



Zoning Staff Report

Date: August 8, 2023

Case Number: ZC-23-178

Council District: 5

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Demetrica V. Williams Family Trust/ Darin Norman, Urbanworth LLC

Site Location: 3801 and 3825 S Cravens Road **Acreage:** 10.16 acres

Request

Proposed Use: Mixed-Use/Outdoor Event Venue

Request: From: “MU-1” Low Intensity Mixed-use

To: “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed Use plus amusement/outdoor use, bar/tavern, cocktail lounge, club, private or teen, and dance hall use; development standard for maximum setback of 312 ft; no minimum first floor height requirement; site plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial by a vote of 4-3**

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Project Description and Background

The subject property is a 10.16-acre site, currently undeveloped, with substantial tree canopy. The property fronts S Cravens road on the west and is adjacent to vacant and undeveloped property to the north, east, and south. The property is currently zoned Low-Intensity Mixed Use (MU-1). The site is approximately 80 – 100 ft away from Lake Arlington and was rezoned to mixed-use in 2018 to align the future land use designations in the Lake Arlington Master Plan. The applicant is requesting to rezone the property from “MU-1” Low Intensity Mixed-use to “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed Use plus amusement/outdoor use, bar/tavern, cocktail lounge, club, private or teen, and dance hall use; request maximum setback of 312 ft; request no minimum first floor height requirement; site plan required.

The primary purpose of the rezoning is to add outdoor amusement to the existing MU-1 zoning. The proposed first phase of this project on is an outdoor events venue that currently supports small gatherings of 50-100 people for events such as weddings, bridal showers, and reunions. Under the property’s current Low-Intensity Mixed Use (MU-1) zoning, an event center or rental hall and indoor amusement are permitted as by right uses; however, outdoor amusement is not permitted. The applicant is therefore requesting to add amusement/outdoor use, as well as bar/tavern (a related use) to support the proposed business at this location.

Secondly, the applicant is requesting to increase the maximum setback along S. Cravens Street permitted on this property from 20 feet to 312 feet. The purpose is to allow the applicant to locate the proposed main facility area, which is proposed to include restrooms, lounge areas, and catering areas, to take advantage of the view of the Lake Arlington, which is not visible from the roadside, as well as the existing tree canopy on site. Finally, the applicant is requesting to remove an 18-foot first floor height requirement from the PD. The applicant has provided examples of the types of buildings they seek to include in this phase of the project, which includes converted shipping containers to bathrooms. These structures would have heights under 18 feet but at or above 9 feet, which is permitted by building code.

On February 16, 2023, the Urban Design Commission recommended approval of the request to the Zoning Commission, subject to the condition that the PD be tied to a site plan. Staff also supports this request, since the proposed use is consistent with the Future Land Use Map (which shows the property as Mixed-Use) and with the 2022 Comprehensive Plan. However, it should be noted that the proposed project as shown in the site plan is not consistent with the specific intent of the “MU-1” Low-intensity mixed use district. The “MU-1” District is designed to accommodate and encourage compact, walkable development forms that are more land-efficient, cost-effective, and revenue positive for the City than low density, single-use developments. The “MU-1” District should promote connectivity, walkability, and a pedestrian-oriented urban form while encouraging exceptional design, both of the building architecture and the public realm. The PD as it is currently configured would support an active use of the site which is consistent with future land uses proposed for this area; however, the PD would need to be amended or removed in the future to allow greater density that what the current site plan permits.

This case was remanded back to the Zoning Commission in order for a newly established neighborhood to be noticed and provide input. The applicant has reached out several times but has not received a response from the neighborhood association.

Surrounding Zoning and Land Uses

North “MU-1” Low Intensity Mixed-Use / vacant, open space
East “MU-1” Low Intensity Mixed-Use / vacant, open space (Lake Arlington)

South “MU-1” Low Intensity Mixed-Use / residential, industrial (gas pad) vacant, open space
 West “MU-2” High Intensity Mixed-Use / industrial, commercial, vacant, residential (mobile home park)

Recent Zoning History

- ZC-17-097; from G, A-10, A-7.5, A-5, B, MH, D, E, FR, F, IP, I, J, K, PD 438, PD 463, and PD 753 to O-1, A-7.5, A-5, B, CF, E, MU-1, FR, G, I, MU-2, J, PD 438, PD 463, and new PD/UR plus event center.

ZC-17-097

ZONING_FRO
 AG, A-10, A-7.5, A-5, B, MH, D, E, FR, F, IP, I, J, K, PD 438, PD 463, and PD 753

ZONING_TO
 O-1, A-7.5, A-5, B, CF, E, MU-1, FR, G, I, MU-2, J, PD 438, PD 463, and new PD/UR plus event center

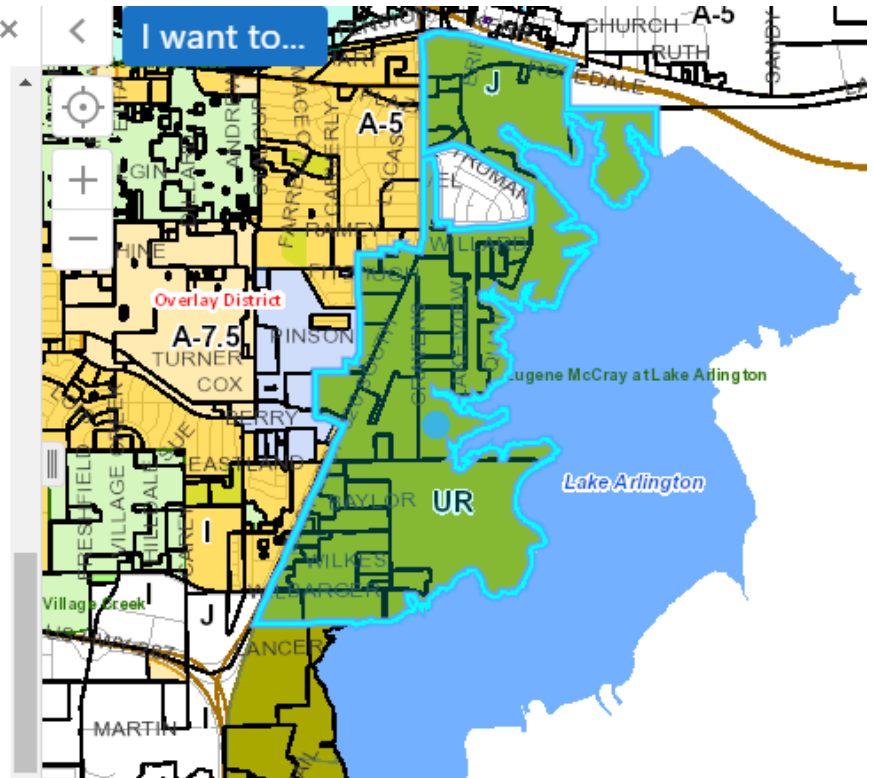
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Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.
 The following organizations were emailed on June 29, 2023:

Organizations Notified	
Parkside NA	East Fort Worth, Inc.
Streams and Valleys Inc.	FWIS
Southeast Fort Worth Inc.	Trinity Habitat for Humanity
Newly established NA	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone the site to “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed Use plus amusement/outdoor use, bar/tavern, cocktail lounge, club, private or teen, and dance hall use; request maximum setback of 312 ft; request no minimum first floor height requirement; site plan required. Surrounding land uses include industrial (vehicular services), commercial (arcade, medical office) residential (mobile home park, single family homes), and a significant amount of vacant undeveloped land.

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

Comprehensive Plan Consistency – Southeast

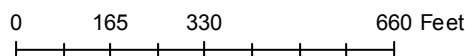
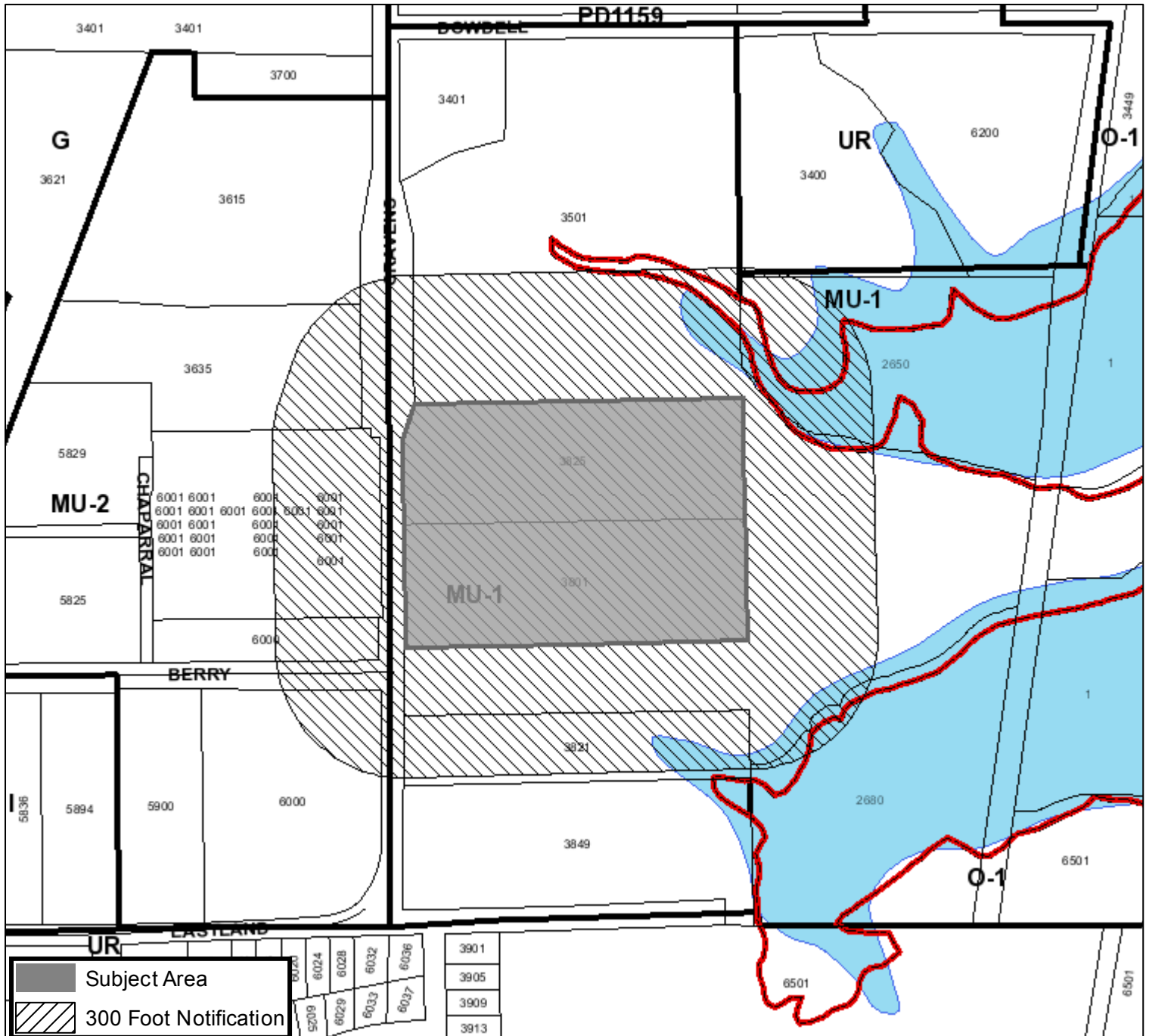
The adopted Comprehensive Plan currently designates the subject property predominantly as Mixed-Use (with a designation of Open Space along the lake edge) on the Future Land Use Map. The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies and strategies of the Comprehensive Plan:

- Encourage the use of floodplains for agricultural or recreational uses, including hike & bike trails.
- Encourage the protection of mature woodlands and other sensitive natural areas, while incorporating protected woodland areas as amenities in new developments.

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

Area Zoning Map

Applicant: Demetrica V. Williams Family Trust
 Address: 3801 & 3825 South Cravens
 Zoning From: MU-1
 Zoning To: PD MU-1 All uses allowed under MU-1 plus amusement, outdoor use and bar/tavern, cockt
 Acres: 10.16375159
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 5/10/2023
 Contact: 817-392-8574

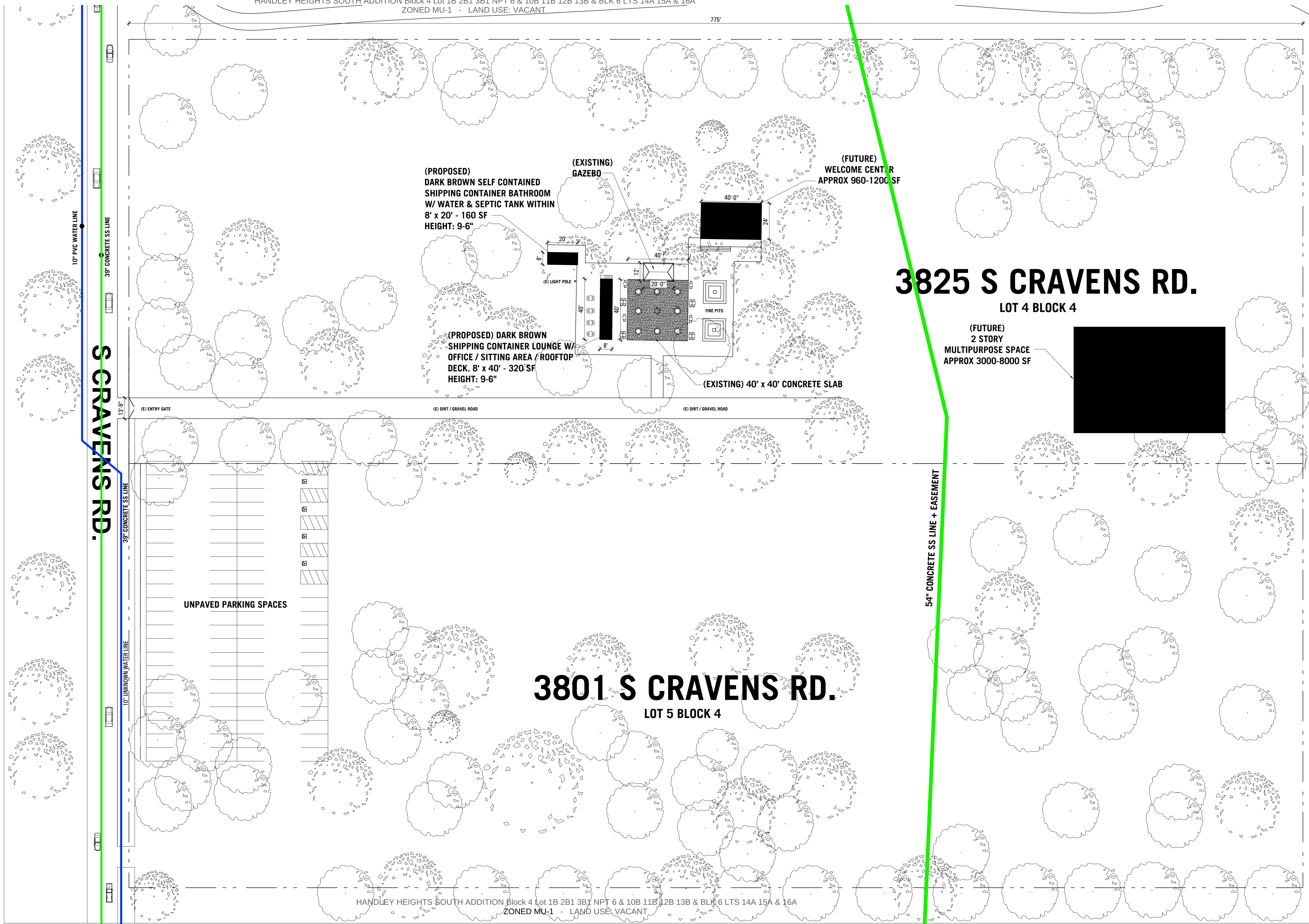
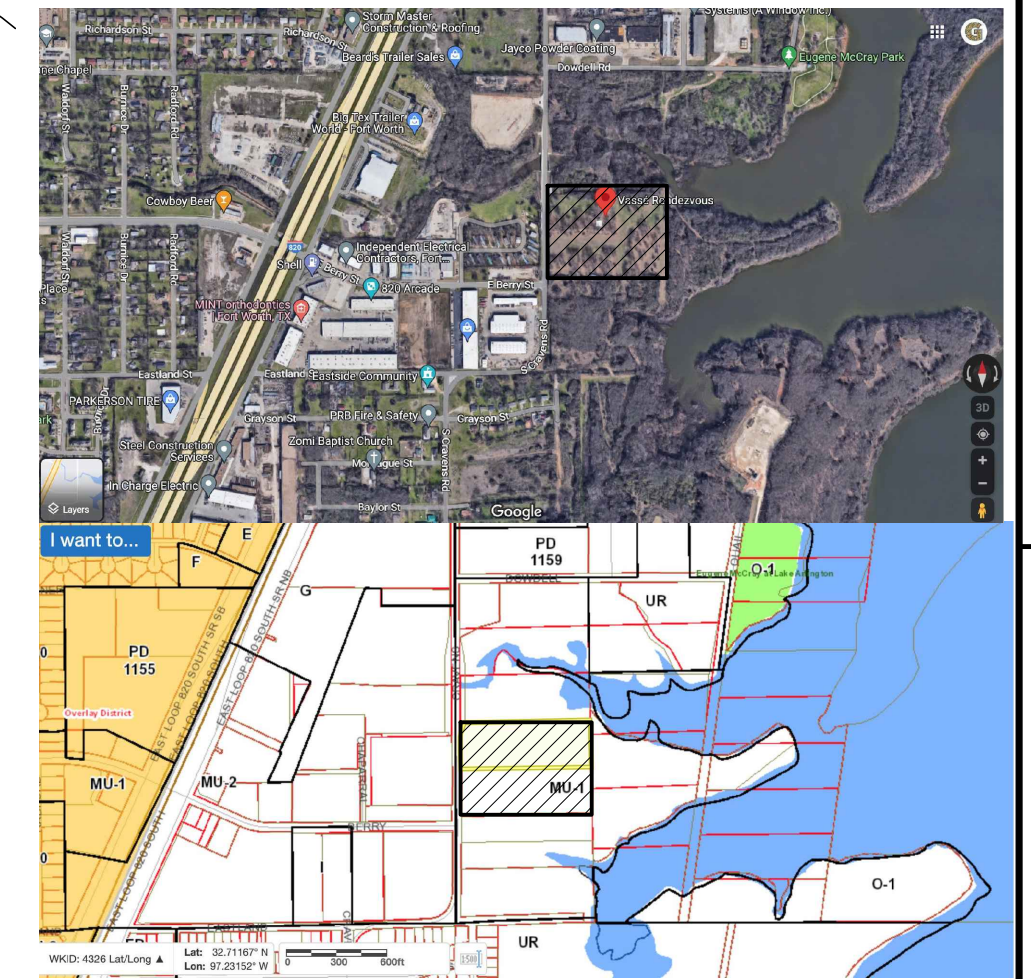


VASSE RENDEZVOUS PRIVATE OUTDOOR VENUE

3801 & 3825 S CRAVENS RD. FORT WORTH, TX 76119

HANDLEY HEIGHTS SOUTH ADDITION Block 4 Lot 1B 2B1 3B1 NPT 6 & 10B 11B 12B 13B & BLK 6 LTS 14A 15A & 16A
ZONED MU-1 - LAND USE: VACANT

VICINITY MAP:



PROJECT INFORMATION	
SCOPE OF WORK:	PROPOSED: 320 SF 1-STORY SHIPPING CONTAINER VISITOR'S LOUNGE W/ ROOFTOP DECK PROPOSED: 160 SF SHIPPING CONTAINER BATHROOMS FUTURE: 960 - 1200 SF 1-STORY WELCOME CENTER FUTURE: 3000-8000 SF 2-STORY MULTIPURPOSE SPACE
PROPERTY DESCRIPTION:	3801 & 3825 S CRAVENS RD. FORT WORTH, TX 76119 LOTS 4A AND 5 OF BLOCK 4 OF THE HANDLEY HEIGHTS SOUTH ADDITION
OWNER:	DEMETRICIA WILLIAMS DEMICE459@GMAIL.COM 817-914-4932
APN:	01173227 & 01173219
ZONING:	MU-1
OCCUPANCY:	A
LOT SIZE:	APPROX 9.933 ACRES
SETBACKS:	FRONT SETBACK: > 20' REAR SETBACK: 5' SIDE SETBACK: > 20'
EXISTING UTILITIES:	ELECTRIC
SEWER:	NOT CONNECTED
PROJECT TEAM	
DESIGNER:	GUESSCREATIVE LLC GUESTON@GUESSCREATIVE.COM 817-937-3793

DIRECTOR OF DEVELOPMENT SERVICES
DATE:
SIGNATURE:

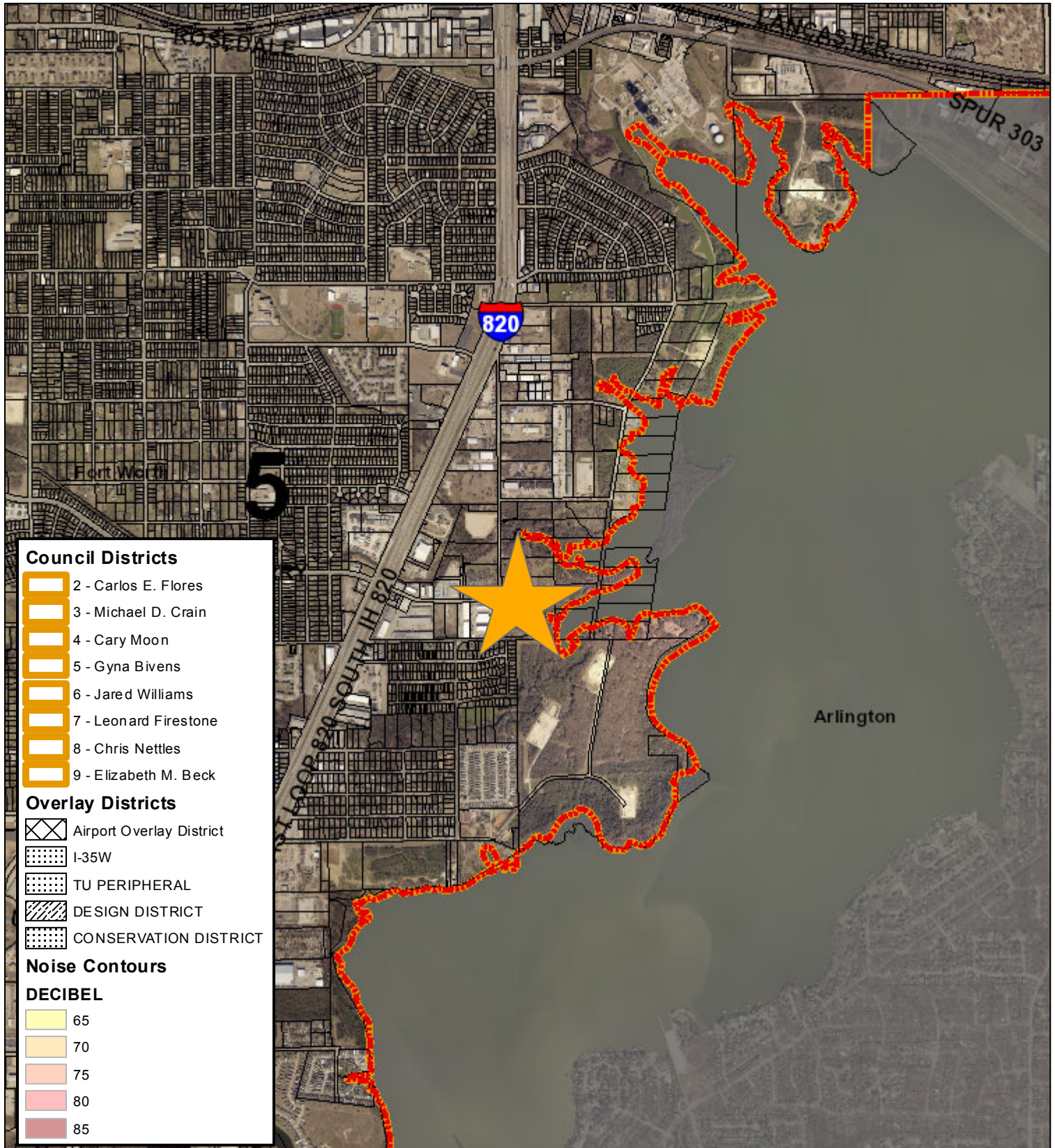
GUESS
CREATIVE
GUESSCREATIVE LLC
GUESTON@GUESSCREATIVE.COM
817-937-3793

- General Notes:**
- This project will comply with Section 6.301, Landscaping.
 - This project will comply with Section 6.302, Urban Forestry.
 - All signage will conform to Article 4, Signs.
 - All provided lighting will conform to the Lighting Code.


3801 S CRAVENS RD.
LOT 5 BLOCK 4

3825 S CRAVENS RD.
LOT 4 BLOCK 4






Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

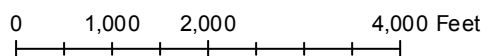
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

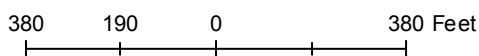
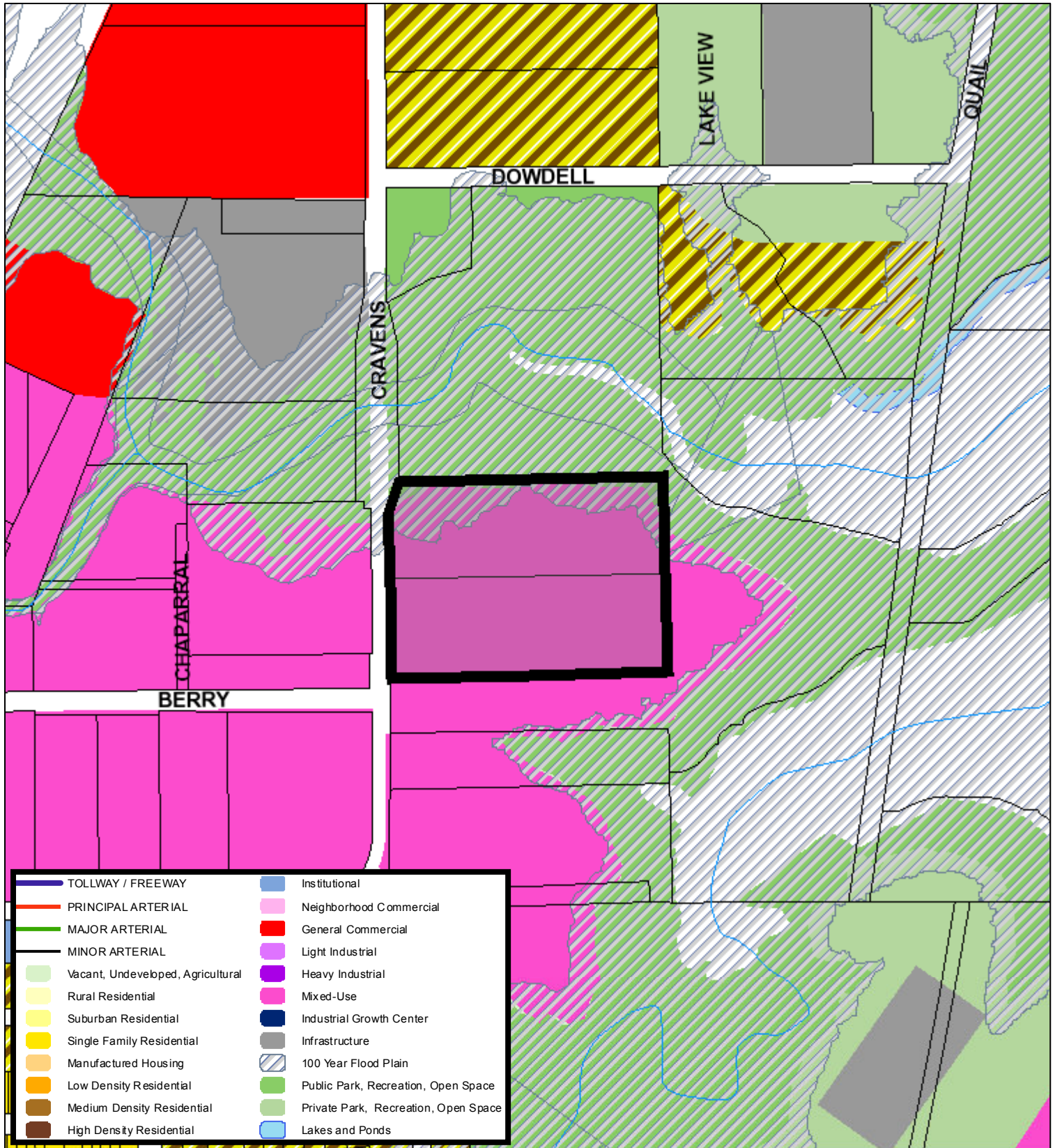
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



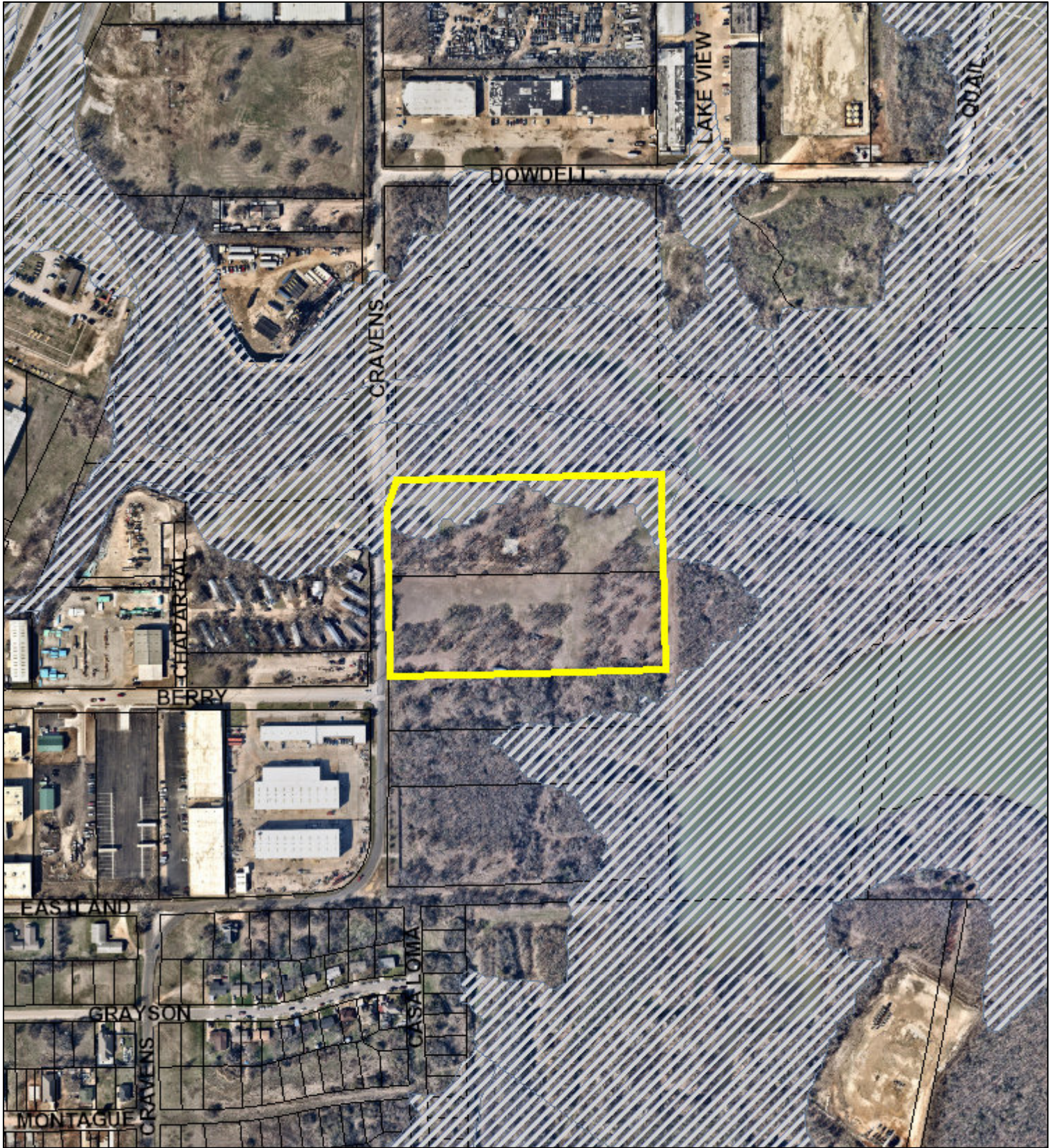
Future Land Use



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



0 240 480 960 Feet

