



Zoning Staff Report

Date: April 8, 2025

Case Number: SP-25-004

Council District: 9

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: Riokim Montgomery, LP/ Felipe Rocha, Atwell, LLC/ Bassam Abusad, JLL

Site Location: 549 Carroll Street

Acres: 1.31 acres

Request

Proposed Use: To alter parking, drive areas, & dual drive-thru lanes; to add 212 sq. ft. to the Chick-fil-a

Request: Amend restaurant site plan in PD 574 Planned Development for all uses in “MU-2” Mixed-Use with “DD” Demolition Delay to demo concrete parking, drive areas, create dual drive thru lanes and add 212 sf.

Recommendation

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 10-0**

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Project Description and Background

The applicant is seeking approval to add the site plan to PD 574, as shown in **Figure 1**. The property is located within the Montgomery Plaza shopping center and spans a total of 1.31 acres, affecting only the Chick-fil-A within the planned development (see **Figure 2**). This site plan request does not propose any changes to the current planned development. A site plan is required for this PD under ordinance 4.301.b ([‘Site Plan Requirements’](#)), to ensure compliance with zoning regulations and proper integration with the surrounding community (**Figure 1**). The purpose of this site plan is to (refer to Figure 1; the numbers correspond with the details below):

1. Alter the current parking lot located behind the building,
2. Give an additional drive access to help elevate traffic,
3. Re-design drive-thru lanes by adding a lane;
4. To add 212 sq. ft. on the east side of the building.

The proposed site plan changes apply to an existing building within the High-Intensity Mixed-Use (MU-2) zoning district, which requires compliance with additional form-based standards (see ‘*Site Plan Comments*’ for details). If approved, staff will assess the Chick-fil-A within the Planned Development to determine its alignment with the "PD/MU-2" designation, using the applicability chart for existing buildings in this zoning district. For a detailed scope of work, please refer to the ‘Applicant’s Description.’

Applicant’s Description

The applicant has provided a detailed description of their proposed project: *“The Project will consist of interior and exterior site improvements to an existing Chick-Fil-A Restaurant located at 549 Carroll Street. The site is currently zoned as PD57 4 and surrounded by adjacent commercial developments.*

The improvements to the site will include a small building expansion, an additional Drive Thru order lane (3 total), and an additional Drive-Thru meal delivery lane (2 total). The parking lot will be modified and reconfigured to work efficiently with the revised drive thru layout. Also proposed is an additional site entry from the shopping center shared drive on the west.”





Figure 2: Site Photos

Surrounding Zoning and Land Uses

- North: “PD-574” High-Intensity Mixed-Use (MU-2)/ Target
- East: “PD-574” High-Intensity Mixed-Use (MU-2)/ Parking Lot
- South “PD-574” High-Intensity Mixed-Use (MU-2)/ Montgomery Plaza
- West: “PD-574” High-Intensity Mixed-Use (MU-2)/ Bank

Recent Zoning History

- SP-10-005: WITHDRAWN Kimco Montgomery Plaza LP; Target Corp; Amend site plan for Lot 4R
- The planned development PD-574 pre-dates 2004

Public Notification

Written Notice

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

Posted Notice

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

Published Notice

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

Courtesy Notice

The following organizations were emailed on February 27, 2025:

Organizations Notified	
Streams And Valleys Inc	Trinity Habitat for Humanity
West 7th Neighborhood Alliance	Cultural District Alliance

* Located within this registered Neighborhood Association

Development Impact Analysis

Site Plan Comments

Zoning

The site plan meets the Planned Development site plan requirements outlined in Ordinance 4.301.b ('Site Plan Requirements'). However, certain standards outlined in Ordinance 4.1302 for High-Intensity Mixed-Use (MU-2) zoning have not been fully addressed.

Some of the MU-2 standards could not be evaluated due to missing information but will require further review.

o **Applicability:**

- Additional information is needed, but if the site plan receives formal approval from City Council, the applicability chart will serve as the guideline for the complete site plan.

	0% to 15% Increase	>15% but <30% Increase	≥30% Increase
Sidewalk	Required if existing sidewalks are substandard as determined by TPW	Required if existing sidewalks are substandard as determined by TPW	Required if existing sidewalks are substandard as determined by TPW
Enhanced Landscaping	Does Not Apply; Street Trees shall be installed if not existing	Applies; Street Trees shall be installed as part of the total points if not existing	Applies; Street Trees shall be installed as part of the total points if not existing
Setbacks	Does Not Apply	Applies in new footprint	Applies in new footprint
Fenestration	Does Not Apply	Applies in new footprint or any areas of the existing building being modified	Applies in new footprint or any areas of the existing building being modified
Entrances	Does Not Apply	Applies in new footprint	Applies in new footprint
Urban Forestry	Does Not Apply unless new or expanded parking lots are provided	Applies in new footprint including any new or expanded parking lots	Applies in new footprint including any new or expanded parking lots

- **Landscaping in Parking and Driveway Areas-** The MU-2 district is intended to create a public environment in which pedestrian safety, interest, and comfort are paramount. Therefore, parking areas that front public streets and pedestrian pathways shall be screened to minimize pedestrians' view of parked vehicles and the impact of vehicle headlights.
 - **Urban Forestry-** Developments with surface parking lots must provide 40% canopy coverage over new, expanded, or reconstructed surface parking. Submission of applicable urban forestry plans for review shall comply with Section 6.302 (g), Urban Forestry Plan/Permits.
- This standard requires clarification, as the current site plan does not indicate any tree canopy for the new parking lot.
 - **Facade Variation Requirements**
 - **Fenestration, Per Ord. 4.713.g.3-** Intent: Providing fenestration encourages interaction between the pedestrian and the ground-story space. The intent of requiring clear fenestration is to allow pedestrians to view activities inside the building or displays related to those activities

Project Type	FENESTRATION REQUIREMENT	
	PRIMARY AND SECONDARY STREETS	
Mixed-Use & Commercial		
Ground Story (2'-12' above grade)	40%	
Upper Stories	25%	
Residential		
Ground Story (2'-12' above grade)	None	
Upper Stories	None	

- This standard requires clarification, as elevation is required to review this standard.



Supplemental Information
Site Photos taken by Staff on 2/24/2025



Taken from behind Chick-fil-a; arrow shows site location



Taken from behind Chick-fil-a; arrow shows site location





Taken from the front of Chick-fil-a; arrow shows site location



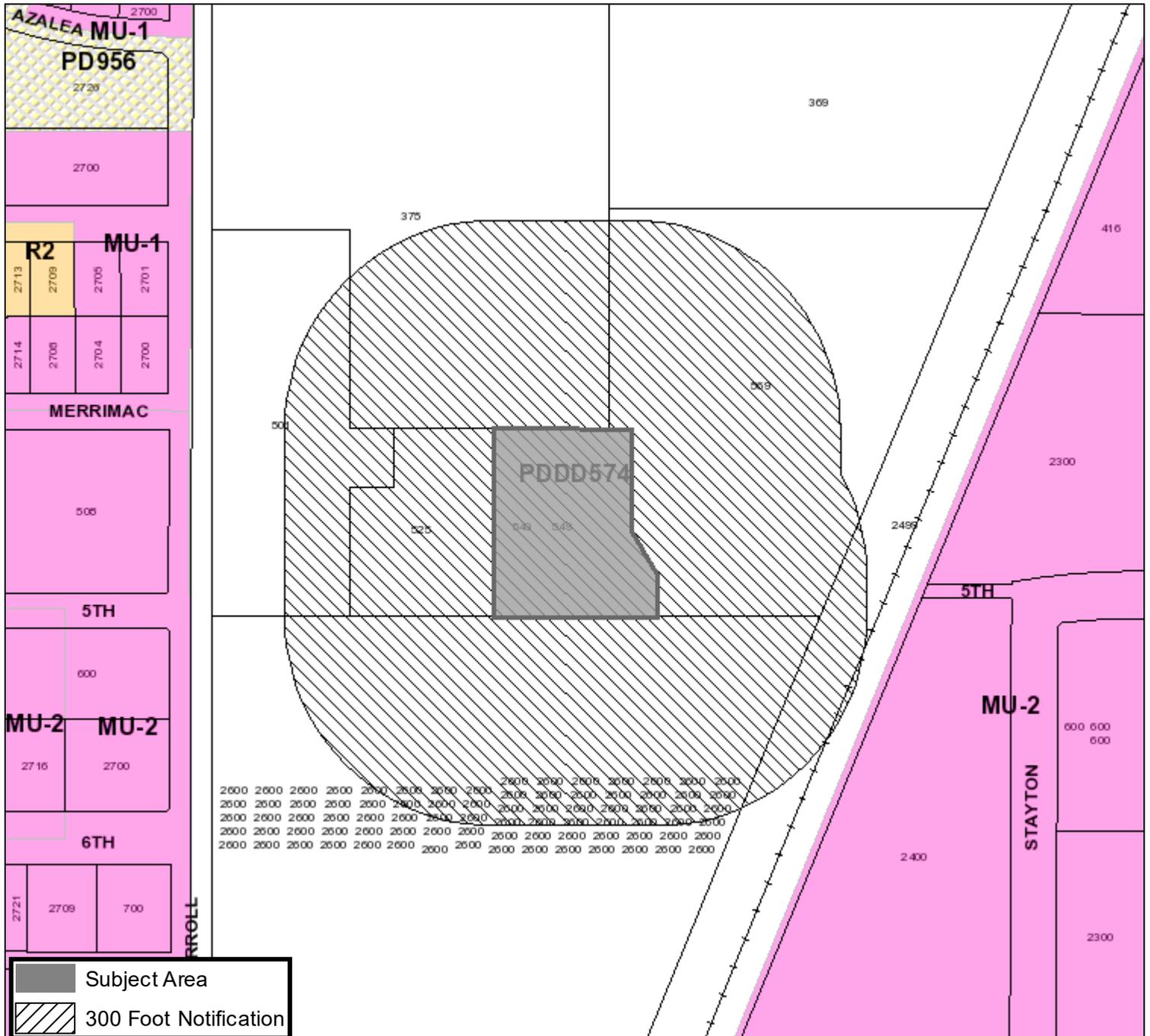
Taken from behind Chick-fil-a; arrow shows site location



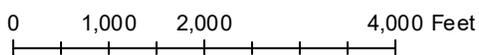


Area Zoning Map

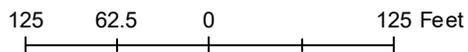
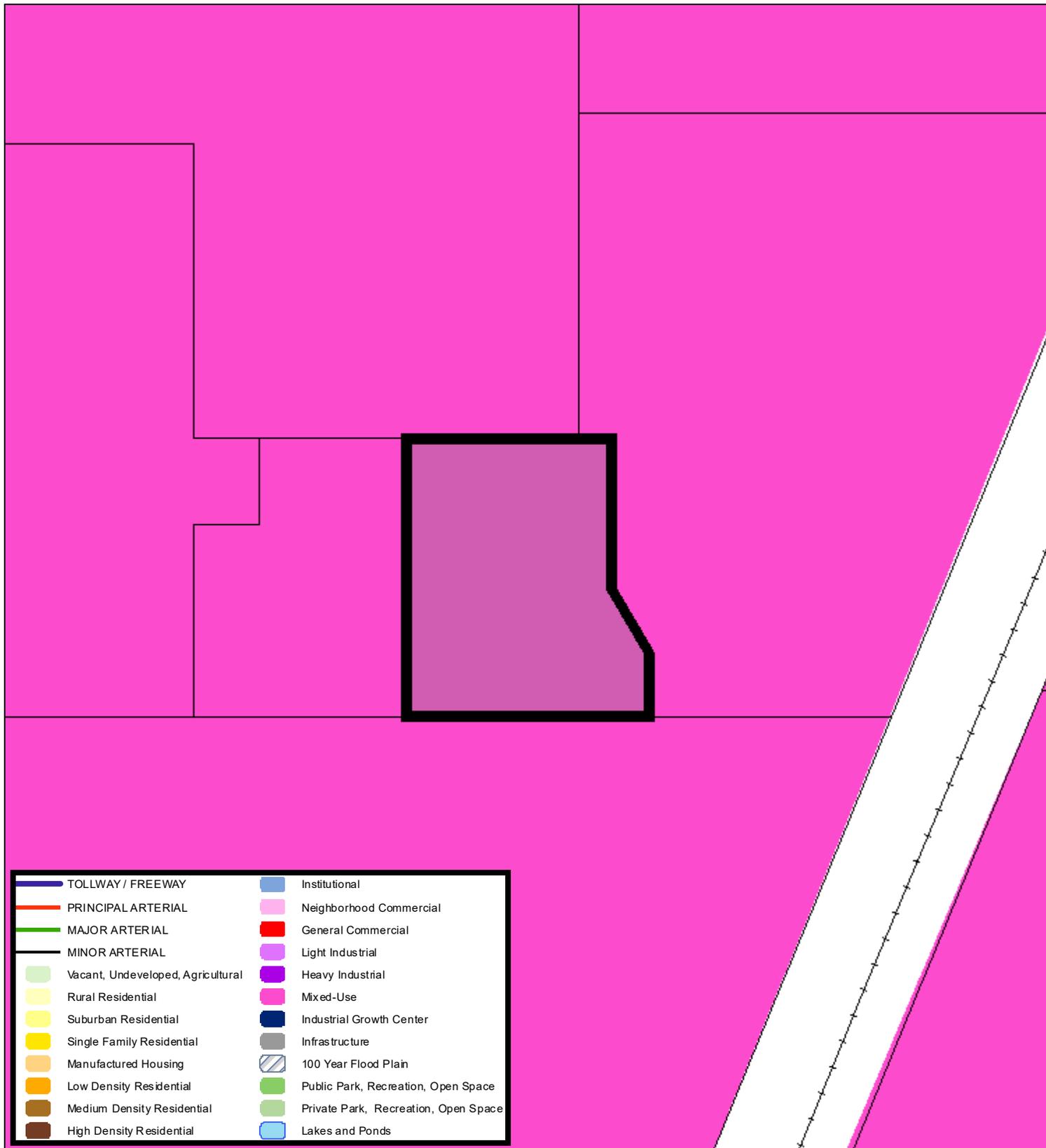
Applicant: Riokim Montgomery LLC by Atwell LLC
 Address: 549 Carroll Street
 Zoning From: PD 547/DD for MU-2 uses
 Zoning To: Site Plan for drive-thru restaurant
 Acres: 1.31
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 3/12/2025
 Contact: 817-392-2806



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.

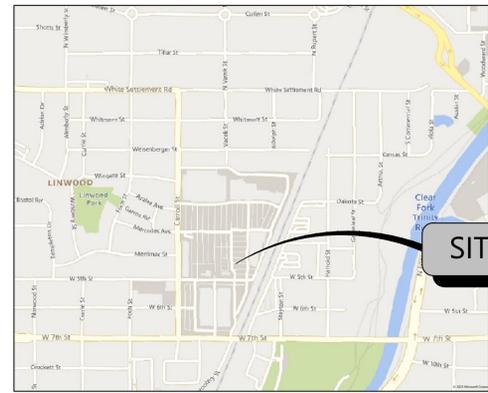
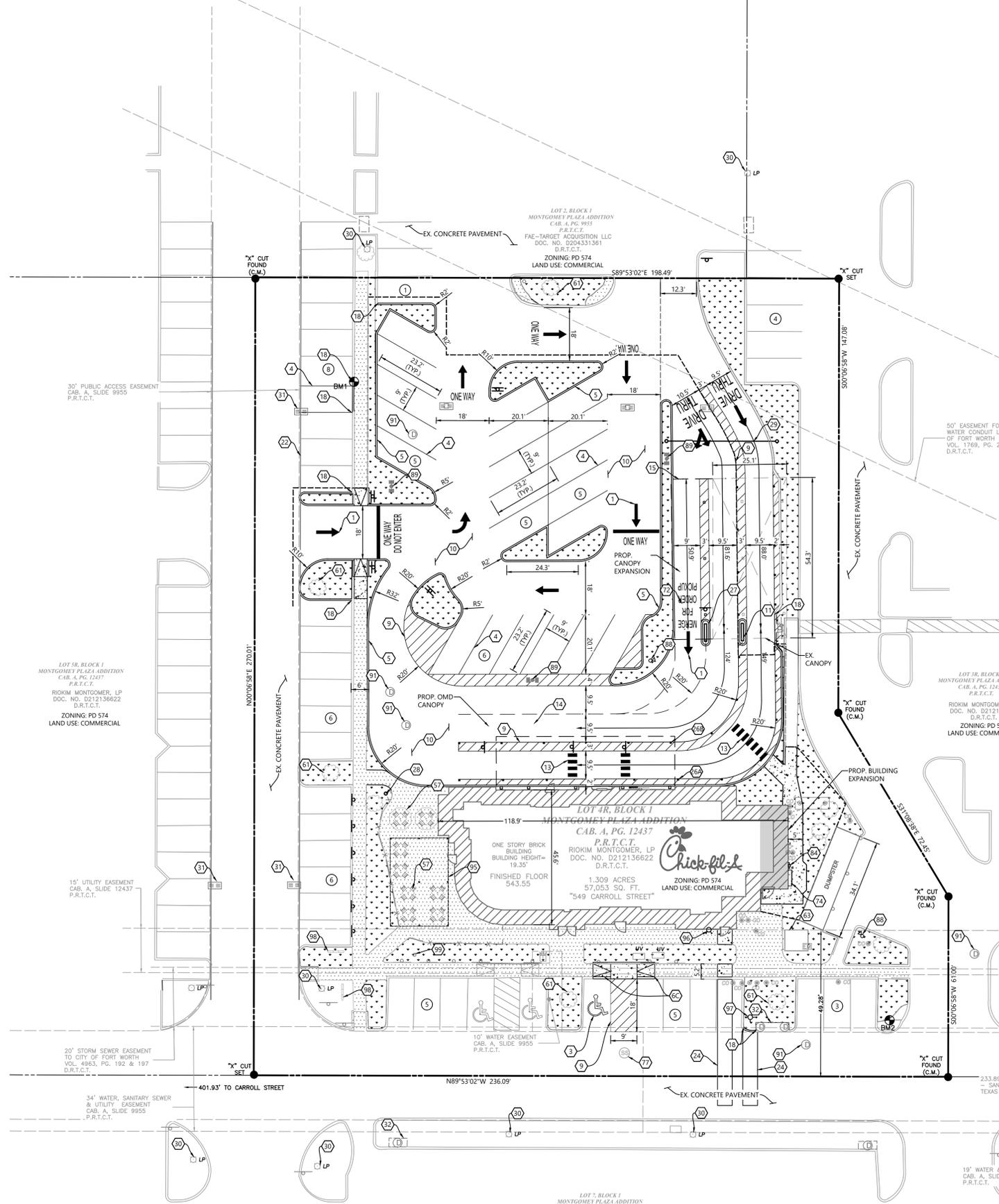


Aerial Photo Map



0 80 160 320 Feet





VICINITY MAP 1" = 1000'

SITE NOTES

- 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS... 2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS... 3. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES...

- 72. PROP. ONLINE ORDER MERGE LANE MARKING
73. EX. BUILDING
74. PROP. BUILDING EXPANSION (REF. ARCH. PLANS)
75. EX. TELEPHONE PEDESTAL
76. PROP. PARKING SIGN (REFER TO SIGNAGE PLANS)

SITE DATA table with columns for ZONING, TOTAL SITE AREA, PROPOSED USE, EX. BUILDING AREA, etc.

FLOOD NOTES
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA...

SITE NOTES AND DETAILS:

- NOTE NUMBER
1. PAINTED TRAFFIC ARROW
2. DRIVE-THROUGH STRIPING
3. PAINTED HANDICAP PARKING SYMBOL



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



LOT 4R, BLOCK 1
MONTGOMERY PLAZA ADDITION
549 CARROLL STREET
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

CHICK-FIL-A
STORE #02669 CONSTRUCTION PLANS
SITE PLAN

DATE 01/27/2025

REVISIONS

DIRECTOR OF DEVELOPMENT SERVICES

DATE
PROJECT TITLE
CHICK-FIL-A STORE #02669
ZONING CASE NO.
ZC003320

SITE LEGEND

- EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY
6" CURB AND GUTTER
ROLLOVER CURB
EXISTING TREE
SIDEWALK
LANDSCAPE AREA (REFER TO LANDSCAPE PLANS)

SITE BENCHMARK

- 1. CITY BENCHMARK COWW 6522
ELEV. 540.50
2. CITY BENCHMARK COWW 6523
ELEV. 537.79
3. BENCHMARK NO. 1
FROM THE MOST NORTHWESTERLY CORNER...

NOTE: BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A F.E.M.A. FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 0190L DATED 03/21/2019.

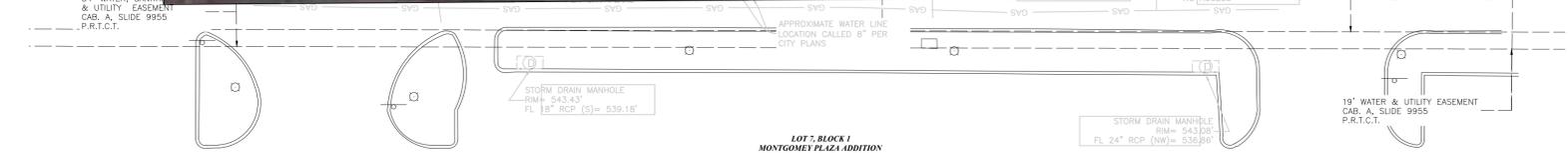
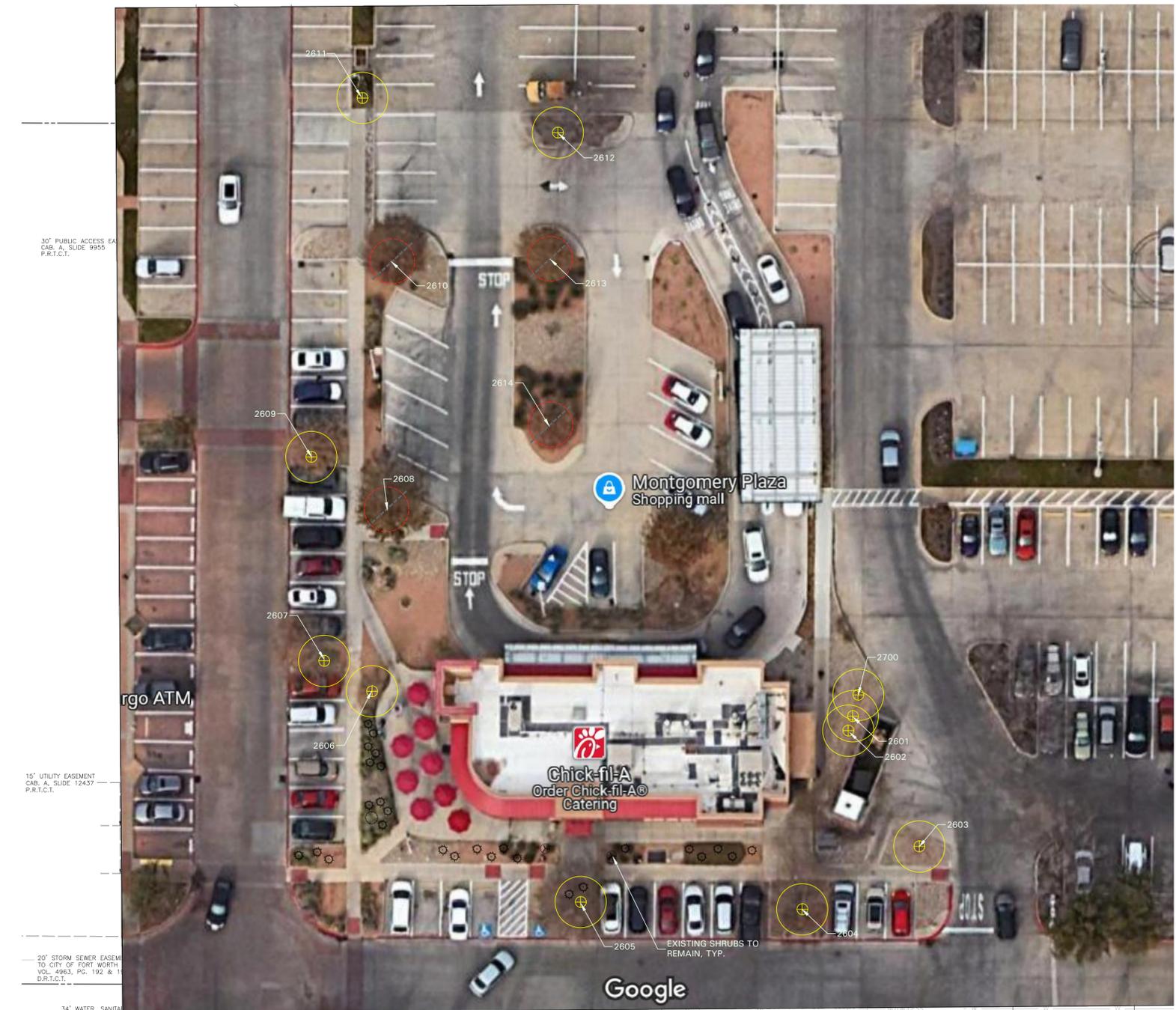


Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER...

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR...

DEVELOPMENT TEAM

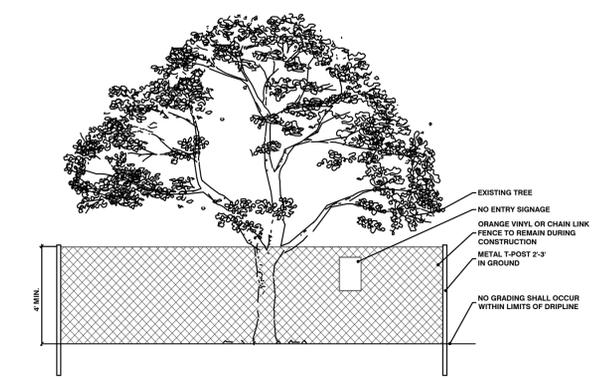
- OWNER: CHICK-FIL-A
CIVIL ENGINEER: ATWELL, LLC
SURVEYOR: TRAVERSE LAND SURVEYING LLC
ARCHITECT: MAYSE & ASSOCIATES



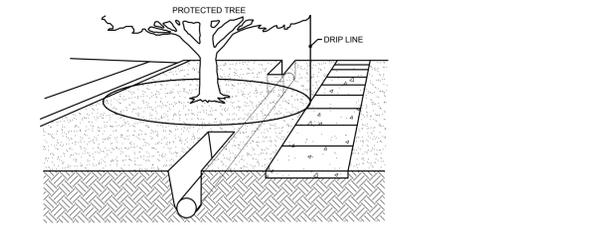
LOT 7, BLOCK 1
MONTGOMERY PLAZA ADDITION
CIB, A, PG. 955
P.R.T.C.T.
MONTGOMERY PLAZA VENTURE, LTD.
DOC. NO. 0007030405
P.R.T.C.T.

NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	NOTES
2601	9	MULBERRY	TO REMAIN	
2602	10	MULBERRY	TO REMAIN	
2603	12	MULBERRY	TO REMAIN	
2604	24	RED OAK	TO REMAIN	
2605	14	LACEBARK ELM	TO REMAIN	
2606	9	CREPE MYRTLE	TO REMAIN	
2607	14	BUR OAK	TO REMAIN	
2608	20	BUR OAK	TO BE REMOVED	
2609	12	BUR OAK	TO REMAIN	
2610	20	RED OAK	TO BE REMOVED	
2611	12	JUNIPER	TO REMAIN	NOT ON PROPERTY
2612	18	LACEBARK ELM	TO REMAIN	
2613	12	BUR OAK	TO BE REMOVED	
2614	9	BUR OAK	TO BE REMOVED	
2700	7	MULBERRY	TO REMAIN	

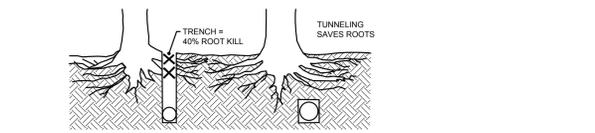
TOTAL ON SITE 190
TOTAL TO BE REMOVED 61



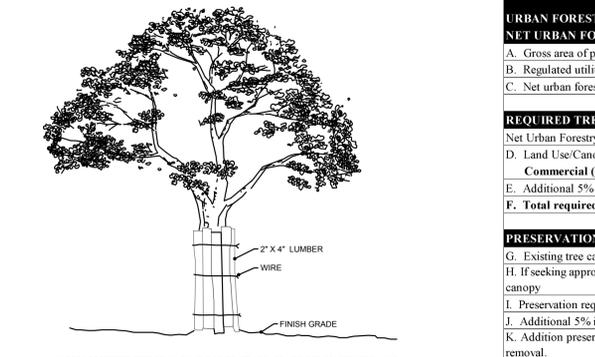
1 TREE PROTECTION FENCING
N.T.S.



BORING: BORING OF UTILITIES UNDER PROTECTED TREES SHALL BE REQUIRED IN CIRCUMSTANCES WHERE IT IS NOT POSSIBLE TO TRENCH AROUND THE CRITICAL ROOT ZONE OF THE PROTECTED TREE. WHERE REQUIRED, THE LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AT A MINIMUM AND SHALL BE A MINIMUM DEPTH OF FORTY EIGHT (48) INCHES.

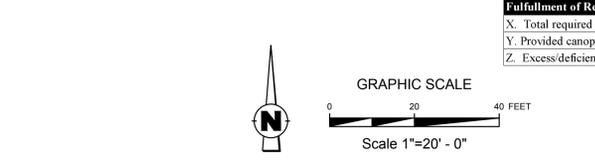


2 BORING AND TUNNELING
N.T.S.



WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE WITH 2\"/>

3 BARK PROTECTION
N.T.S.



TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED, WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BACKHOE OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCLOSES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSEING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2\"/>

URBAN FORESTRY - TREE CANOPY COVERAGE		Square Feet	Acres
NET URBAN FORESTRY AREA			
A. Gross area of property		57,053	1.31
B. Regulated utility easements and other deductible areas		15,234	0.35
C. Net urban forestry area		41,819	0.96
REQUIRED TREE CANOPY AREA			
Net Urban Forestry Area		41,819	0.96
D. Land Use/Canopy Coverage ratio			
Commercial (30%)	x 30		x 30
E. Additional 5% if only protected trees are being preserved	x 0		x 0
F. Total required canopy coverage for site		12,546	0.29
PRESERVATION / RETENTION OF EXISTING CANOPY			
G. Existing tree canopy area		3,991	0.09
H. If seeking approval for phase 1 only, a minimum of 50% canopy			
I. Preservation requirement (25%)		998	0.02
J. Additional 5% if only protected trees are being preserved		0	0
K. Addition preservation option for mitigation of significant tree removal.			
L. Total preservation requirement		998	0.02
M. Area of existing canopy preserved		2,660	0.06
N. Total preservation credit (outside utility easements)		1,559	0.04
TREE PRESERVATION AND PLANTING AREA			
O. Required net planting coverage		10,987	0.25
P. (6) large trees @ 2,000 square feet per tree		12,000	0.28
Q. () medium trees @ 700 square feet per tree		0	0.00
R. (2) small trees @ 100 square feet per tree		200	0.00
S. Total planting		12,200	0.28
PARKING CANOPY AREA			
Parking Areas for Commercial and Industrial Uses			
T. Area of parking and drives		19,977	0.46
U. Required canopy coverage of parking areas		x 0.4	x 0.4
Required canopy coverage		7,991	0.18
V. Area of canopy coverage being provided for parking		11,304	0.26
existing tree canopy		1,304	
(5) large trees @ 2,000 square feet per tree		10,000	0.23
() medium trees @ 700 square feet per tree		0	0.00
() small trees @ 100 square feet per tree		0	0.00
W. Excess/deficient parking canopy		3,313	0.08
Fulfillment of Requirements			
X. Total required canopy coverage for site		12,546	0.29
Y. Provided canopy coverage		14,860	0.34
Z. Excess/deficient overall canopy		2,314	0.05



LOT 4R, BLOCK 1
MONTGOMERY PLAZA ADDITION
549 CARROLL STREET
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

CHICK-FIL-A
STORE #02669 CONSTRUCTION PLANS
EXISTING CONDITIONS PLAN

DATE 11/20/2024



DRAWN BY:
CHECKED BY:
PROJECT MANAGER:
JOB #: 24006841
FILE CODE: N/A
SHEET NO. L-1.1

