



**SPECIAL CALLED
ZONING COMMISSION MEETING
AGENDA**

Wednesday, March 22, 2023
Work Session 8:00 AM
Public Hearing 9:00 AM

Work Session

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

Public Hearing

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

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e5b735e33895f69494bf10aded2677e8>

Meeting/ Access Code: 2557 133 3614

Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 2557 133 3614

Viewing Only

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

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

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

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

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

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

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

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

COMMISSION MEMBERS:

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

I. WORK SESSION/Breakfast 8:00 am City Council Conference Room 2020

- | | |
|---|--------------|
| A. Overview of Zoning Cases | Staff |
| B. Briefing on Amendment to MU-2 Related to Bars | Staff |

II. PUBLIC HEARING 9:00 AM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, APRIL 11, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of February 8, 2023 _____ Chair

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

B. CONTINUED CASES District (Old/New)

1. ZC-22-201 CD 8/Future CD 11

- | | |
|---------------------|--|
| a. Site Location: | 3600 Rosedale Street |
| b. Acreage: | 0.13 |
| c. Applicant/Agent: | Armando Hernandez/Stacy Collins |
| d. Request: | From: "E" Neighborhood Commercial |
| | To: "FR" General Commercial Restricted |

2. ZC-22-202 CD 6/ Future CD 6

- | | |
|---------------------|--|
| a. Site Location: | 7350 Granbury Road |
| b. Acreage: | 33.1 |
| c. Applicant/Agent: | Crowley ISD/Ronald L. Smith |
| d. Request: | From: "PD 662" Planned Development for all uses in "E" Neighborhood Commercial; excluding uses, site plan required; "R2" Townhome |
| | To: "E" Neighborhood Commercial and "PD/D" Planned Development-High Density Multifamily with development standards for reduced open space, parking, perimeter fencing, and waiver to MFD submittal; site plan included |

C. NEW CASES

3. ZC-22-214

CD 5/5

- a. Site Location: 8950 Creek Run Road and 8951 Cottonwood Village
- b. Acreage: 2.2
- c. Applicant/Agent: HStrand, LLC / Jason Eggenburger
- d. Request: From: "AR" One-Family Restricted/ PD 623 "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial; excluding the following uses: Massage Parlor, Tattoo Parlor, Pawn Shop, Liquor or Package Store, and Convenience Store, site plan waived
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus Warehouse, site plan included.

4. SP-23-001

CD 6/Future CD 6

- a. Site Location: 7513 Summer Creek
- b. Acreage: 1.70
- c. Applicant/Agent: Kevin Afkami/Andrew Yeoh
- d. Request: To: Add site plan for PD 246 "PD/E" Planned Development for all uses in the "E" Neighborhood Commercial.

5. ZC-23-009

CD 4/Future CD 4

- a. Site Location: 4941 North Tarrant Parkway
- b. Acreage: 1.22
- c. Applicant/Agent: MQ Northside Retail, LLC
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "FR" General Commercial Restricted; with development waiver to not install required screening fence; site plan included.

6. ZC-23-013

CD 8/ Future CD 8

- a. Site Location: 2808 Strong Ave
- b. Acreage: 0.33
- c. Applicant/Agent: Rene and Luz C. Calvillo / Nicteloi Cadena
- d. Request: From: "A-5" One-Family
To: "B" Two-Family District

7. ZC-23-014

CD 5/ Future CD 5

- a. Site Location: 13108 & 13116 S. Pipeline Rd
- b. Acreage: 1.87
- c. Applicant/Agent: Mosaad Girgis
- d. Request: From: "E" Neighborhood Commercial
To: "A-7.5" One Family

8. ZC-23-015

CD 8/ Future CD 8

- a. Site Location: 2201 Annabelle Lane
- b. Acreage: 6.1241267
- c. Applicant/Agent: R3 Realty Group LLC / Ray Oujesky, Kelly Hart & Hallman LLP
- d. Request: From: "A-10" One Family
To: "PD-CR" Planned Development-Low Density Multifamily with development standards for reduced parking, reduced supplemental building setbacks, building orientation, fencing, and waiver to the MFD submittal, site plan included.

9. ZC-23-016

CD 8/ Future CD 8

- a. Site Location: 1520 E. Robert Street
- b. Acreage: 0.14
- c. Applicant/Agent: VMP Scattered Properties by Luis Matarrita
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "A-5" One Family

10. ZC-23-018

CD 9/ Future CD 9

- a. Site Location: 2801 Townsend Dr
- b. Acreage: 0.14
- c. Applicant/Agent: James W. Eby
- d. Request: From: "A-5" One Family
To: "B" Two Family

11. ZC-23-021

CD 5/ Future CD 8

- a. Site Location: 3918 Miller Ave
- b. Acreage: 0.20
- c. Applicant/Agent: Osareth Ighogaro
- d. Request: From: "E" Neighborhood Commercial
To: "A-5" One Family

12. ZC-23-022

CD 2/ Future CD 7

- a. Site Location: 5819 Bowman Roberts
- b. Acreage: 5.6
- c. Applicant/Agent: C4 Lease/Mary Nell Poole
- d. Request: From: "AG" Agricultural
To: "PD-D" Planned Development-High Density Multifamily with development standards for parking, supplemental building setbacks, building orientation, perimeter fencing, open space, and waiver to the MFD submittal; site plan included.

13. ZC-23-023

CD 5/ Future CD 11

- a. Site Location: 5008 Collett Little Road
- b. Acreage: 2.44
- c. Applicant/Agent: Jerimiah Nix / CSH Lofts at Redwood, Ltd. - Russ Michaels
- d. Request: From: "E" Neighborhood Commercial
To: "D" High Density Multifamily

14. ZC-23-024**CD 9 / Future CD 3**

- a. Site Location: 3740 Hopkins St and 4501-4517 (odds) Valentine St
- b. Acreage: 1.86
- c. Applicant/Agent: Valentine Street LLC/ Steven Halliday
- d. Request: From: "CR" Low Density Multifamily and "I" Light Industrial
To: "MU-2" High Intensity Mixed-Use

15. ZC-23-025**CD 8/ Future CD 8**

- a. Site Location: 3670 Wichita Street
- b. Acreage: 8.9
- c. Applicant/Agent: Fort Worth Mason Heights
- d. Request: From: "PD915" Planned Development for all uses in "ER" Neighborhood Commercial Restricted uses plus assisted living facility nursing home with full medical services with massage therapy and spa with development standards on file and "PD913" Planned Development for all uses in "A-5" One-Family with development standards on file.
To: "PD/CF" Planned Development for all uses in "CF" Community Facilities plus care house/group home and offices with development standards (see exhibit), site plan required.

16. ZC-23-027**CD 9/ Future CD 9**

- a. Site Location: 3005 & 3011 Stanley Ave
- b. Acreage: 0.43
- c. Applicant/Agent: Tom Hicks / Gina McLean – Nationwide Construction
- d. Request: From: "A-5" One Family
To: "E" Neighborhood Commercial

17. ZC-23-028**CD 7/ Future CD 7**

- a. Site Location: 3320 W. 4th Street
- b. Acreage: 0.12761204
- c. Applicant/Agent: 3301 Hamilton Avenue Partners/ Lynette Payne
- d. Request: To: Add Conditional Use Permit (CUP) to allow an auxiliary parking lot in "B" Two-Family; site plan included with development waivers to landscaping, screening fence, and auxiliary lot standards.

18. ZC-23-029**CD 5/ Future CD 5**

- a. Site Location: 11413 Mosier Valley & 11450 Trinity Boulevard
- b. Acreage: 13.99
- c. Applicant/Agent: HMH Family Partnership LP
- d. Request: From: "AG" Agricultural
To: "PD/C" Planned Development for all uses in C Medium Density Multifamily with Development standards for fencing, building height, parking in front of building, site plan included

19. ZC-23-030**CD 8/ Future CD 8**

- a. Site Location: 1628 Davis Avenue
- b. Acreage: 0.28
- c. Applicant/Agent: QJ Development LLC. / DCG Engineering Inc.
- d. Request: From: "A-5" One Family
To: "B" Two Family

- a. Site Location: 3701 Meadowbrook Dr.
- b. Acreage: 0.25
- c. Applicant/Agent: KAT Investments LLC / Tara Bohme
- d. Request: From: "A-5" One Family
To: "PD/A-7.5" Planned Development for all uses in "A.7.5" One-Family plus triplex; site plan included

21. ZC-22-178

CD 5/ Future CD 5

- a. Site Location: 3801 & 3825 South Cravens
- b. Acreage: 10.16
- c. Applicant/Agent: Demetrica V. Williams Family Trust
- d. Request: From: "MU-1" Low Intensity Mixed-Use
To: "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use plus amusement/outdoor use, bar/tavern, cocktail lounge, club, private or teen, and dance hall use; development standard for maximum setback of 312 ft; no minimum first floor height requirement; site plan waiver requested.

D. ADJOURNMENT: _____**ASSISTANCE AT THE PUBLIC MEETINGS:**

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

ASISTENCIA A REUNIONES PUBLICAS:

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

Executive Session.

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



Zoning Staff Report

Date: March 22, 2023

Case Number: ZC-22-201

District (old/new): 8 / 11

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Armando Hernandez/Stacy Collins

Site Location: 3600 E. Rosedale Street

Acreage: 0.13 acre

Request

Proposed Use: Auto Sales

Request: From: “E” General Commercial

To: “FR” General Commercial Restricted

Recommendation

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

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

Staff Recommendation: **Denial**

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10. Aerial Photograph

Project Description and Background

The proposed site is located on the corner of East Rosedale Street and Campbell Street. The applicant is proposing to zone the subject site “FR” General Commercial Restricted. The applicant intends use the lot for automotive sales. In 2010, nearby properties were included in a Council Initiated rezoning to reduce the intensity of zoning in the area. In addition, the Polytechnic/Wesleyan Urban Village is located approximately two blocks from the site. The current “E” Neighborhood Commercial zoning is an appropriate district buffering Urban Villages.

This case was continued in order for the applicant to reach out to the neighborhoods.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / convenience store
East “E” Neighborhood Commercial /commercial building
South “ER” Neighborhood Commercial Restricted / salon, single-family
West “CF” Community Facilities / church

Recent Zoning History

- ZC-10-118-Council Initiated Rezoning impacting several nearby properties for lower zoning designations.

Public Notification

300-foot Legal Notifications were mailed on December 29, 2022.
The following organizations were emailed on December 30, 2022:

Organizations Notified	
Neighborhoods of East Fort Worth	Polytechnic Heights NA*
West Meadowbrook NA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	FWISD
East Fort Worth Business Association	

**Located just south of this Neighborhood Organization.*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting a zoning change to “FR” General Commercial Restricted. Surrounding uses vary with a convenience store to the north, commercial building east, church to the west, and salon to the south. The

overall area was rezoned via Council Initiated Rezoning to reduce the intensity of zoning. As such, the proposed zoning **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Polytechnic Heights

The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial, “FR” zoning is not consistent zoning classification according to the following table.

FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1

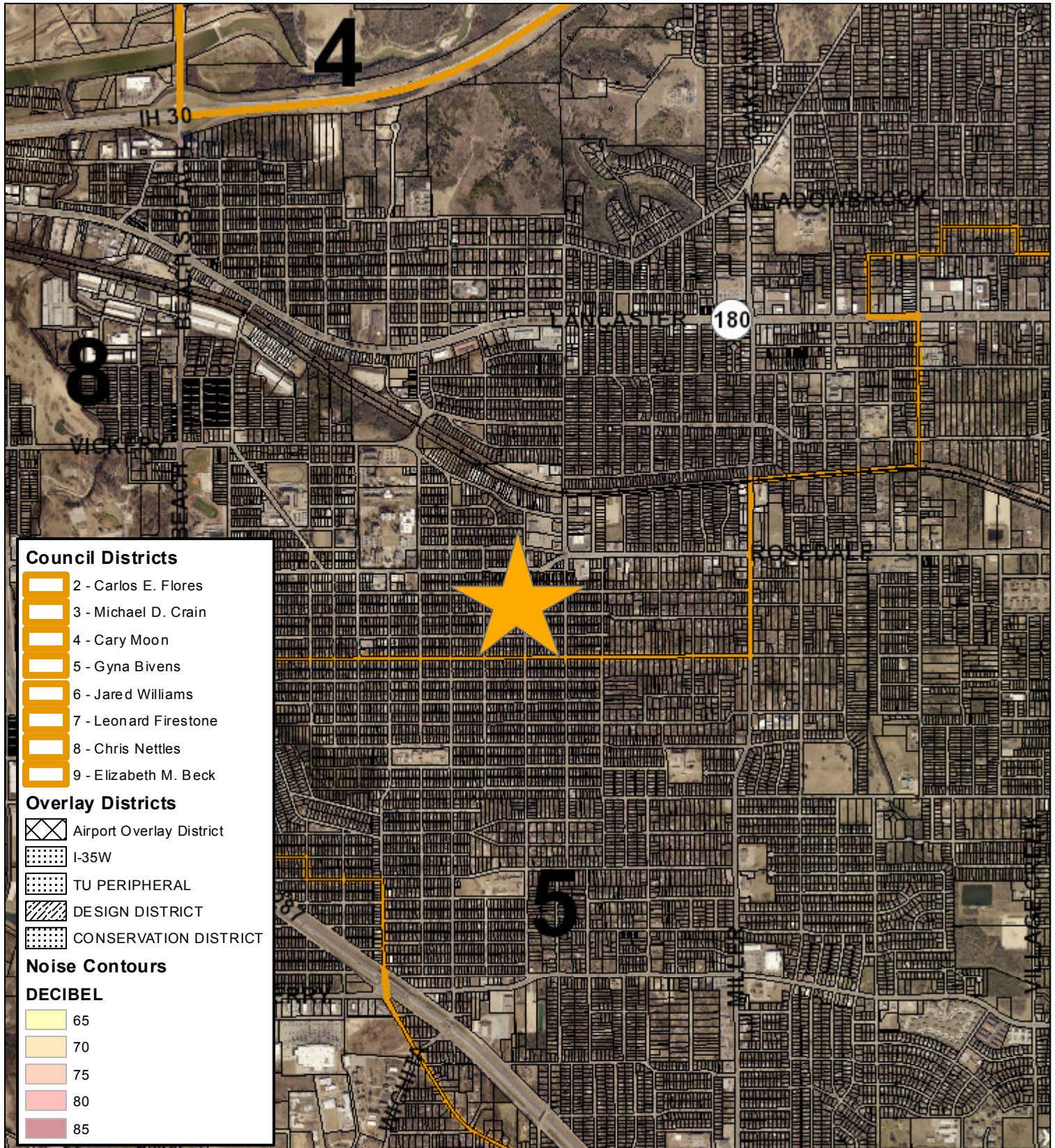
The proposed zoning **is not consistent** with the Comprehensive Plan.

Economic Development Plan

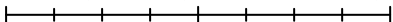
The site is not directly addressed in the 2017 Economic Development Strategic Plan; however, one of the desired outcomes of the plan is a more sustainable tax base driven less by residential property valuation and more by commercial and industrial investment. Additionally, the City has adopted the goal of supporting the growth of independent, locally-owned small businesses, including minority-owned firms. Rezoning to allow more intense commercial development would not make a significant difference since this property is already commercial.

Applicant:	Armando Hernandez/Stacy Collins
Address:	3600 Rosedale Street
Zoning From:	null
Zoning To:	null
Acres:	0.13349382
Mapsko:	078L
Sector/District:	Polytechnic Heights
Commission Date:	1/11/2023
Contact:	null

Area Map



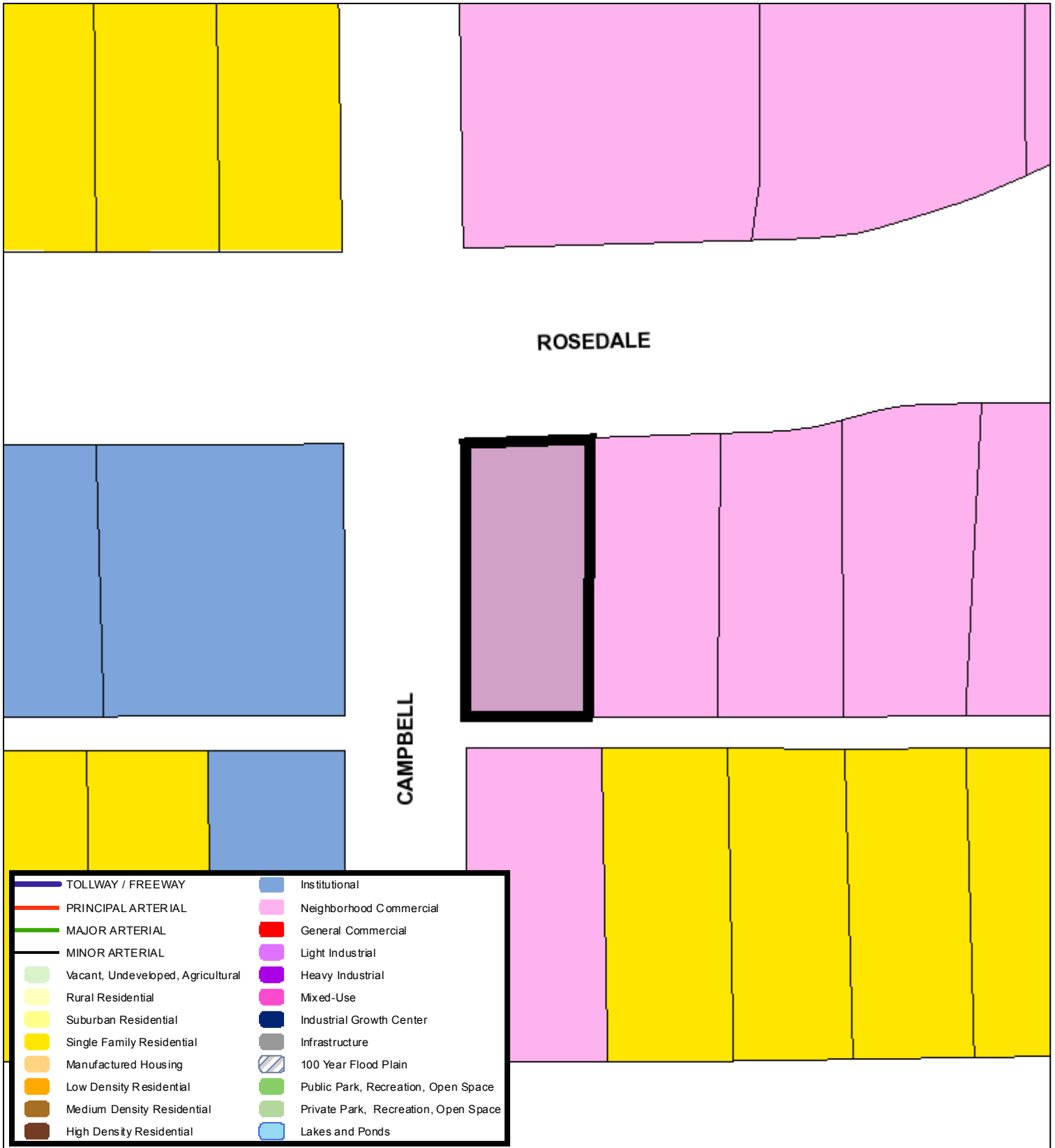
0 1,000 2,000 4,000 Feet





ZC-22-201

Future Land Use



50 25 0 50 Feet

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



Aerial Photo Map



0 35 70 140 Feet





Zoning Staff Report

Date: March 22, 2023

Case Number: ZC-22-202

District (old/new): 6 / 6

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Crowley ISD / Matrix Equities, Ronald Smith & Spiars Engineering, Jordan Huneycutt

Site Location: 7350 Granbury Road

Acreage: 33.08 acres

Request

Proposed Use: Commercial and Detached Multifamily

Request:

From: “PD 662” Planned Development for all uses in “E” Neighborhood Commercial; excluding uses, site plan required; “R2” Townhome

To: “E” Neighborhood Commercial & “PD/D” Planned Development-High Density Multifamily with development standards for reduced open space, parking, perimeter fencing, and waiver to MFD submittal; site plan included

Recommendation

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

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

Staff Recommendation: **Denial**

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6. Zoning Map with 300 ft. Notification Area
7. Site Plan & Open Space
8. Area Map
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Project Description and Background

This is a proposed multi-use development along Granbury Road in the Wedgwood sector of Fort Worth, in Council District 6. The site, which is currently undeveloped, is proposed to be rezoned from the existing “PD 662” Planned Development-Neighborhood Commercial and “R2” Townhouse/Cluster to “E” Neighborhood Commercial and “PD-D” Planned Development High Density Multifamily. The entire site spans just over 33 acres in total. A narrative provided by the applicant as part of their submittal documents, is included below for additional context:

We are proposing to develop single story multifamily in a townhouse configuration on the western 30.048-acres of the site to be developed in 2-phases and neighborhood commercial with a maximum building height of 2-stories on the eastern 3.032-acres of the site. The multifamily buildings are anticipated to a higher end type rental product which will include; upgraded kitchen cabinetry; stainless steel appliances Wood-look vinyl plank flooring; direct package drop off; Granite/quartz counter tops in kitchen and bathrooms; dual pane windows with upgraded window coverings; large arcadia door to covered patio; side by side full sized washer and dryer; outside bike storage unit; instant hot water heater, oversized island, pet-friendly dog door; 10-foot ceilings; smart Home features with technology package including, video doorbell, thermostat & lighting control, wi-fi router, alarm, UB plug-ins, smart entry/keyless entry.

The multifamily site will have several east/west and north/south open space corridors to encourage pedestrian circulation. Due to the size of the multifamily component of the proposed project we anticipate several project amenities including but not limited to pool, dog park, fitness center and clubhouse.

We acknowledge that existing the traffic flows in Granbury Road appear to be an existing concern of the neighbors and City, we have had a traffic study prepared and the the recommendation of the report is to have a traffic signal warrant study prepared, upon approval of the zoning we anticipate having the study prepared and are willing to work with the City to have the signal installed. If funding for the signal is not in the City's capital fund project we would be willing to install the signal as part of this development.

The Planned Development portion is 30.048 acres of the total 33.08 acre site. The proposed density of the PD is approximately ten dwelling units per acre, below the “D” density maximum of 36 dwelling units per acre. These are proposed to be townhome-style buildings with one car attached garages and one tandem space in the driveway. Each unit appears to have a private, fenced yard. The PD-D portion would be required to be developed in accordance with the Site Plan submitted.

The development standards (waivers) for the PD-D portion are included below. Staff is not supportive of the development standards for reduced open space or reduced parking. Staff has suggested that the applicant meet or exceed the minimum standards for the PD development, including at least 35% open space and 2 garage parking spaces per unit (for townhome configuration).

Requirement	“D” Standards	Proposed “PD-D”
Open Space	Minimum 35%	79.9%—Complies 26.9% – the formula being used by the applicant is incorrect – (Waiver requested)

Parking	<p>Two spaces per dwelling unit, located within a garage of the individual unit, having access to and from that unit, and not accessible or usable by other residential units.</p> <p>Plus 1 space per 250 square feet of common areas, offices, and recreation (633 spaces required)</p>	<p>Parking provided:</p> <p>300 – Garage parking spaces 300 – Driveway parking spaces 126 – Surface Parking spaces 726 – Total parking spaces</p> <p>Two spaces per dwelling unit, 1 space located within a single car garage having access to and from that unit, and 1 space located on the driveway directly in front of the garage (tandem parking). The units will be restricted from using the garages as storage. – (Waiver requested)</p>
Fencing	<p>Fences shall not be located in the area between building facades and the property line. Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.</p> <p>Perimeter security fencing is <u>prohibited</u>, however security fencing is permitted on interior property lines.</p>	<p>n/a – no frontage on public R.O.W.</p> <p>Perimeter fencing around site – (Waiver requested)</p>
Multifamily Design Standards	Submit MFD plan to meet standards	MFD Submittal not required - (Waiver requested)

All standards not listed will meet the “D” High Density Multifamily base requirements from Section 4.712 of the Zoning Ordinance. The remainder of the site, encompassing 3.032 acres would be used for commercial development under “E” Neighborhood Commercial, split into three pad sites fronting Granbury Road.

The applicant is requesting to approve tandem parking as part of this PD request, instead of the two car garage requirement for multifamily – townhome configuration. Tandem parking is opposed by staff for several reasons, based on widely accepted planning principles. See reasoning below:

- Tandem spaces are not desirable, not fully accessible and lack maneuverability.
- People will often use garages as storage space rather than for parking a car.
- Doesn’t matter if the spaces are assigned or not, there are no practical controls on use of garage space.
- Tandem parking is highly inconvenient and a hassle for future residents.
- To count as a parking space in the City of Fort Worth, there must be maneuverability and access.
- There is limited overflow parking elsewhere on site.
- Having cars parked in driveways (instead of in an enclosed garage) adds to visual clutter.
- Based on number of bedrooms, each unit will likely have two cars.

- Based on size of an average car in Texas, the developer should be providing additional space beyond the minimum dimensions of 9’x 18’.
- Approval of tandem parking on this PD could set a precedent to make tandem parking more widespread and acceptable.

Surrounding Zoning and Land Uses

North “PD 655” & “PD 656” / psychiatric treatment center & undeveloped
 East “A-5” One Family Residential / single-family residential & church
 South “PD823” Planned Development / undeveloped
 West “AG” Agricultural / railroad line

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
 The following organizations were emailed on February 22, 2023:

Organizations Notified	
Ridgeview Estates HOA*	Summer Creek Meadows HOA
Trinity Habitat for Humanity	Streams and Valleys Inc
District 6 Alliance	Crowley ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The areas directly adjacent to the subject property are not heavily developed at this time. To the north is a psychiatric treatment facility and some undeveloped land. To the east, on the same side of Granbury Road is a church campus. To the east across Granbury Road are existing single-family residential neighborhoods. To the west, the site is cut off from access to the Chisholm Trail Parkway by a railroad line which crosses under the toll road just south of the subject property. The only ingress and egress from the site would be from Granbury Road.

The general layout of this site **is not compatible** with surrounding land uses. Higher density residential would be more ideally situated at a major intersection with several access points in multiple directions to help diffuse traffic, or at a site that is more accessible to mass transit or a high capacity roadway. There are some similar types of residential products in the vicinity of the subject property, but none are directly adjacent to the site and do not

provide a direct comparison. On the western side of Granbury Road (Granbury Road becomes Summer Creek Drive just south of the subject site), the cottage community to the north named Avilla Trails is located at the intersection of Altamesa Boulevard & Granbury Road, which offers both north/south and east/west access, as well as access to Chisholm Trail Parkway and Trinity Metro Bus Route #52 on Altamesa and Granbury Road. The density of Avilla Trails at eight and a half dwelling units per acre is also lower than the proposed development at ten dwelling units per acre. To the south, the Dylan Apartments and Sunset Pointe Apartments are also located at a major intersection, where Summer Creek Drive and Sycamore School Road intersect, providing access in two directions, as well as being proximal to the interchange with Chisholm Trail Parkway & Sycamore School Road, providing access towards Cleburne or downtown Fort Worth.

Comprehensive Plan Consistency – Wedgwood

The adopted 2022 Comprehensive Plan designates the subject property as future institutional, based on the property ownership (Crowley ISD). Churches or schools can be built in any zoning district and any future land use category, however for a rezoning request to be considered ‘consistent’ in an area designated as future institutional, the request would need to be to rezone to “CF” Community Facilities. “CF” zoning is intended to accommodate public facilities including churches, government offices, health services, public safety, colleges and schools, community and group homes, and recreation facilities. The designation of institutional future land use on this property could be an indicator that additional civic services are needed in this growing area.

FUTURE LAND USE	DEFINITION	ZONING
SPECIAL		
Vacant, Agricultural	Vacant, agriculture lands	AG
Rivers, Lakes, Streams, 100-Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF

The proposed zoning to “E” and “PD-D” **is not consistent** with the Comprehensive Plan. If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect these changes.

Economic Development Plan

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

Site Plan Comments

Zoning

Comments outstanding as of the writing of this report:

- Open Space formula being used is still incorrect, staff gave the correct formula to use on December 2, 2022.
- Density on Waiver Exhibit is incorrect.
- Application submitted for "E" does not carry any restrictions cited elsewhere in the application document (2 story/32', potential land use restrictions).
- Remove 'SymbolMT' font on Site Plan.
- No parking is shown near the Fitness Center, where are people going to park?
- Height table references Amenity Center, not Fitness Center as revised.
- Open Space legend is deficient (legend is incorrect showing driveway areas).
- Missing parallel parking dimensions on general note 10, see Section 6.202.a of the Zoning Ordinance for minimum dimensions.
- Open Space area required should be 11.578 square feet or 35% of the 33.080 acre total lot.
- Open Space exhibit, please use green or gray shading instead of symbols, difficult to distinguish areas being counted as open space vs. areas not being counted.
- Add Open Space waiver to Waiver Exhibit & Site Plan

Fire

FWFD - (Fire Marshal David Hood, david.hood@fortworthtexas.gov)

Two approved points of access must be provided and streets/EAE must be constructed to fire access road standards. Where divided by a median, Fire Lanes are required to be a minimum of 20' wide on either side of the median. The minimum inside turning radius shall be 25', and the minimum outside radius shall be 51'.
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.2

Vehicle gates required to be a minimum of 20' wide when fully opened and equipped with Knox Locks. Access Control Permits required for electric gates.
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.6
Fire lanes will need to be named for final platting.

Hydrant requirements:

Less than or equal 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line.

Less than or equal 500 ft. hose lay distance to all points of building.

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

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants

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

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


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

Water

Water Demand and sewer loading are required. Submit request to WPD@fortworthtexas.gov

Platting

No response provided



Park & Recreation

Workflow cleared by Lori Gordon, but no comments provided

Building Plan Review

No response provided

Stormwater

FYI: Site will require an accepted Drainage Study prior to Platting, IPRC Review, Grading Permit Issuance, Building Permit Issuance.

Site has FEMA SFHA; Flood Study may be required, and if required, acceptance is required prior to Floodplain Development Permit Issuance for Commercial Grading and IPRC Construction Activities.

A LOMR study may be required, and if required, must be accepted by the City and under review at FEMA prior to individual FDP issuance to support building permits.

Transportation & Public Works

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

Note (Subdivision Ordinance Ch. 31-101-c-1) Access: Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street.

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

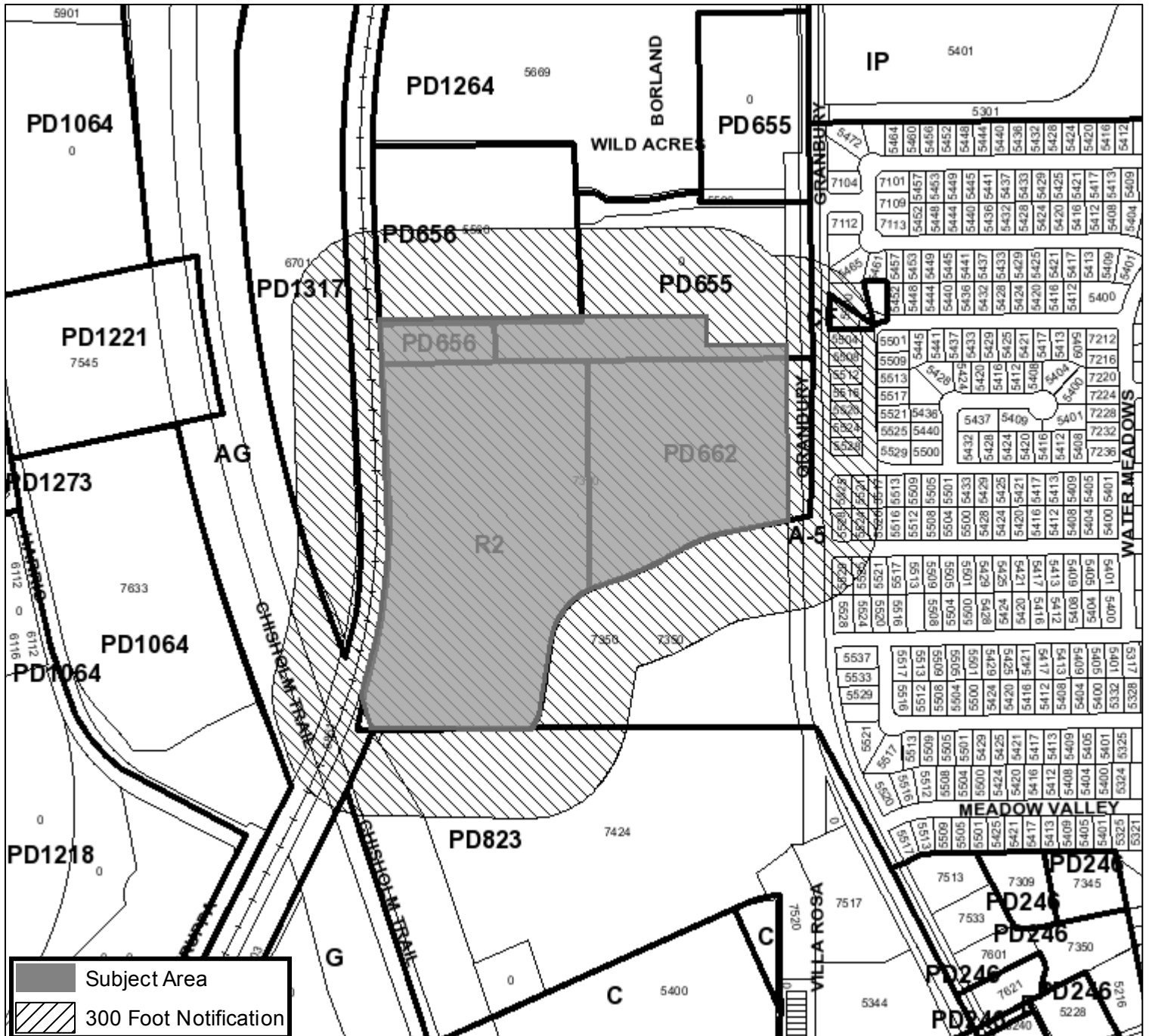




2022-02-23

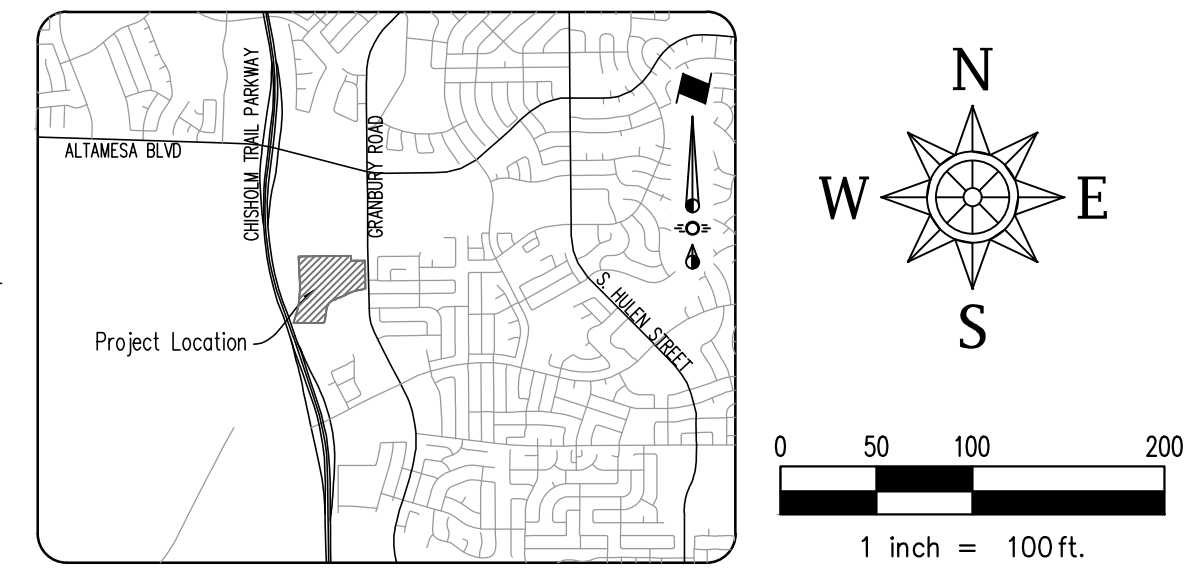
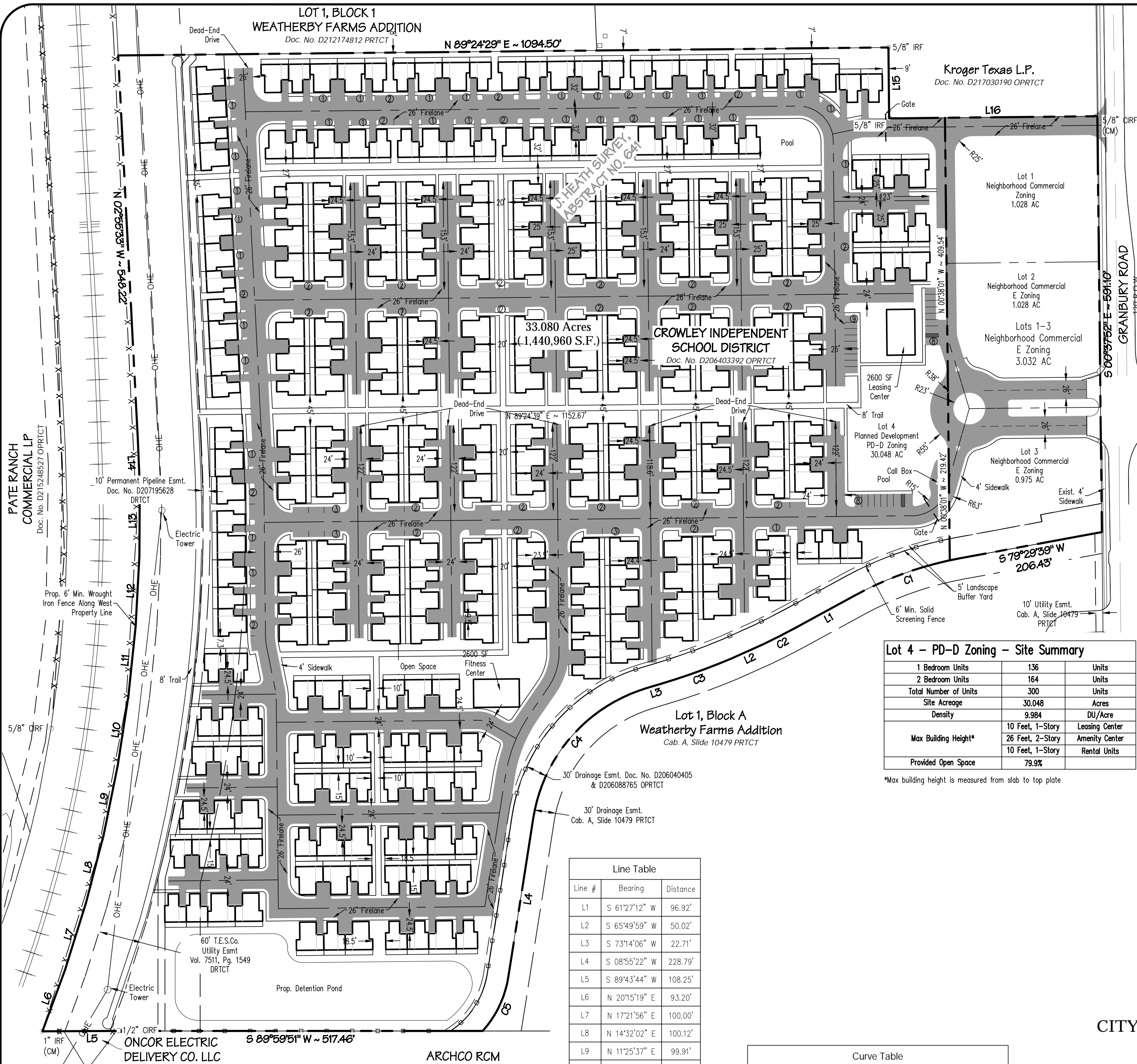
Area Zoning Map

Applicant: Crowley ISD/ Ronald L. Smith
Address: 7350 Granbury Road
Zoning From: R2, PD662
Zoning To: PD-D for Multifamily Use & D
Acres: 33.14642734
Mapsc0: Text
Sector/District: Far Southwest
Commission Date: 3/8/2023
Contact: 817-392-8043



0 245 490 980 Feet

Created: 2/22/2023 10:15:46 AM



LOCATION MAP
NTS

Lot 4 - Parking Summary - Planned Development, PD-D	
Parking Type	Spaces Required
1 Bedroom	136 Units @ 2/Unit = 272 Spaces
2 Bedroom	164 Units @ 2/Unit = 328 Spaces
Leasing Center Parking	2500 SF @ 1/250 SF = 10 Spaces
Amenity Center Parking	5600 SF @ 1/250 SF = 23 Spaces
Total Parking Required	633 Spaces

Lot 4 - Parking Summary - Planned Development, PD-D	
Parking Type	Spaces Provided
Garage Parking	300
Driveway Parking	300
Surface Parking	126
Total Parking Provided	726

*Driveway tandem spaces do not count as provided parking given proposed townhome configuration. See note 11 requesting a variance to consider driveway parking as provided to meet required.

General Notes & Legend:

- Lot 4 rezoned to PD-D with listed exceptions. Lot 1-3 to be rezoned to Neighborhood Commercial "E".
- All provided lighting shall conform to City of Fort Worth lighting code.
- This project will comply with section 6.302 Urban Forestry.
- The project will comply with section 6.204 Bicycle Parking.
- This project will comply with Article 4 - Signs.
- This project will comply with Enhanced Landscaping in accordance with Section 4.7.12.d.6.a for the "PD-D" district and "D" landscape requirements, as well as 6.301 for the "E" district.
- Dumpsters and compactor will be screened with a masonry wall on all three sides and contain a gate.
- The squares on the fence shown are for illustrative purposes only. They are not indicative of rod spacing. Proposed rod spacing will be determined during the detailed landscape design process.
- Sidewalk connections to ROW are to be provided as shown, one connection to each ROW.
- Standard Parking Spaces are to be 9'x18' for head-in parking.
- This request for a planned development on Lot 4 is in accordance with the "D" district standards, with the following exceptions:
 - Perimeter security fence will be provided along the north, south and east property lines
 - Two spaces per dwelling unit, 1 space located within a single car garage having access to and from that unit, and 1 space located on the driveway directly in front of the garage. Plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage).
 - A MFD site plan will not be required to be submitted
 - Driveway parking spaces provided to be counted as tandem parking.

Lot 4 - PD-D Zoning - Site Summary		
1 Bedroom Units	136	Units
2 Bedroom Units	164	Units
Total Number of Units	300	Units
Site Acreage	30.048	Acres
Density	9.984	DU/Acre
Max Building Height*	10 Feet, 1-Story	Leasing Center
	26 Feet, 2-Story	Amenity Center
	10 Feet, 1-Story	Rental Units
Provided Open Space	79.9%	

*Max building height is measured from slab to top plate

Line Table		
Line #	Bearing	Distance
L1	S 61°27'12" W	96.92'
L2	S 65°49'59" W	50.02'
L3	S 73°14'06" W	22.71'
L4	S 08°55'22" W	228.79'
L5	S 89°43'44" W	108.25'
L6	N 20°15'19" E	93.20'
L7	N 17°21'56" E	100.00'
L8	N 14°32'02" E	100.12'
L9	N 11°25'37" E	99.91'
L10	N 08°46'00" E	100.00'
L11	N 05°55'53" E	99.87'
L12	N 03°04'06" E	100.18'
L13	N 00°12'40" E	99.96'
L14	N 02°21'19" W	63.95'
L15	S 00°35'31" E	100.78'
L16	N 89°24'29" E	295.80'

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	157.44'	500.00'	18°02'29"	S 70°28'25" W
C2	51.43'	1000.00'	2°56'47"	S 62°55'36" W
C3	104.18'	1000.00'	5°58'08"	S 70°15'02" W
C4	258.16'	230.00'	64°18'39"	S 41°04'44" W
C5	86.10'	150.00'	32°53'12"	S 25°21'55" W

SPIARS
ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

ARCHCO RCM
DYLAN LAND LLC
Doc. No. D219265610 OPRCT

Director of Development Services _____ Date _____

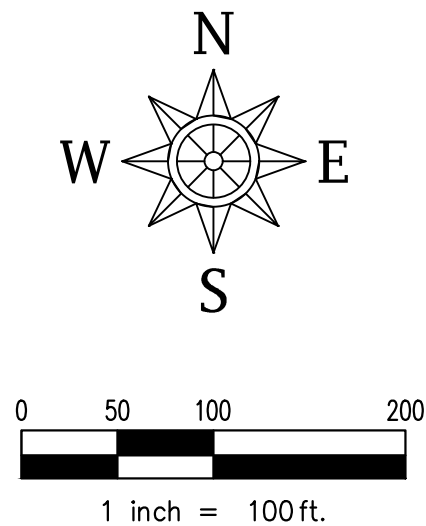
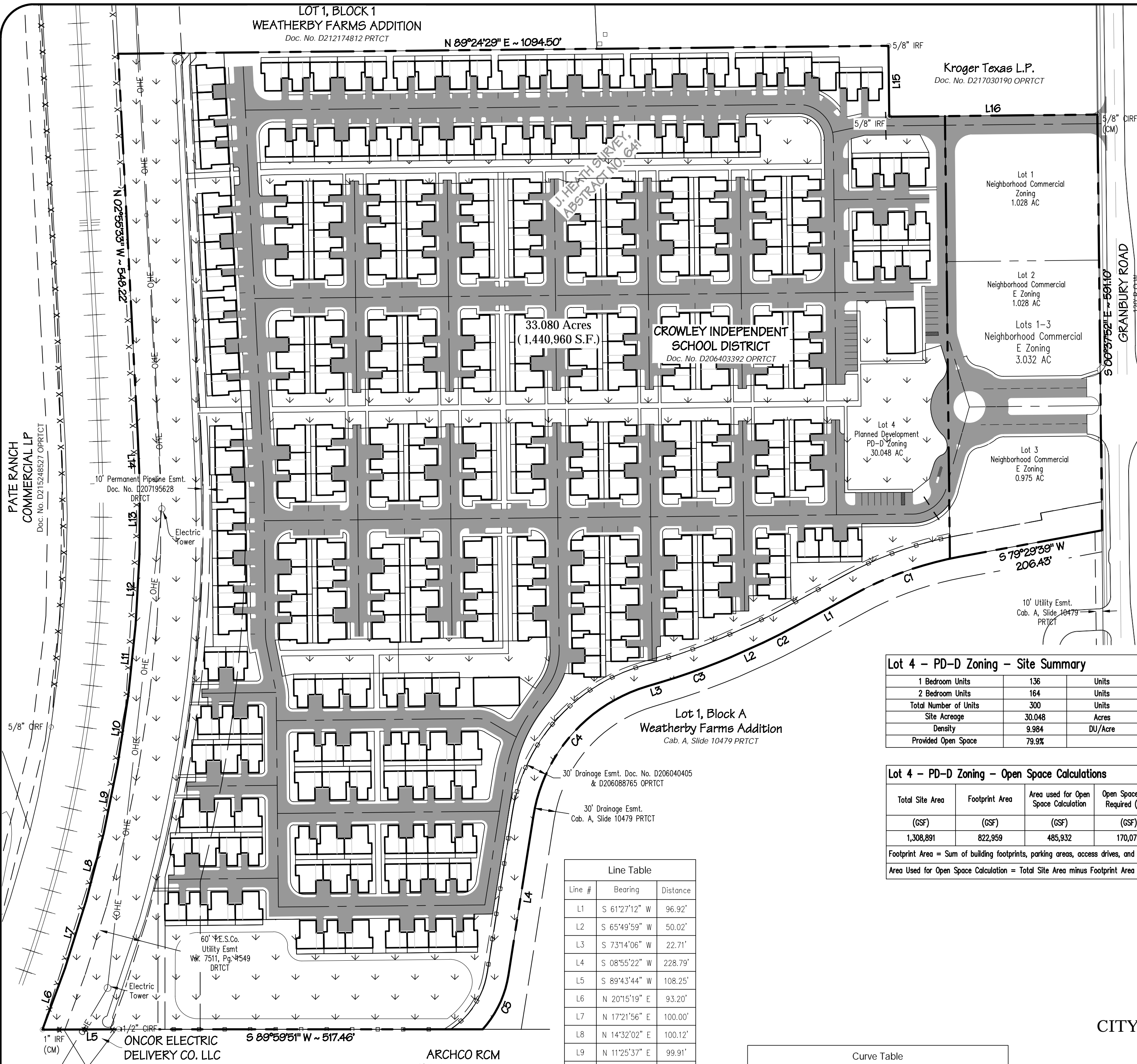
PD SITE PLAN
Villages On Granbury
33.080 Acres
situated in the
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ENGINEER/SURVEYOR
Spiars Engineering, Inc.
3575 Lone Star Circle, Suite 434
Fort Worth, TX 76177
Telephone: (469) 395-0542
TBPE No. F-2121
Contact: Jordan Huneycutt, PE

OWNER/APPLICANT
Matrix Equities, Inc.
10446 N. 74th Street, Suite 200
Scottsdale, AZ 85258
Telephone: (214) 789-6088
Contact: Ronald L. Smith, PE

ZC-22-202

Scale: 1"=100' February, 2023 SEI Job No. 22-077



LEGEND
Open Space Area

Lot 4 - PD-D Zoning - Site Summary		
1 Bedroom Units	136	Units
2 Bedroom Units	164	Units
Total Number of Units	300	Units
Site Acreage	30.048	Acres
Density	9.984	DU/Acre
Provided Open Space	79.9%	

Lot 4 - PD-D Zoning - Open Space Calculations				
Total Site Area	Footprint Area	Area used for Open Space Calculation	Open Space Area Required (35%)	Provided Open Space
(GSF)	(GSF)	(GSF)	(GSF)	(GSF)
1,308,891	822,959	485,932	170,077	388,035 (79.9%)
Footprint Area = Sum of building footprints, parking areas, access drives, and fenced patios.				
Area Used for Open Space Calculation = Total Site Area minus Footprint Area				

Line Table		
Line #	Bearing	Distance
L1	S 61°27'12" W	96.92'
L2	S 65°49'59" W	50.02'
L3	S 73°14'06" W	22.71'
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C3	104.18'	1000.00'	5°58'08"	S 70°15'02" W	104.13'
C4	258.16'	230.00'	64°18'39"	S 41°04'44" W	244.82'
C5	86.10'	150.00'	32°53'12"	S 25°21'55" W	84.92'

PD SITE PLAN - OPEN SPACE
Villages On Granbury
33.080 Acres
situated in the
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ENGINEER/SURVEYOR
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Fort Worth, TX 76177
Telephone: (469) 395-0542
TBPE No. F-2121
Contact: Jordan Hunecutt, PE

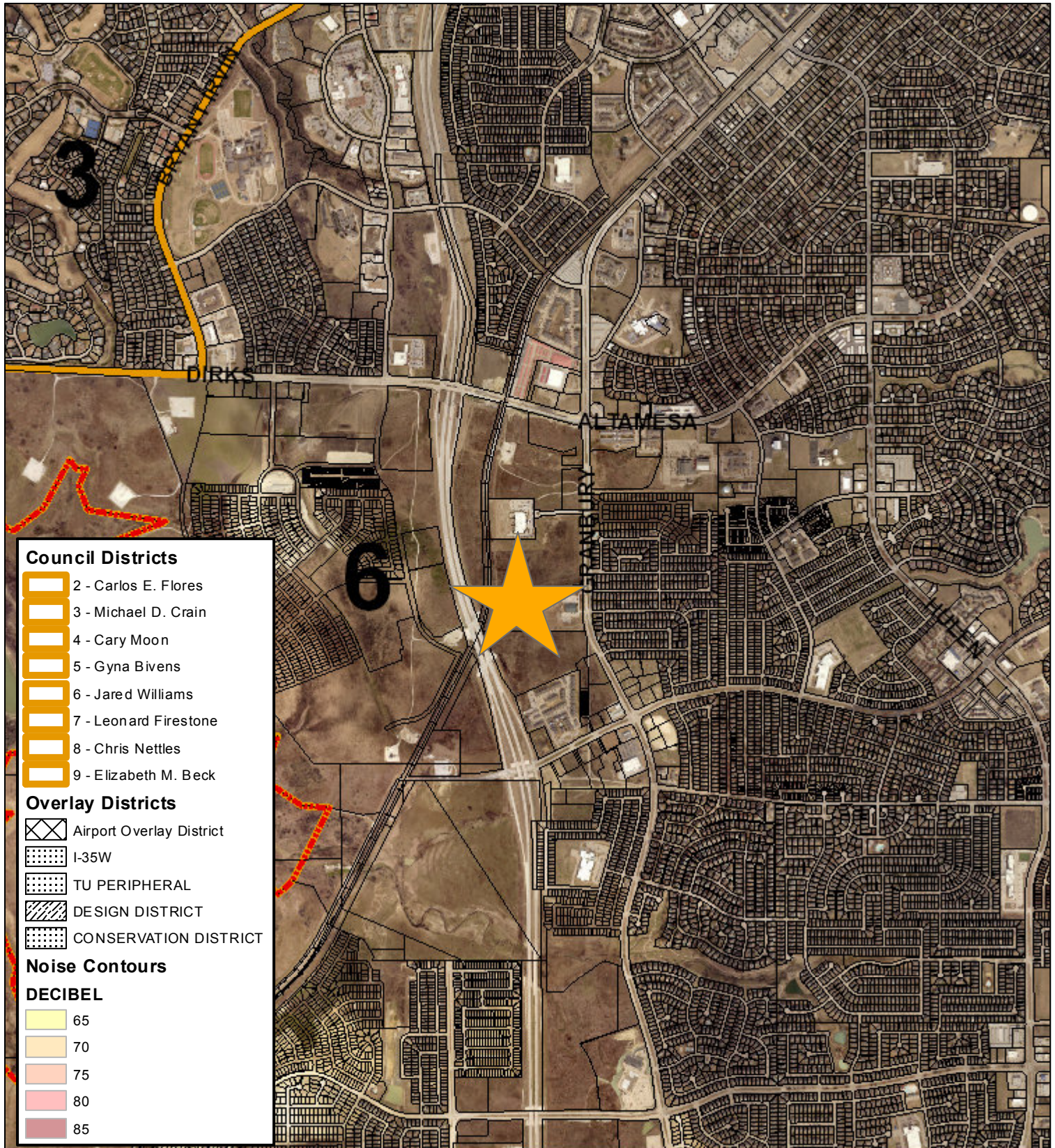
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ZC-22-202

Area Map

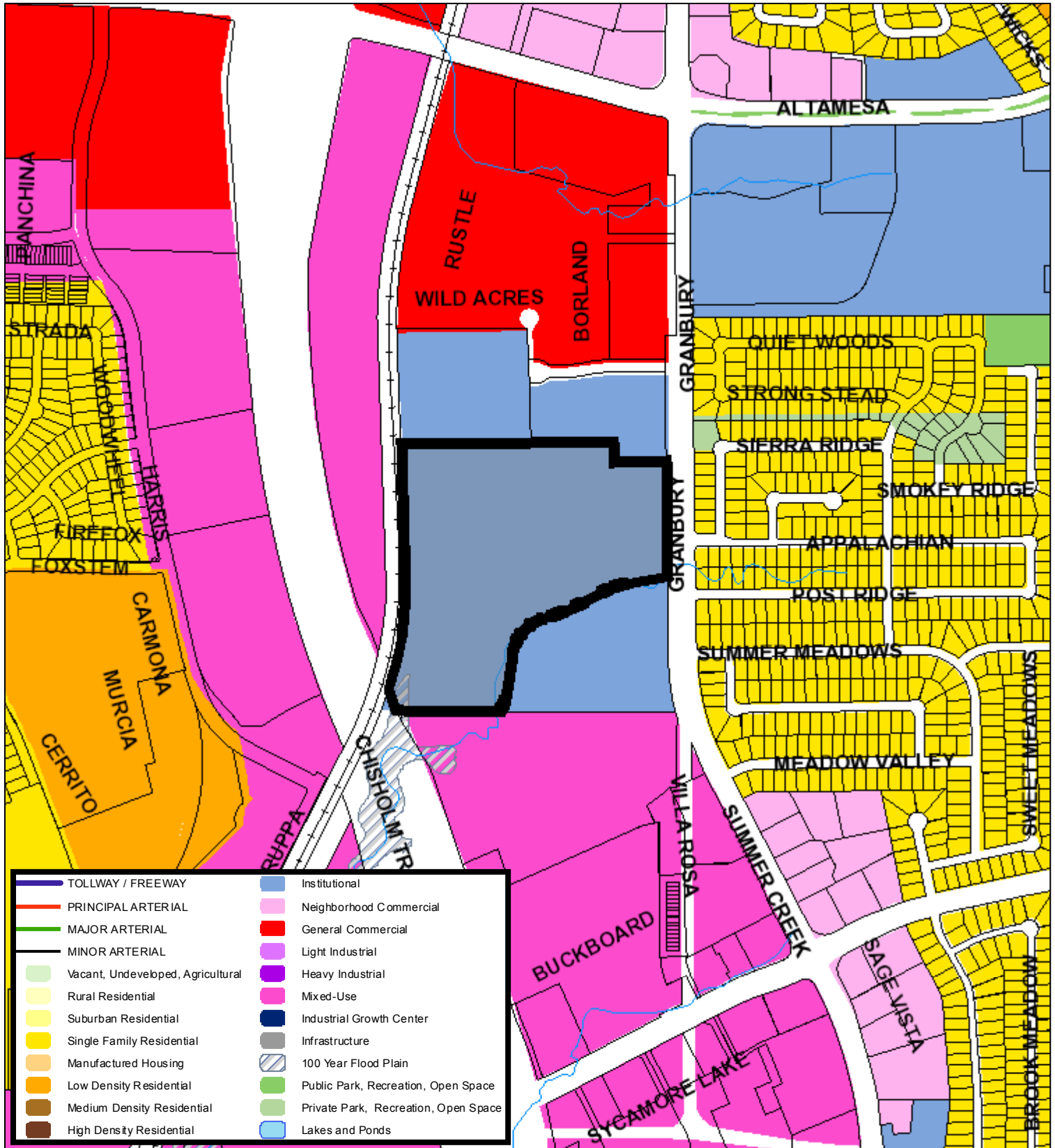


0 1,000 2,000 4,000 Feet



ZC-22-202

Future Land Use



690 345 0 690 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.

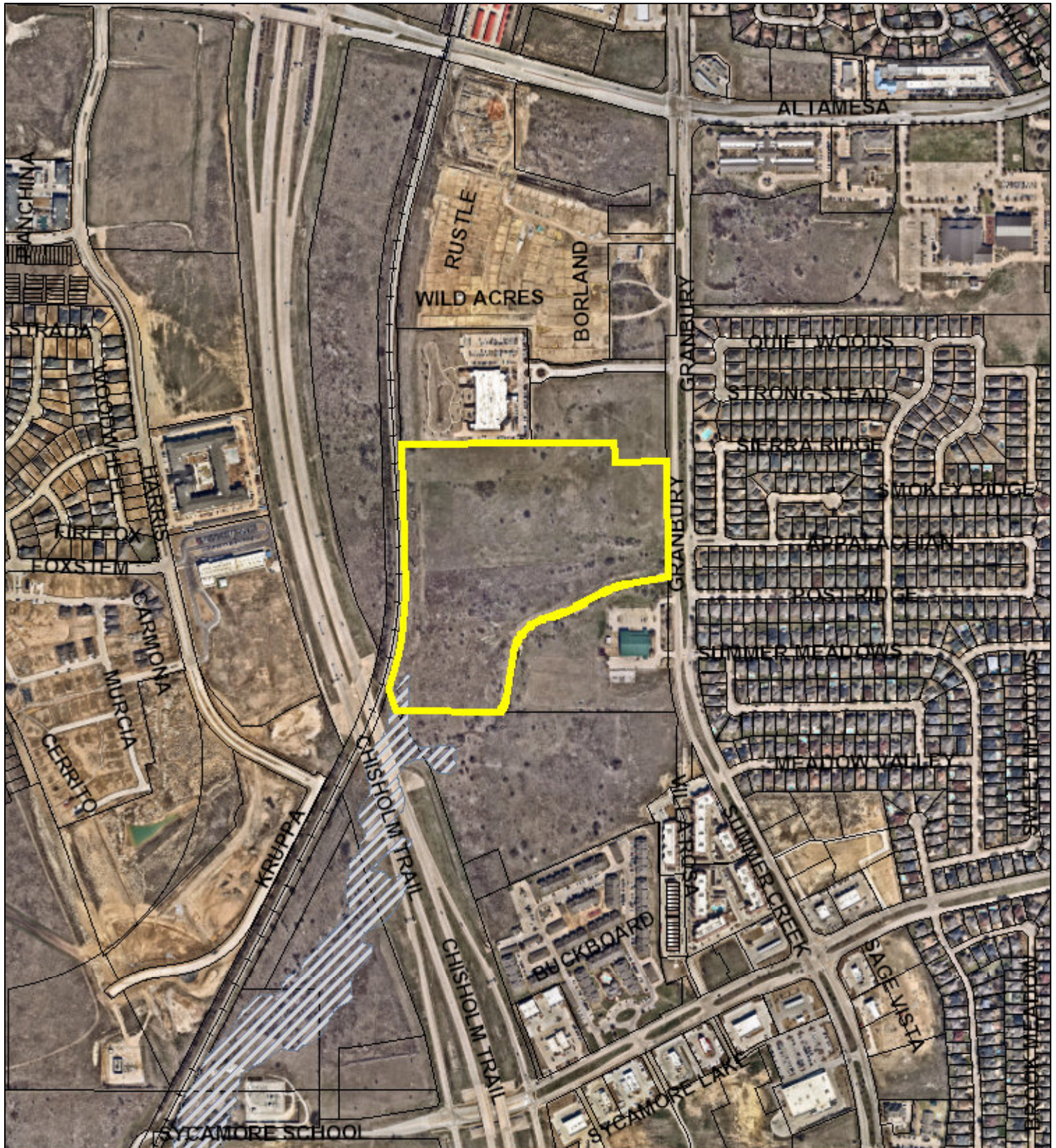


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ZC-22-202

Aerial Photo Map



0 435 870 1,740 Feet





Zoning Staff Report

Date: March 22, 2023

Case Number: ZC-22-214

Council District (old/new): 5 / 5

Zoning Map Amendment

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

Owner / Applicant: HStrand, LLC / Jason Eggenburger

Site Location: 8950 Creek Run Road/8951 Cottonwood Village

Acreage: 2.2 acres

Request

Proposed Use: Warehouse

Request: From: “AR” One-Family Restricted/ PD 623 “PD/SU” Planned Development/Specific Use for all uses in “E” Neighborhood Commercial; excluding the following uses: Massage Parlor, Tattoo Parlor, Pawn Shop, Liquor or Package Store, and Convenience Store, site plan waived

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

Recommendation

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

Comprehensive Plan Consistency: Requested change is **not consistent (significant deviation)**

Staff Recommendation: **Approval**

Table of Contents

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

Project Description and Background

Update During zoning commission, the applicant changed their request to rezone to "I" Light Industrial to PD/E plus warehouse, site plan included. Staff modified their recommendation from denial to approval, and the zoning commission recommended approval by a vote of 8-0

Update Legal department determined that insufficient notice was sent to property owners within 300 ft. of the rezoning site. Therefore, any action of the Commission or the Council to rezone the AR property would be null and void. Staff re-noticed all property owners within 300' of the site.

The site is north of Cottonwood Village and south of Creek Run Road. The applicant is requesting a zoning change from "AR One-Family Restricted" and "PD 623" Planned Development to "PD-E" plus warehouse.

The property immediately west of the site is zoned "AR" residential restricted and is also owned by the applicant. It is used as a gas well site, comprised of eleven active wells, two lift compressors, ten tank batteries, several separators, and other equipment. Gas well sites are allowed in all zoning districts; producing gas wells have a 300' setback from the wellhead that applies to public buildings and protected use. A residence is a protected use. Therefore the "AR" residential restricted zoning on this site might render it unusable (see figure 1).

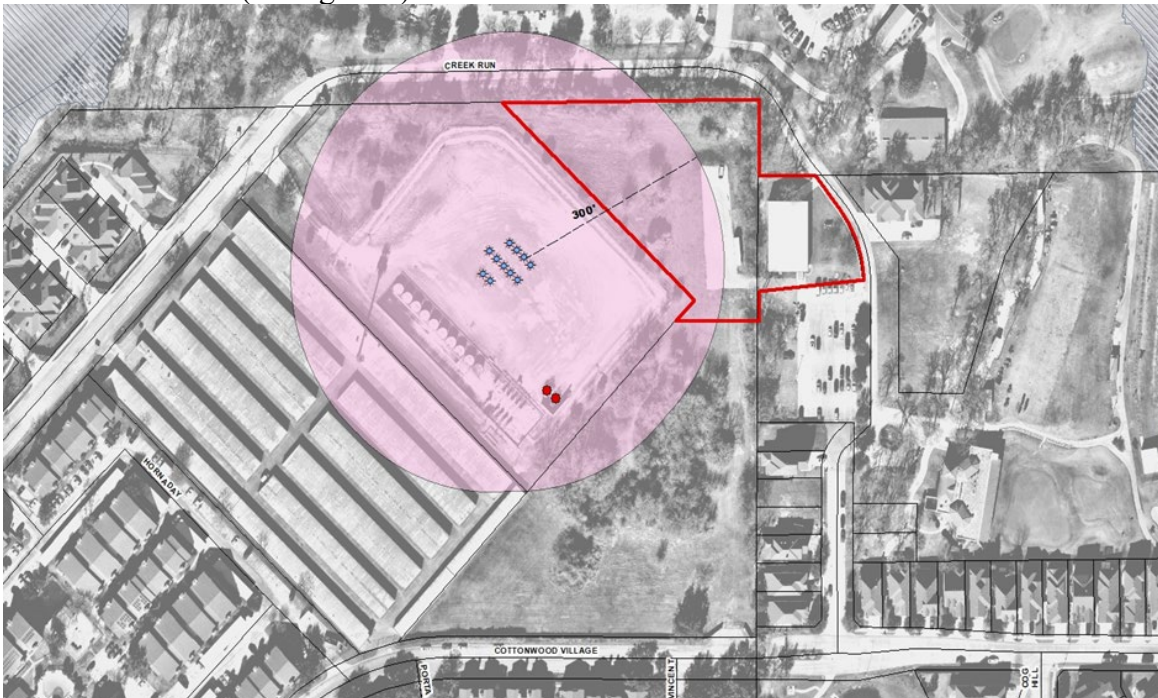


Figure 1- 300' Setback for Protected Uses

The applicant is looking to expand the existing warehouse to the east, within the PD 623 zoning, which has an existing 6,000 SF warehouse, by adding a new 15,300 SF building and 50 additional parking spaces. Warehouses are habitable structures, and the setback from the surface wells to a habitable structure is 200' ft. (see figure 2).

The proposed location of this warehouse is outside the 200' required buffer. There are no gas well setbacks to parking lots.



Figure 2- 200' Habitable Structure Setback

Here is an excerpt from the application providing more background information and detail about this proposal.

Rezoning of a lot for warehouse expansion

- Existing warehouse is located at LOT 2 BLOCK 1, THE ACADEMY AT WATERCHASE ADDITION and is zoned 'PD 623'. This address is 8950 Creek Run Road, Fort Worth, TX 76120
- Undeveloped land is located at LOT 2R2-1 BLOCK 2, COTTONWOODVILLAGES ADDITION and is zoned 'AR'. This address is 8951 Cottonwood Village, Fort Worth, TX 76120.
- Proposed zoning change request to change from 'PD 623' and partial 'AR' to 'PD' based on 'E' with a warehouse addition

Surrounding Zoning and Land Uses

North "PD 353" Planned Development /Privately operated golf club
East "PD 623" Planned Development/ Jim Mclean Golf Academy
South "AR" Residential Restricted / Vacant
West "AR" Residential Restricted/ Gas well site

Recent Zoning History

- PD 623 Planned Development for “E” uses with exclusions, PD 353 Planned Development for “CF” for a privately-owned golf course with club house
- PD 334 Planned Development for “E” uses excluding certain uses

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.

The following organizations were notified: (March, 10 2023)

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Arlington ISD
Fort Worth ISD	Hurst Euless Bedford ISD

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone this property from “AR” Residential Restricted and PD 623 to “PD-E” plus warehouse. All properties immediately adjacent to this site are zoned “AR” Residential Restricted or PD-E. The parcel to the west is developed with a gas well site. The property to the east, zoned PD-E is occupied with commercial office, and event center and a warehouse. Property to the north is zoned “PD 353” is developed with a golf course. Other nearby uses are mostly residential.

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

Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan currently earmarks the subject property “Open Space” on the Future Land Use Map. The proposed “I” Light Industrial zoning is not designated as an appropriate zoning district within either of these categories, as shown below.

FUTURE LAND USE	DEFINITION	ZONING
SPECIAL		
Vacant, Agricultural	Vacant, agriculture lands	AG
Rivers, Lakes, Streams, 100-Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF

The Future Land Use was administratively reviewed and updated in 2013 after the gas well site was established. It changed from single-family to open space.

The proposed zoning is **inconsistent (significant deviation)** with the Comprehensive Plan.

Economic Development Plan

The 2018 Economic Development Strategic Plan identified four different a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

PERFORMANCE METRICS

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

Site Plan Comments

Zoning / Land Use

- Add 8951 Cottonwood Village Dr. address
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Show all setbacks as appropriate to “E” Neighborhood Commercial zoning district
- Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- Add general note: “This project will comply with Section 6.302, Urban Forestry”
- Add general note: “All provided lighting will conform to the Lighting Code”

Fire

Platting

No response provided

Water

No response provided

Park & Recreation

No response provided

Building Plans Exam

No response provided

Stormwater

Transportation & Public Works

No response provided

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

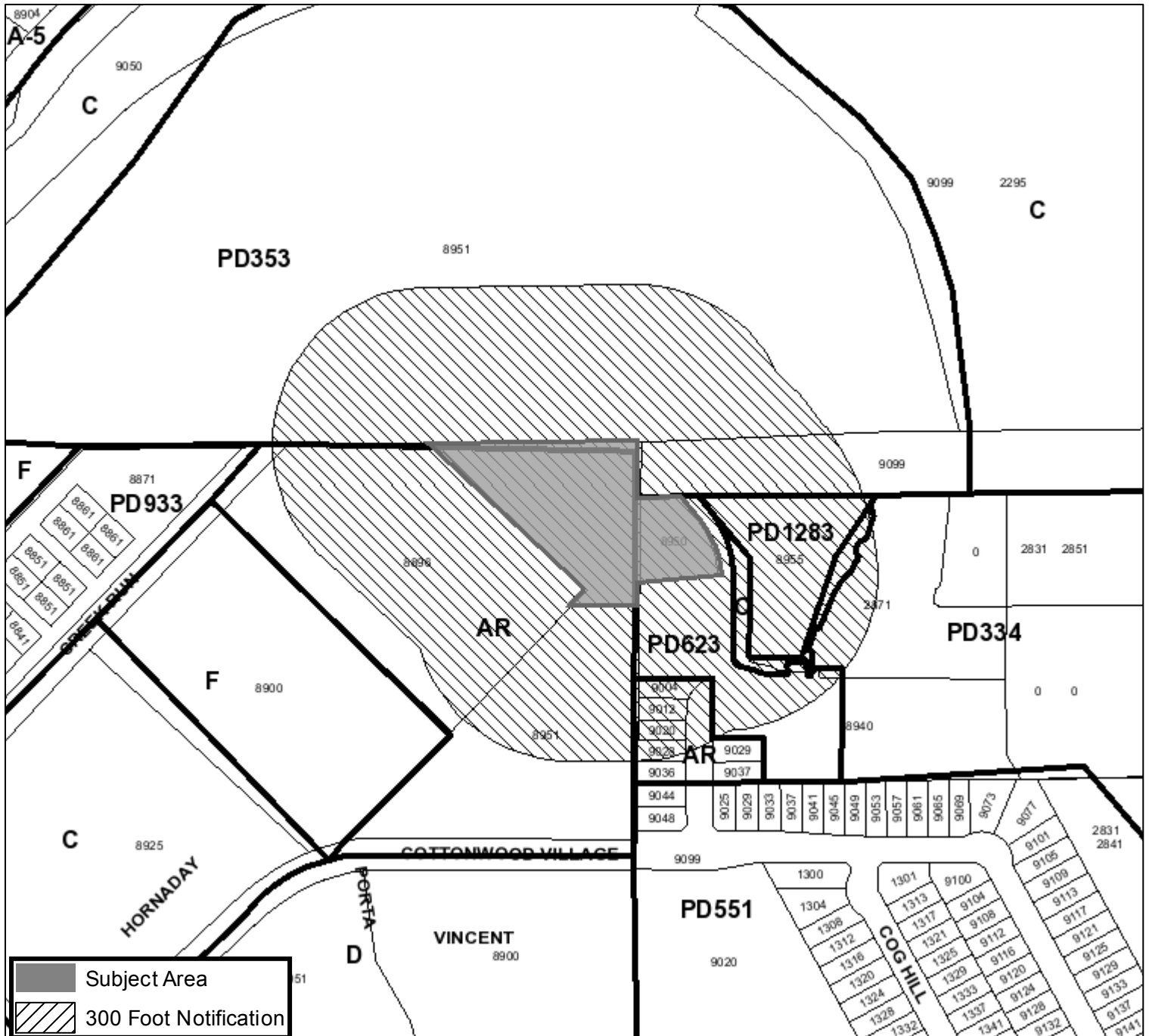




ZC-22-214

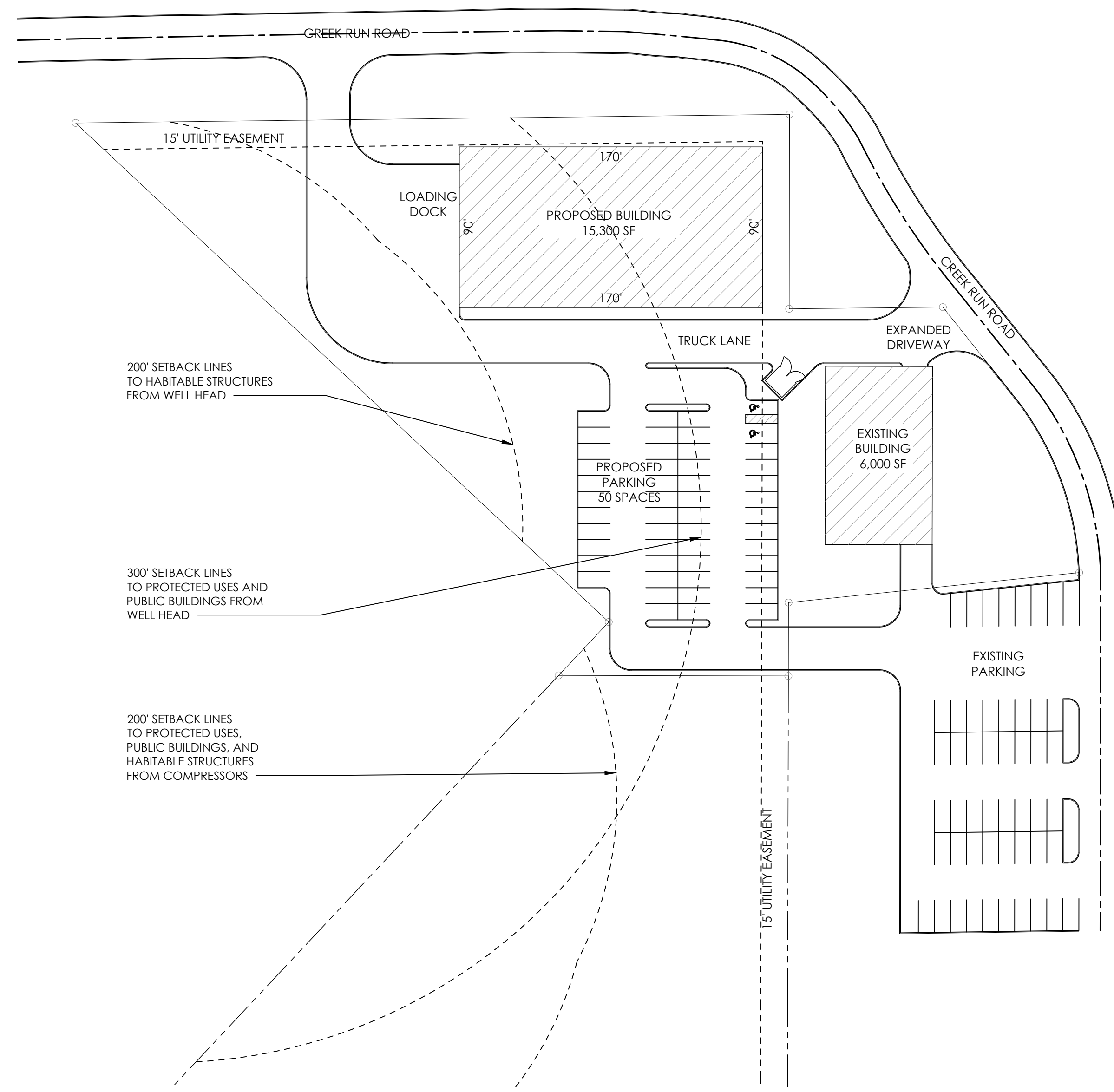
Area Zoning Map

Applicant: HStrand, LLC/Jason Eggenburger
Address: 8950 Creek Run Road and 8951 Cottonwood Village
Zoning From: AR & PD 623
Zoning To: PD-E plus warehouse
Acres: 96215.24136466
Mapsc0: Text
Sector/District: Eastside
Commission Date: 3/22/2023
Contact: 817-392-2495



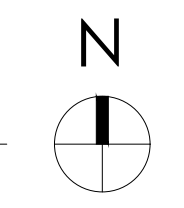
0 137.5 275 550 Feet

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SITE PLAN

SCALE: 1/50" = 1'-0"

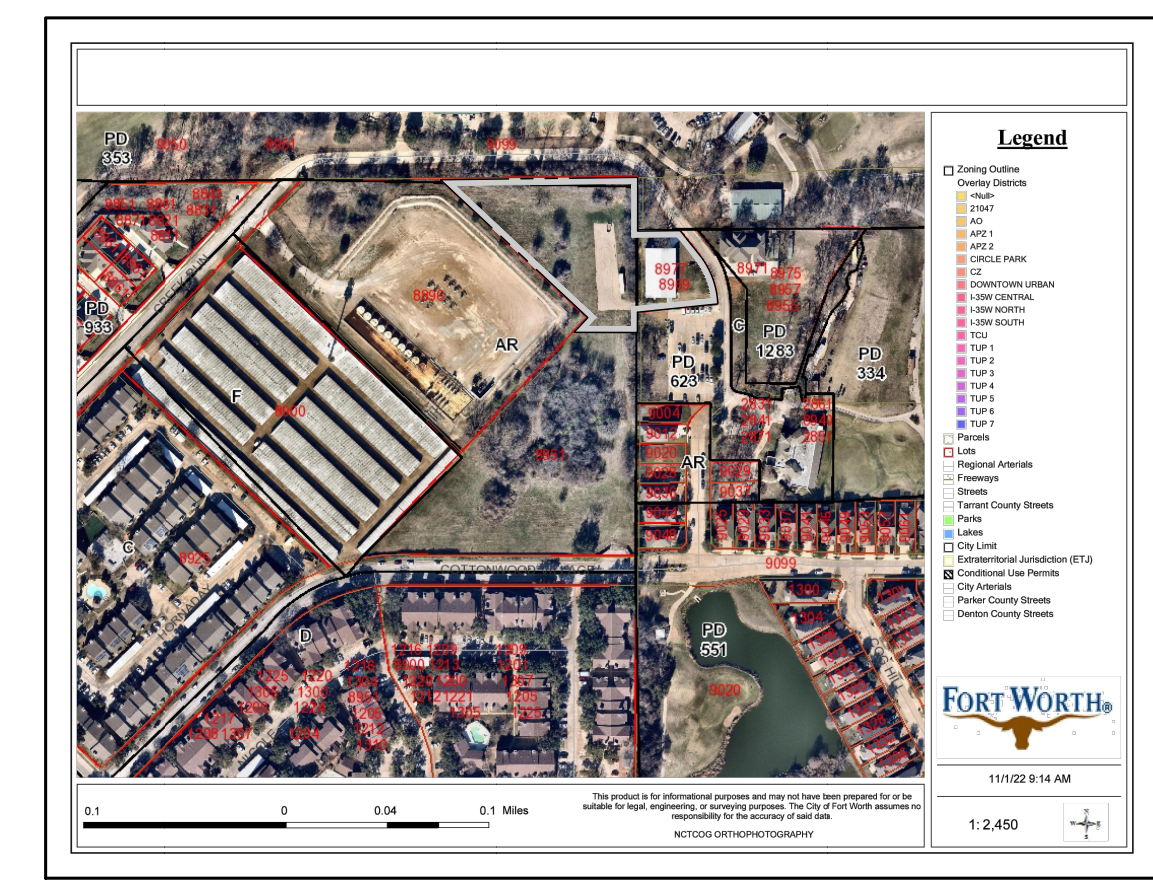


BUILDINGS AND STRUCTURES
LAND / OCCUPANCY USE CURRENT - PD 623 AND AR
LAND / OCCUPANCY USE PROPOSED - I 'LIGHT INDUSTRIAL'
GROSS FLOOR AREA - 21,300 SQUARE FEET (6,000 SF EXISTING, 15,300 SF PROPOSED)
NUMBER OF STORIES - 1
LAND DENSITY - 21,300 SQUARE FEET ON 2.11 ACRE LOT
BUILDING HEIGHT - 24 FEET
EXTERIOR CONSTRUCTION MATERIALS - METAL BUILDING

STREETS, PARKING AND DRIVES
OFF-SITE PARKING CURRENT - 51 SPACES W/ 1 ACCESSIBLE SPACE
OFF-STREET PARKING PROPOSED - 50 SPACES W/ 2 ACCESSIBLE SPACES

SIGNAGE
 ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS, OF THE CITY OF FORT WORTH DEVELOPMENT CODE

LANDSCAPING
 ALL LANDSCAPING WILL COMPLY WITH SECTION 6.301, LANDSCAPING, OF THE CITY OF FORT WORTH DEVELOPMENT CODE



LAND USE AND ZONING / LOCATION MAP

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

TEAM ENOCH

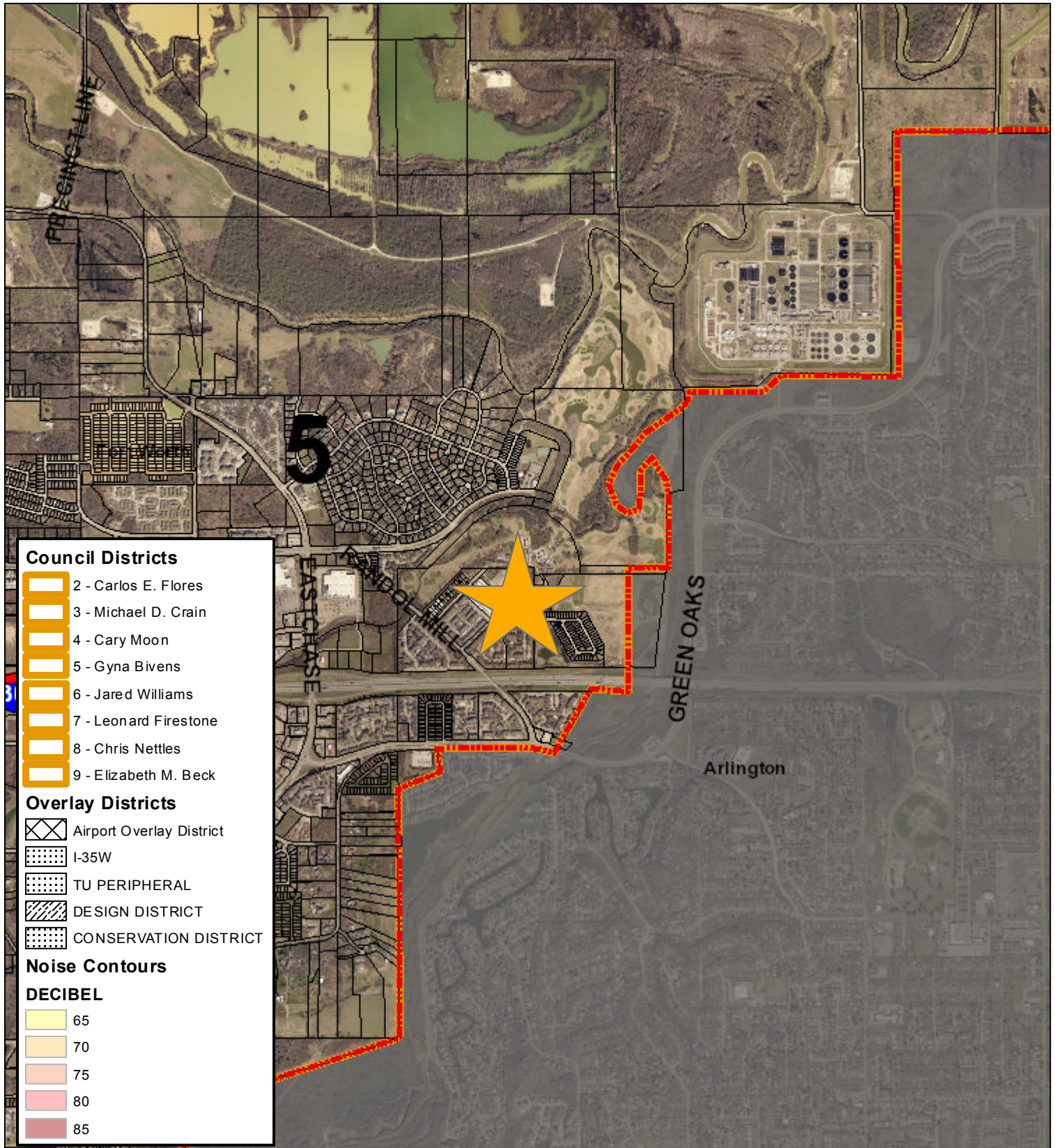
LEGAL DESCRIPTION - BLOCK 1 LOT 2, THE ACADEMY AT WATERCHASE ADD
 8950 CREEK RUN ROAD FORT WORTH, TX 76120
 ZONING CASE NUMBER -

PREPARED BY 97w, LLC ON DECEMBER 5, 2022
 TEXAS REGISTRATION # 23759
 901 SOUTH MAIN STREET
 FORT WORTH, TX 76104



ZC-22-214

Area Map

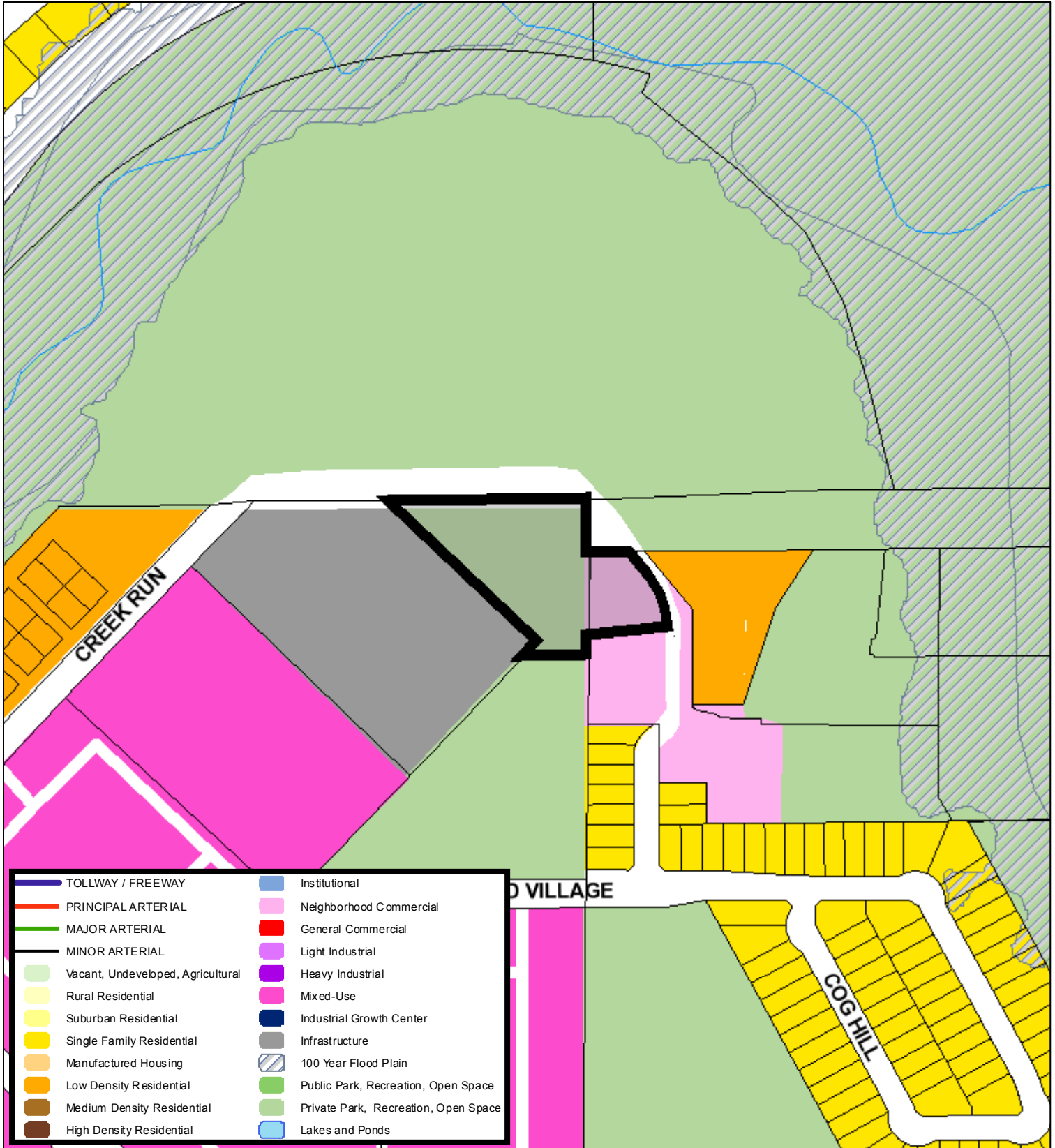


0 1,000 2,000 4,000 Feet



ZC-22-214

Future Land Use



270 135 0 270 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: March 22, 2023

Case Number: SP-23-001

District (old/new) 6/6

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Kevin Afkami/Andrew Yeoh

Site Location: 7513 Summer Creek

Acreage: 1.7

Request

Proposed Use: Restaurant/Retail

Companion Case: ZC-02-270/PD 246

Request: To: Add site plan for PD 246 “PD/E” Planned Development for all uses in the “E” Neighborhood Commercial

Recommendation

Staff Recommendation:

Approval

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10. Aerial Photograph

Project Description and Background

The subject property is located on Summer Creek Drive near the intersection of Sycamore School Rd. The current zoning for the property is PD 246 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial; site plan required. The applicant would like to construct a new 14,483 building with restaurant and retail uses. The site plan as presented is in compliance with "E" standards.

Surrounding Zoning and Land Uses

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

East "PD 246" Planned Development for all uses in "E" Neighborhood Commercial, site plan required / commercial

South "PD 246" Planned Development for all uses in "E" Neighborhood Commercial, site plan required / commercial

West "PD 832" / multifamily

Recent Zoning History

- none

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.

The following organizations were notified: (emailed March 10, 2023)

Organizations Notified	
Ridgeview Estates HOA	Villages of Sunset Pointe HA
Summer Creek Meadows HA*	District 6 Alliance
Streams and Valley's Inc	Trinity Habitat for Humanity
FWISD	Crowley ISD

**Located within this Neighborhood Organization*

Development Impact Analysis

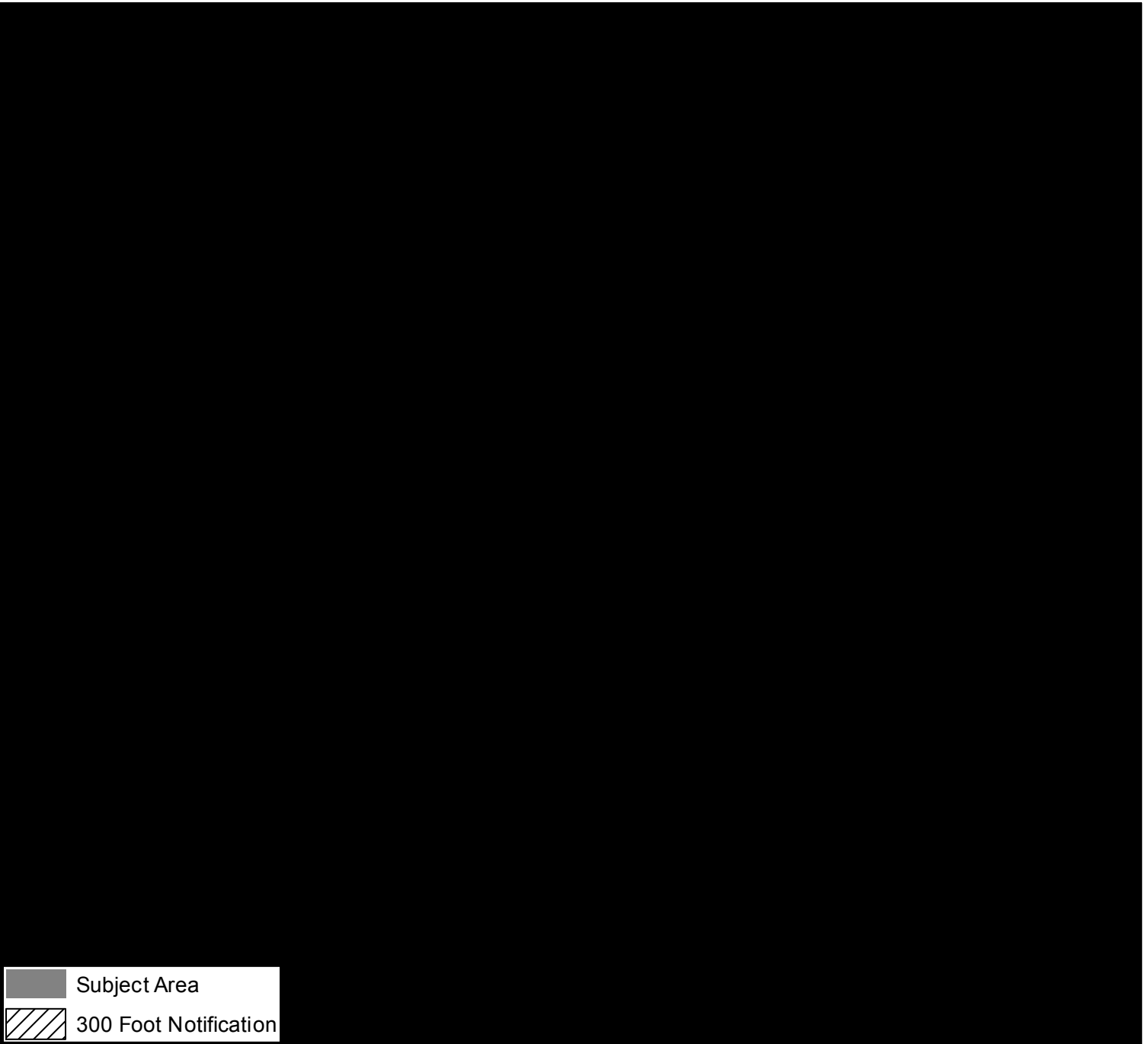
Site Plan Comments

The site plan as submitted is consistent with Zoning requirements.

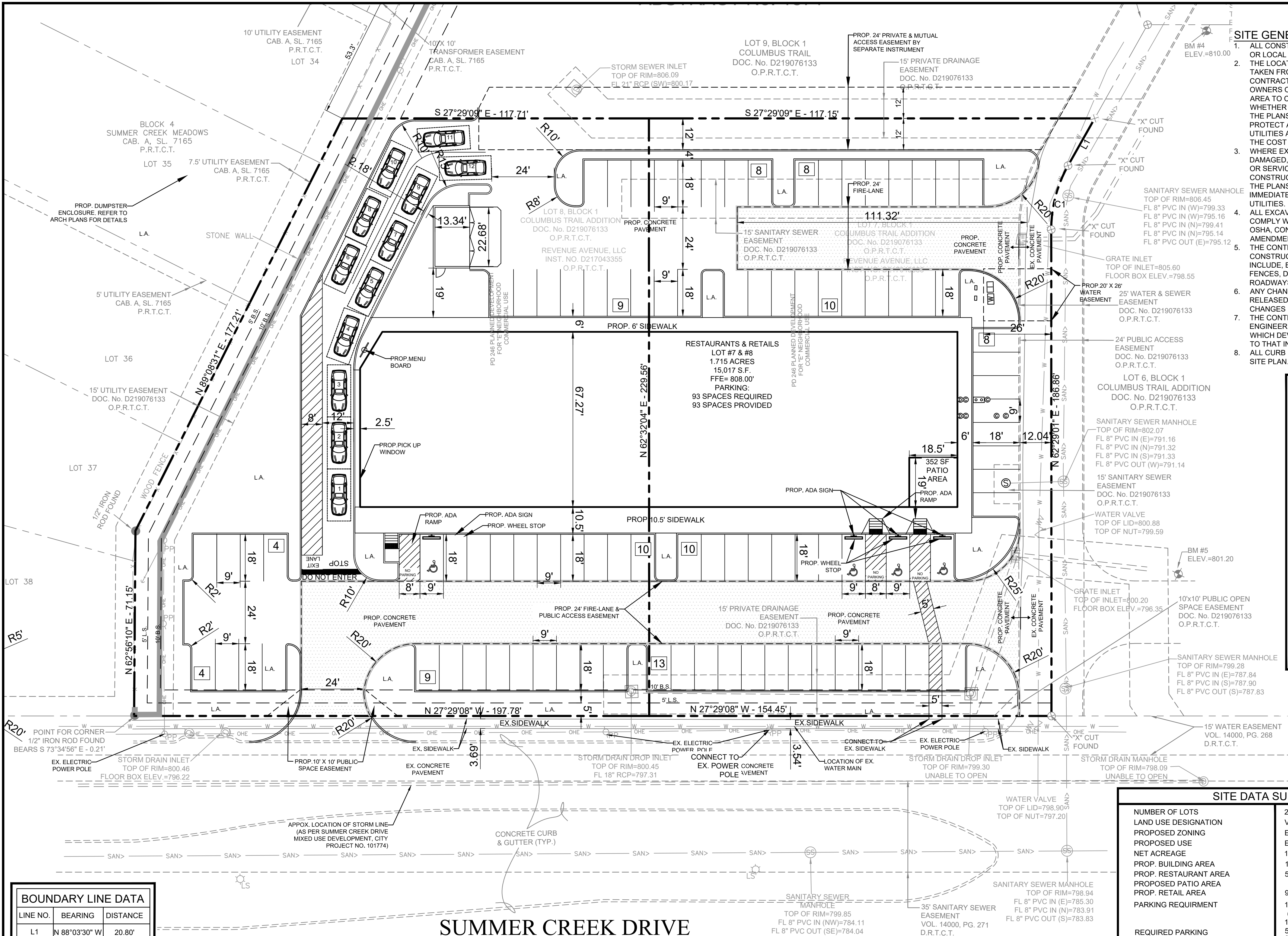
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Area Zoning Map

Applicant: Kevin Afkami/Andrew Yeoh
Address: 7513 Summer Creek
Zoning From: PD/E 246
Zoning To: Add Site Plan
Acres: 1.70445685
Mapsc0: Text
Sector/District: Wedgwood
Commission Date: 3/8/2023
Contact: null

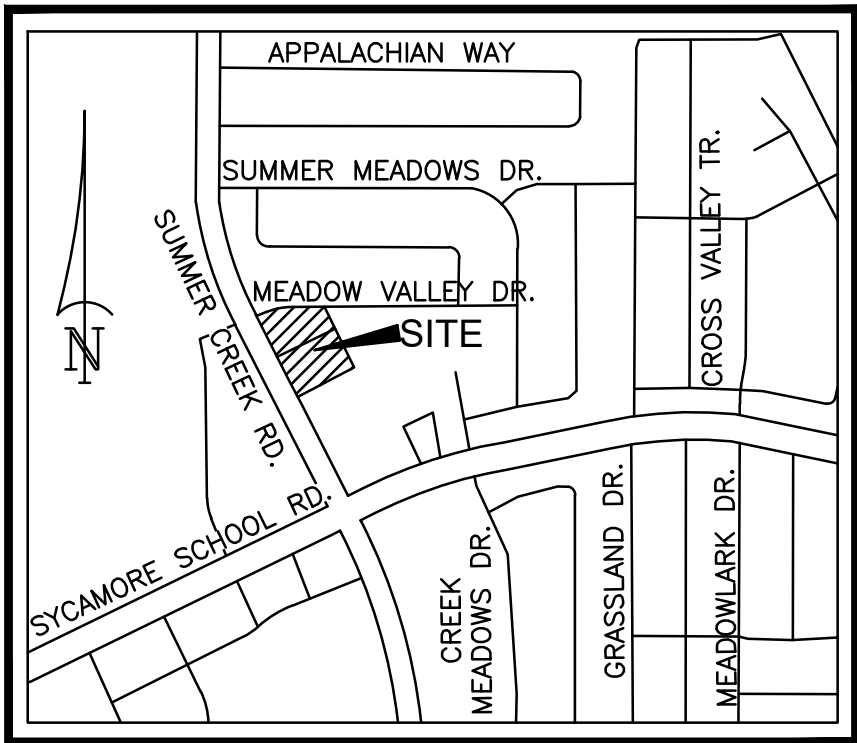


0 115 230 460 Feet



SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADII TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.



VICINITY MAP
N.T.S.

MAPSCO ~ 59 X

EXISTING LEGEND			
1/2" IR FOUND	IRRIGATION VALVE	NO PARKING	
1/2" IR SET	WATER VALVE	CONCRETE	
5/8" IR FOUND	FIRE HYDRANT	GRAVEL	
3/8" IR FOUND	IR VALVE	BRICK	
60-D NAIL FOUND	UTILITY POLE	STONE	
PK NAIL SET	WATER METER	WOOD DECK	
1/2" IP FOUND	GAS METER	BUILDING WALL	
X-FOUND	A.C. PAD	TILE	
X-SET	TRANS. BOX	BUILDING LINE	
1" IR FOUND	GAS MARKER	EASEMENT	
1" IP FOUND	OVERHEAD UTILITY LINE	BOUNDARY	
POINT FOR CORNER	GUY WIRE ANCHOR	HIGH-BANK LINE	
CON. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE	
3/4" IP FOUND	IRON FENCE	HANDICAP SPACE	
TELE. BOX	CHAINLINK FENCE		
CABLE BOX	WOOD FENCE		
ELECTRIC BOX	PIPE RAIL FENCE		
BRICK COLUMN	COVERED AREA		
STONE COLUMN	ASPHALT		
STORM DRAIN MH.	FIRE LANE STRIPE		
SAN. SEW. CO.	BRICK RET. WALL		
BOLLARD POST	STONE RET. WALL		
LIGHT POLE	CON. RET. WALL		
SAN. SEW. MH.			

SITE DATA SUMMARY

NUMBER OF LOTS	2
LAND USE DESIGNATION	VACANT
PROPOSED ZONING	E-NEIGHBORHOOD COMMERCIAL
PROPOSED USE	E-NEIGHBORHOOD COMMERCIAL
NET ACREAGE	1.715 ACRES OR 74,711 S.F.
PROP. BUILDING AREA	15,017 S.F.
PROP. RESTAURANT AREA	5,054 S.F.
PROPOSED PATIO AREA	352 S.F.
PROP. RETAIL AREA	9,610 S.F.
PARKING REQUIREMENT	1 SPACE PER 100 G.F.A. (RESTAURANT & PATIO) 1 SPACE PER 250 G.F.A. (RETAIL) 54 (RESTAURANT & PATIO) & 39 (RETAIL) TOTAL = 93
REQUIRED PARKING	93
PROVIDED PARKING	4
REQUIRED HANDICAP PARKING	4
PROVIDED HANDICAP PARKING	4

DIRECTOR OF DEVELOPMENT SERVICES

DATE

SITE PLAN

1.715 AC. LOT 7 & 8, BLOCK 1
COLUMBUS TRAIL ADDITION
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS 76123

ZONING CASE No. SP-23-001

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 88°03'30" W	20.80'

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	50.00'	25.70'	29°27'09"	S 77°13'46" W	25.42'

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 ANDREW YECH 469-213-2804 AYEOH@TRIANGLE-ENGR.COM	OWNER THE REVENUE AVE. LLC 100 DECKER CT., SUITE 197 IRVING, TEXAS 75062 KEVIN AFKAMI 469-363-3222 KEVIN@TENANTREADVISORS.COM
SURVEYOR TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 MARK NACE 469-784-9321 MARKNACE@TRAVERSELANDSURVEYING.COM	LANDSCAPE ARCHITECT GREEN SPOT STUDIO 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CHRIS TRONZANO 469-369-4448 CHRIS@STUDIOGREENSPOT.COM

- GENERAL NOTES:
1. ALL SIGNS SHALL CONFORM TO THE CITY OF FORT WORTH ARTICLE 4, SIGNS.
 2. PROJECT WILL COMPLY CITY OF FORT WORTH LIGHTING ORDINANCE.
 3. ZERO FOOT CANDLE AT PROPERTY LINE.
 4. PROJECT WILL COMPLY WITH SECTION 6.301 & 6.302 CITY OF FORT WORTH LANDSCAPING & URBAN FORESTRY ORDINANCE.
 5. THE PROPOSED BUILDING SHALL BE DESIGNED IN COMPLIANCE WITH SOUND ATTENUATION.
 6. ANY BUILDING AND PARKING LOT LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD OF ANY RESIDENTIAL DISTRICT.

FLOOD NOTES:
THIS IS TO CERTIFY THAT NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0295K, DATED 09-25-2009. THE PROPERTY IS LOCATED IN ZONE "X"(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

SITE LEGEND

CONCRETE CURB	
STRIPING	
PARKING SPACES	
HANDICAP LOGO	
WHEEL STOPS	
HANDICAP SIGN	
RAMP	
DUMPSTER	
MENU BOARD	
TRAFFIC ARROW	
BUILDING SETBACK	
LANDSCAPE SETBACK	
LANDSCAPE AREA	

BENCHMARKS:

1. SQUARE WITH AN "X" CUT ON STORM DRAIN INLET BOX, ON THE NORTHEAST SIDE OF SUBJECT PROPERTY, APPROXIMATELY ± 21' SOUTHEAST DIRECTION OF A SANITARY SEWER MANHOLE.. ELEVATION = 801.00'
2. SQUARE WITH AN "X" CUT ON STORM DRAIN INLET BOX ON WEST SIDE OF SUBJECT PROPERTY, APPROXIMATELY ± 59' NORTHEAST DIRECTION OF THE CENTER OF STORM DRAIN INLET. ELEVATION = 810.20'



NO.	DATE	DESCRIPTION	BY
1	01.09.2023	1st CITY SUBMITTAL	AY
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.
7	.	.	.
8	.	.	.
9	.	.	.
10	.	.	.

NOTE:

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

SITE PLAN

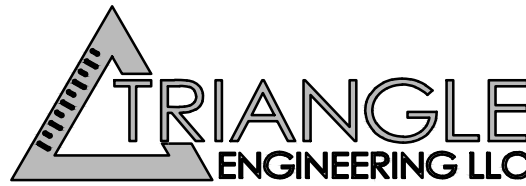
RESTAURANT

7513 & 7533 SUMMER CREEK

CITY OF FORT WORTH

TARRANT COUNTY, TEXAS 76123

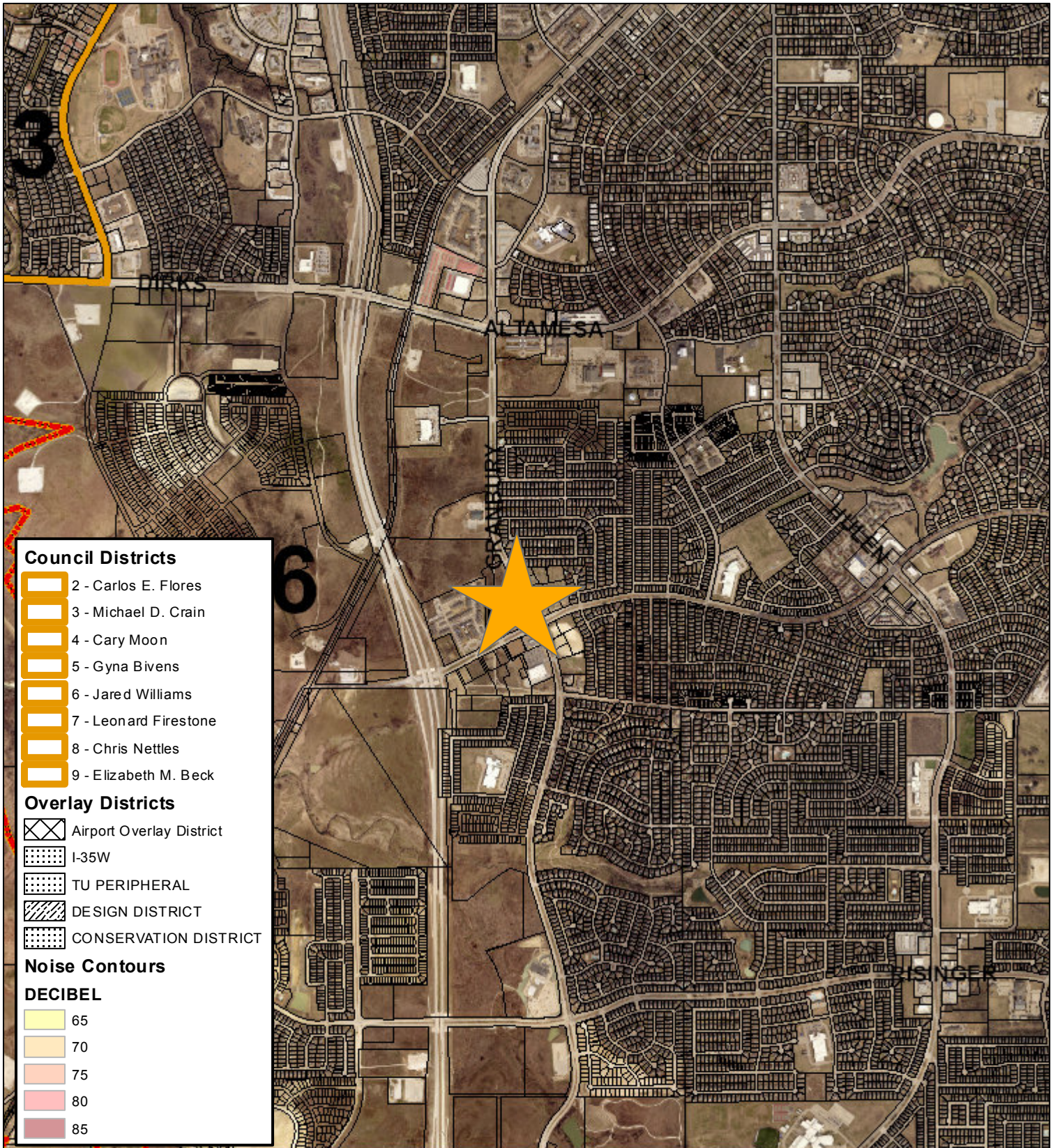
COLUMBUS TRAIL ADDITION, LOT 7 & 8, BLOCK 1



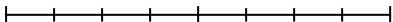
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning Civil Engineering Construction Management		
P.E.	DES.	DATE
AY	DK	01-06-2023
SCALE	PROJECT NO.	SHEET NO.
SCALE BAR	126-22	C-3.0
TX. P.E. FIRM #11525		

Area Map



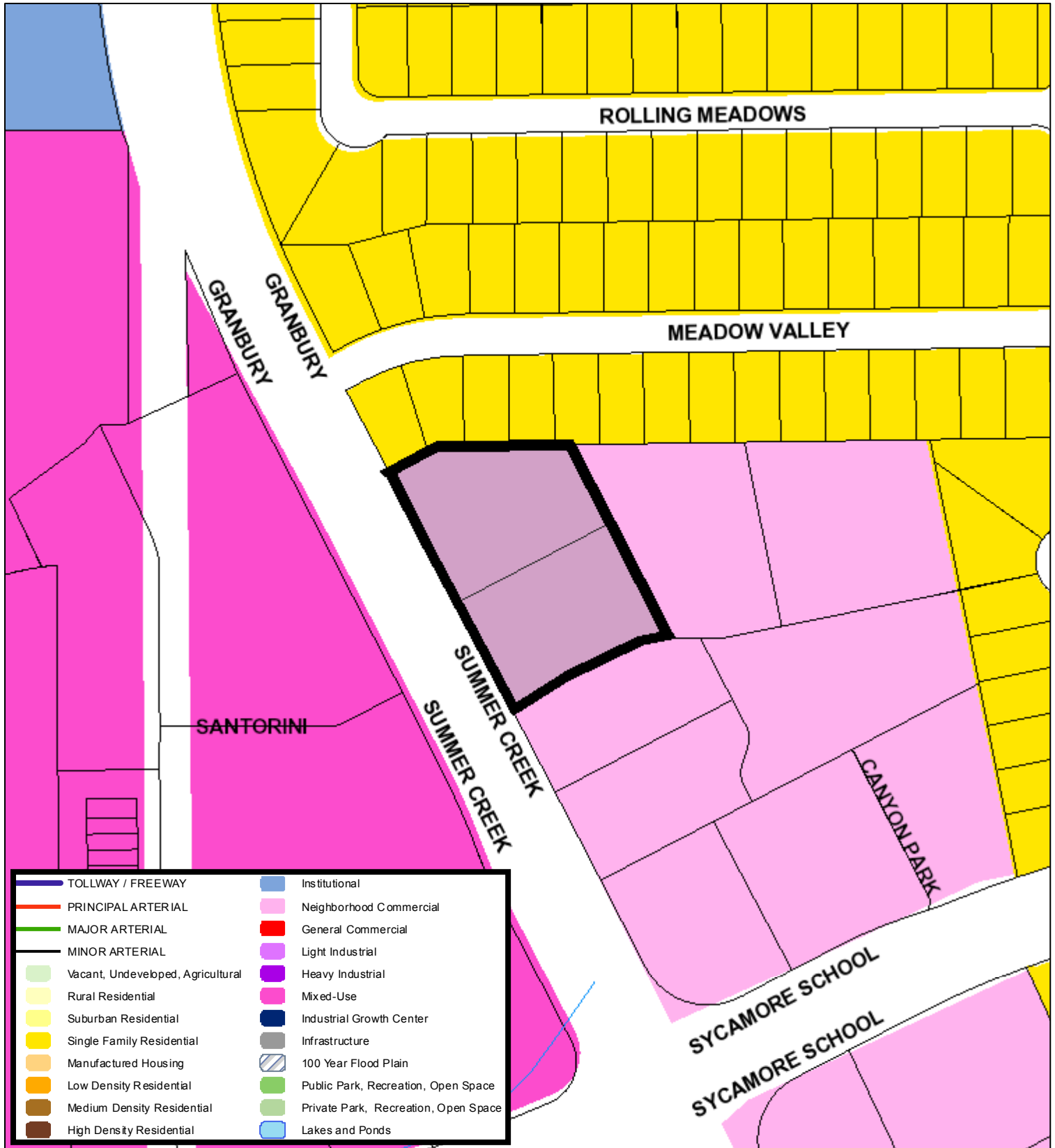
0 1,000 2,000 4,000 Feet





SP-23-001

Future Land Use



175 87.5 0 175 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: 2/22/2023 10:16:49 AM

Aerial Photo Map





Zoning Staff Report

Date: March 22, 2023

Case Number: ZC-23-009

District (old/new): 4 / 4

Conditional Use Permit

Case Manager: [Brett Mangum](#)

Owner / Applicant: MQ Northside Retail, LLC / DCG Engineering, David Gregory

Site Location: 4941 North Tarrant Parkway

Acreage: 1.22 acres

Request

Proposed Use: Automated car wash

Request: From: “FR” General Commercial Restricted

To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in “FR” General Commercial Restricted; with development waiver to not install required screening fence; Site Plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

Table of Contents

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

Project Description and Background

The proposed site is located at a midblock location on North Tarrant Parkway, between N. Beach Street and Ray White Road in Council District 4. The applicant is requesting to add a Conditional Use Permit to allow an automated carwash facility called Ultra Clean Express Car Wash.

Carwashes are only permitted within commercial zoning districts through the Conditional Use Permit [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. While a carwash is not permitted in the “FR” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently vacant land.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit [CUP] 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 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 developments;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

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

<i>Requirement</i>	<i>Car Wash Standards</i>	<i>Proposed CUP</i>
<i>Screening Fence</i>	<i>Along western property line with residential zoning district</i>	<i>No fence (requires Development Regulation Waiver)</i>

Surrounding Zoning and Land Uses

North “CF” Community Facilities / creek, floodplain
East “FR” General Commercial Restricted / undeveloped
South “PD-902” Planned Development-Neighborhood Commercial / retail & auto repair
West “AR” One Family Restricted / Coventry Hills Park & floodplain

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
The following organizations were emailed on March 10, 2023:

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Keller ISD	Public Improvement District #6
Park Glen NA*	Heritage HOA
Heights of Park Vista HOA	Trace Ridge HOA
North Fort Worth Alliance	Coventry Hills HOA*

**Located closest to these registered neighborhood associations*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to add a Conditional Use Permit [CUP] to allow a carwash facility in an “FR” zoning district. Surrounding land uses consist of commercial uses or zoning to the south and east, with a public park to the west, and floodplain to the north. The closest residential use does not share a property line with the subject site, but is approximately 250 feet away from the rezoning boundary. The proposed car wash dryer has been configured to be more than 300 feet away from the closest residential building. Car wash dryer noise significantly diminishes beyond 300 feet.

The site plan shows a car wash building of approximately 4,650 square feet. 17 self-service vacuum spaces are shown beside the carwash building, with all menu boards and payment kiosks behind the front building wall. A portion of the Coventry Hills Park has single family zoning which triggers the requirement for a 6-foot screening fence. This item will require a development waiver. Granting this waiver seems reasonable upon consideration that the abutting single family zoning area is dedicated as a public park, and not used for residential purposes.

The park serves as a buffer between single family neighborhoods to the north and the commercial areas along North Tarrant Parkway, including the subject site.

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

Comprehensive Plan Consistency – Far North

The 2022 Comprehensive Plan currently designates the subject property as future neighborhood commercial. The proposed rezoning would not change the existing zoning on the lot, as it would remain “FR” General Commercial Restricted. The CUP will simply function as an overlay permitting the single additional land use (car wash) in this location. The development of the Site will be tied to the associated Site Plan. Any changes to the Site Plan or any other land uses not allowed by right in “FR” zones would necessitate coming back through Zoning Commission and City Council in the future.

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

Economic Development Plan

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


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

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

Site Plan Comments

Zoning and Land Use

(grayed out - all comments addressed as of 2/24)

- On **Elevations**, remove signage, provide materials, decide yes or no on optional glass panels.
 - On **Site Plan**, add note: "Any lights used to illuminate the area shall be directed downward and away from adjacent residential properties".
 - On **Site Plan**, retitle from "Zoning Change Exhibit" to "Site Plan".
 - On **Site Plan**, add case reference “ZC-23-009” and provide additional space for signatures.
 - On **Site Plan**, strike floodplain area & impervious area lines from site data box if not being used
- 

- A permanent screening fence shall be constructed along any site property line which abuts a residential district or use (fence required along western property line-handle as necessary)
- FYI: CUP's can accommodate variances (such as for fencing), needs to be listed on **application**.
- On **Site Plan**, provide a figure for how many cars may be accommodated on the washing line within the facility (how many cars max can be in the wash building at once). This figure is needed to calculate parking requirements.
- FYI: Be sure to accommodate some dedicated parking for employees.
- Provide diagram/elevations of vacuum canopies if you have them available, on the **elevations** page, or as a second page.
- Need response to continuance request email by Thursday (1/26) which is when notices are scheduled to be sent.

Fire

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

Based on site plan provided additional hydrants will be required.

Hydrant requirements:

Less than or equal 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line.

Less than or equal 500 ft. hose lay distance to all points of building.

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

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants

FYI: Any new building permits will be required to meet current fire code including, but not limited to fire lanes, hydrants, fire sprinklers.

General Information:

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

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

Platting

No response provided

Water

Per Melissa Harris - No comments

Park & Recreation

Workflow cleared by Lori Gordon, but no comments provided

Building Plans Exam

No response provided

Stormwater

Contact: sds@fortworthtexas.gov

This site lies within the FEMA Effective Floodplain, has existing infrastructure S-1337, TxDOT 902-48-575, and Retaining Wall Maintenance Agreement & Stormwater Facility Maintenance Agreement for the Retaining Walls and Driveway Culvert Systems (SWFMA-20-0037).

Please note the proposed work exists in the FEMA Effective Floodplain per the FEMA NFHL Map. In order to remove the building from the FEMA Floodplain, a LOMR must be accepted by the City and Accepted and Effective per FEMA.

Currently, the LOMR has not been submitted to the City for review.

The proposed work requires a separate issued Floodplain Development Permit for each building within the FEMA Floodplain prior to Building Permit issuance and can be applied for in Accela after the LOMR has been accepted by the City and is under review at FEMA.

A preconstruction elevation certificate must be submitted along with a separate FDP application for each individual building permit in order to confirm the completed final grading matches the plans and that the correct finished floor elevation will be met. This preconstruction elevation certificate will be for the constructed pad. The FDP must be issued prior to the PB issuance and a follow up 'Finished Construction' Elevation Certificate will be required within 180 days of completion of construction after the PB is issued.

{Ordinance 25350-03-2022 (fortworthtexas.gov)}

CHAPTER 7, ARTICLE VIII, ORDINANCE NO. 25350-03-2022

DIVISION 3: ADMINISTRATION

Sec. 7-333 (a)(3) PERMIT PROCEDURES & Sec. 7-347 (a) SPECIFIC STANDARDS}

Contact SDS@fortworthtexas.gov for more information and assistance with the Floodplain Development Permit process.

Transportation & Public Works

Workflow cleared by Armond Bryant, but no comments provided

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





ZC-23-009

Area Zoning Map

Applicant: MQ Northside Retail
Address: 4941 North Tarrant Parkway
Zoning From: FR/CF
Zoning To: Add Conditional Use Permit for automated carwash
Acres: 1.22161627
Mapsc0: Text
Sector/District: Far North
Commission Date: 3/8/2023
Contact: 817-392-8043



0 115 230 460 Feet

Created: 2/22/2023 10:15:49 AM

NOTES:

- 1) EXISTING USE OF PROPERTY IS VACANT. PROPOSED CONDITIONAL USE PERMIT WILL ALLOW FOR A CAR WASH PER SITE PLAN
- 2) PROPOSED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW
- 3) PROJECT WILL CONFORM TO LIGHTING CODE. ANY LIGHTS USED TO ILLUMINATE THE AREA WILL BE DIRECTED DOWN AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
- 4) PROJECT SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
- 5) PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
- 6) PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
- 7) SHADE TREES WILL BE CONCENTRATED ALONG THE NORTHWEST SIDE OF THE PROPOSED IMPROVEMENTS TO PROVIDE ADDITIONAL SCREENING TO THE EXISTING SINGLE FAMILY RESIDENTIAL PROPERTIES.
- 8) EXISTING RETAINING WALL MAINTENANCE EASEMENT WILL BE RELEASED AND REDEDICATED TO LINE UP ON EXISTING RETAINING WALL.
- 9) FLOODPLAIN SHOWN PER FEMA MAP. FLOODPLAIN TO BE FORMALLY REVISED WITH LOMR IN ACCORDANCE WITH CITY OF FORT WORTH ORDINANCES.
- 10) RECLAMATION WORK HAS ALREADY BEEN COMPLETED AND PROPOSED IMPROVEMENTS ARE WITHIN BOUNDARIES OF SAID WORK.

LEGEND

- LANDSCAPE AREA
- CROSS ACCESS DRIVE
- VACUUM STATION

LOT 1, BLOCK 11
COVENTRY HILLS ADDITION
CAR. A, SIDE 6789
P.R.T.C.T.
EX. USE: PARK, EX. ZONING: AR

PROPOSED CAR WASH
LOT 1, BLOCK A
NORTHSIDE ADDITION
D221224262 D.R.T.C.T.
EX. USE: VACANT, EX. ZONING: FR

LOT 1, BLOCK A
NORTHSIDE ADDITION
D221224262 D.R.T.C.T.
EX. USE: VACANT, EX. ZONING: FR

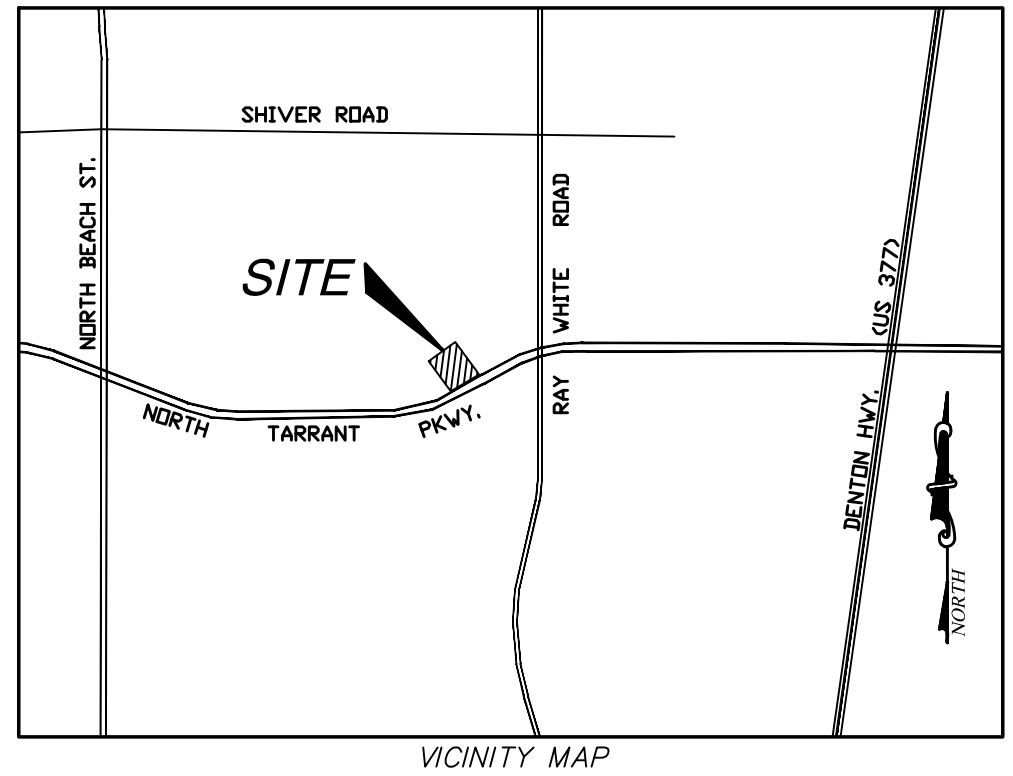
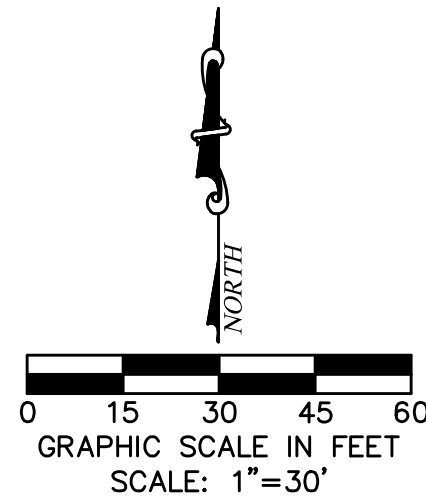
PRELIMINARY
FOR REVIEW ONLY

Not for Construction or Permit Purposes

Engineer **DAVID GREGORY**
P.E. No. **89296** Date **01/03/2023**

WAIVER REQUESTS

1. WAIVER REQUEST TO NOT BE REQUIRED TO INSTALL FENCE ALONG THE WESTERN PROPERTY LINE ADJACENT TO RESIDENTIAL PROPERTY AS IT WOULD PUT THE FENCE IN THE FLOW AREA OF THE STREAM AND IMPACT THE FLOOD PLAIN AND FLOW CHARACTERISTICS OF THE CHANNEL.



LEGAL DESCRIPTION:

PORTION OF LOT 1, BLOCK A, NORTHSIDE ADDITION, AN ADDITION IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS RECORDED IN CLERK'S FILE NO D221224262. BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR CORNER, SAID CORNER BEING AT THE COMMON LOT LINE OF LOT 1 AND LOT 2 AND IN THE ROW OF NORTH TARRANT PARKWAY;

THENCE ALONG SAID NORTH TARRANT PARKWAY SOUTH 59 DEGREES 40 MINUTES 39 SECONDS WEST, A DISTANCE OF 119.09 FEET TO A POINT, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE WHOSE CHORD BEARS SOUTH 62 DEGREES 16 MINUTES 51 SECONDS WEST, A DISTANCE OF 172.11 FEET AND A RADIUS 1900 FEET, A DISTANCE OF 172.11 FEET TO A 1/2 IRON ROD SET;

THENCE DEPARTING FROM THE NORTH TARRANT PARKWAY RIGHT-OF-WAY ON A BEARING NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 73.55 FEET ALONG THE COMMON LOT LINE OF LOT 1, BLOCK 11 COVENTRY HILLS ADDITION TO A POINT FOR CORNER, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE WHOSE CHORD BEARS NORTH 12 DEGREES 55 MINUTES 47 SECONDS EAST, A DISTANCE OF 178.88 FEET AND A RADIUS 398.89 FEET, A DISTANCE OF 180.41 FEET TO A POINT FOR CORNER;

THENCE SOUTH 59 DEGREES 26 MINUTES 40 SECONDS WEST, A DISTANCE OF 43.34 FEET TO POINT FOR CORNER;

THENCE NORTH 30 DEGREES 19 MINUTES 41 SECONDS WEST, A DISTANCE OF 33.02 FEET TO A POINT FOR CORNER;

THENCE NORTH 52 DEGREES 06 MINUTES 21 SECONDS EAST, A DISTANCE OF 176.29 FEET TO A POINT FOR CORNER;

THENCE SOUTH 30 DEGREES 18 MINUTES 16 SECONDS EAST, A DISTANCE OF 257.67 FEET TO THE POINT OF BEGINNING CONTAINING 53,214 SQUARE FEET OR 1.22 ACRES OF LAND

LOT 1 SITE DATA

LOT AREA	93,551 SF; 2.148 AC
EX. BUILDING AREA	0 SF
PR. BUILDING AREA	+/-4,650 SF
EX. USE	UNDEVELOPED
PROPOSED USAGE	CAR WASH FACILITY
REQUIRED PARKING	5 PARKING SPACES PER AUTOMOBILE THAT MAY BE ACCOMMODATED ON THE WASH LINE (15 PARKING SPACES)
TUNNEL CAPACITY	3 CARS
PROVIDED PARKING	18 SPACES
BUILDING STORIES	1 STORY
LANDSCAPE AREA	+/-5,045 SF

OWNER:
MQ NORTHSIDE RETAIL, LLC
DON SILVERMAN
4622 MAPLE AVENUE, SUITE 200
DALLAS, TEXAS 75219
(214) 393-3983

APPLICANT:
ULTRA CLEAN CAR WASH, LLC
DON HORNER
840 NORTH ESTRELLA PKWY.
GOODYEAR, ARIZONA 85338
(972) 740-5725

Director of Development Services

Date

Zoning Case # ZC-23-009

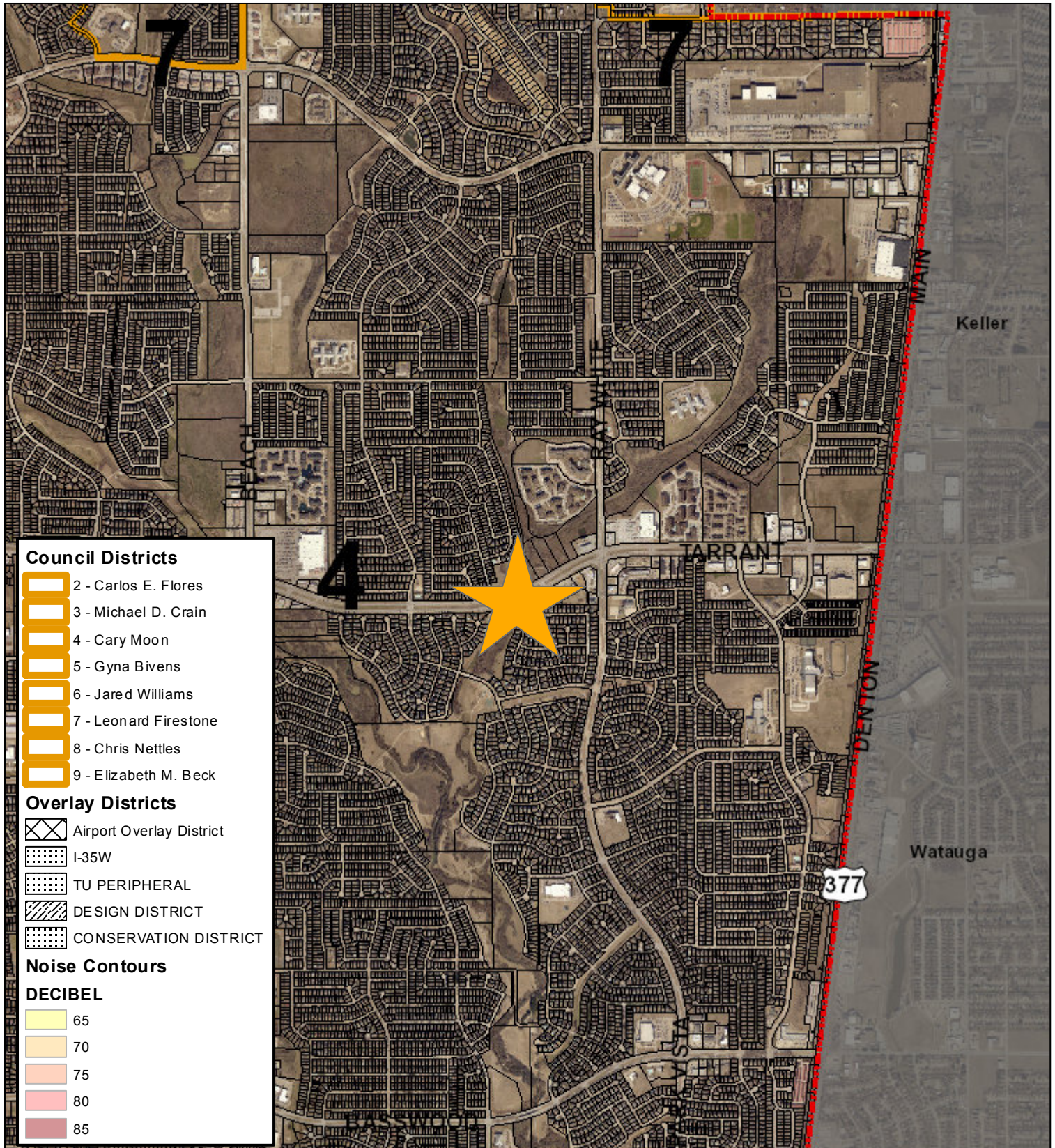
Prepared: JANUARY 3, 2023

SCALE: 1"=60'
DRAWN: DCG
DATE: 2/20/23
SHEET NO. 1 OF 1

SITE PLAN
CONDITIONAL USE PERMIT
ULTRA CLEAN EXPRESS CAR WASH
4941 NORTH TARRANT PARKWAY
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

DCG ENGINEERING
DCG Engineering, Inc.
1668 Keller Parkway, Suite 100
Keller, TX 76248
Phone: (817) 874-2941 or (817) 201-4477
Engineering Firm Registration Number F-21947

Area Map

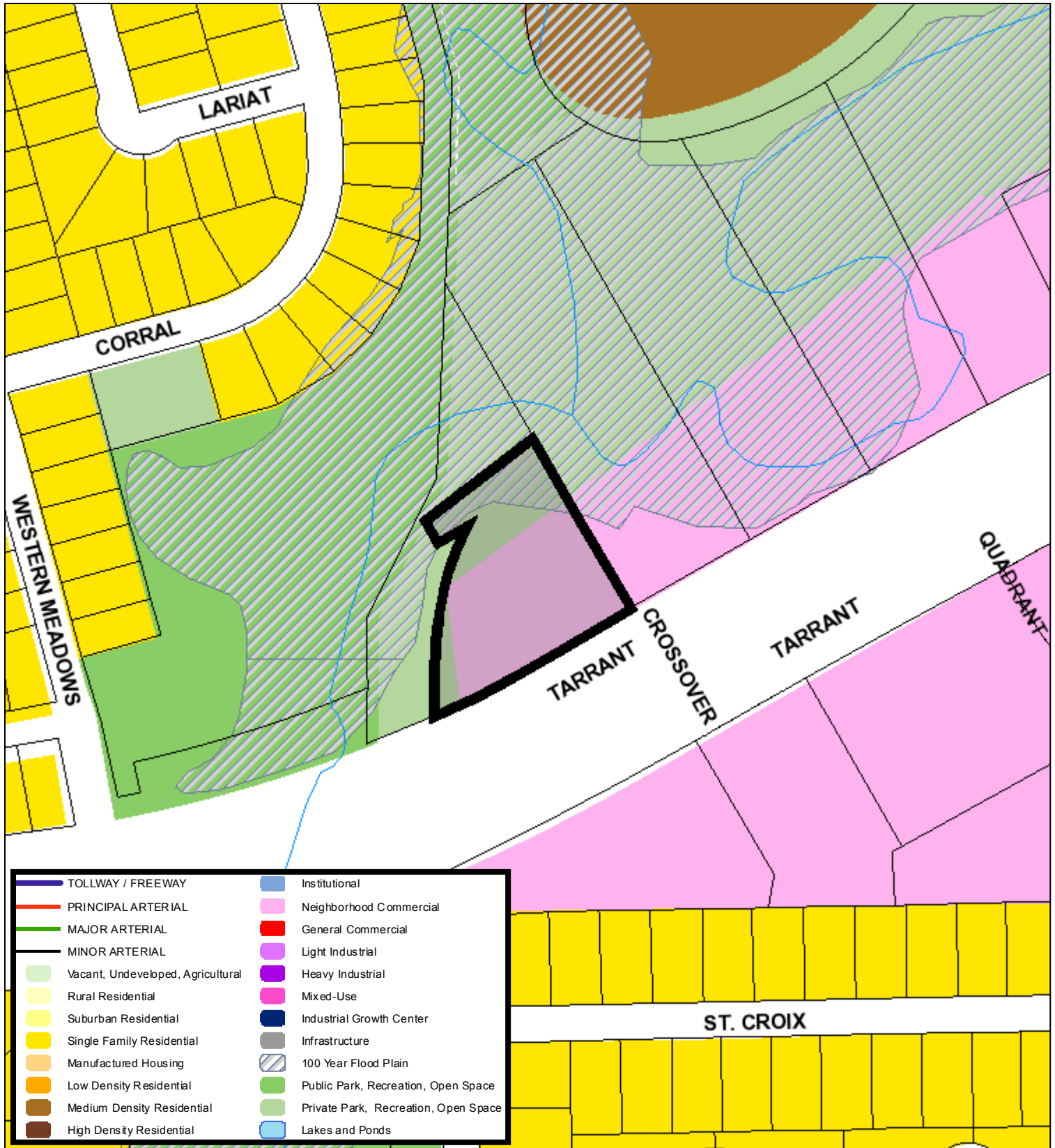


0 1,000 2,000 4,000 Feet



ZC-23-009

Future Land Use



170 85 0 170 Feet

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



Aerial Photo Map



0 110 220 440 Feet





Zoning Staff Report

Date: March 22, 2023

Case Number: ZC-23-013

District: (old/new): 8 / 8

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Rene and Luz C. Calvillo / Nicteloi Cadena

Site Location: 2808 Strong Avenue

Acreage: 0.3213 acres

Request

Proposed Use: Two-family detached

Request: From: “A-5” One-Family

To: “B” Two-Family

Recommendation

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

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

Staff Recommendation: **Approval**

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Project Description and Background

The property is within the Burchill Addition and NEZ Area Six. The proposal to rezone this lot would change the current “A-5” zoning to “B” zoning, going from an allowance for one (1) single family dwelling unit to an allowance for two-family dwellings, detached. The property contains a single-family residence with a subordinate accessory building located at the southeast portion of the property and to the rear of the single-family structure. This request, if approved, would allow for both structures to function as independent dwelling units on a single lot of record. The attached application contains a narrative from the applicant.

The lot is approximately 14,681 square feet which exceeds the minimum 5,000 square foot lot area required for the “B” district; however, access to both structures is provided through a shared, unpaved driveway. Per Section 6.502, Zoning Ordinance, *“Ingress and egress shall be made available to both dwelling units located upon the lot or site by paved driveways operating in such a fashion that independent access shall be provided each unit through the installation of separate driveways. If one unit is to the rear of the lot behind a second unit, a back-up turn-around shall be provided. A parking space shall be provided adjacent to each unit.”*

Additional standards for “B” zoning are 50% maximum building coverage on the lot, 20-foot front yard setback (along Strong Avenue), 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line.

Neighborhood Empowerment Zones (NEZ's) promote housing and economic development in central city neighborhoods of Fort Worth. Municipal property tax abatements, fee waivers, and release of city liens are available to property owners who build or rehabilitate property within NEZ's. These incentives are designed to promote affordable housing, economic development and expanded services.

Surrounding Zoning and Land Uses

North “A-5” One-Family / single family residential
East “A-5” One-Family / single family residential
South “A-5” One-Family / single family residential
West “A-5” One-Family / single family residential

Recent Zoning History

- The subject property was included in an approximate 274 acre rezoning in 2011 from a mix of districts A-5, B, C/DD, CF, E, FR, PD 361 to A-5, B, R1, CF, CF/DD, ER, E (Z-11-074). This property and adjoining properties are zoned “A-5” for several blocks. Refer to attached zoning map.

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
The following organizations were emailed on March 10, 2023:

Organizations Notified	
The New Mitchell Boulevard*	Southeast Fort Worth Inc.
United Communities Association	Fort Worth ISD
Streams and Valleys Inc.	Trinity Habitat for Humanity
Eastland NA	East Fort Worth, Inc

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The current zoning of “A-5” allows the use of the existing one (1) single family dwelling unit. The proposed zoning of “B” Two-Family would allow for the concurrent use of the existing single-family residence and accessory structure as two (2) independent dwellings on a single lot of record.

The predominant use in this vicinity are single family residential, contained within the intersections of Mitchell Blvd, Berry Street and Hwy 287.

It appears this requested change would be **compatible** in this area. The property will maintain a single-family appearance being that it will maintain the detached primary structure and accessory dwelling. This particular zoning could blend in well with the single-family character of the neighborhood.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as future Single-Family Residential. This land use designation includes zoning districts “A-5”, “A-7.5”, “A-10”, and “AR”. Duplex or “B” Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use Plan. The difference between Single Family Residential and Low Density Residential is negligible as both have a residential character. A duplex would be slightly more intense than a single family residence, but both would be less intensive uses than commercial or industrial zoning.

The proposed zoning is not strictly consistent with the land use designation for this area, however the proposed zoning would be in alignment with the following policies of the Comprehensive Plan:

- Promote a variety of housing choices

While the proposed use is in conformance with the policy stated above, the proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation.

Economic Development Plan

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



ZC-23-013

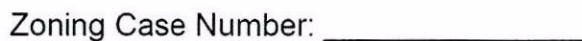
Area Zoning Map

Applicant: Rene & Luz Calvillo
Address: 2808 Strong Avenue
Zoning From: A-5
Zoning To: null
Acres: 0.33695666
Mapsc0: Text
Sector/District: Southeast
Commission Date: 3/8/2023
Contact: null



0 87.5 175 350 Feet

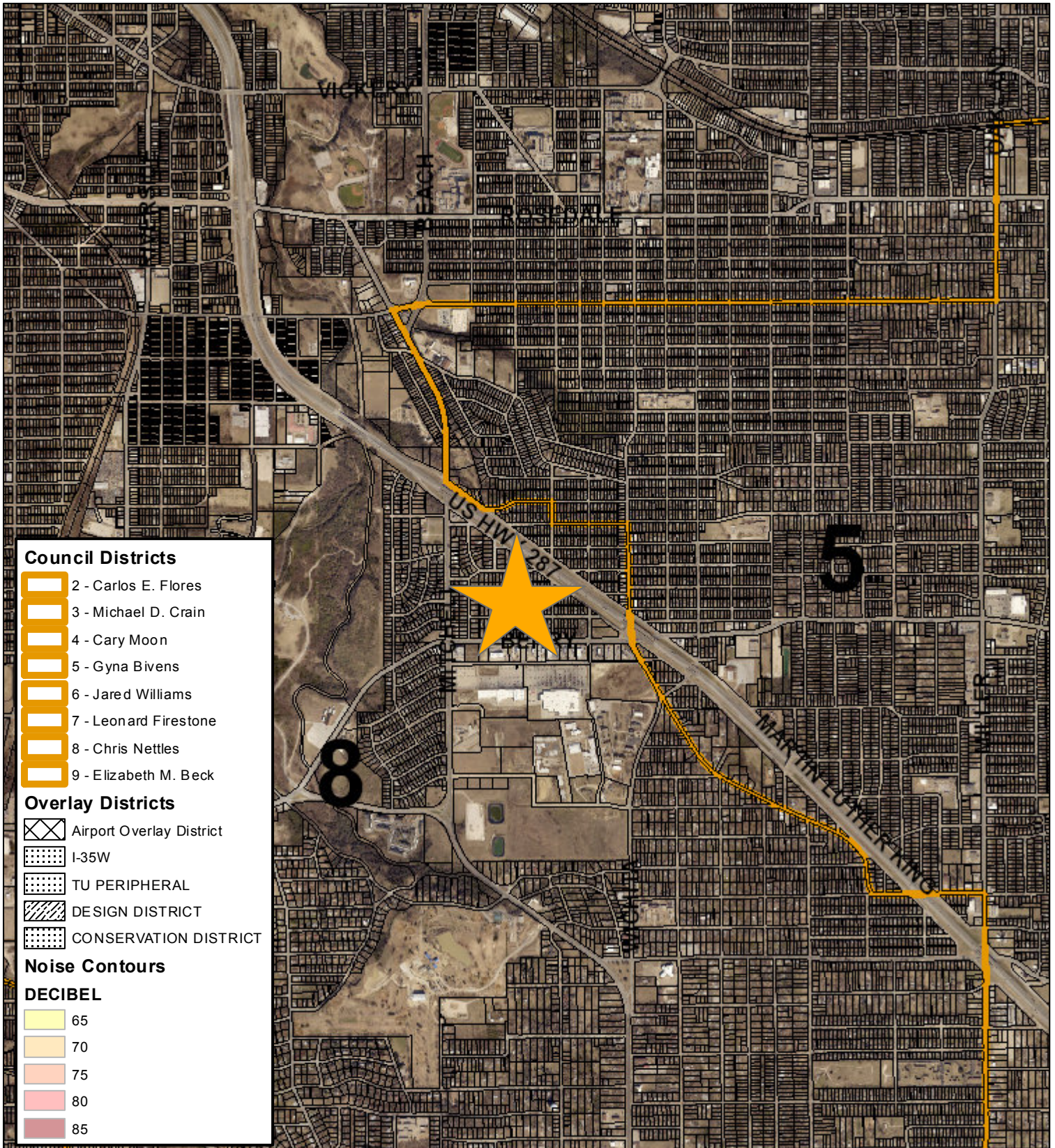
Prepared: January 18, 2023





ZC-23-013

Area Map

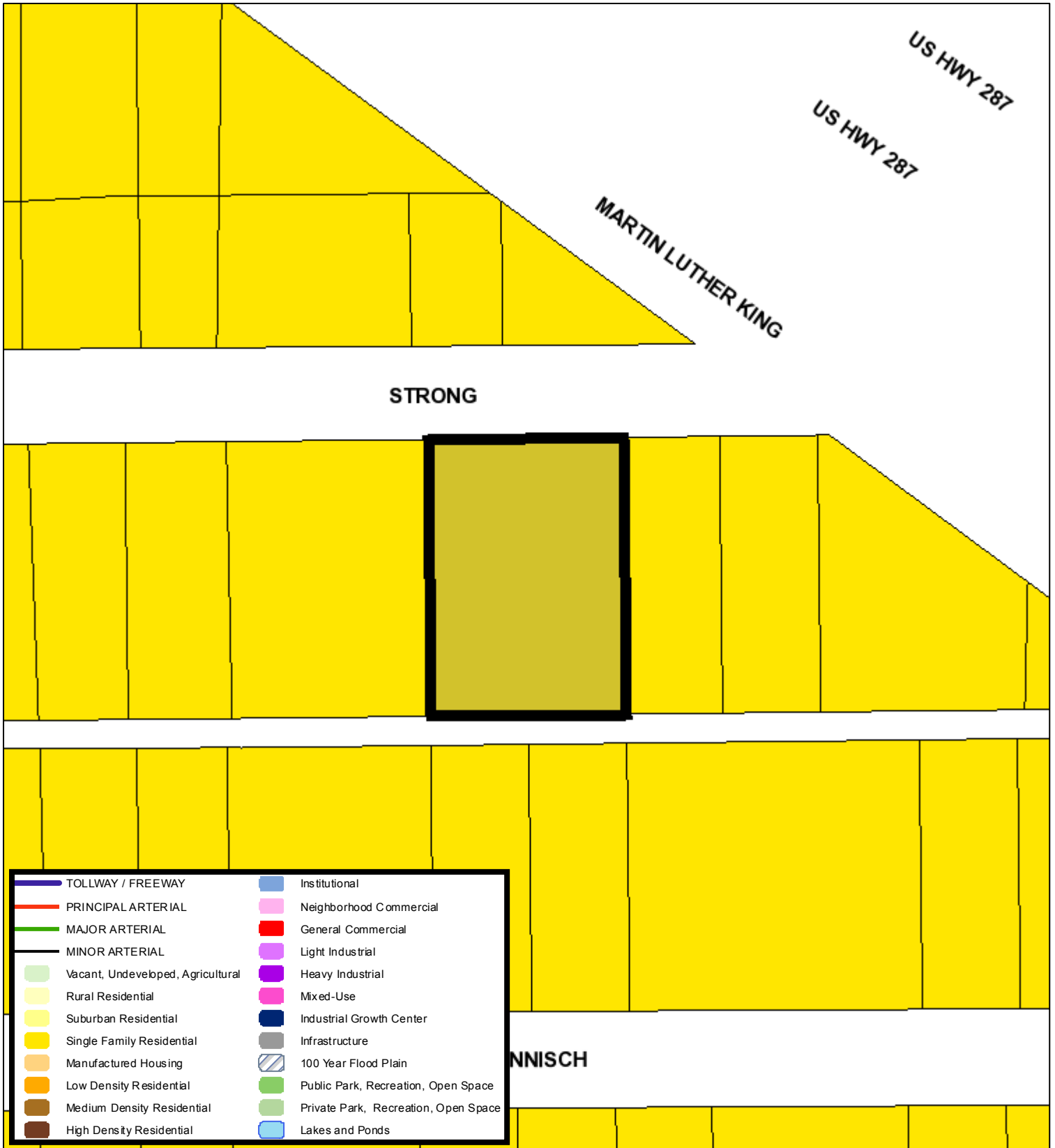


0 1,000 2,000 4,000 Feet



ZC-23-013

Future Land Use



70 35 0 70 Feet

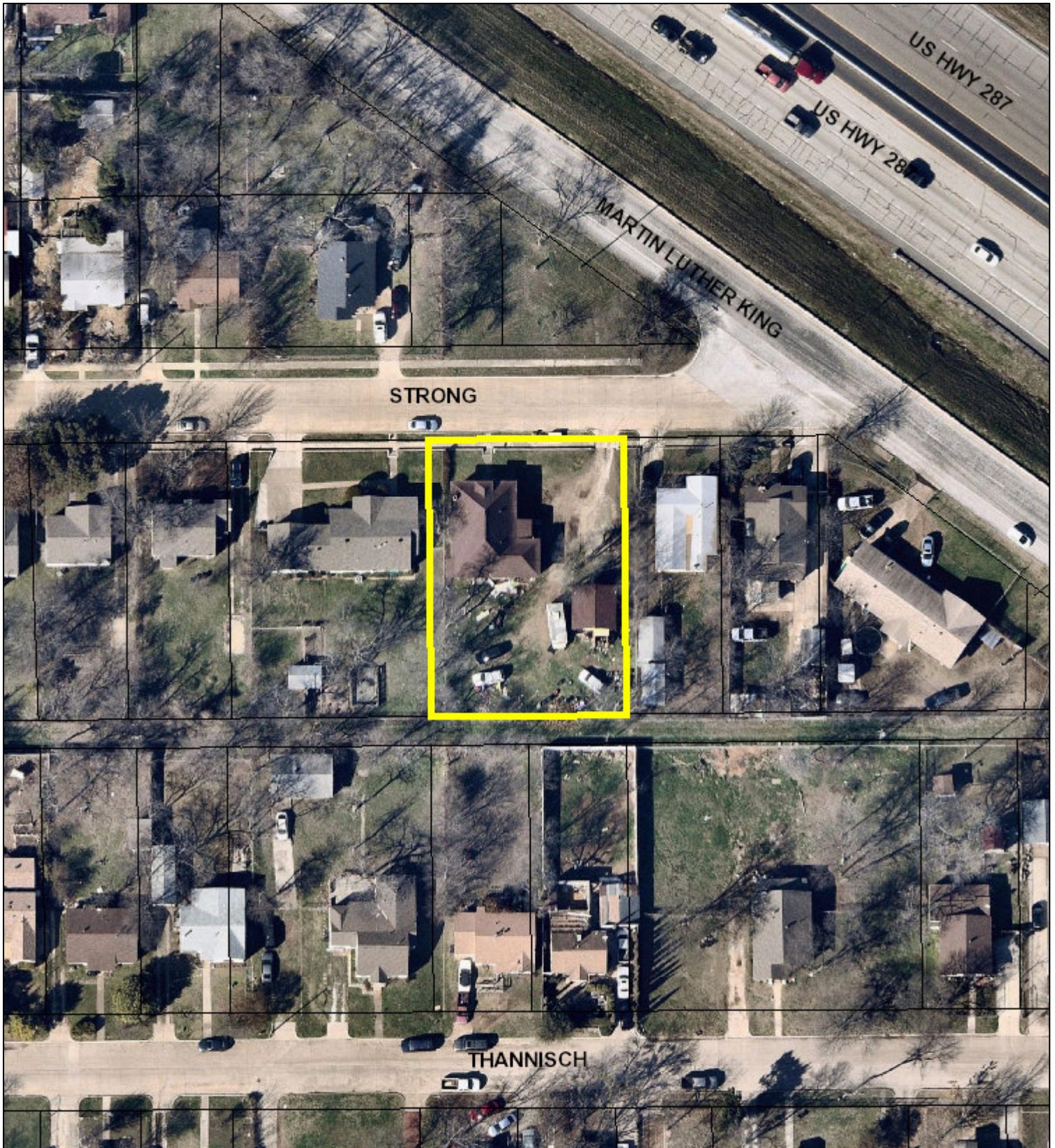
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-23-013

Aerial Photo Map



0 40 80 160 Feet





Zoning Staff Report

Date: March 22, 2023

Case Number: ZC-23-014

District (old/new): 5 / 5

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Agent: Mosaad Girgis / Gerry Curtis

Site Location: 13108 & 13116 South Pipeline Road **Acreage:** 1.87 acres

Request

Proposed Use: Residential Development

Request: From: “E” Neighborhood Commercial

To: “A-7.5” One-Family

Recommendation

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

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

Staff Recommendation: **Approval**

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Project Description and Background

This application includes two (2) tracts of land containing existing single-family dwellings. The zoning area is 1.87 acres or approximately 82,000 square feet of land. The applicant proposes to rezone from the “E” Neighborhood Commercial district to “A-7.5” One-Family district and redevelop the site for six (6) single-family lots (7,500 SF minimum). Surrounding land uses are primarily residential extending into the City of Euless on the north side of Pipeline Road. It appears that Single-family use is appropriate at this location.

The applicant will need to plat the property accordingly to create the proposed six (6) lots of record for future single-family development.

Surrounding Zoning and Land Uses

North City of Euless / single family
East “A-5” One-Family / single family
South “A-5” One-Family, / single family
West “AR” One-Family Restricted / single family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
The following organizations were notified March 10, 2023:

Organizations Notified	
Newport Village at Trinity HOA	Trinity Habitat for Humanity
Stone Creek Addition HOA	DFW International Airport
East Fort Worth, Inc.	Hurst Euless Bedford ISD
Streams And Valleys Inc	

Development Impact Analysis

Land Use Compatibility

The surrounding neighborhood is developed as single family uses with commercial and industrial uses located along Trinity Boulevard to the south. The predominant use adjoining the site is single-family, including the City of Euless to the north. According to TAD, the parcels were developed for single-family in 1950.

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

Comprehensive Plan Consistency – Eastside

The Comprehensive Plan designates the subject property as Single-Family Residential. The requested zoning change is consistent with the land use designation as well as the following Comprehensive Plan policies:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

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

Economic Development Plan

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

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

This zoning request may not assist in high-wage job growth, is not a targeted high-growth industry, but would contribute to a more sustainable tax base and the quality of place. New residential lots would have a higher taxable value to contribute to the tax base.

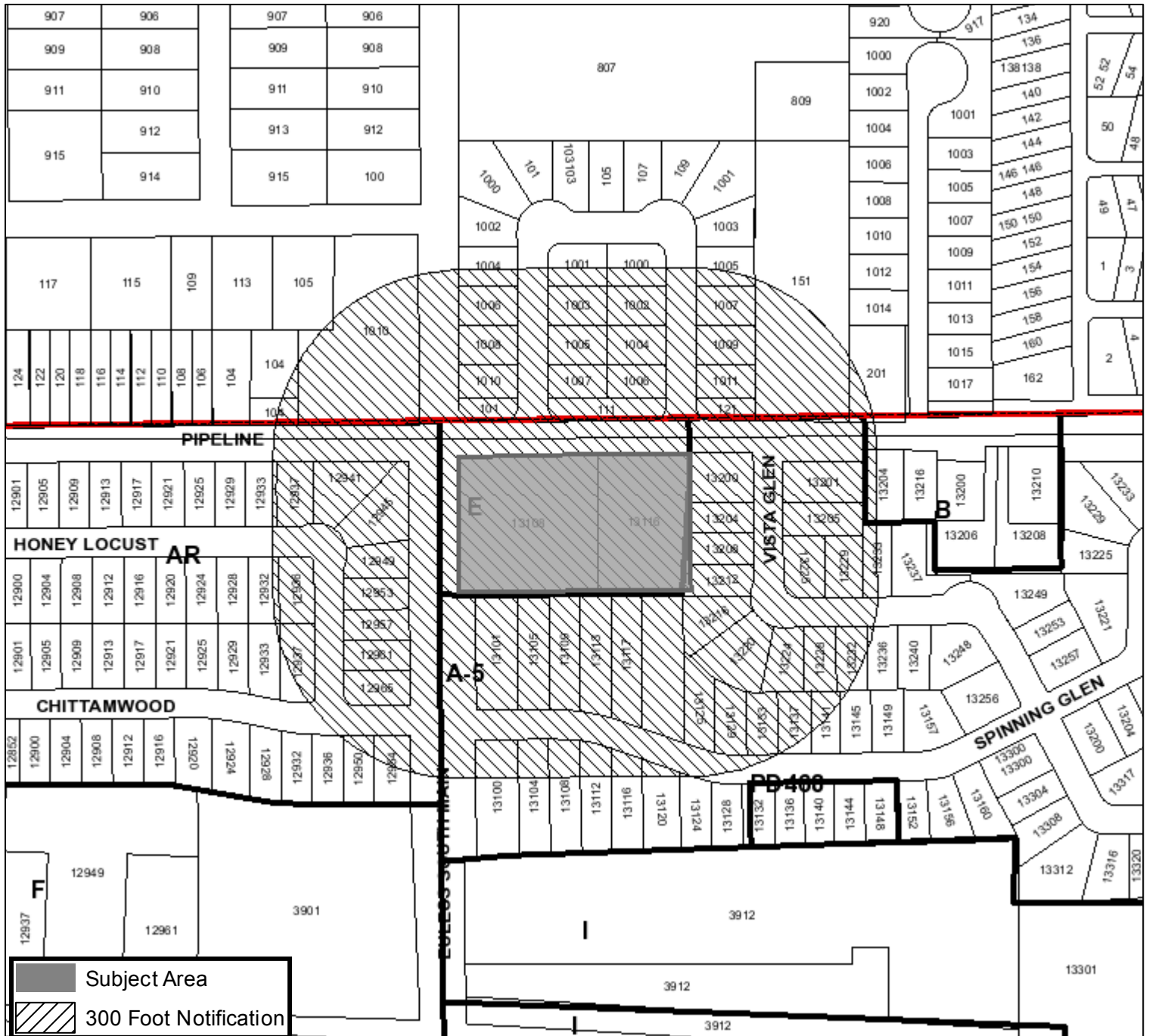




ZC-23-014

Area Zoning Map

Applicant: Mosaad Girgis
Address: 13108 & 13116 S. Pipeline Road
Zoning From: E
Zoning To: A-7.5
Acres: 1.87176286
Mapsc0: Text
Sector/District: Eastside
Commission Date: 3/8/2023
Contact: null



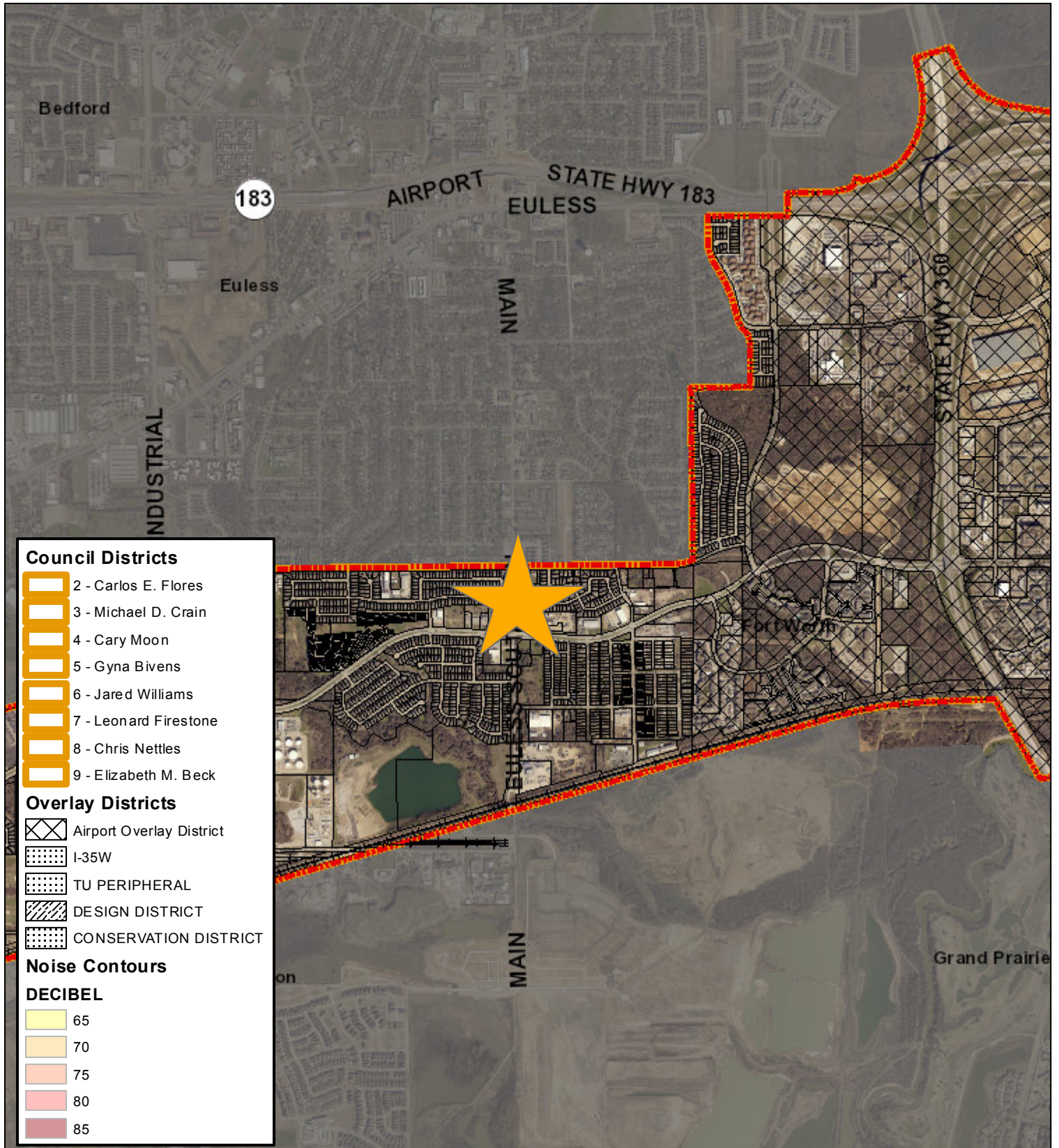
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ZC-23-014

Area Map

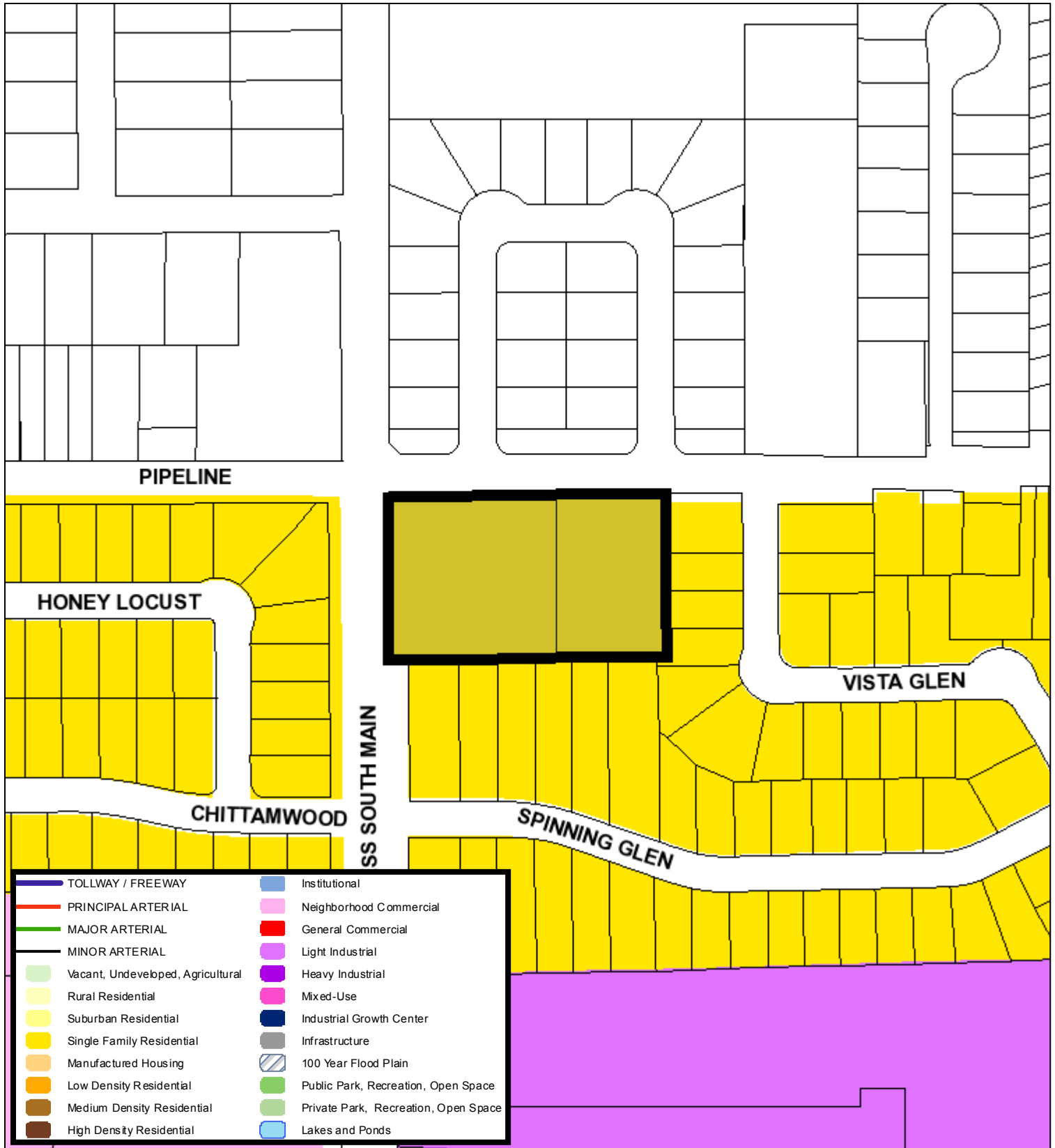


0 1,000 2,000 4,000 Feet



ZC-23-014

Future Land Use

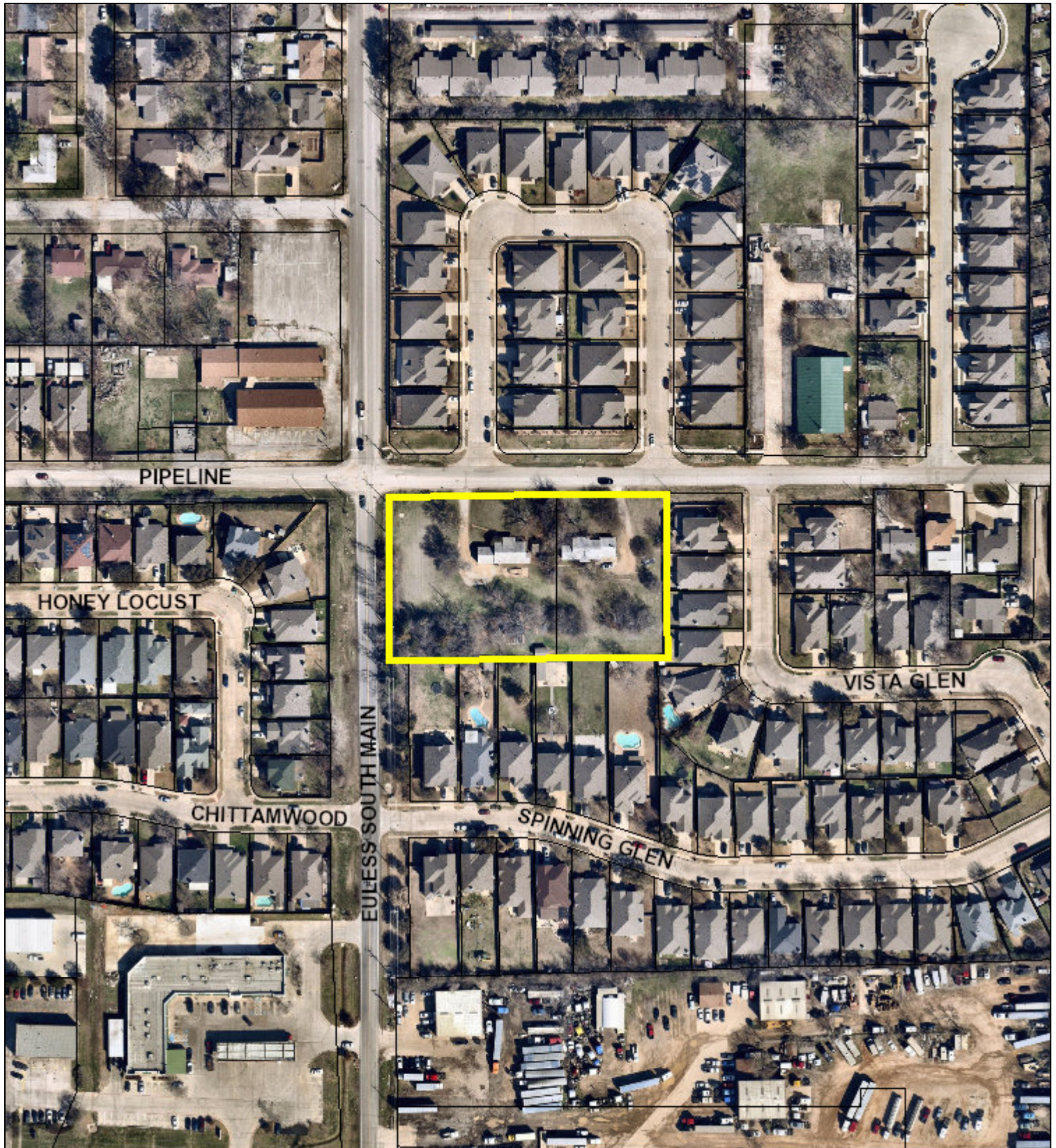


175 87.5 0 175 Feet

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



Aerial Photo Map



0 112.5 225 450 Feet





Zoning Staff Report

Date: March 22, 2023

Case Number: ZC-23-015

District (old/new): 8 / 8

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: R3 Realty Group LLC / Ray Oujesky, Kelly Hart & Hallman LLP

Site Location: 2201 Annabelle Lane

Acreage: 6.18 acres

Request

Proposed Use: Detached Multifamily

Request: From: “A-10” One Family Residential

To: “PD-CR” Planned Development-Low Density Multifamily with development standards for reduced parking, reduced supplemental building setbacks, building orientation, fencing, and waiver to the MFD submittal, Site Plan included.

Recommendation

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

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

Staff Recommendation: **Denial**

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Project Description and Background

The subject site is a 6.18-acre piece of property within the Rolling Hills Addition to the City of Fort Worth, in Council District 8. The site is currently undeveloped and is proposed to be rezoned from the existing “A-10” One Family Residential zoning to “PD-CR” Planned Development based on Low Density Multifamily to accommodate a multifamily community comprised of eight fourplexes. There are a mixture of 2-bedroom and 3-bedroom units, with a total of 32 units altogether. Based on the size of the lot, the density is approximately five dwelling units per acre, below the maximum density of 16 dwelling units per acre allowed in “CR” zones. A narrative, provided by the applicant as part of their submittal package, is included below further describing the proposed development.

The developer, DFW Asylum Seeker Housing Network d/b/a DASH Network, desires to develop approximately 32 one family housing units in 8 fourplex clusters platted on one lot to house individuals and/or families seeking asylum in the United States. The current A-10 zoning will not allow for the necessary density to develop the number of single family homes needed to house the number of asylum seekers whom DASH Network seeks to accommodate.

While the proposed density is higher than that allowed in the current zoning district, it is compatible with surrounding residential uses. The Comprehensive Plan shows the property to be single family residential. The proposed use is residential but with higher density in a cottage-style development.

In order to qualify for DASH Network housing assistance in the proposed PD/CR zoned development, each resident must meet the following requirements:

1. Currently seeking asylum (not a refugee, asylee, or other type of migrant);
2. Actively working on their asylum case (Has or is currently searching for a lawyer, or has filed pro se);
3. Currently possesses less than \$1,000 to cover living expenses;
4. Willing to move to Fort Worth;
5. Willing to be interviewed by a DASH lawyer to confirm asylum seeker status;
6. Willing to follow all US laws, including not working or driving until the appropriate documentation is in hand;
7. Have no other options for safe housing.

Parking waiver is requested due to the financial inability of the asylum seeking demographic that qualifies for the proposed housing to obtain more than one vehicle for the unit occupied (must currently possess less than \$1,000 to cover living expenses).

3:1 Supplemental Building Setback waiver is requested due to the reduced density proposed in the site plan and the topography/slope of the land between the adjacent one- and two-family residential structures and the proposed use.

MFD standards waiver is requested due to the proposed detached multifamily unit configuration.

Building orientation waiver is to allow the short side of the clubhouse to face Annabelle Lane.

Perimeter fencing waiver is to allow fencing between the right-of-way and buildings to promote private open space use between the right-of-way and buildings.

The waivers for the PD-CR are included below. The waivers are only for aspects that fall short of the “CR” standards. All other “CR” standards not listed will be met or exceeded.

- **Reduced Parking:** Requesting 1 space per unit + 1 space per 250 square feet of common area instead of 1 space per bedroom + 1 space per 250 square feet of common area.
- **Reduced Supplemental Building Setback adjacent to single- or two-family residential zones:** Requesting a reduced 30 foot setback on the northern and eastern property lines instead of the 3:1 setback based on building height, based on the Zoning Ordinance requirements.
- **Building Orientation:** To allow the short side of clubhouse to face Annabelle Lane.
- **Fencing/Perimeter Fencing:** To allow perimeter fencing around the site, including fencing between the buildings and the public right of way, instead of recessed fencing based on the Ordinance requirements.
- **MFD Submittal waiver:** Requesting to skip MFD submittal and go straight to building permits.

Surrounding Zoning and Land Uses

North “A-10” One Family Residential / undeveloped
East “A-7.5” One Family Residential / single-family residential
South “A-10” One Family Residential / single-family residential
West “A-10” One Family Residential / undeveloped

Recent Zoning History

- ZC-10-117, Council initiated rezoning for the area generally bounded by E. Berry Street, Mitchell Boulevard, Wichita Street, E. Seminary Drive, and S. Riverside Drive. This council-initiated zoning change request was intended to align the existing land uses and zoning and received input and support from the neighborhood (Glencrest Civic League). The entire area covered by the rezoning is 1,125 acres or roughly 1,640 parcels.

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
The following organizations were emailed on March 10, 2023:

Organizations Notified	
Glencrest Civic League*	Fort Worth ISD
United Communities Assoc. of South Fort Worth	Southeast Fort Worth Inc
Trinity Habitat for Humanity	Streams and Valleys Inc

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The current zoning on the property is "A-10" One-Family residential. The subject site is surrounded on all four sides by One-Family Residential zoning, including direct adjacency on the northern and eastern property lines. Areas to the south and east are generally developed as single-family residential neighborhoods. To the north and west is largely undeveloped.

Being situated deep within the neighborhood, and relatively far from a collector street or thoroughfare, this does not appear to be an appropriate location for this type of housing. Access is only through residential streets, many of which are narrow and winding.

All detached multifamily/cottage communities are currently handled using PD's in lieu of a permanent zoning category. Based on the design as fourplexes rather than detached units, the proposed development is more multifamily in nature rather than a single family style of development and will not easily fit into the existing fabric of the surrounding neighborhoods. The units in the proposed PD are a mix of one- and two-story, however most of the homes nearby are single story. The design of the site places the buildings along the eastern property line without adhering to the required 3:1 buffer that is intended to provide protection for single family zones directly adjacent. The applicant is also requesting to under park the site, using a formula of 1 space per unit rather than 1 space per bedroom. This results in a deficit of 47 spaces. While the tenants envisioned for this development may not need or use cars as much as a typical person, if the development is built as proposed and ever transitions to a standard market rate apartment complex, then the deficit of 47 spaces could cause overflow parking on the narrow, winding residential neighborhood streets.

The proposed rezoning **is not compatible** with surrounding land uses. If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect these changes.

Comprehensive Plan Consistency – Southeast

The adopted 2022 Comprehensive Plan designates the subject property as future Single-Family Residential [SFR]. Acceptable zoning classifications in areas designated as future SFR would be "A-10", "A-7.5", "A-5", and "AR", all One-Family residential zones. In order for multifamily zoning, such as "CR" or "PD-CR" to be appropriate in this location, the property would need a future land use designation of Medium Density Residential in order to be considered consistent with the Comprehensive Plan.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

Additionally, this rezoning request does not support any of the specific land use policies applicable to the Southeast sector.

The proposed rezoning to “PD-CR” **is not consistent** with the Comprehensive Plan.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties. There are no economic development strategies that directly support or contradict this rezoning request.

Site Plan Comments

Zoning / Land Use

All comments have been addressed:

- Areas directly abutting single family zoning along the northern property line and a portion of the eastern property line require a supplemental setback of 3:1 based on height [minimum 30 feet]. Your current site plan addresses the setback on the eastern property line (requesting a waiver for 30 feet) but does not address the requirement on the northern property line. The easiest thing would be to request a 30 foot setback along the northern property line to match what you are requesting on the east. Please include a measurement showing the setback from the northern most fourplex to the northern property line.
- The northern and portion of the eastern property lines also require a 5 foot landscaped buffer and 6 foot high solid screening fence. If you do not wish to meet this requirement, you will need to include this as an additional waiver, or show compliance (staff would be more supportive of meeting the requirement versus adding an additional waiver).
- After your revisions are finalized, please double check waiver list on Page 3 of 7 on the application form to make sure all waivers are correctly listed.
- Will need to include a list of all waivers on the Site Plan.
- Please keep in mind that under the most recently adopted Fee Schedule, PD's are charged \$600 for the first waiver plus \$300 for each additional waiver requested, so it is in your interest to reduce the number of waivers where possible.
- Include height information on Site Plan (maximum height is 36 feet measured from slab to top plate).
- Strike general note "will comply with MFD standards" if requesting a waiver.
- Correct general note for landscaping referencing Section 4.710.d.6.a instead of Section 6.301.

- Revise Total Area & Net Site Area from 6.1 acres to 6.18 acres (to match application document) & double check density (should be 5.18 units per acre instead of 5.25 units per acre).
- Provide Open Space diagram, can be added as a separate exhibit or page 2 of Site Plan.
- "CR" zones require at least 60% of the lot to be "Open Space", defined in Ch. 9 Zoning Ordinance as all areas that are not building footprints, parking spaces, driveways/fire lanes, or private patios.
- Confirm you can meet the Urban Forestry requirements before going through Zoning Commission & City Council. If you can't meet their requirements then a waiver for Urban Forestry would need to be added to the PD submittal on the front end.
- Add fencing material and height of fence for dumpster enclosure depicted on plans.

Fire

This project is considered multi-family for Fire Code purposes based on the parking configuration. Ellis Ranch Trail is not constructed from just north of Annabelle Lane to just south of Kingsdale Dr. It isn't required for adequate access. One point of access is allowed for 100 units or less and is compliant, as shown on site plan.

Fire lanes: Section 503 Fire Lane Specifications. Grade may not exceed 6%-not shown on site plan.

Section 912.2: All FDC's shall be located within 50 ft. of a dedicated street or fire apparatus access road and shall be within 150 ft. hose lay distance of the nearest fire hydrant. Each building shall be equipped with its own FDC. FDC's-for Fire Sprinkler Systems, if required.

Additional hydrants are required to meet the following: Section 507.5.1(2)

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

Buildings do not meet minimum hose lay requirements. Hose lay shall be provided to the exterior portions of each building within 150', measured in a 5' wide unobstructed path. The measurement may be from the edge of a marked fire lane or public street where no obstructions are present. 300' MAY be allowed if the buildings are equipped with a fire sprinkler system.

Section 503.1.1 Buildings and Facilities. The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code.

Platting

No response provided

Water

Water extension & looping is required. refer to PDC notes from 1/26/23

Park & Recreation

Workflow cleared by Lori Gordon, but no comments provided

Building Plans Exam

No response provided

Stormwater

Site has 5+ ft deep potential high water and a natural earthen channel on the west boundary of the site. Site has 5+ ft deep potential high water on the north and eastern boundaries of the site.

FYI, an accepted drainage study is required prior to platting, IPRC, CG, and PB issuance.

Transportation & Public Works

Workflow cleared by Armond Bryant, but no comments provided

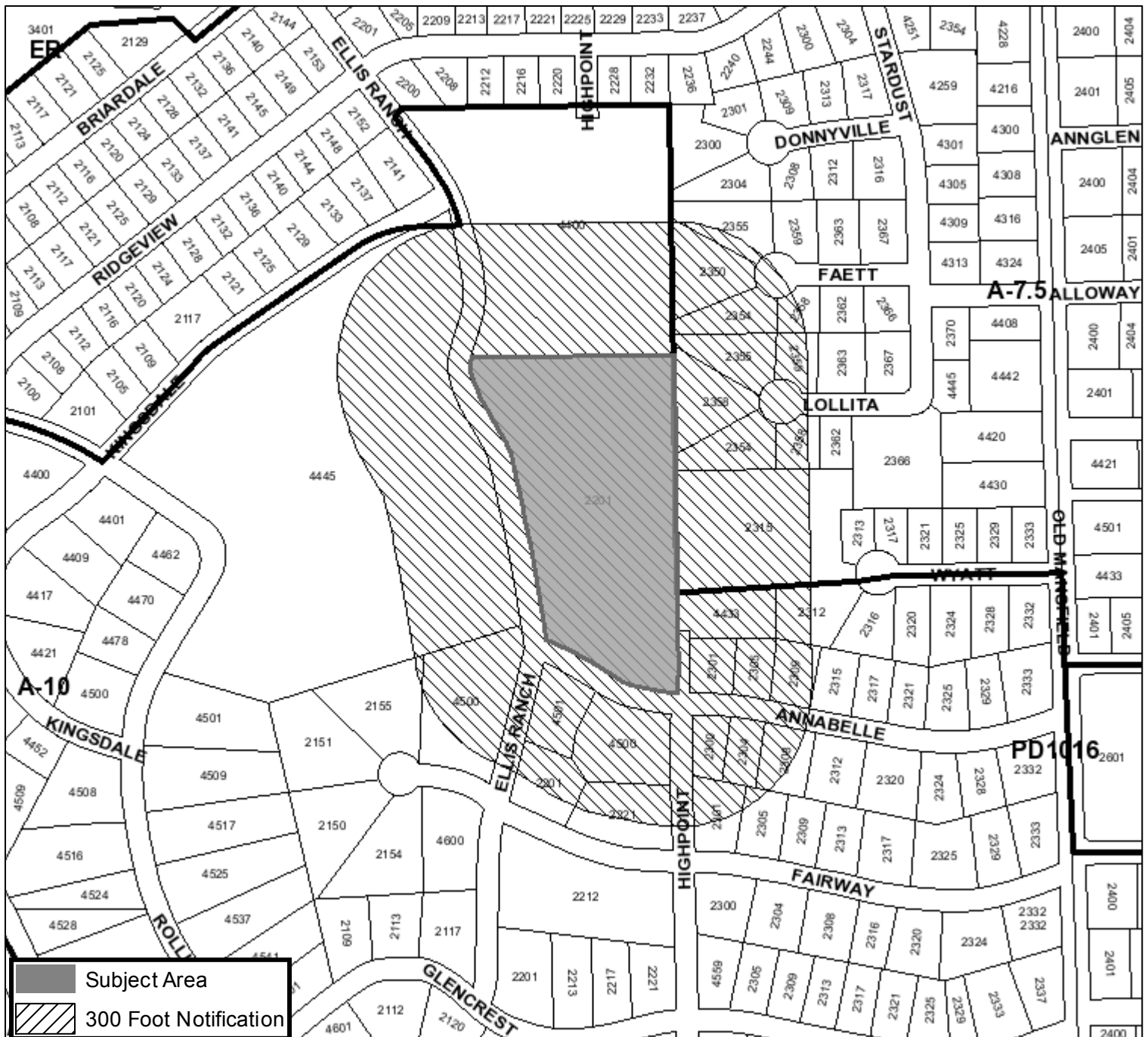
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



ZC-23-015

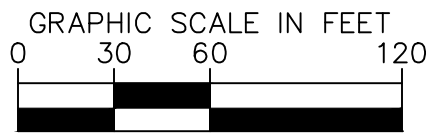
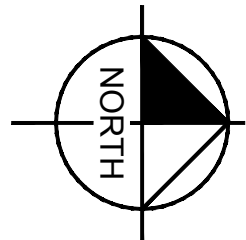
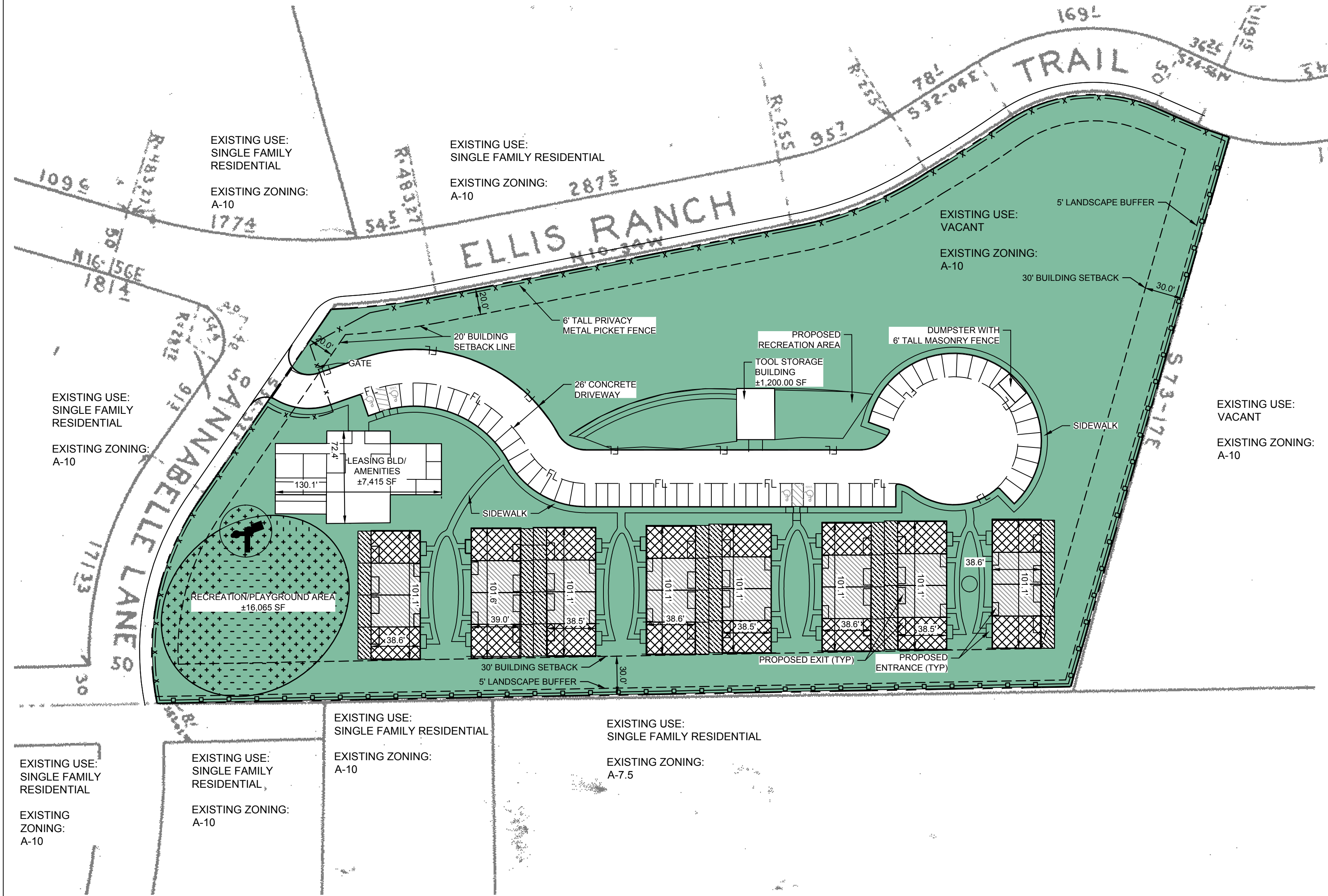
Area Zoning Map

Applicant: R3 Realty Group/Ray Oujesky
Address: 2201 Annabelle Lane
Zoning From: A-10
Zoning To: PD/CR
Acres: 5.8241267
Mapsc0: Text
Sector/District: Southeast
Commission Date: 3/8/2023
Contact: null



0 162.5 325 650 Feet

Created: 2/22/2023 10:15:52 AM



SITE SUMMARY

TOTAL AREA: 6.18 AC.
NET SITE AREA: 6.18 AC

TOTAL UNITS: 32 UNITS
DENSITY: ±5.18 DU/AC

BUILDING TYPES:
32 UNITS - FOURPLEX (100%)
32 UNITS - TOTAL

PLAN SUMMARY:

PLAN TYPE STORIES # UNITS



P1 - 2BD, 1BA 1-STORY 16 UNITS - 50%
P2 - 3BD, 2BA 2-STORY 16 UNITS - 50%

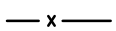
TOTAL 32 UNITS

PARKING REQUIRED:
2BD: 16 UNITS X 1 SP/UNIT = 16 SPACES
3BD: 16 UNITS X 1 SP/UNIT = 16 SPACES
AMENITY BUILDING: 7,415 SF X 1/250 SF = 30 SPACES
TOTAL: 62 SPACES

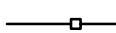
PARKING PROVIDED:
59 SPACES - OPEN PARKING
4 SPACES - ADA PARKING
63 SPACES



PRIVATE YARDS (10X26 MIN.) ±8,320 SF
LANDSCAPE AREA - TREES (MAGNOLIA OR LIVE OAK)



6' TALL PROPOSED METAL PICKET FENCE



6' TALL SOLID SCREEN FENCE CONSTRUCTED OF MASONRY, SINGLE-SIDED WOOD, OR DOUBLE SIDED WOOD

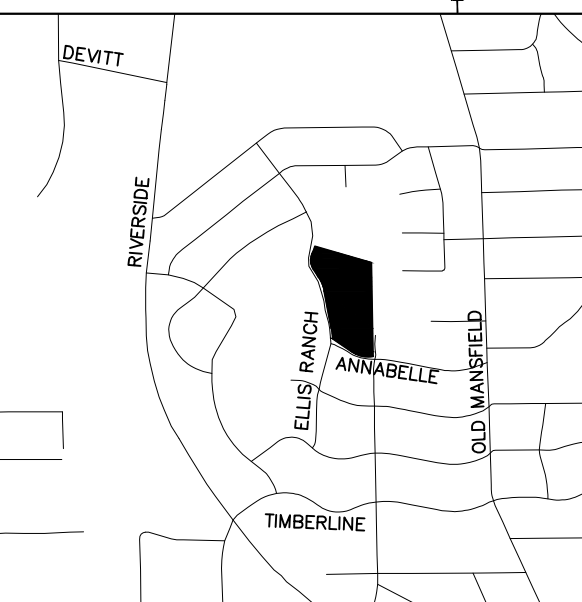


OPEN SPACE = 69%

NOTES

- ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
- PROJECT WILL COMPLY WITH SECTION 4.710.d.6.a, LANDSCAPING
- PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
- HEIGHT FROM SLAB TO TOP FLOOR PLATE SHALL BE A MAXIMUM OF 36'

VICINITY MAP



LIST OF WAIVERS

MFD SUBMITTAL WAIVER:
REQUESTING TO BYPASS MFD SUBMITTAL AND GO STRAIGHT TO BUILDING PERMITS.

PARKING:
REQUESTING 1 SPACE PER UNIT + 1 SPACE PER 250 SQUARE FEET OF COMMON AREA.

3:1 SUPPLEMENTAL BUILDING SETBACK ADJACENT TO SINGLE- OR TWO-FAMILY RESIDENTIAL ZONES:
REQUESTING 30 FOOT SETBACK ON ONE OR MORE PROPERTY LINES.

BUILDING ORIENTATION:
REQUESTING TO HAVE THE SHORT SIDE OF CLUBHOUSE TO FACE ANNABELLE LANE.

PERIMETER FENCING:
REQUESTING A PERIMETER FENCE BETWEEN THE BUILDINGS AND THE PUBLIC RIGHT OF WAY.

DIRECTOR OF DEVELOPMENT SERVICES

DATE

**DASH NETWORK
SITE PLAN**

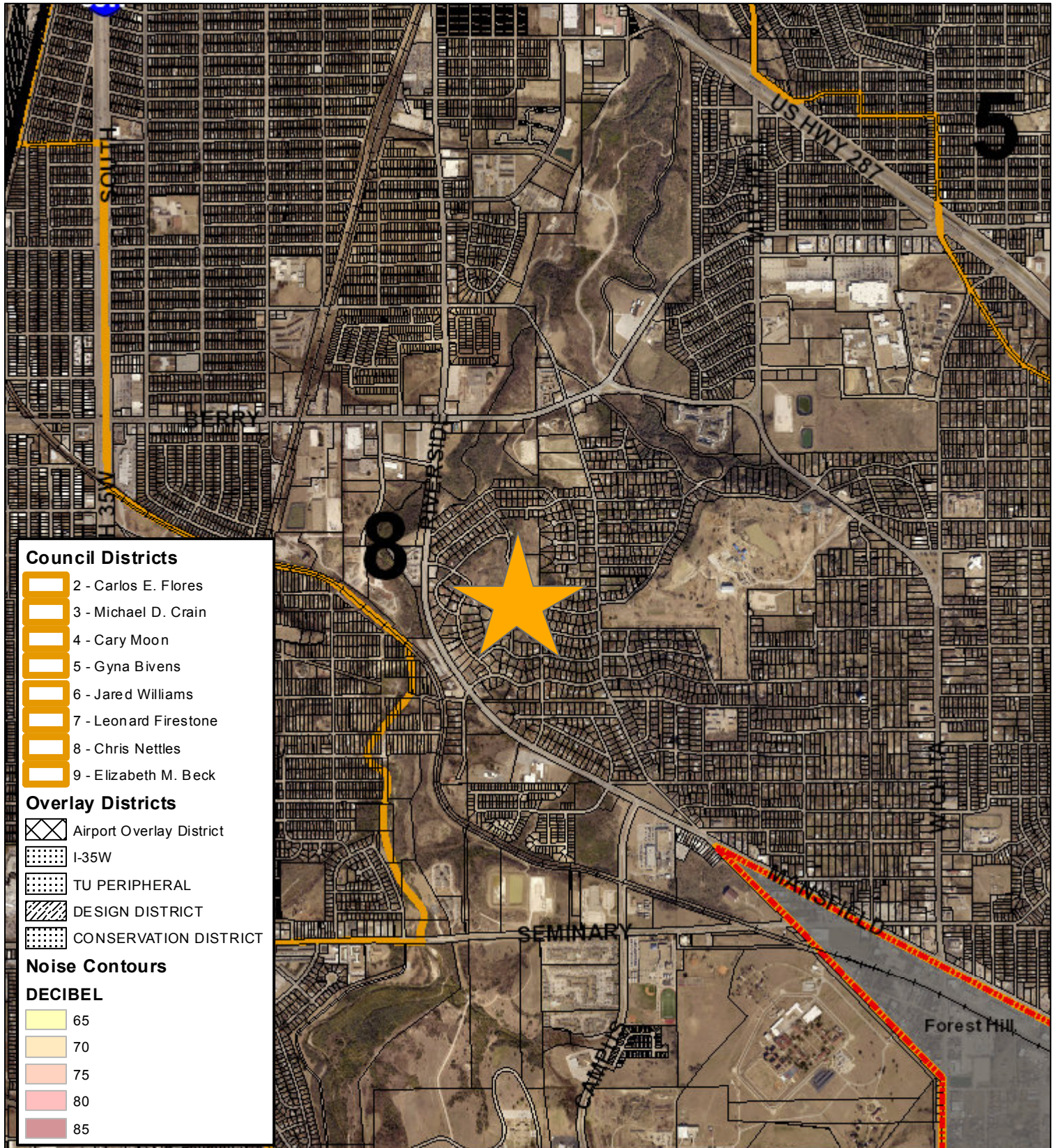
**BLOCK 13
ROLLING HILLS ADDITION
ZONING SITE PLAN
ZC-23-015**

FORT WORTH, TX
FEBRUARY 21, 2023



ZC-23-015

Area Map

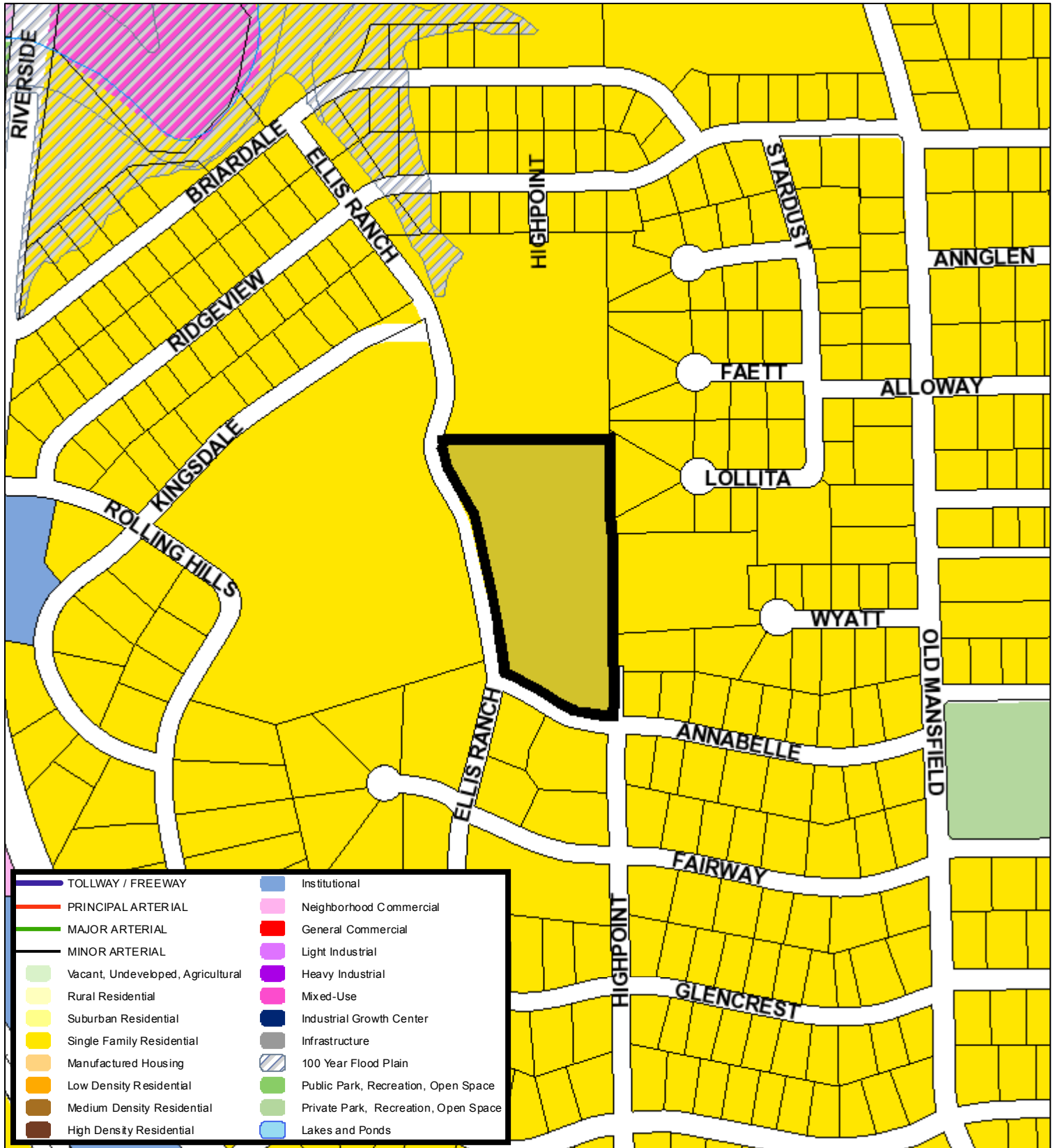


0 1,000 2,000 4,000 Feet



ZC-23-015

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.



Aerial Photo Map





Zoning Staff Report

Date: March 22, 2023

Case Number: ZC-23-016

District (old/new): 8 / 8

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: VMP Scattered Properties by Luis Matarrita

Site Location: 1520 E. Robert Street

Acreage: 0.14 acres

Request

Proposed Use: Single-family home

Request:
From: "ER" Neighborhood Commercial Restricted
To: "A-5" One-Family

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The property is located on E. Robert Street near the S. Riverside Drive intersection. The applicant is proposing to change the zoning from “ER” Neighborhood Commercial Restricted to “A-5” One-Family for a single-family home. The lot faces E. Robert Street, which is classified as a residential street. The remainder of the block is vacant land on residential sized lots or playground area for Edward Briscoe Elementary School. Surrounding land uses are residential and the school, with limited commercial along Riverside Drive. The depth of commercial zoning on the west side of Riverside Drive is generally not sufficient to develop a commercial use with the required supplemental setbacks. Single-family is appropriate at this location.

Surrounding Zoning and Land Uses

North “A-5” One-Family; “FR” General Commercial Restricted / Duplexes and vacant land
East “ER” Neighborhood Commercial Restricted, “FR” General Commercial Restricted, and “I” Light Industrial / Vacant land, convenience store, personal services, and hotel
South “ER” Neighborhood Commercial Restricted / Vacant land
West “A-5” One-Family / Vacant land and playground

Recent Zoning History

- ZC-15-054, subject site and adjacent lots, surplus properties, from “FR” General Commercial Restricted to “ER” Neighborhood Commercial Restricted, approved 6/3/2015.
- ZC-19-072, south of subject site, surplus properties, from “A-5” One-Family and “FR” General Commercial Restricted to “E” Neighborhood Commercial, withdrawn.

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.

The following organizations were notified: (emailed March 10, 2023)

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

** The subject property lies in close proximity to this Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “A-5” One-Family. Surrounding land consists of residential uses (duplexes) to the north with limited commercial uses to the east. Additional single family residential uses are being constructed east of the commercial uses beyond S. Riverside Drive. The applicant would like to rezone the site to match the existing “A-5” One-Family zoning adjacent the site to construct a single-family residence. If developed, this house would be the first structure on the block that takes access from a residential street.

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

Comprehensive Plan Consistency – Southside

The Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Promote 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.

Based on the conformance with the future land use map and policies stated above the proposed zoning is **consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

Economic Development Plan

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

1. High-wage job growth.

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

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

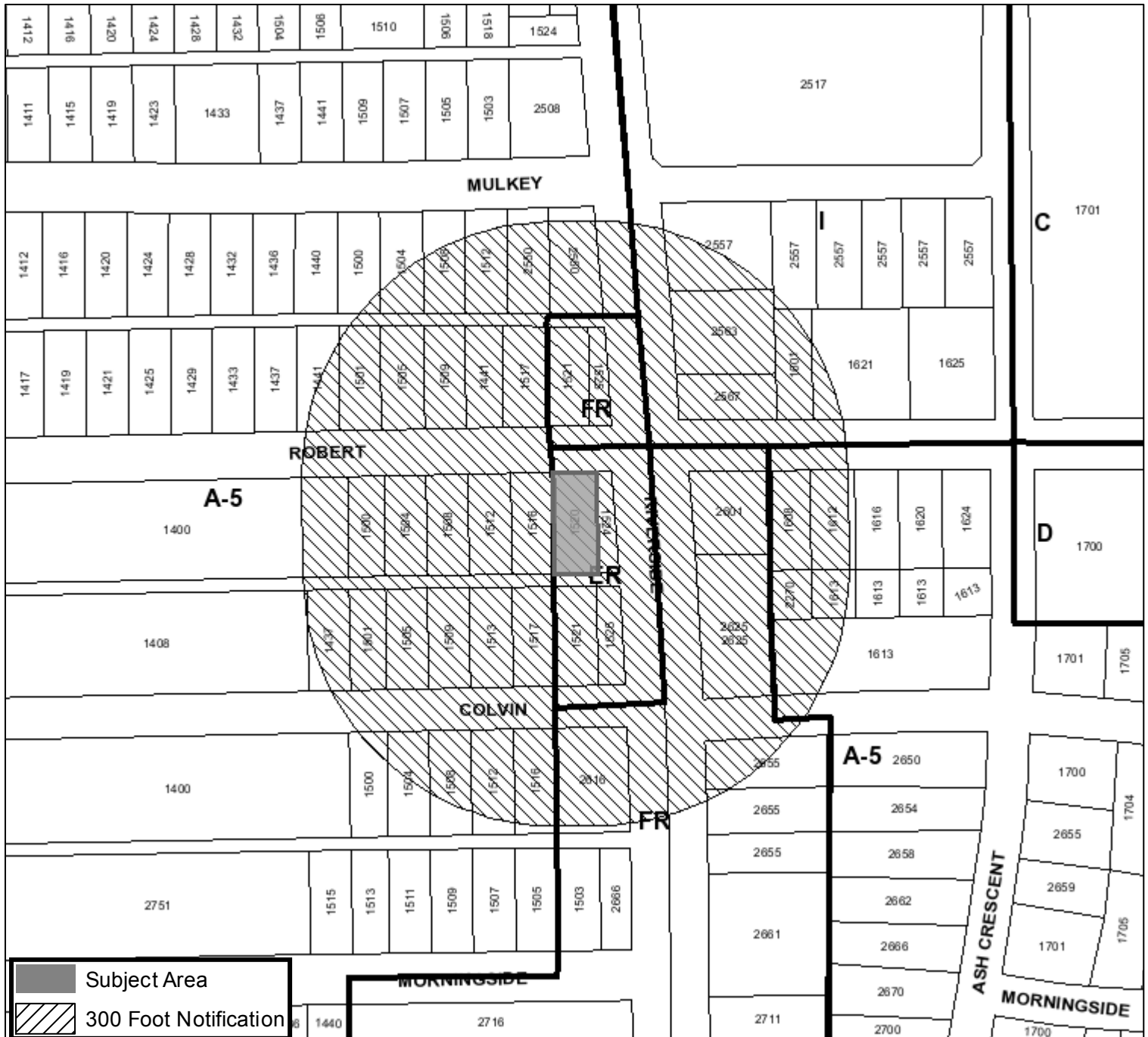




ZC-23-016

Area Zoning Map

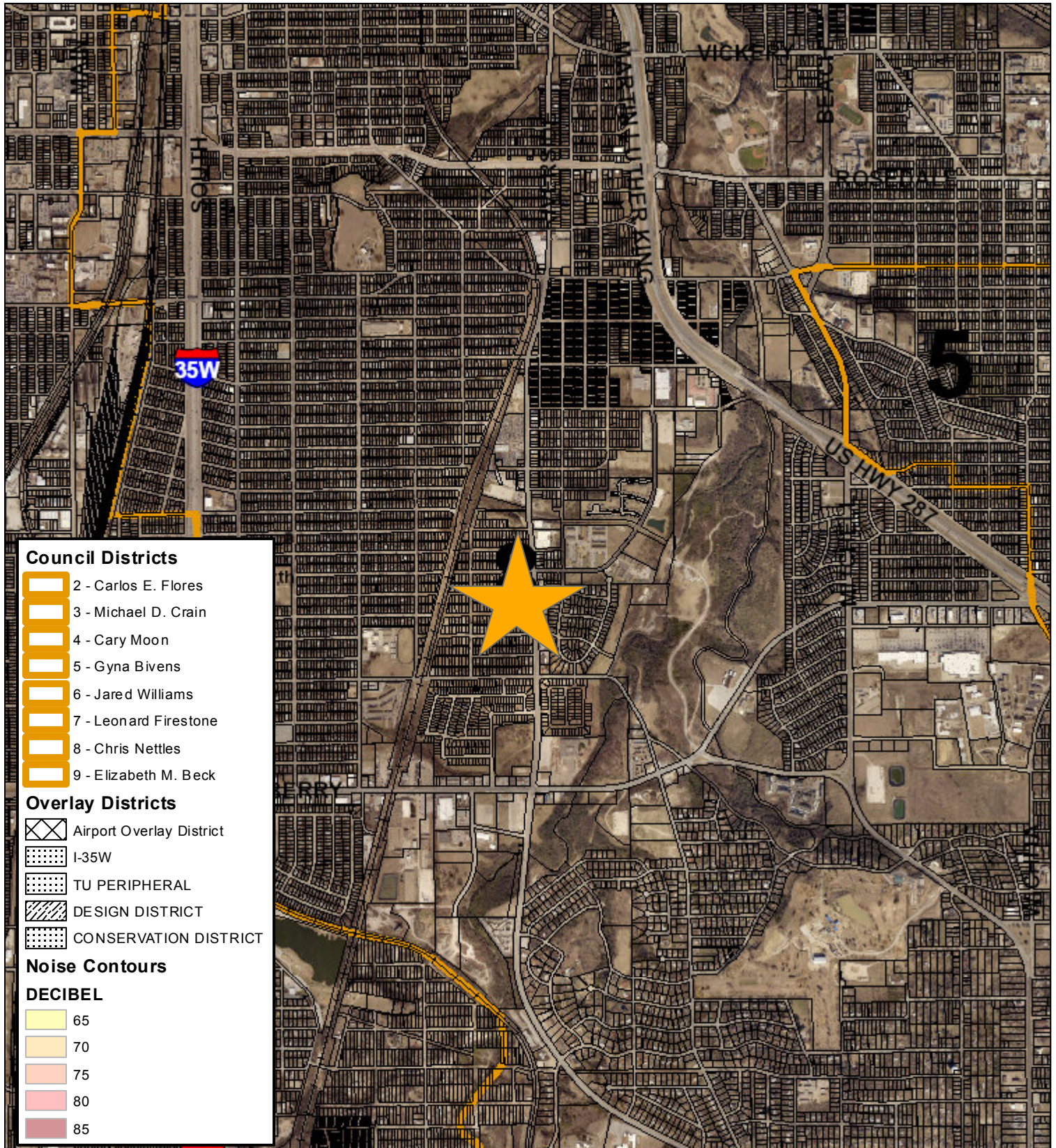
Applicant: VMP Scattered Properties
Address: 1520 E. Robert Street
Zoning From: ER
Zoning To: A-5
Acres: 0.14139756
Mapsc0: Text
Sector/District: Southside
Commission Date: 3/8/2023
Contact: 817-392-8190





ZC-23-016

Area Map

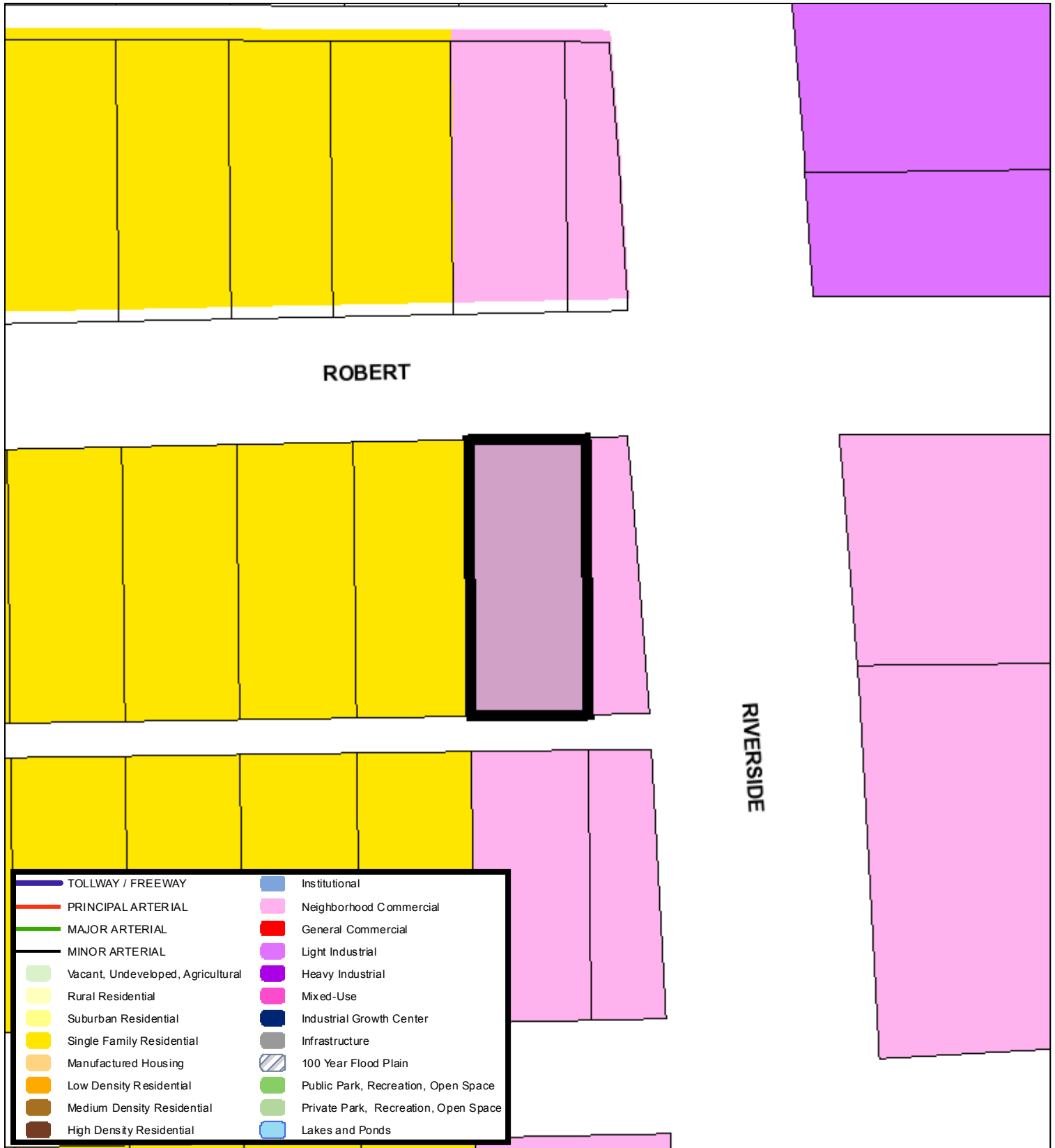


0 1,000 2,000 4,000 Feet



ZC-23-016

Future Land Use



50 25 0 50 Feet

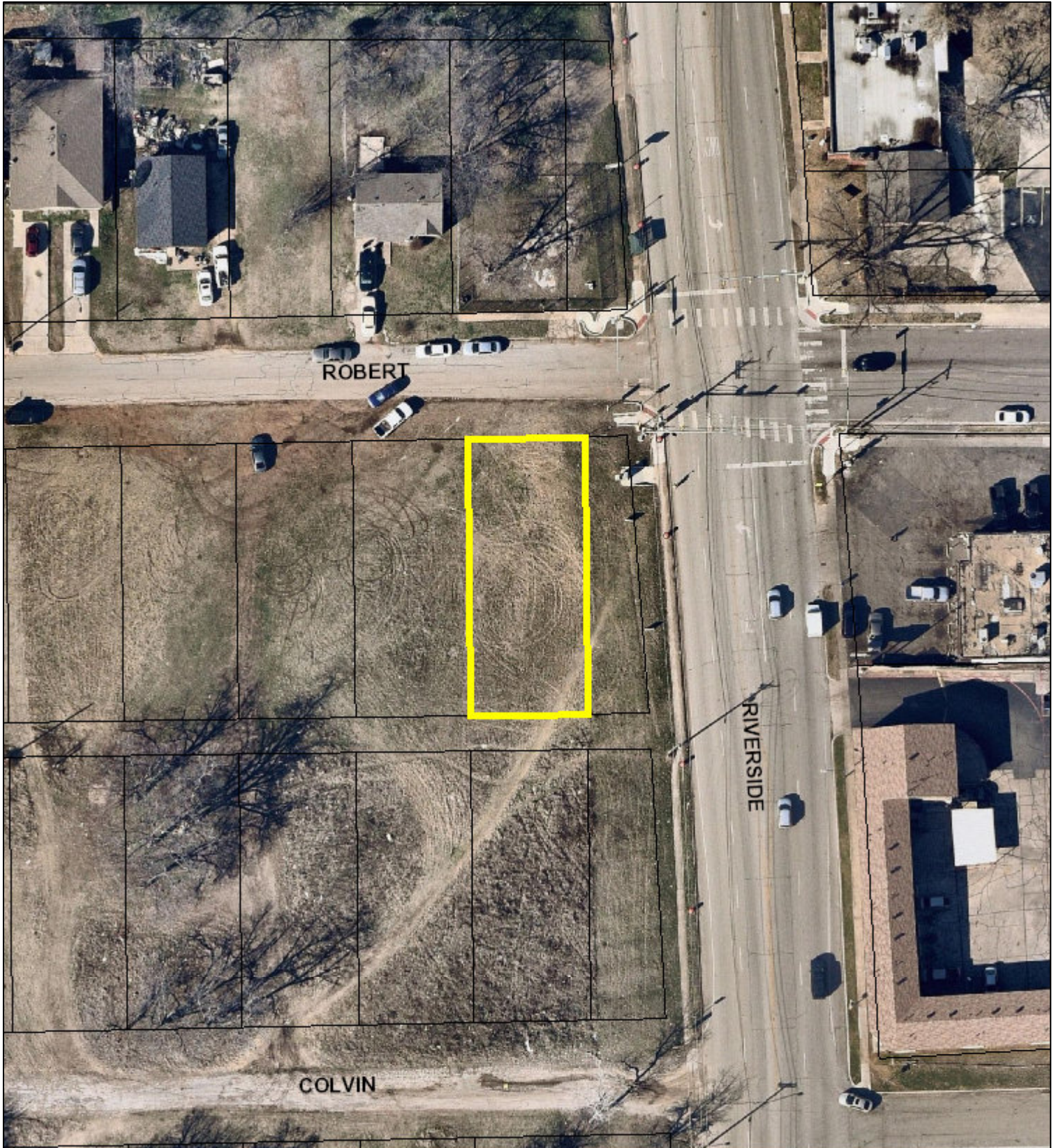
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-23-016

Aerial Photo Map



0 35 70 140 Feet





Zoning Staff Report

Date: March 22, 2023

Case Number: ZC-23-018

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

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: James W. Eby

Site Location: 2801 Townsend Drive

Acreage: 0.14 acres

Request

Proposed Use: Duplex/Two-family attached dwelling

Request: From: “A-5” One-Family (Application incorrectly states the property is “A-10”)

To: “B” Two-Family

Recommendation

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

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

Staff Recommendation: **Denial**

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 - c. [Economic Development Plan](#)
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Project Description and Background

The property is part of the Frisco Heights Addition and within the TCU/Westcliff area of the city. It is also within the TCU Residential Overlay District. This request, if approved, would change the current “A-5” zoning to “B” zoning, going from an allowance for one (1) single family dwelling unit to an allowance for one (1) duplex unit containing two (2) dwelling units, attached. The property currently contains a single-family residence with a subordinate accessory building located at the rear (east) portion of the property and to the rear of the single- family structure. The applicant proposes to construct a duplex on the property for student housing as stated in the submitted application.

The lot is approximately 6,350 square feet or 0.14 acres which exceeds the minimum 5,000 square foot lot area required for the “B” district. Due to the smaller lot size, the applicant could construct a two (2) attached units but appears to lack the area to construct two (2) detached units. Additional standards for “B” zoning are 50% maximum building coverage on the lot, 20-foot front yard setback, 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line.

Surrounding Zoning and Land Uses

North “A-5” One-Family / single family residential
East “A-5” One-Family / single family residential
South “A-5” One-Family / single family residential
West “A-5” One-Family / single family residential

Recent Zoning History

- The subject property was rezoned in 2014 under the TCU Residential Overlay District. The purpose of the TCU residential overlay district is to facilitate preservation of existing single-family residential neighborhoods by establishing limitations and special requirements on property uses within the area that are inconsistent with the underlying zoning and original construction thereof by providing a mechanism for making such inconsistent uses compatible.

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
The following organizations were emailed on March 10, 2023:

Organizations Notified	
Las Familias de Rosemont NA	University Place NA
Park Hill Place HOA	Ryan Place Improvement Assn
Paschal NA*	Park Hill NA
Frisco Heights NA	Berkeley Place NA
Streams And Valleys Inc	Trinity Habitat for Humanity

Development Impact Analysis

Land Use Compatibility

The current zoning of “A-5” allows the use of the existing one (1) single family dwelling unit. The proposed zoning of “B” Two-Family would allow the construction and use of Two-family dwelling unit on a single lot of record.

As stated above, the property is located within the TCU Residential Overlay District, created to facilitate preservation of existing single-family residential neighborhoods by establishing limitations and special requirements on property uses within the area that are inconsistent with the underlying zoning and original construction thereof by providing a mechanism for making such inconsistent uses compatible. The overlay also prohibits more than three unrelated persons from occupying a single dwelling unit unless the owner has registered as a nonconforming use by March 31, 2015.

Based on the overall build out of single-family residential surrounding the property and the desire to preserve single-family residential within the TCU Overlay, this rezoning request **is not compatible**.

Comprehensive Plan Consistency – TCU/Westcliff

The 2022 Comprehensive Plan currently designates the subject property as future Single-Family Residential. This land use designation includes zoning districts “A-5”, “A-7.5”, “A-10”, and “AR”. Duplex or “B” Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use Plan. The difference between Single Family Residential and Low Density Residential is negligible as both have a residential character. A duplex would be slightly more intense than a single-family residence, but both would be less intense uses than commercial or industrial zoning. The proposed zoning is not in alignment with the following policies of the Comprehensive Plan:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage small-lot single-family zoning districts (i.e. AR and A-5) on the periphery of mixed-use growth centers (TCU), where the City seeks to concentrate employment and public services.

The proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation.

Economic Development Plan

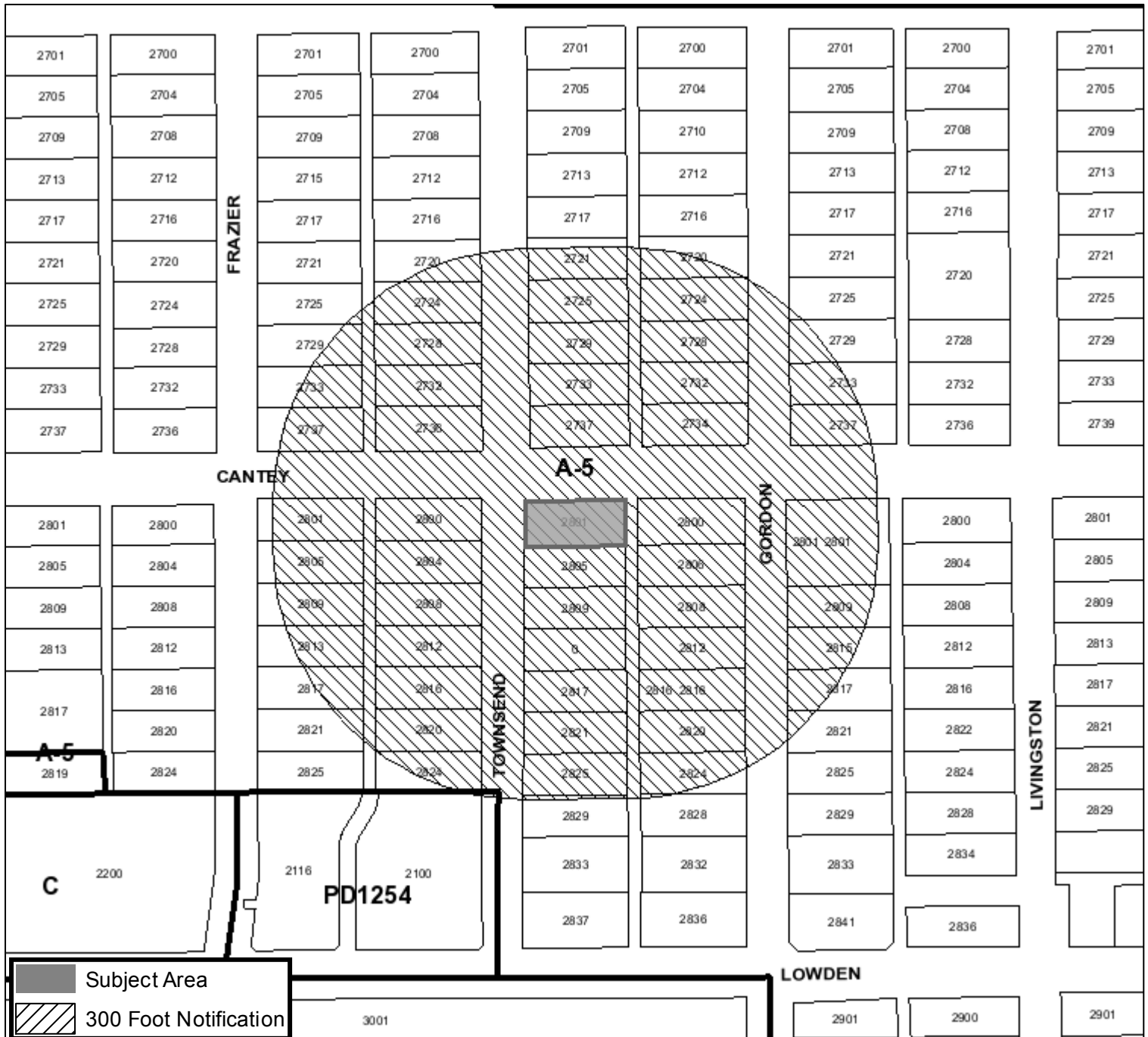
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.



ZC-23-018

Area Zoning Map

Applicant: Jim Eby
Address: 2801 Townsend Dr.
Zoning From: A-5
Zoning To: B
Acres: 0.14709662
Mapsc0: Text
Sector/District: TCU/Westcliff
Commission Date: 3/8/2023
Contact: null



0 85 170 340 Feet

MATERIAL LEGEND

	GRASS / LAWN
	SIDEWALK
	PAVEMENT
	CONCRETE

LOT USE:
SINGLE-FAMILY RESIDENCE
RE-ZONE FOR MULTI-FAMILY RESIDENCE

OCCUPANCY:
12 MULTI-FAMILY (6 PER BUILDING) [DUPLEX]

EXISTING STRUCTURES
TO BE DEMOLISHED (SEE V000)

STRUCTURE INFORMATION
GROSS FLOOR AREA: 4,500 SF
NUMBER OF STORIES: 2
LAND DENSITY: 52%
BUILDING HEIGHT: 26'-0"
EXTERIOR CONSTRUCTION MATERIALS: BRICK & SIDING

NOTES

PROJECT WILL COMPLY WITH MULTIFAMILY DESIGN STANDARDS (MFD) IN SECT.

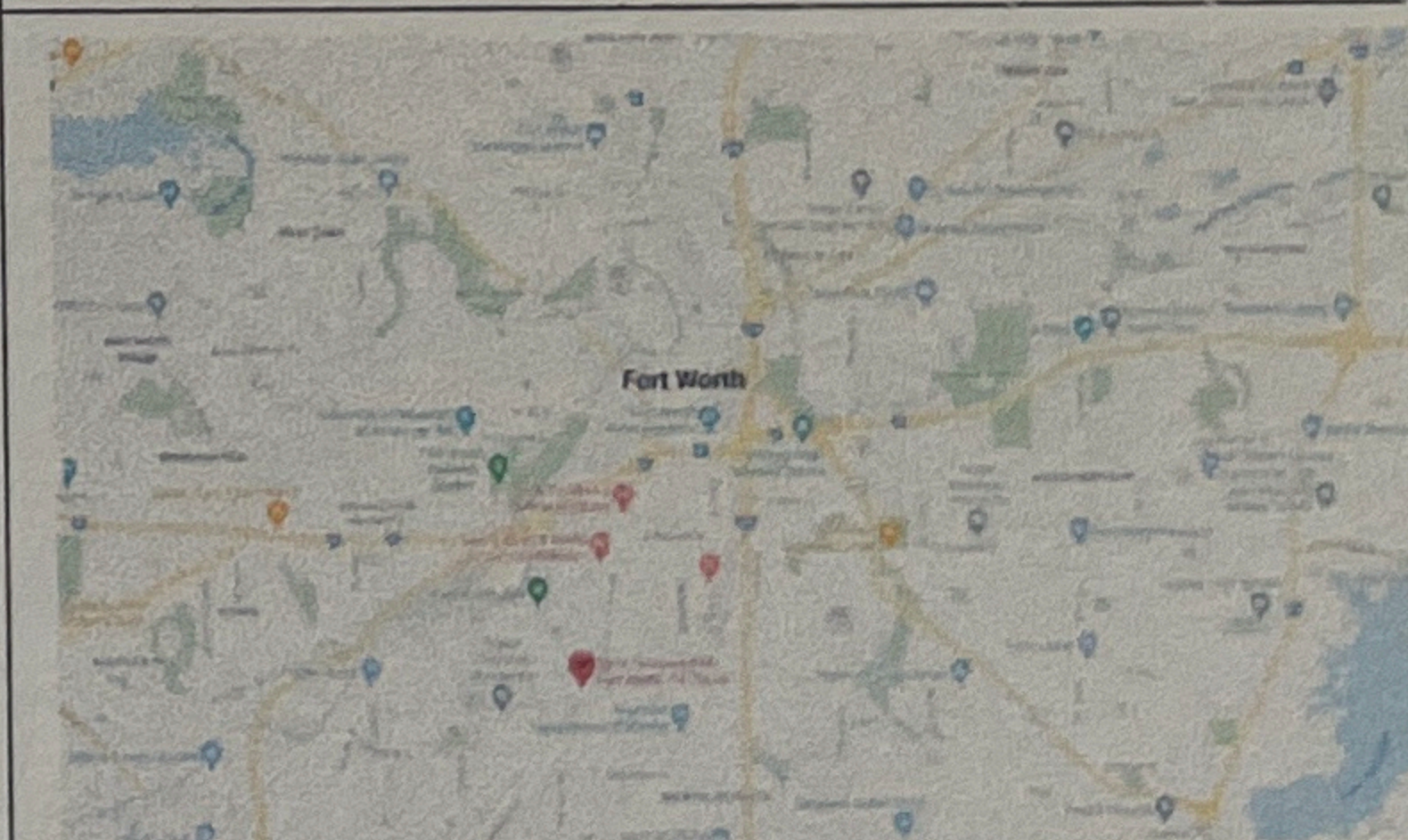
PROJECT WILL COMPLY WITH LIGHTING CODE

PROJECT WILL CONFORM TO ARTICLE 4, SIGNS

PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING

PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY

VICINITY MAP



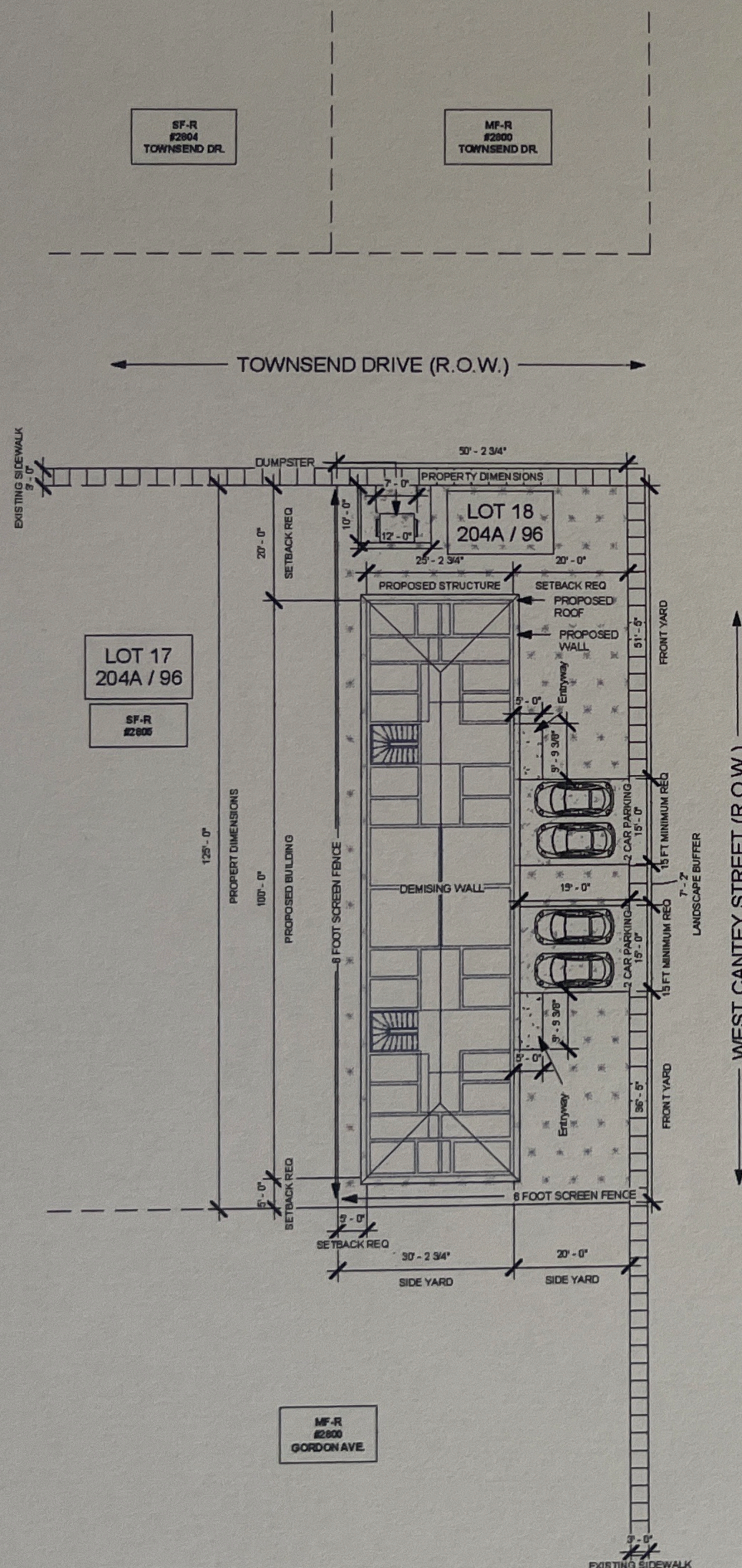
PROJECT ADDRESS:
2801 Townsend Dr Fort Worth, TX 76110
GPS COORDINATES (LAT, LONG)
(32.7110878328328, -97.3488078604068)

PROJECT TITLE: EBY RESIDENCE
DATE OF PREPARATION: 03/08/22
DEVELOPER: TEXAS BUILT CONSTRUCTION, 880 HEMBRY STREET, LEWISVILLE, TX - 75057
DEVELOPER CONTACT: NICK FOLSE (972) 219-0728
SURVEYOR: PROLINE SURVEYING
SURVEYOR CONTACT: DAVID J ROSE (817) 276-1148
OWNER: JIM EBY, 2801 TOWNSEND DR FORT WORTH, TX 76110, (818) 517-5752
ZONING CASE NUMBER:

DIRECTOR OF PLANNING AND DEVELOPMENT

SIGNATURE _____

DATE _____

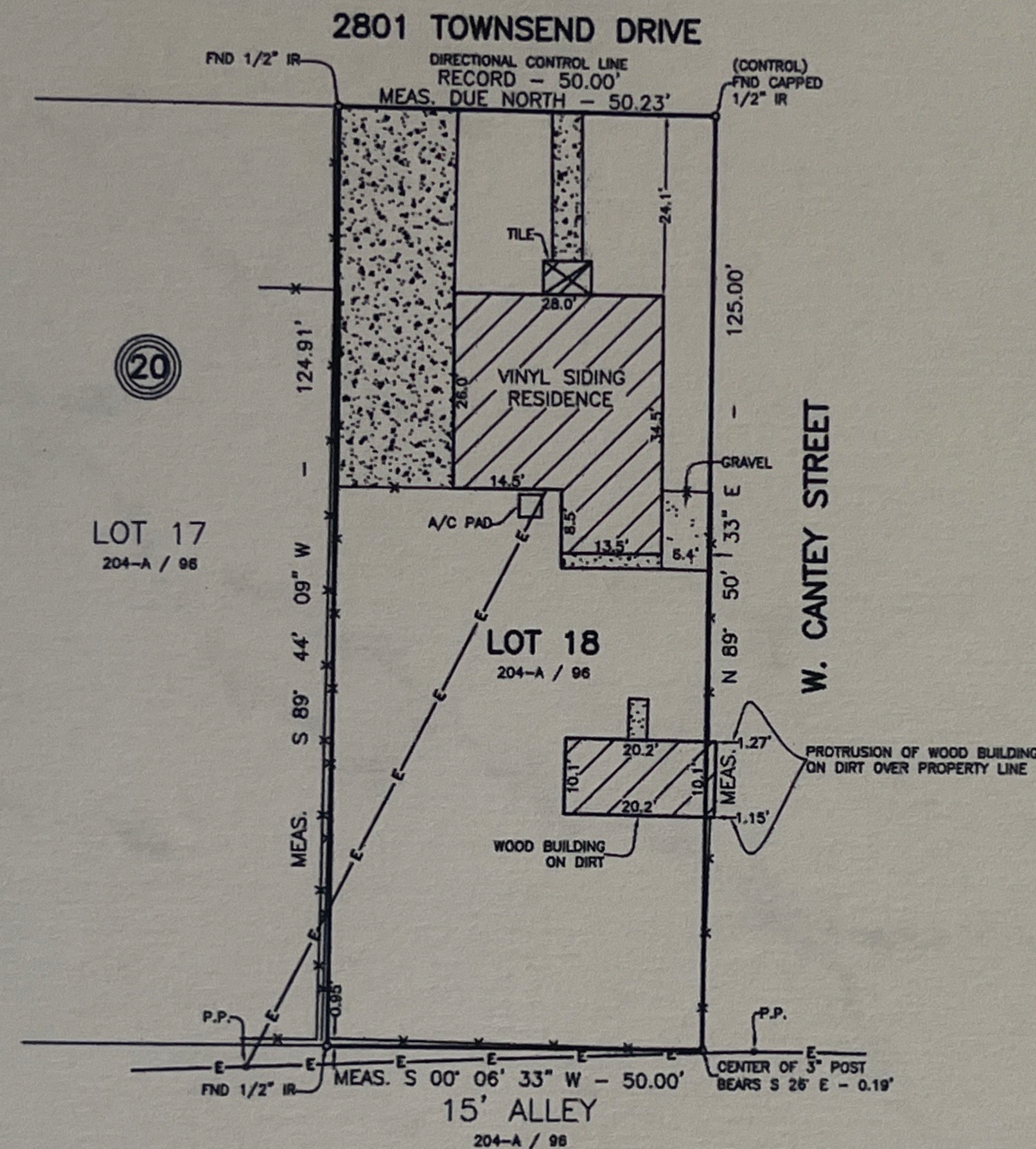


Reference No: 2202112801 G.F. No: BS-22-4764
 Title Co: MCKNIGHT TITLE
 Purchaser: EBY

PROPERTY DESCRIPTION

Lot 18, Block 20, FRISCO HEIGHTS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 204-A, Page 96, Deed Records of Tarrant County, Texas.

According to the City of Fort Worth sanitary sewer map page 2042-376, a sanitary sewer line appears to be located in the alley adjacent to subject property. Contact the City of Fort Worth Water Development Department for further information.



SCALE: 1" = 20'

SURVEYORS CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

PROLINE
 SURVEYING LTD.
 www.prolinesurveyors.com
 Ph# 817-276-1148 info@prolinesurveyors.com
 © Proline Surveying, LTD. 2022



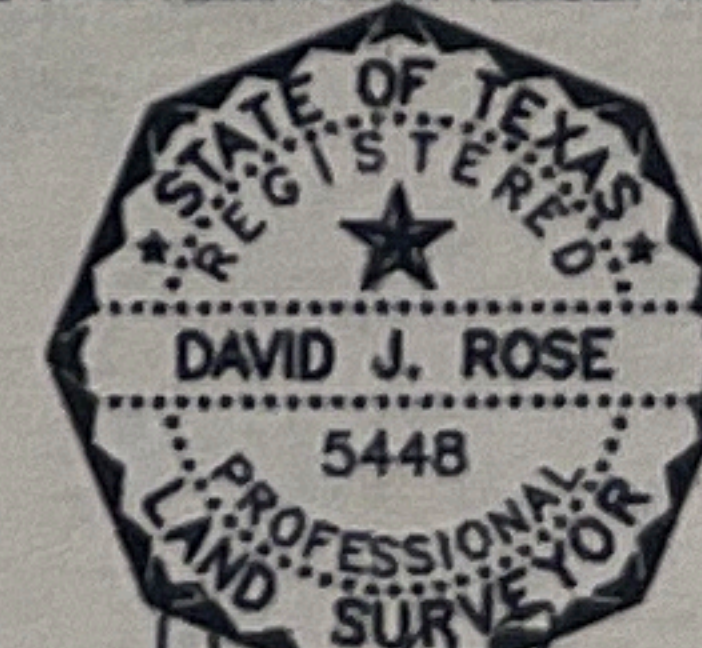
DRAWN BY: PW DATE: 2-15-2022

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE

This survey is hereby accepted and approved.

Purchaser
 Purchaser
 Date

STATE FIRM REGISTRATION NUMBER 10193797



www.TxBuiltConstruction.com

Sheet List - Permit

Sheet Number	Sheet Name
V000	Survey & Mapping
A100	Site Plan

No.	Description	Date

JIM EBY

2801 Townsend Dr Fort Worth, TX 76110

Eby Residence

Survey & Mapping

Project number	Project Number
Date	Issue Date
Drawn by	Brian Adams
Checked by	Checker

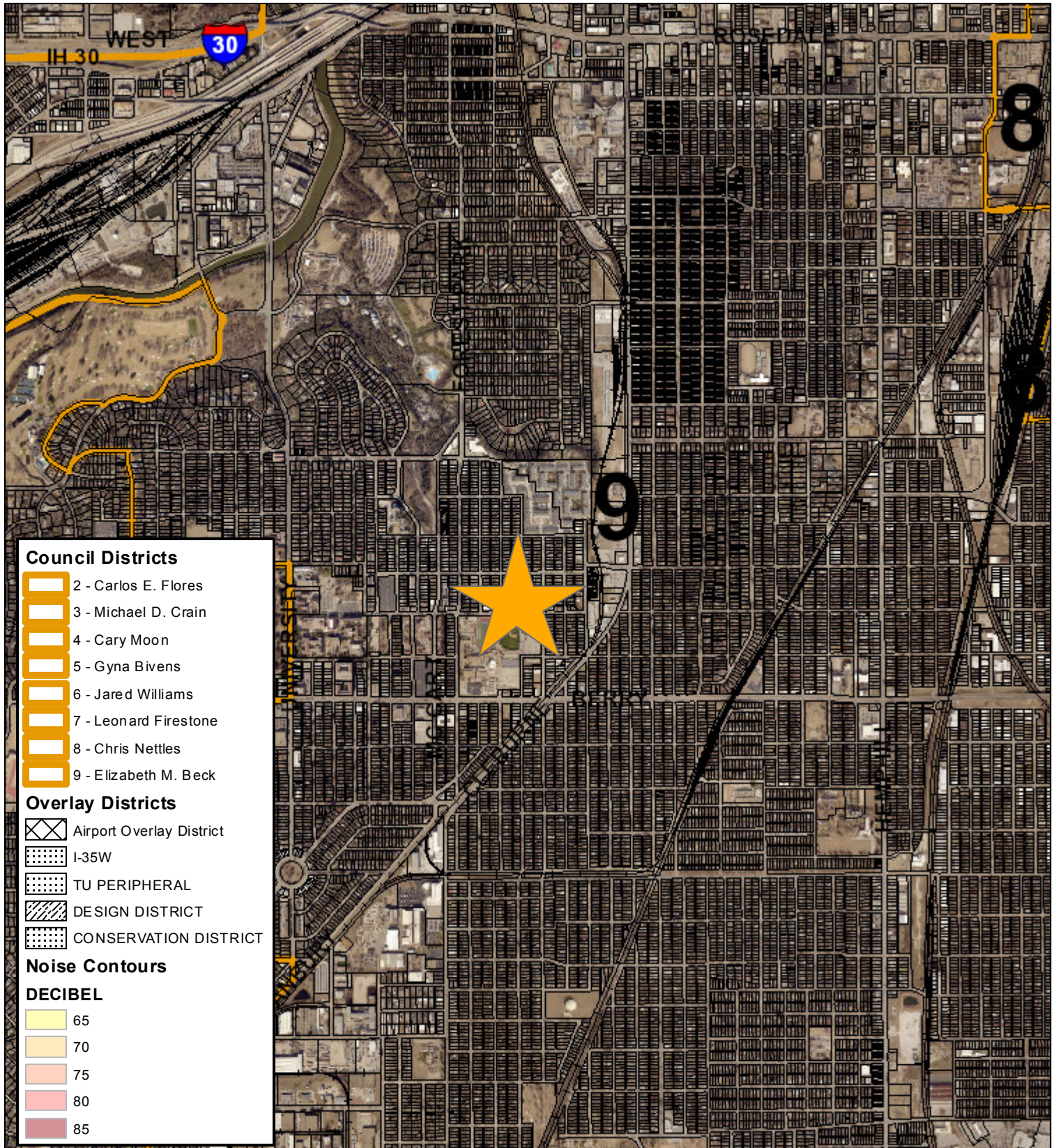
V000

Scale (ARCH C)



ZC-23-018

Area Map

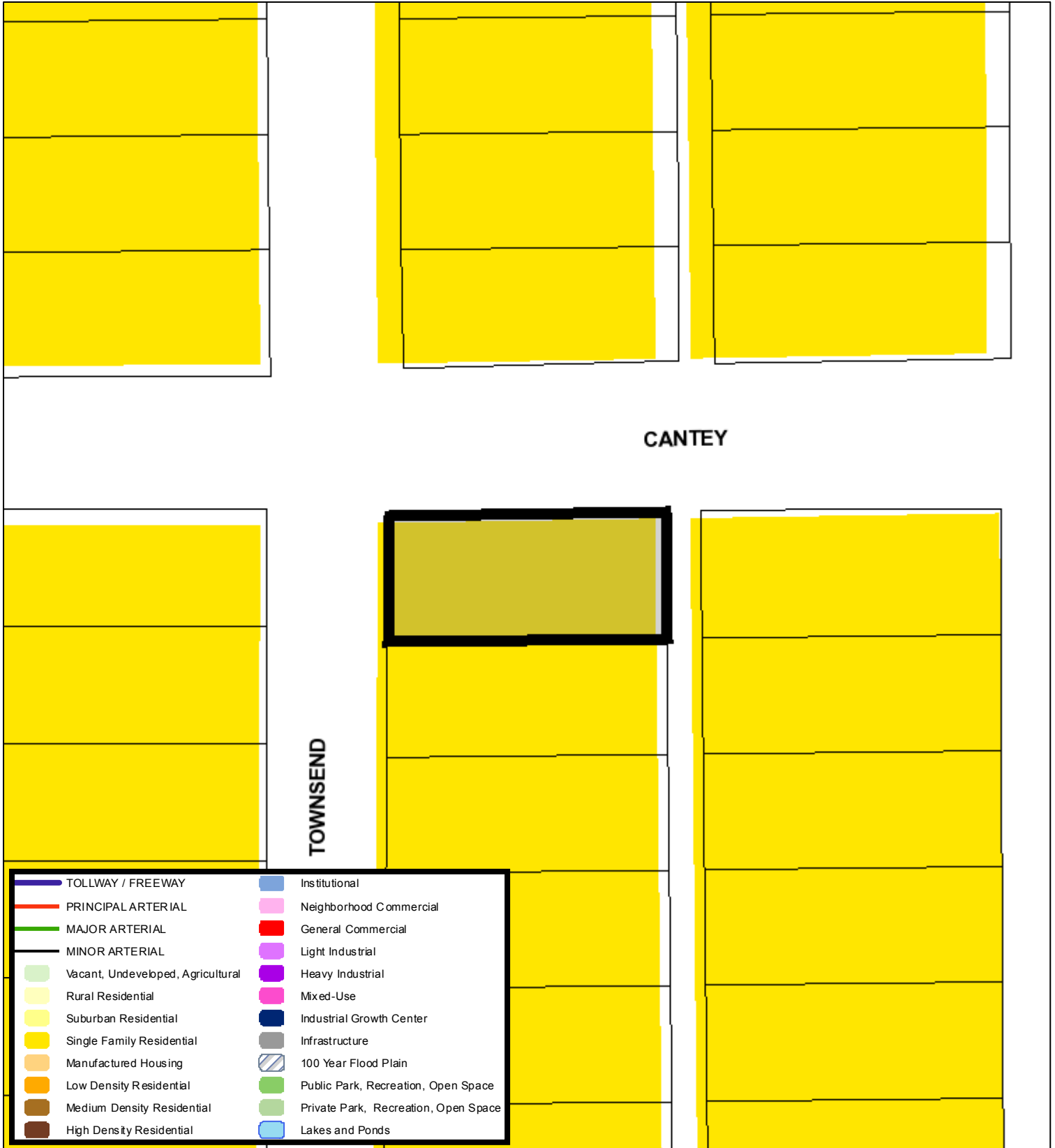


0 1,000 2,000 4,000 Feet



ZC-23-018

Future Land Use



50 25 0 50 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-23-018

Aerial Photo Map



0 35 70 140 Feet





Zoning Staff Report

Date: March 22, 2023

Case Number: ZC-23-021

District (old/new): 5 / 8

Zoning Map Amendment

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

Owner / Applicant: Osareth Igodaro

Site Location: 3918 Miller Avenue

Acreage: 0.20 acres

Request

Proposed Use: Single Family Residential

Request: From: “E” Neighborhood Commercial

To: “A-5” One-Family Residential

Recommendation

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

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

Staff Recommendation: **Approval**

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

The subject site is located just southwest of the Miller and Quail intersection. It is within NEZ Area Six. The proposal to rezone this lot would change the current “E” Neighborhood Commercial zoning to “A-5” One Family Residential zoning. “E” Neighborhood Commercial zoning classification was adopted in 2009 as part of a more extensive Council-initiated rezoning. Before 2009, the property was zoned “B” Two-Family residential, and it is unclear if it was a legal non-confirming property at the time.

The applicant is requesting the zoning change to A-5 to make some improvements to the property, including adding a master bedroom and bathroom; because the current land use is not in conformance with the zoning in place, the applicant is unable to obtain the appropriate permits.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / abandoned building
East “A-5” One Family Residential / undeveloped
South “E” Neighborhood Commercial / residential
West “A-5” One-family Residential / residential

Recent Zoning History

- ZC-22-032 (3904 Miller) From “E” Neighborhood Commercial and “A-5” Single-family to R-2
- ZC-19-116 (Across Miller) Council initiated to Add Stop Six Design Overlay

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023
The following organizations were emailed on March 10, 2023:

Organizations Notified	
Glen Park NA	Village Creek NA
Eastland NA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

Development Impact Analysis

Land Use Compatibility

According to TAD records, the subject residence has existed in the neighborhood since 1952. The block face is comprised of various uses. All immediate surrounding properties north of 3920 Miller Avenue up to Baylor Street are either residential or vacant. In contrast, properties south of the abovementioned property start transitioning into more intensive uses. A church and a large vacant lot are buffers between the existing residential and commercial properties. This segment of Miller Avenue is designated as a Neighborhood Connector. There is also access to public transit route sites (Trinity Metro bus route 25). All properties directly across from Miller Street are residential and part of the Stop Six Design Overlay.

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

Comprehensive Plan Consistency – Southeast

The adopted 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial. The zoning types that would compatible with this future land use designation are Neighborhood Commercial (“ER” or “E”), and Mixed-Use Low Intensity (“MU-1”). The proposed One Family Residential “A-5” zoning does not support the growth of future commercial.

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

The proposed zoning **is not consistent** with the Comprehensive Plan. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Economic Development Plan

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





ZC-23-021

Area Zoning Map

Applicant: Osareth Ighogaro
Address: 3918 Miller Avenue
Zoning From: E
Zoning To: A-5
Acres: 0.20396222
Mapsc0: Text
Sector/District: Southwest
Commission Date: 3/8/2023
Contact: null

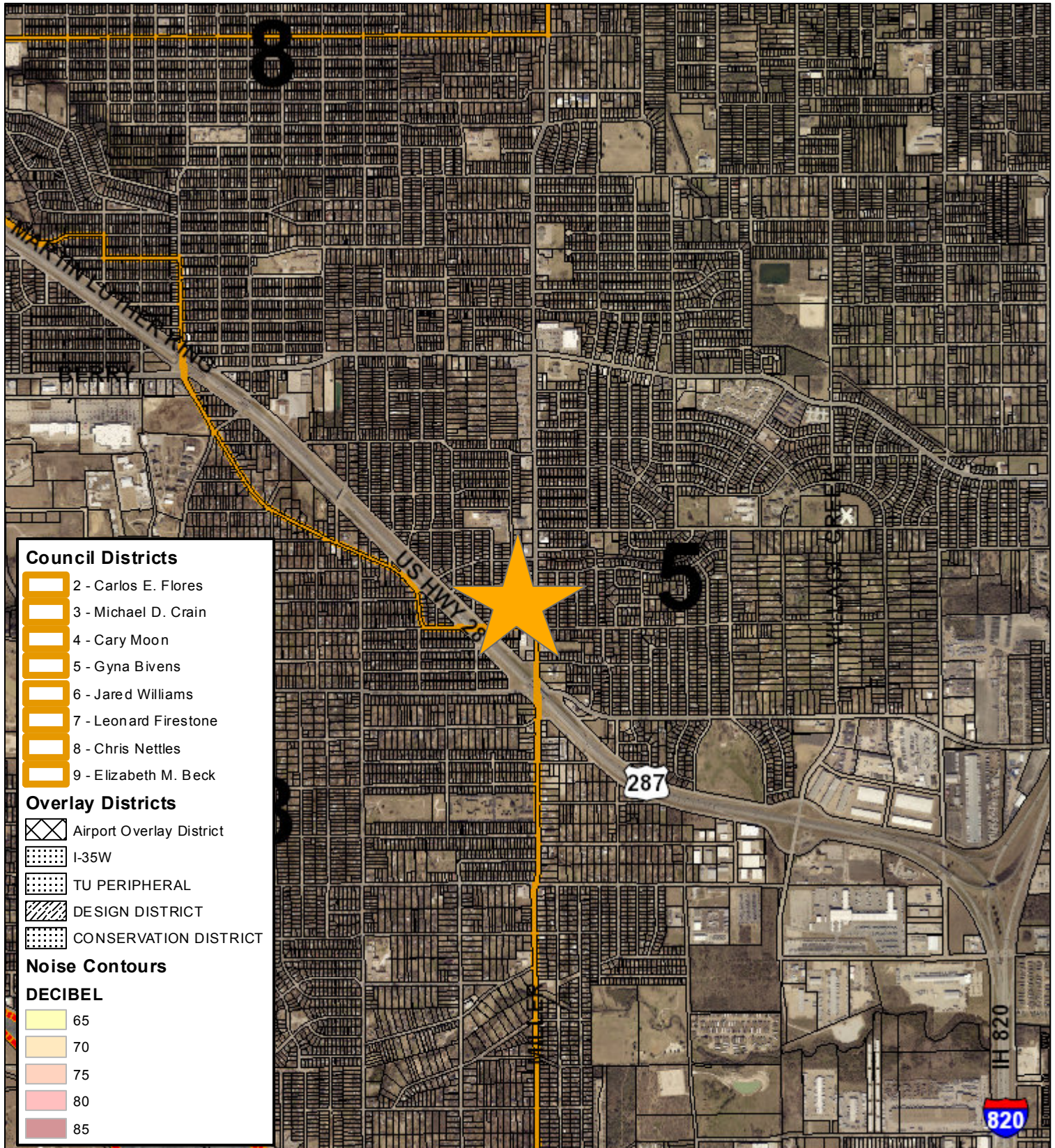


0 87.5 175 350 Feet



ZC-23-021

Area Map

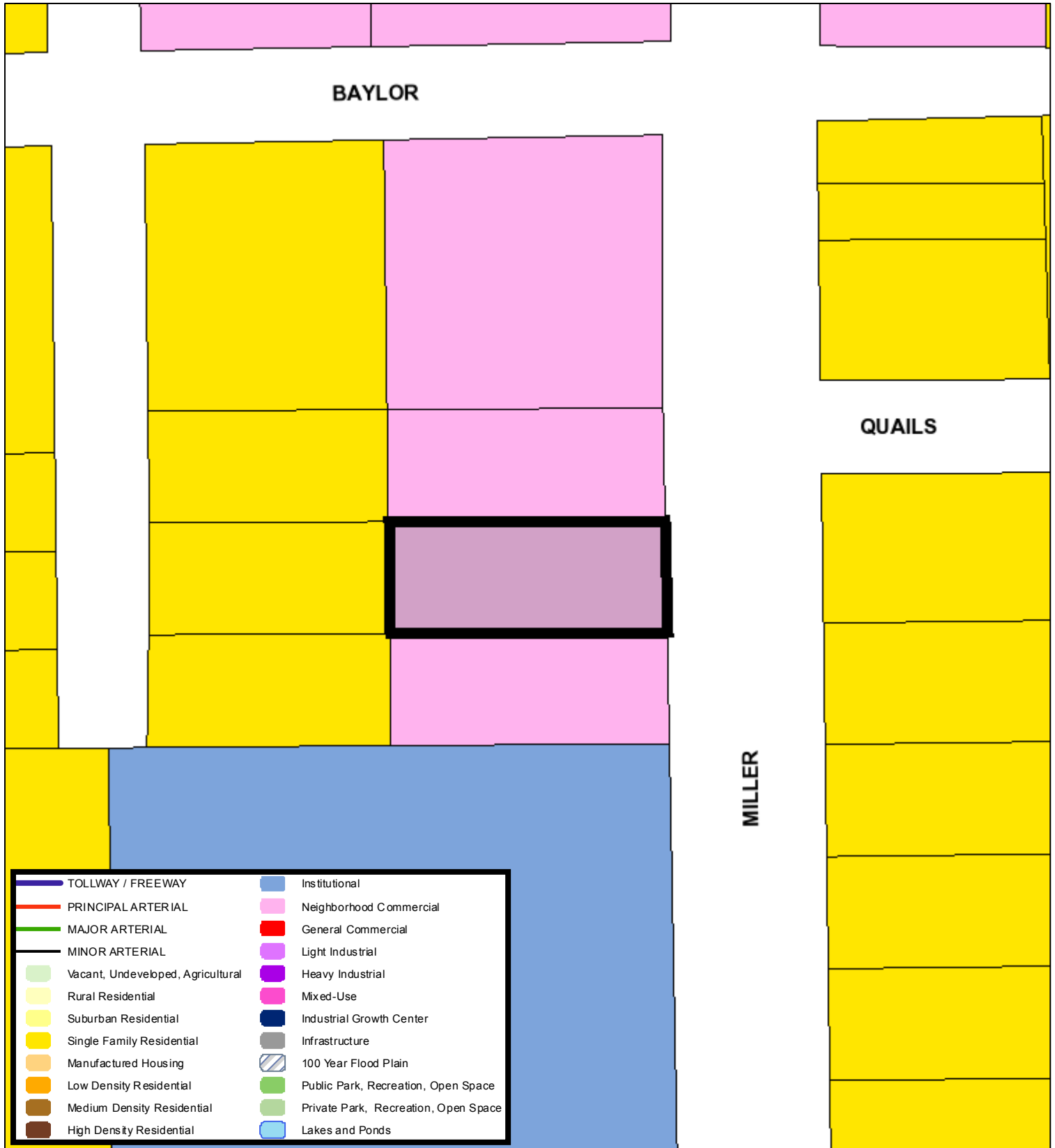


0 1,000 2,000 4,000 Feet



ZC-23-021

Future Land Use



70 35 0 70 Feet

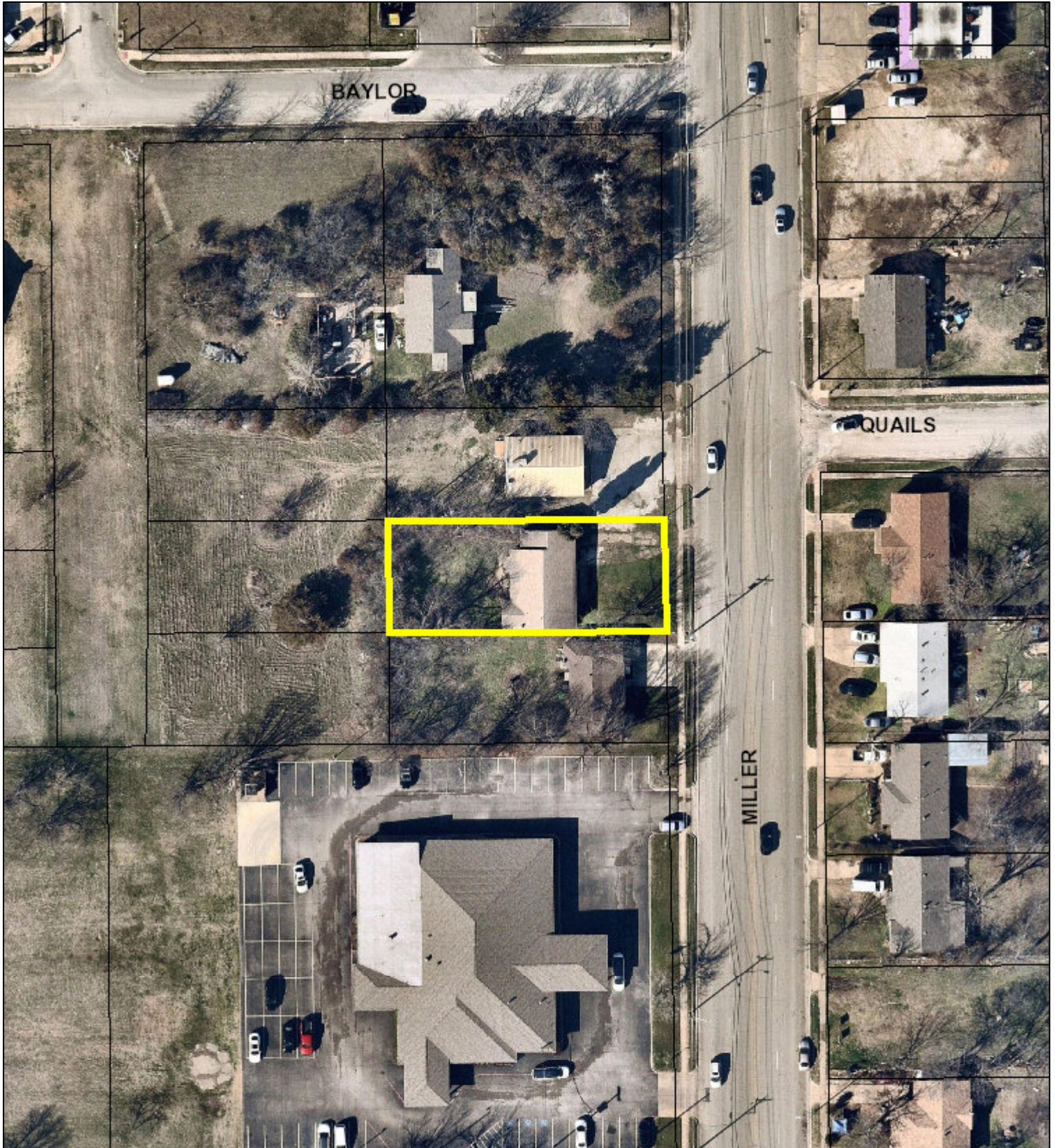
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-23-021

Aerial Photo Map



0 45 90 180 Feet





Zoning Staff Report

Date: March 22, 2023

Case Number: ZC-23-022

District (old/new): 2 / 7

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: C4 Lease LLC / Mary Nell Poole, Townsite

Site Location: 5819 Bowman Roberts Road

Acreage: 5.6065 acres

Request

Proposed Use: Detached Multifamily

Request: From: “AG” Agricultural

To: “PD-D” Planned Development-High Density Multifamily with development standards for parking, supplemental building setbacks, building orientation, perimeter fencing, open space, and waiver to the MFD submittal; Site Plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The subject site is a 5.6-acre piece of property off Bowman Roberts Road in Council District 2. The property is ‘California’ shaped due to a bend in the road at this location. The site is currently privately owned and undeveloped, and is proposed to be rezoned from the existing “AG” Agricultural zoning to “PD-D” for a Planned Development based on High Density Multifamily. The intent is to build a detached multifamily community comprised of a mixture of detached homes and duplex homes. The unit breakdown is eight duplex structures (16 one-bedroom dwellings) and 45 two-bedroom detached dwellings, for a total of 61 dwelling units. Based on the size of the site, the density is approximately 11 dwelling units per acre, well below the maximum density of 32 dwelling units per acre allowed in “D” zones. A narrative, provided by the applicant as part of their submittal package, is included below to further articulate their plans for the site.

The developer proposes to develop a cottage community with a total of 16 attached/duplex homes and 45 detached homes. All of the homes will be one story to blend with the surrounding neighborhoods. The homes will be 70% stacked Austin Stone with Hardy board fascia and accents.

A 5' landscaped buffer yard will be provided along the north, west and southern borders where they abut single family residential. The enhanced landscaping requirement will be met as well as Urban Forestry.

The surrounding neighborhood is divided into subdivisions with fences along Bowman Roberts Road. It was important to the Northwest Fort Worth Neighborhood Alliance that the development replicate the existing subdivision and keep a cohesive look for this section of Bowman Roberts. For this reason we are requesting to provide a 6' masonry wall along Bowman Roberts and have the homes facing the interior private street.

The current zoning on the property is AG and appears to be the default zoning when the area was subdivided. The Future Land Use is Open Space but the land has always been privately owned. The Parks and Recreation Department has no plans for a park in this location. The use is consistent with the adjacent residential uses.

The waivers (or ‘development standards’) for the PD-D can be seen in the table below. The waivers are only for aspects that fall short of the “D” standards. All other “D” standards not listed will be met or exceeded.

Requirement	“D” Standards	Proposed “PD-D”
Open Space	Minimum 35%	34% (Waiver requested)
Buffer yard / Screening	Where adjacent to one- or two-family districts, a 5' buffer yard and minimum 6' screen fence shall be placed on the property line and should be landscaped per point system PLUS. 3:1 setback based on height, minimum 30'	5' buffer yard and minimum 6' screen fence shall be placed on the property line and landscaped per point system. - Complies Rear yard: 15' (AC units and porches shall be allowed within the setback) Side yard: North 15' (AC units and porches shall be allowed within the setback) Side yard: South 10' (AC units and porches shall be allowed within the setback) (Waiver Requested)

Parking	1 space per bedroom PLUS 1 space per 250 square feet of office/amenity area No parking or driveways shall be provided between a building and a public or private street.	140 spaces allowable - 138 spaces provided - Complies. Allow parking and driveways between a building and a public or private street. (Waiver requested)
Fencing	Fences shall not be located in the area between building facades and the property line. Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines.	Allow screening fence between building facades and public right-of-way. (Waiver requested)
Interior Fencing	For private residential patios and yards, a fence, railing or low wall may extend beyond the building façade if the following requirements are met: -Fences, railings, and walls shall not exceed 4' in total height as measured from the ground to the top of the fence, railing and/or wall; however, -For elevated residential stoops the total fence, railing and/or wall height shall not exceed 5' total.	Private yards shall be fenced with fencing between 4'-6" tall. (Waiver Requested)
Building Orientation	Buildings located on public streets must face the street.	Allow all buildings along Bowman Roberts to face private street. (Waiver Requested)
Multifamily Design Standards	Submit MFD plan to meet standards	(Waiver Requested)

Surrounding Zoning and Land Uses

North "A-5" One Family Residential / single-family residential
 East "A-5" One Family Residential / single-family residential
 South "AG" Agricultural / single-family residential
 West "A-5" One Family Residential / single-family residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
 The following organizations were emailed on March 10, 2023:

Organizations Notified	
Bowman Estates HOA*	Eagle Mountain-Saginaw ISD
Northwest Fort Worth Neighborhood Alliance	Fort Worth Stone Creek Ranch HOA
Trinity Habitat for Humanity	Streams and Valleys Inc
Marine Creek Estates HOA	Marine Creek Ranch HOA

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The current zoning on the property is "AG" Agricultural, and was likely designated this way upon annexation as a holding district until such time the property developed. The areas directly adjacent to the subject property are generally developed as single-family residential neighborhoods. To the north, west, and east are zoned "A-5" One Family residential, with more single-family residential to the south, though the zoning to the south is "AG" just like the subject site.

Bowman Roberts Road is not a part of the City's Master Thoroughfare Plan, however it is busier than a typical residential road since it runs parallel to Boat Club Road for 3 miles, serving as a relief route and providing east-west access to Ten Mile Bridge Road, Cromwell Marine Creek Road, WJ Boaz Road, and Bailey Boswell Road. It is sensible that traditional single-family homes might not be the most appropriate type of housing to build on a road of this caliber, since adding a series of driveways and curb cuts could potentially present a safety issue, especially considering the sharp bend in the road here. The proposed layout of this community would have all units facing an interior drive/fire lane with a single access point on to Bowman Roberts, aligned with an existing street (Coral Reef Drive) to optimize flow. This design also allows for public sidewalks to be added along the west side of Bowman Roberts where none currently exist, providing an added benefit to the neighborhood.

While the Planned Development is based on multifamily zoning, this is only done because all detached multifamily/cottage communities are currently handled using PD's in lieu of a permanent zoning category. The proposed development is more single-family in nature rather than a true standard multifamily garden apartment style development and will still be of a residential character and nature. The developer is proposing to limit all buildings to a single story, in order to remain in scale compared to the adjacent neighborhoods. In addition, the developer is proposing a 6 foot height masonry fence along the Bowman Roberts frontage, instead of a standard wood fence, in order to blend better with the traditional subdivision aesthetic. The proposed rezoning is **compatible** with existing land uses. If the zoning change is approved, staff would recommend that the Comprehensive Plan be updated to medium density residential to reflect the new zoning.

Comprehensive Plan Consistency – Far Northwest

The adopted 2022 Comprehensive Plan designates the subject property as future Open Space. All zoning classifications are acceptable within areas designated as future Open Space.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
SPECIAL		
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL

While the designation for the site is future open space, the land has always been privately owned. The Park and Recreation Department has no plans for a park in this location. The City's Open Space group does not consider this site to be a priority for preservation since it has likely not been preserved in its natural state.

Additionally, the following land use policy applicable to the Far Northwest sector is supported by the rezoning request:

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

The proposed rezoning to "PD-D" is **consistent** with the Comprehensive Plan.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties. There are no economic development strategies that directly support or contradict this rezoning request.

Site Plan Comments

Zoning / Land Use

All zoning comments have been addressed:

- Add case reference ZC-23-022.
- Include height information on Site Plan (max height is 36 feet measured from slab to top plate).
- Is 10' the height for all buildings (including amenity/office)?
- Correct general note 4 for landscaping referencing Section 4.712.d.6.a instead of "A1 Districts".
- Correct general note 10, specify ..."D" District Standards from Section 4.712 of the Ordinance, with following exceptions.
- Replace Community Design Standards with Waiver Exhibit table.
- Remove Cottage Community Design Standards (can be on building plans, not on Site Plan).
- Remove references to signage in Waiver Exhibit table, strike "Monument sign may be within this setback".
- Confirm with [Stormwater](#) section that they are okay with 4 fences across central drainage easement.
- Public sidewalk on private property will potentially need an encroachment agreement / easement, contact [Contracts](#) section.
- Current waiver list would include Parking, Supplemental Building Setbacks, Open Space, Building Orientation, Perimeter Fencing, MFD Submittal waiver
- Please keep in mind that under the most recently adopted Fee Schedule, PD's are charged \$600 for the first waiver plus \$300 for each additional waiver requested, so it is in your interest to reduce the number of waivers where possible.
- Focus on obtaining community support letters before Feb. 23rd. Letters of support are not mandatory, but increase the likelihood that the Zoning Commission and City Council will approve the request to "PD-D".

Fire

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

This project is considered multi-family for fire code based on parking configuration.

26' wide Fire lanes are compliant.

Hammerhead turn-around dimensions must be 50' long for each short section of the "T".

Section 503.2.1 Fire Lane Dimensions

One point of access is compliant. (fewer than 100 units)

Section 503.1.7 Secondary Access-Multiple-family Residential

All unit addresses must be visible from the fire lane. Fencing may block visibility of some units on west side. Each building address shall be clearly visible from the corresponding street.

CFW Fire Department Planning and Addressing Standards Section VI.4 Apartment Signage

Hose lay to each building must be provided within 150' from the edge of a marked fire lane or public street, measured in a 5' wide unobstructed path.

Section 503.1.1 Buildings and Facilities

Additional hydrants are required to meet the following: Section 507.5.1(2)

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

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.

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.

Platting

No response provided

Water

No response provided

Park & Recreation

Workflow cleared by Lori Gordon, but no comments provided

Stormwater

Land disturbance is greater than 1 acre, a drainage study will be required before obtaining a grading permit or submitting to IPRC.

Grading permit will be required prior to obtaining any building permits. The fence across the drainage easement will need to be reviewed with an encroachment agreement. There will need to be plan profiles showing the vertical distance between the fence poles/concrete footing and the top of the 42" storm pipe. There may also be some minor overland flows, your drainage study should be able to identify those, if overland flows exist, the fence would need to be rod iron.

Transportation & Public Works

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

1. Gated Entrances: Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Gates must permit stacking of three of the largest vehicles off right-of-way and include a turnaround for denial of access on private property. Gates shall be equipped with a knox-box or other approved fire access apparatus that is to be reviewed and approved by the Fire Department.

o Residential/Multi-Family-3 stacking spaces from the call box required entrance

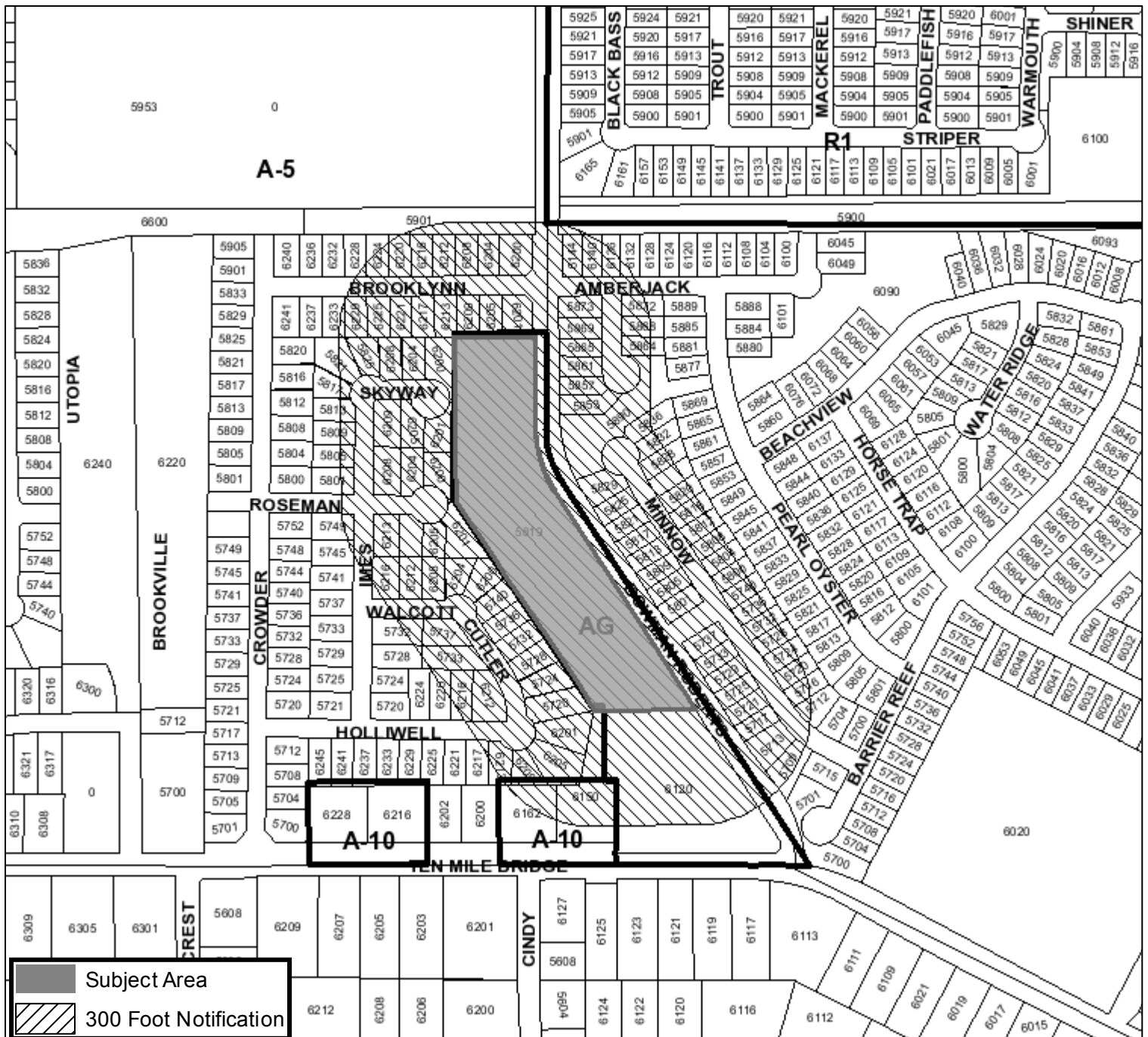
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



ZC-23-022

Area Zoning Map

Applicant: C4 Lease/Mary Nell Poole
Address: 5819 Bowman Roberts
Zoning From: AG
Zoning To: PD/D Plus Cottage Community
Acres: 5.48547027
Mapsc0: Text
Sector/District: Far Northwest
Commission Date: 3/8/2023
Contact: null



0 187.5 375 750 Feet

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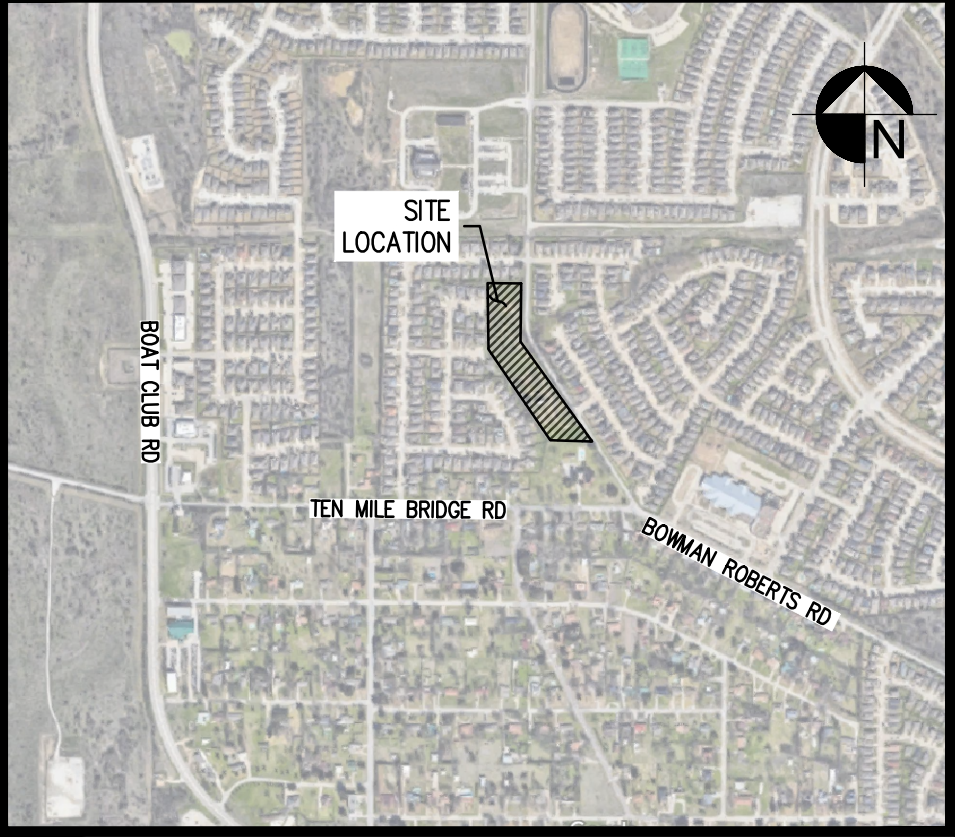
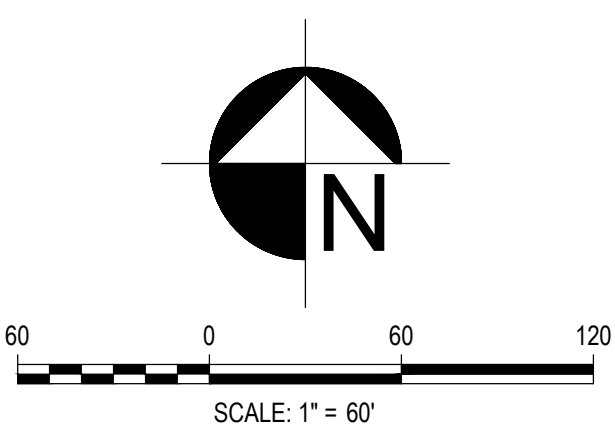
DEVELOPMENT STANDARDS AND GENERAL NOTES:

- 1. INCLUDED SITE AMENITIES: DOG PARK, COURTYARDS AREAS, SIDEWALKS THROUGHOUT THE COMMUNITY, PICNIC AREA WITH SHADE STRUCTURE AND AN AMENITY/OFFICE BUILDING.
- 2. ALL SITE LIGHTING SHALL CONFORM TO THE CITY OF FORT WORTH LIGHTING CODE.
- 3. MAXIMUM HEIGHT IS 10' FROM SLAB TO TOP PLATE INCLUDING OFFICE/AMENITY BUILDING.
- 4. ALL SIGNS SHALL CONFORM TO ARTICLE 4-SIGNS.
- 5. THIS COMMUNITY WILL COMPLY WITH LANDSCAPING REQUIREMENTS FOR SECTION 4.712.d.6.a.
- 6. THIS COMMUNITY WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- 7. TRASH RECEPTACLES WILL BE SCREENED WITH A MASONRY WALL ON THREE SIDES AND A SOLID GATE.
- 8. THE SQUARES ON THE PROPOSED PERIMETER FENCING SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE NOT INDICATIVE OF COLUMN SPACING. ANY COLUMN SPACING WILL BE DETERMINED DURING THE DETAILED LANDSCAPE DESIGN PROCESS. ALL SCREENING WALLS TO BE 6- FEET IN HEIGHT.
- 9. ALL LANDSCAPE BUFFERS ARE INCLUSIVE OF EXISTING/PROPOSED EASEMENTS.
- 10. ALL FIRE LANES AND PARKING AREAS TO BE ASPHALT PAVING.
- 11. THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH "D" DISTRICT STANDARDS FROM SECTION 4.712 OF THE ZONING ORDINANCE, WITH THE FOLLOWING EXCEPTIONS:

Requirement	"D" Standards	Proposed "PD-D"
Open Space	Minimum 35%	34% (Waiver requested)
Buffer yard / Screening	Where adjacent to one- or two-family districts, a 5' buffer yard and minimum 6' screen fence shall be placed on the property line and should be landscaped per point system PLUS. 3:1 setback based on height, minimum 30'	5' buffer yard and minimum 6' screen fence shall be placed on the property line and landscaped per point system. - Complies Rear yard: 15' (AC units and porches shall be allowed within the setback) Side yard: North 15' (AC units and porches shall be allowed within the setback) Side yard: South 10' (AC units and porches shall be allowed within the setback) (Waiver Requested)
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Multifamily Design Standards	Submit MFD plan to meet standards	(Waiver Requested)



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



LOCATION MAP
N.T.S.

SITE INFORMATION		
SITE AREA		
SITE AREA	5.61 ACRES (244,221 SF)	
EXISTING ZONING	AG	
PROPOSED ZONING	PD/D PLANNED DEVELOPMENT	
PROPOSED LAND USE	SINGLE FAMILY FOR RENT	
RESIDENTIAL SUMMARY		
UNIT TYPE	UNITS	% OF UNITS
ONE BEDROOM (ATTACHED TWO UNITS - 50'x27')	16	26%
TWO BEDROOM - (37'x27')	45	74%
TOTAL:	61	100%
TOTAL BEDROOMS	106	
GROSS DENSITY (UNITS PER ACRE)	10.87	
OPEN SPACE PROVIDED	1.92 AC (34%)	
PRIVATE BACKYARD SPACE	0.53 AC	
PARKING DATA		
	PARKING SPACE TOTALS	
UNCOVERED/OPEN (INCLUDING 2 SPACES FOR AMENITY BLDG)	66	
COVERED CARPORT	72	
TOTAL PARKING PROVIDED:	138 (1.30 SPACES PER BED)	

LEGEND:

- 1 BEDROOM DUPLEX. 1- STORY. 2 TOTAL BEDROOMS
- 2 BEDROOM DETACHED. 1- STORY. 2 TOTAL BEDROOMS
- DUMPSTER ENCLOSURE (TO BE SCREENED PER CITY STANDARDS AND THE APPROVED PD FOR THIS PROJECT)
- COVERED PARKING (CARPORT)
- PROPOSED 6' SOLID WOOD FENCE
- PROPOSED 6' MASONRY FENCE
- PROPOSED SIDEWALK
- PROPOSED OPEN SPACE
- PROPOSED PRIVATE BACKYARD
- PROPOSED DRIVE PAVEMENT

ZONING CASE #: ZC-23-022

PRELIMINARY SITE PLAN
FOR
BOWMAN ROBERTS SINGLE FAMILY

5819 BOWMAN ROBERTS ROAD, FORT WORTH, TEXAS
BEING 5.61 ACRES
OUT OF THE
JOSEPH BOWMAN SURVEY ABSTRACT 79 TRACT 1A1D & 1A3A
CITY OF FORTH WORTH, TARRANT COUNTY, TEXAS

OWNER/DEVELOPER

NEW PAD BUILDING CO
FORT WORTH, TEXAS
208-866-0166
CONTACT: COOPER CONGER
EMAIL: CCONGER@CONGERGROUP.COM

ENGINEER



FLANAGAN LAND SOLUTIONS
DALLAS, TEXAS
940-327-7963
CONTACT: REECE FLANAGAN
EMAIL: REECE@FLANAGAN-LS.COM

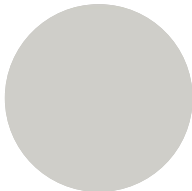
DIRECTOR OF DEVELOPMENT SERVICES

DATE

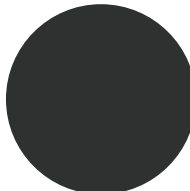
Duplex A
Paint Scheme Specification I



Austin Stacked Stone



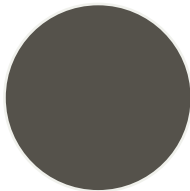
Big Chill SW7648
- B&B



Black Magic SW6991
- Doors & Window and Door
Trim & Fascia

The Bowman

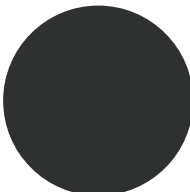
Paint Scheme Specification I



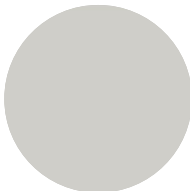
Urbane Bronze SW7048
- Front and Back Door



Extra White SW7006
- Fascia



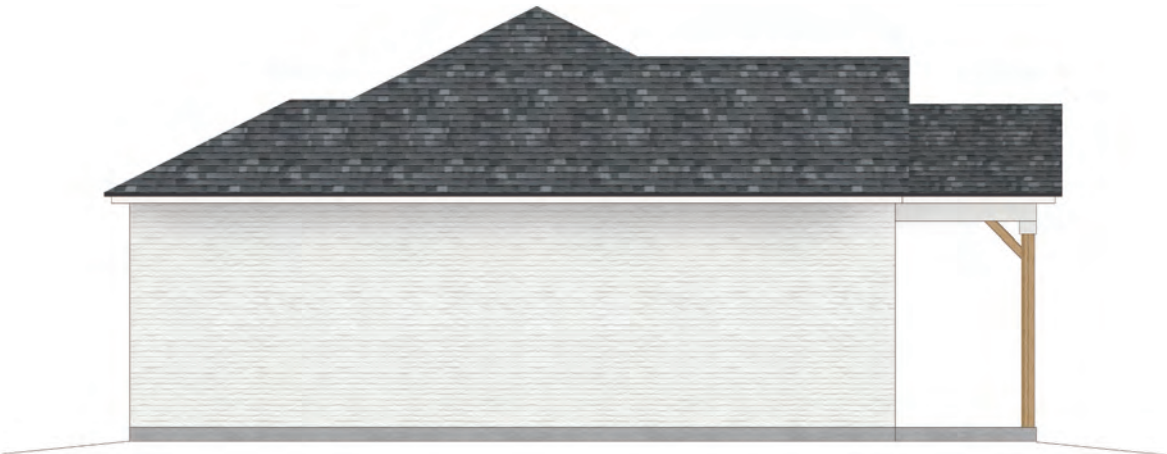
Black Magic SW6991
- Window and Door Trim



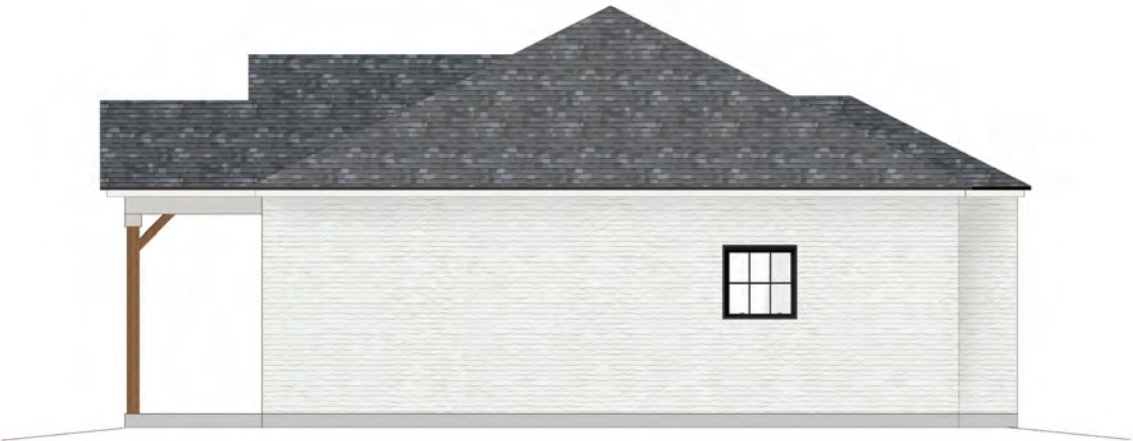
Big Chill SW7648
- B7&B & Adjacent Trim



Austin Stacked Stone



LEFT ELEVATION



RIGHT ELEVATION

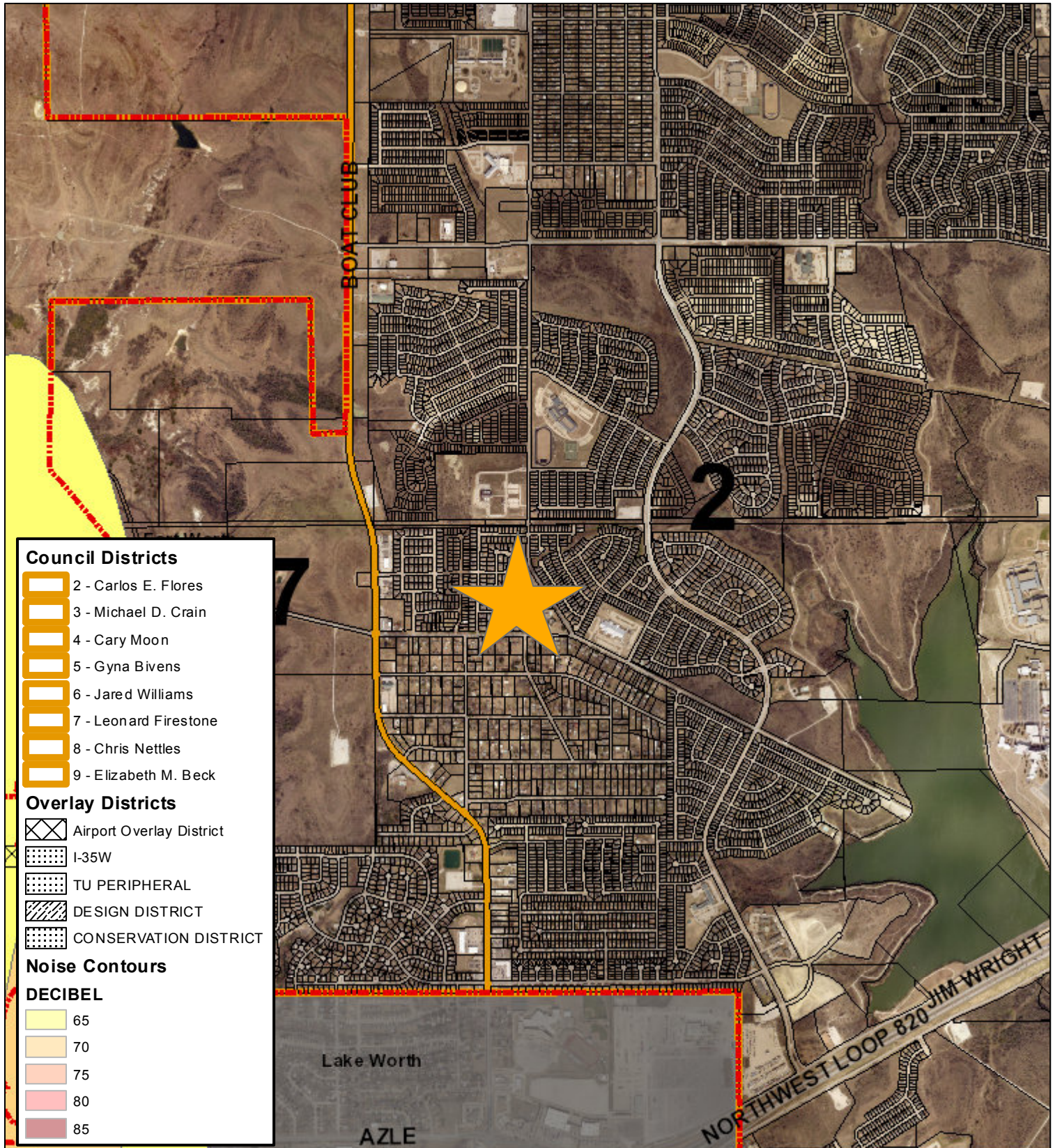
BACK ELEVATION





ZC-23-022

Area Map

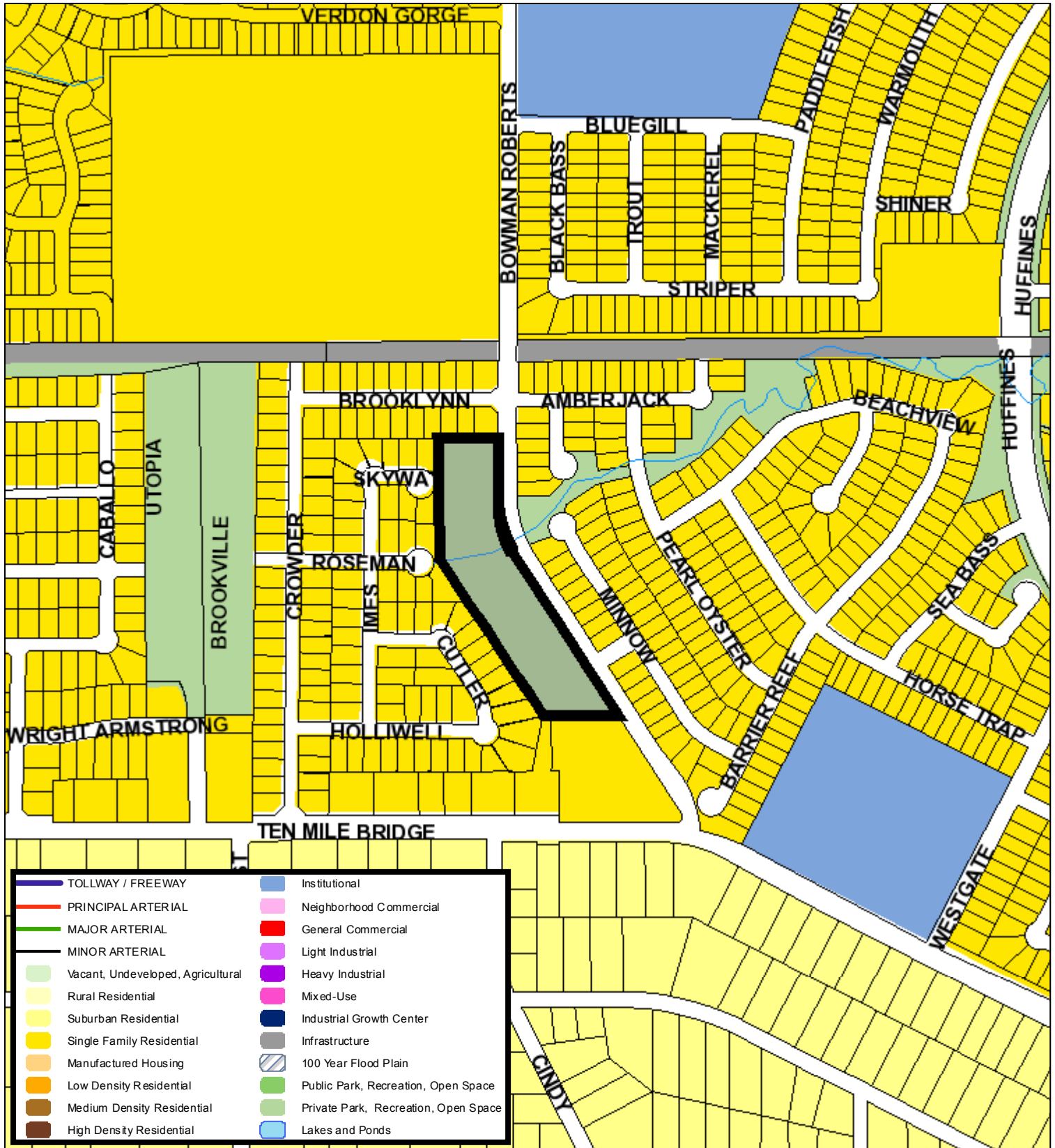


0 1,000 2,000 4,000 Feet



ZC-23-022

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.



Created: 2/22/2023 10:17:07 AM



ZC-23-022

Aerial Photo Map



0 290 580 1,160 Feet





Zoning Staff Report

Date: March 22, 2023

Case Number: ZC-23-023

District (old/new): 5 / 11

Zoning Map Amendment

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

Owner / Applicant: Jerimiah Nix / CSH Lofts at Redwood, Ltd. - Russ Michaels

Site Location: 5008 Collett Little Road

Acreage: 2.44 acres

Request

Proposed Use: Multifamily

Request: From: “E” Neighborhood Commercial

To: “D” High Density Multifamily

Recommendation

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

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

Staff Recommendation: **Approval**

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9. Aerial Photograph

Project Description and Background

The subject site is in Council District 5 and the Neighborhood Empowerment Zone area 6.

There is currently an abandoned home on site in substandard conditions.

The Applicant is requesting to change the zoning designation of the Subject Property to "D" High Density Multifamily to accommodate the development of the proposed “Lofts at Redwood”, a mixed-income apartment community providing affordable housing choices to families and the workforce community.

According to the applicant, the “Lofts at Redwood” will be Class A new construction offering up to 77 units in a mix of 1-bedroom, 2-bedroom, and 3-bedroom unit configurations. “D” High-Density Multifamily allows up to 32 units per acre, so 77 would be the maximum permitted. However, the number of units will be lower after factoring in the required 35% open space, setbacks, parking spaces, etc.

On February 14, the City Council provided full support to the tax credit application submitted by the applicant and stated that Council has no objection to the construction of the project (Resolution NO. 5698-02-2023).

Surrounding Zoning and Land Uses

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

Recent Zoning History

- ZC-23-013 property immediate to east. Recommended denial by Zoning Commission, pending City Council Action.

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.

The following organizations were emailed on March 10, 2023:

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

Development Impact Analysis

Land Use Compatibility

The Subject Property is located between Mansfield Highway and Collett Little Road and among various surrounding commercial, retail, and residential uses. The surrounding land uses immediately north are residential, consisting of mobile homes, multi-family, and single-family uses. The other immediate surrounding land uses are commercial in nature, including self-storage immediately to the east, restaurant uses to the south and fronting Mansfield Highway, and retail to the west and also fronting Mansfield highway.

Other multi-family uses are located beyond the self-storage to the east of the subject property, including the Magnolia at Village Creek Apartments and the One Amelia Senior Living Apartments. The proposed development is consistent with the blend of commercial and residential uses in this area and along the Mansfield Highway corridor.

The Subject Property is located within Neighborhood Empowerment Zone Area 6.

The proposed development contributes to the City's revitalization efforts in this NEZ Area by providing mixed-income affordable housing to residents.

The site has a mixture of mature canopies; significant trees receive additional canopy credit if preserved and cannot be removed without mitigation (extra preservation, planting, or payment). At least 25% of the existing canopy must be preserved and mitigated for any removed significant trees.

Any canopy preserved will help count toward the final canopy requirements. For multi-family are that 50% of the on-site Area of Open Space (after the structures have been built) must have canopy coverage, and 40% of the area of parks/drives must have canopy coverage. Trees that count towards the parks/drives requirement also count towards the final canopy requirement. Because the requirement is based on Open Space, multi-family developments usually don't have trouble meeting the 50% coverage requirement.

A transit line runs through Collett Little (Trinity Metro bus route 28, Mansfield Hwy/ Sierra Vista), compatible with higher-density residential uses.

The proposed zone change **is compatible** with existing land uses.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial on the Future Land Use Map. Although the proposed rezoning **is not consistent** with the adopted Comprehensive Plan designation, it aligns with the following housing policies of the Comprehensive Plan.

- Promoting vibrant neighborhoods through the City's Neighborhood Empowerment Zone (NEZ) program
- The project location is within 2 miles of a major employment center, or within ¼ mile of existing or proposed rail transit stations or bus routes;

- Within an urban-village, growth center, neighborhood empowerment zone or special district;
- Promoting vibrant mixed-income and mixed-use neighborhoods in downtown, urban villages, and NEZ locations;
- The City of Fort Worth's Fair Housing Ordinance aims to ensure equitable treatment of its citizens in securing housing;
- Promotes a range of housing choices to meet market demand for smaller scale housing within neighborhood areas.

Economic Development Plan

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

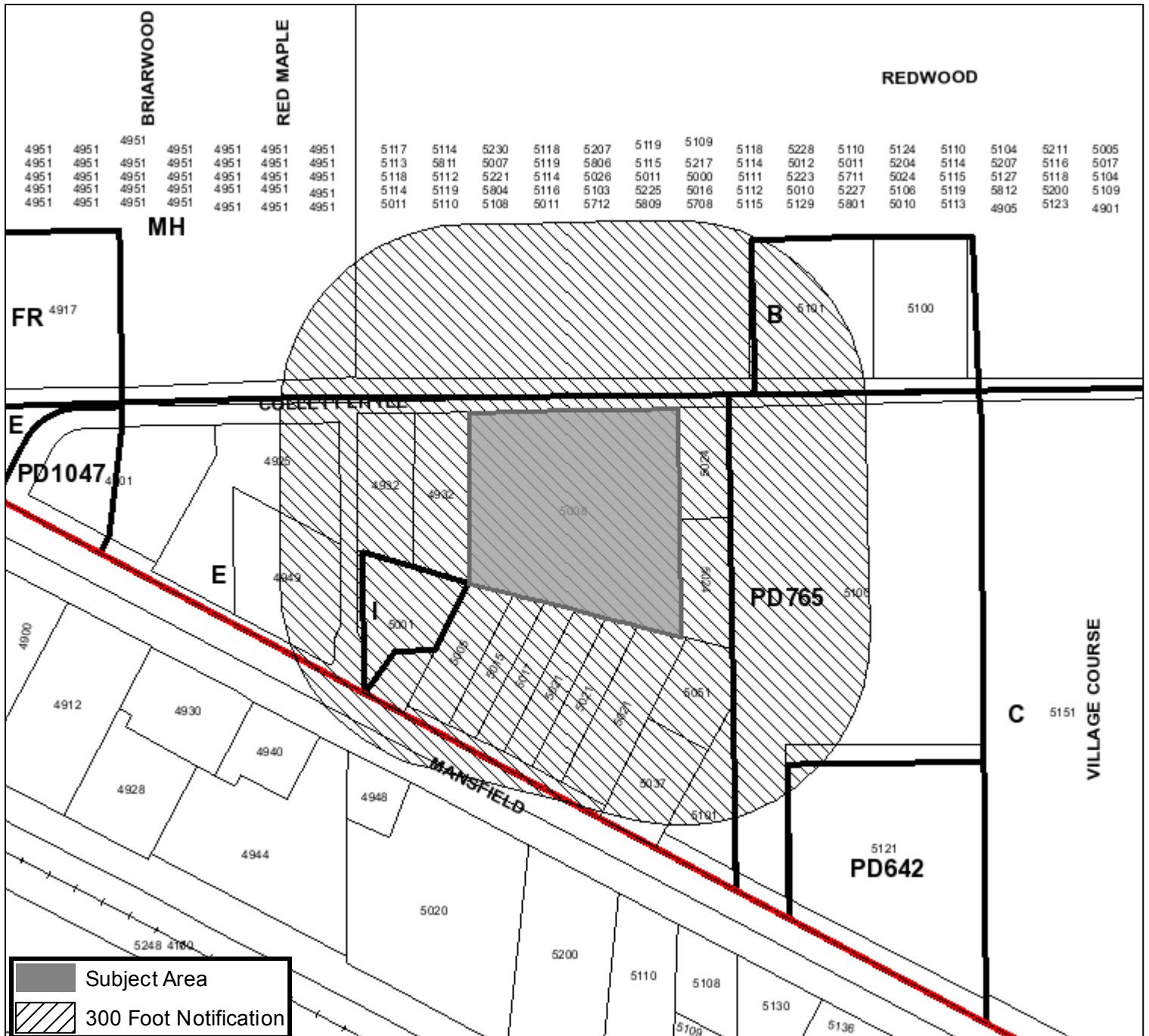
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4.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



ZC-23-023

Area Zoning Map

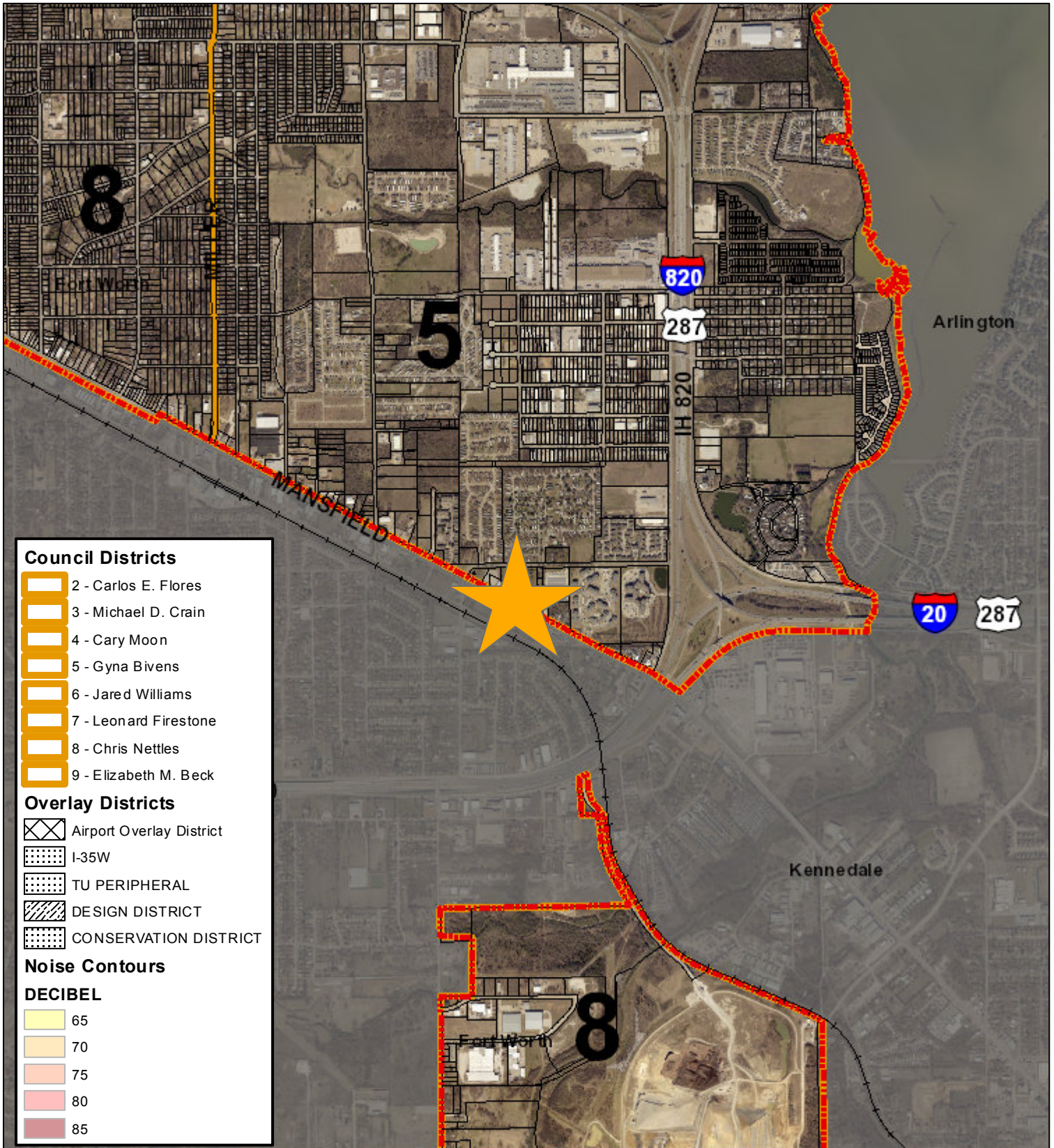
Applicant: Jeremiah Nix
Address: 5008 Collett Little Road
Zoning From: E
Zoning To: D
Acres: 2.44988645
Mapsc0: Text
Sector/District: Southeast
Commission Date: 3/8/2023
Contact: null





ZC-23-023

Area Map

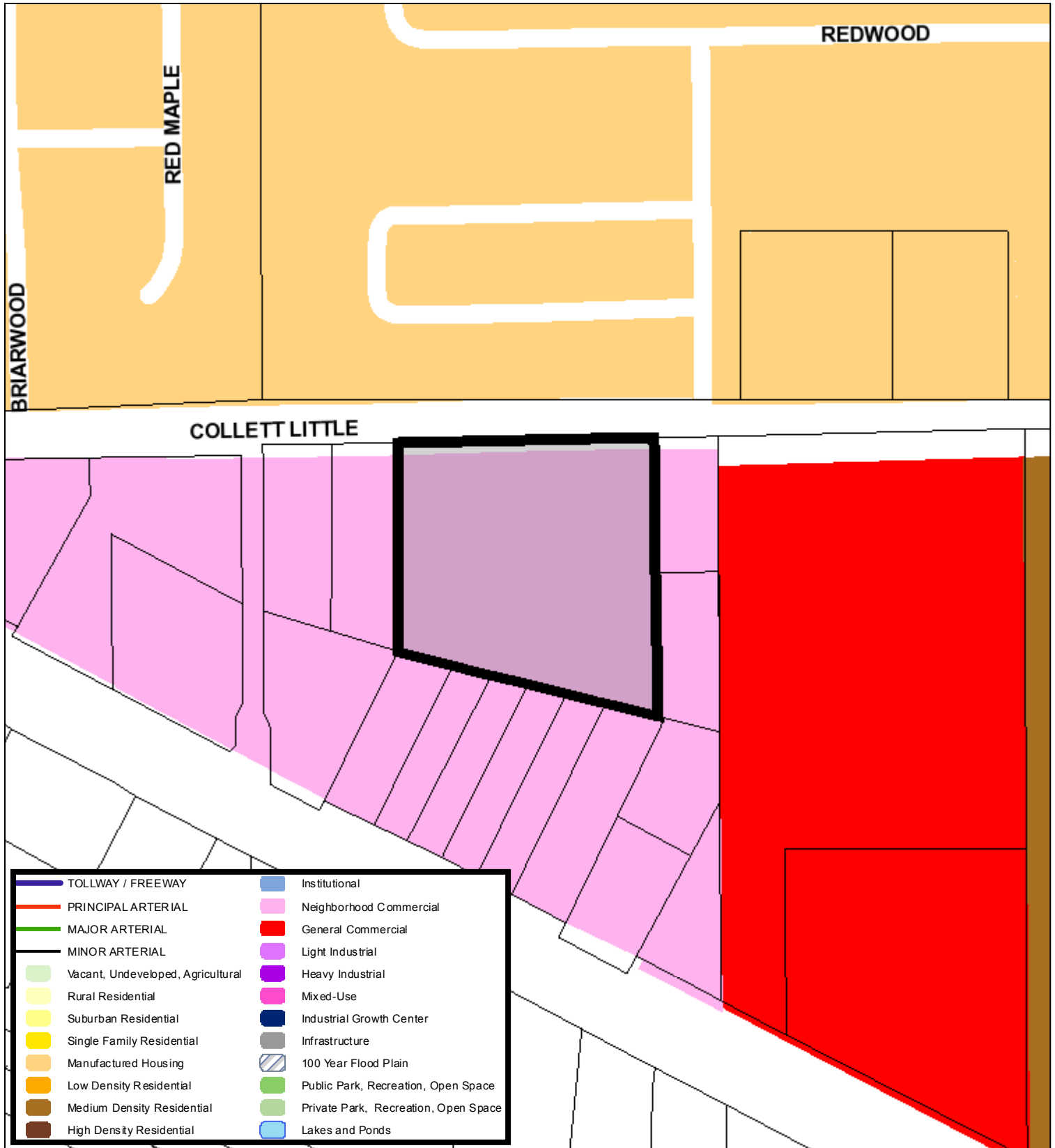


0 1,000 2,000 4,000 Feet



ZC-23-023

Future Land Use



170 85 0 170 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-23-023

Aerial Photo Map



0 110 220 440 Feet





Zoning Staff Report

Date: March 22, 2023

Case Number: ZC-23-024

District (old/new): 9 / 3

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Valentine Street, LLC/ Stephen Halliday

Site Location: 3740 Hopkins St and 4501-4517 (odds) Valentine St

Acreage: 1.868 acres

Request

Proposed Use: High Intensity, Mixed Use Development (redevelopment)

Request: From: “CR” Low Density Multi-Family and “I” Light Industrial

To: “MU-2” High Intensity Mixed-Use

Recommendation

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

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

Staff Recommendation: **Approval**

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Project Description and Background

This site is located south of the intersection of Valentine and Hopkins Street. Hulen Street is west and proximate to the property and is classified as a Major Arterial per the city's MTP. The site is also located within the Arlington Heights planning sector. 3740 Hopkins is currently zoned "I" Light Industrial and features existing flatwork. 4501-4517 Valentine is comprised of 5 individual lots currently zoned "CR" – Low Density Multi-Family. Single-Family dwellings remain on three (3) of these five (5) lots. This rezoning request is to support redevelopment of the site. The applicant will need to replat the property to reconfigure lot lines and adjust/accommodate for existing/required easements for utilities.

If the site is rezoned to "MU-2" High Intensity Mixed-Use, the new development will need to be designed to meet the "MU-2" Ordinance. All design items must be met. Any portions of the Ordinance that will not be met must receive a waiver from the Urban Design Commission (UDC). Certain items, such as height, setback, or number of parking spaces, also require a Variance from the Board of Adjustment (BOA).

The "MU-2" High Intensity Mixed Use Ordinance can be viewed here: [mu-2-ordinance-2021-final.pdf \(fortworthtexas.gov\)](https://www.fortworthtexas.gov/mu-2-ordinance-2021-final.pdf). The parking section begins on page 14. A few notable requirements are that parking lots cannot extend beyond the building façade and cannot be located between the building and the street. There are maximum frontage percentages for surface parking lots. Landscaping and screening are required in parking lots within the "MU-2" High Intensity Mixed-Use district.

Rezoning these lots to "MU-2" High Intensity Mixed-Use would allow for development of any allowed use in the district. It has not been availed to Staff whether this project will consist of horizontal or vertical mixed use or whether it will be mixed (commercial and residential), residential only or commercial only. If the residential component of the project is 90% or greater, the applicant will need to submit a proximity test to ensure a mix of uses in the area in accordance with the MU-2 Ordinance.

Surrounding Zoning and Land Uses

North: "PD-SU" for all uses in FR General Commercial Restricted and "B" Two-Family / Veterinary Clinic and Single Family

East: "B" Two-Family / Single-Family Residential

South: "I" Light Industrial and "CR" Low Density Multi-Family / Cable and Internet Provider

West: "E" Neighborhood Commercial / Office

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.

The following organizations were emailed on March 10, 2023:

Organizations Notified	
Sunset Heights NA	Streams And Valleys Inc
Tarrant Regional Water District	Trinity Habitat for Humanity
Clearfork Property Owners Association	Fort Worth ISD

** Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The subject lots are bound on the west various commercial uses fronting on Hulen Street, a major arterial. There are single family dwellings to the north that are separated by an alley to the north and additional single family lots to the east separated by Hopkins Street. Industrial uses border the site to the south. The purpose and intent of the High Intensity Mixed-Use (MU-2) District to provide areas in which a variety of higher density housing types exist among commercial, institutional, and selected light industrial uses. This proposal appears to comply with the stated intent and purpose. Furthermore, a mixed-use development could serve as a transitional buffer between the more intense commercial uses along Hulen and the existing single-family east of the subject site.

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

Comprehensive Plan Consistency – Arlington Heights


The Future land Use component of the 2022 Comprehensive Plan currently designates the subject property as Single-Family Residential on the north portion of the site and Neighborhood Commercial on the south portion. The Single-Family Residential land use designation includes zoning districts “A-5”, “A-7.5”, “A-10”, and “AR”. Neighborhood Commercial includes zoning for Multi-Family Residential, “ER”, “E” and “MU-1”.

The proposed zoning is not strictly consistent with the land use designation for this area, however the proposed zoning would be in alignment with the following policies of the Comprehensive Plan:

- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- 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.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

While the proposed use is in conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation; however, this inconsistency is a Technical Inconsistency (TI). If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

The 2017 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

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



ZC-23-024

Area Zoning Map

Applicant: Valentine Street LLC./Steven Halliday
Address: 4501-4517 Valentine Street and 3740 Hopkins Street
Zoning From: CR/I
Zoning To: MU-2
Acres: 1.88883181
Mapsc0: Text
Sector/District: Arlington Heights
Commission Date: 3/8/2023
Contact: null



0 125 250 500 Feet

Created: 2/22/2023 10:16:05 AM

Area Map

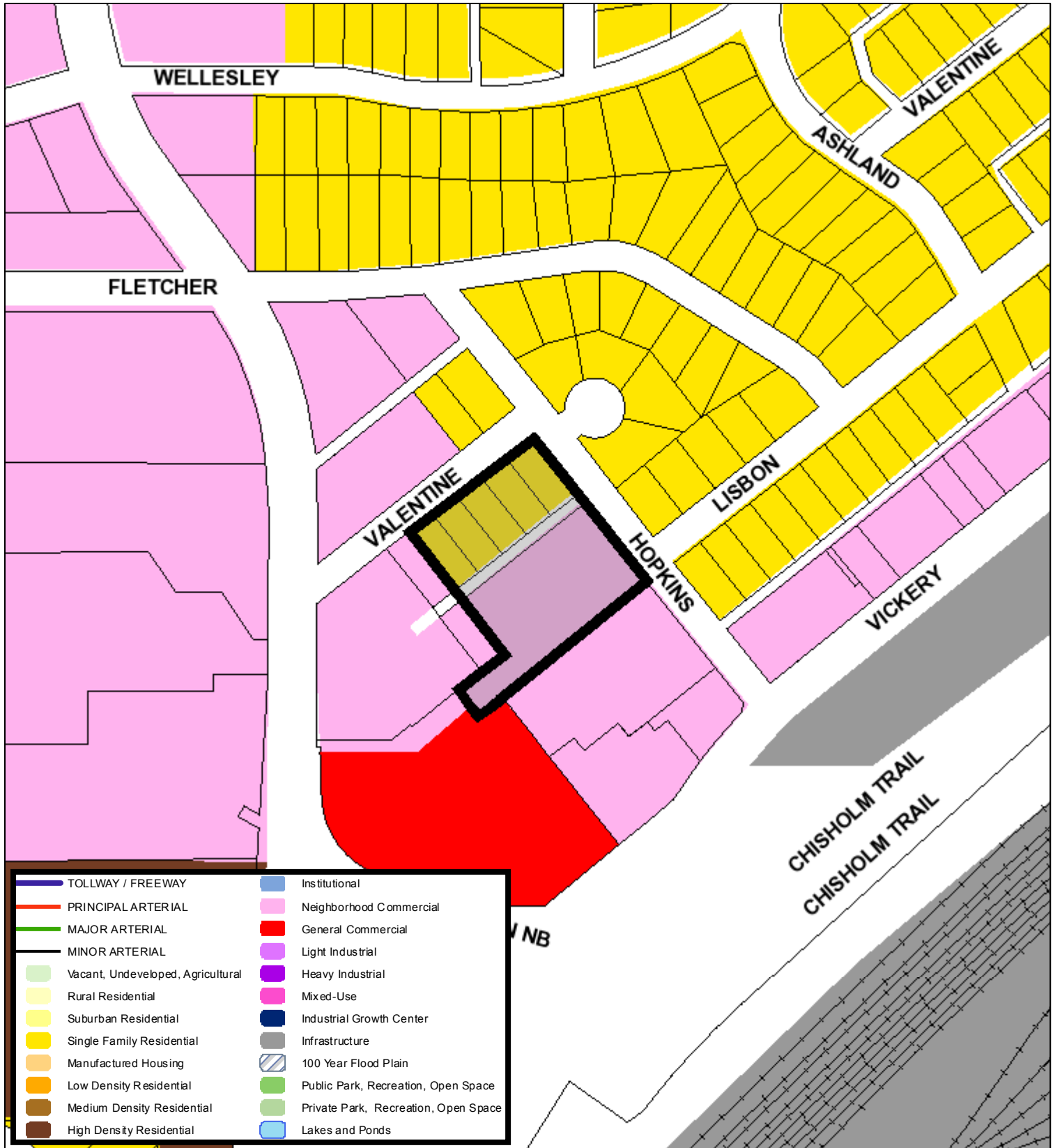


0 1,000 2,000 4,000 Feet



ZC-23-024

Future Land Use



210 105 0 210 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-23-024

Aerial Photo Map



0 137.5 275 550 Feet





Date: April 11, 2023

Case Number: ZC-23-025

District (old/new): 8/8

Zoning Map Amendment

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

Owner / Applicant: FW Mason Heights LP/Scott Gibson

Site Location: 3670 Wichita Street

Acreage: 8.901 acres

Request

Proposed Use: Care House and Offices

Request: From: “PD915/ER” Planned Development for Neighborhood Commercial Restricted uses plus assisted living facility nursing home with full medical services with massage therapy and spa with development standards on file and “PD913/A-5” Planned Development for residential uses with development standards on file.

To: “PD/CF” For care house/group home and offices; Site plan required.

Recommendation

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

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

Staff Recommendation: **Approval**

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7. Area Map



Zoning Staff Report

8. Future Land Use Map

9. Aerial Photograph

Project Description and Background

The site is located at the southwest corner of Grayson and Wichita street and within Neighborhood Empowerment Zone area six.

The 8.9-acre rezoning site is a portion of a 35-acre property owned by FW. Mason Heights. The site currently has split zoning, a combination of PD/ER and PD/A-5 (PDs descriptions are provided on page one of this staff report). The applicant is under contract with ACH Child and Family Services to purchase the site to develop a community facility to serve as a home for youth with behavioral needs and offices similar to the locations north of Grayson Street owned and operated by ACH as well.

The applicant is requesting to submit a site plan at a later date. In conversations with staff, the applicant explained that ACH plans to develop the property with a care home, three office buildings, and a childcare center with three classrooms for children up to five.

Exhibit A

Standards	Zoning Standards
Building Size	Proposed Uses Could Exceed Building Size
Landscaping	Enhanced landscaping along drives, buffer areas and parking areas

Surrounding Zoning and Land Uses

North “PD 915/722” Community Facilities / care home
East “B” Two-Family Residential / residences
South “B” Two-Family Residential/residences
West “PD 913” /Vacant/well site

Recent Zoning History

- ZC-13-042 From “PD-913” Planned Development for “A-5” One-Family with development standards on file in the Planning & Development Department; site plan required.
- ZC-15-148 From “C” Medium Density Multifamily to “A-5” One-Family. Adopted in 4/21/2016
- ZC-18-099 From: PD 915 Planned Development for all uses in “ER” Neighborhood Commercial Restricted plus assisted living facility. (site and property to the north; adopted in 7/15/2018)

- ZC-19-001 From: “Add waiver to development standards for 10 ft. solid black mesh screening/security fence in the 20 ft. front yard setback; site plan waived (June 8, 2019).

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.

The following organizations were emailed on March 10, 2023:

Organizations Notified	
United Communities Association of South Fort Worth	Glen Park NA
Glencrest Civic League NA	Eastland NA
The New Mitchell Boulevard NA	East Fort Worth, Inc.
Southeast Fort Worth Inc	Trinity Habitat for Humanity
Fort Worth ISD	

Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The uses surrounding the site are diverse. Immediately north and northwest of the site are ACH-owned and operated community facilities. Further north, just south of Berry St., there are a variety of commercial developments, including a Walmart Super Center, various restaurants, auto shops, etc.

The Masonic gas well pad site is west of the property, comprised of six active wells, a lift compressor, ten tank batteries, and two frac ponds. The uses are residential east of the property, across from Wichita St. To the south, the site abuts a residential district. Southeast, along Wichita St., has a mixture of uses, including churches and a public school which are also community-oriented uses.

The proposal would extend existing facilities that have been part of the fabric of the community for many years. Also, this type of use serves as a transitional buffer between the residential uses to the south, and the more intensive land uses to the north.

Two lines of transit run within a half a mile of the rezoning site, bus 28 (Mansfield Hwy/Sierra Vista) and bus 24 (Berry Street).

The property is located in NEZ area six; one of the goals of the NEZs is to improve the quality of social services and education in the NEZ Areas.

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

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan designates the subject property as a future Single Family Residential. Appropriate zoning classifications for this area include “A-10”, “A-7.5”, “A-5”, or “AR” single-family residential zones, reflecting zoning that has been approved in the past.

While other types of institutions, such as schools and churches, are allowed in all zoning districts, this type of institution is strictly allowed in “CF” Zoning.

FUTURE LAND USE	DEFINITION	ZONING
SPECIAL		
Vacant, Agricultural	Vacant, agriculture lands	AG
Rivers, Lakes, Streams, 100-Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF

The proposed zoning of “PD/CF” **is not consistent** with the Comprehensive Plan.

Economic Development Plan

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

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

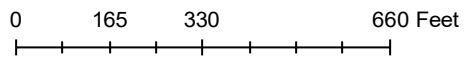


ZC-23-025

Area Zoning Map

Applicant: Fort Worth Mason Heights
Address: 3670 Wichita Street
Zoning From: PD/A-5 & PD/ER
Zoning To: PD/CF for care house/group home and offices
Acres: 8.90168264
Mapsc0: Text
Sector/District: Southeast
Commission Date: 3/8/2023
Contact: null

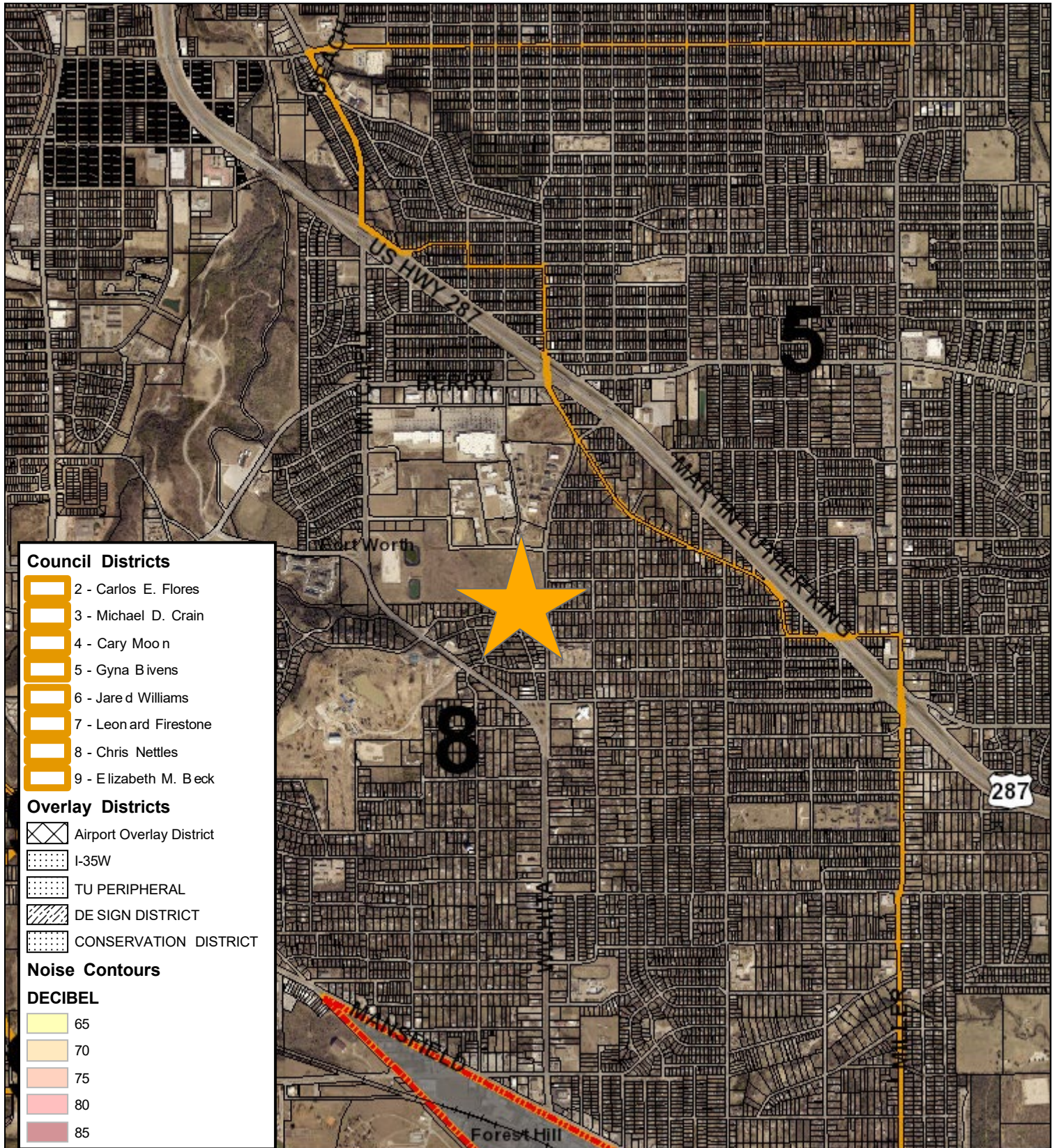






ZC-23-025

Area Map

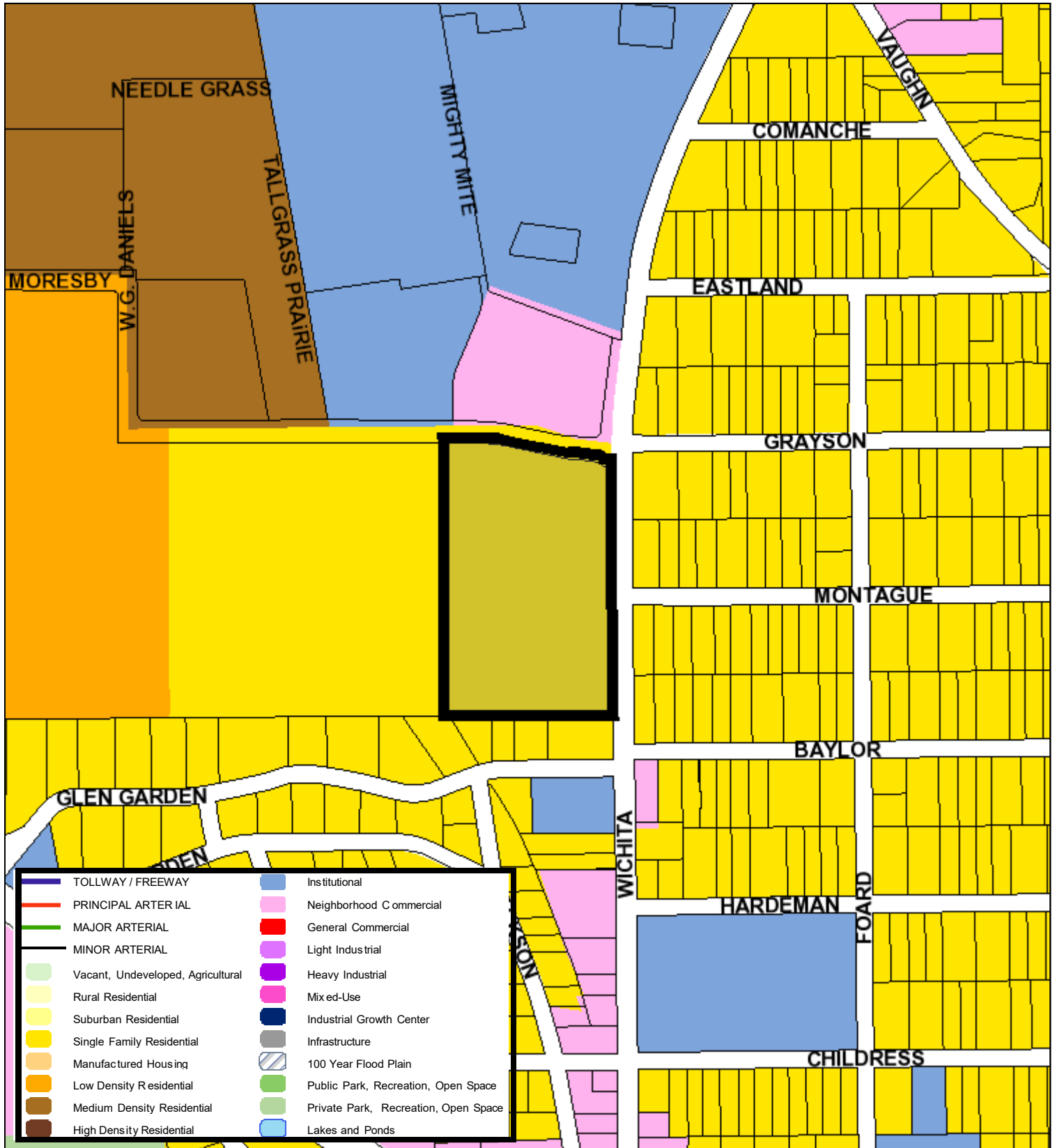


0 1,000 2,000 4,000 Feet



ZC-23-025

Future Land Use



390 195 0 390 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-23-025

Aerial Photo Map



0 245 490 980 Feet





TC-23-025

Area Zoning Map

Applicant: Fort Worth Mason Heights
Address: 3670 Wichita Street
Zoning From: PD/A-5 & PD/ER
Zoning To: PD/CF for care house/group home and offices
Acres: 8.90168264
Mapsc0: Text
Sector/District: Southeast
Commission Date: 3/8/2023
Contact: null



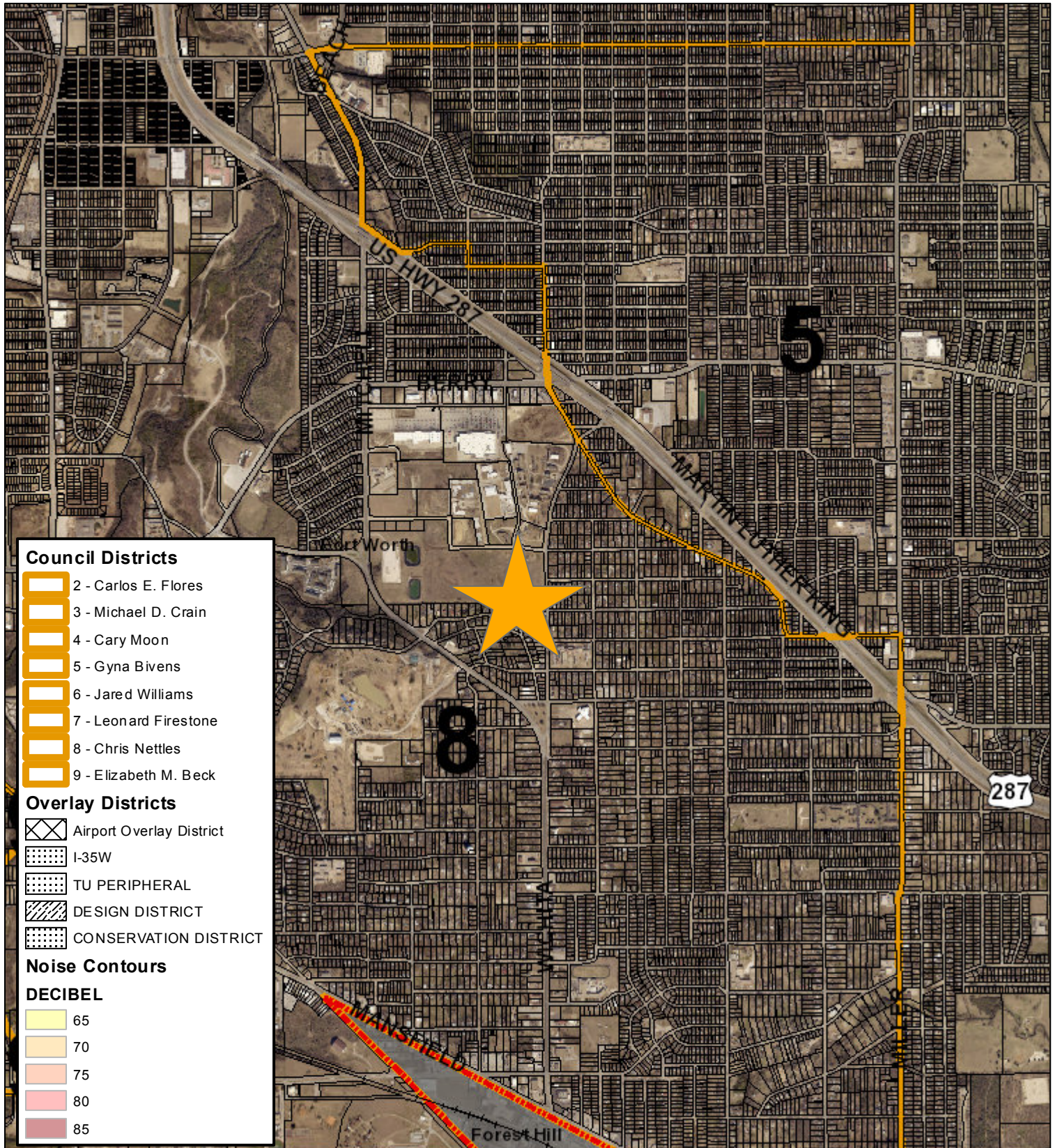
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ZC-23-025

Area Map

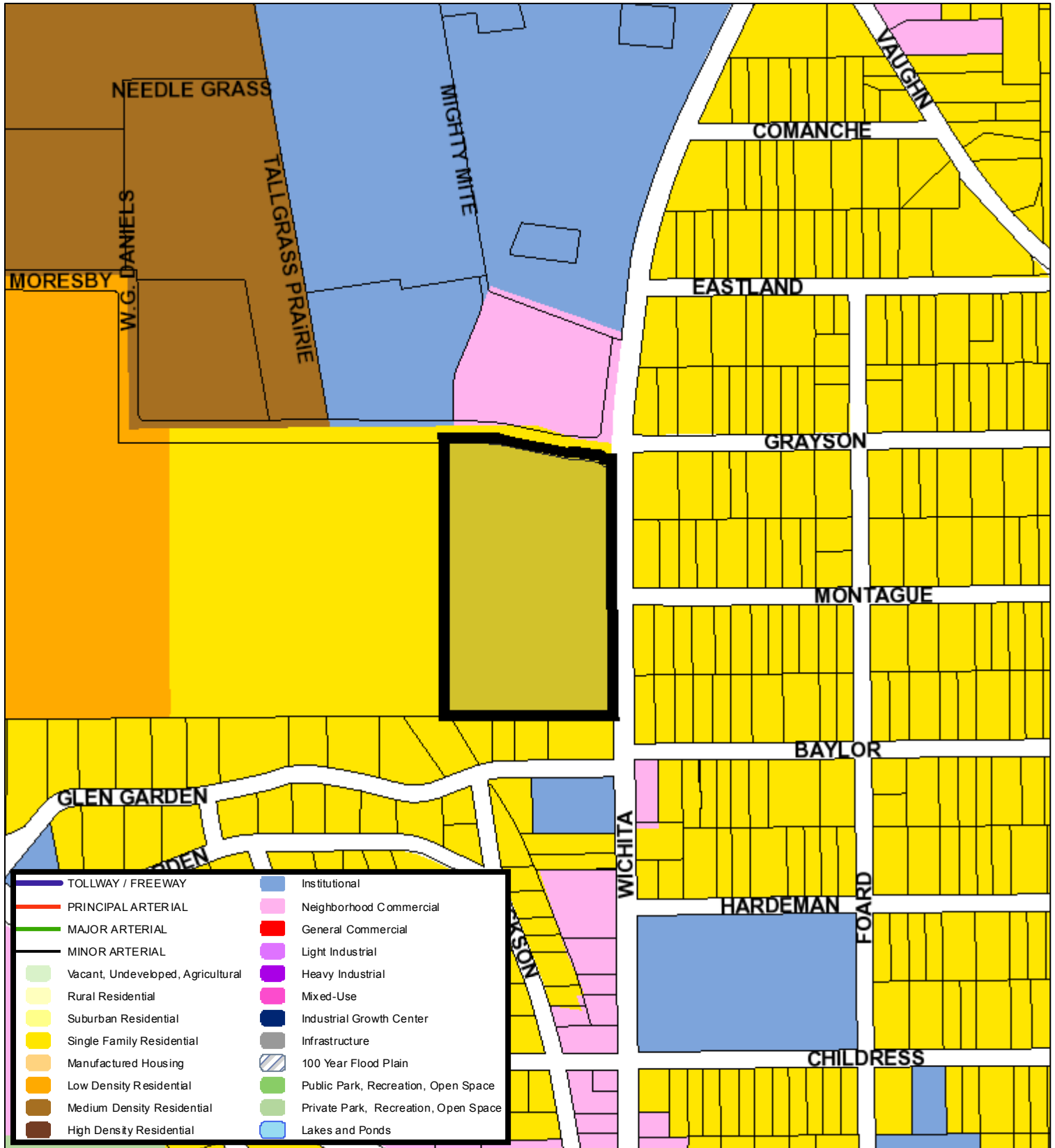


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ZC-23-025

Future Land Use



390 195 0 390 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-23-025

Aerial Photo Map



0 245 490 980 Feet





Zoning Staff Report

Date: March 22, 2023

Case Number: ZC-23-027

District: (old/new): 9/9

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Gina McLean – Nationwide Construction / Tommy Hicks

Site Location: 3005 & 3011 Stanley Ave

Acreage: 0.4302 acres

Request

Proposed Use: Restaurant – Wing Stop

Request: From: “A-5” One-Family

To: “E” Neighborhood Commercial

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (Minor Boundary Adjustment)**

Staff Recommendation: **Approval**

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7. Area Map
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9. Aerial Photograph

Project Description and Background

The applicant is intending to construct a new Wingstop restaurant on this undeveloped brownfield tract. The site is composed three (3) existing lots (intended to be re-platted) with the northernmost lot already being zoned “E” Neighborhood Commercial. The southern two (2) lots are being requested for rezoning from “A-5” One Family to “E” Neighborhood Commercial so that the entire building site is zoned uniformly to accommodate a restaurant in “E” Neighborhood Commercial.

City Staff recommend **approval** of this application in November, 2021. The report from this hearing can be viewed at the below link.

This request was recommended for **denial** in November, 2021 by the Zoning Commission with a 7-0 vote ([ZC-21-144](#)). Zoning Commission voiced concerns over traffic safety and intrusion into the residential neighborhood with a commercial use.

The City Council also **denied this request without prejudice** on December 14, 2021 to allow the applicant to work with the adjoining neighborhood and modify the site plan to alleviate neighboring property owner concerns.

The applicant has since modified the site plan to reflect a single access point onto Stanley Ave (Bowie Ave access has been removed). Additional landscape buffers have been added along the property frontage (Stanley Ave) and the parking has been pushed back more to the interior of the site. Please refer to attached site plan for reference.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / Vacant
East “A-5” One-Family / single family residential
South “A-5” One-Family / single family residential
West “BU-CX-4” Berry University Commercial Mixed-Use / Vacant

Recent Zoning History

- The subject property was rezoned in 2014 under the TCU Residential Overlay District. The purpose of the TCU residential overlay district is to facilitate preservation of existing single-family residential neighborhoods by establishing limitations and special requirements on property uses within the area that are inconsistent with the underlying zoning and original construction thereof by providing a mechanism for making such inconsistent uses compatible.
- In November 2021, this request was recommended for denial by the Zoning Commission with a 7-0 vote ([ZC-21-144](#)). Zoning Commission voiced concerns over traffic safety and intrusion into the residential neighborhood with a commercial use.
- On December 14, 2021, the City Council **denied this request without prejudice** ([ZC-21-144](#)) to allow the applicant to work with the adjoining neighborhood and modify the site plan to alleviate neighboring property owner concerns.

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
The following organizations were emailed on March 10, 2023:

Organizations Notified	
Ryan Place Improvement Assoc*	Shaw Clarke NA
Paschal NA	Streams and Valleys Inc
Las Familias de Rosemont NA	Trinity Habitat for Humanity
Frisco Heights NA	Berry Street Initiative
South Hemphill Heights NA	Fort Worth ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Surrounding properties to the north and west are zoned for commercial purposes. Properties to the south and east are zoned “A-5” and developed with single-family homes. City staff is comfortable with the overall compatibility of this development, in conjunction with the screening measures mandated by the Zoning Ordinance for new commercial construction. A combination of fencing and landscaping must equal 25 points from the enhanced landscape table found in Section 6.300.c.3.g of the City of Fort Worth Zoning Ordinance. Applicants are encouraged to exceed the minimum 25 point requirement when possible. In addition, there is a required minimum 5’ buffer yard composed of landscaped area off of the southern and eastern property lines. A supplemental building setback of 20’ prohibits any buildings and structures within 20’ of the southern and eastern property lines. Parking can be in this area, exclusive of the 5’ landscaped buffer yard.

Because any new commercial construction would be subject to the current supplemental buffer yards and setbacks, the lots face other commercial uses on two sides, and the encroachment into the neighborhood is not as far as on similarly situated blocks along the Cleburne Rd. corridor, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southside

The Comprehensive Plan currently designates the subject property with two designations. The northern 1/3 of the site is indicated as future Neighborhood Commercial. The southern 2/3 of the site is indicated as future single family residential. The rezoning request only pertains to the southern 2/3 of the site, as the northern 1/3 is already zoned appropriately for the proposed use.

The Comprehensive Plan designations reflect the history of the three (3) lots proposed for development. The northernmost lot previously held a small commercial building, and the two (2) southern lots each had one (1) single family residence each. All three (3) buildings were all demolished between 1990 and 2000, leaving the site in its current undeveloped brownfield state.

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

13. Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.

The area requested to be rezoned to “E” Neighborhood Commercial is envisioned as future single family residential, however since the area borders an existing tract of future neighborhood commercial, it is reasonable to envision the boundary being extended to the south by 100’ to accommodate the entirety of the proposed restaurant site. Technically, the proposed zoning **is not consistent (minor boundary adjustment)** with the Comprehensive Plan. If the rezoning request is approved, City staff recommends that the Future Land Use Map component of the Comprehensive Plan be updated to reflect this change.

Economic Development Plan

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

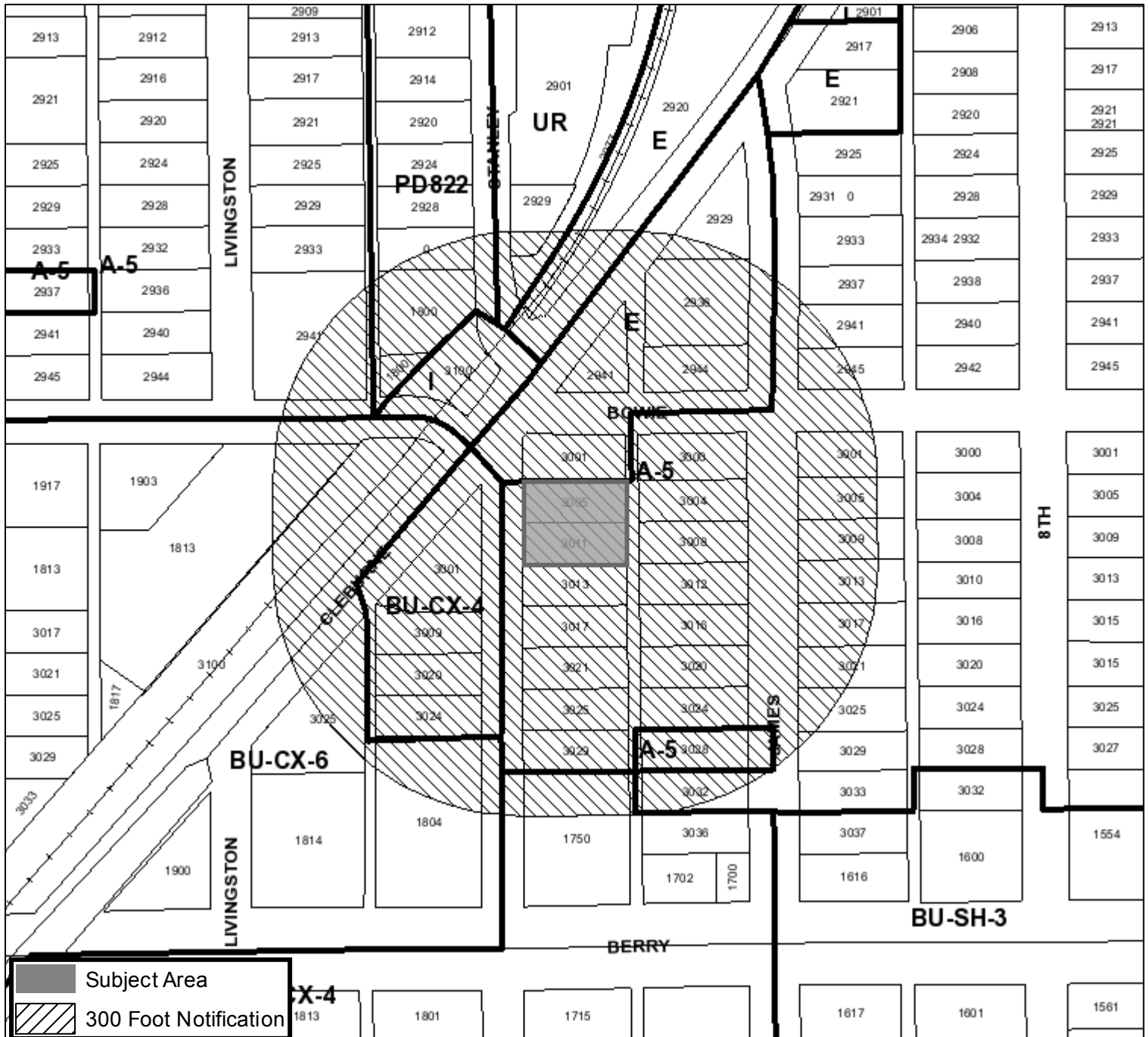




ZC-23-027

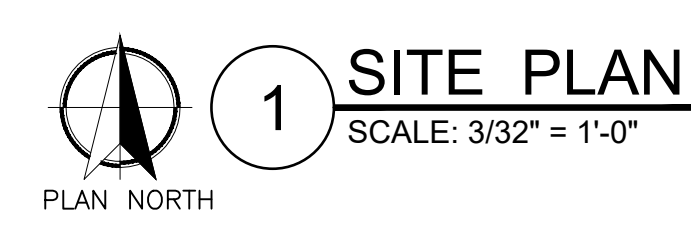
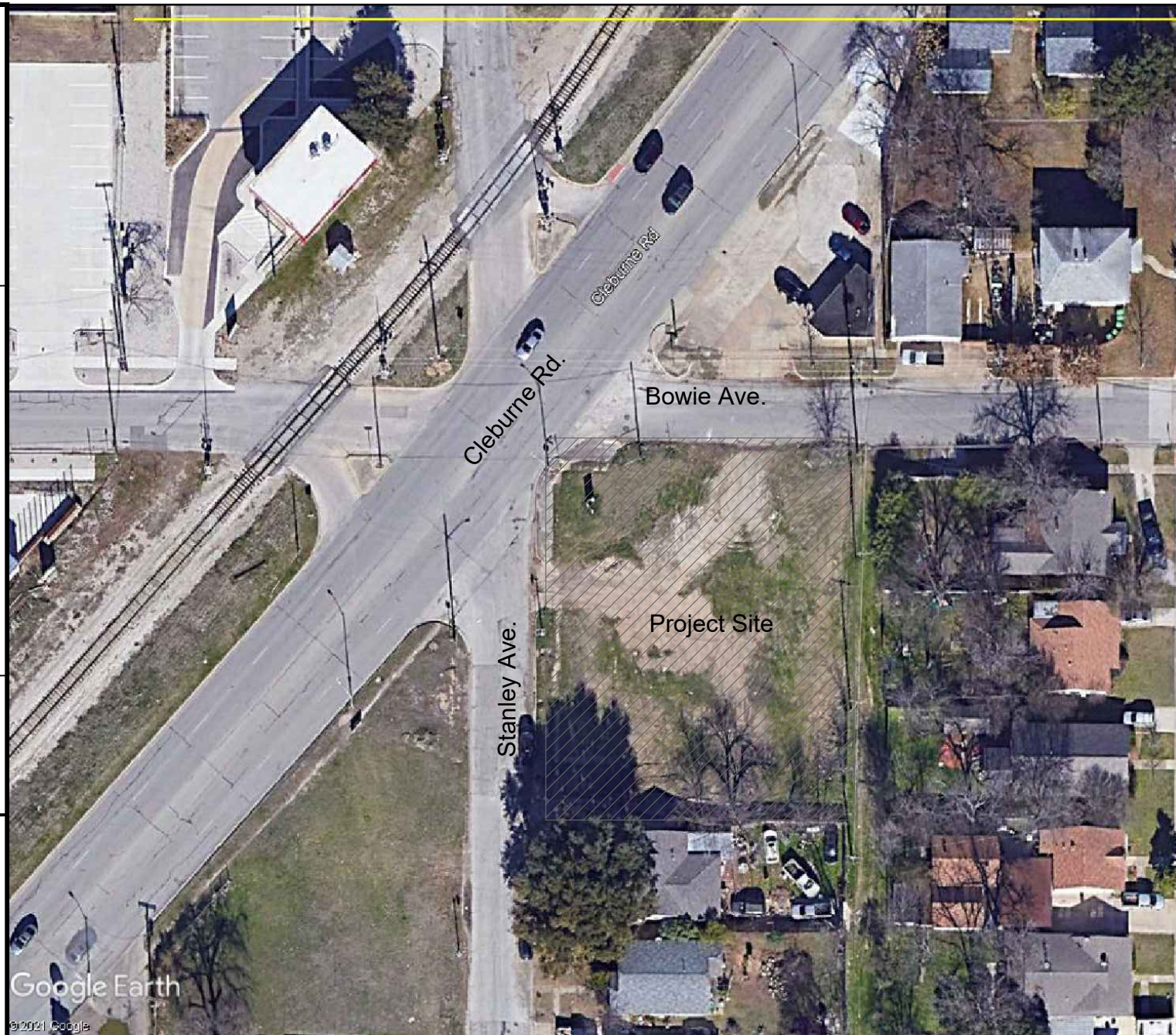
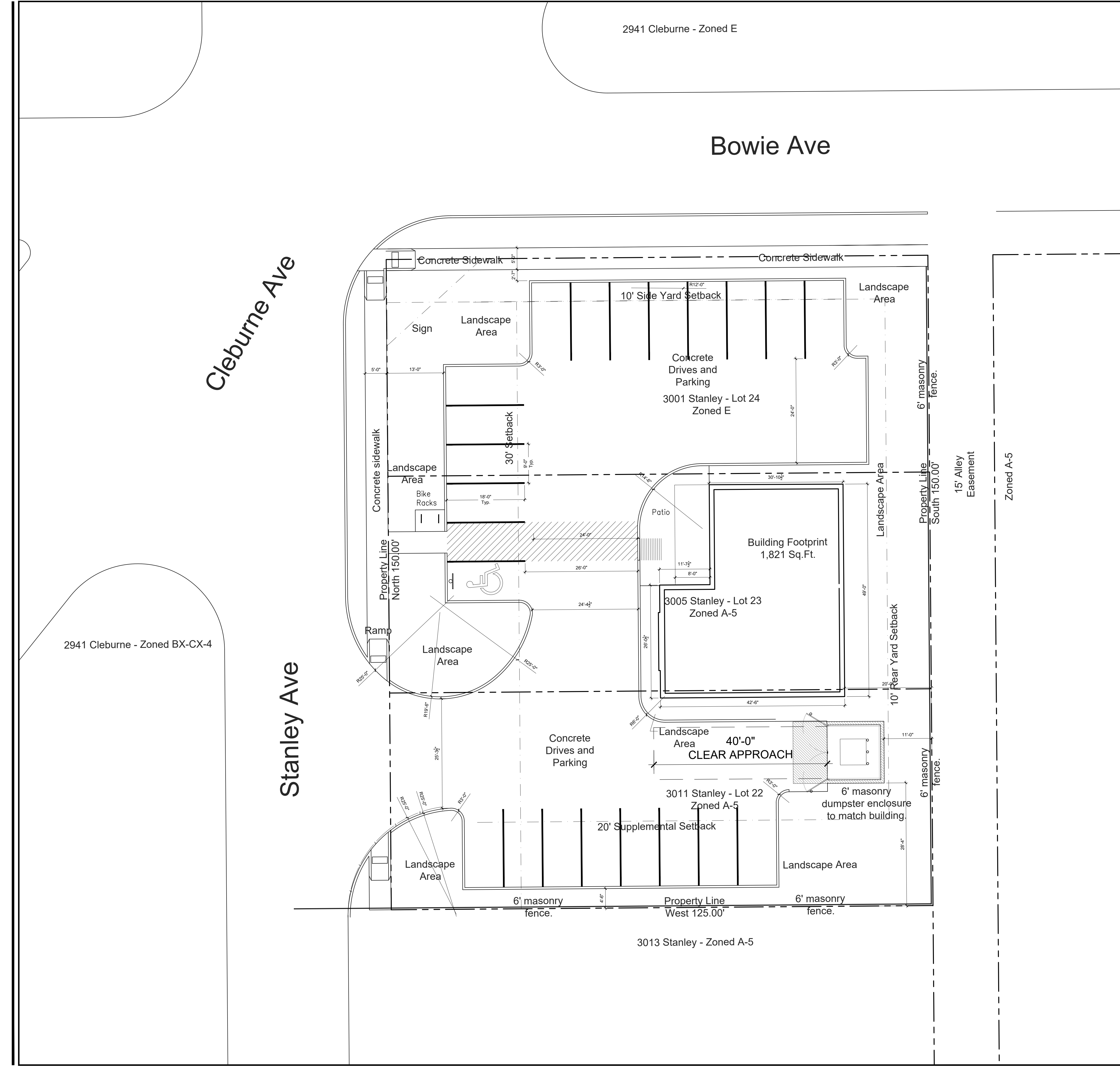
Area Zoning Map

Applicant: Tom Hicks
Address: 3005 & 3011 Stanley
Zoning From: A-5
Zoning To: E
Acres: 0.4397999
Mapsc0: Text
Sector/District: Southside
Commission Date: 3/8/2023
Contact: null




0 85 170 340 Feet

Created: 2/22/2023 10:15:59 AM



General Notes: All exterior lighting to conform to Cities required Lighting Codes. All signage to conform to Article 4, Signs. Landscaping to conform with Section 6.301 Urban Forestry to conform with Section 6.302	
PARKING CALCULATIONS:	
PARKING GROUP TABLE 5.4-2 Off Street Parking:	
Resturant	1,821 sq. ft. Floor Area = 1,821 ft./100= 18.2 spaces
Total Parking Spaces Required:	19 spaces
New Parking Spaces Provided: 21 New Spaces (includes 1 ADA Space) = 21 spaces	



DESIGN-BUILD-SUPERVISION

721 South 5th Avenue, Mansfield TX 76063

Phone (817) 473-0484 Fax (817) 473-0159

www.nationwideconstruction.us

PROGRESS DRAWING

NOT FOR REGULATORY

APPROVAL, PERMITTING,

OR CONSTRUCTION

WingStop

3001 Stanley Ave.

Ft. Worth, Texas

Director of Planning and Development:

Date:

DATE ISSUED:

02/02/2023

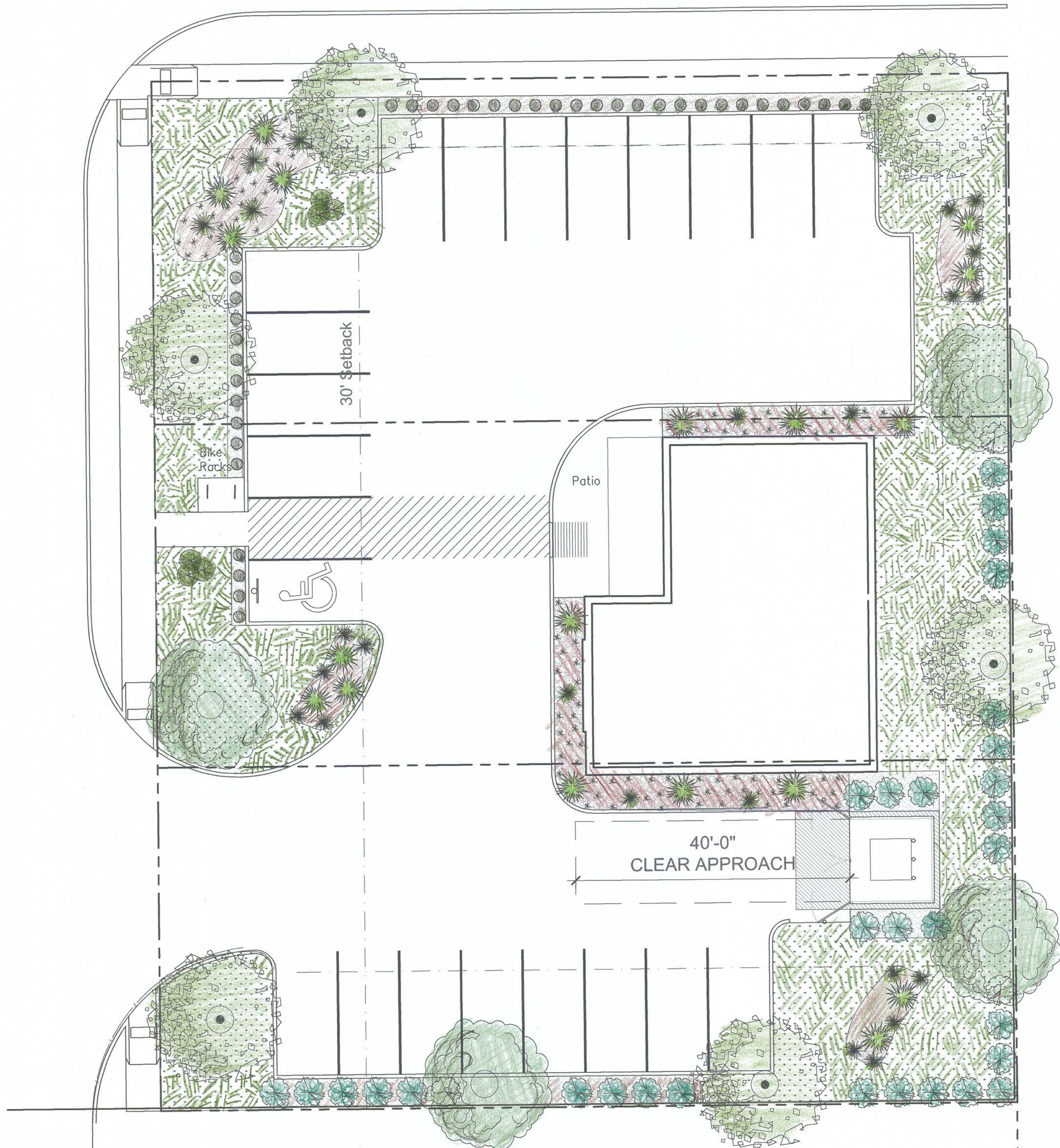
REVISIONS:

SHEET CONTENTS:

SITE PLAN

SHEET NUMBER:

G-1.0

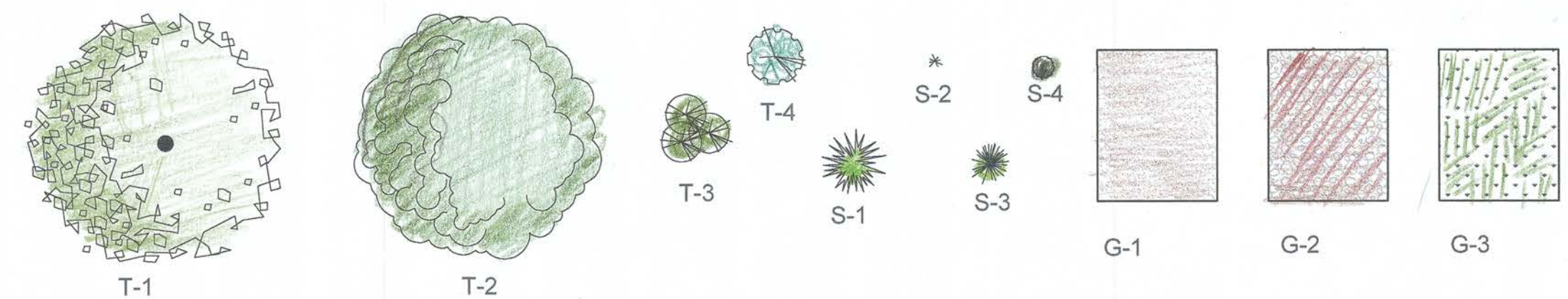


1 LANDSCAPE PLAN
SCALE: 3/32" = 1'-0"



2 Vicinity Map
SCALE: NTS

LANDSCAPE SYMBOLS



PLANT GROUPINGS



LANDSCAPE SCHEDULE

MARK	COMMON NAME	BOTANIC NAME	MIN. SIZE	MIN. HEIGHT	QTY	REMARKS
T-1	Texas Red Oak	Quercus fusiformis	4" cal.	-	6	Caliper measured 12" above grade.
T-2	Autumn Blaze Maple	Acer x freemanii	4" cal.	-	4	Caliper measured 12" above grade.
T-3	Dessert Willow	Chilopsis linearis	1" cal.	-	5	6" above grade. Min. 3- 1"multi-trunk to be provided.
T-4	Variegated Wax Myrtle	Myrica cerifera	5 gal.	48"	30	
S-1	Texas red leaf yucca*	Hesperaloe parvifolia	3 gal.	24"	18	
S-2	Pink Muhly Grass*	Muhlenbergia capillaris	3 gal.	24"	105	
S-3	Pale Leaf Yucca*	Yucca pallida	5 gal.	36"	24	
S-4	Chinese Holly	Ilex cornuta	3 gal.	24"	39	
G-1	Mulch	Mulch	-	-	-	Beneath all shrubs/trees.
G-2	Natural Stone	Natural Stone	-	-	-	As shown
G-3	Sod	Sod	-	-	-	As shown

PROGRESS DRAWING
NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

WingStop
3001 Stanley Ave.
Ft. Worth, Texas

Director of Planning and
Development:

Date:

DATE ISSUED:
02/02/2023

REVISIONS:

SHEET CONTENTS:
LANDSCAPE
PLAN

SHEET NUMBER:

LS-1.0



This rendering is an artistic representation of the proposed building. Variations in scope of work, color, building materials, grading, etc.. may impact actual constructed appearance. All signage, shown or not, to be purchased and installed by owner and is not in contract.



This rendering is an artistic representation of the proposed building. Variations in scope of work, color, building materials, grading, etc.. may impact actual constructed appearance. All signage, shown or not, to be purchased and installed by owner and is not in contract.



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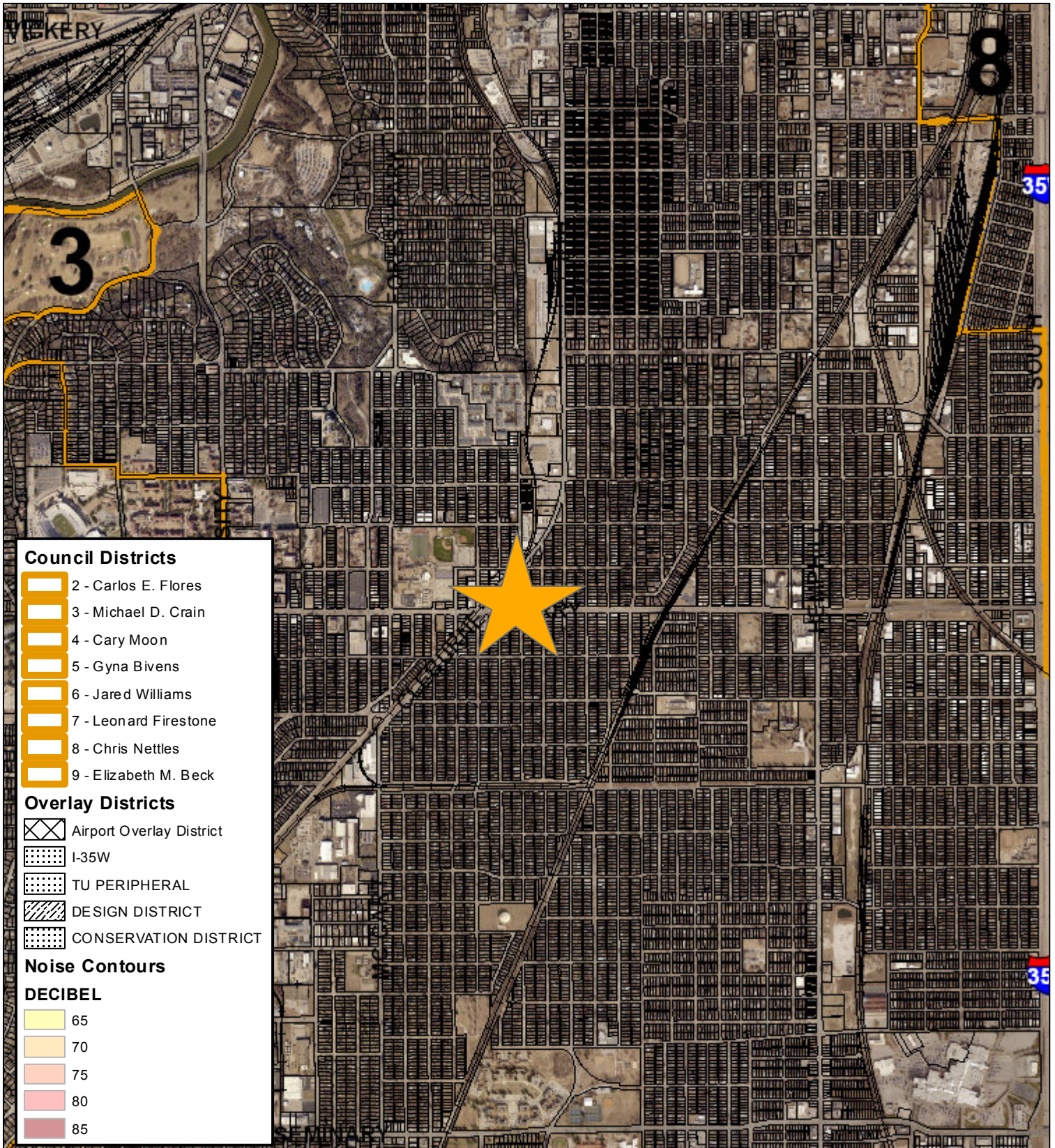


This rendering is an artistic representation of the proposed building. Variations in scope of work, color, building materials, grading, etc.. may impact actual constructed appearance. All signage, shown or not, to be purchased and installed by owner and is not in contract.



ZC-23-027

Area Map

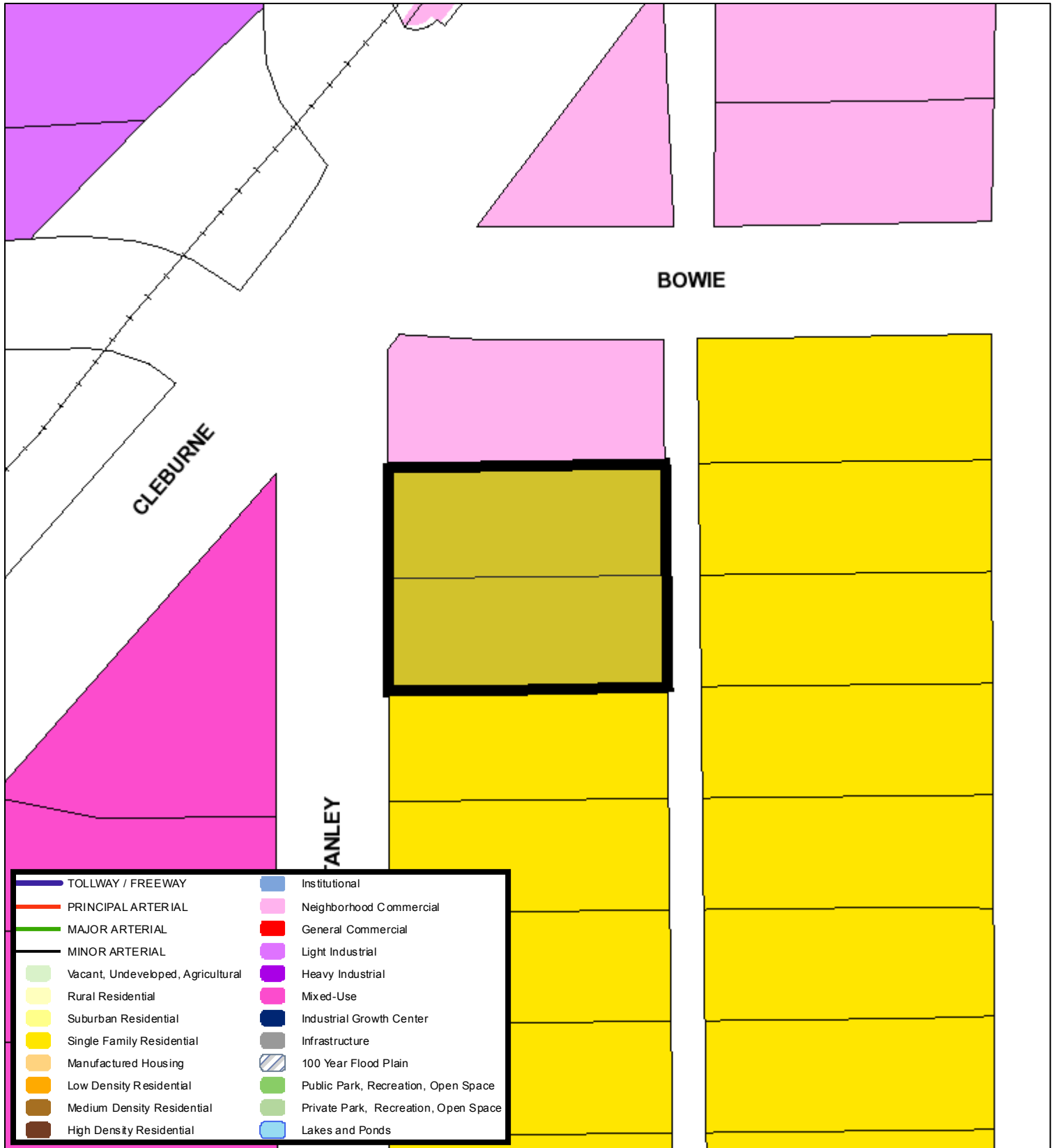


0 1,000 2,000 4,000 Feet



ZC-23-027

Future Land Use



60 30 0 60 Feet

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





ZC-23-027

Aerial Photo Map



0 37.5 75 150 Feet





Zoning Staff Report

Date: March 22, 2023

Case Number: ZC-23-028

District (old/new): 7 / 7

Zoning Map Amendment & Site Plan

Case Manager: [Beth Knight](#)

Owner / Applicant: 3301 Hamilton Avenue Partners/Lynette Payne

Site Location: 3320 W. 4th Street

Acreage: 0.14 acres

Request

Proposed Use: Auxiliary parking lot

Request: From: “B” Two-Family

To: Add Conditional Use Permit (CUP) to allow an auxiliary parking lot in “B” Two-Family; site plan included with development waivers to landscaping, screening fence, and auxiliary lot standards.

Recommendation

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

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

Staff Recommendation: **Denial**

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

Project Description and Background

The proposed site is located in a midblock location of W. 4th Street, between Arch Adams and Boland Streets. The applicant is requesting to add a Conditional Use Permit to allow an auxiliary parking lot; site plan included.

Auxiliary parking lot are only permitted within residential zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the “B” district for an auxiliary parking lot on an approximately 6,000 sq. ft. lot. Parking spaces are shown on the eastern side of the lot, with a driveway running the length of the lot from north to south. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.


The subject site and the general area surrounding area are designated as Low Density Residential, except to the northeast where office uses begin. The area does have bus service in the vicinity, but is not located in a scenic corridor. East of the subject site are commercial uses one lot deep that front Arch Adams Street, with residential uses areas behind the commercial and continuing to the west. W. 4th Street is classified as a residential street, instead of a more intensive commercial roadway.

While an auxiliary parking lot is not permitted in the “B” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently used as an auxiliary parking lot, approved as a Special Exception by the Board of Adjustment in 2018 for a 5-year period. The ordinance was changed in 2019 for this land use to be approved via a CUP with Council approval, instead of a Special Exception with BOA approval.

The site is surrounded by residential uses or zoning. Because the site is adjacent to residential zoning, the screening fence or additional landscaping is required. The site plan shows 10 parking spaces and a driveway flanked by landscaping and wooden fencing behind of the front building line. The BOA approval was tied to the site plan submitted depicting extensive landscaping in the front and side yards. Historical street views from Google show the landscaping plan was not fully implemented from the beginning and has continued to have fewer plantings over the years. In particular, the shrubbery along the western side and the crepe myrtles in the front yard have been removed and not replaced. A small book kiosk has been installed in the front yard and is not shown on the site plan.

Additional landscaping and a screening fence is required on the northern rear property line because the site is across the alley from a residential lot. The application packet notes the lot is left open during non-business hours for the use of the residential neighbors. The Zoning Ordinance requires the lot to be chained and locked over-night instead.

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



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

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

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

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

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

Requirement		Proposed CUP
Landscaping and screening fence	Adjacent to residential, including across the alley.	No landscaping or screening fence on rear property line <i>(requires Development Regulation Waiver)</i>
Landscaping buffer	Minimum tree and shrub plantings required in eastern side yard.	No trees or shrubs shown in eastern side yard. <i>(requires Development Regulation Waiver)</i>
Auxiliary parking lot standards	Auxiliary parking lot to be chained and locked overnight.	Auxiliary lot to remain open during non-business hours <i>(requires Development Regulation Waiver)</i>

Surrounding Zoning and Land Uses

North “A-5” One-Family and “E” Neighborhood Commercial / Single family uses and office building

East “B” Two-Family / Single family uses

South “B” Two-Family and “PD 987” Planned Development for C uses plus art gallery / Duplexes and art installations

West “B” Two-Family / Single family uses

Recent Zoning History

- ZC-16-003, east of site, from “PD 733” Planned Development SU for residence with office to amend “PD 733” to add parking lot, denied without prejudice 3/2/2016.
- ZC-17-009, east of site, from “PD 733” Planned Development SU for residence with office to amend “PD 733” to allow parking lot only, approved 2/9/2017.
- ZC-18-206, southeast of site, from “C” Medium Density Multifamily to “ER” Neighborhood Commercial Restricted, approved as “PD 1230” for “ER” uses with restrictions to parking and landscaping 3/6/2019.
- ZC-22-078, subject site and surround area, Council-initiated rezoning from various districts to be in conformance with the Comprehensive Plan, approved 6/14/2022.

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.

The following organizations were notified: (emailed March 10, 2023)

Organizations Notified	
Monticello NA *	West Side Alliance
Crestwood NA	West 7th Neighborhood Alliance
Linwood NA	Streams and Valleys Inc
North Hi Mount NA	Trinity Habitat for Humanity
Sixth & Arch Adams HA	Fort Worth ISD
Cultural District Alliance	Camp Bowie District, Inc

* *This Neighborhood Association covers the subject property.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow an auxiliary parking lot in the “B” zoning district. Surrounding land uses consist of lower intensity residential uses, with the exception of an office building lying across the alley to the northeast. The site is surrounded by residential uses and has either not implemented or has not replaced the landscaping shown on the site plan approved with the Board of Adjustment case. The existing landscaping no longer meets the required standards for bufferyards. The applicant’s site plan shows a reduction in landscaping standards along the northern property line and proposes to leave the lot open to the public.

The proposed zoning request for commercial uses **is not compatible** with surrounding residential land uses due the intrusion of a commercial use in a mid-block location, the lack of landscaping implementation and neglect, as well as creating a security risk to the surrounding neighbors by remaining open during non-business hours.

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

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Preserve the character of rural and suburban residential neighborhoods.

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

Economic Development Plan

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

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

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

Site Plan Comments

Zoning and Land Use

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

1. Add the telephone number for the property owner.
2. Add the zoning case number in the lower right corner to ZC-23-028.
3. Include a vicinity map.
4. Revise Note #1 to the current “B” zoning district.
5. The latest Google Streetviews show significant differences between the landscaping actually existing on the lot versus what is shown existing on the site plan. A large number of shrubs, landscaping, and the crepe myrtles need to be planted back.

6. The eastern landscaping buffer does not meet the bufferyard requirements for tree and shrub plantings. Either revise the site plan or **request a development waiver in bold font in the notes section.**
7. The rear yard is required to have a 5-foot landscaping buffer and screening fence. Either revise the site plan or **request a development waiver in bold font in the notes section.**
8. Auxiliary parking lots are required to be chained and locked over-night. Either add this note or **request a development waiver in bold font in the notes section.**
9. Stockade fences are prohibited from being screening fences. Revise the label to the existing fencing style of board on board with decorative cap.
10. Is lighting being added to the site? If not, revise Note #5 to be the correct number, and note no lighting is on the lot.
11. Label the land use and zoning classifications of the immediately adjacent properties abutting the site.

Fire

1. There are no Fire Code requirements since the lot is already platted and as long as no structures are 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.)





ZC-23-028

Area Zoning Map

Applicant: 3301 Hamilton Avenue Partners/Lynette Payne
Address: 3320 W. 4th Street
Zoning From: B
Zoning To: Add Conditional Use Permit for Auxiliary Parking
Acres: 0.12761204
Mapsc0: Text
Sector/District: Arlington Heights
Commission Date: 3/8/2023
Contact: 817-392-8190



0 85 170 340 Feet

Created: 2/22/2023 10:16:11 AM

W. 4TH STREET

50' R.O.W. - ASPHALT PV'MT.
w/CONC. CURBS

EXISTING CREAPE MYRTLE TREES

PROPERTY OWNER:
3301 HAMILTON AVENUE PARTNERS, LLC
777 TAYLOR STREET, SUITE 1126
FORT WORTH, TX 76102

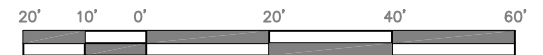
PROPERTY DESCRIPTION:
WILLIAM J. BAILEY ADDITION
BLOCK 17; LOT 15
0.14 ACRES/6,098 SF



LEGEND

- EXISTING HARD-SURFACE PAVING (CONCRETE OR ASPHALT)
- EXISTING LANDSCAPE AREA - GRASS/MULCH

----- PROPERTY LINE



CITY NOTES:

- 1) REQUEST A CUP FOR AN AUXILIARY PARKING LOT IN A MULTI-FAMILY (C) ZONING.
- 2) THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
- 3) THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- 4) ALL SIGNAGE WILL CONFORM WITH ARTICLE 4, SIGNS.
- 2) ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

LOT 15, BLOCK 17
WILLIAM J. BAILEY ADDITION
0.14 ACRE
(6,098 SQ. FT.)

3320 W. 4TH STREET

3301 HAMILTON AVENUE
PARTNERS, LLC
D214262326



LYNNETTE M. PAYNE, P.E.
5400 COUNTY ROAD 316
ALVARADO, TX 76009
(972) 365-0393 - OFFICE
FIRM REGISTRATION#: F-5078

Director of Development Services

Date _____

4TH STREET PARKING LOT

ZONING CASE #:

3320 W. 4TH ST., FORT WORTH, TX 76107

MLP PROJECT NO.	INITIAL DATE	REV DATE	REV NO.	SCALE	DRAWN
	02-05-23		0	1" = 20'	LMP

SITE PLAN

C1.0

Area Map



0 1,000 2,000 4,000 Feet



ZC-23-028

Future Land Use

HAMILTON

4TH

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

50 25 0 50 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.

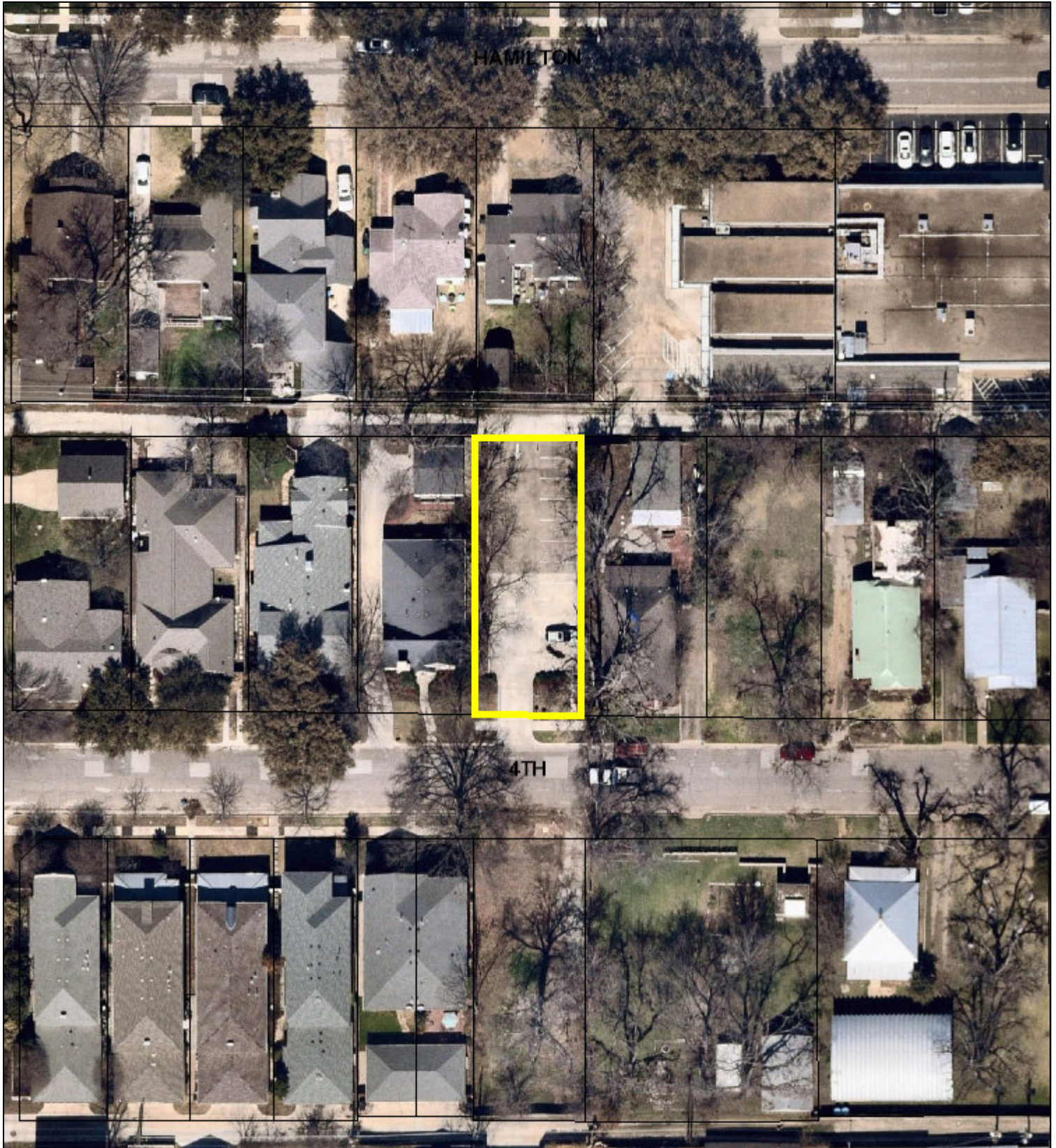


Created: 2/22/2023 10:17:14 AM



ZC-23-028

Aerial Photo Map



0 35 70 140 Feet





Zoning Staff Report

Date: March 22, 2023

Case Number: ZC-23-029

District (old/new): 5 / 5

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: HMH Family Partnership LP / StoneHawk Capital Partners, LLC

Site Location: 11413 Mosier Valley & 11450 Trinity Boulevard

Acreage: 13.99 acres

Request

Proposed Use: Townhome and Multifamily

Request: From: “AG” Agricultural

To: “PD/C” Planned Development for all uses in C Medium Density Multifamily with Development standards for fencing, building height, parking in front of building, site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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Project Description and Background

The subject site is a roughly 14-acre piece of property within along Trinity Blvd near House Anderson Rd, in Council District 5. The site is currently undeveloped and is proposed to be rezoned from the existing “AG” Agricultural zoning to “PD/C” Planned Development for all uses in C Medium Density Multifamily with Development standards for fencing, building height, parking in front of building, site plan included. The applicant intends to construct roughly 336 total units with a mix of multifamily and townhomes.

The applicant is requesting Development Standards for the following:

Standard	C Zoning	Proposed PD/C
Building Height	36 ft	55 ft (Development Standard Required)
Fencing	Not allowed in front of building line	Located in front of the building (Development Standard Required)
Parking	Parking not allowed in front of the building	Located in front of the building (Development Standard Required)

The applicant provided the following narrative:

The proposed request is to change the current zoning from "AG" Agricultural to "PD-C" with a mixture of multi-family apartments and townhouses. The area is comprised of various types of industrial uses, churches and single-family/mobile home residential.

With the increasing housing shortage in Fort Worth there is a pressing need for all type of housing options, including townhouses and multi-family apartments. The proposed development will consist of 312 multi-family units and 24 townhouses, with a range of one (1) to four (4) bedrooms floor plans, for a total of 336 units.

Site amenities will include a pool, dog park, corn hole and covered areas for community outdoor gatherings. Parking will be provided at a ratio of one space per bedroom plus additional spaces for the amenity areas and leasing office, and will include a mix of surface parking, covered parking, and garage spaces. The main access into the development will be from Trinity Blvd. with the required secondary access from the Mossier Valley Rd.

Surrounding Zoning and Land Uses

North “CF” Community Facilities; “A-5” One Family Residential / single-family, church
East “AG” Agricultural; PD 975 "PD/A-5" Planned Development for all uses in "A-5" One Family plus moving company with outside storage; site plan waived. / single-family residential, moving company
South “AG” Agricultural; PD 236 "PD-SU" for all uses in "E" plus various uses listed in case file / single-family residential, outdoor storage
West “AG” Agricultural; “J” Medium Industrial / automotive, church, industrial, Masonic Lodge

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
The following organizations were emailed on March 10, 2023:

Organizations Notified	
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	HEB ISD

**Not located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The current zoning on the property is "AG" Agricultural. The subject site is surrounded by various uses with single-family and church to the north; single-family and moving company to the east; single-family and outdoor storage to the west; and automotive, church and Masonic lodge to the south. The bulk of the site is located along Trinity Blvd approximately 3.5 miles from State Hwy 360. The proposed site is intended to serve employment areas such as Bell Helicopter, nearby industrial, American Airlines, and DFW Airport.

The proposed rezoning **is compatible** with surrounding land uses. If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect these changes.

Comprehensive Plan Consistency – Eastside

The adopted 2022 Comprehensive Plan designates the subject property as future Single-Family Residential [SFR]. Acceptable zoning classifications in areas designated as future SFR would be "A-10", "A-7.5", "A-5", and "AR", all One-Family residential zones. In order for multifamily zoning, such as "C" or "PD/C" to be appropriate in this location, the property would need a future land use designation of Medium Density Residential in order to be considered consistent with the Comprehensive Plan.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

The proposed rezoning to “PD/C” **is not consistent** with the Comprehensive Plan.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties. There are no economic development strategies that directly support or contradict this rezoning request.

Site Plan Comments

Zoning / Land Use

- Fencing located in front of the building
- Proposed building height exceed requirements (required 36 ft; proposed 55 ft)
- Parking located in front of building

Fire

- Two approved points of access must be provided and streets/EAE must be constructed to fire access road standards.
- Where divided by a median, Fire Lanes are required to be a minimum of 20' wide on either side of the median.
- The minimum inside turning radius shall be 25', and the minimum outside radius shall be 51'.
 - IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.2
- Vehicle gates required to be a minimum of 20' wide when fully opened and equipped with Knox Locks. Access Control Permits required for electric gates.
 - IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.6.

Platting

No response provided

Water

No response provided

Park & Recreation

No response provided

Building Plans Exam

No response provided

Stormwater

- Site has deep potential high water that may exceed 5+ feet on the east portion of the lot.
- FYI, an accepted drainage study will be required for platting, IPRC, CG, and PB issuance

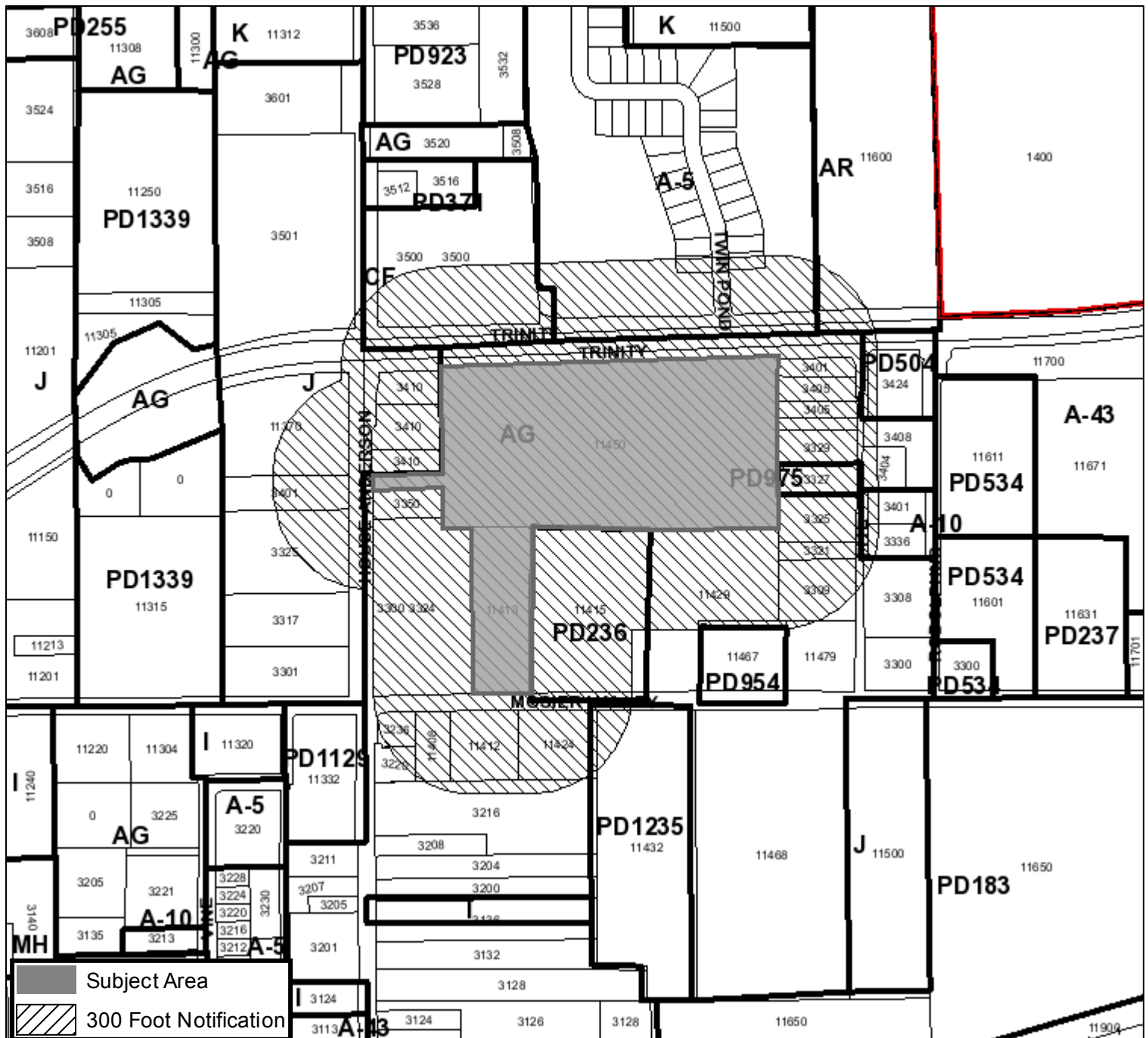
Transportation & Public Works

No response provided

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



Applicant:	HMH Family Partnership LP
Address:	11413 Mosier Valley & 11450 Trinity Boulevard
Zoning From:	AG
Zoning To:	PD/C
Acres:	13.99064646
Mapsc0:	Text
Sector/District:	Eastside
Commission Date:	3/8/2023
Contact:	null



0 215 430 860 Feet

copyright © 2022

SITE DATA
-14.14 ACRES
-336 UNITS
-23.76 UNITS/ACRE
- NO FLOODPLAIN
- NO KNOWN EASEMENTS

PARKING TABULATION

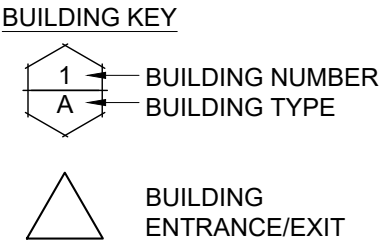
PARKING REQUIRED	
1.00 PER 1-BR (192x1)	192
2.00 PER 2-BR (136x2)	272
3.00 PER 3-BR (8x3)	24
TOTAL	488

COMMON SPACE (1/250: 11,250 SF)	45
TOTAL REQUIRED	533

PARKING PROVIDED

TOTAL	535
INCLUDING TEN HANDICAP PARKING SPACES	

NOTE:
ALL PARKING TO BE 9'X18'

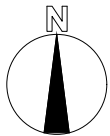
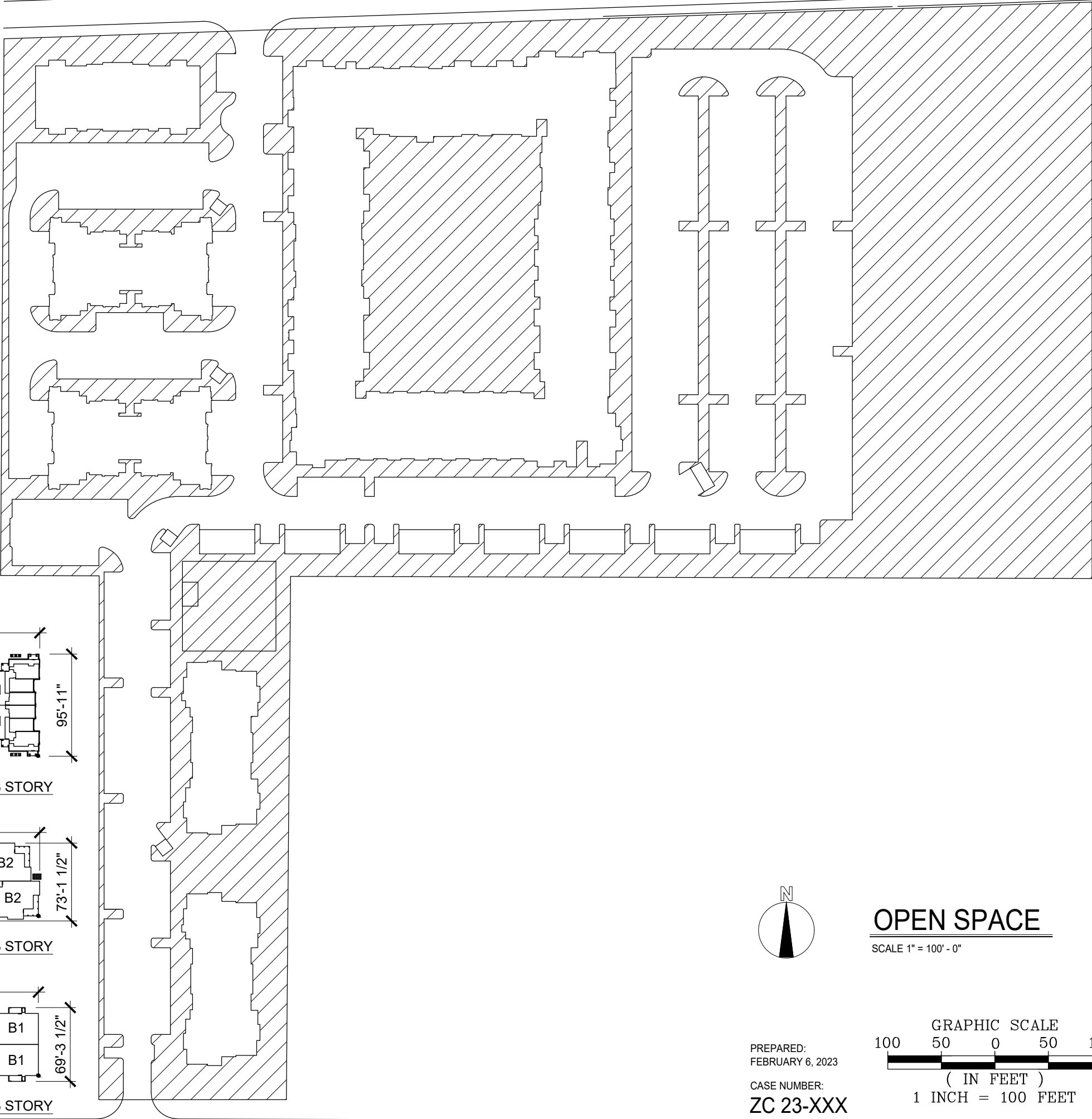
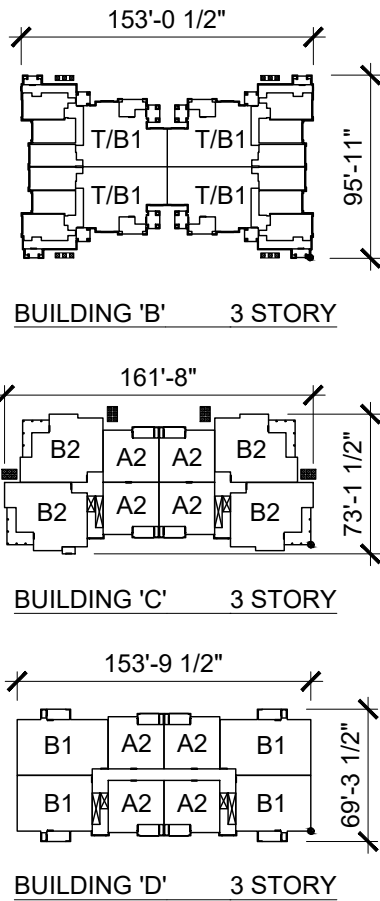
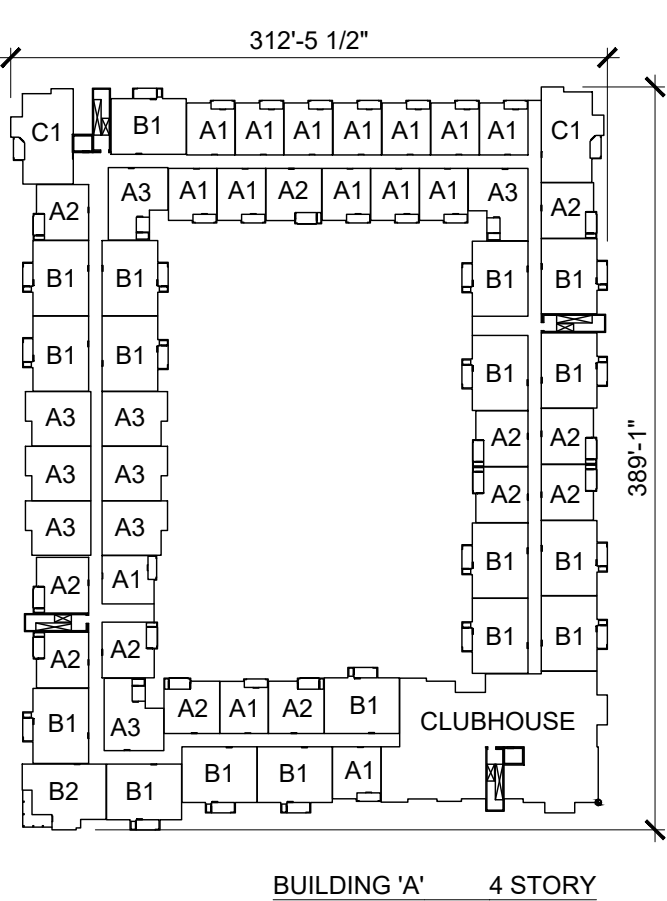


LAND USE:
-PLANNED DEVELOPMENT FOR 'PD-C' MULTIFAMILY WITH A MAXIMUM OF 339 UNITS, SITE PLAN INCLUDED
-NORTH OF PROPERTY, ZONE 'CF' AND 'A-5'
-WEST OF PROPERTY, ZONE 'J' AND 'AG'
-EAST OF PROPERTY, PD 236 AND PD 954
-SOUTH OF PROPERTY, ZONE 'AG' AND PD1235

OPEN SPACE:
REQUIRED: 45%
PROVIDED: 48.3%

VARIANCES:
-MAXIMUM BUILDING HEIGHT OF 55'

VICINITY MAP

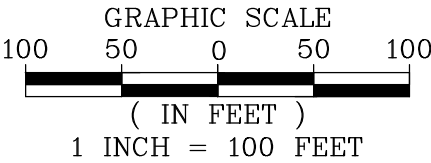


OPEN SPACE
SCALE 1" = 100' - 0"

PREPARED:
FEBRUARY 6, 2023

CASE NUMBER:

ZC 23-XXX

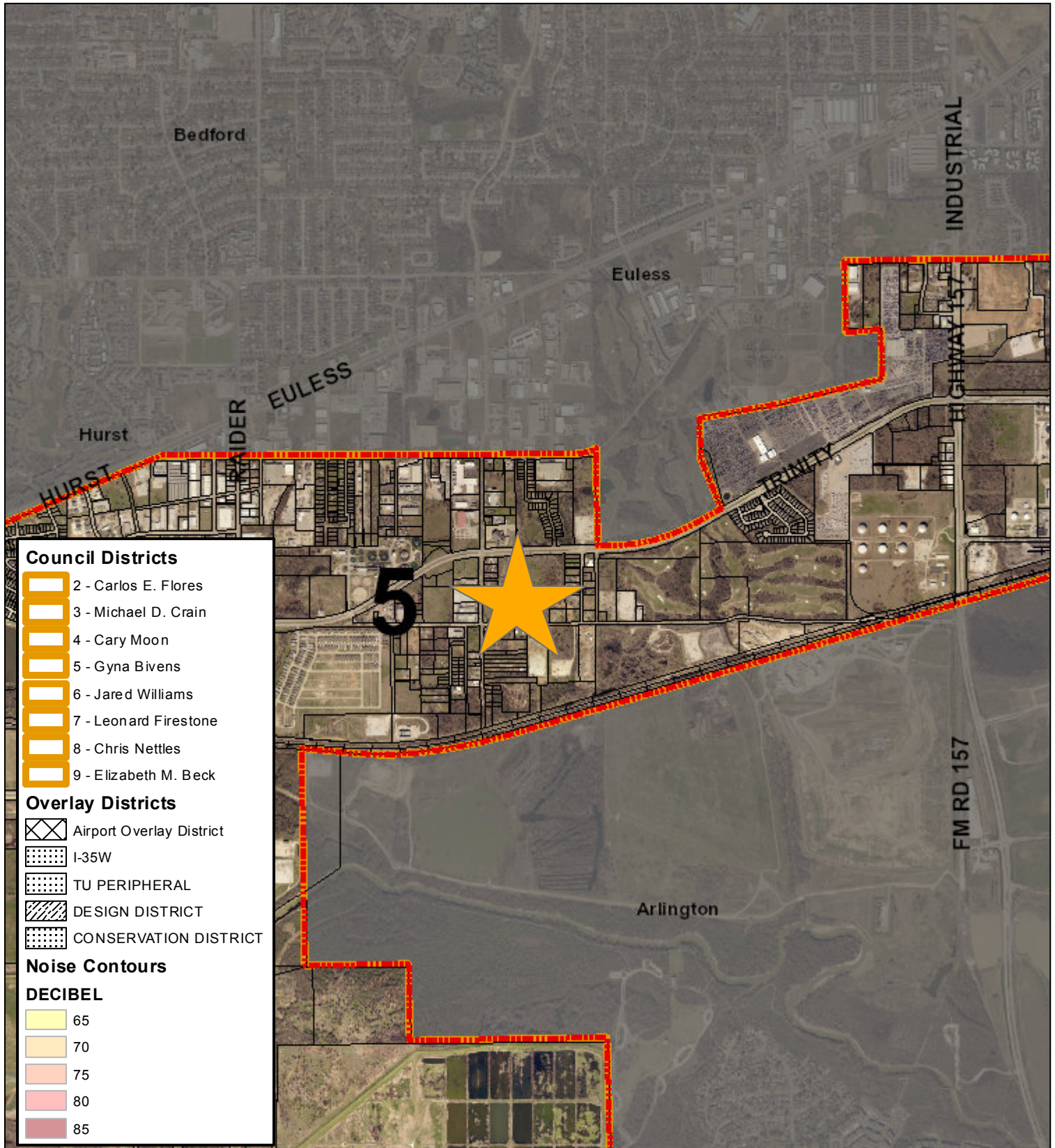


FORT WORTH®



Area Map

ZC-23-029

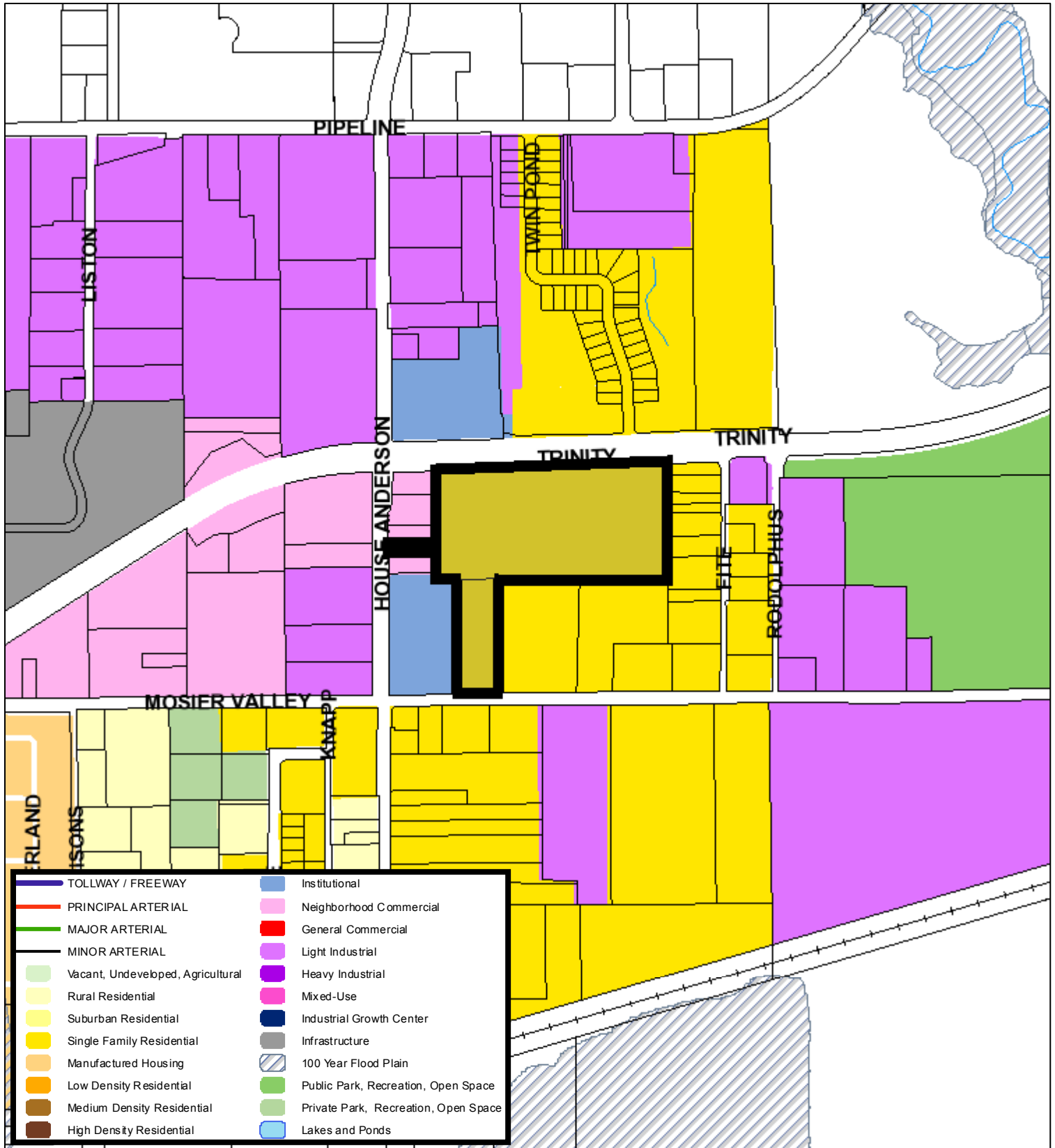


0 1,000 2,000 4,000 Feet



ZC-23-029

Future Land Use

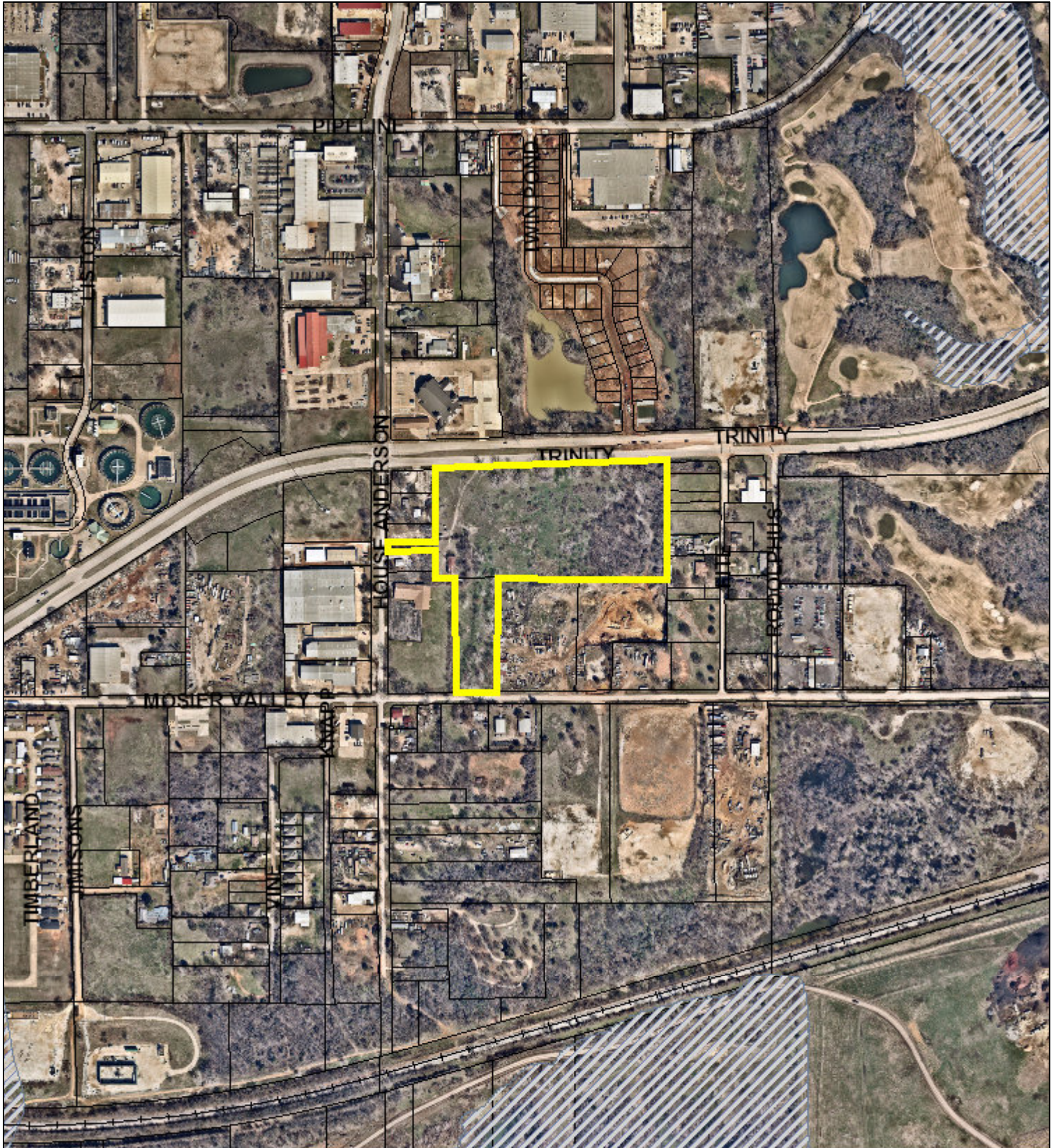


580 290 0 580 Feet

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.



Aerial Photo Map





Zoning Staff Report

Date: March 22, 2023

Case Number: ZC-23-030

District (old/new): 8 / 8

Zoning Map Amendment

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

Owner / Applicant: QJ Development LLC. / DCG Engineering Inc.

Site Location: 1628 Davis Avenue

Acreage: .28 acres

Request

Proposed Use: Duplex

Request: From: “A-5” One-Family

To: “B” Two-Family

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The subject property is located at the southwest corner of Davis Street and Ash Crescent, within the Neighborhood Empowerment Zone (NEZ) 6 and in Council District 8. The parcel contains two lots that measure approximately 7000 square feet each. The City of Fort Worth brought forward an application to rezone the property to A-5 in 2006. Following the rezoning the property has had several owners, but no development has occurred nor building permits have been issued. No structures were noted on lots in the historical aerials and no issued building permits were found since 2001, reflecting a lack of development interest in the site.

The proposal to rezone this lot would change the current “A-5” zoning allowing one (1) single family dwelling unit to “B” zoning allowing one (1) duplex unit containing two (2) dwelling units. The lots are roughly 7,000 square feet each and can be developed with two (2) attached units. Neither site is large enough to build two (2) detached units. Other “B” standards are 50% maximum building coverage on the lots, approximately 35-foot front yard setback matching setbacks west of the site, 35-foot maximum height, and 2 parking stalls per dwelling unit behind the front building line.

Surrounding Zoning and Land Uses

North “A-5” One-Family / vacant
East “B” Two-Family / church
South “B” Two-Family / single-family residence
West “A-5” One-Family / single-family residence

Recent Zoning History

- No recent rezoning within the last 10 years.

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023

The following organizations were notified: (emailed March 10, 2023)

Organizations Notified	
United Communities Association of South Fort Worth	Morningside NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	

Land Use Compatibility

The applicant is requesting to change the zoning of this property from "A-5" One-Family District to "B" Two-Family, which would allow for attached duplexes based on the lots' dimensions.

The general surrounding area is primarily zoned "B" two-family, except for the industrial portions along Riverside and a few other scattered properties rezoned by the City to "A-5," including the subject property. Nonetheless, most properties in the immediate vicinity are either vacant or developed with single-family residences.

A transit line runs within a block of the site.

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

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject property as Single-Family Residential. This classification is comparable to "A-10", "A-7.5", "A-5", or "AR" zoning. "B" Two-Family zoning for duplexes would be classified as Low Density Residential on the Future Land Use Plan. The difference between Single Family Residential and Low Density Residential is minimal in this location as both have a residential character. duplexes would be slightly more intense than single family residences.

The proposed zoning is not strictly consistent with the land use designation for this area, however the proposed zoning would be in alignment with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas.
- Promote a variety of housing choices

While the proposed zoning is **not consistent** (technical inconsistency) with the Future Land Use designation, it is in conformance with the Comprehensive Plan policies stated above. Therefore, if this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Economic Development Plan

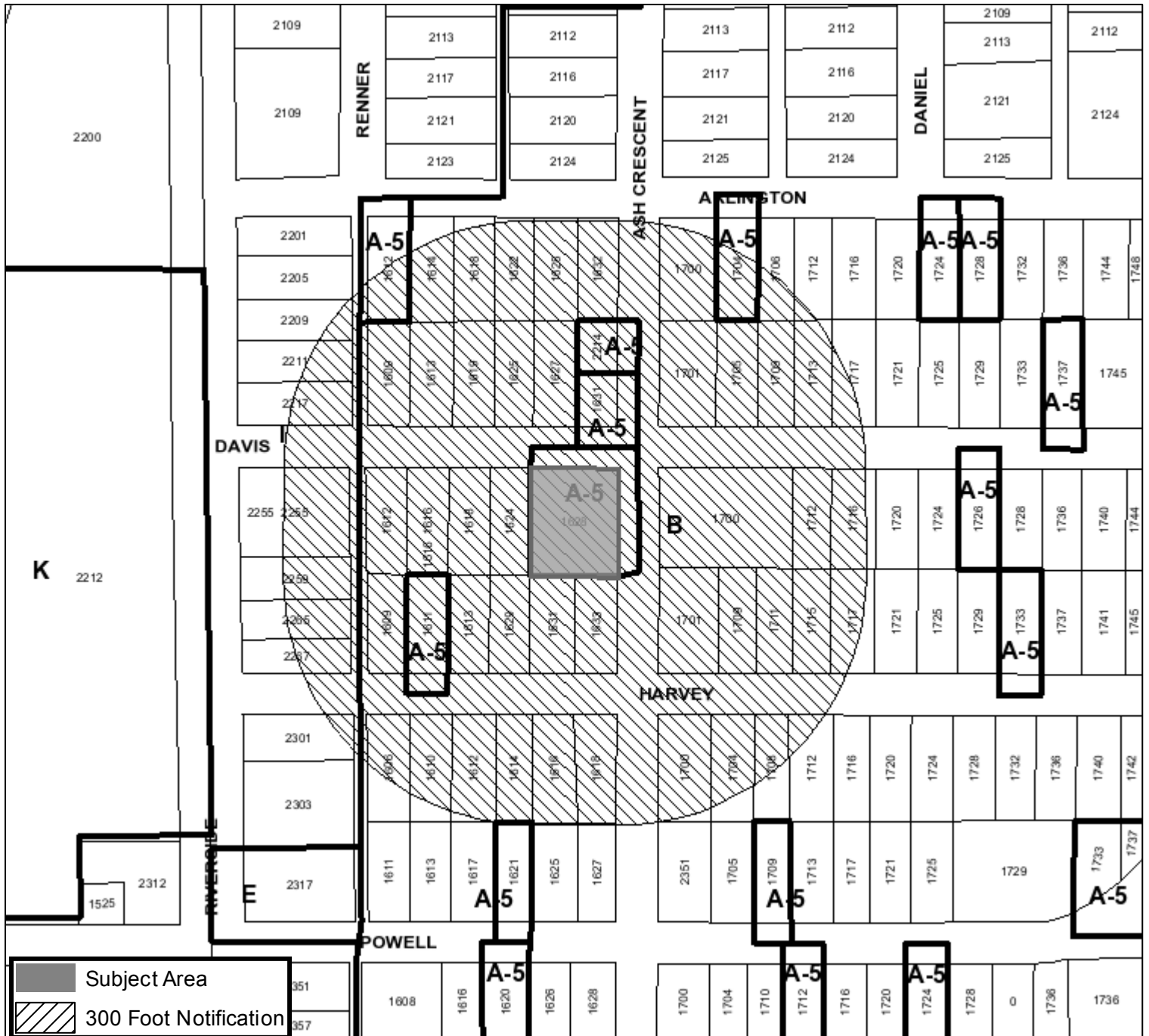
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not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



ZC-23-030

Area Zoning Map

Applicant: null
Address: 1628 Davis Avenue
Zoning From: A-5
Zoning To: B
Acres: 0.31915984
Mapsc0: Text
Sector/District: Southside
Commission Date: 3/8/2023
Contact: null



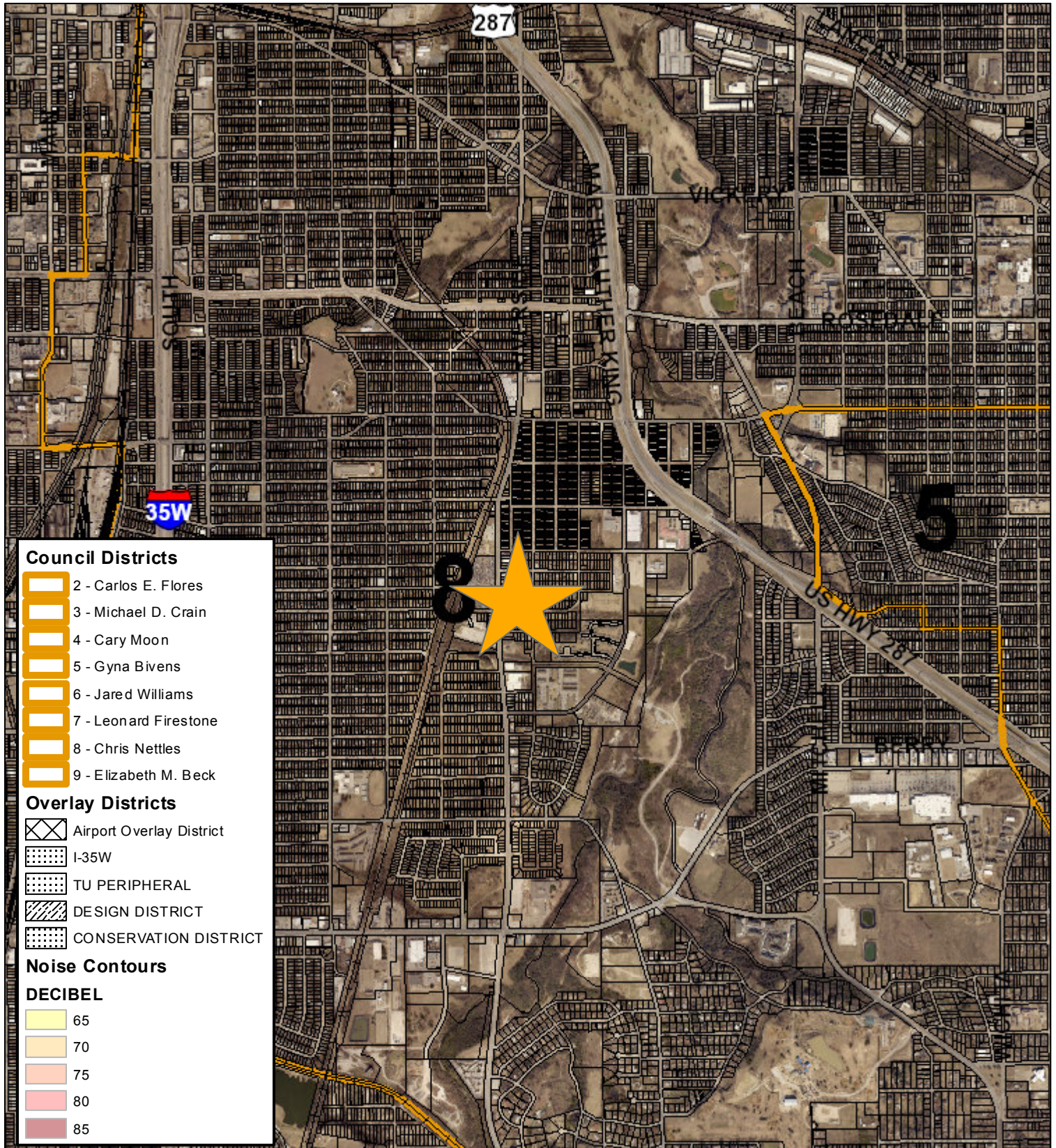
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ZC-23-030

Area Map

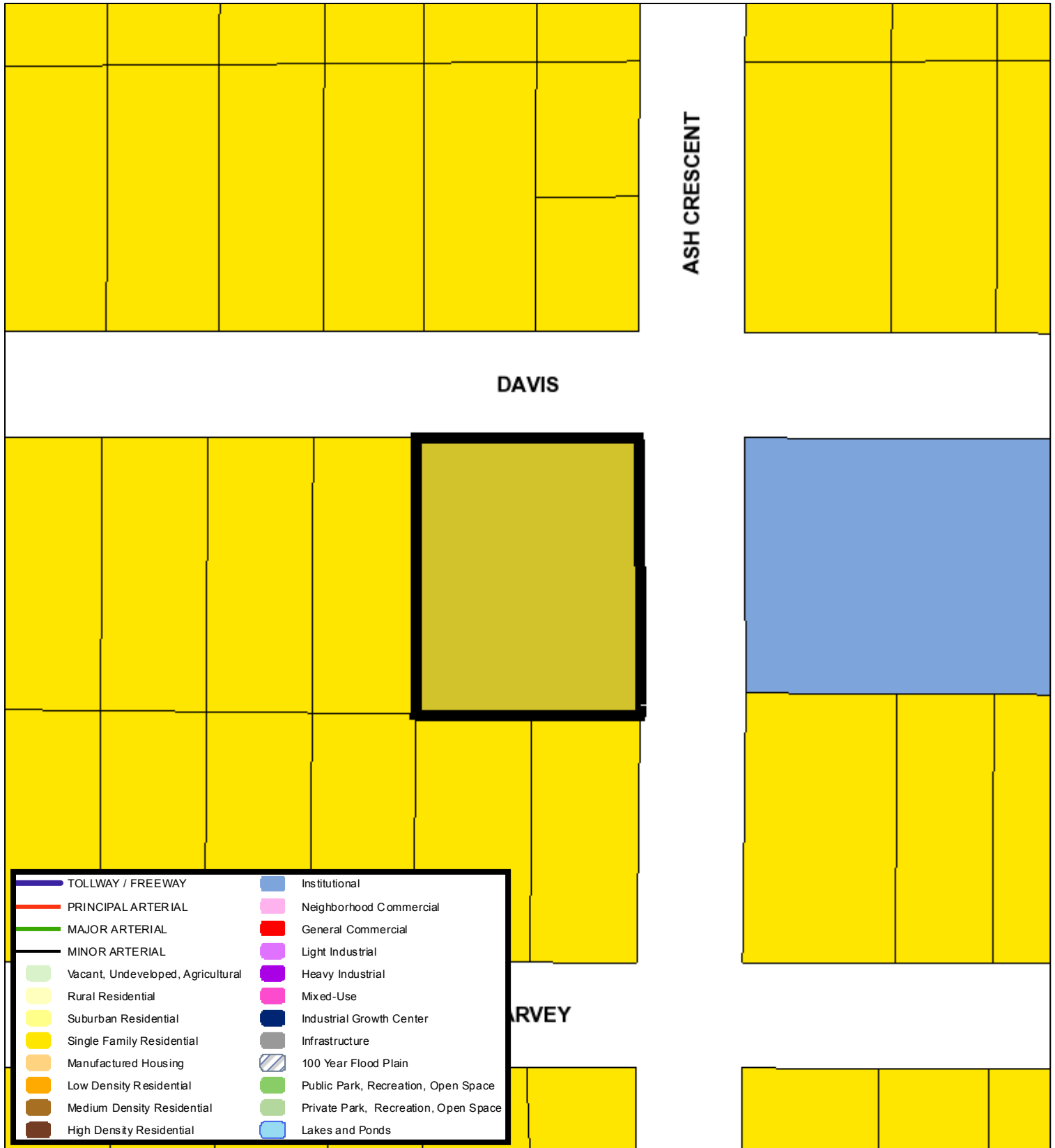


0 1,000 2,000 4,000 Feet



ZC-23-030

Future Land Use



60 30 0 60 Feet

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





ZC-23-030

Aerial Photo Map



0 40 80 160 Feet





Zoning Staff Report

Date: March 8, 2023

Case Number: ZC-22-188

District (old/new): 8 / 11

Zoning Map Amendment & Site Plan

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

Owner / Applicant: KAT Investments / Tara Bohme

Site Location: 3701 Meadowbrook Drive

Acreage: 0.25 acres

Request

Proposed Use: Residential Development

Request: From: “A-7.5” One-Family

To: “PD/A-7.5” Planned Development for all uses in “A.7.5” One-Family plus triplex; site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

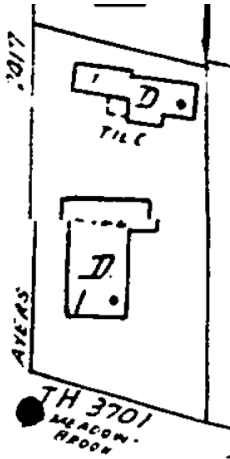
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10. Aerial Photograph

Project Description and Background

The subject property is located at the Northeast corner of Meadowbrook and Ayers. The property is currently used as a triplex and is occupied by tenants that, according to the applicant, are referred to her by the Salvation Army. The zoning change request was brought forward after a code violation was issued. The proposal to rezone this lot would change the “A-7.5” Single-Family zoning to a PD (planned development) for triplex use to bring the property into compliance while keeping the current base zoning to avoid more intense incompatible uses to be built.

Per TAD records, the property was built in 1947, and they have it listed as a single-family residence; in their application, the applicant states that the property was originally a duplex with an accessory structure that was later converted into a one-bedroom apartment. 1950 Sanborn Map shows two detached dwellings on the site.



The following is an excerpt of the case application with more background information.

3701 Meadowbrook Dr is a duplex with a detached 1 bed 1 bath dwelling unit which has its own separate address of 2417 Ayers. These 2 properties sit on one lot with 3 units and are currently Zoned as a A-7.5 but is considered a multi-family triplex dwelling. As to not be in code violation with the City of FW we need to rezone this lot to Planning Development (PD). All units are currently being rented to low-income families who are clients of The Salvation Army. We want to be in compliance with city code and also continue to provide housing to lower income families and this is best form of action to be able to do both.

Surrounding Zoning and Land Uses

North “A-7.5” One-Family / single family
East “A-7.5” One-Family / duplexes
South “A-7.5” One-Family triplex

West “ER” Neighborhood Commercial / vacant commercial building

Recent Zoning History

- ZC-09-115, subject site and surrounding area, Council-initiated zoning, approved November 3, 2009.
- ZC-23-002 property to the west, Council-initiated zoning, scheduled for the March 14, 2023 City Council. (recommended for approval by Zoning Commission)

300-foot Legal Notifications were mailed on February 21, 2023.

Public Notification

The following organizations were notified: (emailed February 21, 2023)

Organizations Notified	
West Meadowbrook NA *	Streams and Valleys Inc
East Fort Worth, Inc.	Trinity Habitat for Humanity
East Fort Worth Business Association	Southeast Fort Worth Inc
Neighborhoods of East Fort Worth	Fort Worth ISD

** Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Although the applicant is requesting the zoning change to bring the existing property into compliance and not to construct a new structure, a site plan has been submitted in the event new construction occurs, it is done consistent with the current dimensions allowing any new building to remain in the existing context of the neighborhood.

Properties along the Meadowbrook block face are predominantly duplexes. Except for a vacant commercial site to the west, the rezoning site is surrounded by duplexes and single-family uses. The property directly across Meadowbrook is a triplex.

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

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as Single Family.

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

The proposed base zoning is consistent with the land use designation for this area, and would be in alignment with the following policies of the Comprehensive Plan:

- Promote a variety of housing choices
- Additionally, the continued usage of these units provides alternative and affordable housing accommodations, especially within the older parts of town. While the use of three units is not consistent with the Single-Family designation of the future land use plan, it does provide affordable and accessible housing which is also a policy of the city.

The proposed zoning **is consistent** with the Comprehensive Plan future land use designation.

Economic Development Plan

The 2021 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.



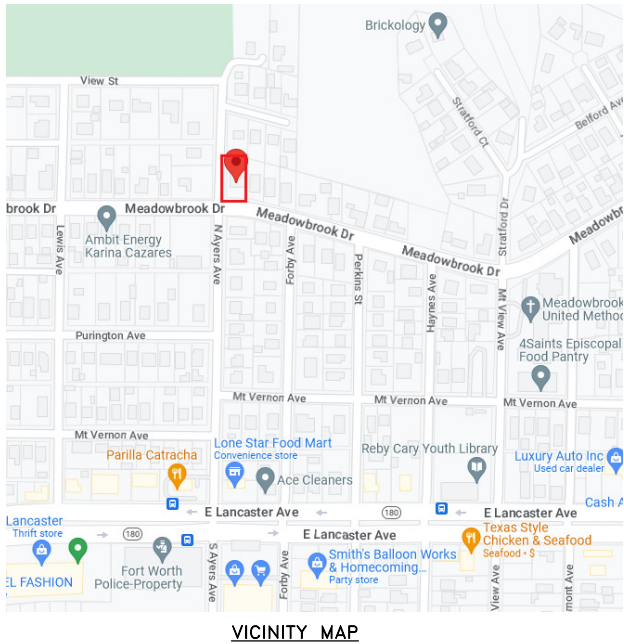
ZC-22-188

Area Zoning Map

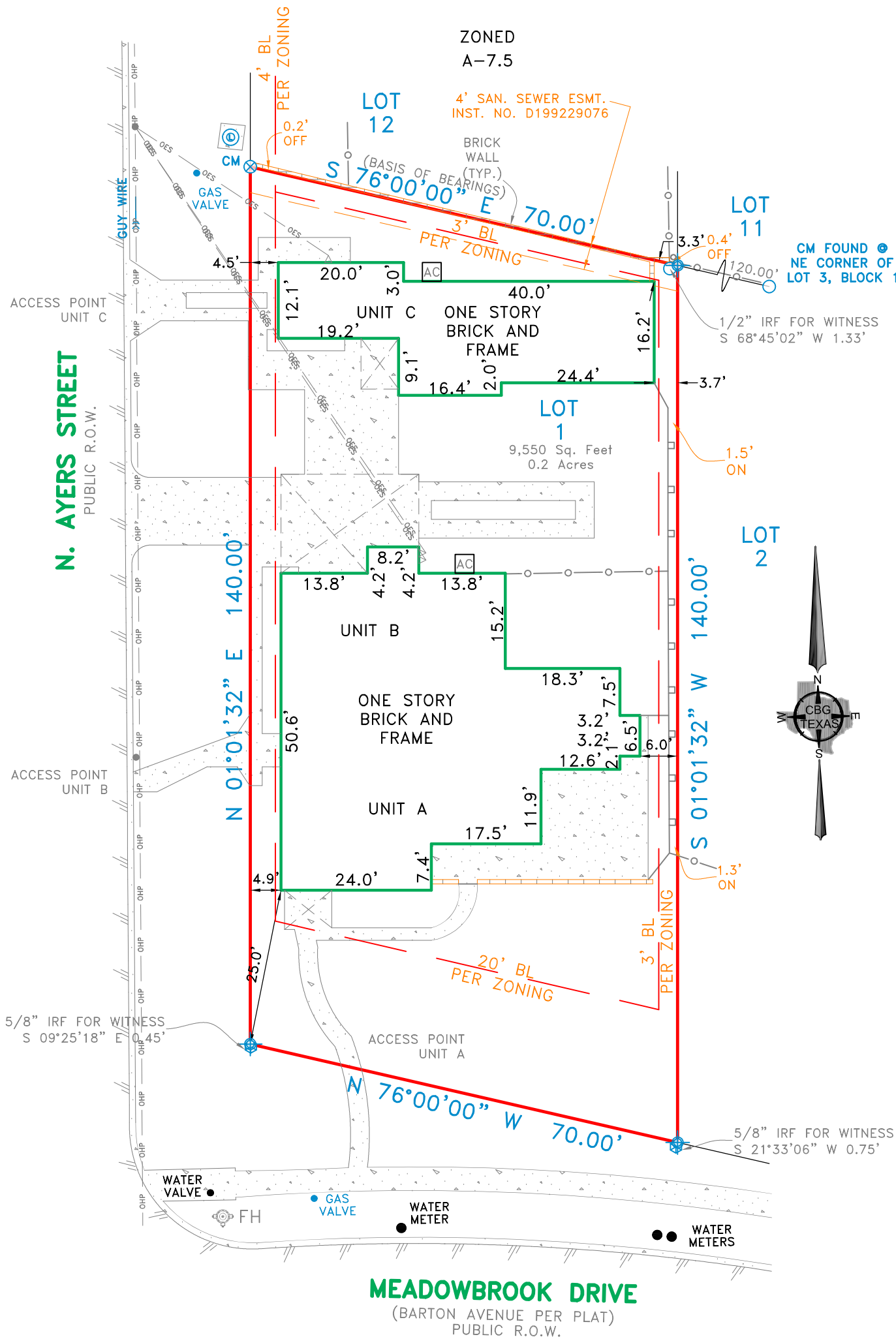
Applicant: KAT Investments LLC
Address: 3701 Meadowbrook DR
Zoning From: A-7.5
Zoning To: PD/SU
Acres: 0.24965627
Mapsc0: Text
Sector/District: Eastside
Commission Date: 3/8/2023
Contact: 817-392-2495



0 90 180 360 Feet



ZONED
A-ER



3701 Meadowbrook Drive

Lot 1, Block 2, STRATFORD, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or pla thereof recorded in Volume 204, Page 80, Plat Records of Tarrant County, Texas.

PD, A-7.5 TRIPLEX

Development Standard Request

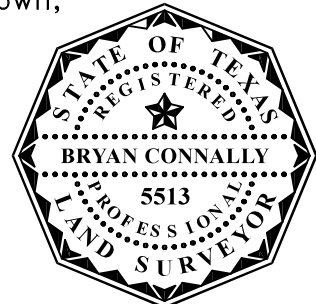
Front Yard Setback - Ayers 4ft
Front Yard Setback - Meadowbrook 20ft
Rear Yard Setback - 3ft
Side Yard Setback - 3ft



The undersigned Registered Professional Land Surveyor hereby certifies to KBT Investments, LLC., (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown;

Executed this 22nd day of February, 2020

Bryan Connolly
Registered Professional Land Surveyor



Director of Development Services

Date

ZONING CASE ZC22188

NOTE: According to the F.I.R.M. in Map No. 48439C0310L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
⊗	STAMPED "CBG"
○	1" IRON PIPE FOUND
⊗	FENCE POST CORNER
⊗	"X" FOUND / SET
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⬮	POINT FOR CORNER
⬮	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊗	FIRE HYDRANT
○	OVERHEAD ELECTRIC SERVICE
○	OVERHEAD POWER LINE
⬮	CONCRETE PAVING
⬮	DOUBLE SIDED WOOD FENCE
⬮	ASPHALT PAVING
⬮	CHAIN LINK FENCE
⬮	WOOD FENCE
⬮	0.5" WIDE TYPICAL BARBED WIRE
⬮	IRON FENCE
⬮	PIPE FENCE
⬮	COVERED PORCH, DECK OR CARPORT



CBG
 SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS

1413 E. IH-30, Ste. 7
 Garland, TX 75043
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
www.cbgtxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	01/18/2023	2300497	2202245	OM/JCM

EXHIBIT SURVEY	
STRATFORD ADDITION	
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
3701 MEADOWBROOK DRIVE	

Area Map

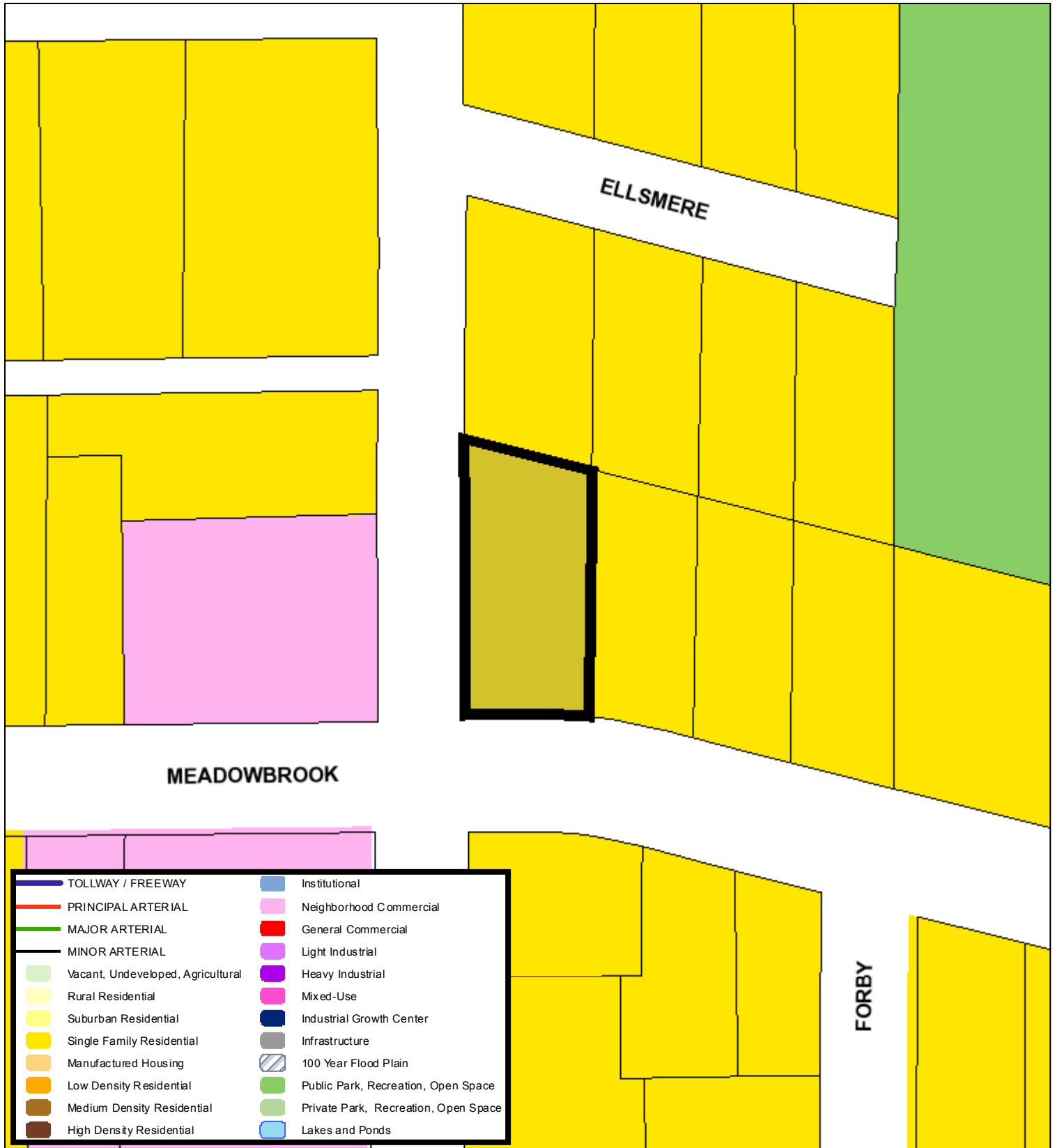


0 1,000 2,000 4,000 Feet



ZC-22-188

Future Land Use



75 37.5 0 75 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-22-188

Aerial Photo Map



0 45 90 180 Feet





Zoning Staff Report

Date: March 8, 2023

Case Number: ZC-23-178

District (old/new): 5 / 5

Zoning Map Amendment

Case Manager: [Jamie DeAngelo](#)

Owner / Applicant: Demetrica V. Williams Family Trust/ Darin Norman, Urbanworth LLC

Site Location: 3801 and 3825 S Cravens Road

Acreage: 10.16 acres

Request

Proposed Use: Mixed-Use/Outdoor Event Venue

Request: From: “MU-1” Low Intensity Mixed-use

To: “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed Use plus amusement/outdoor use, bar/tavern, cocktail lounge, club, private or teen, and dance hall use; development standard for maximum setback of 312 ft; no minimum first floor height requirement; site plan waiver requested.

Recommendation

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

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

Staff Recommendation: **Approval**

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9. Aerial Photograph

Project Description and Background

The subject property is a 10.16-acre site, currently undeveloped, with substantial tree canopy. The property fronts S Cravens road on the west and is adjacent to vacant and undeveloped property to the north, east, and south. The property is currently zoned Low-Intensity Mixed Use (MU-1). The site is approximately 80 – 100 ft away from Lake Arlington and was rezoned to mixed-use in 2018 to align the future land use designations in the Lake Arlington Master Plan. The applicant is requesting to rezone the property from “MU-1” Low Intensity Mixed-use to “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed Use plus amusement/outdoor use, bar/tavern, cocktail lounge, club, private or teen, and dance hall use; request maximum setback of 312 ft; request no minimum first floor height requirement; site plan required.

The primary purpose of the rezoning is to add outdoor amusement to the existing MU-1 zoning. The proposed first phase of this project on is an outdoor events venue that currently supports small gatherings of 50-100 people for events such as weddings, bridal showers, and reunions. Under the property’s current Low-Intensity Mixed Use (MU-1) zoning, an event center or rental hall and indoor amusement are permitted as by right uses; however, outdoor amusement is not permitted. The applicant is therefore requesting to add amusement/outdoor use, as well as bar/tavern (a related use) to support the proposed business at this location.

Secondly, the applicant is requesting to increase the maximum setback along S. Cravens Street permitted on this property from 20 feet to 312 feet. The purpose is to allow the applicant to locate the proposed main facility area, which is proposed to include restrooms, lounge areas, and catering areas, to take advantage of the view of the Lake Arlington, which is not visible from the roadside, as well as the existing tree canopy on site. Finally, the applicant is requesting to remove an 18-foot first floor height requirement from the PD. The applicant has provided examples of the types of buildings they seek to include in this phase of the project, which includes converted shipping containers to bathrooms. These structures would have heights under 18 feet but at or above 9 feet, which is permitted by building code.

On February 16, 2023, the Urban Design Commission recommended approval of the request to the Zoning Commission, subject to the condition that the PD be tied to a site plan. Staff also supports this request, since the proposed use is consistent with the Future Land Use Map (which shows the property as Mixed-Use) and with the 2022 Comprehensive Plan. However, it should be noted that the proposed project as shown in the site plan is not consistent with the specific intent of the “MU-1” Low-intensity mixed use district. The “MU-1” District is designed to accommodate and encourage compact, walkable development forms that are more land-efficient, cost-effective, and revenue positive for the City than low density, single-use developments. The “MU-1” District should promote connectivity, walkability, and a pedestrian-oriented urban form while encouraging exceptional design, both of the building architecture and the public realm. The PD as it is currently configured would support an active use of the site which is consistent with future land uses proposed for this area; however, the PD would need to be amended or removed in the future to allow greater density than what the current site plan permits.

Surrounding Zoning and Land Uses

North “MU-1” Low Intensity Mixed-Use / vacant, open space

East “MU-1” Low Intensity Mixed-Use / vacant, open space (Lake Arlington)

South “MU-1” Low Intensity Mixed-Use / residential, industrial (gas pad) vacant, open space

Recent Zoning History

- ZC-17-097; from G, A-10, A-7.5, A-5, B, MH, D, E, FR, F, IP, I, J, K, PD 438, PD 463, and PD 753 to O-1, A-7.5, A-5, B, CF, E, MU-1, FR, G, I, MU-2, J, PD 438, PD 463, and new PD/UR plus event center.

ZC-17-097

ZONING_FRO
AG, A-10, A-7.5, A-5, B, MH, D, E, FR, F, IP, I, J, K, PD 438, PD 463, and PD 753

ZONING_TO
O-1, A-7.5, A-5, B, CF, E, MU-1, FR, G, I, MU-2, J, PD 438, PD 463, and new PD/UR plus event center

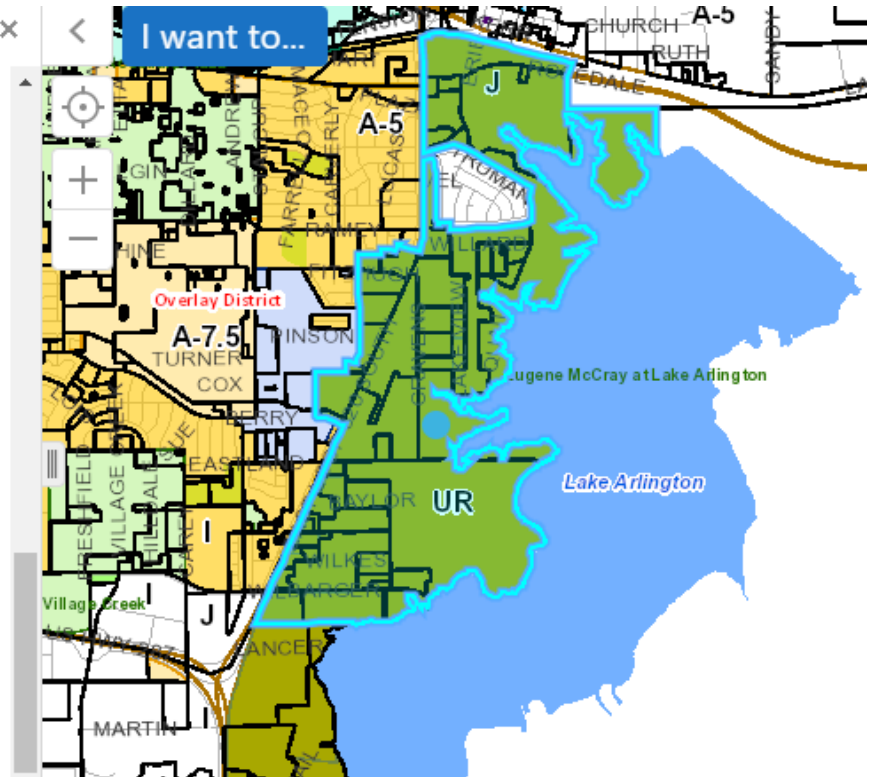
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Public Notification

300-foot Legal Notifications were mailed on February 24, 2023.

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone the site to “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed Use plus amusement/outdoor use, bar/tavern, cocktail lounge, club, private or teen, and dance hall use; request maximum setback of 312 ft; request no minimum first floor height requirement; site plan required. Surrounding land uses include industrial (vehicular services), commercial (arcade, medical office) residential (mobile home park, single family homes), and a significant amount of vacant undeveloped land.

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

Comprehensive Plan Consistency – Southeast

The adopted Comprehensive Plan currently designates the subject property predominantly as Mixed-Use (with a designation of Open Space along the lake edge) on the Future Land Use Map. The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies and strategies of the Comprehensive Plan:

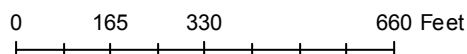
- Encourage the use of floodplains for agricultural or recreational uses, including hike & bike trails.
- Encourage the protection of mature woodlands and other sensitive natural areas, while incorporating protected woodland areas as amenities in new developments.

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

Economic Development Plan

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

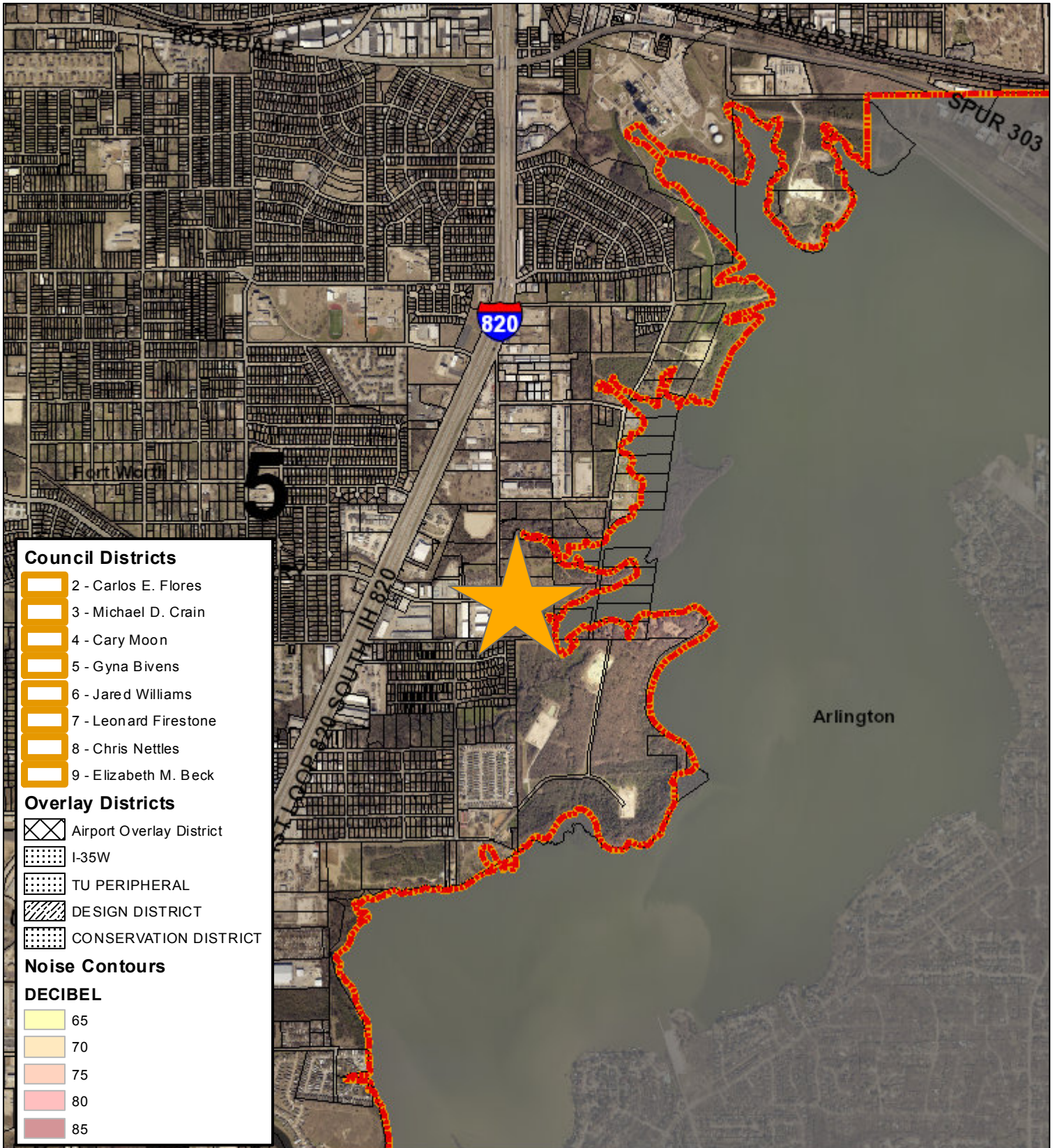
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4.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





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Area Map

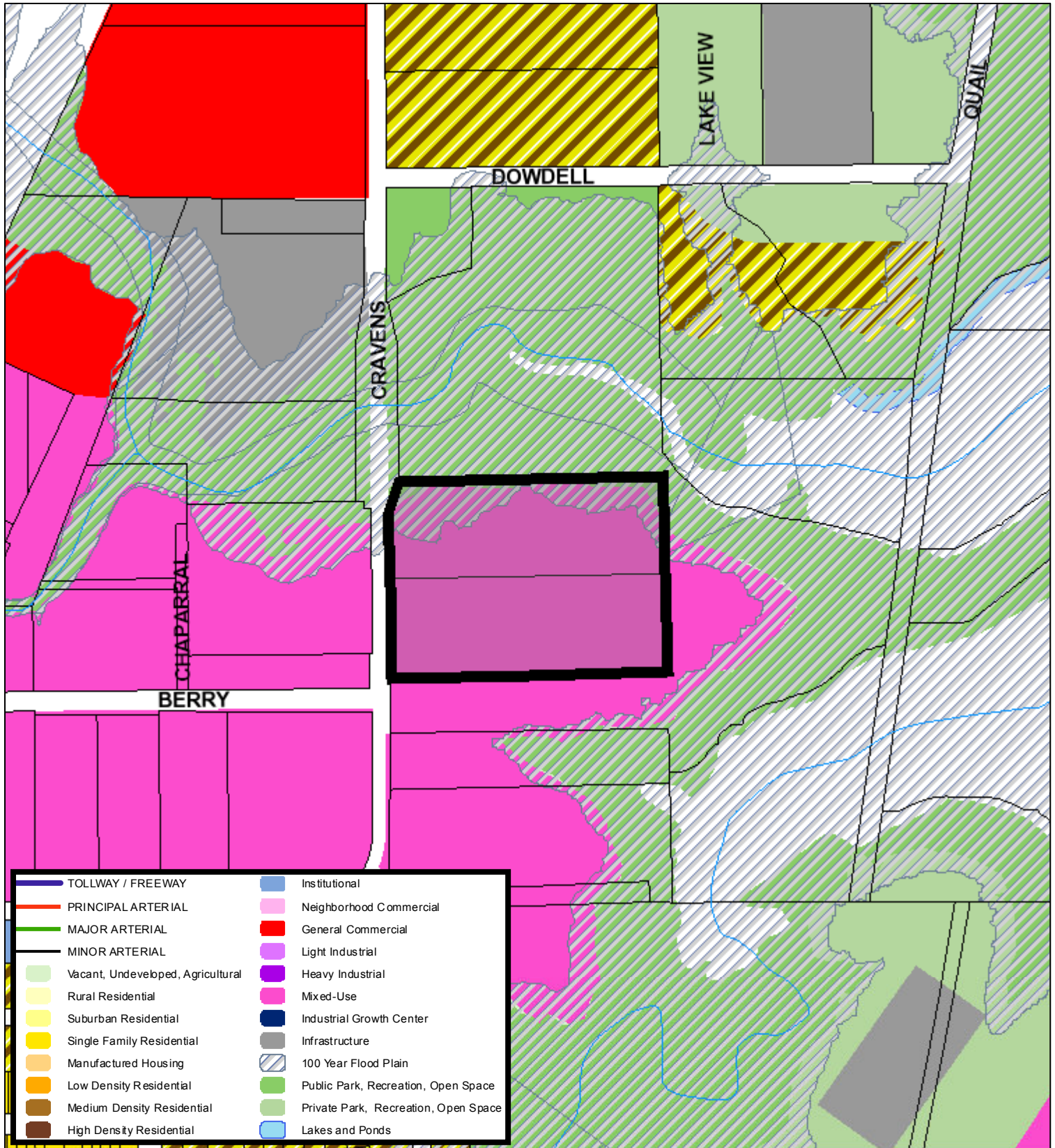


0 1,000 2,000 4,000 Feet



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Future Land Use



380 190 0 380 Feet

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



Aerial Photo Map

