



# Zoning Staff Report

Date: June 09, 2026

Case Number: ZC-26-013

Council District: 2

## Zoning Map Amendment

**Case Manager:** Enrique Alvarez

**Owner:** Primera Baptist Church

**Applicant:** Irma Park, LLC, / Megan Lasch and Abby Penner

**Site Location:** 1509 – 1521 Circle Park Boulevard; 1506-1520 Lincoln Avenue

**Acreage:** 2.63 Acres

### Request

**Proposed Use:** Affordable Multi-Family Development

**Request:** From: “CF” Community Facilities

To: “PD/UR” Planned Development for all uses in “UR” Urban Residential excluding Government Office Facility, Museum, Library, or Fine Arts Center, Hospice, Country Club (private), Golf Course, One-Family Detached Dwellings, One-Family Attached Dwellings, One-Family Zero Lot Line Attached Or Detached Dwellings, Two-Family Detached Dwellings And Duplex/Two-Family Attached Dwellings with development standards for no rear yard setback, no individual entries for street-level residential units, and 93 parking spaces; site plan included

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 10-0**

## Project Description and Background

The subject property consists of almost an entire city block fronting Circle Park Boulevard, Lincoln Avenue, and 15<sup>th</sup> Street on the northwest side of the City. The applicant is requesting a zoning change on the subject property from “CF” Community Facilities to “PD/UR” Planned Development / Urban Residential, with concurrent waivers for building setbacks, residential entries, and parking. The applicant proposes the rehabilitation of a vacant 4-story church, the addition of a single-story building, along with additional site improvements for a new multi-family development. The surrounding zoning consists of “A-5” One-Family District on all four sides. There are established single-family residences to the north, west, and south of the property. To the east of the property is Circle Park, a linear median park that spans several blocks from Grand Avenue to Park Street for approximately three-quarters of a mile, running from north to south. Across the street to the east of the park are additional single-family homes. A site plan has been included, and future development would have to adhere to the approved site plan and development standards.

The requested zoning district, “UR” Urban Residential, is a residential district that encourages a range of housing choices and aims to encourage architectural diversity, exceptional design, pedestrian access, promote affordable housing and mixed-income communities, and requires excellence in design of buildings that front public spaces. In addition, the Urban Residential zoning district requires site enhancements that are not seen in typical residential zoning districts, including, but not limited to, enhanced landscaping, pedestrian lights along sidewalks, street trees, and building design standards. A standard zoning change from a residential or commercial zoning district to Urban Residential would solely require a public hearing at the Zoning Commission and City Council. However, as the request is a Planned Development with a base zoning district of Urban Residential, the application requires the Urban Design Commission to first offer a recommendation of approval or denial to proceed to the Zoning Commission and ultimately City Council. The Planned Development zoning district also requires the submission of a site plan, and concurrent development standards and land use exclusions. If approved as presented, the property would be tied to the included site plan and development standards.

The site initially developed in the early part of the 1900’s as a church. The site currently consists of several connected buildings constructed between 1927 and 1953. The site initially developed as the home for the North Fort Worth Baptist Church, which owned and maintained the building until 1985, when the church relocated to a different location. After years of remaining vacant, Primera Iglesia Baptist Church acquired the site and continues to operate and maintain the property. Given the history of the site, the applicant also intends to pursue a Historic designation on the site.

Before the Zoning Commission hearing, the Historic and Cultural Landmarks Commission & the Urban Design Commission heard cases related to the property. The Historic and Cultural Landmarks Commission recommended approval for the site to receive a Historic designation on April 13<sup>th</sup>, 2026. As of this staff report, this item has not been heard by City Council, as the applicant wished to process all requests by Council at the same time. Additionally, the Urban Design Commission heard a request for design waivers on the site at their April 16<sup>th</sup>, 2026, meeting, which recommended approval for the proposal as required within the Urban Residential standards. No further action from the Urban Design Commission is required, as their recommendation for approval is carried into the Zoning Commission. Should any additional waivers be required, the applicant will be required to go before the Urban Design Commission again.

## Surrounding Zoning and Land Uses

	North	South	East	West
<b>Zoning of Adjacent Property</b>	“A-5” One-Family District	“A-5” One-Family District	“A-5” One-Family District / Circle Park Overlay District	“A-5” One-Family District

Land Use	Residential Homes	Residential Homes	Park / Residential Homes	Residential Homes
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### Recent Zoning History

- ZC-11-016: “B” to “CF” – Council Initiated Rezoning intended to align the affected areas with future land use and zoning. **Approved in 2011.**

### Development Analysis

#### Land Use Compatibility

The area surrounding the subject property is developed and consists primarily of single-family residences, except for Circle Park directly east of the property. However, residential homes line the opposite end of the park to the east, facing the subject property. The project incorporates new construction and adaptive reuse of an existing building. The Urban Residential zoning district aims to provide a mix of housing options and to promote sustainable development that minimizes negative impacts on natural resources. New developments have the advantage of being designed to fit their underlying zoning district. However, what is not explicitly addressed in Urban Residential, or most zoning districts for that matter, is the rehabilitation and conversion of existing sites and buildings.

As an adaptive reuse project, the intent of the applicant is to preserve and enhance the existing church building on the site. To preserve the character of the existing site, the new building on the property will follow a similar design and architectural style to the existing building. Living units within the new building will have interior access through a shared exterior entrance. According to the elevations submitted by the applicant, there will not be an increase in height above or beyond what currently exists. At its highest, the existing church is four stories tall. However, this is not across the entire site and is limited to a relatively small northeast portion of the building. All other portions of the building range from two to three stories. The proposed new construction building will be one story overall and will be located on the southeast corner of the property fronting Circle Park Boulevard. As built, and as proposed, the entire site will consist of almost an entire neighborhood block. The key aspect to

consider here is that the new building will remain in line with the existing church building on the site. When fully developed, the residential units will front Circle Park Boulevard, with Circle Park acting as a buffer and barrier to the homes on the east. Additionally, the property can be split north to south, with the existing parking lot and proposed open space serving as a buffer between the adjacent residential homes to the west and the property. In line with the Urban Residential development standards, the parking lot will be required to be screened with landscaping with a minimum of three feet in height. Landscape plans submitted by the applicant indicate that this will be able to be met to screen the parking lot areas.

Upon completion of site construction and overall improvements, the development will not encroach or drastically expand past what already exists on the site. The proposed building to the southeast will be a maximum of one story and not exceed or tower over the adjacent home. Additionally, the existing four-story structure is approximately 85 feet from the home to the north and will not be increased in height. Circle Park to the east of the property, with the existing parking lot to the west, which will be screened, provides a separation from the adjacent homes, which will help minimize the impact of the increased residential units. The required site enhancements around the development, which include the installation of street trees and pedestrian lights, will further enhance the subject property and benefit the surrounding neighborhood.

Based on the conditions of the proposed development, this project is **compatible** with surrounding land uses.

## Planned Development – Urban Residential Development Standards

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The “PD” Planned Development zoning district allows for flexibility and customization of zoning development standards for a specific, planned development. The purpose of this zoning district is to encourage the unified design of residential, commercial, industrial, and institutional uses. In addition, Planned Developments may restrict or exclude particular uses in a specific zoning district. In selecting a Planned Development district, applicants are required to submit a concurrent site plan that reflects their proposed uses, building layout, and other relevant site information for review. Chapter 4.301 – Designation of “PD” District outlines the need and requirements for a site plan. The site plan provided by the applicant has met the requirements outlined in Section 4.301(b) – Site Plan requirements. Additional reviews will be conducted as the applicant submits for building permits or any other necessary approvals, if the zoning is approved on the site.

Section 4.304 – Considerations for Site Plan Approval outlines the necessary guidelines and points of consideration when reviewing and determining project viability for approval. 6 criteria are outlined, many of which deal with the character of the zoning proposal and overall site design aimed at minimizing impact to adjacent and established properties.

With every Planned Development, a base zoning district must be selected. Variations from development standards outlined therein are part of the main driver behind the selection of a Planned Development. Urban Residential serves as the base zoning district for this proposal. The Urban Design Commission considers development standards from form-based code districts, which can expand past typical zoning regulations within form-based code districts, such as Urban Residential and Mixed-Use 1 & 2. Such enhancements include street trees, pedestrian lighting along public right-of-way, building access and construction design, which are not addressed in-depth in traditional commercial and residential districts, if at all. For this project proposal, the applicant has requested three waivers from the Urban Residential development standards.

- 4.713(d)(2) Property Development Standards – Setbacks
  - Minimum and maximum setbacks for buildings and structures within the Urban Residential district are outlined in the chart, which includes a minimum rear yard setback of 5 feet.
  - The applicant is requesting a zero-foot rear yard setback where 5 feet are required.
- 4.713(e)(1) Off-Street Parking and Loading – Apartments/Condominiums

- Apartments and condominiums are required to provide 1 space per bedroom: Plus 2 spaces per 500 square feet of leasing office and/or social rooms.
- The applicant is requesting a maximum of 93 parking spaces, where 117 are required.
- 4.713(g)(4)(e)(1) Façade Design Standards – Building Entries for Street Level Apartments
  - Apartments, condominiums, and manor houses with street-level units must provide individual street-oriented entries for each unit along the primary street frontage.
  - The applicant is requesting no direct street entries when required by the development standards.

The placement of the existing structure is currently at the property line, which would make adhering to the rear yard setback impractical. Additionally, the rear yard abuts an existing alley, which is then fronted by the parking lot on the property. In keeping with the architectural character and design of the site, the new building is proposed to be constructed in a similar manner to the existing building. All other setbacks will be adhered to under the proposed site plan. Approval of this waiver would not be indicative of multiple structures being constructed later, which encroach into the neighborhood, as any proposed alterations to the site plan would need to be approved by City Council. As presented, this would allow for the preservation of the existing character and design of the site.

In considering parking for the property, the applicant has proposed a maximum of 93 parking spaces, where 117 are required based on the Urban Residential Standards. The adaptive reuse nature of the site preserves parking in its current placement on the site. The reduction in parking on the site comes from a required open space area, which will contain amenities and other landscaping improvements for the residents on the property. The applicant has proposed 93 parking spaces based on their estimates for traffic generation of the site, which is proposed for senior living. An increase in the parking area would likely mean a reduction of community open space on the site, as this is the only viable location where additional parking could be added. A key note for the site is that the open space has parking requirements. This is assessed at 1 space to every 250 square feet of open space. The parking required for this space can be seen as impractical, as it can be assessed that the space will be utilized by residents of the complex or nearby residents, who would likely walk to the site. The spirit of the ordinance is preserved by minimizing impact on the neighborhood by preventing overparking on the site. Additionally, under Senate Bill 840, SB840, parking for new multi-family developments can be limited to 1 parking space per residential unit, not per bedroom. In this instance, the applicant would only be required to provide 84 parking spaces. Should the Historic Designation be approved for the property, parking requirements would be eliminated. The cap of 93 parking spaces ensures designated parking on site, with minimal impact to the residential neighborhood, under what could be developed. Lastly, it should be noted that Circle Park Boulevard to the east is marked and prohibits the stopping or standing of vehicles along the road frontage.

Direct residential entry access for street-level units is noted in the Urban Residential development standards. However, this is a unique standard, as typical multi-family districts do not have this requirement. This would apply exclusively to the new building proposed for the southeast portion of the site. Having two structures on the same street frontage that have drastically different entry design characteristics will create visual contrast. The existing church building is constrained to the existing entrances that came with its original form and function. Elevations provided by the applicant indicate that the new structure will follow a similar masonry design and construction to that of the existing church. This omission maintains the character and feel of the existing site, which is intended to be preserved and maintained to provide minimal impact to the neighborhood.

In addition to the requested waivers, the applicant has proposed a list of excluded uses under the current Urban Residential development standards. These uses include Government Office Facility, Museum, Library, or Fine Arts Center, Hospice, Country Club (private), Golf Course, One-Family Detached Dwellings, One-Family Attached Dwellings, One-Family Zero Lot Line Attached or Detached Dwellings, Two-Family Detached Dwellings, and Duplex/Two-Family Attached Dwellings. These exclusions would remove any potential redevelopment of the site in the future. Any proposed redevelopment of the site in the future outside of the approved site plan and development standards would require an amendment to the Planned Development and would allow Council to reassess the proposal to ensure compatibility with the neighborhood, should this be the case in the future.

# Comprehensive Plan Consistency – Northside Planning Sector

## Future Land Use Map

The adopted Comprehensive Plan Future Land Use Map designates the property as Institutional. Characteristics of this area include schools, churches, government, human services, utilities, and community centers. The requested rezoning to Planned Development / Urban Residential is **not consistent** with the Future Land Use Map.

FUTURE LAND USE AND ZONING CLASSIFICATIONS		
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>SPECIAL</b>		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF
<b>RESIDENTIAL</b>		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes
<b>COMMERCIAL</b>		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes
<b>MIXED-USE</b>		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

## Comprehensive Plan Policies

The Comprehensive Plan provides policies that help guide development based on characteristics unique to a specific neighborhood. Additionally, best practices are presented that can be applied uniformly across the city as well. Several key policies within the Comprehensive Plan support and encourage this change and development. Key policies are provided below.

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.
- Encourage locating multiple-unit residential structures on corner lots.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.

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

# Public Notification

## Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **May 1, 2026**.

## Posted Notice

A sign was erected on the property on **May 1, 2026**.

## 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 emailed on **May 1, 2026**:

Organizations Notified	
Inter-District 2 Alliance	North Side Neighborhood Association
Historic Northside Business Association	Streams and Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Fort Worth Stockyards Business Association	



*Front view of the subject property with posted legal notice.*

## Site Photos



*View of site from Lincoln Ave. (Facing East)*



*View of site from Lincoln Ave. (Facing Northeast)*



*View of building from NW 15<sup>th</sup> Street (Facing South)*



*View of building from the corner of NW 15<sup>th</sup> St. and Circle Park Blvd. (Facing South)*



*View of site from Circle Park Blvd. taken from park (Facing west)*

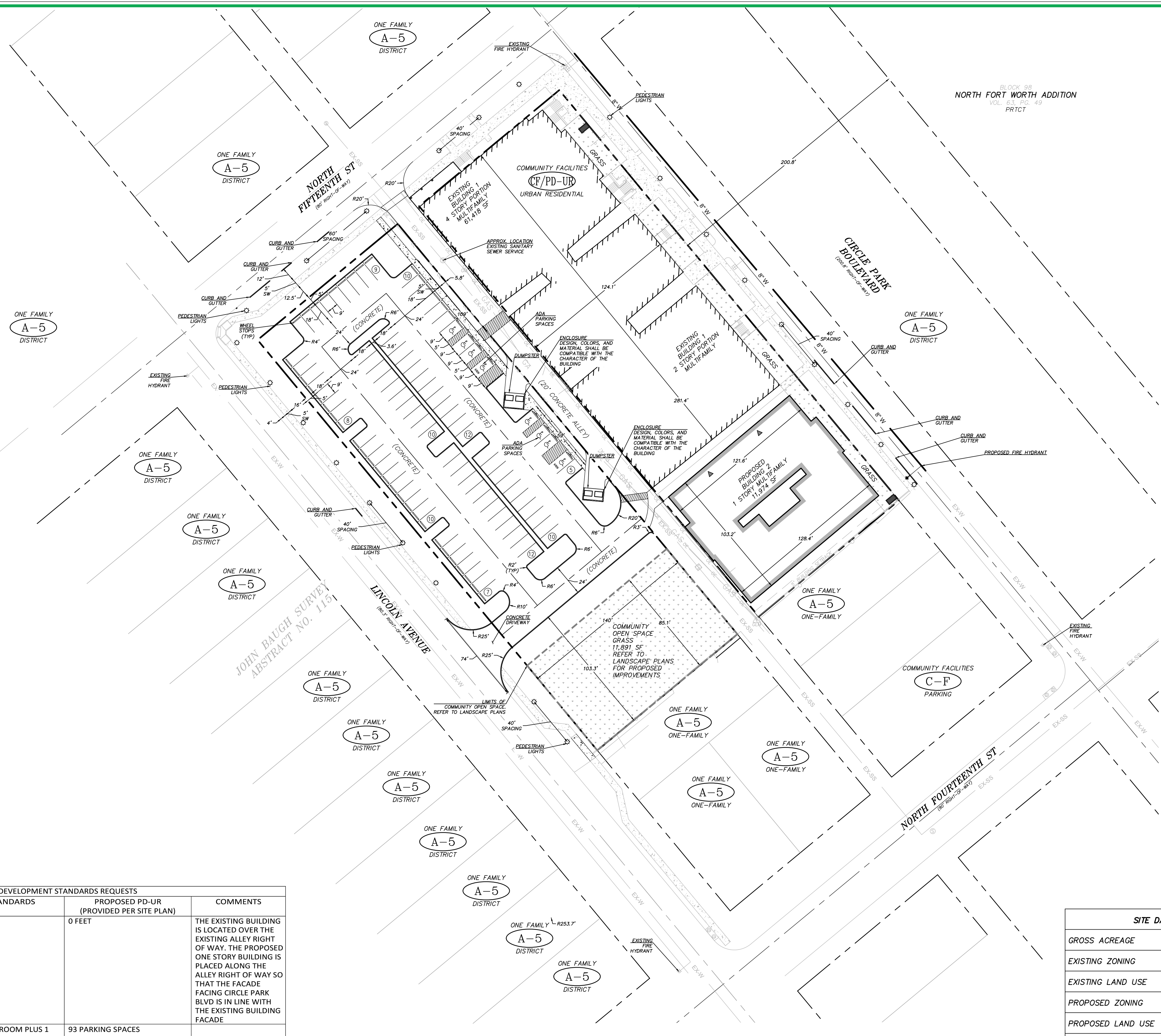


*View of building from Circle Park Blvd. (Facing northwest)*

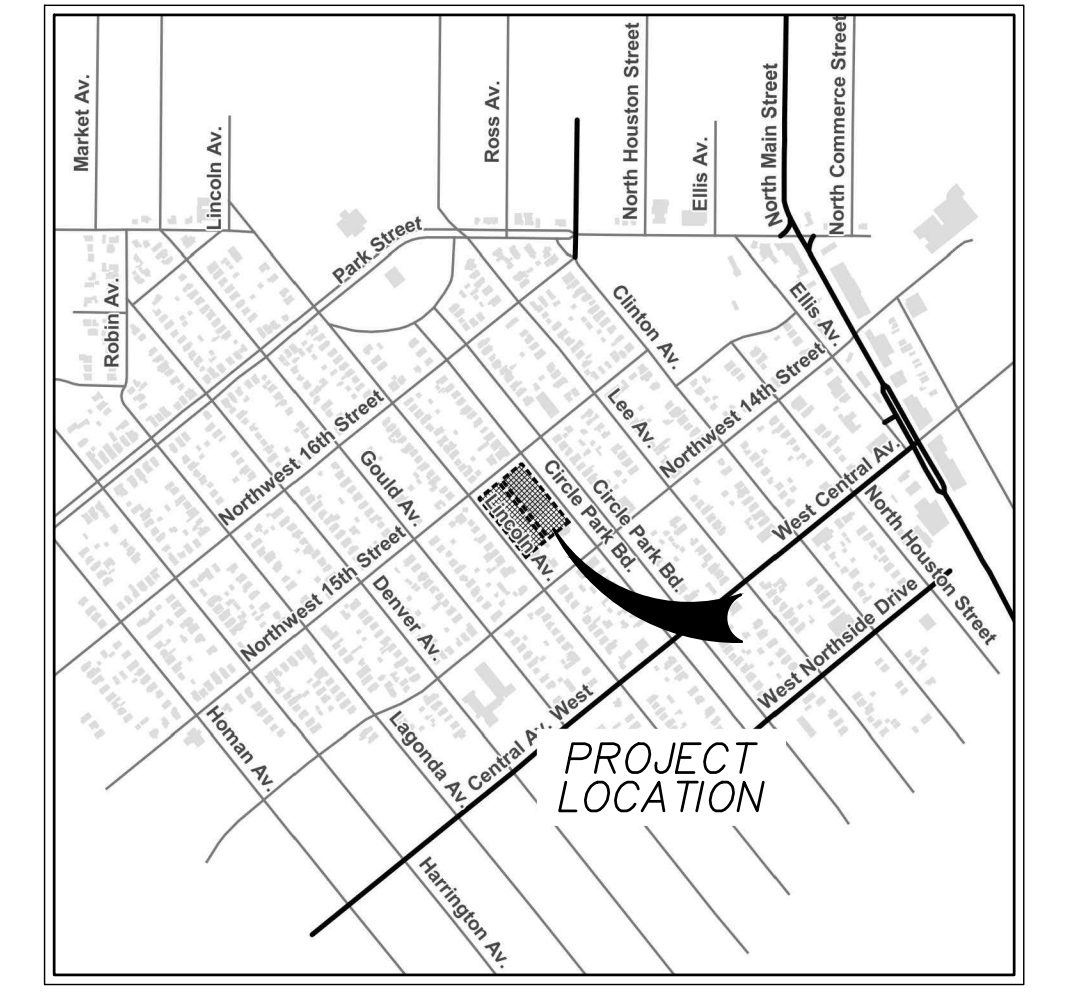
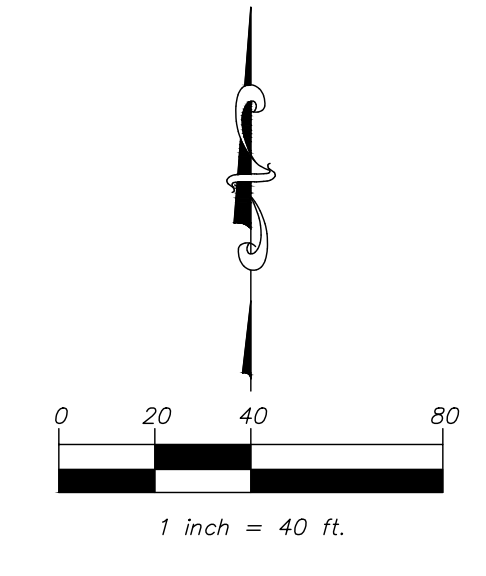


*View of building and referenced alley (Facing northeast)*

PLOTTED BY: BLAKE SHELTON DATE: 07/20/2024 1:55 PM PLOT: P:\2024\20240720\_Lead Development\3127 IRMA PARK CONING SITE PLAN.dwg



BLOCK 98  
NORTH FORT WORTH ADDITION  
VOL. 135 P. 142-149  
PRCT



**VICINITY MAP**  
NOT TO SCALE

- LEGEND:**
- EXISTING LIGHT POST
  - EXISTING POWER POLE
  - EXISTING OVER HEAD ELECTRIC
  - EXISTING FIRE HYDRANT
  - PROPERTY BOUNDARY
  - ADJACENT PROPERTY BOUNDARY
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED OPEN SPACE
  - EXISTING LAND USE
  - PROPOSED ZONING
  - PROPOSED LAND USE
  - PROP. BUILDING ENTRANCE/EXIT
  - EXISTING GAS LINE
  - PROPOSED PEDESTRIAN LIGHT

**NOTES:**

1. THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR SECTION UR 4.713 URBAN RESIDENTIAL.
2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
3. ALL SIGNAGE WILL CONFIRM TO ARTICLE 4.173(h)(1)-SIGNS FOR APARTMENTS IN UR DISTRICTS.
4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
5. TYPICAL PARKING STALL IS 18' LONG X 9' WIDE.
6. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
8. PROPOSED PARKING AND DRIVE AISLE TO BE CONSTRUCTED WITH REINFORCED CONCRETE.
9. REFER TO LANDSCAPE PLAN FOR PROPOSED LANDSCAPING.
10. THE LOCATION, SIZE, HEIGHT, FOOT-CANDLE LEVEL AND ORIENTATION OF ALL LIGHTING AND SIGNS WILL CONFORM WITH FORT WORTH LIGHTING CODE.

	REQUIREMENT	#	SPACES REQUIRED	SPACES PROVIDED
<b>BUILDING 1</b>				
1 BR	1 PS / BEDROOM	56	56	56
2 BR	1 PS / BEDROOM	14	28	28
<b>BUILDING 2</b>				
1 BR	1 PS / BEDROOM	9	9	9
2 BR	1 PS / BEDROOM	5	10	0
INTERIOR COMMON AREA	2 PS / 500 SF	3,285	14	0*
<b>TOTAL</b>			117	93*

\*WAIVER REQUESTED DURING REZONING

REQUIREMENT	DEVELOPMENT STANDARDS REQUESTS		COMMENTS
	UR STANDARDS	PROPOSED PD-UR (PROVIDED PER SITE PLAN)	
REAR YARD PRIMARY STRUCTURE SETBACK	5 FEET	0 FEET	THE EXISTING BUILDING IS LOCATED OVER THE EXISTING ALLEY RIGHT OF WAY. THE PROPOSED ONE STORY BUILDING IS PLACED ALONG THE ALLEY RIGHT OF WAY SO THAT THE FACADE FACING CIRCLE PARK BLVD IS IN LINE WITH THE EXISTING BUILDING FACADE
PARKING	1 SPACE PER BEDROOM PLUS 1 SPACE PER 250 SQUARE FEET OF COMMON AREAS (117 REQ)	93 PARKING SPACES	
RESIDENTIAL ENTRIES	APARTMENTS, CONDOMINIUMS, AND MANOR HOUSES WITH STREET LEVEL UNITS MUST PROVIDE INDIVIDUAL STREET-ORIENTED ENTRIES FOR EACH UNIT ALONG THE PRIMARY STREET FRONTAGE	NO PROVIDED ENTRIES	

SITE DATA	
GROSS ACREAGE	2.634 ACRES
EXISTING ZONING	CF
EXISTING LAND USE	CHURCH
PROPOSED ZONING	PD-UR
PROPOSED LAND USE	MULTIFAMILY
TOTAL UNITS	84
GROSS DENSITY	32 DU/AC
OPEN SPACE PROVIDED	0.37 AC/14%

**LEGAL DESCRIPTION**  
BEING ALL OF LOTS 4 THROUGH 19, BLOCK 97, NORTH FORT WORTH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 63, PAGE 149, PLAT RECORDS, TARRANT COUNTY, TEXAS

SITUATED IN THE JOHN BAUGH SURVEY ABSTRACT NO. 115 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
MARCH 2026

Director of Development

Signature \_\_\_\_\_ Date \_\_\_\_\_

ENGINEER/SURVEYOR:  
**MMA, INC.**  
519 E. BORDER ST.  
ARLINGTON, TX 76010  
TEL: 817-469-1671  
CONTACT: ANDREA TAYLOR

OWNER:  
**PRIMERA BAPTIST CHURCH**  
1519 CIRCLE PARK BLVD.  
FORT WORTH, TX 76164

ARCHITECT:  
**THREE BAR ARCHITECTURE, INC**  
EMAIL: MILLER@3BARARCH.COM  
CONTACT: PAUL MILLER

DEVELOPER:  
**IRMA PARK, LLC**  
5501-A BALCONES DRIVE, STE 302  
AUSTIN, TX 78731  
EMAIL: ABBY@SANGEBROOK.COM  
CONTACT: ABBY PENNER

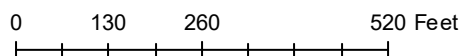
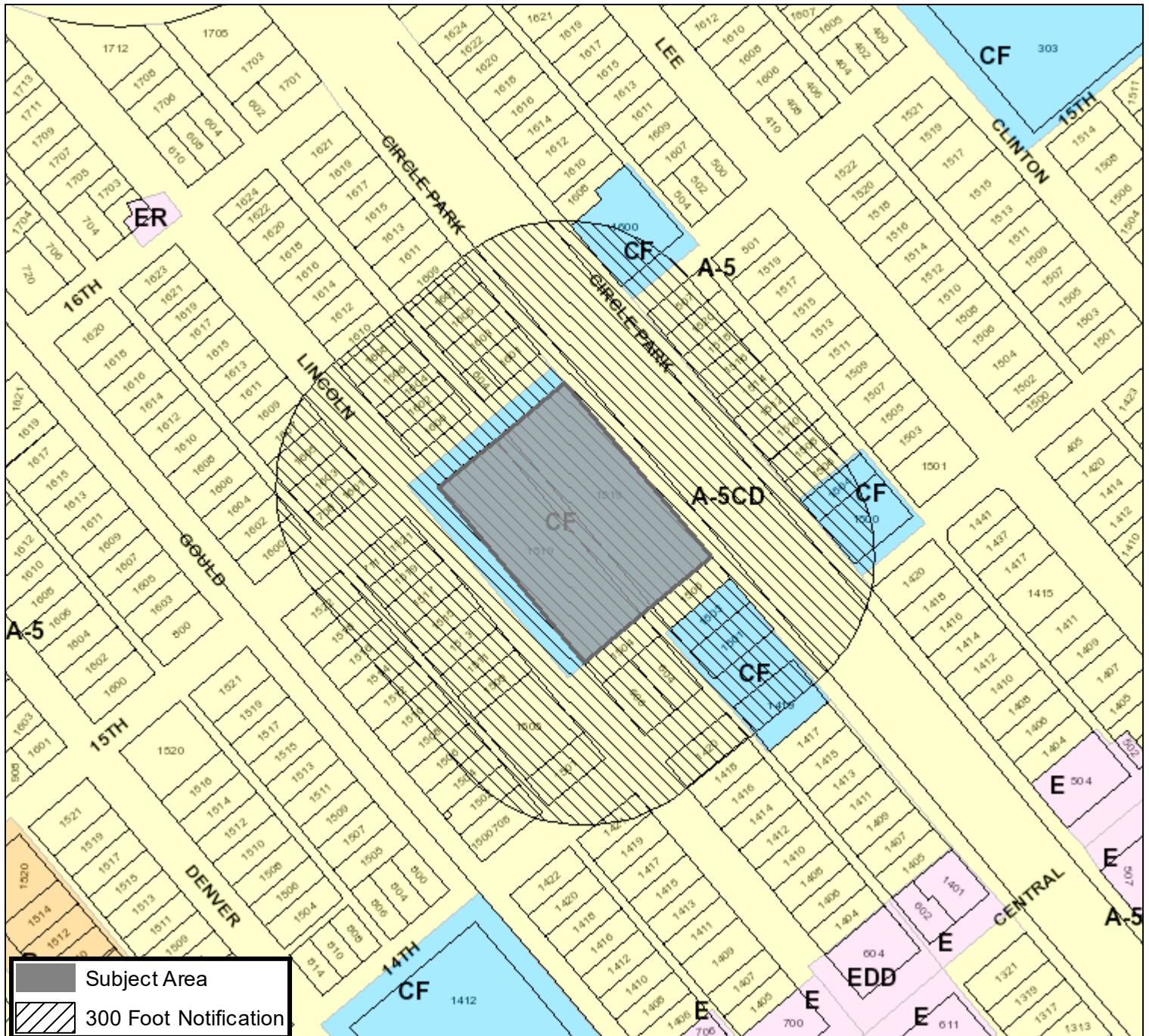
**IRMA PARK ZONING SITE PLAN**

ZONING CASE NUMBER: ZC-26-013

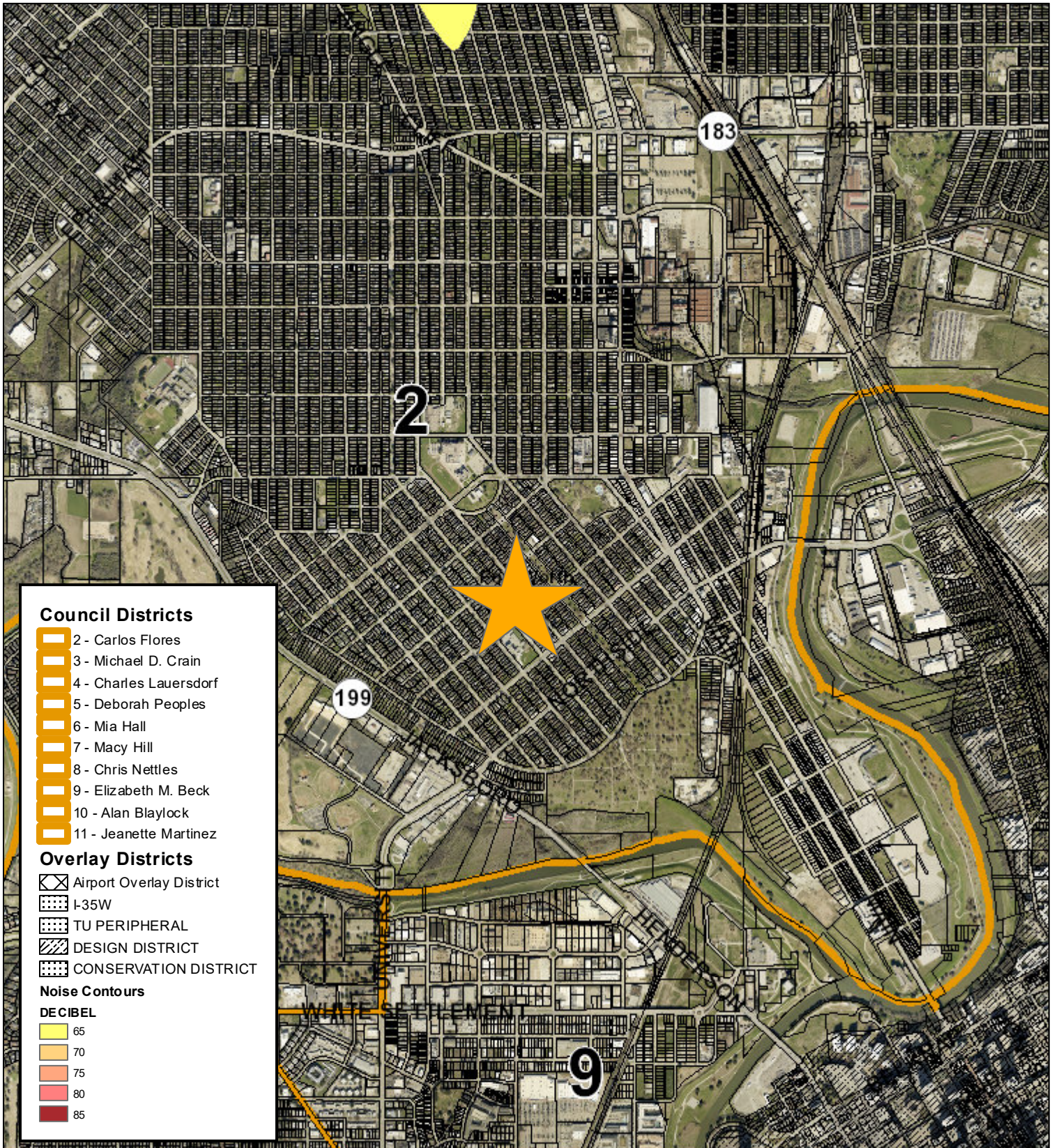
**mima**  
civil engineering surveying landscape architecture planning  
texas registration number: 1 - 2759  
texas registration/issuance number: 10088000  
519 east border  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com  
04/07/2026 SHEET 1 OF 1

## Area Zoning Map

Applicant: Primera Baptist Church/Irma Park LLC  
 Address: 1509 -1521 Circle Park Boulevard; 1506 -1520 Lincoln Avenue  
 Zoning From: CF  
 Zoning To: PD for all "UR" uses with development standards for rear yard setback, parking  
 Acres: 2.63  
 Mapsco: Text  
 Sector/District: Northside  
 Commission Date: 5/13/2026  
 Contact: 817-392-2779



### Area Map



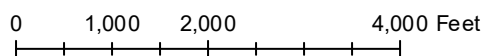
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdsdorf
	5 - Deborah Peoples
	6 - Mia Hall
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

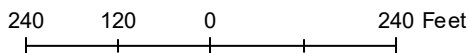
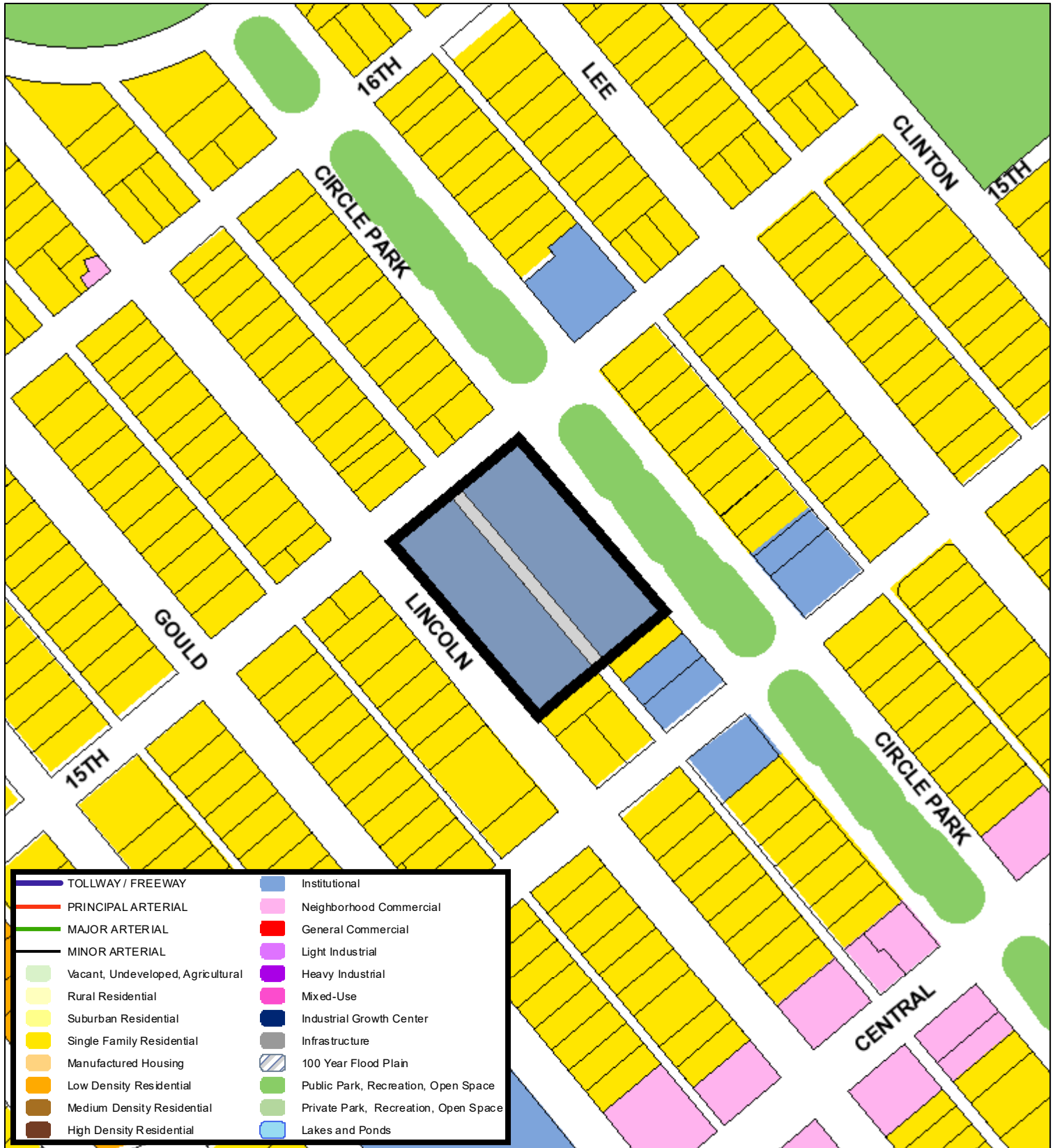
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



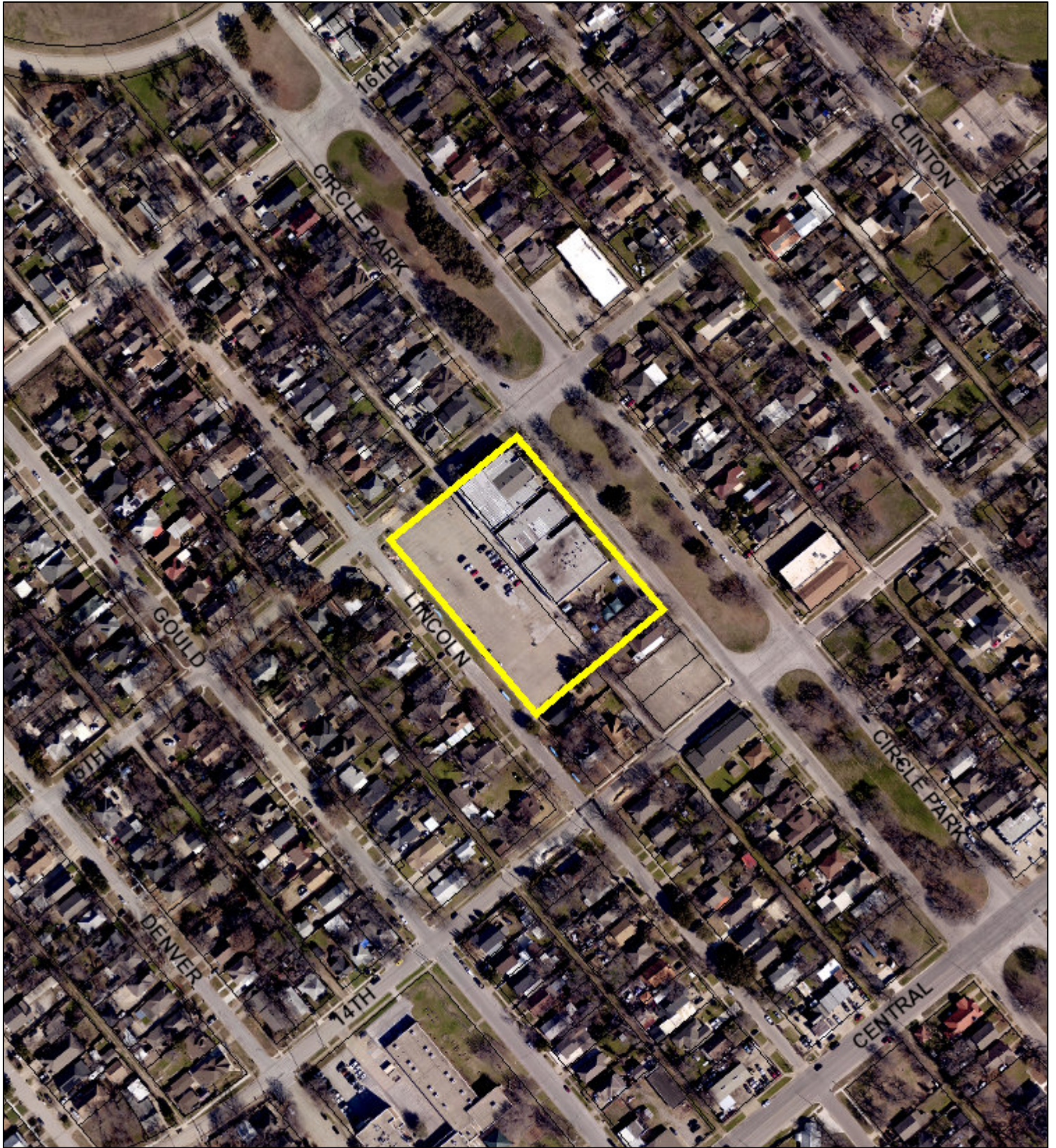
### Future Land Use





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



0 155 310 620 Feet

	FEMA 100 Year Flood Zone
	Non-FEMA City Flood Risk Areas

