



Zoning Staff Report

Date: June 13, 2023

Case Number: ZC-23-057

Council District: 7

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Hyde Land & Royalty LLC, Brodie Hyde / Peloton Land Solutions

Site Location: 1301 W Loop 820 N

Acreage: 46.5 acres

Request

Proposed Use: Multifamily

Request: From: “G” Intensive Commercial / “PD/SU” PD452 for all uses in "G" excluding: bar, tavern, cocktail lounge, club (private or teens), sexually oriented business, cold storage plant or ice plant, liquor or package store, mini-warehouse, pawn shop, tattoo parlor, auto repair

To: “D” High Density Multifamily

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent**

Staff Recommendation: **Denial**

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

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Project Description and Background

This is undeveloped property with frontage onto IH 820 West Loop. There is an existing gas well on site and a large pond located on the southern portion. The majority of the site is within the “G” Intensive Commercial district with the exception of a small portion of land on the eastern portion which is located within PD 452 (established for commercial uses). The applicant is requesting to change the zoning designation of the Subject Property to “D” High Density Multifamily to accommodate the development of multi-family apartments.

A formal Site Plan is not required for a rezoning to “D”; however, any proposed development within this district will need to meet all “D” High Density Multifamily base requirements from Section 4.712 of the Zoning Ordinance. These standards include, but are not limited to: 35% minimum open space, 20 foot street side setbacks, 5 foot side and rear setbacks, 36 foot maximum height, one parking space per bedroom plus one space per 250 square foot of common area, and a minimum of 20 points from the enhanced landscape table. Buildings must be oriented with the long side facing the street, parking towards the interior of the site, and no driveways, fences, or parking between the building façade and any street frontage.

“D” High-Density Multifamily allows up to 32 units per acre, so 1488 units would be the maximum permitted. However, the number of units will be lower after factoring in the required 35% open space, setbacks, parking spaces, pond, gas well and floodplain. Additionally, A Multi-Family District (MFD) permit is required prior to development of the site. The purpose of the MFD permit is to ensure the site is developed in accordance with the regulations itemized above.

Surrounding Zoning and Land Uses

North “A-10” One Family / Undeveloped

East PD 452 “PD/SU” Intensive Commercial with use exclusions / Undeveloped

South “G” Intensive Commercial / Agricultural uses

West “A-5” One-Family and “I” Light Industrial / Brewer High School

Recent Zoning History

- ZC-14-102: Property was rezoned to be within the NASJRB Airport Height Review Zone.
- ZC-02-097: Eastern portion of property was rezoned to PD 542 for “G” Intensive Commercial excluding bar, tavern, cocktail lounge, club (private or teens), sexually oriented business, cold storage plant or ice plant, liquor or package store, mini-warehouse, pawn shop, tattoo parlor, auto repair.

Public Notification

300-foot Legal Notifications were mailed on April 21, 2023.

The following organizations were emailed on April 21, 2023:

Organizations Notified	
Fort Worth ISD	NA on South Lake Worth
NAS Fort Worth JRB RCC	Streams and Valleys Inc
Trinity Habitat for Humanity	White Settlement ISD

Development Impact Analysis

Land Use Compatibility

The Subject Property is situated between IH Loop 820 to the east and Brewer High School to the west. The surrounding land uses are primarily undeveloped, with the exception of existing multi-family to the northeast. The primary zoning districts for the undeveloped property are “G” and “C” for commercial and multi-family uses respectively. The proposed development is consistent with the blend of commercial and residential zoning/uses in this area and along Loop 820. Multi-Family could also serve as a transitional use between any future low-density residential development to the north and commercial uses developed along Loop 820.

At this time, the primary Ingress/Egress would be to IH West Loop 820 N through the service road. Based on the potential density, two access points will be required for this development. Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street. These elements will need to be addressed as part of site development and will be vetted during the MFD permit submittal and platting process. Additionally, the developer will need to consider the existing one-family zoning directly adjoining the site to the north. Enhanced setbacks (building height also considered in setback requirements) and landscape buffers will be required along this common property line to protect future single-family development.

The gas well pad on the site should be taken into consideration when evaluating the site. This has the potential to generate nuisance complaints from future residents based on noise, odor, and pollution. Setback requirements from the gas well pad site and multi-family residential structures will be evaluated during the plan review process. Furthermore, the on-site pond is a permitted waste pond and will not be feasible as a site amenity.

The proposed zone change **is compatible** with existing land uses.

Comprehensive Plan Consistency – Far West

The 2022 Comprehensive Plan currently designates the subject property as future General Commercial on the Future Land Use Map. Multi-family residential is a suitable land use under the General Commercial designation as illustrated in the Comprehensive Plan table below:

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, All Commercial, MU-1, MU-2

The Far West Sector Land Use Policy #2 states: *Consult the adopted Lake Worth Vision Plan for guidance on all land use, environmental, transportation, development, and infrastructure investment decisions for all areas within the Lake Worth Vision Plan Implementation Area.*

Recommendation 2.4 from the LWVP suggests the creation of an employment center at this particular location as illustrated below:



The red area on the map indicates an employment center with office, high-tech, and commercial uses near the Model Sustainable Communities

Recommendations

2.4 Create an employment center at Loop 820 and Las Vegas Trail near Lockheed Martin and the Naval Air Station Joint Reserve Base. The consultant panel and stakeholders envisioned this area as a key employment center with office, high-tech, and commercial uses due to its proximity to Lockheed Martin and the Naval Air Station Joint Reserve Base. This employment center will provide job opportunities to residents of nearby Model Sustainable Communities.

Under the LWVP, the subject property is situated in an area designated for an employment center consisting of office and commercial uses. It should be noted the LWVP is not a regulatory document, but rather provided a vision for development of the area. Although the proposed use varies from the uses outlined in the LWVP, it does provide a variation of housing types within 2 miles of Lockheed and its associated Industrial Growth Center Designation. However, the proposed land use **is not consistent** with the use suggested by the LWVP nor the following policy specific to Far West:

- Consult the adopted Lake Worth Vision Plan for guidance on all land use, environmental, transportation, development, and infrastructure investment decisions for all areas within the Lake Worth Vision Plan Implementation Area.

Economic Development Plan

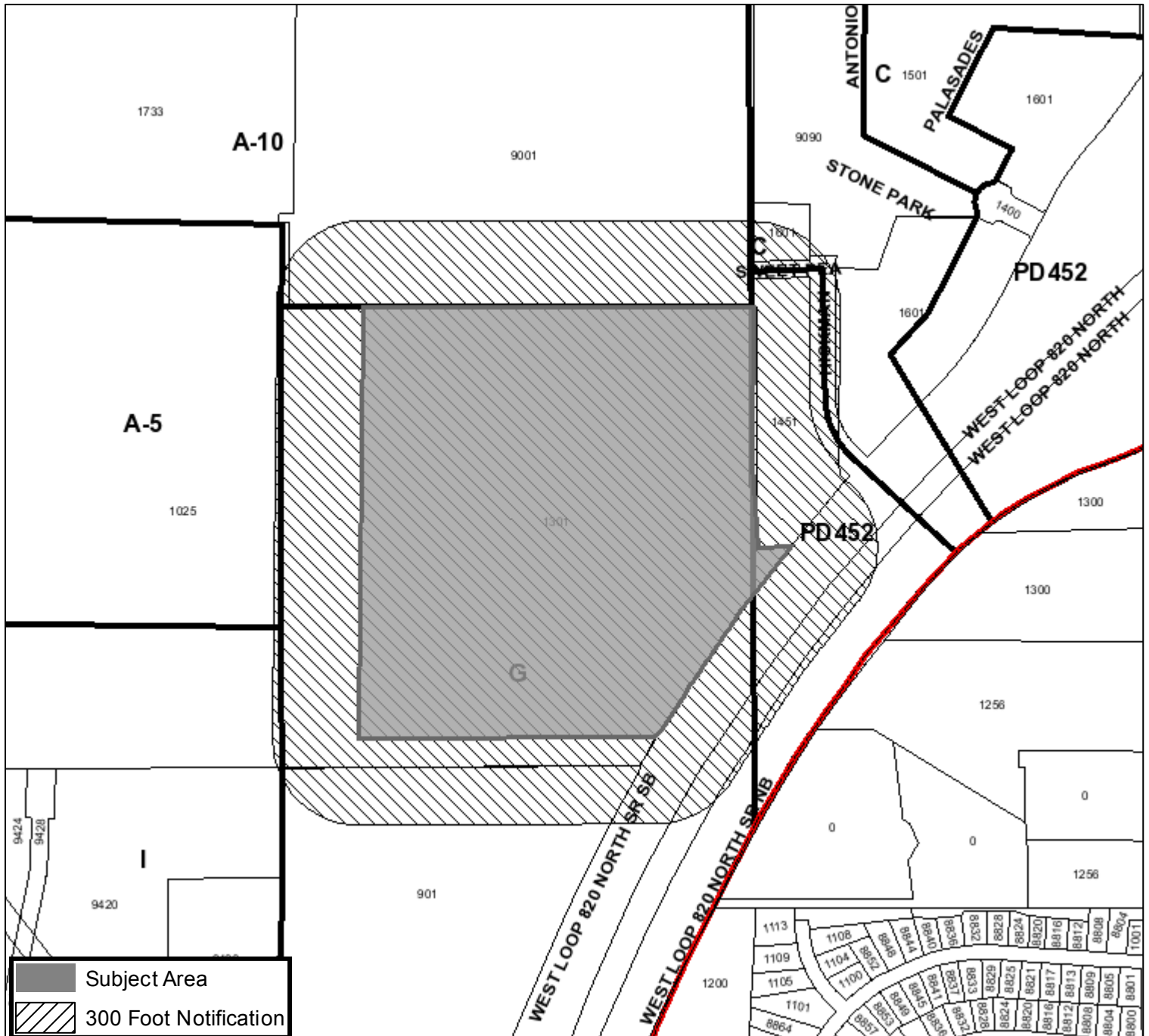
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties. There are no economic development strategies that directly support or contradict this rezoning request.





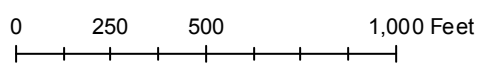
ZC-23-057

Area Zoning Map

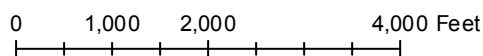
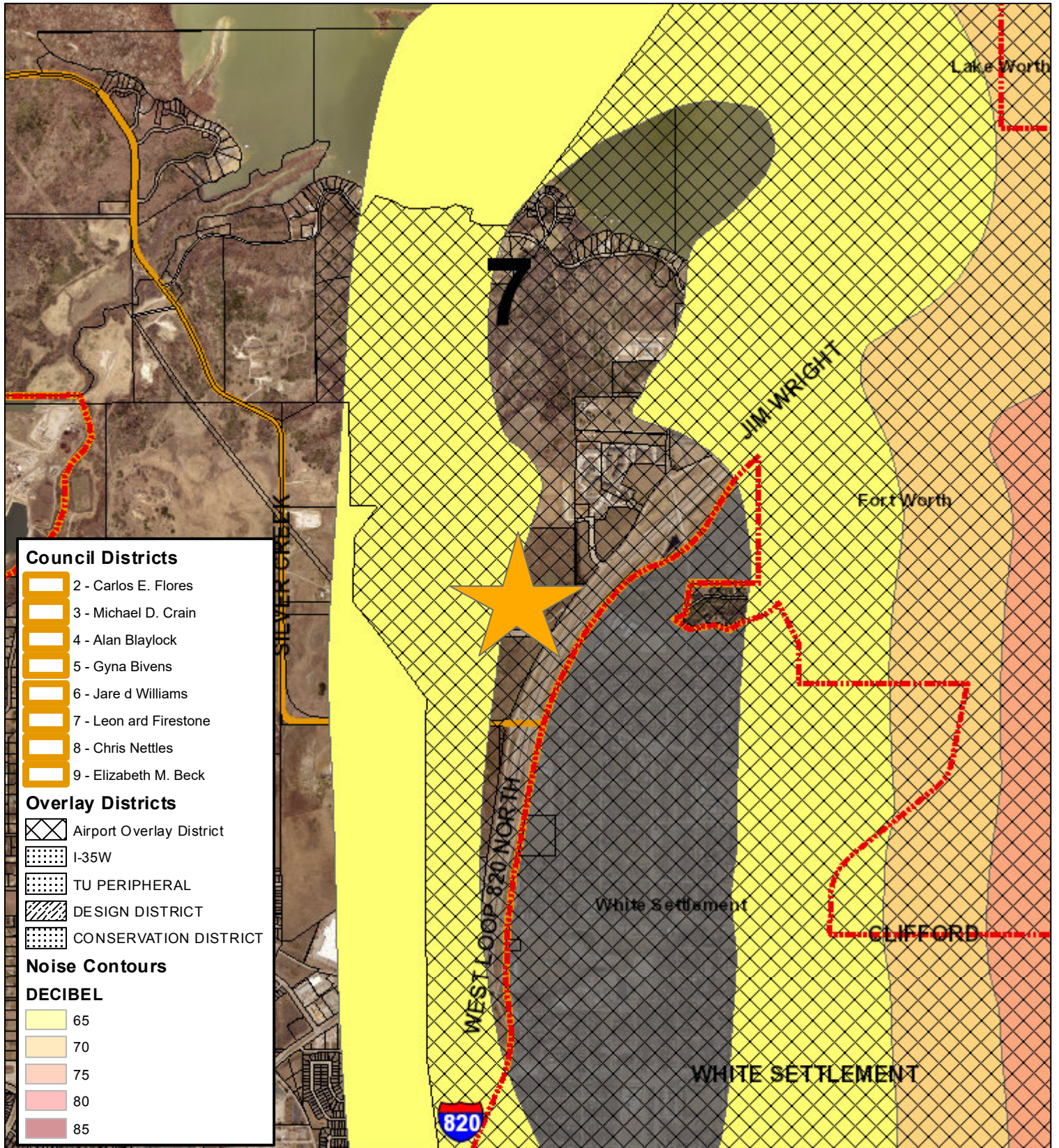
Applicant: Hyde Land & Royalty LLC
 Address: 1301 W Loop 820 N
 Zoning From: G
 Zoning To: D
 Acres: 45.24540498
 Mapsco: Text
 Sector/District: Far West
 Commission Date: 5/10/2023
 Contact: null



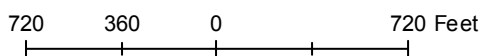
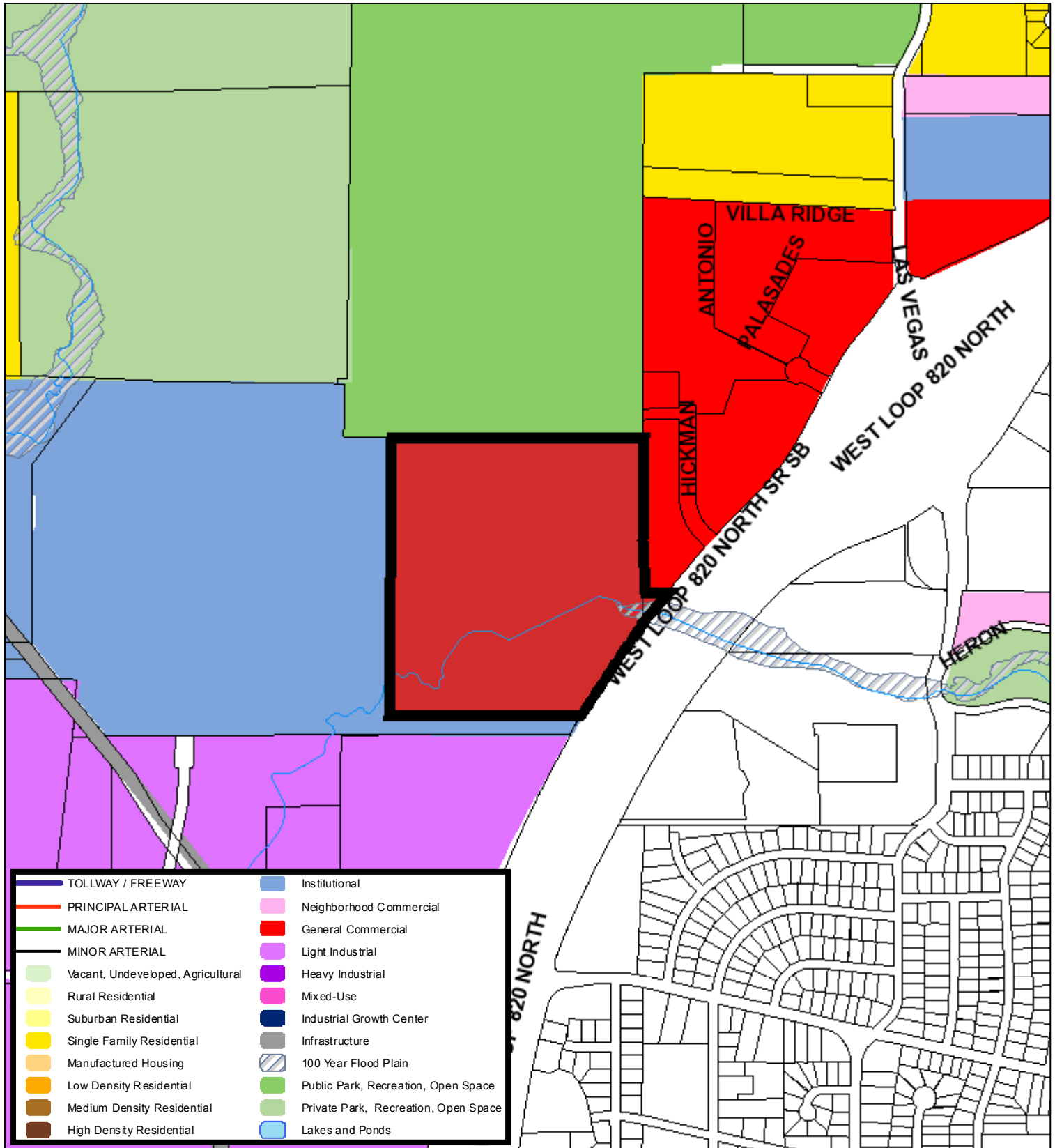
 Subject Area
 300 Foot Notification



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



0 450 900 1,800 Feet

