



Zoning Staff Report

Date: September 12, 2023

Case Number: SP-23-004

Council District: 8

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: ACH Landowner II

Site Location: 3117 Grayson Street

Acreage: 3.3

Request

Proposed Use: Assisted Living/Care house facility

Companion Case: ZC-13-042/PD 915: "PD/ER" Planned Development for Neighborhood Commercial Restricted uses plus assisted living facility, nursing home with full medical services, and massage therapy and spa with development standards on file in the Planning & Development Department; site plan

Request: To: Revise site plan for PD 915 "PD/ER" Planned Development for Neighborhood Commercial Restricted uses plus assisted living facility, nursing home with full medical services, and massage therapy and spa with development standards to add 6,000 square foot building; site plan included

Recommendation

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

Project Description and Background

The subject property is located on the corner of Grayson Street and Wichita Street. The current zoning for the property is PD 915: "PD/ER" Planned Development for Neighborhood Commercial Restricted uses plus assisted living facility, nursing home with full medical services, and massage therapy and spa with development standards, site plan required. The applicant would like to add on to the existing child and family services facility and construct a new 6,901 sf building. The site plan as presented complies with standards.

Surrounding Zoning and Land Uses

North "PD-SU-DD" for all uses in "CF"; the maximum height of any structure may be up to but shall not exceed 75'; tower structures or steeples may not exceed this height as per city ordinance school/community facility
East "B" Two-Family / residential
South PD/CF" Planned Development for all uses in "CF" Community Facilities plus care house/group home and offices with development standards in conformance with Section 4.201, Zoning Ordinance, and as amended, except as noted for those development standards described in Exhibit H, attached and on file with the Development Services Department, site plan submittal deferred /vacant
West "PD/CF" Planned Development for all uses in "CF" Community Facilities plus care house/group home and offices with development standards / community facility

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.
The following organizations were notified: (emailed June 29, 2023)

Organizations Notified	
United Communities Assoc. of South Fort Worth	East Fort Worth, Inc.
Glen Park NA	Streams and Valleys Inc
Glencrest Civic League NA	Trinity Habitat for Humanity
The New Mitchell Boulevard NA*	FWISD

**Located within this Neighborhood Organization*

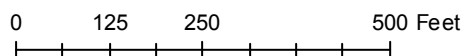
Development Impact Analysis

Site Plan Comments

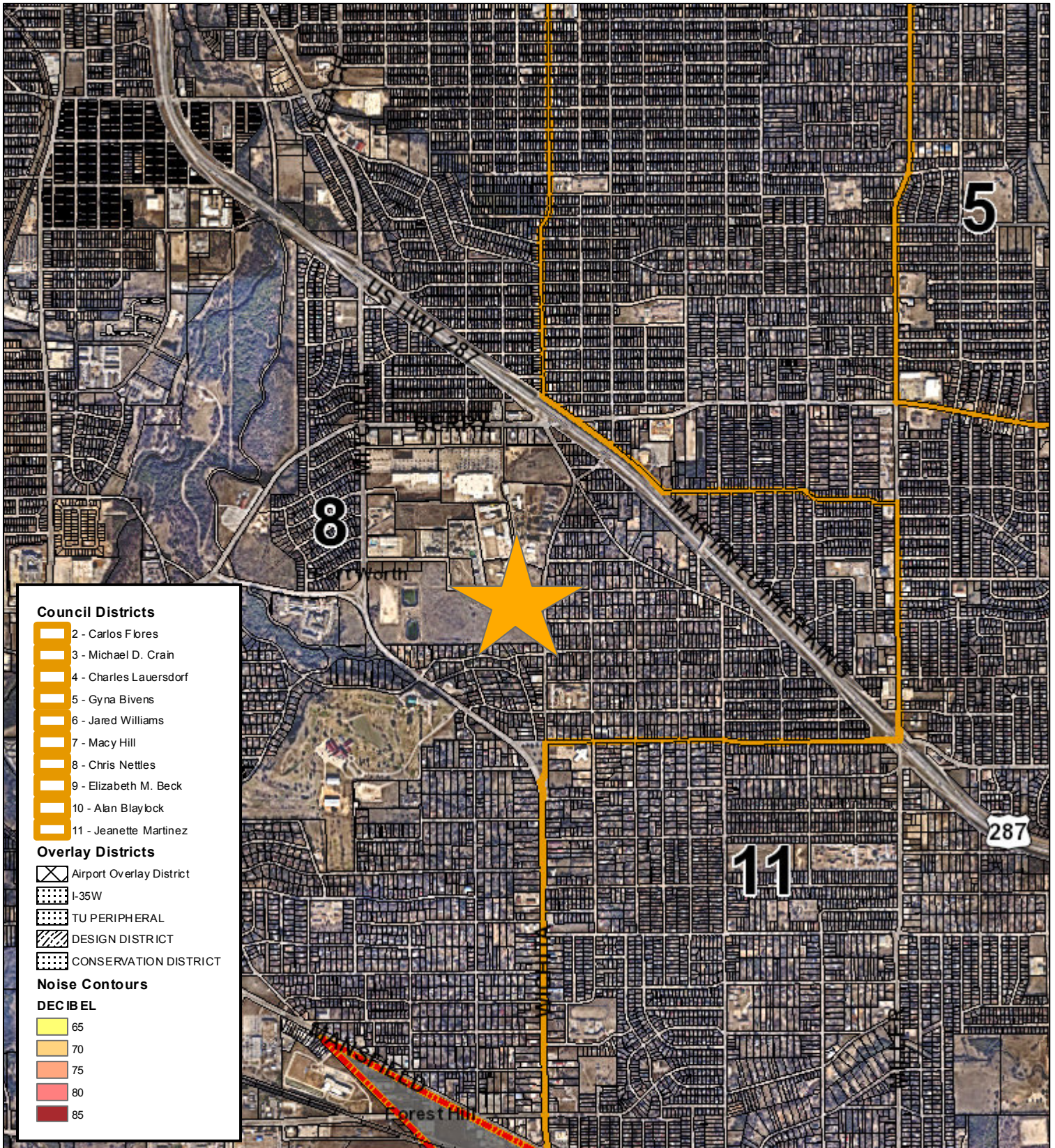
The site plan as submitted is consistent with Zoning requirements.
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does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

Area Zoning Map

Applicant: Scott Gibson/ ACH Child And Family Services
 Address: 3117 Grayson Street
 Zoning From: PD/ER
 Zoning To: Ammend Site Plan
 Acres: 3.33439065
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 7/12/2023
 Contact: null



Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

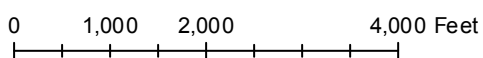
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

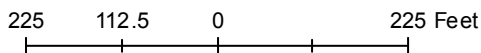
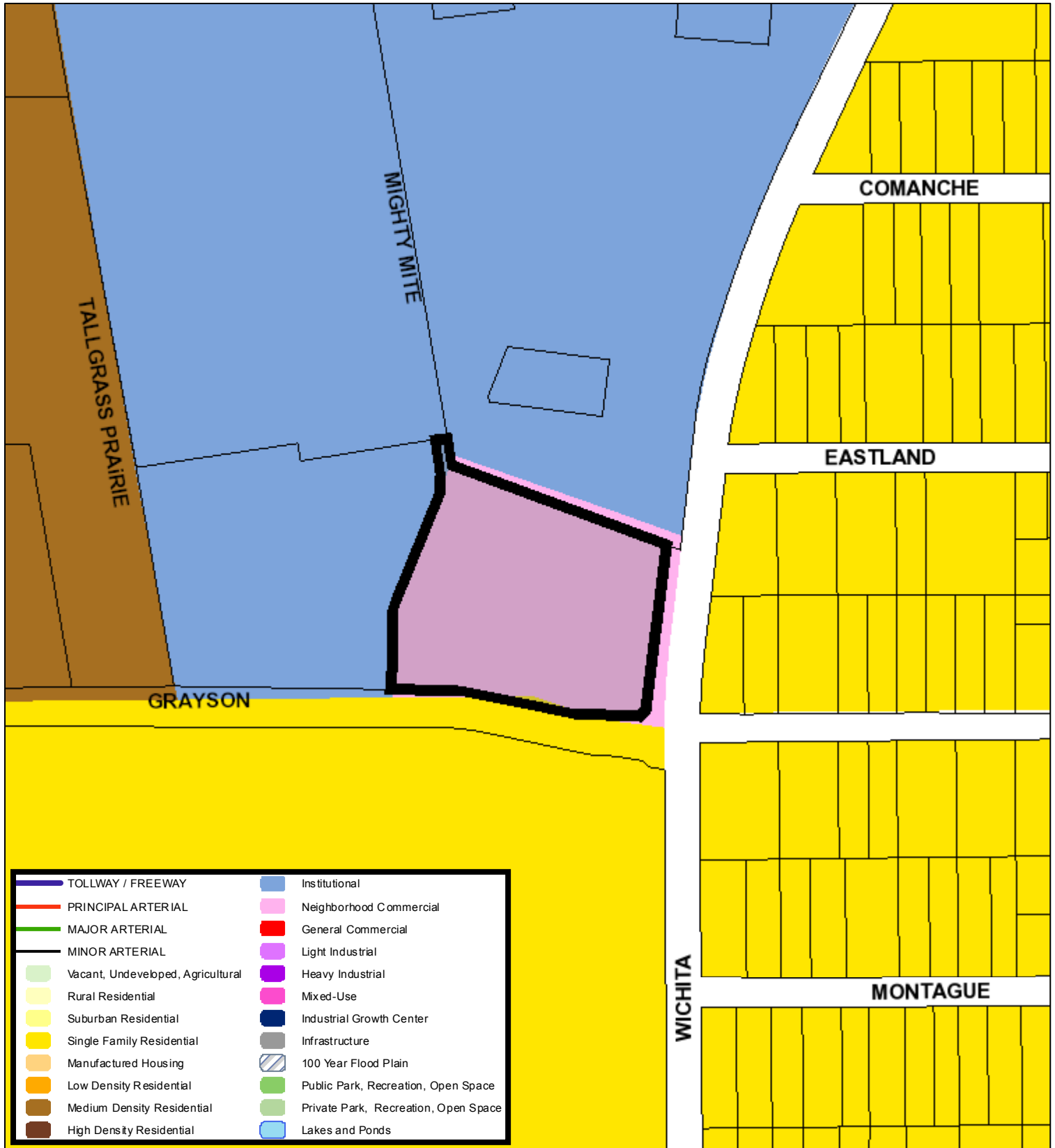
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



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



0 140 280 560 Feet

