



Zoning Staff Report

Date: December 13, 2022

Case Number: ZC-22-162

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Amy Seeling

Site Location: 3632 Longvue Avenue

Acres: 0.72 acres

Request

Proposed Use: Martial Arts Studio

Request: From: “PD 1132” PD/CF Planned Development for all uses in "CF" Community Facilities plus event center; site plan waived

To: Amend “PD 1132” PD/CF Planned Development for all uses in “CF” Community Facilities to add the martial arts studio and remove the events center, including a 6 ft screening fence adjacent residential, site plan waiver requested.

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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

Project Description and Background

The proposed site is located on the west side of Longvue Road south of Camp Bowe West Blvd. The applicant is requesting a zoning change from PD/CF Planned Development for all uses in "CF" Community Facilities plus event center; site plan waived to Amend "PD 1132" PD/CF Planned Development for all uses in "CF" Community Facilities to add the martial arts studio and remove the events center, including a 6 ft screening fence adjacent residential, site plan waiver requested. These studios are considered a gym; however, the applicant only intends to conduct martial arts classes. Below is an excerpt from their narrative:

"North Texas Karate Academy, is a well-known martial arts school. We have been teaching classes in Fort Worth/Benbrook for 20+ years, with no complaints, and zero serious injuries. We help parents instill discipline in their children and we help adults lead more healthy lives.

We are not a gym or a fitness center, 100% of our classes are instructor led.

We currently have around 90 students split into three classes a day. The average number of students per class is around 20, plus 5 instructors. The ample parking is sufficient for our carpool/capacity needs and will not block any traffic. Our hours of operation are:

Monday – Thursday 5:00 pm – 8:00 pm

Saturday 9:00 am – 11:00 pm

The mission of our classes is "to build a strong and happy community" and in fact, every single student repeats that creed at promotion time. We will enhance the surrounding area both socially and economically as we have done for 20+ years. We will be using this new location to facilitate health and wellness through martial arts education. Our community classes have taught hundreds of students that would be willing to attest that this is what we do!"

Surrounding land uses are single-family to the north, south, and west. Staff supports this request because the site is located along a major arterial and the neighborhood commercial will provide a buffer to the more intense uses across the street.

This case was continued last month for the neighborhood and applicant to work on a proposed solution to add the proposed use without "E" Neighborhood Commercial. The neighborhood appears to be satisfied with the amended request.

Surrounding Zoning and Land Uses

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

East "C" Medium Density Multifamily; "CF" Community Facilities / bus barn, vacant

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

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

Recent Zoning History

- ZC-17-035 from "CF" Community Facilities to PD/CF Planned Development for all uses in "CF" Community Facilities plus event center; site plan waived (subject property)

Public Notification

300-foot Legal Notifications were mailed on October 26, 2022.
The following organizations were notified: (emailed October 26, 2022)

Organizations Notified	
Westland NA*	FWISD
Streams and Valleys Inc	Trinity Habitat for Humanity
Chapin Rd & Alameda St NA	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this site to “PD/CF” Planned Development for all uses in “CF” Community Facilities to add the martial arts center and remove the events center use including a 6 ft screening fence adjacent residential, site plan waived. Surrounding uses are primarily single-family to the north, south, and west. A bus facility and vacant land is located across Longvue to the east.

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

Comprehensive Plan Consistency– Far West

The 2022 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The proposed zoning is **consistent** with the Comprehensive Plan.

The site is located along a major arterial and commercial uses are appropriate along these thoroughfares. The proposed zoning is also consistent with the following policy of the Comprehensive Plan:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

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.

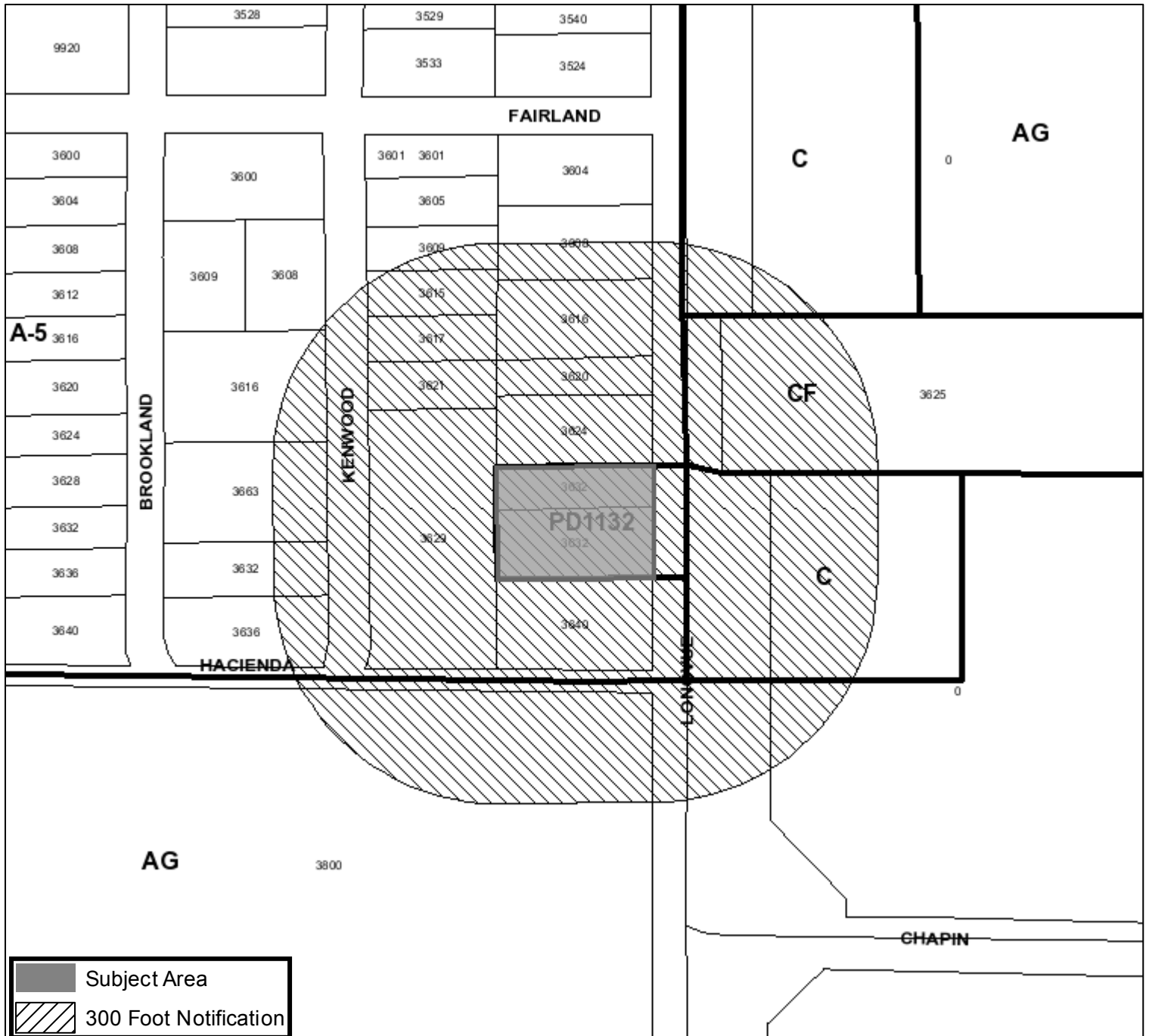
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, but the new development will contribute to the needs of the community.





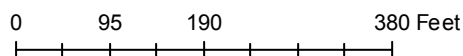


Area Zoning Map

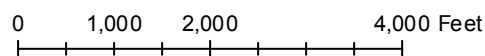
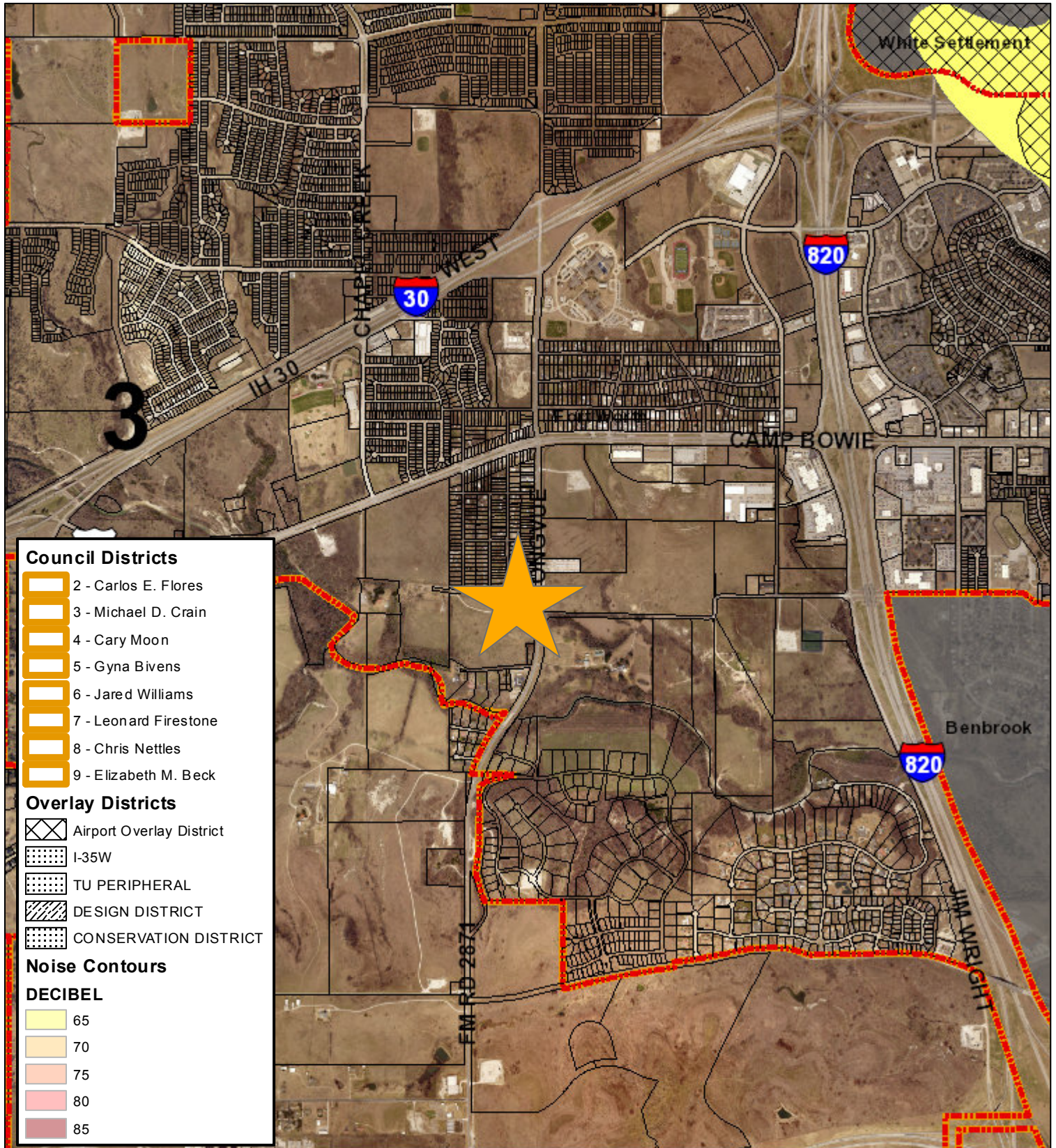
Applicant: Amy Seeling
 Address: 3632 Longvue Avenue
 Zoning From: PD/CF
 Zoning To: E
 Acres: 0.72366266
 Mapsco: 72QU
 Sector/District: Far West
 Commission Date: 10/12/2022
 Contact: null



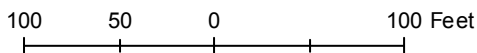
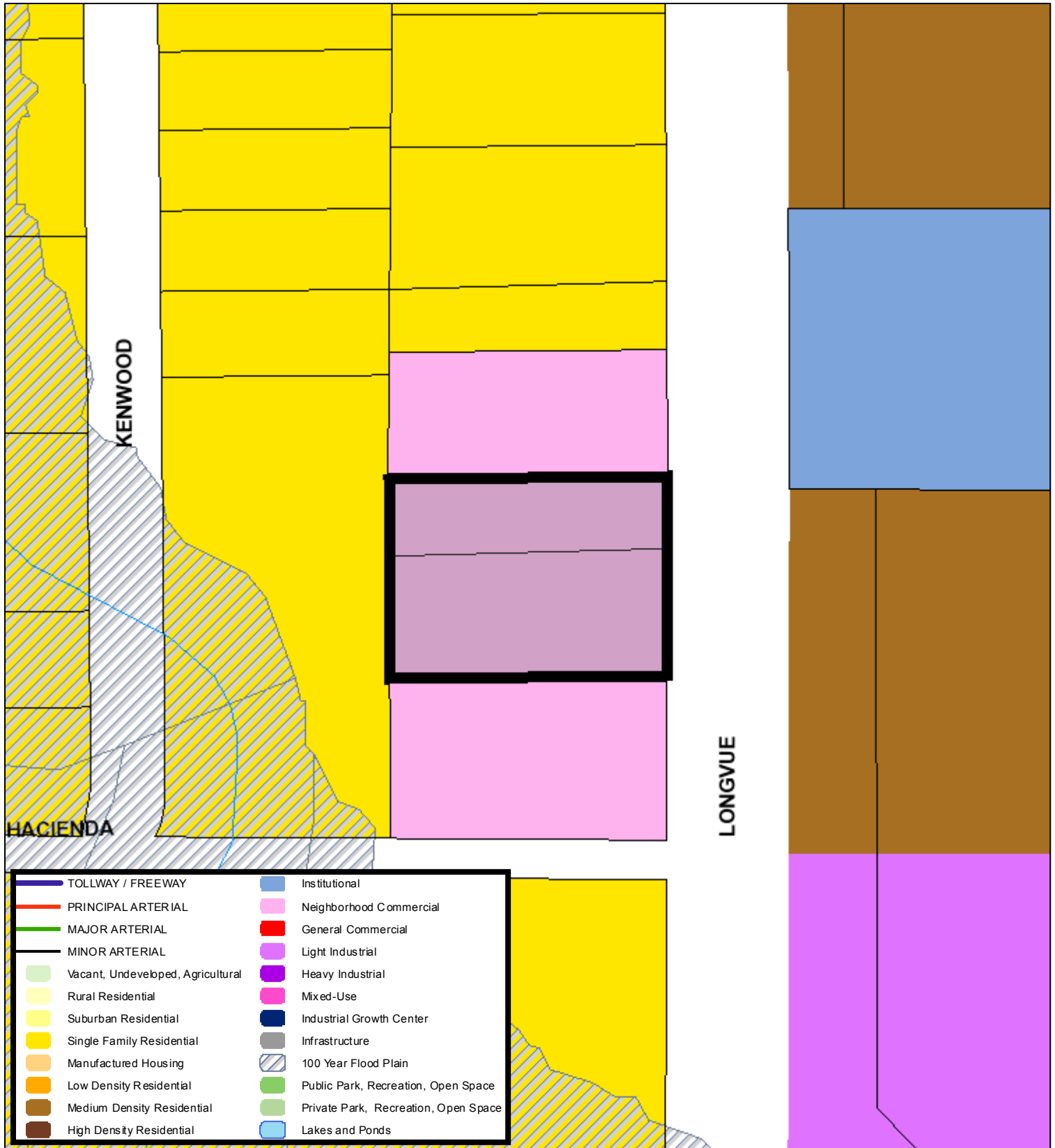
 Subject Area
 300 Foot Notification



Area Map



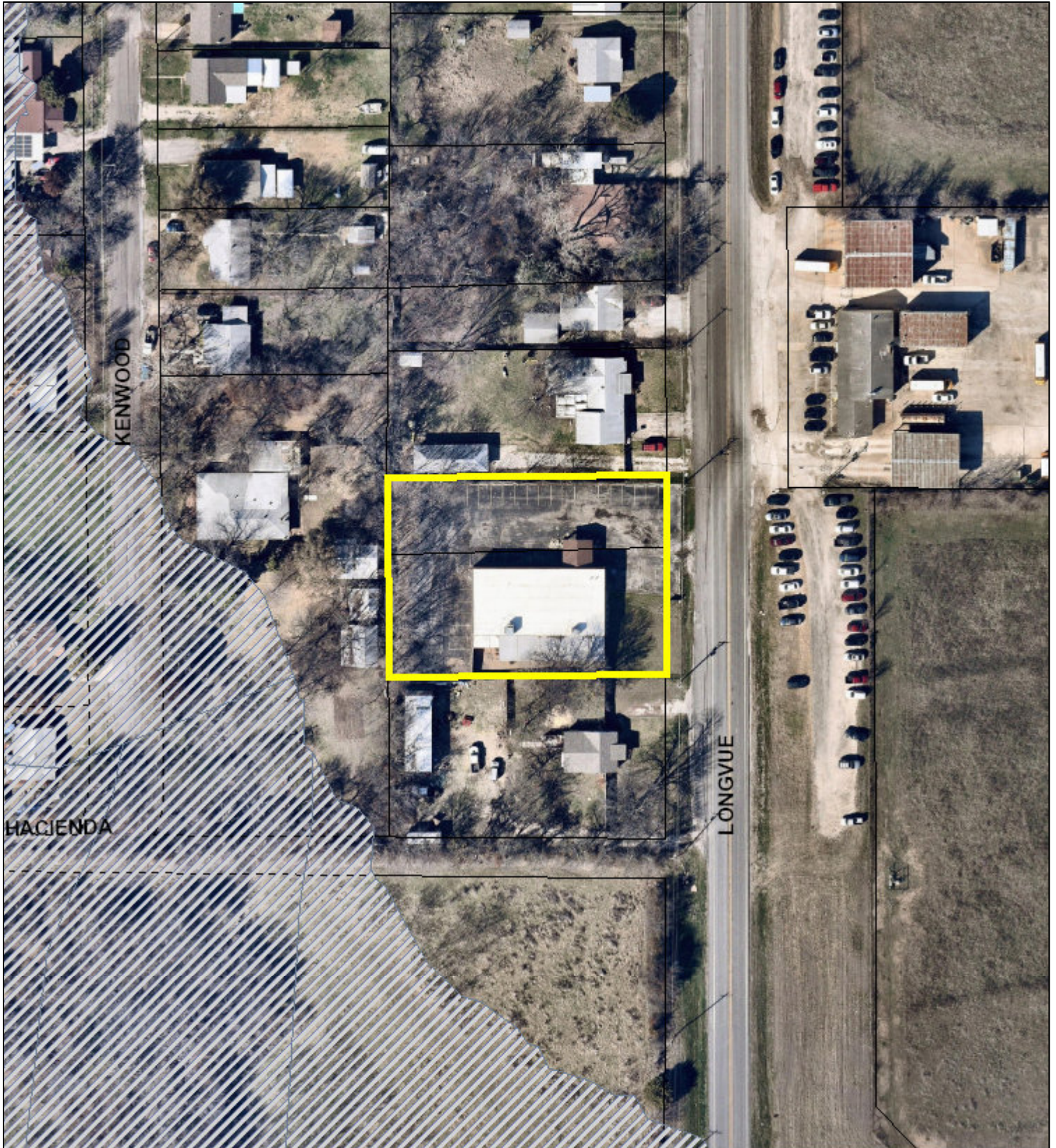
Future Land Use



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



Aerial Photo Map



0 62.5 125 250 Feet

