



# Zoning Staff Report

**Date:** May 9, 2023

**Case Number:** ZC-23-043

**District:** (old/new): 8/8

## Zoning Map Amendment

**Case Manager:** [Shad Rhoten](#)

**Owner / Applicant:** Amanda Schulte – Bennet Partners / Center for Transforming Lives

**Site Location:** 3001 S Riverside Drive

**Acreage:** 13.01

### Request

**Proposed Use:** Office, Counseling Office, Daycare, Retail, Coffee Shop, Trade School

**Request:**

From: PD 760 – “PD/I” Planned Development Light Industrial for all uses in the “I” excluding chicken battery or brooder, coal, coke or wood yard, outdoor sales and storage, and retaining current PD 760 standards

To: Amend PD 760 – “PD/I” Planned Development Light Industrial for all uses in “I” excluding chicken battery or brooder, coal, coke or wood yard, outdoor sales and storage with development standards (see staff report in docket), site plan included

### Recommendation

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

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

**Staff Recommendation:** **Approval with the requested development standards (waivers) with the exception of waiver to Zoning Ordinance, Section 6.300(d) (no screening element) in which Staff recommends denial.**

**Zoning Commission Recommendation:** Approval by a 7-0 vote

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## Project Description and Background

The subject property is approximately 13 acres situated at the northeast corner of South Riverside Drive and East Berry Street within NEZ Area 6. There is an existing 100,000 square foot, two-story building located on the property. The property is being redeveloped to add parking and maneuvering and landscape improvements. The existing building will be repurposed to host a mix of uses including office, conference and meeting space, resale, child care, trade school and warehousing. These uses are permitted under the “I” Light Industrial base zoning district for PD 760.

The site is currently zoned PD 760 – “PD/I” Planned Development Light Industrial with all uses in the “I” district excluding chicken battery or brooder, coal, coke or wood yard, outdoor sales and storage. The current zoning was approved under zoning case [ZC-19-114](#)/Ordinance 23765 on August 20, 2019 with land use and development standards established at that time. The applicant now seeks to amend the current PD 760 to request certain development standard “waivers” to (*refer to attached PD site plan for reference*):

- **Section 6.201 (b)(1) Minimum Off-Street Parking Requirements:** Reduce the required parking spaces from 183 to 145 (decrease of 38 spaces);
- **Section 6.300(b) Restrictions of the use of Bufferyard:** Allow the dumpster and enclosure to be located within the required bufferyard;
- **Section 6.300(d) Screening Requirements within a Bufferyard:** Allow for the exception of the screening element, as there is no additional square footage being added to the primary structure.
- **Section 6.300(i)(1) Exemptions and Exceptions:** Allow for the exception of the bufferyard requirements as there is no additional square footage being added to the primary structure. In fact, square footage will be removed in order to create a natural courtyard.
- **Section 6.3021(d)(1)(a)(1) Protective Fencing:** Allow for a wood deck with minimal invasion to be placed over critical root zone and around tree in order to protect it.

This application does not seek to amend any of the land uses established under Ordinance 23765. The amendment only proposes to amend the development standards itemized above. A site plan has been submitted depicting the general development layout for the site and includes the requested development standards waivers. The following narrative was provided by the applicant in the submitted change of zoning application:

*The project consists of the adaptive re-use of the 1950s era former Montgomery Ward building located at 3001 S Riverside Drive for a new headquarters for Center for Transforming Lives. This local non-profit provides a range of wrap-around services for at-risk women and children, from initial crisis support and high-quality childcare, to financial education, housing services, trauma-informed family counseling and job training.*

*The existing building is two-stories and approximately 100,000 sf. New uses in the building include: conference and meeting space, economic mobility center, commercial kitchen, child development center, counseling center, office space, resale shop, coffee shop, donation storage area, and a future trade school.*

*The existing zoning is PD with an I - Light Industrial base zoning. We can accomplish all the above uses under the I base zoning, however, we are requesting waivers to more closely align with neighboring single-family and mixed use zoning districts. We are not requesting a change to MU-1 base, as the existing building on a large lot is less conducive to the mixed-use requirements.*

The following analysis is provided in response to the requested development standards waivers:

Minimum Off-Street Parking Development Standard

The following table provides the required ratio of parking for each use that will operate on the property.

Day care	1 space per facility plus 1 space per 10 children (as licensed by the state) in back of front building line
Office, professional building	2.5 spaces per 1,000 square feet of <u>gross</u> floor area
Commercial business, retail sales and service (except large retail see § 5.134(a)(10))	4 spaces per 1,000 square feet (25% reduction for conversion from a more restricted use)
Medical clinic, health services facility, assisted living facility	1 space per doctor plus 1 space per 4 employees plus 4 spaces per 1,000 square feet of gross floor area
College or university	1 space per 2 teachers and administrative staff plus 1 space per 4 additional employees plus 1 space per 3 students residing on campus plus 1 space per 5 students not residing on campus
Warehouse building	1 space per 4 employees 4 spaces minimum
Restaurant, cafeteria	1 space per 100 square feet (25% reduction for conversion from a more restricted use)
Retail store, large	1 space per 250 gross square feet

Since the property is within 250 feet of the “A-5” One-Family District (bounds subject property to the north), these minimum parking requirements are mandatory and not optional. This request, if approved would allow a decrease in the required parking for Phase 1 of the development from 183 spaces to 145 spaces (deficit of 38 spaces). The applicant has provided a parking study to justify this development standard (see attached). **Staff is supportive** of this request as it reduces excess impervious surface on the site. Furthermore, the submitted parking study appears to have captured an exact parking ratio that is anticipated to support the various uses on site.

Restriction of the bufferyard - Dumpster Enclosure Development Standard

A fifty (50) foot building setback is required along the north property line where the site is bounded by A-5 One family district. Section 6.300(b) states the following:

*Restrictions of the use of bufferyard and/or building setback areas. These areas are intended to serve as a buffer between potentially incompatible uses. Structures are not permitted to be located in these areas, nor can*

*such areas be used for signs, dumpsters or other garbage containers, any type of storage or any nonresidential activity. Passenger car parking, automobile and truck access and loading or unloading of goods during the daylight hours shall be permitted within the building setback areas exclusive of the landscaped areas.*

The applicant is requesting a development standard waiver through the PD to allow the dumpster with the supplemental fifty (50) foot building setback. The dumpster would be thirty (30) feet from the north property line. **Staff supports this request.** The building is pre-existing and creates some site constraints. This also allows the dumpster to be placed at the rear of the property which is encouraged for property aesthetics.

#### Restriction of the bufferyard – Screening Wall Development Standard

Screening wall must be constructed and maintained along the northern property line (where adjacent to A-5 one family zoning) in the form of a solid masonry wall, wood fence, or combination thereof, to a height that is a minimum of six feet above the grade of adjacent property along the entire adjacent property line. The applicant is requesting to waive this standard. **Staff is not supportive of this request.** The screening wall is intended to provide an additional barrier in addition to buffer yards and building setbacks to protect single family uses. The site plan depicts parking and driveways near the common property line; therefore, screening along this property line will provide a visual barrier.

#### Section 6.300(i)(1) – Enhanced Bufferyard

An enhanced buffer yard of twenty (20) feet is required when adjacent to One-Family zoning. This is applicable along the northern property line in addition to the enhanced fifty (50) building setback. The applicant is proposing ten (10) foot buffer yard (reduction of 10 feet) along the northern property line. **Staff is supportive of this request.** The building is pre-existing and the northern driveway is utilizing an existing curb cut off Riverside Drive. This appears to limit the area needed to achieve the 20-foot bufferyard.

#### Section 6.3021(d)(1)(a)(1) Protective Fencing

This request is to allow for a wood deck with minimal invasion to be placed over critical root zone and around tree in order to protect it in lieu of protective fencing. **Staff is supportive of this request.** Urban Forestry has reviewed the site plan and provided the following commentary:

*“The protective fencing variance sounds acceptable. For trees where fencing that encompasses the critical root zone is impractical or impossible, we typically allow fencing as far from the trunk as possible sometimes combined with bark protection. The wood deck being proposed sounds like it would effectively accomplish the goal of traditional tree protective fencing.”*

## Surrounding Zoning and Land Uses

North “A-5” One-Family / single family residential in development  
East “E” Neighborhood Commercial / undeveloped  
South “MU-1” Low Intensity Mixed-Use / office, motel, contractor’s office  
West “PD-UR” Planned Development Urban Residential (PD 1124) / apartments

## Recent Zoning History

- ZC-21-075 - Amend “PD 760” Planned Development for all use in “I” Light Industrial plus mini-warehouses including outdoor sales, rental and storage including yards, contractors, lumber or storage,

automobiles, equipment, storage yards and containers, building materials excluding certain uses with development standards, site plan waiver requested. **Denied**

- ZC-19-114 - from “PD 760” Planned Development to “PD 760” Planned Development for all use in “I” Light Industrial, excluding chicken battery or brooder, coal, coke or wood yard, outdoor sales and storage, and retaining current PD 760 standards, site plan waived. **Approved**
- ZC-07-078 - from “K” Heavy Industrial to “PD/SU” Planned Development for Specific Use for “E” Neighborhood Commercial w/ exclusions; effective 5/15/07. **Approved**

## Public Notification

300-foot Legal Notifications were mailed on March 30, 2023.

The following organizations were emailed on March 30, 2023:

Organizations Notified	
United Communities Association of South Fort Worth	Streams and Valleys Inc*
Glencrest Civic League NA	Trinity Habitat for Humanity*
The New Mitchell Boulevard NA	Southeast Fort Worth Inc*
Morningside NA	Fort Worth ISD

*\*Located within this registered Neighborhood Redevelopment Organization/Alliance*

## Development Impact Analysis

### Land Use Compatibility

The site is bounded by apartments and mixed-use zoning districts to the west and south. Commercial zoning districts (E and ER) adjoin the property on the east. The northern property was previously a zoned “MU-1) Low Intensity Mixed-Use; however, it was rezoned to “A-5” One-Family in 2020 under zoning case number ZC-20-071. The adjoining mixed-use zoning is appropriate to buffer the more intense industrial zoning (subject site) from one-family uses located to the west and south of the subject property. Although industrial uses are not desirable adjoining one-family, as is the case with the northern property, the current PD zoning does prohibit outside activities such as storage for automobiles, equipment, storage yards, containers and building materials. With the addition of a screening element along the shared northern property line, Staff is of the opinion the requested use **is compatible**.

### Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject property as Light Industrial on the Future Land Use Map. Furthermore, this application does not seek to change allowable uses previously established under ZC-19-114. The purpose of this PD amendment is to modify current development standards only. The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Promote adaptive re-use of older buildings and the renovation of existing multifamily units.
- Encourage office and high-density residential uses which will support area commercial uses.

- Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city

Based on conformance with the policies stated above, this request **is consistent** with the Comprehensive Plan.

## Economic Development Plan

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The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.

## Site Plan Comments

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### Fire Department

No comments provided

### Transportation/Public Works

No comments provided

### Stormwater

No comments provided

### Park & Recreation

No comments provided

### Platting

No comments provided

### Building Plan Review

No comments provided

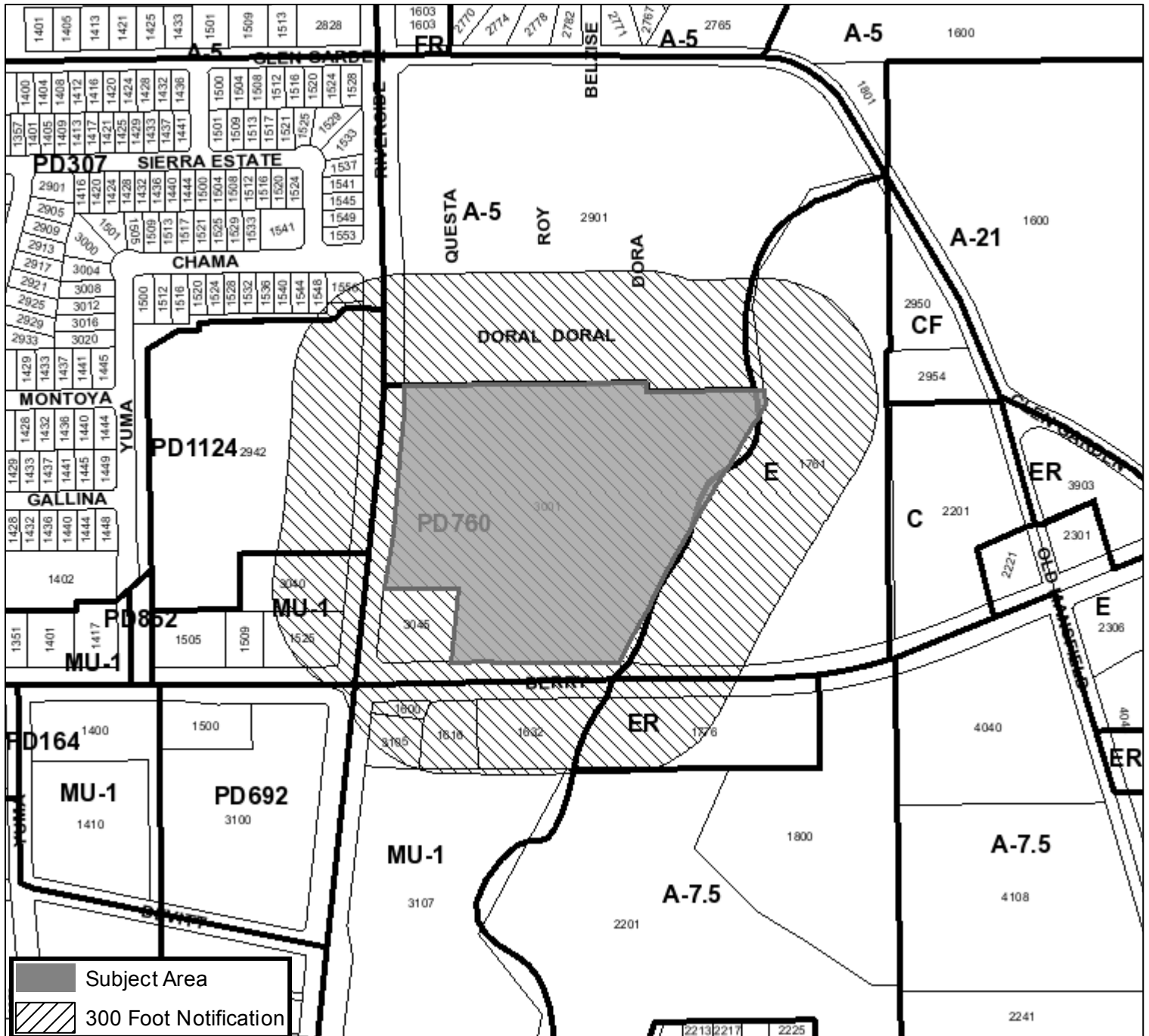
### Water Engineering Review



- lot has existing water and sewer in S.Riverside Dr R.O.W

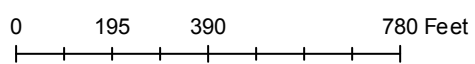
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

### Area Zoning Map

Applicant: Center for Transforming Lives  
 Address: 3001 S. Riverside Drive  
 Zoning From: PD760  
 Zoning To: Amend PD 760 to include Office, counseling office, daycare, retail coffeshop and trade school  
 Acres: 12.9883754  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 4/12/2023  
 Contact: 817-392-8025



	Subject Area
	300 Foot Notification



**Parking Study – January 09, 2023**

**Fort Worth Zoning Requirements**

Day care	1 space per facility plus 1 space per 10 children (as licensed by the state) in back of front building line
Office, professional building	2.5 spaces per 1,000 square feet of <u>gross</u> floor area
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College or university	1 space per 2 teachers and administrative staff plus 1 space per 4 additional employees plus 1 space per 3 students residing on campus plus 1 space per 5 students not residing on campus
Warehouse building	1 space per 4 employees 4 spaces minimum
Restaurant, cafeteria	1 space per 100 square feet (25% reduction for conversion from a more restricted use)
Retail store, large	1 space per 250 gross square feet

**Phase 01 - Level 01**

CTL/Economic Mobility Center: 19,460 gsf  
Office = 49 parking spaces

Child Development Center: 120 children  
Day Care = 13 parking spaces

Drop-in Daycare: 20 children  
Daycare = 3 parking spaces

Retail: 2,751 gsf  
Retail = 11 parking spaces

Coffee Shop: 1,128 sf  
Restaurant = 12 parking spaces

Warehouse: 5 employees; 4,546 sf (965 retail storage, 364 receiving dock, 1,628 donation storage and the 1,589 facilities work area)  
Warehouse = 4 parking spaces



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### Phase 01 - Level 02

CTL Offices: 27,349 sf

Office = 69 parking spaces

Clinical Counseling: 1 Director (employee), 7 counselors (doctor), 3,420 gsf

Health Services Facility = 22 spaces

### Phase 01 total

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**183 parking spaces total**

### Future Trade School - Level 01

Trade school: 1 teacher, 1 administrative staff, 2 employees, 20 students not residing on campus; 5,838 sf

College or University = 6 parking spaces

### Future Trade School - Level 02

Trade school: 6 teachers, 4 administrative staff, 0 employees, 120 students not residing on campus; 15,622 sf

College or University = 29 spaces

### Future Trade School total

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**35 parking spaces**

### Main Building + Future Trade School total

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**218 parking spaces**

Site Plan from 01/09/2023, 132 parking spaces

**For Phase 01, -51 spaces (72% of required parking provided)**

**For Phase 01 & 02, -86 space (60.5% of required parking provided)**

### Transportation Studies Provided by CTL

#### Phase 01 - Level 01

CTL/Economic Mobility Center:

- Annually, 70% of patrons (about 400 per year) arrive by car and 30% (about 170) by other means (bus, uber). Typically, when these participants come on site, there would be a maximum of 10 for a class or clinic, and usually no more than 3 having a 1:1 session at any time.

Drop In Child Care/Child Development Center:

- Most participants are only present at the pick up and drop off hours.
- Many of the employees and teachers will ride share to and from the center.

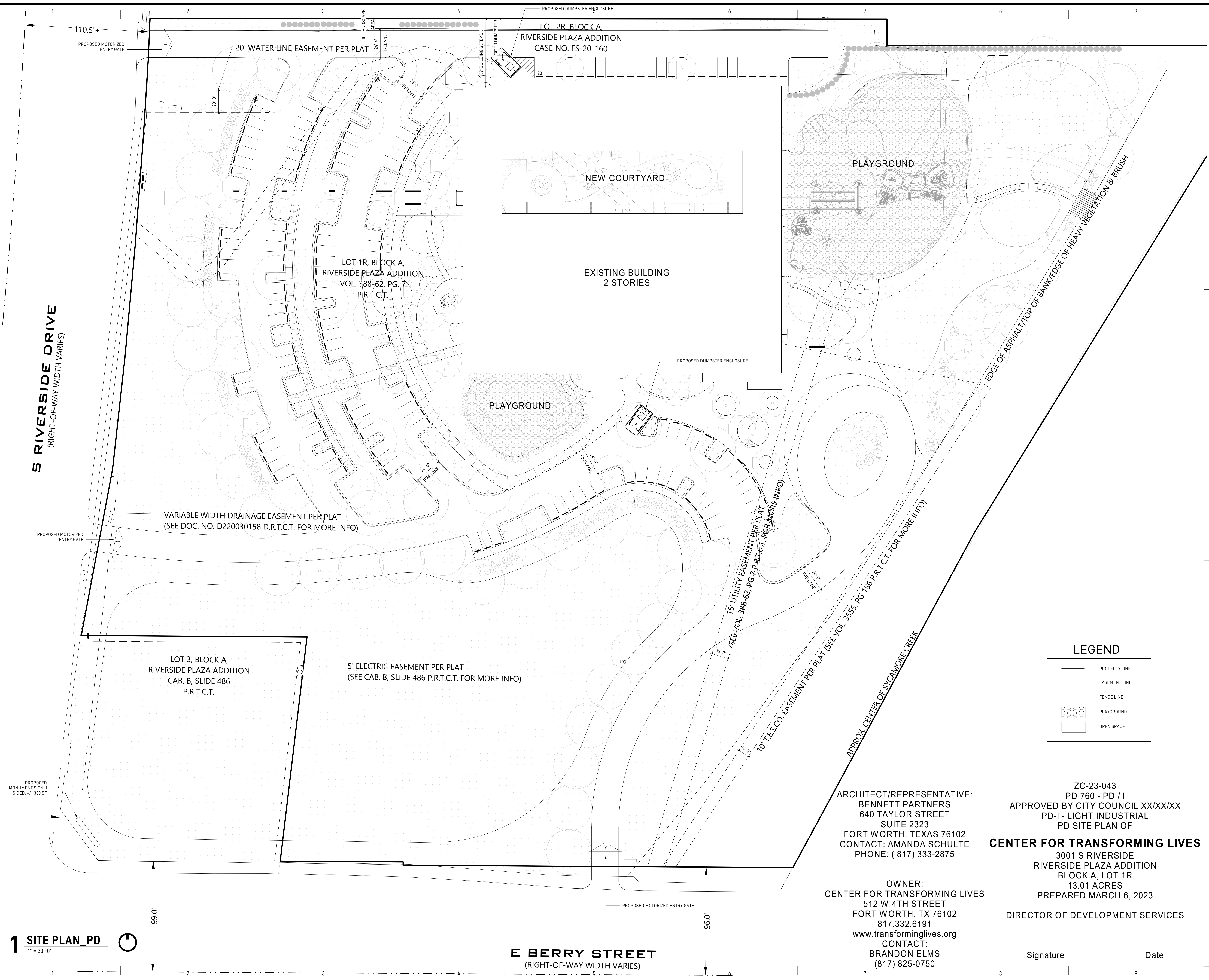
### Phase 01 - Level 02

#### Housing Services/CTL Offices:

- Actively, serving 85 families, 15% of whom have vehicles and an 85% majority utilize the bus. Each month, 18-25 families will come into the office for their redetermination.

#### Clinical Counseling:

- 83 per month total participants are currently served – 50.5 % by bus or public transportation; 45% drive a car or are driven by family/friends and dropped off; 4.5 % utilize Lyft or Uber (recognizing that these participants are also currently engaged in other CTL services). Typically, there are no more than 4 sessions happening simultaneously with a maximum of 10 for a group session.



**S RIVERSIDE DRIVE**  
(RIGHT-OF-WAY WIDTH VARIES)

**E BERRY STREET**  
(RIGHT-OF-WAY WIDTH VARIES)

**1 SITE PLAN\_PD**  
1" = 30'-0"

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	FENCE LINE
	PLAYGROUND
	OPEN SPACE

ARCHITECT/REPRESENTATIVE:  
**BENNETT PARTNERS**  
 640 TAYLOR STREET  
 SUITE 2323  
 FORT WORTH, TEXAS 76102  
 CONTACT: AMANDA SCHULTE  
 PHONE: ( 817 ) 333-2875

OWNER:  
**CENTER FOR TRANSFORMING LIVES**  
 512 W 4TH STREET  
 FORT WORTH, TX 76102  
 817.332.6191  
 www.transforminglives.org  
 CONTACT:  
**BRANDON ELMS**  
 (817) 825-0750

ZC-23-043  
 PD 760 - PD / I  
 APPROVED BY CITY COUNCIL XX/XX/XX  
 PD-I - LIGHT INDUSTRIAL  
 PD SITE PLAN OF

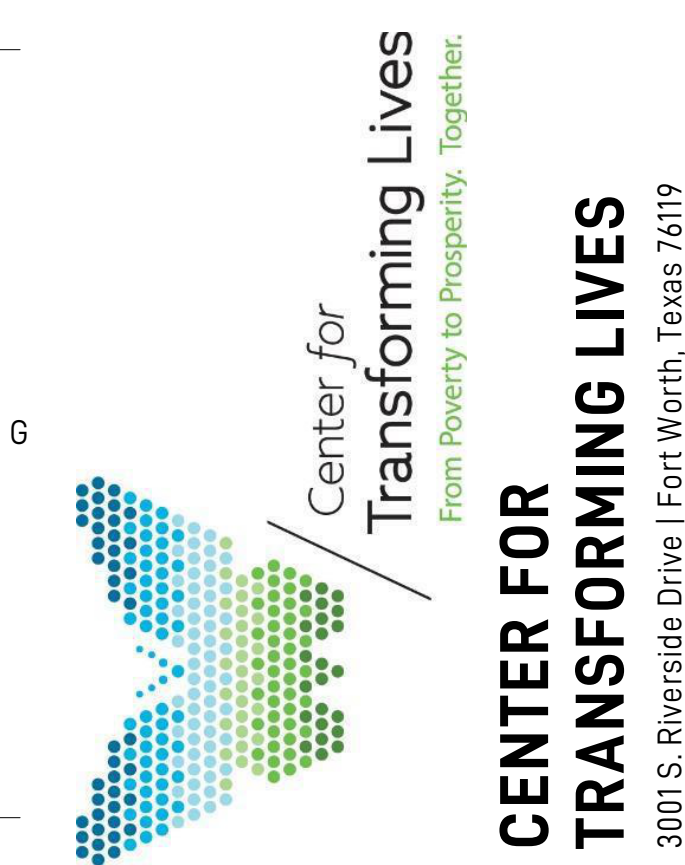
**CENTER FOR TRANSFORMING LIVES**

3001 S RIVERSIDE  
 RIVERSIDE PLAZA ADDITION  
 BLOCK A, LOT 1R  
 13.01 ACRES  
 PREPARED MARCH 6, 2023

DIRECTOR OF DEVELOPMENT SERVICES

Signature

Date



Center for  
**Transforming Lives**  
*From Poverty to Prosperity. Together.*  
**CENTER FOR  
 TRANSFORMING LIVES**  
 3001 S. Riverside Drive | Fort Worth, Texas 76119

**CIVIL**  
 EVOLVING TEXAS  
 400 International Plaza, Suite 150  
 Fort Worth, Texas 76109  
 817.329.2700

**LANDSCAPE**  
 STUDIO OUTSIDE  
 824 Exposition Ave.  
 Dallas, TX 75226  
 214.954.7160

**STRUCTURAL**  
 LA FUESS PARTNERS  
 3333 Lee Parkway, Suite 300  
 Fort Worth, Texas 76109  
 817.333.4991

03/01/23  
 Michael Bennett AIA, 12795  
 These documents are incomplete  
 and may not be used for regulatory  
 approval, permit, or construction.

**bennett  
 partners**  
 ARCHITECTURE  
 INTERIORS  
 PLANNING  
 640 Taylor Street, Suite 2323  
 Fort Worth, Texas 76102  
 817.333.4991 | www.bennettPartners

**PD Site Plan**  
 Project No: 22135.00  
 Issue Date: 03/01/23

Rev	Description	Date

plot date/time: 3/22/2023 4:48:40 PM  
**PLANNED DEVELOPMENT  
 SITE PLAN**

**SP-100**

**WAIVERS REQUESTED FROM BASE "I" ZONING DISTRICT  
ZC-19-114**

**Zoning Change Request: PD-I TO PD-I FOR LIGHT INDUSTRIALS WITH WAIVERS**

- |   |   |
|---|---|
| <p>1. 6.201(b)(1) Minimum Off Street Parking Requirements</p> <p>2. 6.300(b) Restrictions of the use of bufferyard and/or building setback areas</p> <p>3. 6.300(d) Screening requirements within a Bufferyard</p> <p>4. 6.300(l)(1) Exemptions and Exceptions</p> <p>5. 6.302(d)(1)(a)(1) Protective Fencing</p> | <p><b>Requested Variance:</b> Decrease the required number of spaces to 145, as there is sufficient evidence to support the assertion that there is no need for the additional 38 spaces. Please see full parking study attached for reference.</p> <p><b>Requested Variance:</b> Allow for dumpster, with aesthetic 8' screening enclosure, to be permitted within the building setback, 30' from property line. Allow for drive aisle and parking within the building setback, 10' from property line.</p> <p><b>Requested Variance:</b> Allow for the exemption of the screening wall/fence, as there is no additional square footage being added to the primary structure.</p> <p><b>Requested Variance:</b> Allow for the exception of the supplemental bufferyard requirements as there is no additional square footage being added to the primary structure. In fact, square footage will be removed in order to create a natural courtyard. Allow for a 10' landscape area between the drive aisle and property line, in lieu of a bufferyard.</p> <p><b>Requested Variance:</b> Allow for a wood deck with minimal invasion to be placed over critical root zone and around tree in order to protect it.</p> |
|---|---|

**NOTES**

1. ALL DUMPSTERS AND GROUND LEVEL EQUIPMENT SHALL BE SCREENED FROM PUBLIC RIGHT OF WAY
2. ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE
3. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
4. LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF FORT WORTH CODE
5. EXISTING FIRE HYDRANTS ARE LOCATED IN THE VICINITY OF THE DEVELOPMENT IN ACCORDANCE WITH THE FIRE CODE
6. EXISTING BUILDING EXTERIOR CONSTRUCTION IS POURED IN PLACE CONCRETE
7. EXISTING BUILDING HEIGHTS COMPLY WITH CURRENT ZONING RESTRICTIONS
8. PLEASE REFERENCE EXISTING ELEVATION DRAWINGS TO ENSURE THE BUILDING IS COMPLIANT WITH FACADE DESIGN STANDARDS

**SITE DATA**

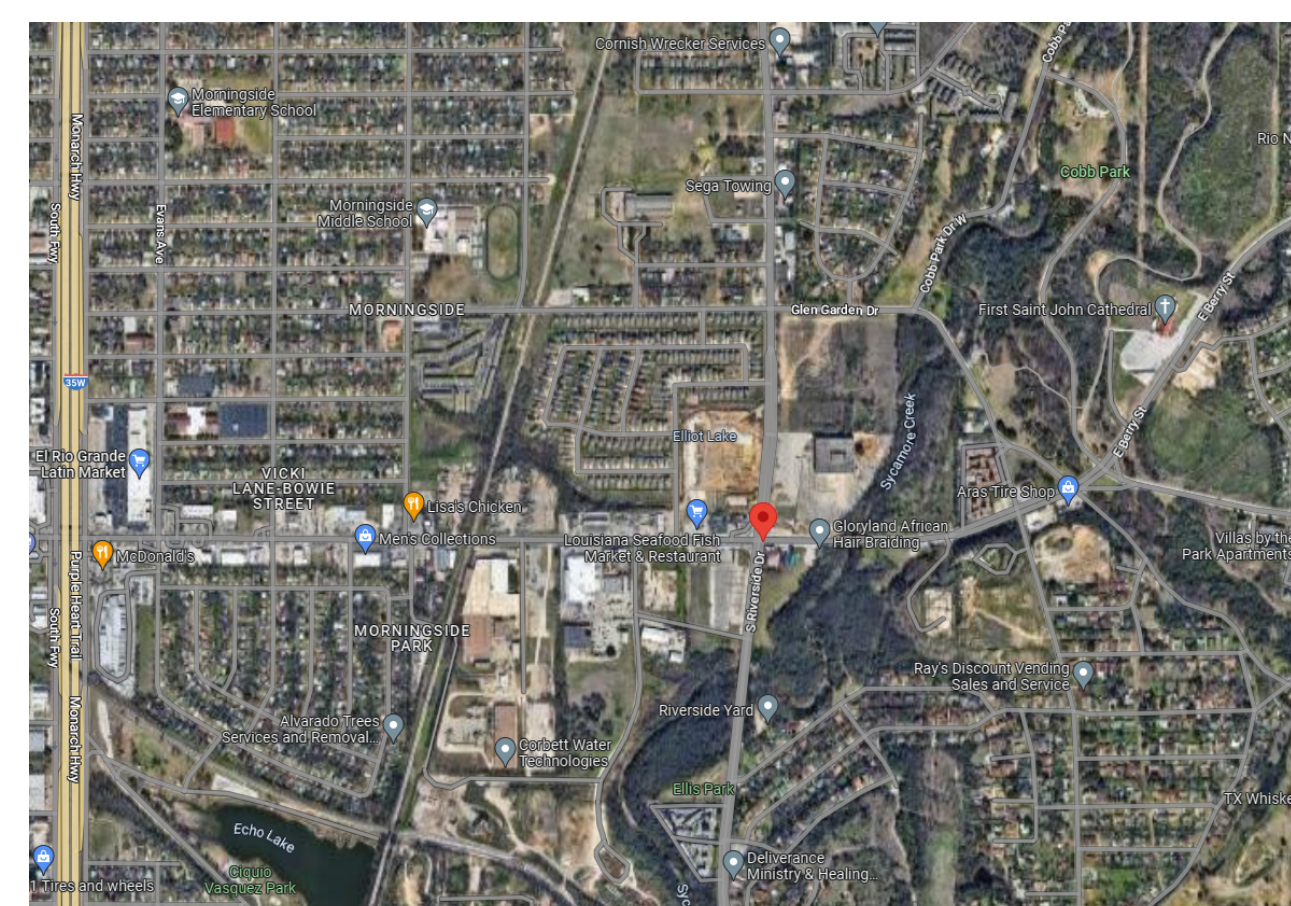
GROSS ACREAGE:	13.01 ACRES
EXISTING ZONING:	PD-I
EXISTING LAND USE:	INDUSTRIAL WAREHOUSE
PROPOSED ZONING:	PD-I
PROPOSED USE:	OFFICE, COUNSELING OFFICED, DAYCARE, RETAIL, COFFEE SHOP, TRADE SCHOOL
MAX HEIGHT ALLOWED:	55'-0"
MAX HEIGHT PROPOSED:	34'-0" EXISTING

**BUILDING DATA**

ENCLOSED SF, EXISTING:

BUILDING 01, EXISTING: 71,600 SF

**PROJECT LOCATION MAP**



ARCHITECT/REPRESENTATIVE:  
BENNETT PARTNERS  
640 TAYLOR STREET  
SUITE 2323  
FORT WORTH, TEXAS 76102  
CONTACT: AMANDA SCHULTE  
PHONE: ( 817) 333-2875

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ZC-23-043  
PD 760 - PD / I  
APPROVED BY CITY COUNCIL XX/XX/XX  
PD-I - LIGHT INDUSTRIAL  
PD SITE PLAN OF  
**CENTER FOR TRANSFORMING LIVES**  
3001 S RIVERSIDE  
RIVERSIDE PLAZA ADDITION  
BLOCK A, LOT 1R  
13.01 ACRES  
PREPARED MARCH 6, 2023

DIRECTOR OF DEVELOPMENT SERVICES

Signature Date

**PARKING STUDY**

**Fort Worth Zoning Requirements**

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**Phase 01 total**  
**183 parking spaces total**

**Future Trade School - Level 01**

Trade school: 1 teacher, 1 administrative staff, 2 employees, 20 students not residing on campus; 5,838 sf  
College or University = 6 parking spaces

**Future Trade School - Level 02**

Trade school: 6 teachers, 4 administrative staff, 0 employees, 120 students not residing on campus; 15,622 sf  
College or University = 29 spaces

**Future Trade School total**  
**35 parking spaces**

**Main Building + Future Trade School total**  
**218 parking spaces**

Site Plan from 01/12/2023, 145 parking spaces

For Phase 01, -38 spaces (79% of required parking provided)  
For Phase 01 & 02, -73 space (66.5% of required parking provided)

**Transportation Studies Provided by CTL**

**Phase 01 - Level 01**

CTL/Economic Mobility Center:

- Annually, 70% of patrons (about 400 per year) arrive by car and 30% (about 170) by other means (bus, uber). Typically, when these participants come on site, there would be a maximum of 10 for a class or clinic, and usually no more than 3 having a 1:1 session at any time.

Drop In Child Care/Child Development Center:

- Most participants are only present at the pick up and drop off hours.
- Many of the employees and teachers will ride share to and from the center.

**Phase 01 - Level 02**

Housing Services/CTL Offices:

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**CIVIL**  
EVOLVING TEXAS  
400 International Plaza, Suite 150  
Fort Worth, Texas 76109  
817.327.2700

**LANDSCAPE**  
STUDIO OUTSIDE  
824 Exposition Ave.  
Dallas, TX 75226  
214.494.7160

**STRUCTURAL**  
LAFUJES PARTNERS  
3333 Lee Parkway, Suite 300  
Fort Worth, Texas 76102  
817.333.4991

03/01/23  
Michael Bennett AIA, 12795  
These documents are incomplete and may not be used for regulatory approval, permit, or construction.



ARCHITECTURE  
INTERIORS  
PLANNING

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**PD Site Plan**

Project No: 22135.00

Issue Date: 03/01/23

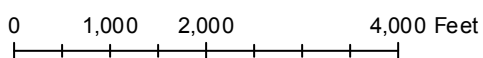
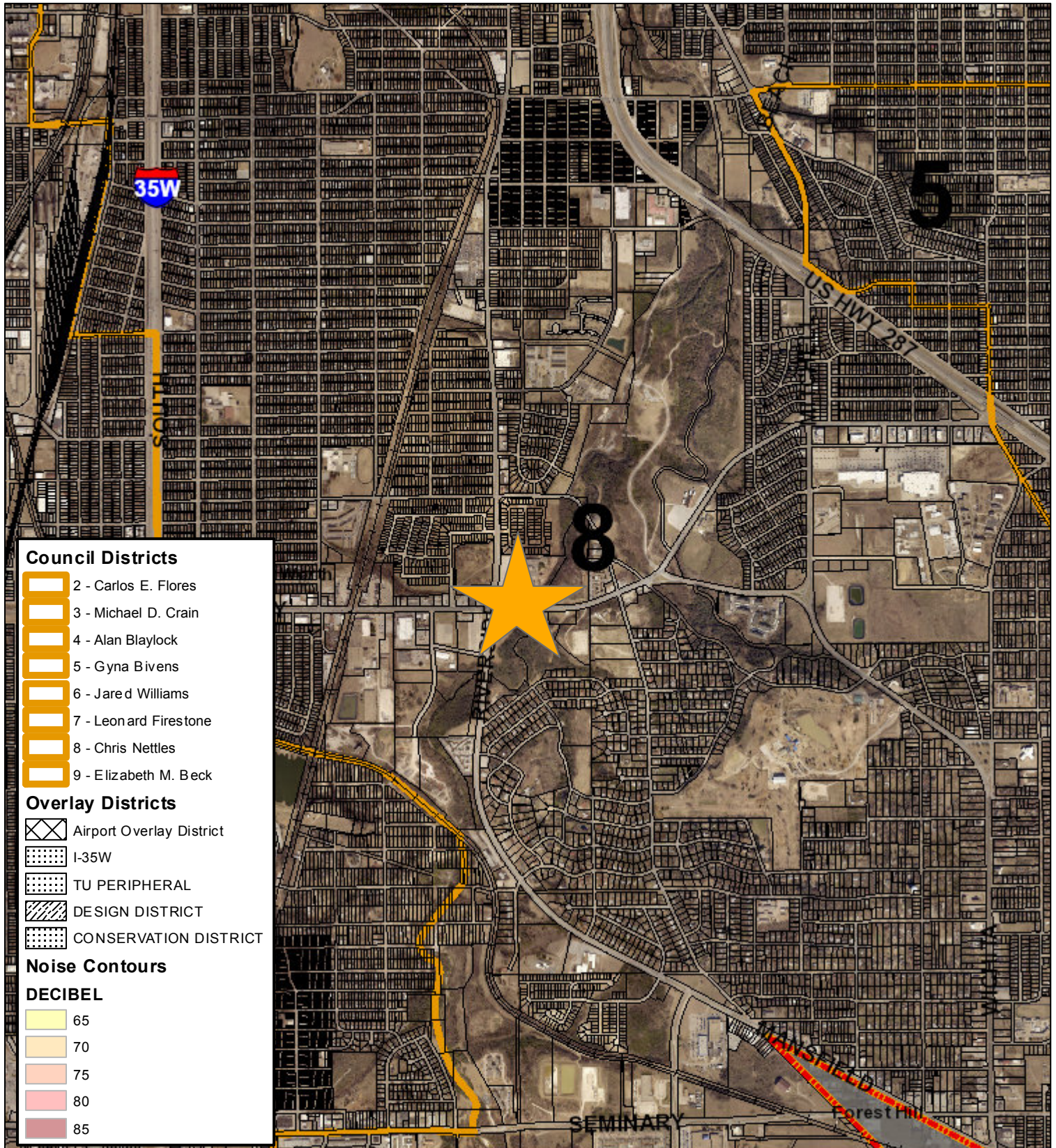
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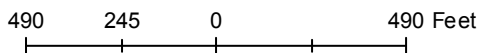
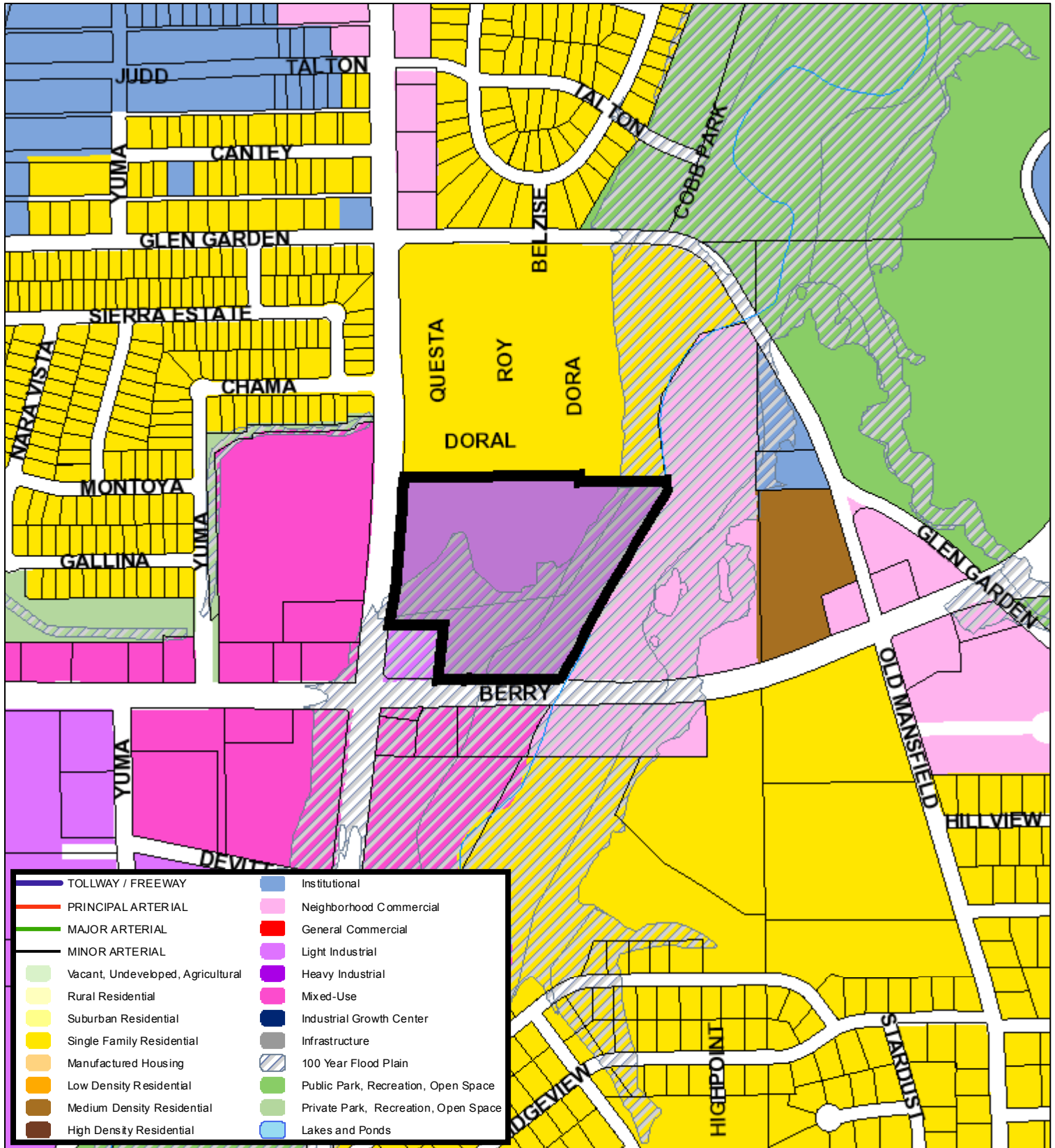
**PLANNED DEVELOPMENT  
SITE PLAN**

**SP-101**

### 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



0 305 610 1,220 Feet

