



# Zoning Staff Report

**Date:** October 15, 2024

**Case Number:** ZC-24-081

**Council District:** 3

## Zoning Map Amendment & Site Plan

**Case Manager:** Lynn Jordan

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

**Location:** 11711 Blue Creek Drive; 4101 Lost Creek Boulevard

**Acreage:** 4.07 acres

### Request

**Proposed Use:** Commercial

**Request:**

From: “PD 1182” PD/A-10 Planned Development for all uses in “A-10” One Family with 20 ft. minimum front yard setback & 50% maximum lot coverage; site plan waived

To: Amend “PD 1182” to allow office and accessory buildings, located on clubhouse lot only, developed to “E” Neighborhood Commercial standards with the following development standards: parking, no dumpster enclosure, 8 ft wrought iron fence in front yard, site plan included

### Recommendation

<b>Land Use Compatibility:</b>	Requested change <b>is not compatible</b>
<b>Comprehensive Plan Map Consistency:</b>	Requested change <b>is not consistent</b>
<b>Comprehensive Plan Policy Consistency:</b>	Requested change <b>is consistent</b>
<b>Staff Recommendation:</b>	<b>Approval</b>
<b>Zoning Commission Recommendation:</b>	<b>Approval by a vote of 9-0</b>

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## Project Description and Background

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

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

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

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

Neighborhood Commercial, “E” District	
Front Yard*	20 feet minimum; 0 feet minimum when fronting an arterial street**
Rear Yard*	10 feet minimum unless adjacent to residential district, where 15 feet minimum required
Side Yard*	
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot**	None required unless through lot, then 10 feet minimum required
Height	3 stories or 45 feet maximum provided, however, Stealth Telecommunication Towers are permitted to a height of 60 feet. Telecommunication Towers are permitted to a height of 45 feet as a Special Exception approved by the Board of Adjustment.
<b>Notes:</b> * Additional setback may be required see Chapter 6 ‘Development Standards, Section 6.300 Bufferyard and Supplemental Building Setback’. **May be subject to projected front yard (Section 6.101f)	







## Surrounding Zoning and Land Uses

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

## Recent Zoning History

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

## Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.  
 The following organizations were emailed on August 30, 2024:

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

*\*Located closest to these registered Neighborhood Associations*

# Development Impact Analysis

## Land Use Compatibility

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

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

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

## Comprehensive Plan Consistency – Far West Sector

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

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>SPECIAL</b>		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL

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

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

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

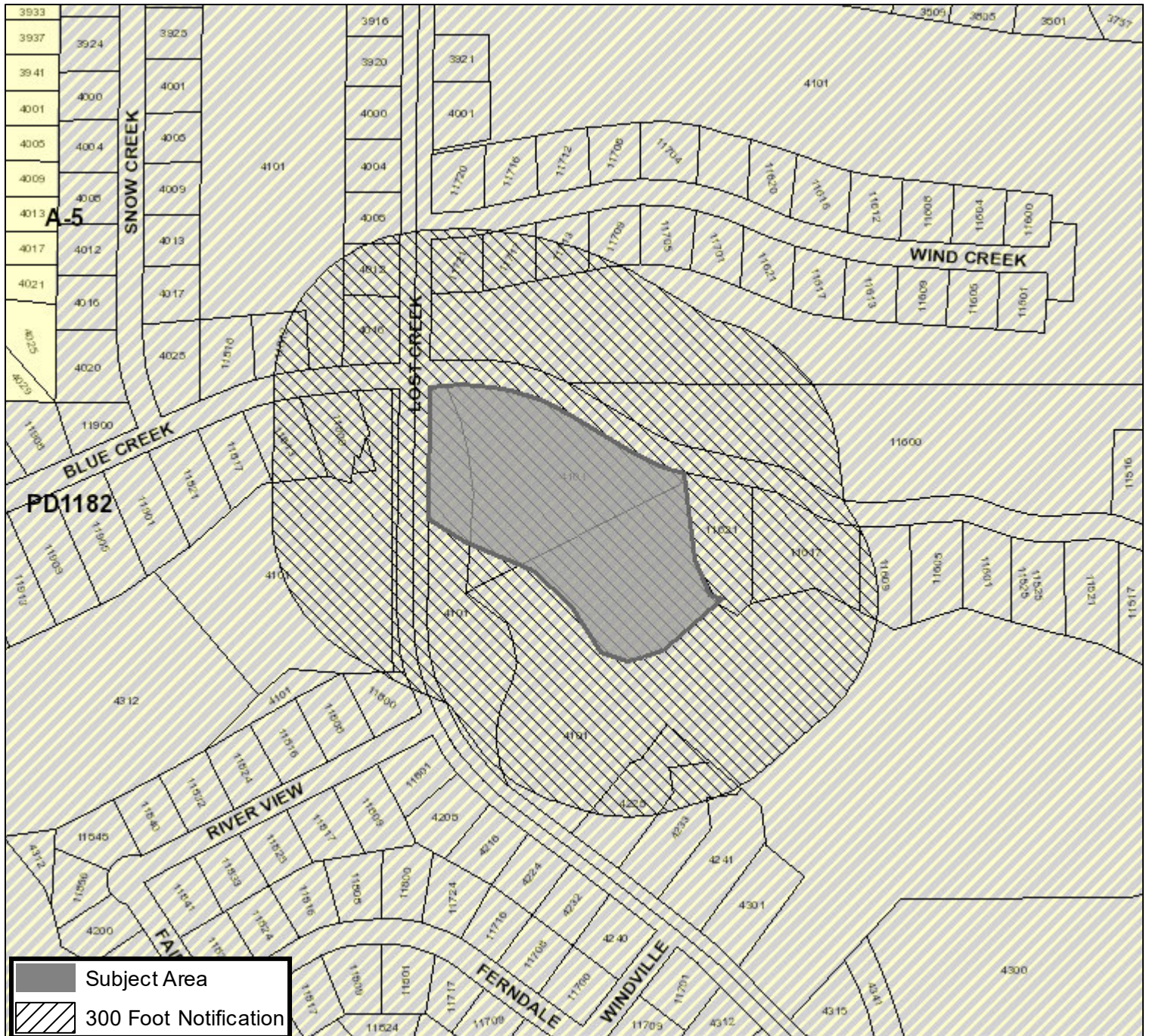




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## Area Zoning Map

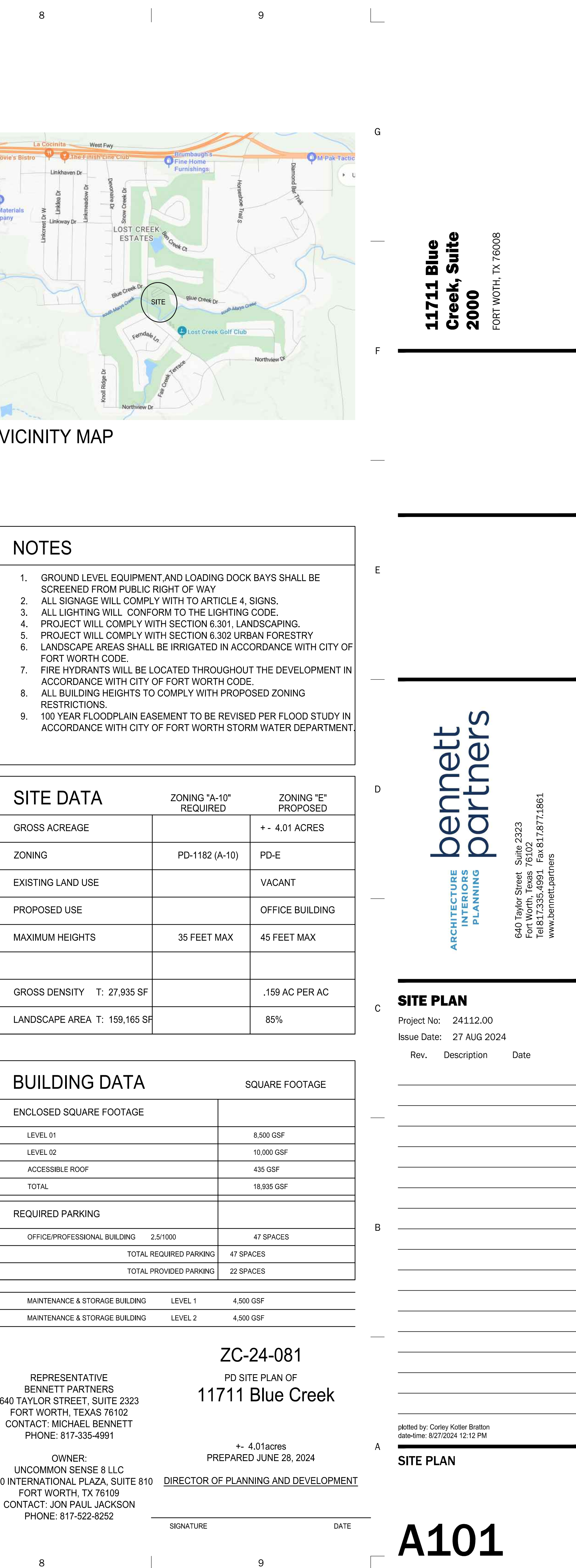
Applicant: Uncommon Sense 8 LLC/ Westwood Professional Svcs.  
Address: 11711 Blue Creek Drive & 4101 Lost Creek Boulevard  
Zoning From: PD 1182  
Zoning To: Amend "PD 1182" to allow office and accessory building, located on clubhouse lot only, dev  
Acres: 4.07273441  
Mapsc0: Text  
Sector/District: Far\_West  
Commission Date: 8/14/2024  
Contact: null



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ARCHITECTURE  
INTERIORS  
PLANNING

bennett  
partners

640 Taylor Street Suite 2323  
Fort Worth, Texas 76102  
Tel 817.335.4991 Fax 817.877.1861  
[www.bennett.partners](http://www.bennett.partners)

1. GROUND LEVEL EQUIPMENT AND LOADING DOCK BAYS SHALL BE SCREENED FROM PUBLIC RIGHT OF WAY.
2. ALL SIGNAGE WILL COMPLY WITH TO ARTICLE 4. SIGNS.
3. ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE.
4. PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.
5. PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY
6. LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF FORT WORTH CODE.
7. FIRE HYDRANTS WILL BE LOCATED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH CITY OF FORT WORTH CODE.
8. ALL BUILDING HEIGHTS TO COMPLY WITH PROPOSED ZONING RESTRICTIONS.
9. 100 YEAR FLOODPLAIN EASEMENT TO BE REVISED PER FLOOD STUDY IN ACCORDANCE WITH CITY OF FORT WORTH STORM WATER DEPARTMENT.

## SITE PLAN

Project No: 24112.00  
Issue Date: 27 AUG 2024

Rev.	Description	Date
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plotted by: Corley Kotler Bratton  
date-time: 8/27/2024 12:12 PM

## SITE PLAN

# A101

PD SITE PLAN OF

11711 Blue Creek

REPRESENTATIVE  
BENNETT PARTNERS  
640 TAYLOR STREET, SUITE 2323  
FORT WORTH, TEXAS 76102  
CONTACT: MICHAEL BENNETT  
PHONE: 817-335-4991

OWNER:  
UNCOMMON SENSE 8 LLC  
150 INTERNATIONAL PLAZA, SUITE 810  
FORT WORTH, TX 76109  
CONTACT: JON PAUL JACKSON  
PHONE: 817-522-8252

+/- 4.01 acres  
PREPARED JUNE 28, 2024

DIRECTOR OF PLANNING AND DEVELOPMENT

SIGNATURE

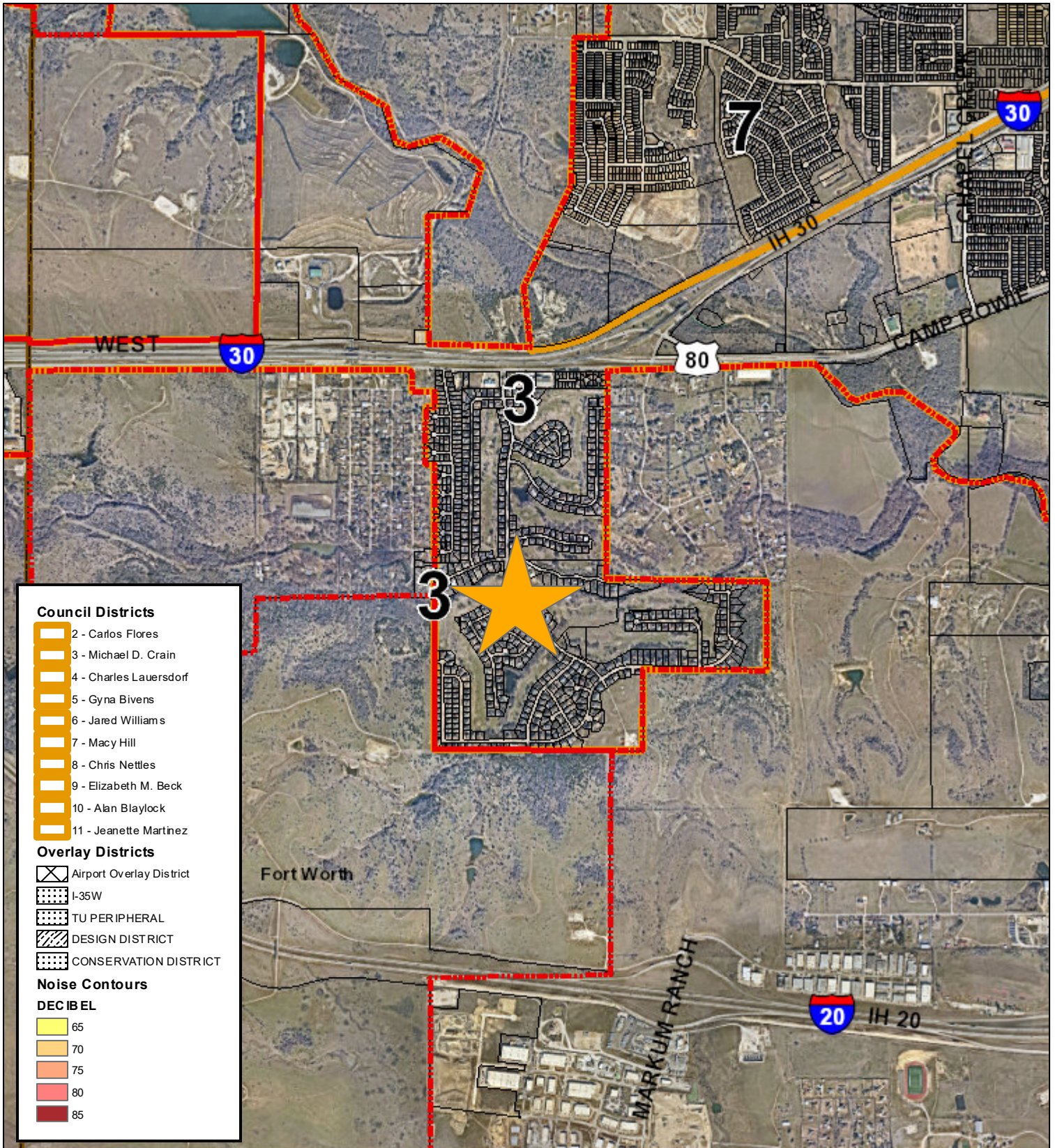
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## Area Map



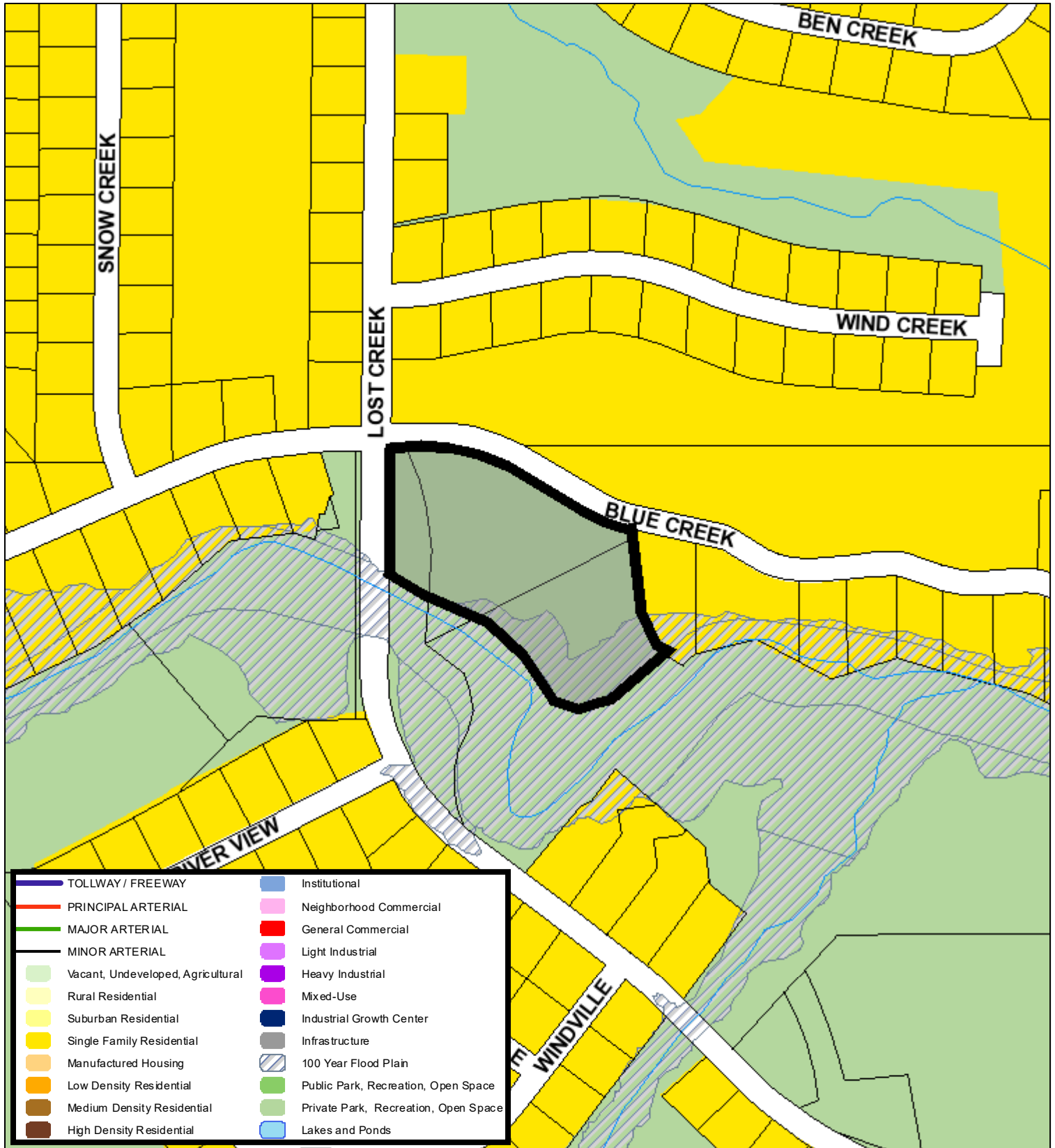
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## Future Land Use



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.



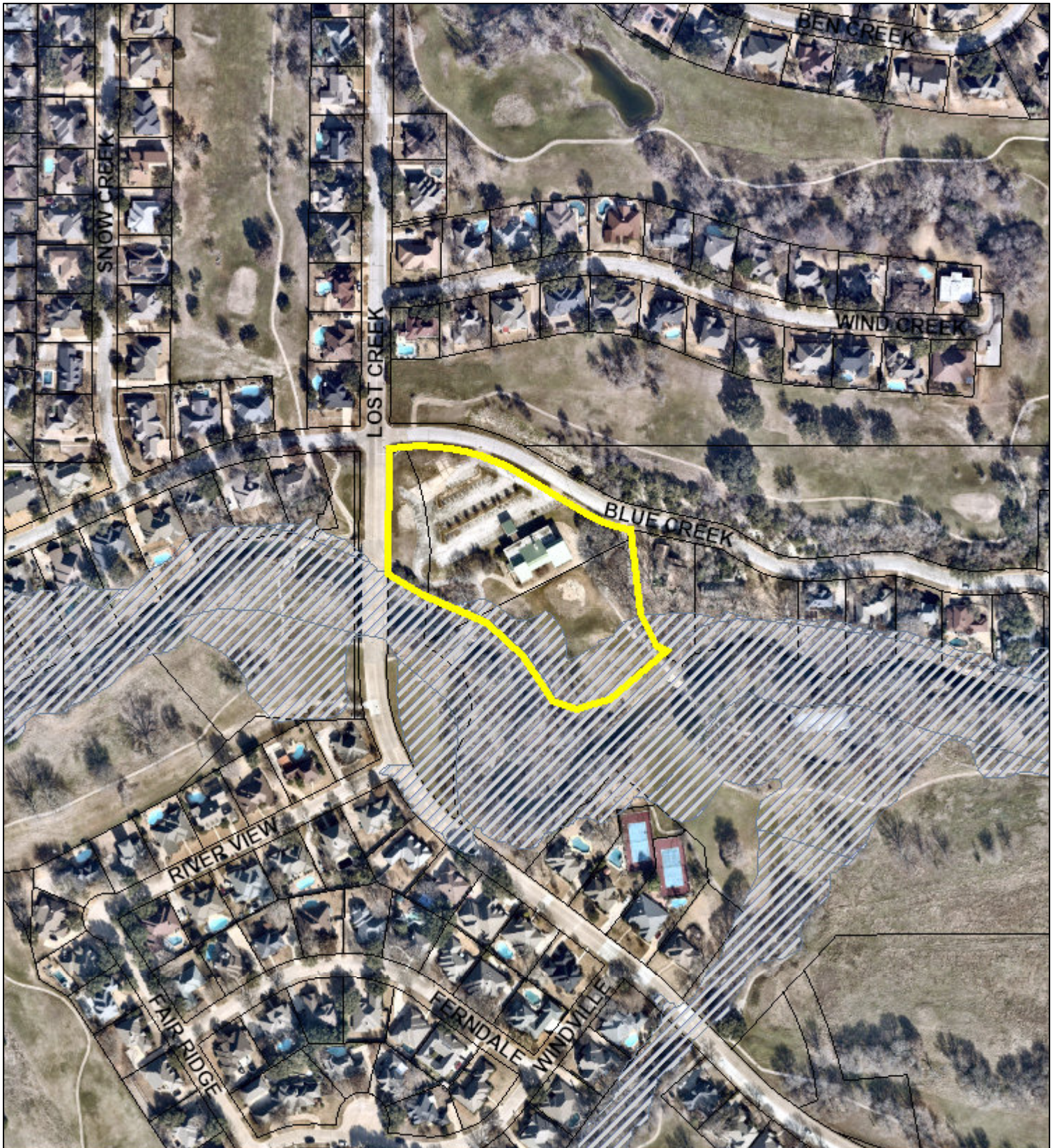
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## Aerial Photo Map



0 170 340 680 Feet

