



Zoning Staff Report

Date: August 27, 2024

Case Number: ZC-23-195

Council District: 3

Zoning Map Amendment

Case Manager: Brett Mangum

Owner / Applicant: CCA & CWB LLC / Joshua Galbreath

Site Location: 7716 Norman Avenue

Acres: 0.50 acres

Request

Proposed Use: Apartments

Request: From: “A-5” One Family Residential w/ NASJRB Overlay

To: “CR” Low Density Multifamily w/ NASJRB Overlay

Recommendation

Land Use Compatibility: Requested change is **not compatible**

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

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

Staff Recommendation: **Denial**

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

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](#)
- [6. Zoning Map with 300 ft. Notification Area](#)
- [7. Rendering & Floorplans](#)
- [8. Area Map](#)
- [9. Future Land Use Map](#)
- [10. Aerial Photograph](#)

Project Description and Background

The subject site is located on the west side of Fort Worth, situated one block south of the Camp Bowie West Blvd. corridor, in Council District 3. This mid-block site is currently undeveloped. The applicant is requesting to rezone the half-acre property from “A-5” One Family Residential to “CR” Low Density Multifamily, to accommodate an apartment development with approximately 8 units, for a density of 16 dwelling units per acre of gross density. Please note that a formal Site Plan is not required for a rezoning to “CR”, however the applicant has provided staff with a rendering and floor plan (attached to this report) showing their most recent development plans in order to give staff and City officials an idea on how the developer envisions the layout and functionality of the site. Current site conditions are included for reference below, showing the surroundings which are predominately large lot residential, single family houses.







Surrounding Zoning and Land Uses

North “CB-IA” Camp Bowie-Industrial Arts / billiards & restaurant
East “A-5” One Family Residential / single family
South “A-5” One Family Residential / single family
West “PD-649” Planned Development-Specific Use / single family & cabinet shop

Recent Zoning History

- ZC-14-102, NAS JRB Overlay added

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024.
The following organizations were emailed on August 2, 2024:

| Organizations Notified | |
|-------------------------|------------------------------|
| Streams and Valleys Inc | Trinity Habitat for Humanity |
| NAS Fort Worth JRB RCC | Bomber Heights NA |
| Fort Worth ISD | Camp Bowie District, Inc. |

Development Impact Analysis

Land Use Compatibility

Surrounding land uses in this area are mainly single family residential in use and in zoning. With the exception of a hybrid PD to the west (single family house with the addition of small scale cabinet manufacturing) and commercial to the north along Camp Bowie West, all of the uses to the east and south are exclusively residential. Norman Avenue is a quiet side street that runs one block between Williams Road and Reagan Drive, it is not a thoroughfare or otherwise given any special designation in the City’s Master Thoroughfare Plan. With the sole ingress and egress being on Norman Avenue, all traffic would utilize the same access points.

The rezoning of this site to “CR” would be disruptive to existing uses in the vicinity. The proposed zoning is **not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Western Hills/Ridglea Sector

The 2023 Comprehensive Plan designates the subject property as *future single family residential*. Zoning categories in alignment with this Comprehensive Plan designation would be “A-10”, “A-7.5”, “A-5”, or “AR” One Family residential zoning. The current “A-5” zoning is in alignment and consistent with the Comprehensive Plan designation. In order to accommodate the current development and rezoning proposal, a designation of

Medium Density Residential would be required in order to accommodate a rezoning to “CR” Low Density Multifamily.

LAND USE & ZONING CONFORMANCE

COMPREHENSIVE PLAN | LAND USE

FUTURE LAND USE AND ZONING CLASSIFICATIONS

Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

APPENDIX C: FUTURE LAND USE BY SECTOR

| FUTURE LAND USE | DESCRIPTION | IMPLEMENTING ZONING |
|----------------------------|---|----------------------------------|
| RESIDENTIAL | | |
| 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 |

The proposed zoning is **not consistent** with the Comprehensive Plan map designation. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

In terms of policy, this zoning change is not supported by at least five of the policies specific to the Western Hills/Ridglea area, which generally discourage the intrusion of incompatible uses. The site is within the 65 decibel noise contour from the NAS Fort Worth JRB, which will require additional sound attenuation measures as part of the building process. The city does not want to encourage more residents in the path of constant aircraft noise. Additionally, this is a mid-block site, so this site does not function as a buffer between non-residential and single family uses/zones.

WESTERN HILLS/RIDGLEA SECTOR FUTURE LAND USE

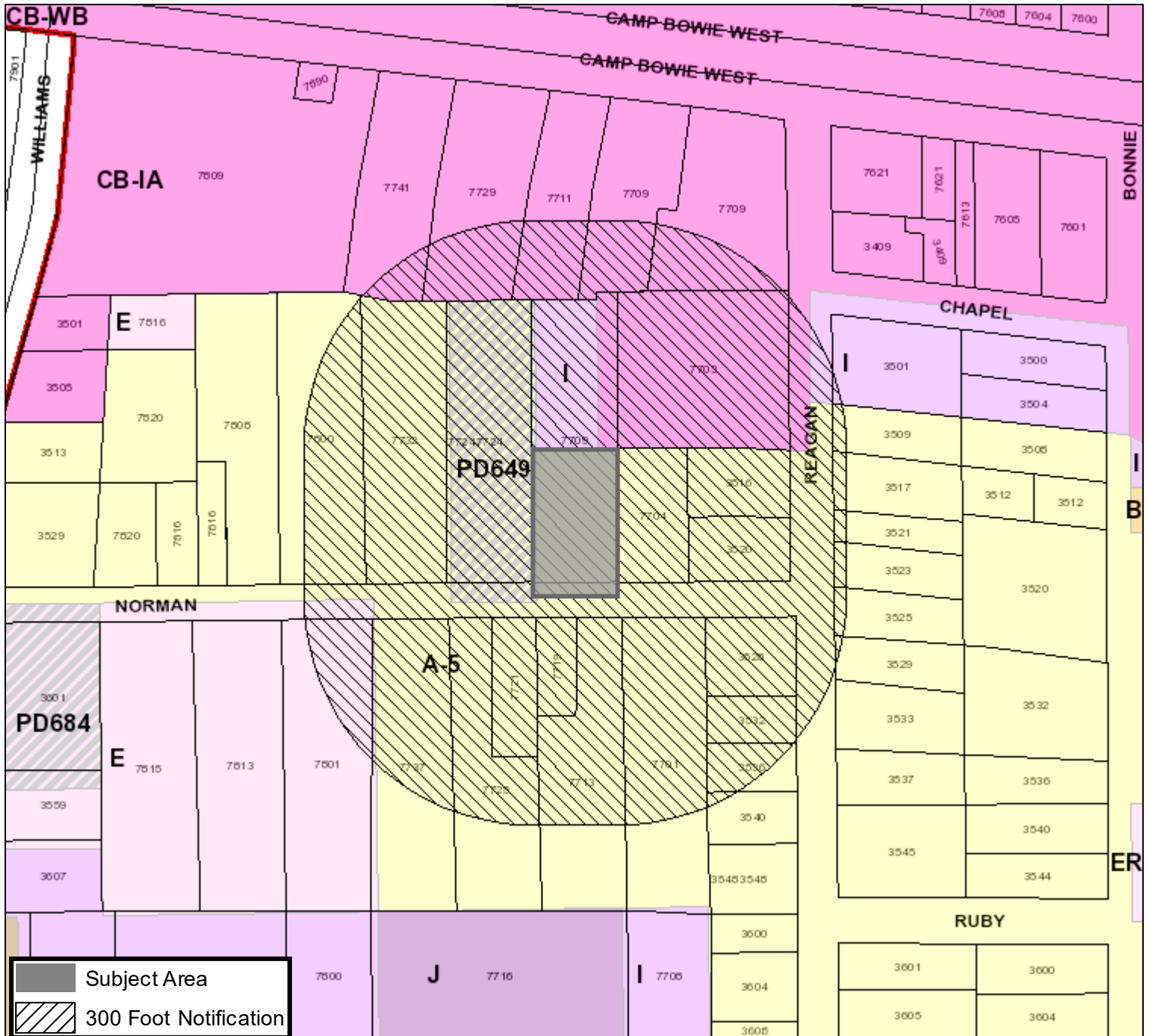
Sector Land Use Policies

4. Discourage incompatible uses within the NASFW JRB runway Clear Zone and Accident Potential Zones. Discourage residential development or require sound mitigation within areas of noise levels greater than 65 decibels for all airports to ensure compatibility between surrounding land uses while providing additional protections to airport operations.
5. Protect residential neighborhoods from encroachment by incompatible commercial uses.
8. Reduce the density of multifamily units outside of the mixed-use growth centers.
9. Promote compatibility of infill housing with existing residential uses.
11. Promote buffers and other compatible uses between multifamily and single-family residential.

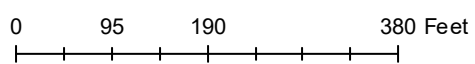


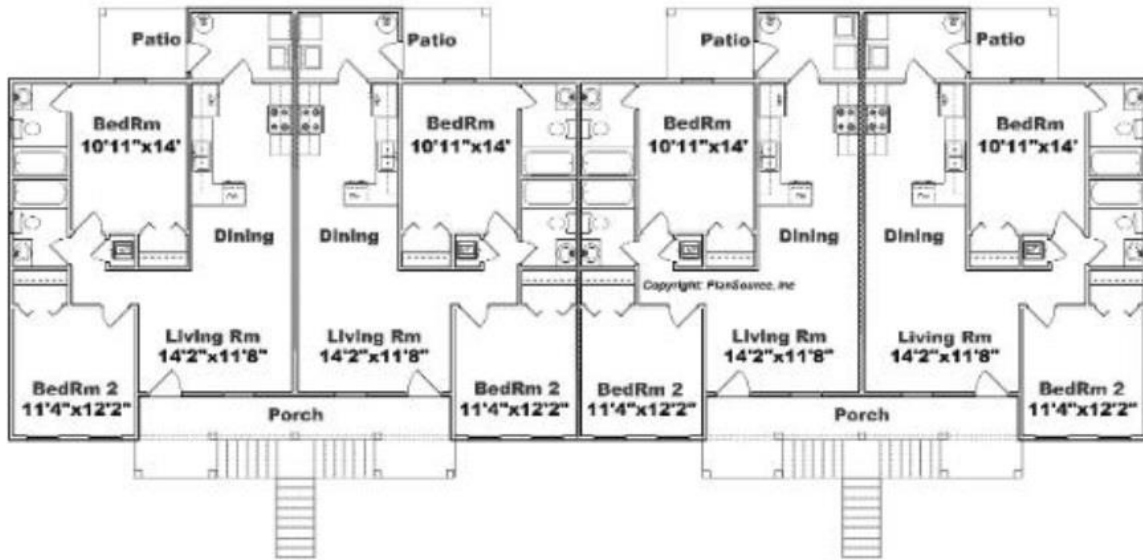
Area Zoning Map

Applicant: CCA and CWB LLC
 Address: 7709 Camp Bowie West Boulevard
 Zoning From: A-5
 Zoning To: CR
 Acres: 0.50001719
 Mapsco: Text
 Sector/District: Western_Hills_Ridglea
 Commission Date: 7/10/2024
 Contact: 817-392-8043



Subject Area
 300 Foot Notification

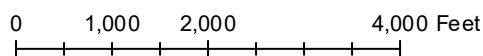
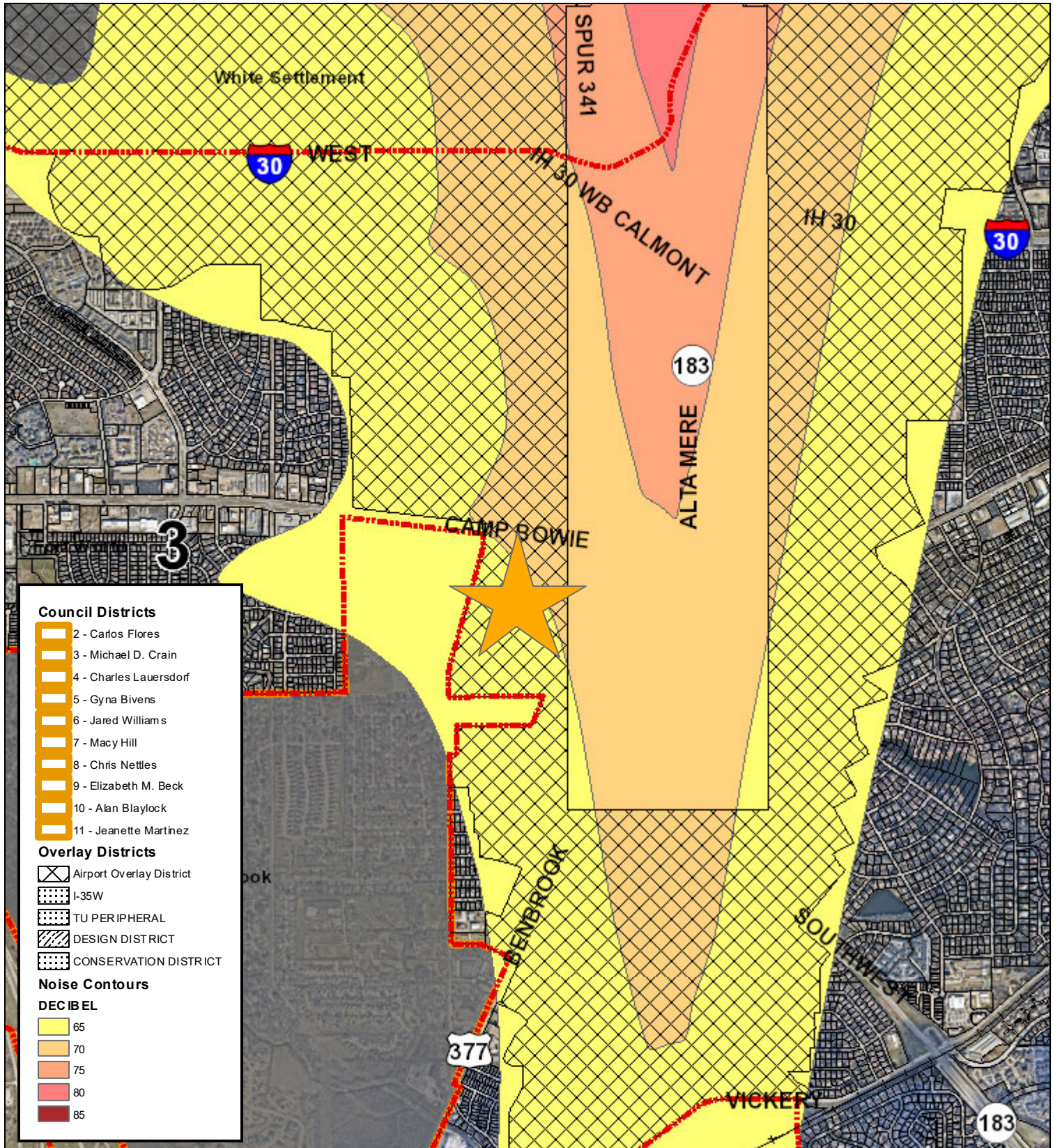




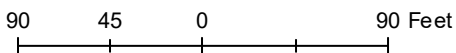
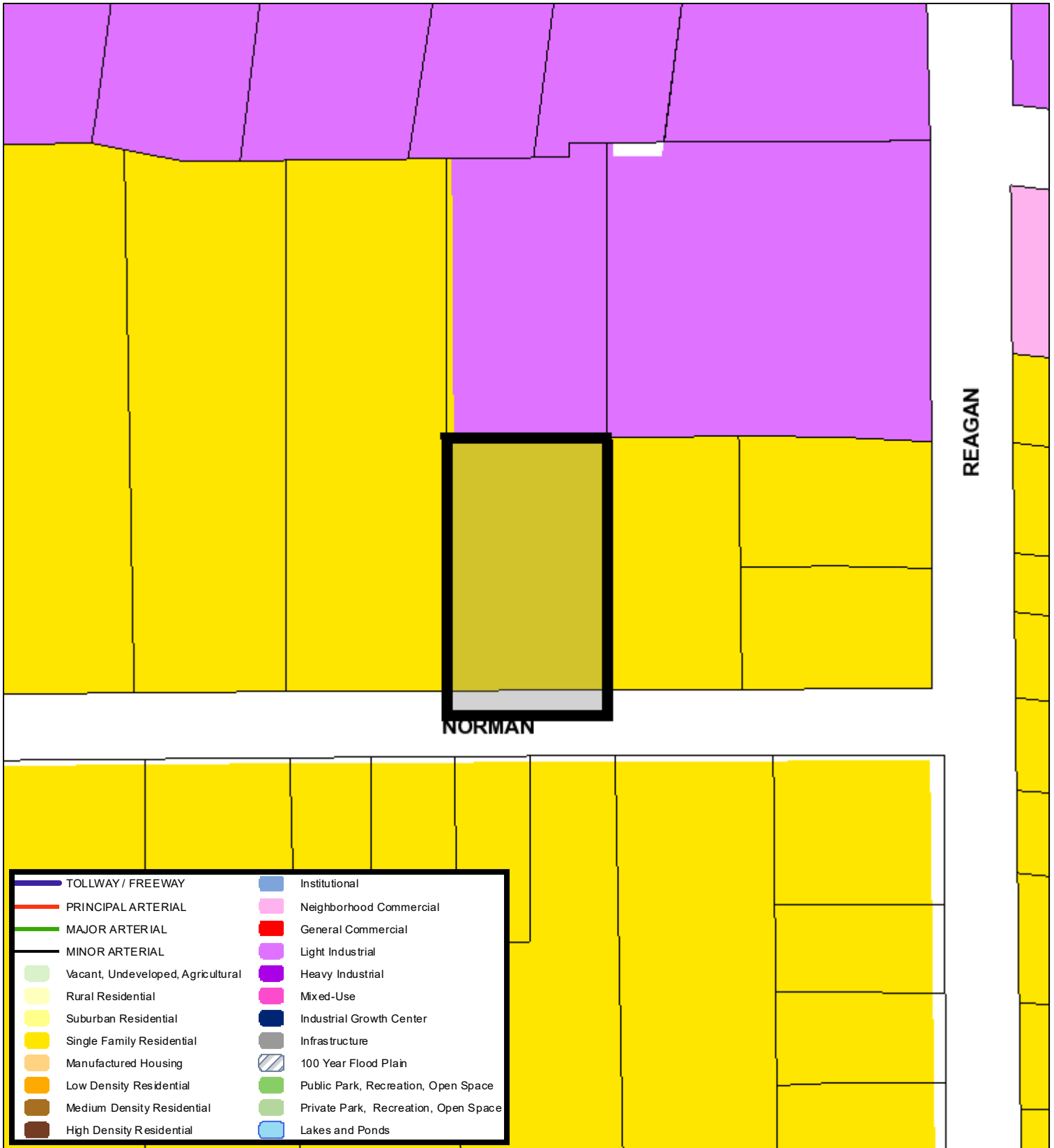
Exterior view



Area Map



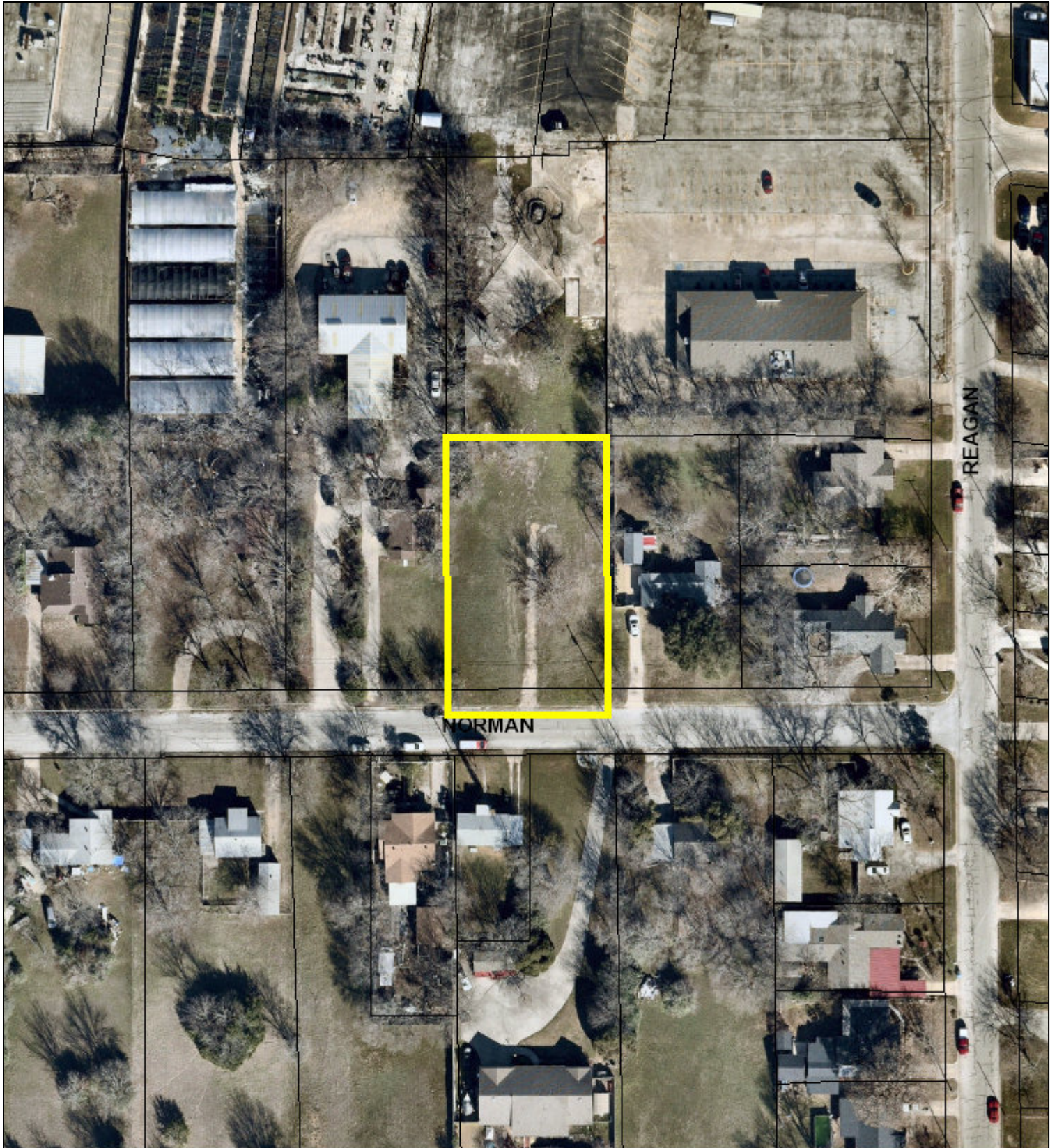
Future Land Use



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 55 110 220 Feet

