



Zoning Staff Report

Date: March 31, 2026

Case Number: ZC-26-014

Council District: 7

Zoning Map Amendment

Case Manager: Lynn Jordan
Owner: Richard D. Outman
Applicant: CR Fitness Holdings, LLC / Tyler Wallach, Jackson Walker
Site Location: 8640 Bryson Lane
Acreage: 2.50 ac

Request

Proposed Use: Fitness Facility
Request: From: “A-43” One-Family Residential
To: “E” Neighborhood Commercial

Recommendation

Land Use Compatibility: Requested change **is compatible.**
Comprehensive Plan Map Consistency: Requested change **is not compatible. (Minor Boundary Adjustment recommended)**
Comprehensive Plan Policy Consistency: Requested change **is consistent.**
Staff Recommendation: **Approval**
Zoning Commission Recommendation: **Approval by a vote of 10-0**

Project Description and Background

The subject property is located on the north side of Bryson Lane, just west of Old Decatur Road. The subject area has been zoned "A-43" One Family Residential since early 2000. The adjacent land has been developing commercial type uses since 2018. This parcel will complete the block face for commercial development. Single family houses lie to the west with other small commercial uses immediately to the north.

Applicant's Proposal

I am writing on behalf of CR Fitness Holdings, LLC, to respectfully request a recommendation of approval to rezone property located at 8640 Bryson Lane ("Property") to "E" Neighborhood Commercial for use as a health or recreation club ("Health Club"). Properties to the north and east have already been rezoned to commercial use over the past decade, and this request continues that established pattern.

The proposed Health Club will serve nearby residents and workers, giving them convenient access to fitness services close to home. Health clubs are permitted uses in the "E" Neighborhood Commercial district.

This application is the next logical step in an established pattern. The trend toward commercial development here reflects natural growth, increased demand for services, and the City's planning objectives. The applicant respectfully requests approval of the zoning change from "A-43" One Family to "E" Neighborhood Commercial for 8640 Bryson Lane. In summary:

- The "E" neighborhood commercial zoning is compatible with adjacent commercial uses to the north and east, the elementary school to the south, and the large lot homes to the west.
- A Health Club is a permitted, neighborhood-friendly use that benefits local residents.
- The request aligns with the 2023 Comprehensive Plan's goals for walkable neighborhoods, efficient infrastructure use, and appropriate transitions between land uses.
- Prior approvals of ZC-18-041 and ZC-19-137 set clear precedent for commercial zoning in this area.

Thank you for your consideration.

Sincerely,

Tyler Wallach

Tyler F. Wallach
Attorney

Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial and "F" General Commercial / fast food restaurants, grocery store
East "E" Neighborhood Commercial / restaurant and office use
South "A-43" One-Family Residential / single family large lots
West "A-43" One-Family Residential / elementary school

Recent Zoning History

ZC-19-137, From “A-43” to “E”, approved by Council 10/15/2019.

ZC-18-041, From “A-43” to “E”, approved by Council 10/16/2018

“PD503” ZC-03-036, Planned Development for “A-5” One-Family with 20 ft. landscape buffer along eastern boundary, 6 ft. brick wall and lots adjacent to buffer limited to one-story; site plan waived, approved by Council 8/12/2003

Development Impact Analysis

Land Use Compatibility

While there are residential uses on the west side of Bryson Lane, the request mirrors the surrounding commercial land uses to the north and east. The proposed “E” Neighborhood Commercial additionally removes unnecessary residential front yard and buffering restrictions on the surrounding commercial lots. The proposed zoning request for future commercial development is **compatible** with the surrounding land uses



Comprehensive Plan Consistency – Far Northwest Planning Sector

Future Land Use Map

The 2023 Comprehensive Plan currently designates the subject site as **Single Family** on the Future Land Use Map. While the requested zoning change is **not consistent** with the Comprehensive Plan, Staff recommends a Minor Boundary Adjustment to **Neighborhood Commercial** is appropriate for the use.

	Suburban Residential
	Single Family Residential
	Manufactured Housing
	Low Density Residential
	Medium Density Residential
	High Density Residential
	Urban Residential
	Institutional
	Neighborhood Commercial



Comprehensive Plan Policies

The proposed zoning is consistent with the following policies of the Comprehensive Plan:

- *Promote appropriate development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.*
- *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.*

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

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on February **25, 2026**.

Posted Notice

A sign was erected on the property on **February 25, 2026**.

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 26, 2026**:

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance*	Twin Mills Farm
	Fort Worth ISD
Streams And Valleys Inc	Trinity Habitat for Humanity

**Located closest to this registered Neighborhood Association*

Sign posted on February 25, 2026

ZC-26-014

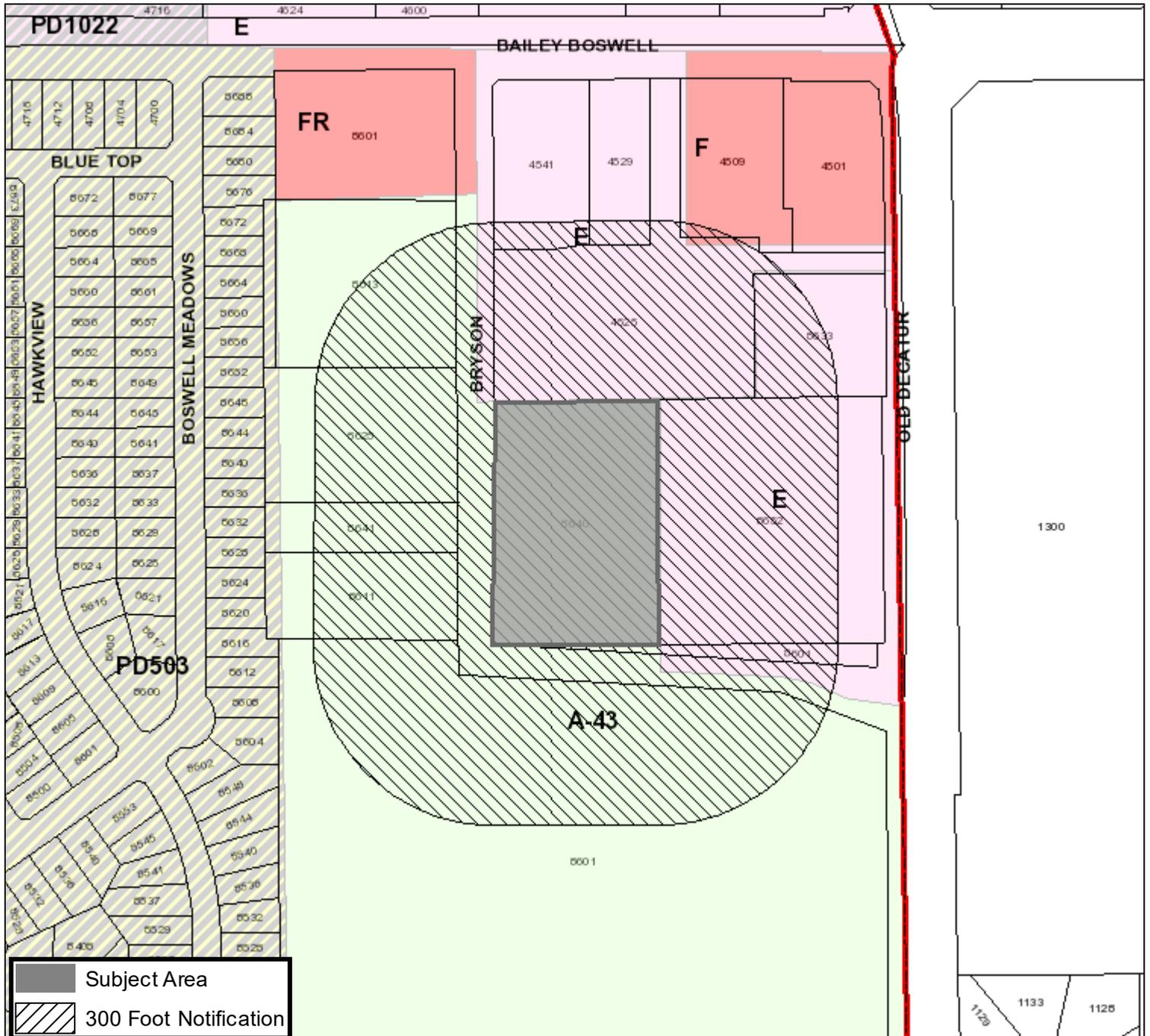


Site Visit 2.27.2026

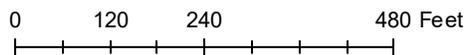


Area Zoning Map

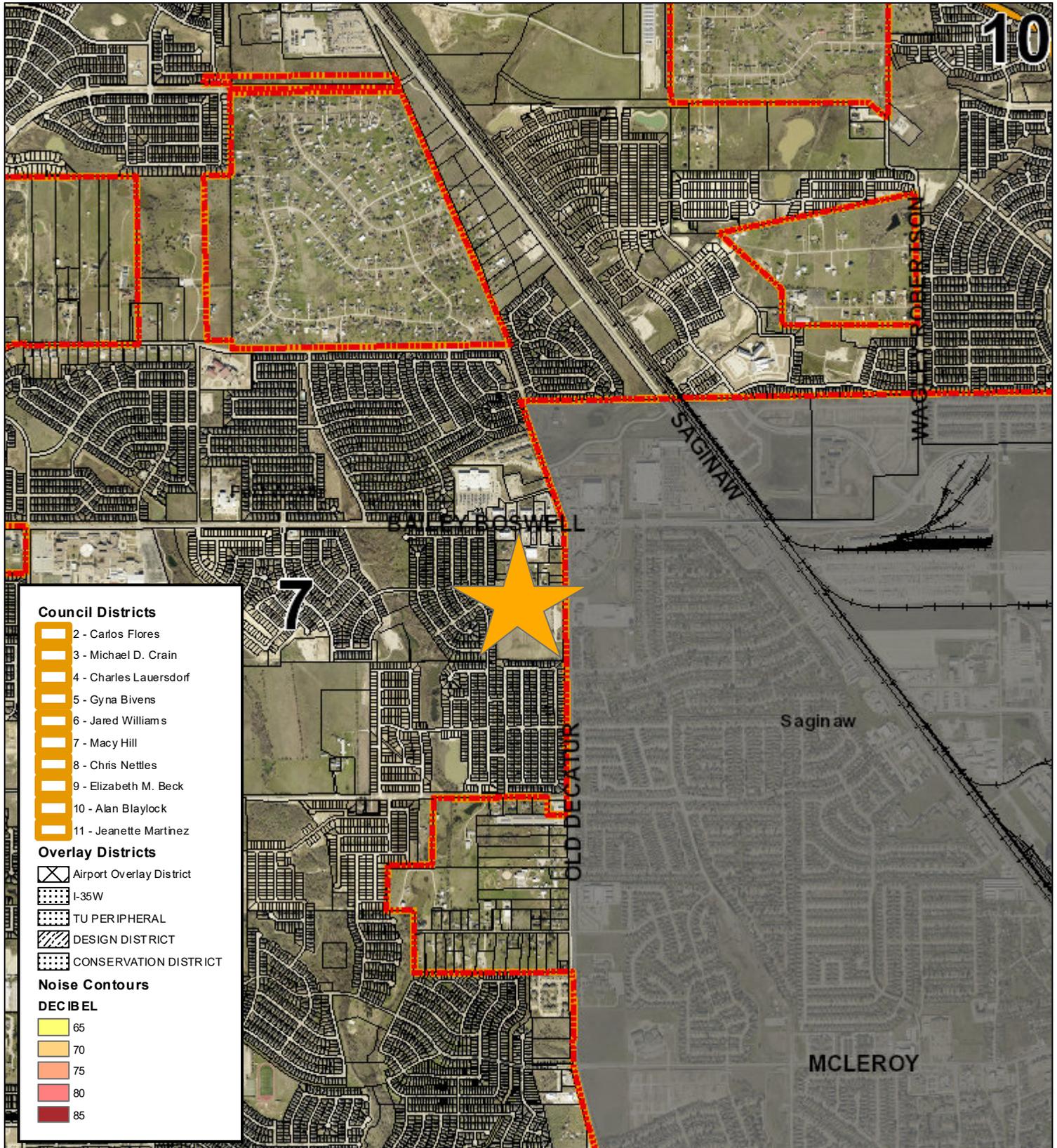
Applicant: Richard Outman/CR Fitness Holdings/Jackson Walker
 Address: 8640 Bryson Lane
 Zoning From: A-43
 Zoning To: E
 Acres: 2.5
 Mapsco: Text
 Sector/District: Far Northwest
 Commission Date: 3/11/2026
 Contact: 817-392-7869



	Subject Area
	300 Foot Notification



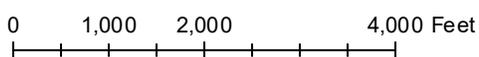
Area Map



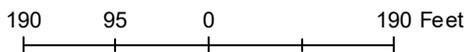
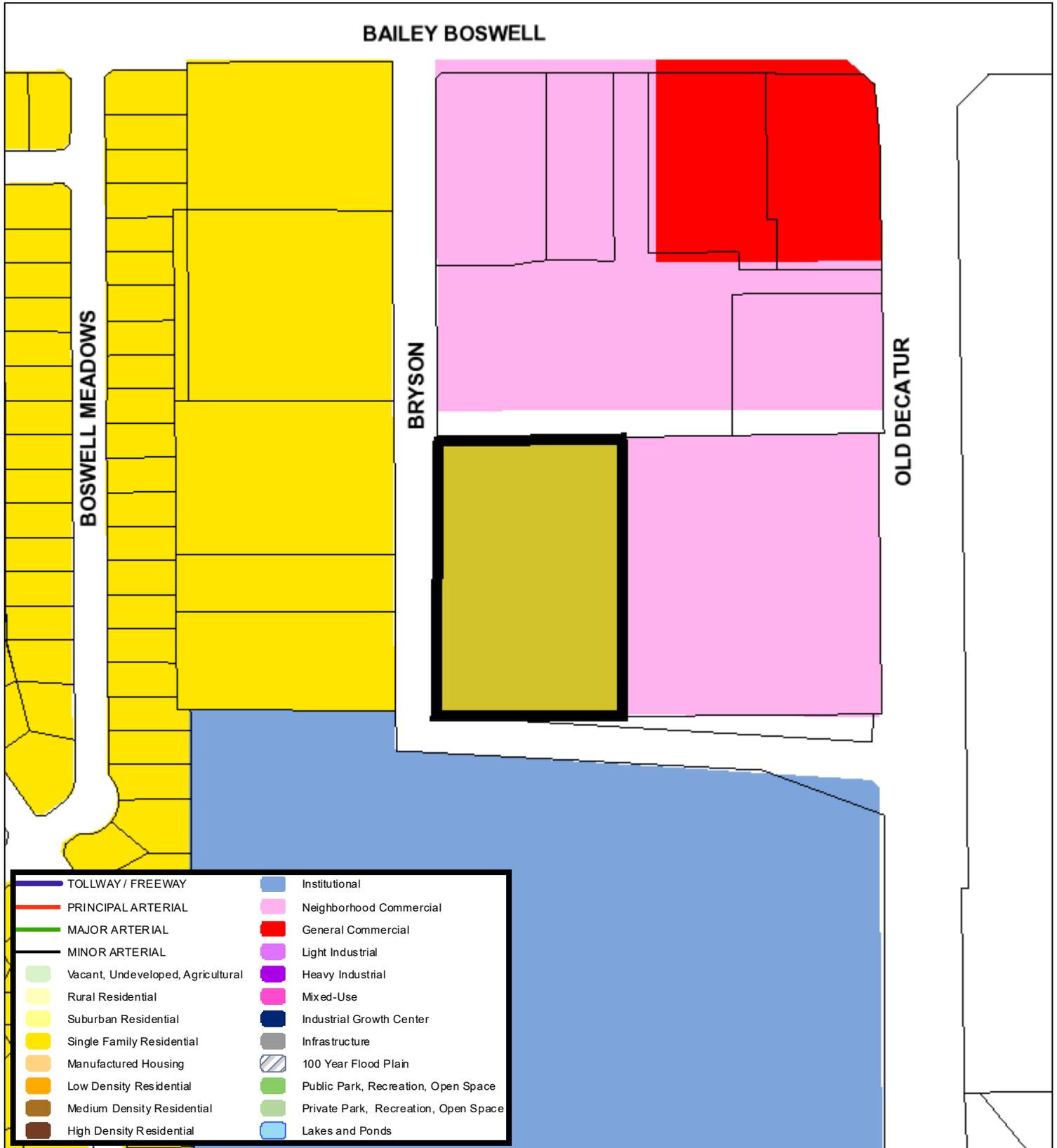
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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



0 125 250 500 Feet

