



Zoning Staff Report

Date: March 11, 2025 **Case Number:** ZC-25-013

Council District: 11

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Stephen Rivers / Brian Milligan

Site Location: 3626 Meadowbrook Drive

Acreage: 0.58 acres

Request

Proposed Use: Retail

Request: To: Amend “PD1397” Planned Development for all uses in “ER” Neighborhood Commercial Restricted plus Coffee Shop to allow dumpster with enclosure within the 20 ft. supplemental setback; Site plan included (SP-24-016).

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Recommended for Approval by a vote of 8-0**

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

Project Description and Background

The subject area was rezoned in January 2024 to PD/ER plus coffee shop; site plan required. The property is currently a vacant commercial site within the West Meadowbrook Neighborhood Association.

The applicant submitted the required site plan, upon review it was noted a waiver from the development standards would be required. The applicant is seeking a waiver to allow for a dumpster enclosure to be located within the 20ft. supplemental setback. There is an existing building on-site that will be rehabbed for commercial type uses. The second phase will consist of the new coffee shop.



Surrounding Zoning and Land Uses

North “A-7.5” One-Family/ single family and vacant commercial building
East “A-5” One-Family / single family and one duplex
South “A-5” One-Family / single family
West “A-7.5” One-Family / single family

Recent Zoning History

- ZC-09-115, subject site and surrounding area, Council-initiated zoning, approved
- ZC-23-002 site to the north, Council-Initiated rezoning from “ER” to “A-5”
- ZC-22-186 from “A-7.5” to PD/SU, approved
- ZC-22-194 from “A-7.5” to “PD/A-7.5” plus triplex, denied

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 January 31, 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 notified: (emailed January 31, 2025)

Organizations Notified	
West Meadowbrook NA *	Streams and Valleys Inc
East Fort Worth, Inc.	Trinity Habitat for Humanity
East Fort Worth Business Association	Southeast Fort Worth Inc
Neighborhoods of East Fort Worth	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The surrounding neighborhood is developed as single family uses with public parks between the neighborhood and the East Freeway (I-30) to the north. With the exception of a vacant commercial site to the north, the rezoning site is surrounded by single family uses and one duplex. The parcel was developed as a small shopping center but has been vacant of commercial uses for over 10 years, when the City of Fort Worth obtained ownership for non-payment of taxes.

The waiver being requested is for a dumpster enclosure, typically these structures are located behind a building screened from the public row. The existing structure sits right on the property line adjacent to an alley. The applicant has also provided a bufferyard for plantings to screen from the residential district adjacency. The location of the dumpster, closest to the building with additional landscaping, staff supports the requested waiver.

Section 6.301 (d) *Screening for commercial and institutional uses.* Screening for commercial/institutional uses shall include screening of loading docks, truck berths, refuse handling facilities (including refuse disposal and recycling) and ground level mechanical equipment visible from public right-of-way.

As such, the proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The future land use map will be updated accordingly with the recent zoning change from January 2024. The 2022 Comprehensive Plan previously designated the subject property as Neighborhood Commercial however, on the 2023 update, the recommendation was changed to Single Family Residential based on recent zoning changes. The proposed zoning is consistent with the Future Land Use Designation of Neighborhood Commercial and is consistent with following policies of the Comprehensive Plan:

- Promote a balance of residential, commercial, and industrial uses
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city
- 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.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

Additionally, the proposed zoning would be in alignment with the following policies of the Comprehensive Plan for the Eastside Planning Sector:

2. Promote a desirable combination of compatible residential, office, retail, and commercial uses in the mixed-use zoning districts of the Oakland Corners Urban Village, Historic Handley Urban Village, and the Trinity Lakes form-based code district.

3. Encourage redevelopment of the Oakland Corners Urban Village consistent with its urban village and neighborhood empowerment zone plans.
10. Encourage the reuse of vacant buildings.
11. Encourage demolition of buildings that cannot be economically rehabilitated

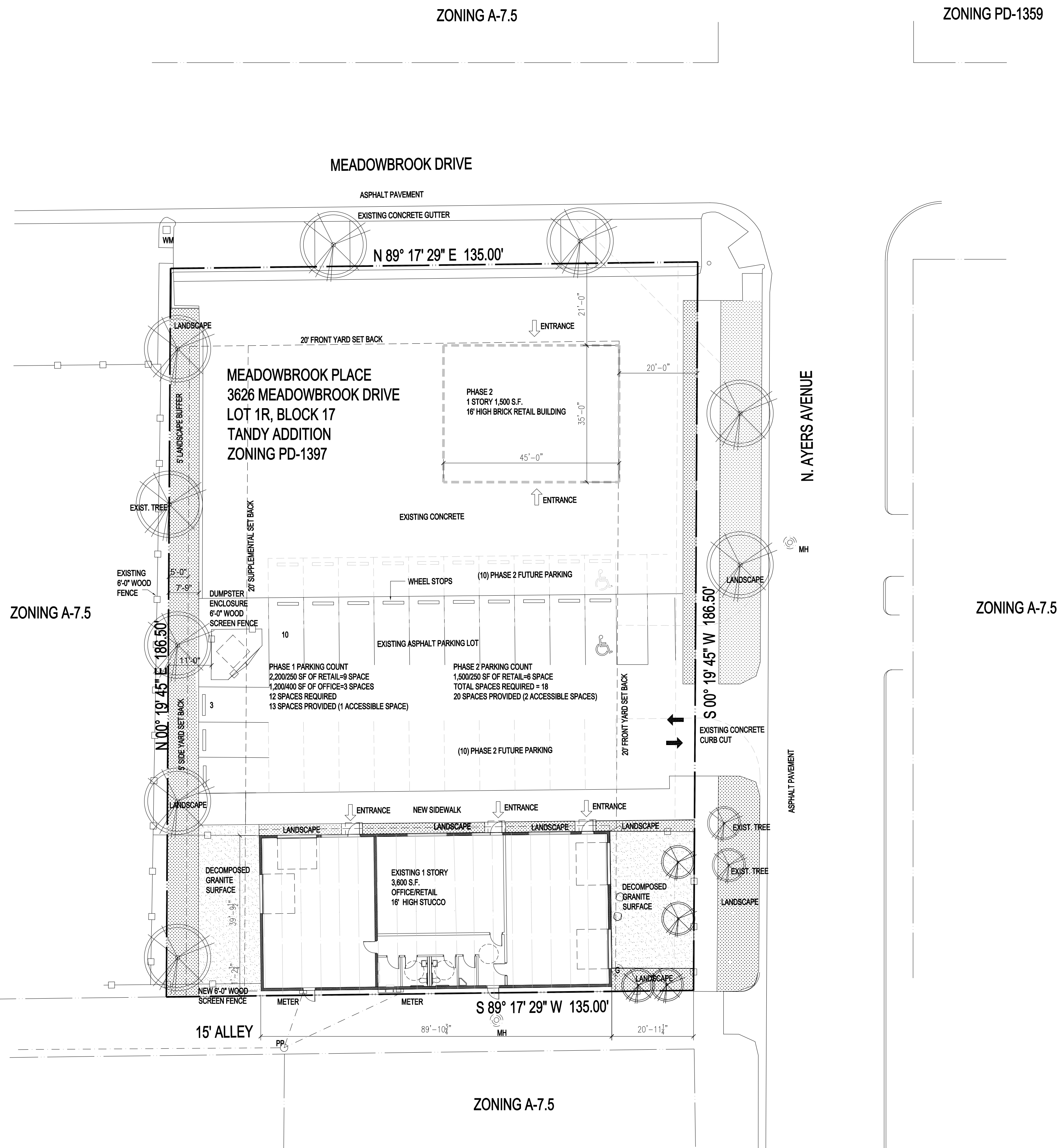
Site Plan Comments

Zoning and Land Use

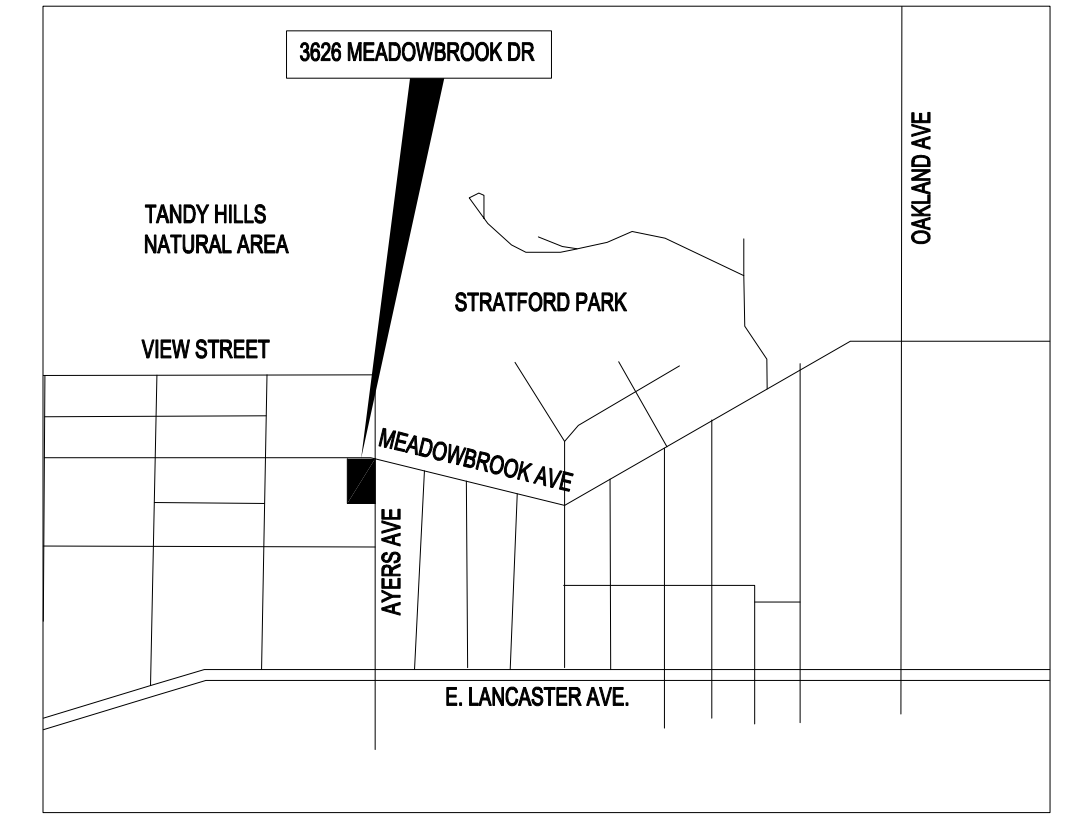
The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

1. Added 1-29-2025** Change the zoning case number to ZC-25-013.

(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.)



01 **SITE PLAN**
 FILE NAME: COFFEE FOLK.DWG SCALE: 1/16"=1'-0"



02 **VICINITY MAP**
 SCALE: 1"=1000'

GENERAL NOTES:

1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPEING.
2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
5. THE FOLLOWING MINIMUM STANDARDS SHALL APPLY TO THE WIDTH AND LENGTH OF PARKING SPACES.

TYPE	WIDTH	LENGTH
STANDARD	9'-0"	18'-0"

OWNER:
 MEADOWBROOK PLACE, LLC
 1101 BRAE COURT
 FORT WORTH, TEXAS 76111

ARCHITECT:
 GFF DESIGN
 LONNIE BURNS, AIA
 1701 RIVER RUN, #800
 FORT WORTH, TEXAS 76107



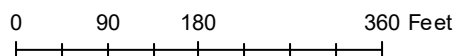
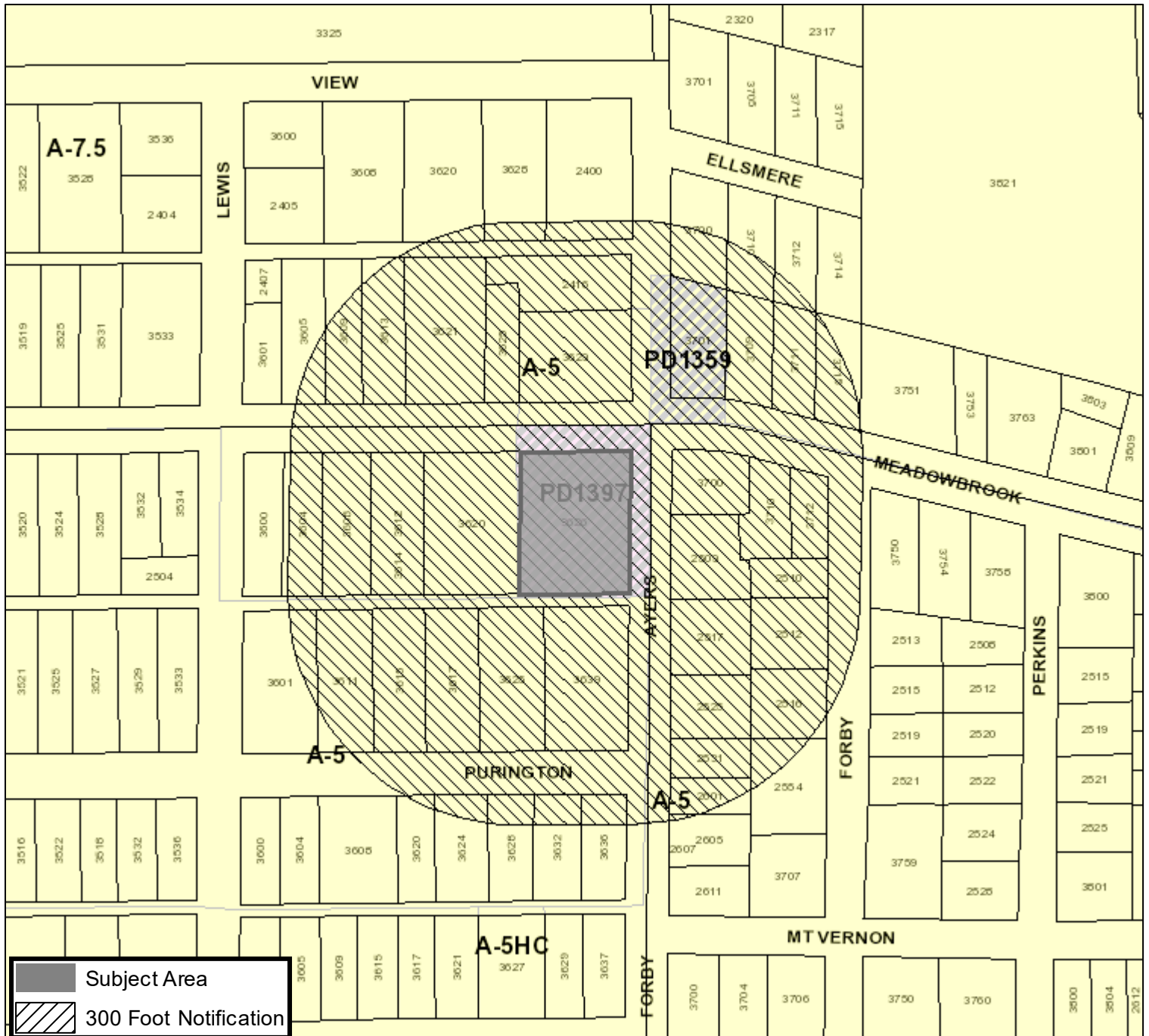
 DIRECTOR OF DEVELOPMENT SERVICES

 DATE

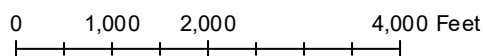
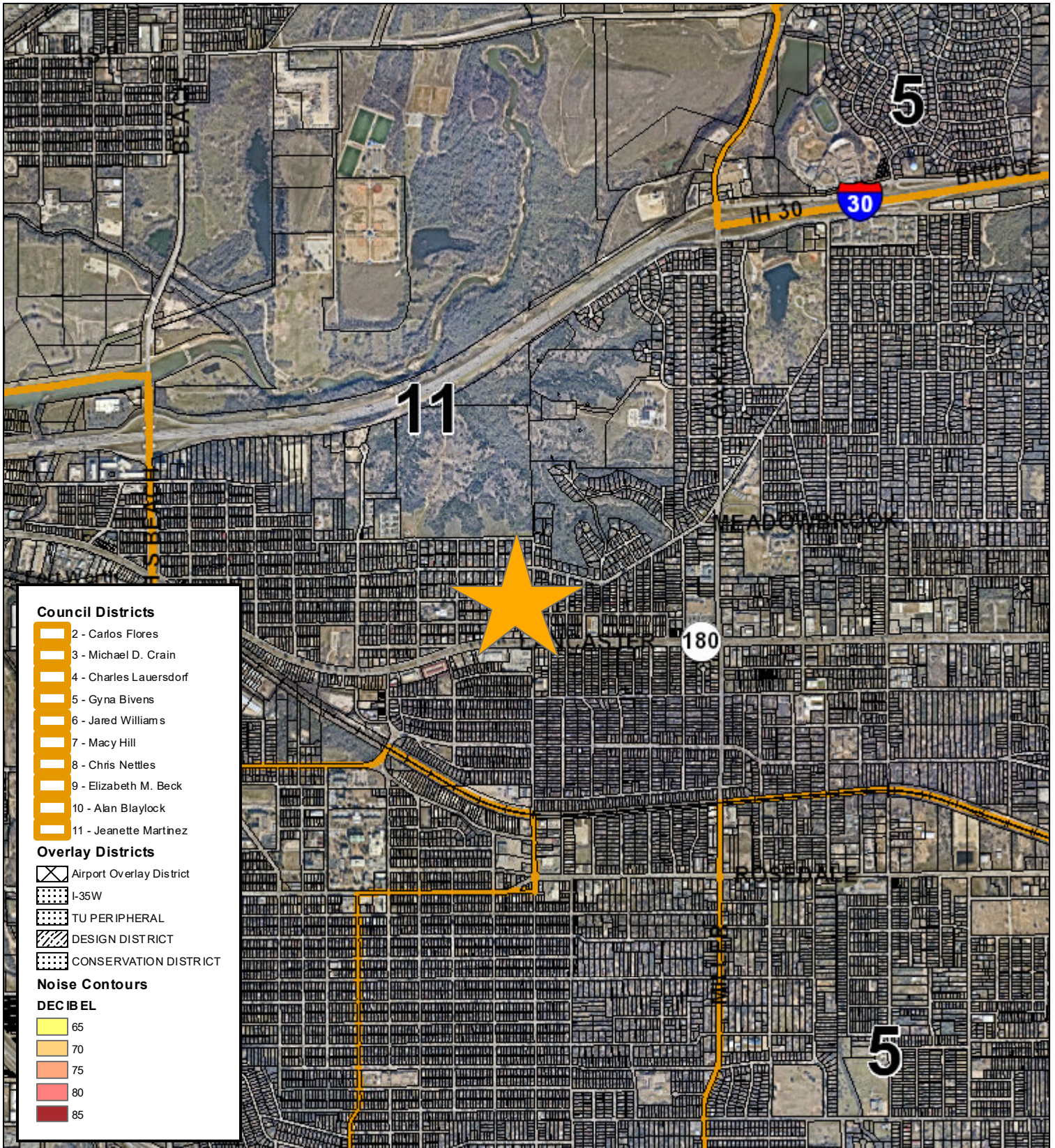
MEADOWBROOK PLACE
3626 MEADOWBROOK DRIVE
ZC-23-183

Area Zoning Map

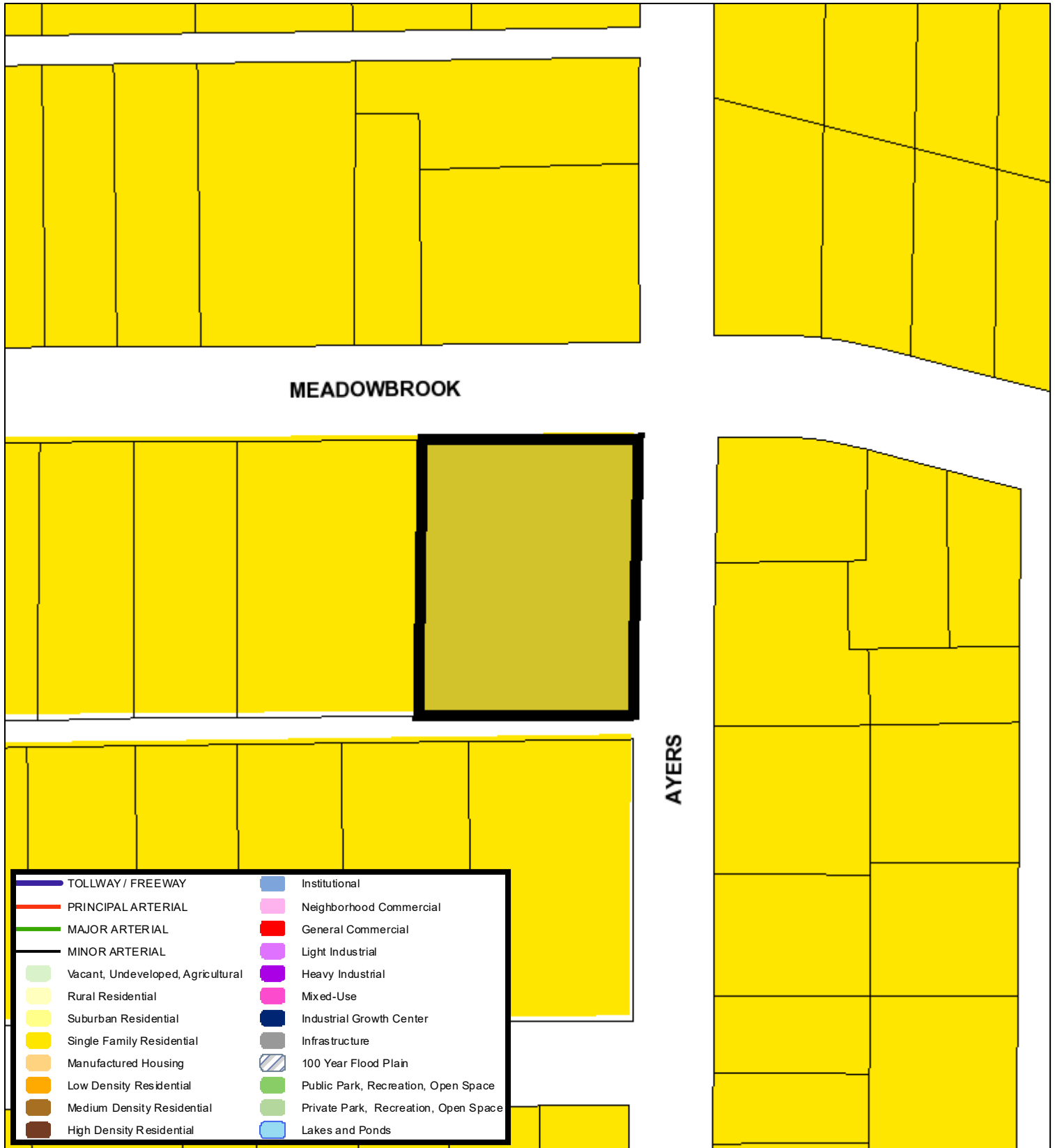
Applicant: Meadowbrook Place LLC / Brian Milligan
 Address: 3626 Meadowbrook Drive
 Zoning From: PD 1397
 Zoning To: Amend PD1397 waiver for dumpster enclosure, add required site plan
 Acres: 0.61250834
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 2/12/2025
 Contact: 817-392-7869



Area Map



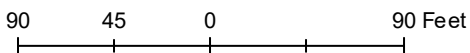
Future Land Use



MEADOWBROOK

AYERS

 TOLLWAY / FREEWAY	 Institutional
 PRINCIPAL ARTERIAL	 Neighborhood Commercial
 MAJOR ARTERIAL	 General Commercial
 MINOR ARTERIAL	 Light Industrial
 Vacant, Undeveloped, Agricultural	 Heavy Industrial
 Rural Residential	 Mixed-Use
 Suburban Residential	 Industrial Growth Center
 Single Family Residential	 Infrastructure
 Manufactured Housing	 100 Year Flood Plain
 Low Density Residential	 Public Park, Recreation, Open Space
 Medium Density Residential	 Private Park, Recreation, Open Space
 High Density Residential	 Lakes and Ponds



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 55 110 220 Feet

