617536
Mapsc0: Text
Sector/District: Far Southwest
Commission Date: 5/14/2025
Contact: 817-392-8043



0 195 390 780 Feet

Created: 4/23/2025 9:56:08 AM



VICINTY MAP

DWELLING UNITS	
368	
OPEN SPACE	
REQUIRED	4.4 ACRES (35% MIN)
PROVIDED	1.64 ACRES (14%)
PARKING	
REQUIRED	578 (1/BEDROOM + 1/250SF COMMON SPACE)
PROVIDED	608

General Notes:

This project will comply with Section 6.301, Landscaping.
Note: For multifamily projects, revise this note to state:
This project will comply with Enhanced Landscaping Requirements for Section 4.712 (6) 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.
For multifamily projects in CR, C, or D districts, also include the following note:
This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

* METES & BOUNDS DESCRIPTION *

BEING a 12.591 acre tract of land located in the J. Heath Survey, Abstract No. 641, City of Fort Worth, Tarrant County, Texas, said 12.591 acre tract of land being a portion of the remainder of a called 94.959 acre tract of land conveyed to PATE RANCH COMMERCIAL, LP, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D215248527, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 12.591 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the northeast lot corner of Lot 9, Block 3, Tavolo Park, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D219245465, O.P.R.T.C.T., said iron rod set also being on the existing west right-of-way line of Quail Ridge Road (being an 80 feet wide public right-of-way dedicated by the plat filed for record in Tarrant County Clerk's Instrument No. D218030065, O.P.R.T.C.T.), from which a 5/8 inch iron rod with a cap stamped "DUNAWAY" found (Controlling Monument) at a point of curvature of the said west right-of-way line, same being a southeast east lot corner of said Lot 9 bears South 01°53'13" West, a distance of 363.76 feet;

THENCE North 88°04'14" West, along the north lot line of said Lot 9, a distance of 1,041.00 feet to an iron rod set at the northwest lot corner of said Lot 9, same on the southeast right-of-way line of Bryant Irvin Road (being a variable width public right-of-way, a portion of said right-of-way being dedicated by the plat thereof filed for record in Tarrant County Clerk's Instrument No. D220163271, O.P.R.T.C.T.);

THENCE along the said southeast right-of-way line of Bryant Irvin Road the following courses and distances:

North 14°59'48" East, a distance of 189.93 feet to a 5/8 inch iron rod found at the beginning of a curve to the left having a radius of 1,255.00 feet;

With said curve to the left, an arc length of 215.65 feet, and across a chord which bears North 10°04'27" East, a chord length of 215.38 feet to a 5/8 inch iron rod with an illegible cap found at the beginning of a curve to the right having a radius of 925 feet;

With said curve to the left, an arc length of 72.77 feet, and across a chord which bears North 07°17'23" East, a chord length of 72.75 feet to a 5/8 inch iron rod with a cap stamped "DUNAWAY" found (Controlling Monument) at the beginning of a curve to the left having a radius of 625.00 feet;

ISSUED FOR
REVIEW ONLY
NOT TO BE USED FOR
REGULATORY APPROVAL,
PERMITTING, OR
CONSTRUCTION

REVISIONS

DIRECTOR OF DEVELOPMENT SERVICES

DATE
ENCLAVE TAVOLO PARK
ZONING CASE#
SITE ADDRESS
BRYANT IRVIN RD
FT WORTH, TX 76132

PROJECT #

25000

DATE

04-18-2025

SHEET NO.

A.101

SITE
PLAN

(T.C.C.I. NO. D220163271, O.P.R.T.C.T.)
BRYANT IR
(VARIABLE WIDTH PUBLIC R.O.W.)

OWNER
JWR LIVING TRUST
T.C.C.I. NO. D223215474
O.P.R.T.C.T.

EX. 15' WATER ESMT.
T.C.C.I. NO. D220037789
O.P.R.T.C.T.

EX. 50' PUBLIC
ACCESS EASEMENT
T.C.C.I. NO. D220037835
O.P.R.T.C.T.

EX. 30' WATER ESMT.
T.C.C.I. NO. B220037834
O.P.R.T.C.T.


EX. 10' PUBLIC
UTILITY EASEMENT
T.C.C. NO. D218026673
O.P.R.T.C.T.


EX. 10' ONCOR ELEC.
DELIVERY CO., LLC ESMT.
T.C.C.I. NO. D220217134
O.P.R.T.C.T.

EX. 20' LANDSCAPE ESMT.
T.C.C.I. NO. D218064664
O.P.R.T.C.I.


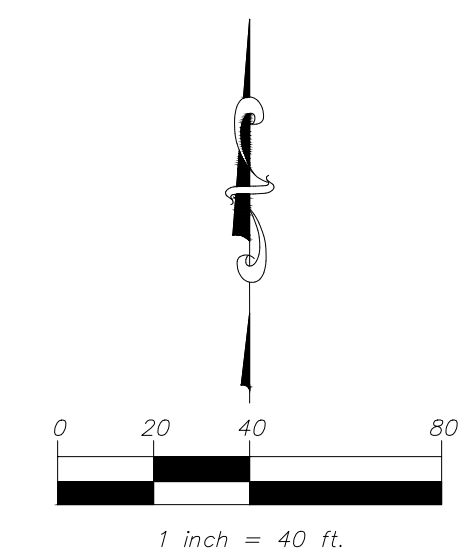
12.591 ACRES
(548,465 SQ. FT.)

EX. 20' LANDSCAPE ESMT.
T.C.C.I. NO. D218007718
O.P.R.I.C.T.

 PRELIMINARY OPEN SPACE = 2.791 AC

 EXISTING PUBLIC ACCESS
EASEMENT = 1.102 AC

OPEN SPACE CALCULATIONS				
SITE AREA				REQUIRED
TOTAL	EXISTING PAVE	PROPOSED DEVELOPMENT AREA	DEVELOPMENT OPEN SPACE	
12.591 AC	1.102	11.489 AC	24%/2.791 AC	35%/4.41 AC
SITE DATA TABLE				
DWELLINGS				
PROVIDED		362 UNITS		
PARKING				
REQUIRED		578 (1/BEDROOM + 1/250 SF COMMON SPACE)		
PROVIDED		608		



mima

civil engineering surveying landscape architecture planning

tbpls registration number: f - 2759
tbpls registration/license number: 10088000

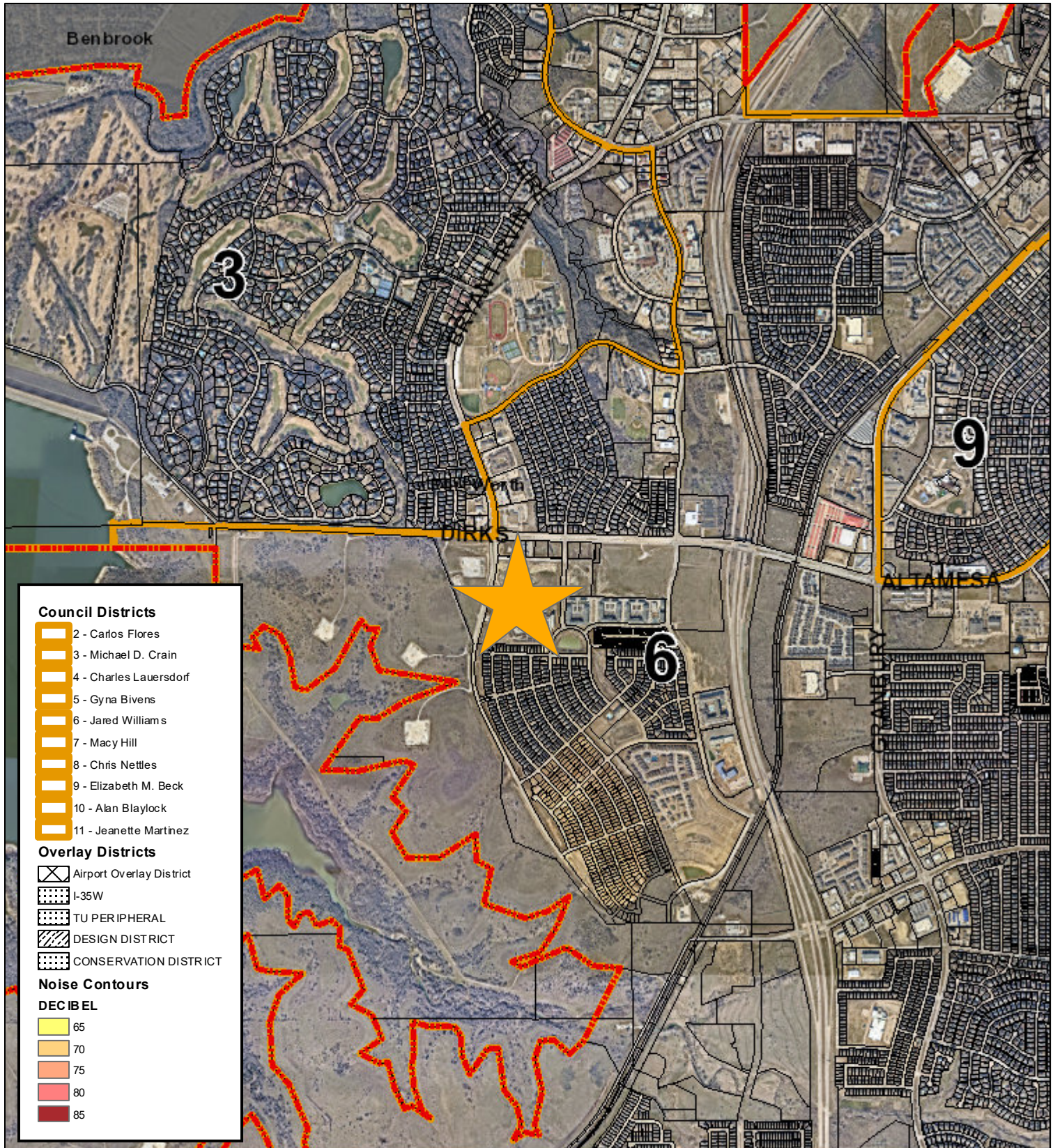
519 east border
arlington, texas 76010
817 - 469 - 1671
fax: 817 - 274 - 8757
www.mimatexas.com

OPEN SPACE EXHIBIT
IREG ENCLAVE TOVOLO PARK
FORT WORTH, TEXAS

05/05/2025 SHEET 1 OF 1

PLOTTED BY: GAHBIE SANCHEZ DATE: 5/5/2025 3:57 PM PATH: P:\3985-00-00\2025-05-05 Open Source.dwg

Area Map

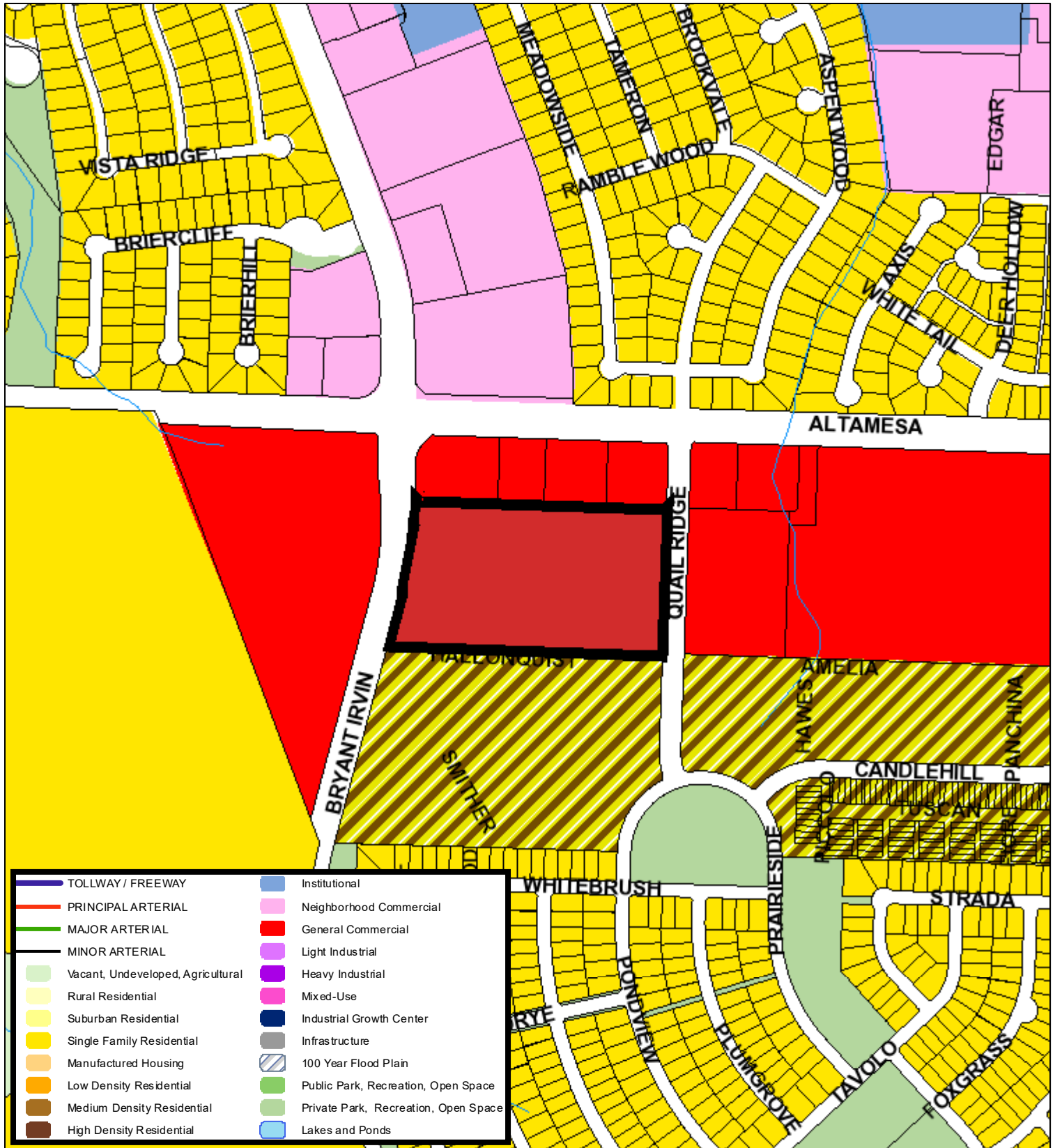


0 1,000 2,000 4,000 Feet



ZC-25-078

Future Land Use



500 250 0 500 Feet

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



Aerial Photo Map





Zoning Staff Report

Date: May 14, 2025

Case Number: ZC-25-080

Council District: 6

Zoning Map Amendment

Case Manager: Stephen Murray

Owner / Applicant: Crowley ISD/Matrix-Equities/Jackson Walker

Site Location: 7300 & 7350 Granbury Road; 5591 Mesa Springs Dr.

Acreage: 33.08 acres

Request

Proposed Use: Townhomes & Neighborhood Commercial

Request:

From: “R2” Townhouse/Cluster; “PD 655” PD/SU for all uses in "F" excluding SOB, tattoo parlor, pool hall, bar, tavern, cocktail lounge unless w a restaurant. No detached pole sign. No wooden wall or fence to be constructed adjacent to residential property 2014 constructed as treatment center “PD 656” "PD-SU" for all uses in "I" excluding uses listed in case file “PD 662” "PD-SU" for all uses in "E" excluding: tattoo parlor, pool hall; no detached pole signs

To: Tract 1: “E” Neighborhood Commercial
Tract 2: “PD/R2” Planned Development for all uses in R2 Townhouse/Cluster, site plan required
Tract 3: “PD/CR” Planned Development for all uses “CR” Low Density Residential with development standard for reduction in open space, site plan required

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

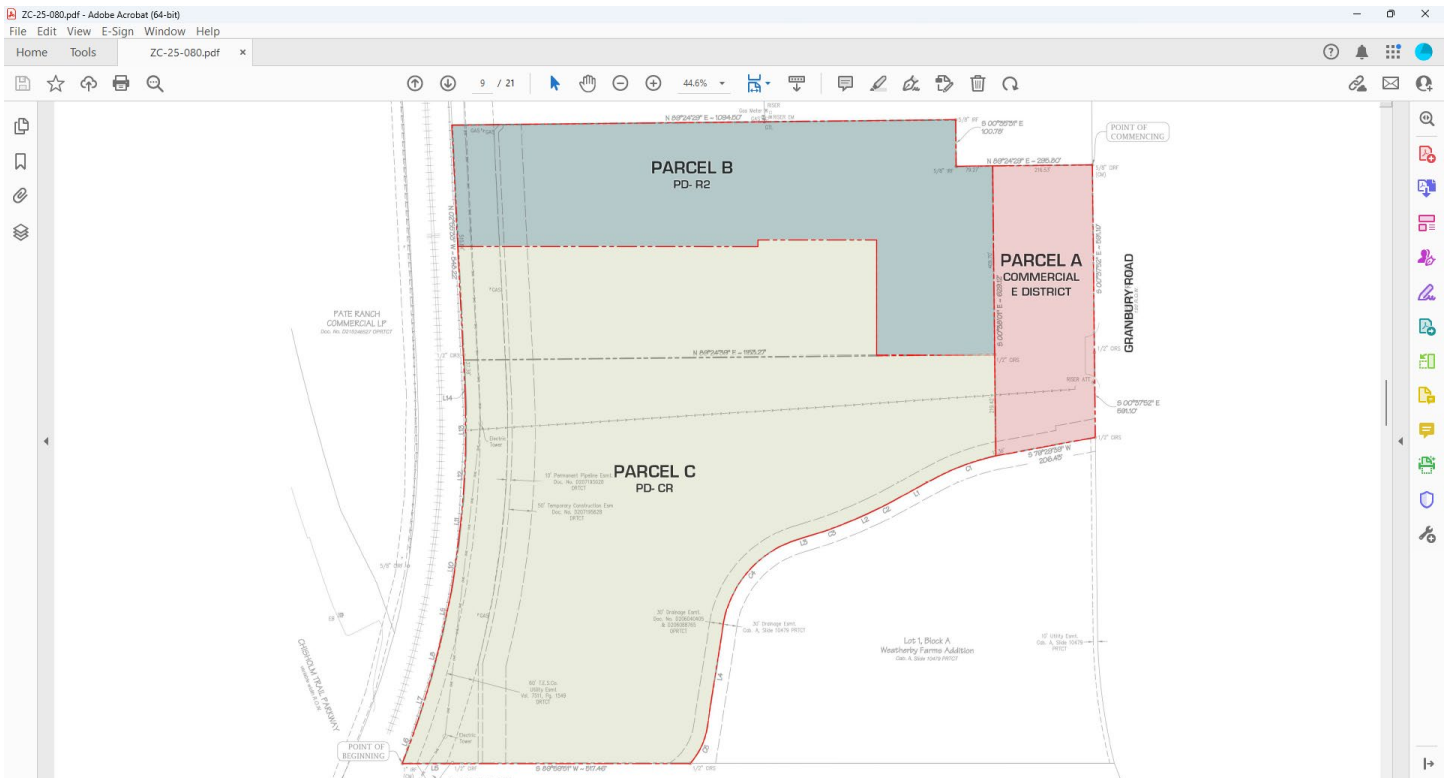
Project Description and Background

Summary

The property is located on the west side of Granbury Road between Altamesa Blvd and Sycamore School Road, just east of the railroad tracks and Chisholm Trail Parkway. The site is currently owned by Crowley ISD and would like to sell the property for redevelopment. The applicant is requesting a zoning change to:

- Tract 1: “E” Neighborhood Commercial
- Tract 2: “PD/R2” Planned Development for all uses in R2 Townhouse/Cluster, site plan required
- Tract 3: “PD/CR” Planned Development for all uses “CR” Low Density Residential with development standard for reduction in open space, site plan required.

Most of the property is zoned “R2”. The applicant intends to develop the site for townhomes, low density residential, and commercial along Granbury Road. The following narrative was provided by the applicant as part of their submittal package:



Applicant's Proposal

The proposed development will consist of commercial, townhomes for sale, and townhomes for rent on a combined 33.08 acre tract of land located at 7150 Granbury Road (per TAD). To accomplish this, we are proposing three different types of zoning:

Parcel A (3.029 acres) - Commercial Uses, "E" Neighborhood Commercial

Parcel B (8.229 acres) - Townhomes for sale, "PD/R2" Planned Development for all uses in the "R2" Townhouse/Cluster

Parcel C (21.823 acres) - Townhomes for rent, "PD/CR" Planned Development for all uses in Low-density Multifamily ("CR") District with development standards for open space and waiver of MFD

The Parcel B (townhomes for sale) and Parcel C (townhomes for rent) sites will have east/west and north/south open space corridors to encourage pedestrian circulation. We anticipate several project amenities for the townhome tracts, which may include, but not be limited to, a swimming pool, fitness center, and clubhouse. Furthermore, with regard to Parcel B (townhomes for sale), all private streets will be maintained by the property owner's association.

The development is compatible with the existing surrounding land uses. The parcels to the north of the property consist of medical uses, including an existing behavioral health hospital and a medical building for the JPS network, both of which will be complimented by the commercial uses of Parcel A. Furthermore, the proposed residential townhome for sale development (Parcel B) is an appropriate transitional use between the medical uses to the north and the proposed townhomes for rent (Parcel C) to the south. In addition, the property north of the medical parcels is a fully constructed rental cottage community with approximately 230 detached dwelling units named VLux Trails (zoned "PD/D" for all uses in "D" high density multifamily plus cottage community (PD 1264)). The properties to the south include the (1) South Baptist Church, (2) Dylan Apartments (which features a mix of 1, 2, and 3 bedroom apartment and townhome products for rent), and (3) Sunset Pointe Apartments with approximately 224 apartment units for rent (zoned "C" Medium Density Multifamily). Furthermore, the property to the west is railroad tracks.

We acknowledge the "Institutional" Future Land Use designation per the Comprehensive Plan. We are currently in the process of purchasing the subject property from Crowley ISD with the intent to develop the property as residential townhomes and neighborhood commercial, both of which are fully supported by the Comprehensive Plan's goals of (i) ensuring diverse housing options, which includes townhomes, because townhomes promote walkable communities and access to neighborhood services similar to those that will be provided on the commercial portion of the property and (ii) a more balanced tax base with the mix of uses on the subject property, especially with the inclusion of the neighborhood commercial parcel.

Surrounding Zoning and Land Uses

- North "PD 655" PD/SU for all uses in "F" excluding SOB, tattoo parlor, pool hall, bar, tavern, cocktail lounge unless w a restaurant. No detached pole sign. No wooden wall or fence to be constructed adjacent to residential property 2014 constructed as treatment center "PD 656" "PD-SU" for all uses in "I" excluding uses listed in case file / medical
- East "A-5" One-Family / single-family
- South "A-5" One-Family; PD 823 "PD/MU1" for all uses in "MU1" Low Intensity Mixed Use. Site plan required. / Church, undeveloped
- West PD 1317 "PD/D" Planned Development for all uses in "D" High Density Multifamily plus detached multifamily, site plan required / Undeveloped

Recent Zoning History

- None

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on April 25, 2025.

Posted Notice

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

Published Notice

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

Courtesy Notice

The following organizations were emailed on April 25, 2025:

Organizations Notified	
Ladera Tavolo Park Condominiums	Ridgeview Estates HOA
Villages at Sunset Pointe HA	Summer Creek Meadows HA
Park Palisades HA	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
FWISD	Crowley ISD

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone the site to:

- Tract 1: “E” Neighborhood Commercial
- Tract 2: “PD/R2” Planned Development for all uses in R2 Townhouse/Cluster, site plan required
- Tract 3: “PD/CR” Planned Development for all uses “CR” Low Density Residential with development standard for reduction in open space, site plan required.

The surrounding land uses developed as a mix of uses, with medical directly abutting the site on the north, church and undeveloped land to the south, undeveloped land to the west, and single-family across Granbury Road to the east. Most of the site is currently zoned R-2 and would allow townhomes by right. The proposed PD would also require a site plan, so the development can be further reviewed in the future. In addition, the applicant intends to maintain commercial along Granbury Road, which is a policy supported by the City, creating a buffer between the townhomes and existing single-family to the east. With the subject site bordering a high-volume roadway, the proposed rezoning to townhouse, low density residential and commercial **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far Southwest

The adopted Comprehensive Plan currently designates the subject property as *future institutional* on the Future Land Use Map. Crowley ISD currently owns the property. The proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use Map designation. However, this rezoning proposal is supported by the following policies

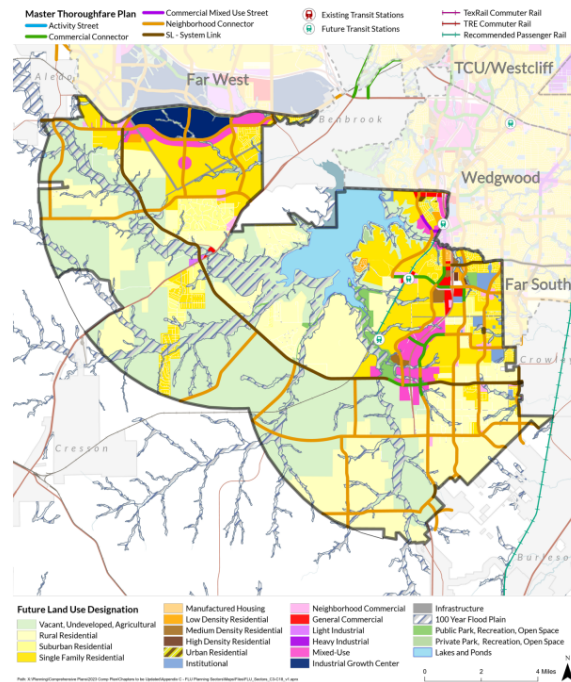
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

Based on these factors, the proposed zoning **is consistent** with the Comprehensive Plan policies.

FAR SOUTHWEST SECTOR FUTURE LAND USE

Sector Land Use Policies

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



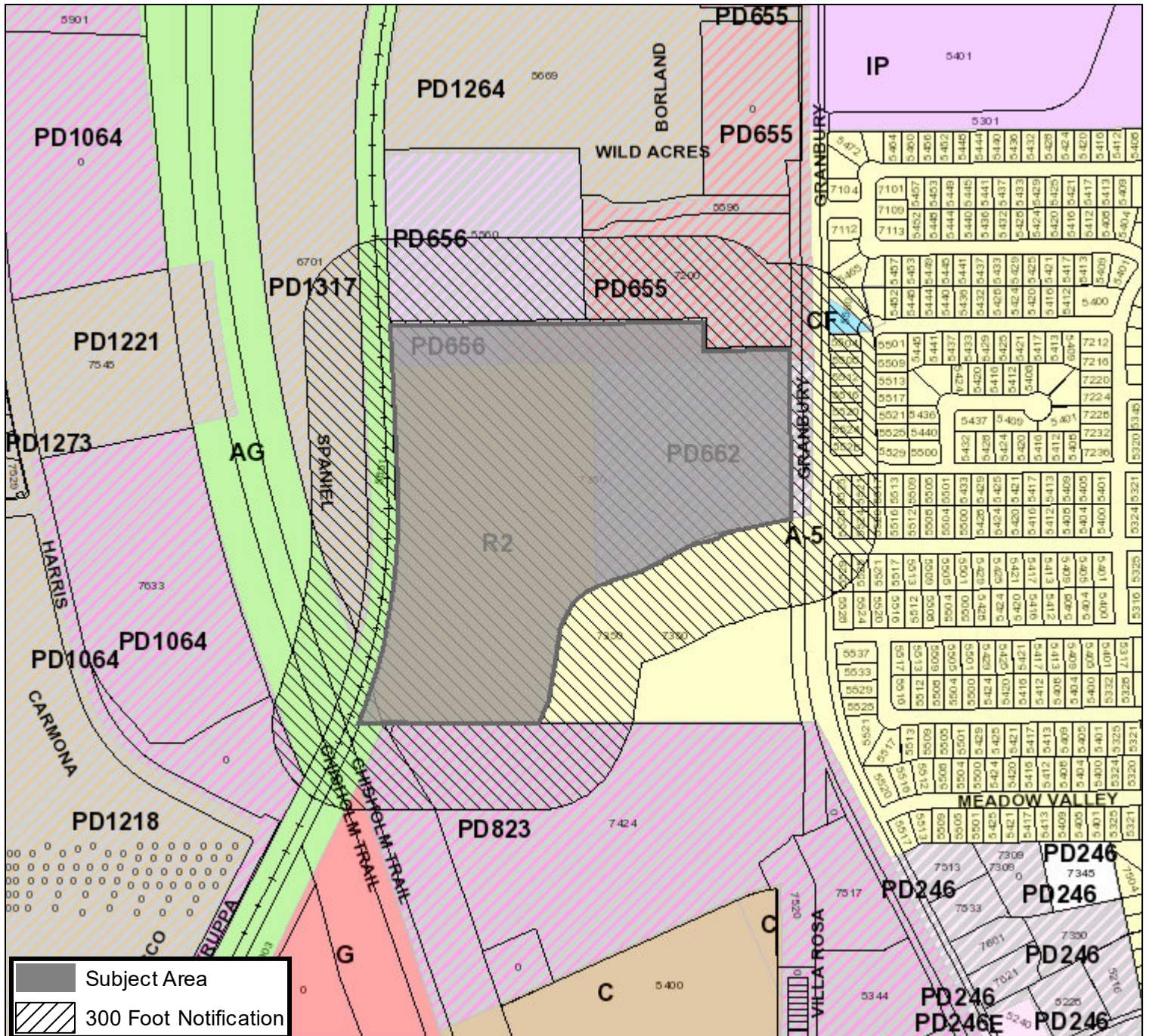
"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."
Texas Local Government Code, Section 219.005.



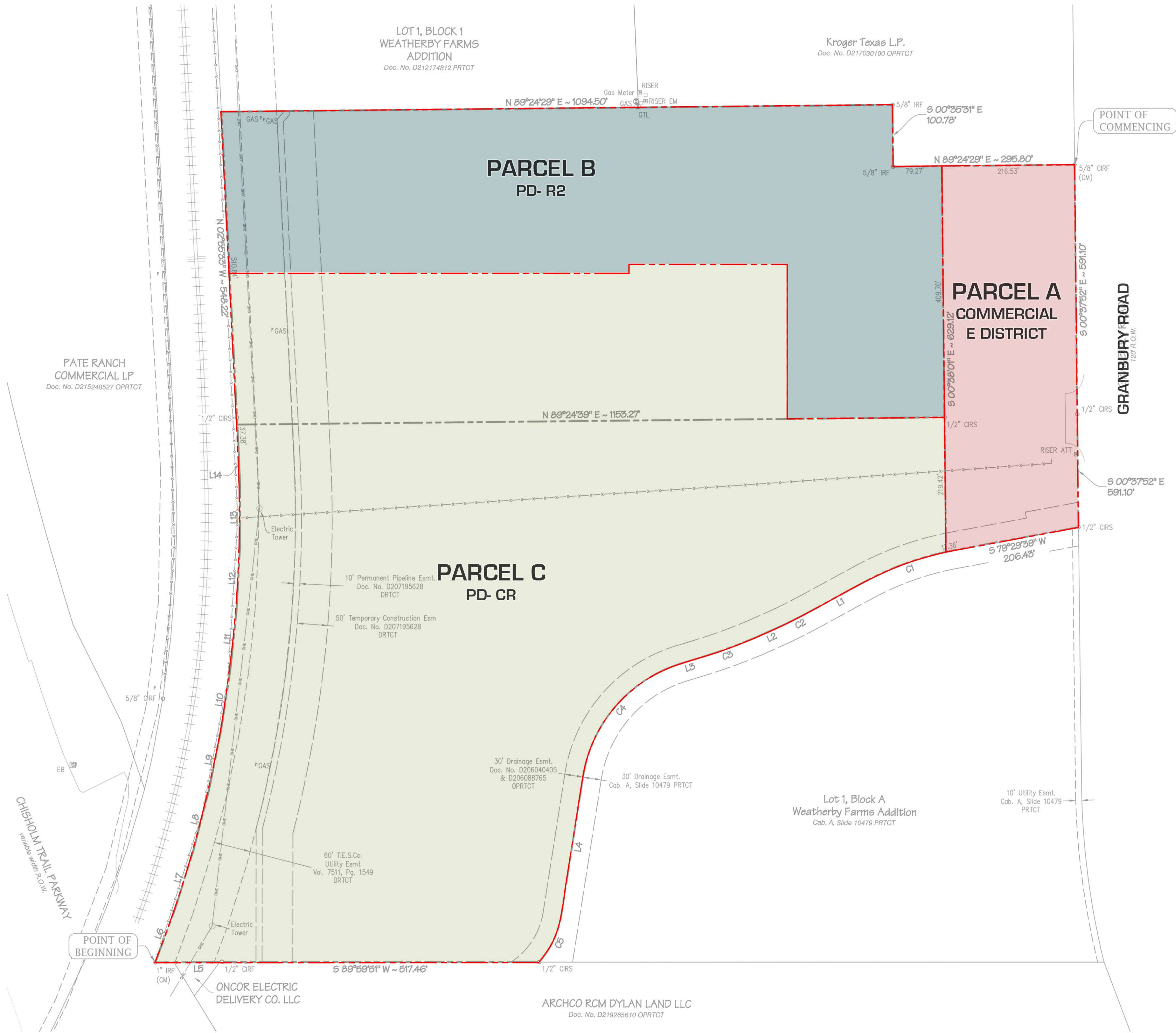
ZC-25-080

Area Zoning Map

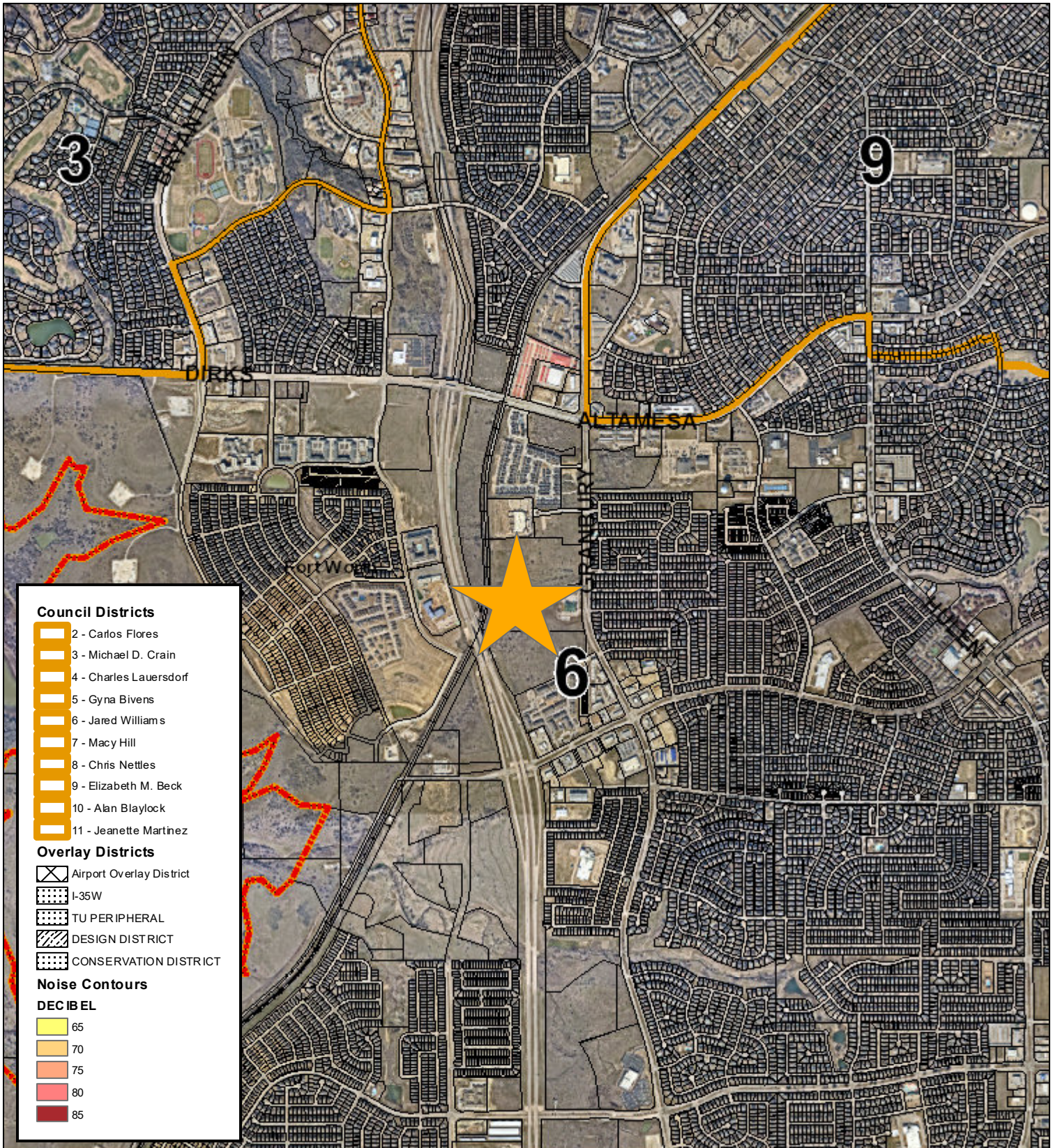
Applicant: Crowley ISD/Matrix-Equities/Jackson Walker
Address: 7300 Granbury Road
Zoning From: R2, PD 655, PD 656, PD 662
Zoning To: E, PD for R2 uses, PD for C uses
Acres: 33.08
Mapsc0: Text
Sector/District: Wedgwood
Commission Date: 5/14/2025
Contact: 817-392-8028



0 250 500 1,000 Feet



Area Map

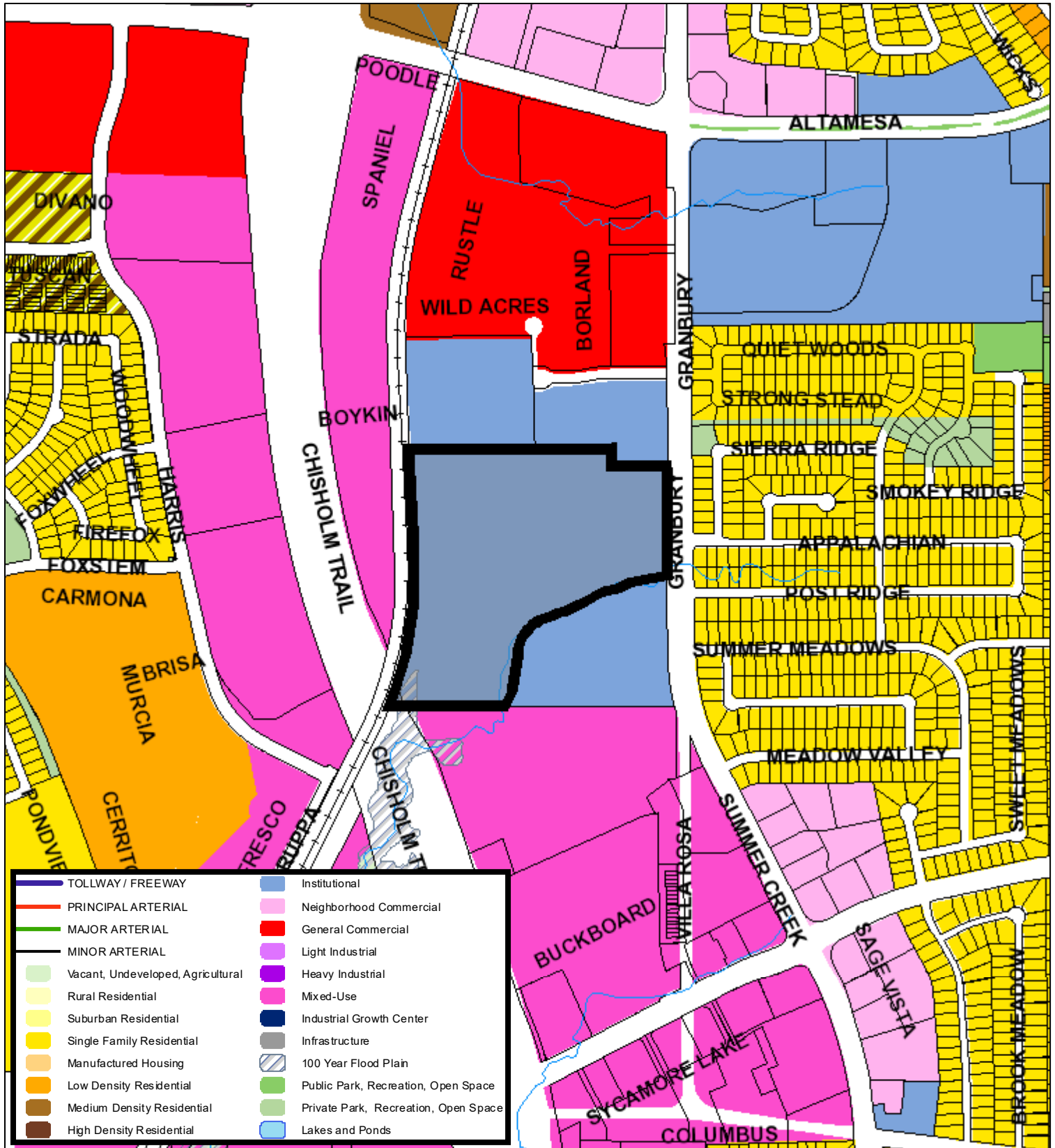


0 1,000 2,000 4,000 Feet



ZC-25-080

Future Land Use



720 360 0 720 Feet

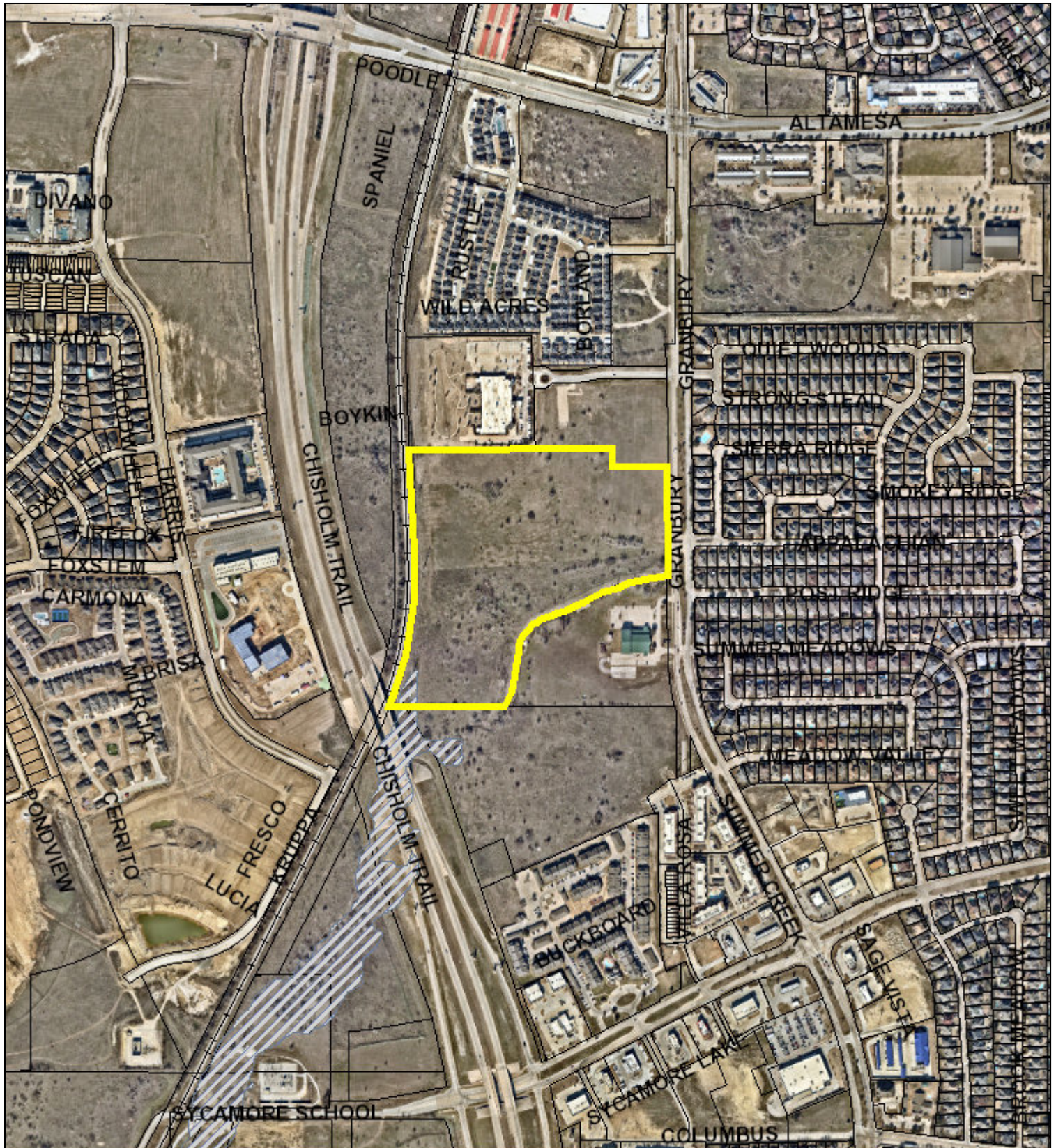
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-25-080

Aerial Photo Map



0 450 900 1,800 Feet





Zoning Staff Report

Date: May 14, 2025

Case Number: SP-25-006

Council District: 5

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: Child Care Associates Foundation / Mary Nell Poole, TownSite Company

Site Location: 5033-5105 (odds) Ramey Avenue **Acreage:** 2.49 acres

Request

Proposed Use: Site Plan for Daycare Facility

Request: To: Add required site plan to “CUP-80” Conditional Use Permit for childcare in “A-5” One-Family / Stop Six Overlay

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

Located in the Southeast Planning Sector roughly one mile inside Loop 820, this 2.49-acre site in the historic Stop Six neighborhood is vacant land surrounded by a mix of single-family homes, a church and vacant lots. Within the same block there are several additional churches and Maude Logan Elementary School.

From the applicant:

“This is the proposed site plan attached to the CUP that was granted for these parcels last October. CCA plans to develop an Early Childhood Learning facility to expand access and services to infants, toddlers and three-year-olds. This project was awarded American Rescue Plan (ARPA) funds by the City of Fort Worth to develop this project.

In zoning meetings with the adjacent neighbors and neighborhood association, CCA addressed the concerns of residents on parking and traffic. The site plan was presented to the stakeholders in February, and they were happy their concerns had been addressed. Placing parking and the large playground at the rear of the project insures safety for the children existing/loading and the long driveway ensures cars will pulse into the existing traffic on Ramey.

The facility will be one story and will integrate into the existing fabric of the neighborhood. The site will comply with all landscaping, urban forestry, signage and lighting requirements. The project is not requesting any waivers.”

Surrounding Zoning and Land Uses

North “A-5” One-Family residential (vacant & single-family homes)
East “A-5” One-Family residential (church)
South “A-5” One-Family Residential (single-family home)
West “A-5” One-Family residential (single-family home)

Recent Zoning History

- ZC-24-124: Zoning change from “A-5” to CUP-80 for a day care facility
- ZC-19-116: Map amendment to add Stop Six Design Overlay (multiple properties).

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **April 25, 2025**.

Posted Notice

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

Published Notice

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

Courtesy Notice

The following organizations were emailed on **April 25, 2025**:

Organizations Notified	
Parkside NA	Historic Stop Six NA*
Historic Rosedale Park NA	Stop Six Sunrise Edition NA
Stop 6/Poly Oversight	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

Site Plan Comments

Zoning & Land Use

Staff comments from site plan review: (*Comments 1-3, & 5 resolved through plan revision; Comment 4 resolved through applicant statement, “The HVAC will be located on the roof behind a parapet”. The revised site plan conforms to Section 4.407 Conditional Use Permit Overlay District site plan requirements.

- ~~1. Add “SP 25-006” to site plan~~
- ~~2. Change signature line to read “Director of Development Services”~~
- ~~3. Note exterior building materials either with a label or in the General Notes.~~
- ~~4. Show location(s) of exterior HVAC equipment (including screening material identification and proposed height)~~
- ~~5. Show location and material of all property line and internal fences (existing and proposed)~~

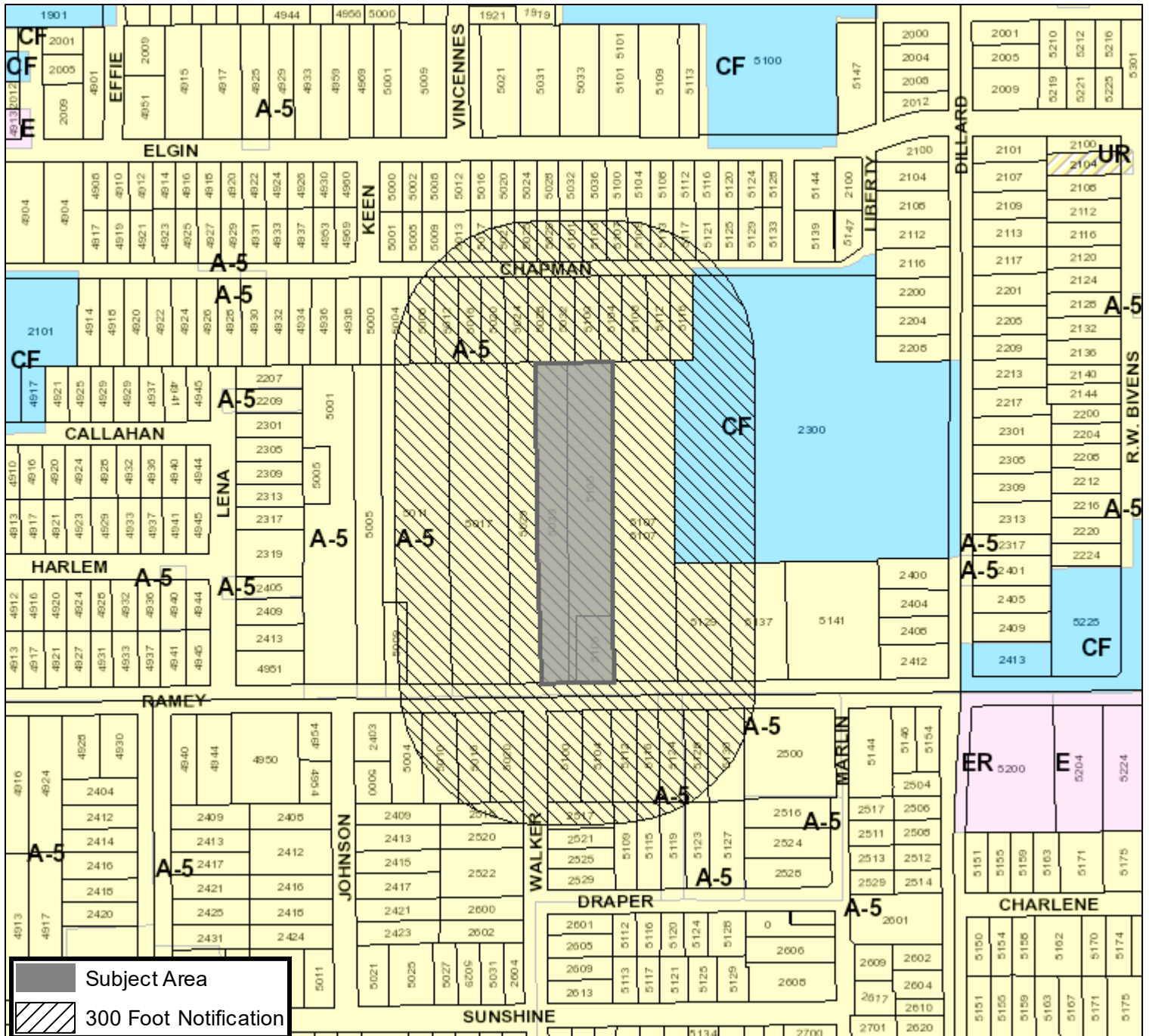
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



SP-25-006

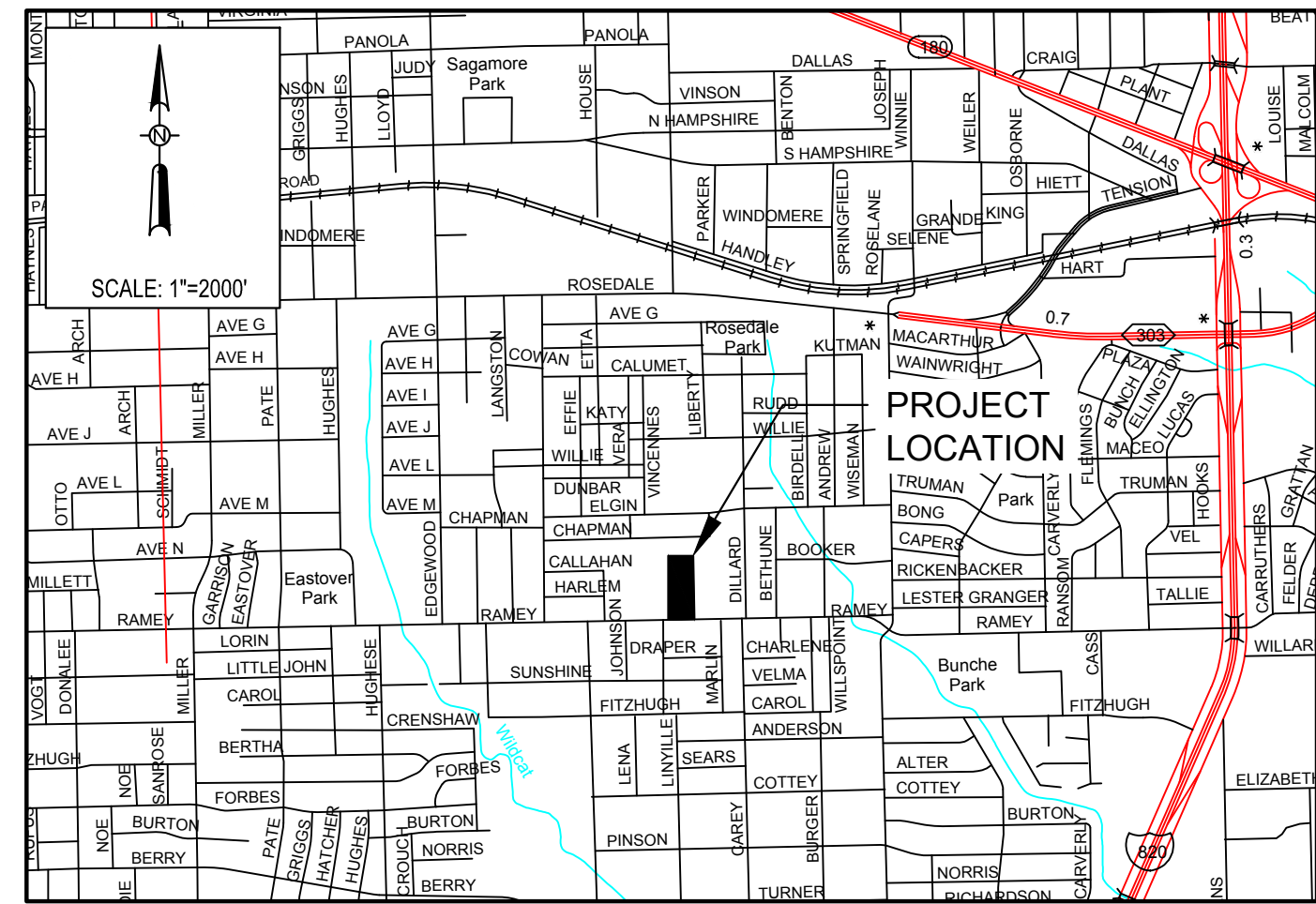
Area Zoning Map

Applicant: Child Care Associates Foundation/Townsite
Address: 5033-5105 (odds) Ramey Avenue
Zoning From: A-5
Zoning To: Add a CUP for Child Care
Acres: 2.48715726
Mapsc0: Text
Sector/District: Southeast
Commission Date: 5/14/2025
Contact: 817-392-8043



0 150 300 600 Feet

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5105 RAMEY AVE - SIMON & MAX K MAYER
SUBDIVISION LOT 10 SEC OF LT 10 & SWC
OF LOT 11

- ## KEYED NOTES
- 1' CURB (TYP.)
 - BARRIER FREE RAMP PER ADA MINIMUM REQUIREMENTS (TYP.)
 - 4" WHITE PAINTED PARKING STALL STRIPING (TYP.)
 - FULL DEPTH SAWCUT
 - FIRE LANE STRIPING
 - PROPOSED FENCE
 - EXISTING FENCE TO REMAIN
 - CONNECT TO EXISTING SIDEWALK
 - CONNECT TO EXISTING CURB
 - DIRECTIONAL ARROW STRIPING
 - 4" YELLOW PAINTED CENTERLINE STRIPING

SITE SUMMARY TABLE	
ZONING	CONDITIONAL USE PERMIT CUP-80
PROPOSED USE	THIS SITE WILL BE USED AS A CHILDCARE FACILITY
SITE ACREAGE	2.6204 AC
PROPOSED BUILDING HEIGHT	± 16 FEET HIGH
PROPOSED BUILDING AREA	± 13,615 SF
MINIMUM BUILDING SETBACK	NONE
REQUIRED OPEN SPACE	10% OF TOTAL AREA = 11,414 SF
PROVIDED OPEN SPACE	58,805 SF
REQUIRED PARKING	35 SPACES
PROVIDED PARKING	34 PASSENGER CAR SPACES 2 ADA SPACES 36 TOTAL SPACES

- GENERAL NOTES:**
1. THE DEVELOPMENT WILL COMPLY WITH THE DEVELOPMENT STANDARDS OF CHAPTER 6.301 LANDSCAPING.
 2. THE DEVELOPMENT WILL COMPLY WITH THE DEVELOPMENT STANDARDS OF CHAPTER 6.302 URBAN FORESTRY.
 3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4 SIGNS.
 4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

DIRECTOR OF DEVELOPMENT SERVICES

DATE

CHILDCARE FACILITY

FORT WORTH, TX
APRIL 2025

CONDITIONAL USE SITE PLAN

RISE STOP SIX
5105 RAMEY AVE
FORT WORTH, TEXAS

Kimley»»Horn

PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

[illegible]

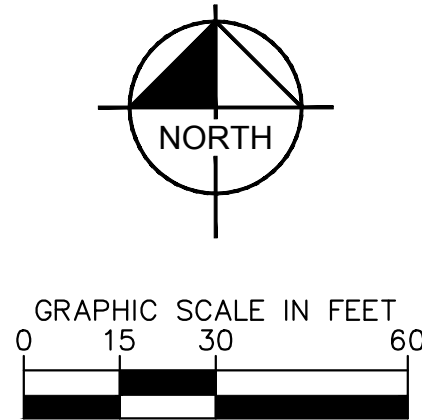
SHEET NUMBER
C1.00

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ASTW NAME
4/29/2025 7:57 PM



5105 RAMEY AVE - SIMON & MAX K MAYER
SUBDIVISION LOT 10 SEC OF LT 10 & SWC
OF LOT 11



- ① 6" CURB (TYP.)
- ② BARRIER FREE RAMP PER ADA MINIMUM REQUIREMENTS (TYP.)
- ③ 4" WHITE PAINTED PARKING STALL STRIPING (TYP.)
- ④ FULL DEPTH SAWCUT
- ⑤ FIRE LANE STRIPING
- ⑥ PROPOSED FENCE
- ⑦ EXISTING FENCE TO REMAIN
- ⑧ CONNECT TO EXISTING SIDEWALK
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DIRECTOR OF DEVELOPMENT SERVICES

DATE

FORT WORTH, TX
APRIL 2025

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: JENNIFER G. GANSERT, P.E.
P.E. No. 124908 Date 03/31/25

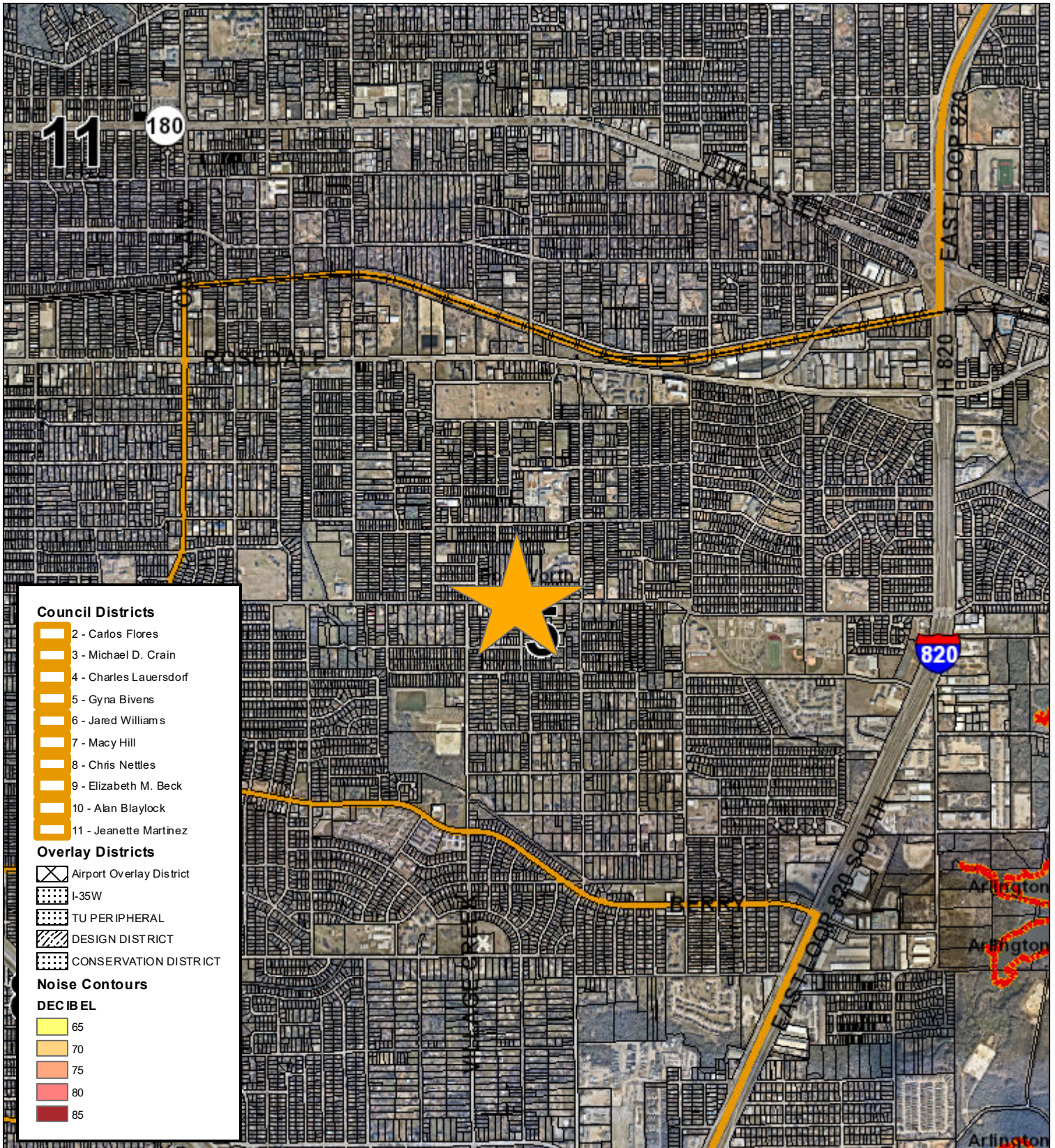
801 CHERRY ST., UNIT 11, STE 1300, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

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SP-25-006

Area Map

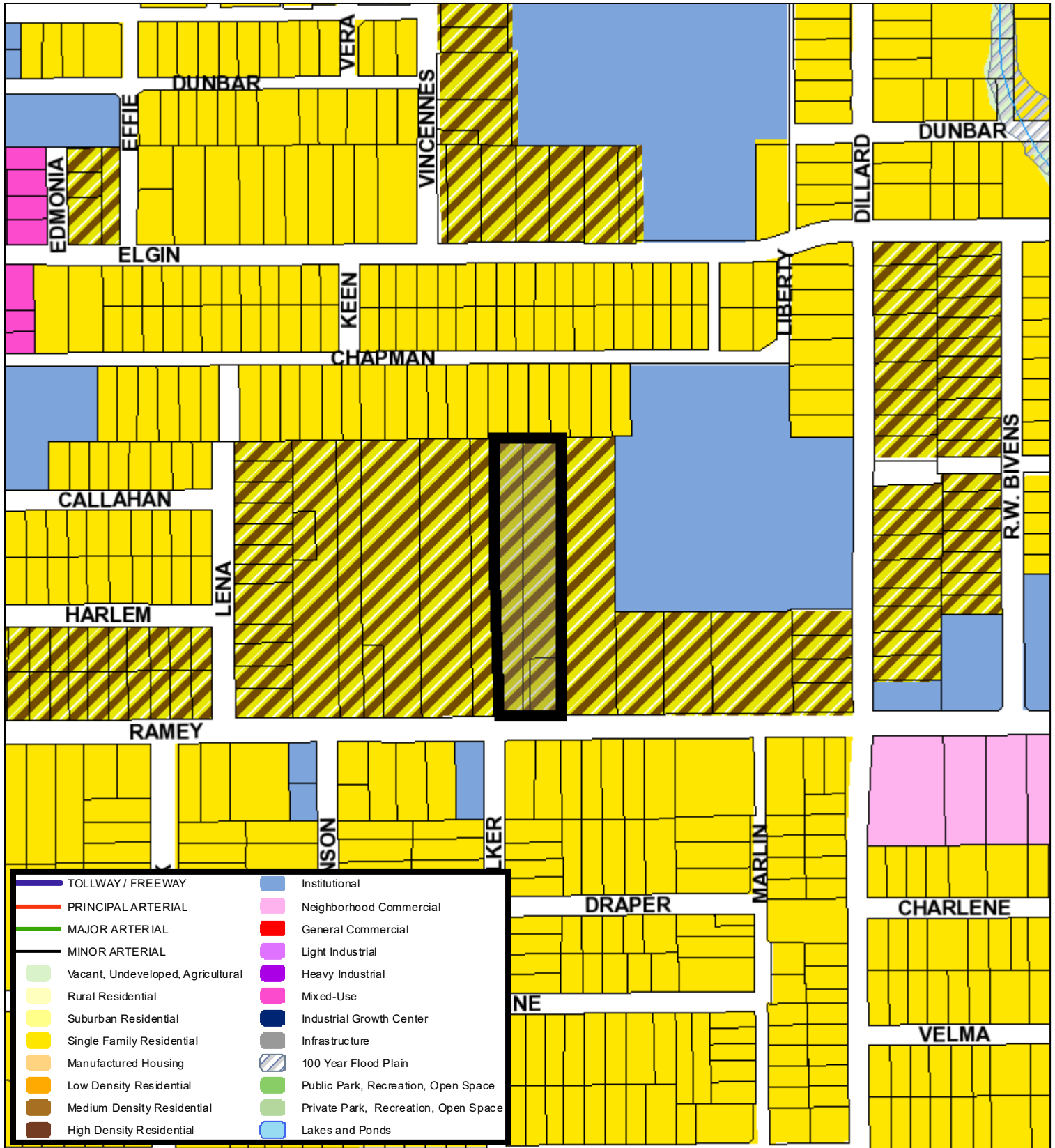


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SP-25-006

Future Land Use



325 162.5 0 325 Feet

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



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SP-25-006

Aerial Photo Map



0 205 410 820 Feet

