



Zoning Staff Report

Date: June 14, 2022

Case Number: ZC-22-073

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Simurgh Investments LLC

Site Location: 5129 Donnelly Ave

Acres: 0.21 acres

Request

Proposed Use: Community Center

Request: To: Add Conditional Use Permit for community center in "C" Medium Density Multifamily with development waivers for parking, site plan included

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (technical inconsistency)**.

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval**

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](#)
 - c. [Site Plan Comments](#)
6. Area 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 at the southwest corner of Donnelly Avenue and Merrick Street. The site is currently developed with an approximately 1,500 sf home. The applicant would like add a private community center use within the existing structure and therefore is requesting a Conditional Use Permit (CUP) for this use. The proposed site will house artifacts from the neighborhood, host small neighborhood meetings, and be a focus for the local community. The attached site plan depicts the existing building as well as the proposed parking for the site. The applicant will be required to meet all building code standards for commercial sites.

As part of this CUP application, the applicant is requesting development standards for parking. The proposed use will require approximately seven (7) parking spaces and the applicant is providing six (6). The proposed parking is also located in front of the building in the 20 ft projected setback. The applicant will have to continue to work with our Transportation Public Works (TPW) department to ensure that the proposed parking will meet standards.

Surrounding Zoning and Land Uses

North "C" Medium Density Multifamily / multifamily
East "C" Medium Density Multifamily / multifamily
South "A-5" One-Family / single-family, Lake Como
West "A-5" One-Family / Lake Como

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 29, 2022.

The following organizations were notified: (emailed April 22, 2022)

Organizations Notified	
West Side Alliance	Como NAC
Arlington Heights NA	West Byers NA
Sunset Heights NA	Streams and Valleys Inc
Trinity Habitat for Humanity	Camp Bowie District, Inc
Fort Worth ISD	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to add a Conditional Use Permit (CUP) to allow a community center to operate in an existing single-family home. Surrounding properties to the north and east are developed as multi-family residences, while the property south and west is Lake Como Park.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northside

The adopted Comprehensive Plan currently designates the subject property as “Urban Residential” on the Future Land Use Map, which is not in alignment with the proposed zoning.

Therefore, the proposed zoning is **not consistent (technical inconsistency)** with the Comprehensive Plan.

Site Plan Comments

All staff comments below have been addressed with the attached site plan. The site plan is in general compliance with Zoning Ordinance requirements with the exception of the waiver requests listed above.

Zoning & Land Use

- Parking located in front of the building within the 20 ft setback
- Deficient one parking space

(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.)





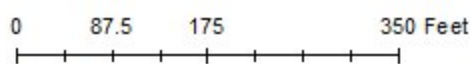
ZC-22-073

Area Zoning Map

Applicant: Simurgh Investments LLC
 Address: 5129 Donnelly Avenue
 Zoning From: C
 Zoning To: Add Conditional Use Permit for neighborhood museum with development waivers
 Acres: 0.2151066
 Mapsco: 75J
 Sector/District: null
 Commission Date: 5/11/2022
 Contact: 817-392-6329



 Subject Area
 300 Foot Notification



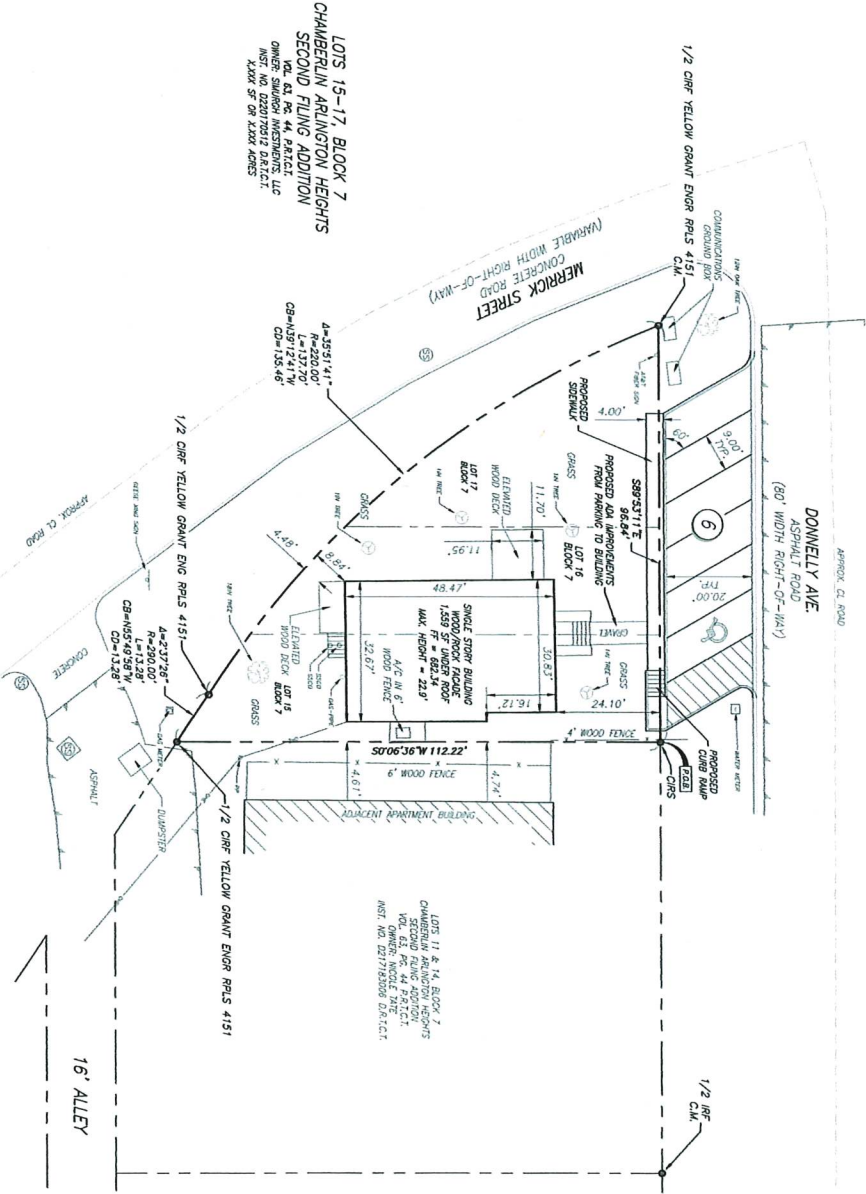
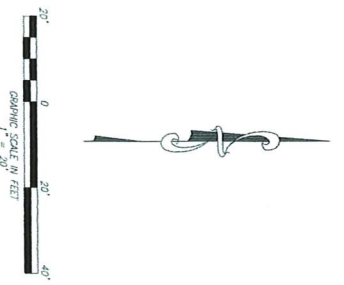
SITE LEGEND

---	PROPERTY LINE
---	EASEMENT
---	CURB AND GUTTER
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING SANITARY SEWER
---	EXISTING WATER
---	EXISTING GAS
---	EXISTING STORAGE TANK
---	EXISTING FENCE
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	PROPOSED PARKING COUNT
---	PROPOSED PARKING STRIPING



ENGINEER/SUBCONTRACTOR:
HANNA SURVEYING AND ENGINEERING, LLC
 11729 E. FM 917
 ALVARADO, TEXAS 76009
 SAM@HANNA-SE.COM
 SA@HANNA-SE.COM
 (882) 553-9474

OWNER/DEVELOPER:
SIMURCH INVESTMENTS, LLC
 6040 CAMP BOWIE BLVD., SUITE 1
 FORT WORTH, TEXAS 76116
 BRECK RYAN HOOPER
 BRECKHOOPER11@GMAIL.COM
 (817) 291-1299



LAND USE AND ZONING TABLE

Lot	Block	Existing Land Use	Current Zoning
15-14	7	Multi-Family	C
15-17	7	Single Family	C

SITE OF TEXAS:
 COUNTY OF TARRANT

LEGAL DESCRIPTION:
 BEGINNING AT A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 14, BLOCK 7, AS SHOWN ON THE NORTHWEST CORNER OF SAID LOT 14, BLOCK 7, AS CONVEYED TO MAKE THE ADDITION TO A DEED RECORDED IN INSTRUMENT NO. 220170912, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID DONNELLY AVENUE;

THENCE LEAVING THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 7, AND LOT 15, BLOCK 7, SOUTH 00 DEGREES 08 MINUTES 36 SECONDS WEST 40 DEGREES OF 112.22 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "TARRANT ENGR PLS 4151"; SAID POINT BEING THE SOUTHWEST CORNER OF SAID DONNELLY AVENUE; THENCE LEAVING THE SOUTHWEST CORNER OF SAID DONNELLY AVENUE, THENCE TO THE RIGHT HAVING A BEARING OF 290.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 37 MINUTES 26 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING 53 DEGREES 49 MINUTES 38 SECONDS WEST 1 A CHORD DISTANCE OF 135.48 FEET;

THENCE CONTINUING ALONG THE NORTHEASTLY RIGHT-OF-WAY OF MERRICK STREET, FOLLOWING THE 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "TARRANT ENGR PLS 4151"; SAID POINT BEING THE SOUTHWEST CORNER OF SAID DONNELLY AVENUE; THENCE TO THE RIGHT HAVING A BEARING OF 112.22 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "TARRANT ENGR PLS 4151"; SAID POINT BEING THE SOUTHWEST CORNER OF SAID DONNELLY AVENUE;

THENCE FOLLOWING ALONG SAID SOUTHWEST RIGHT-OF-WAY OF DONNELLY AVENUE SOUTH 89 DEGREES 51 MINUTES 11 SECONDS EAST, A DISTANCE OF 56.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,861.60 SQUARE FEET OR 0.153 ACRES OF LAND, MORE OR LESS.

- ### SITE PLAN NOTES:
1. ALL PROPOSED LIGHTING SHALL CONFORM TO THE CURRENTLY ADOPTED CITY OF FORT WORTH LIGHTING CODE.
 2. ALL PROPOSED SIGNAGE SHALL CONFORM TO ARTICLE 4, SECTIONS 4.1, 4.2, AND 4.3.
 3. PROPOSED DEVELOPMENT LANDSCAPING SHALL CONFORM WITH SECTION 6.301, LANDSCAPING.
 4. PROPOSED DEVELOPMENT SHALL CONFORM WITH ALL CITY REQUIREMENTS FOR PROPOSED BUILDINGS AND STRUCTURES, STREETS, PARKING, DRIVES, SUPPLEMENTAL SURFACES, DOWNSTAIRS, AIR CONDITONERS, CONTRACTORS, FENCES AND SCREENING, LAND USE AND ZONING, AREA LIGHTING, SIGNS, SETBACKS AND EASEMENTS, LANDSCAPING, URBAN FORESTRY, AMERICANS WITH DISABILITIES ACT (ADA) ACCESS COMPLIANCE.
 5. ALL CHS REBARING ARE 5/8-INCH IRON RODS SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
 6. BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL, TEXAS ZONE 4202, AS OBSERVED ON THE ALTERRA, RIK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO STATE AND NO PROJECTION.
 7. CONTROL POINT MONUMENTS ARE AS NOTED.

DIRECTOR OF PLANNING AND DEVELOPMENT

5129 DONNELLY AVENUE
MUSEUM DEVELOPMENT
ZONING CASE #ZC-22-KXXX

DATE: _____

HANNA SURVEYING & ENGINEERING LLC.
 HANNA SURVEYING AND ENGINEERING, LLC.
 11729 E FM 917
 ALVARADO, TX 76009
 (682) 553-9474

ENGINEERING FIRM NUMBER F-22119
 SURVEYING FIRM NUMBER 10194633
 SAM@HANNA-SE.COM

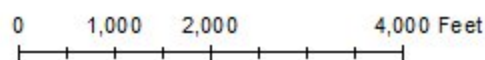
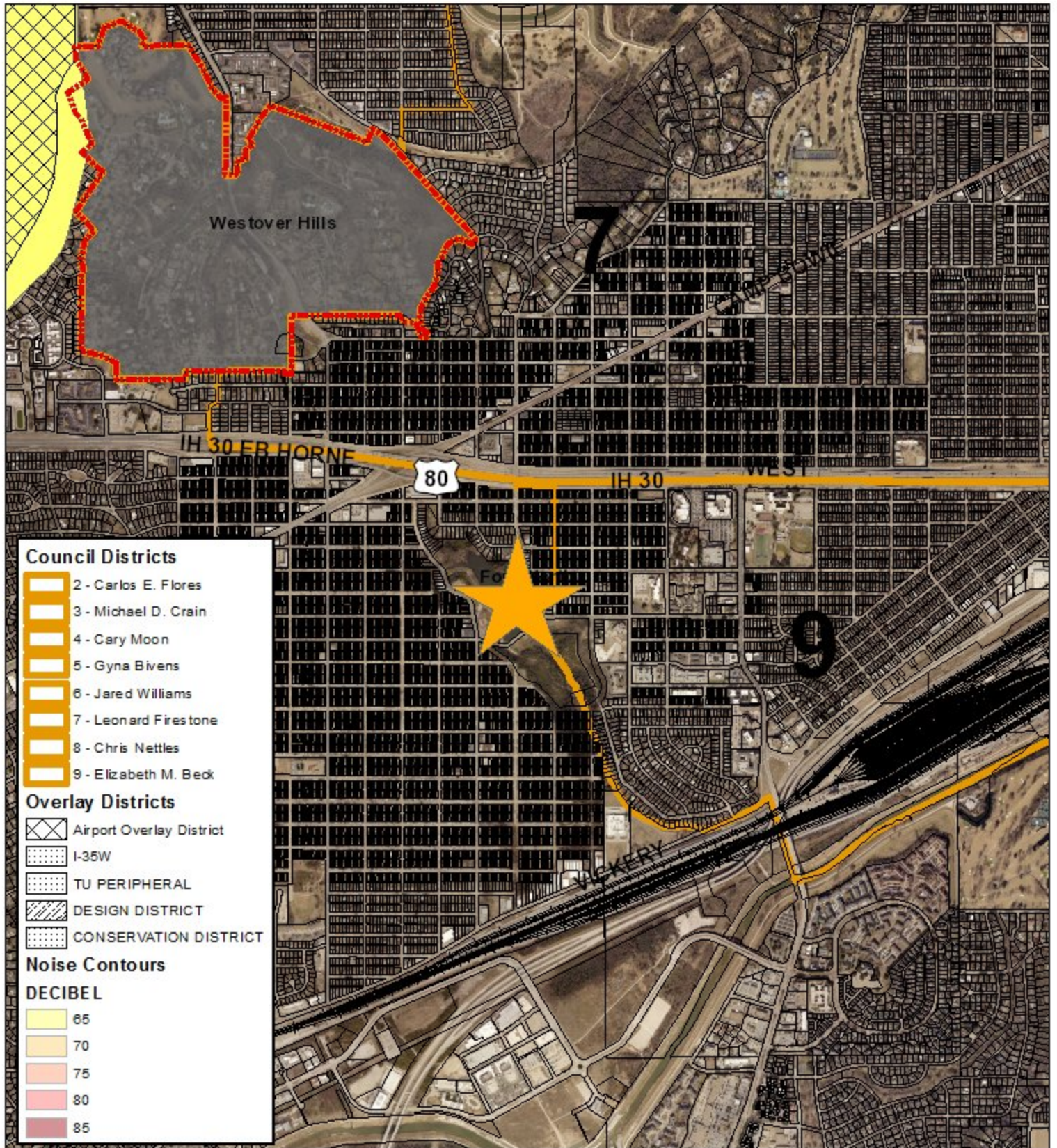
MUSEUM DEVELOPMENT
 5129 DONNELLY AVE.
 LOTS 15-17, BLOCK 7
 CHAMBERLIN HEIGHTS ADDITION
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

SURVEY AND PROPOSED SITE PLAN

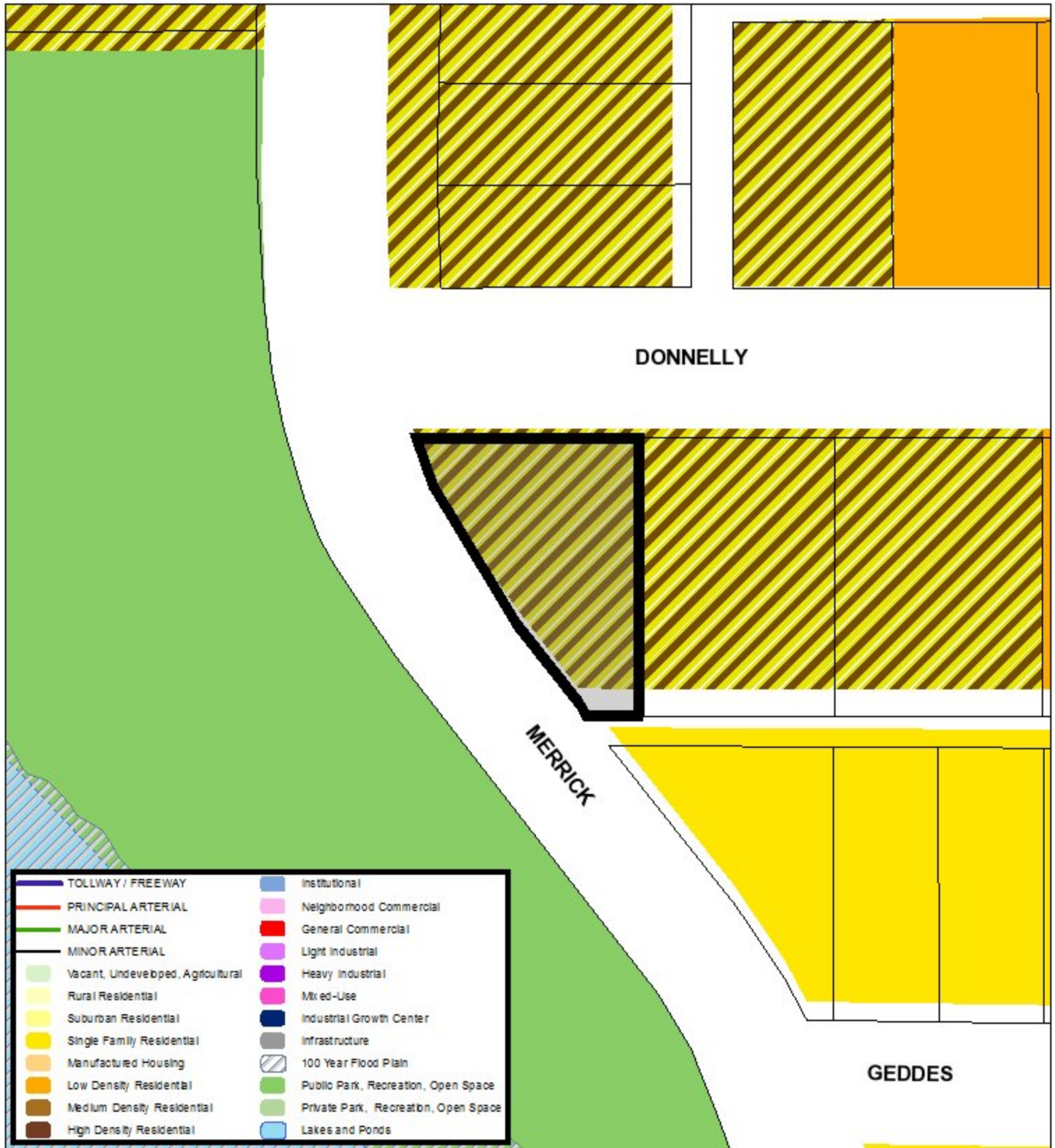
PREPARED FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR FINAL RECORDS. THEY ARE UNDER THE SUPERVISION OF: SAUHEL C. HANNA P.L.S. #6647

ISSUE DATE: MARCH, 22, 2022
 PROJECT NO.: ZC-408
 SHEET NUMBER: C-1.0

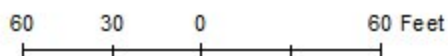
Area Map



Future Land Use



60 30 0 60 Feet



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 40 80 160 Feet

