



Zoning Staff Report

Date: October 21, 2025

Case Number: ZC-25-135

Council District: 2

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: CR Fitness Summer Creek LLC / Marc Brown, Rebecca Loch

Site Location: 1653 Crestone Trail

Acreage: 3.53 acres

Request

Proposed Use: Temporary Sales Office

Request: To: Add a Conditional Use Permit (CUP) for a Prefabricated office trailer on construction site to be used by staff for fitness sign-ups for one year in "F" General Commercial; site plan included

Recommendation

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

Comprehensive Plan Map Consistency: N/A

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

Staff Recommendation: **Approval for 1 year**

Zoning Commission Recommendation: **Approval 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](#)
 - c. [Site Plan Comments](#)
6. 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 east of Blue Mound Road, on the southeast corner of Crestone Trail. The site is zoned “F” General Commercial which allows for a health club facility. The applicant is requesting a “CUP” Conditional Use Permit to allow for a temporary prefab office trailer to be used by staff for fitness sign-ups on a construction site for one year. The applicant is requesting the CUP for one year while construction is going on for the new fitness facility. Once certificate of occupancy has been issued the pre-fab trailer will be removed from the site.

Conditional uses are those uses which are generally compatible with the permitted land uses in each zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

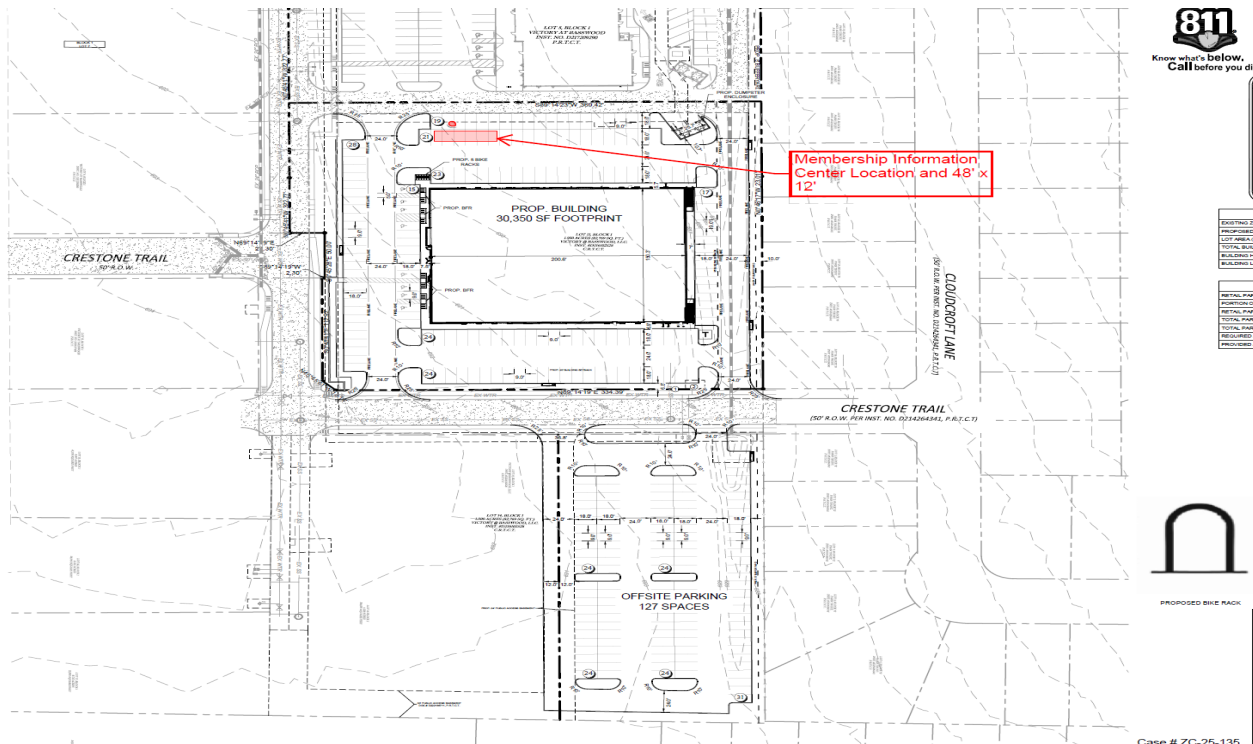
Through Ordinance 23609 effective March 29, 2019, if a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or the use ceases for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
 - b) The proposed use is compatible with the existing and adjacent uses.
 - c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
 - d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
 - e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.
- 



Surrounding Zoning and Land Uses

- North "E" General Commercial / commercial uses
- East "A-5" One-Family Residential / Single family
- South "F" General Commercial / commercial uses and vacant
- West "F" General Commercial / commercial uses

Zoning History

ZC-06-114; From: "AG" Agricultural To: "A-5" One-Family Residential. Approved by Council 8/2006
 ZC-10-145; From: "R2" Townhouse Cluster To: "A-5" One-Family Residential. Approved by Council 1/2010

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **August 28, 2025**.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

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 **August 28, 2025**:

Organizations Notified	
Sante Fe Trails HOA*	Las Ventanas HOA
Streams and Valleys Inc.	Trinity Habitat for Humanity
Eagle Mountain-Saginaw ISD	

**Closest registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The properties surrounding the site are zoned for commercial use with single-family residential to the east. While residential uses are present in the general area, the proposed zoning allows for the fitness facility the temporary building without a primary use requires the CUP. The temporary use **is compatible** at this location.

Comprehensive Plan Consistency – Southeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. The requested land uses are included in the description envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below.

The proposed zoning is consistent with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on conformance with the future land use map and the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.
(FYI) Update the legal description on the site plan to match the revised plat.

(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.)

T/PW Engineering

FYI for overall site:

1. Site plan driveways do not appear to meet Access Management Policy standards and will not be permitted in this configuration
 - a. Local street spacing: 75 feet from other driveways and intersections

T/PW Stormwater

No comments as of 8/28/2025

Fire

Application states Lot 11 but the uploaded plat is for Lots 14R1 and 14R2. Lot 11R is showing to be north of these lots.

Access, building hose lay and hydrant hose lay must be provided to the trailer.

One point of access required.

Hose lay from a fire access road/fire lane must be provided within 150' for the building.

A hydrant must be provided within 500' hose lay to the building.

Sections 507.5.1 (2) and (3)

Section 503 Fire Lanes

Section 503.1.1 Buildings and Facilities

General information:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

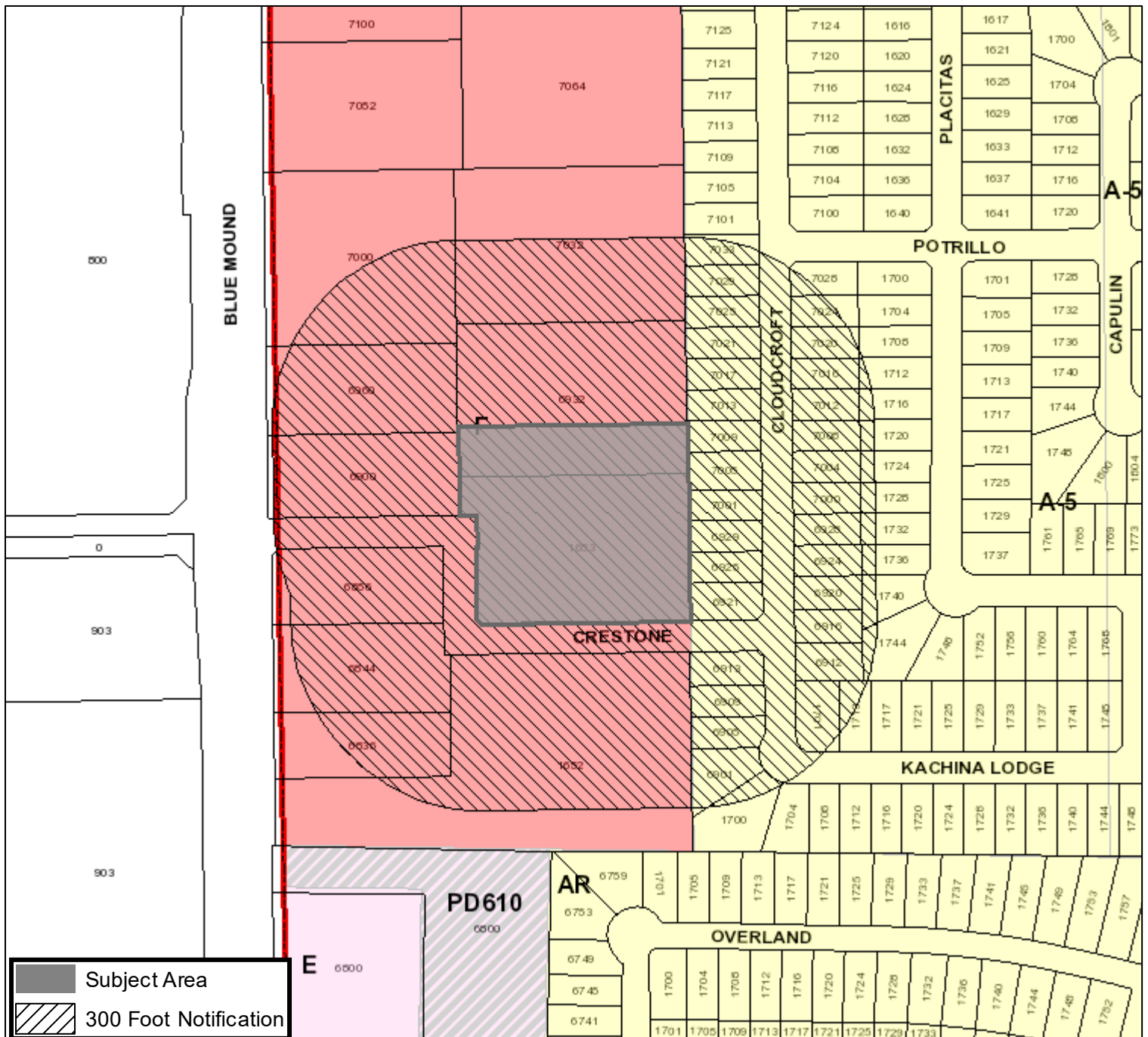
It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

Development Services Water

No comments as of 8/28/2025

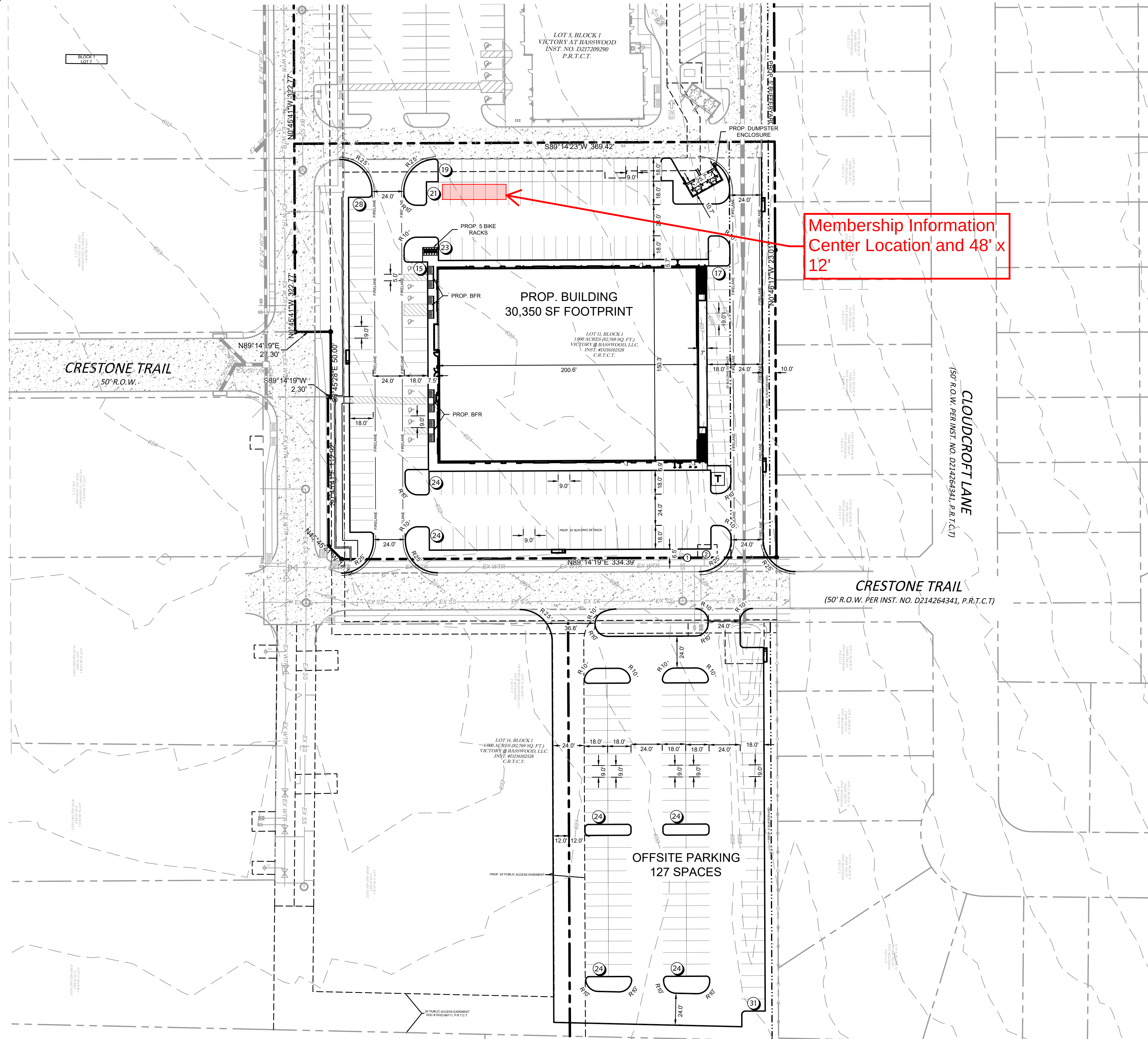


Applicant: COT FIT Saginaw LLC/CR Fitness Basswood LLC
Address: 1653 Crestone Trail
Zoning From: F
Zoning To: Add Conditional Use Permit for a temporary (1-year) sales office with external generator
Acres: 2.61
Mapsc: Text
Sector/District: Far North
Commission Date: 9/10/2025
Contact: 817-392-7869



FILE PATH: K:\30454\30402_1\Basswood Crunch\Drawings\03 - Production\CS.0 SITE PLAN.dwg

PLANNING: C.D. SITE PLAN.dwg
DRAWN BY: John D. Gardner
CHECKED BY: John D. Gardner
DATE: 2/18/2025



SITE BENCHMARKS	
BM NO. 1	"X" CUT AT THE WEST NOSE OF THE MEDIAN ON BASSWOOD BLVD. AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF BLUE MOUND ROAD. ELEVATION = 774.57'
BM NO. 2	"X" CUT AT THE SOUTHEAST CORNER OF RECESSED INLET IN THE SOUTH MARGIN OF BASSWOOD BLVD. 200' +/- FROM ITS INTERSECTION WITH THE EAST LINE OF BLUE MOUND ROAD. ELEVATION = 778.96

LEGEND	
PROPOSED SIGN	○
FIRE LANE STRIPING	— FIRELANE —
PROPOSED FIRE HYDRANT	● FH
PROPOSED SANITARY MANHOLE	● SS
PROPOSED CURB INLET	□
PROPOSED GRATE INLET	□
ACCESSIBLE ROUTE	
PARKING COUNT	⑩
PROPOSED RETAINING WALL	—
PROPOSED FDC	↖
PROPERTY BOUNDARY	- - -

SITE PLAN DATA TABLE	
EXISTING ZONING	LR-2
PROPOSED ZONING	LR-2
LOT AREA (SF) / (ACRES)	230,565 / 5.3
TOTAL BUILDING AREA (SF)	36,175
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	13% / 0.13:1

PARKING DATA TABLE	
RETAIL PARKING REQUIREMENT	1 SPACE PER 250 SF
PORTION OF BUILDING RETAIL	100% / 36,175 SF
RETAIL PARKING SPACES REQUIRED	145 SPACES
TOTAL PARKING SPACES REQUIRED	145 SPACES
TOTAL PARKING SPACES PROVIDED	298 SPACES
REQUIRED ADA PARKING	8 SPACES (1 VAN)
PROVIDED ADA PARKING	8 SPACES (1 VAN)

SITE PLAN KEY	
①	PROP. METER (DOMESTIC)
②	PROP. DCCD (FIRE SERVICE)
③	PROP. METER (IRRIGATION)

- LAYOUT & DIMENSIONAL CONTROL NOTES:**
- BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
 - DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
 - CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
 - BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
 - ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.
 - REFER TO SHEET(S) C10.0 - C10.1 FOR SITE DETAILS.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



PROPOSED BIKE RACK

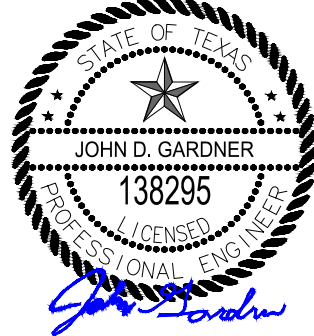


GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'

SITE PLAN	
CITY PROJECT NO. SPXX-XXXX	
BASSWOOD CRUNCH	
5.3 ACRES	
LOT 11, BLOCK 1	
SURVEY ADDITION NAME	
(INST. NO. 20190215010000670)	
CITY OF FORT WORTH,	
TARRANT COUNTY, TEXAS	
PREPARATION DATE: 08/07/2024	
OWNER/APPLICANT VICTORY REAL ESTATE GROUP 8201 PRESTON ROAD, STE 700 DALLAS, TEXAS 75225 PH: (972) 707-9555 CONTACT: BOBBY MENDOZA	LANDSCAPE ARCHITECT LONDON LANDSCAPES P.O. BOX 28 COLLINSVILLE, TEXAS PH: 972-800-0678 CONTACT: AMY LONDON, RLA
ENGINEER KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-488-4960 CONTACT: JOHN GARDNER, PE	SURVEYOR BARTON CHAPA SURVEYING, LLC FORT WORTH, TX 76137 FIRM# 10194474 PH: 817-864-1957 CONTACT: JACK BARTON, RPLS

Case # ZC-25-135

DATE: 01/16/2025



CRUNCH FITNESS

LOT 11, BLOCK 1
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

REV. DATE. DESCRIPTION:



KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: JBS24001_Basswood Crunch

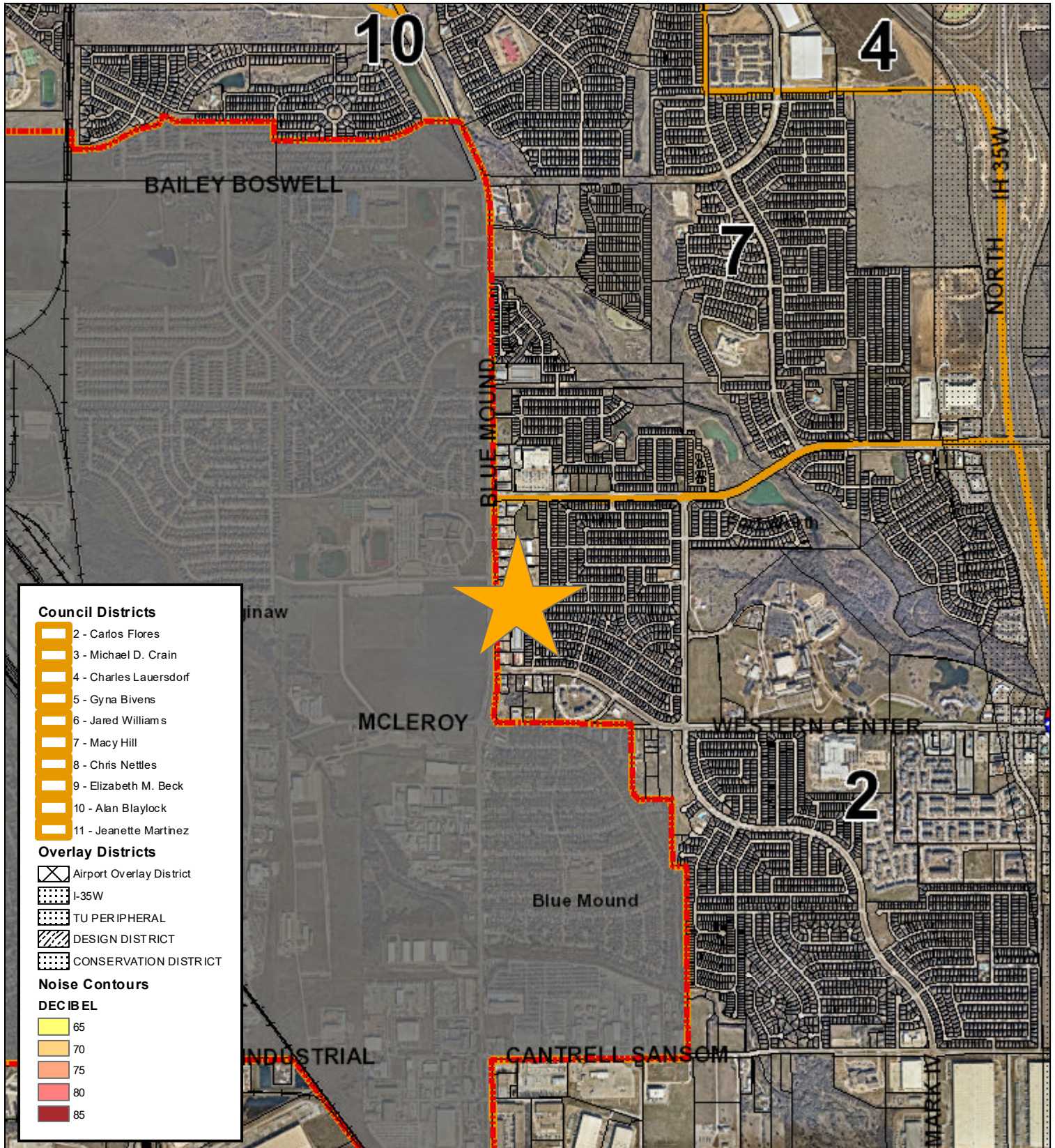
ISSUE DATE: 08/12/2024

SITE PLAN

SHEET:

C3.0

Area Map

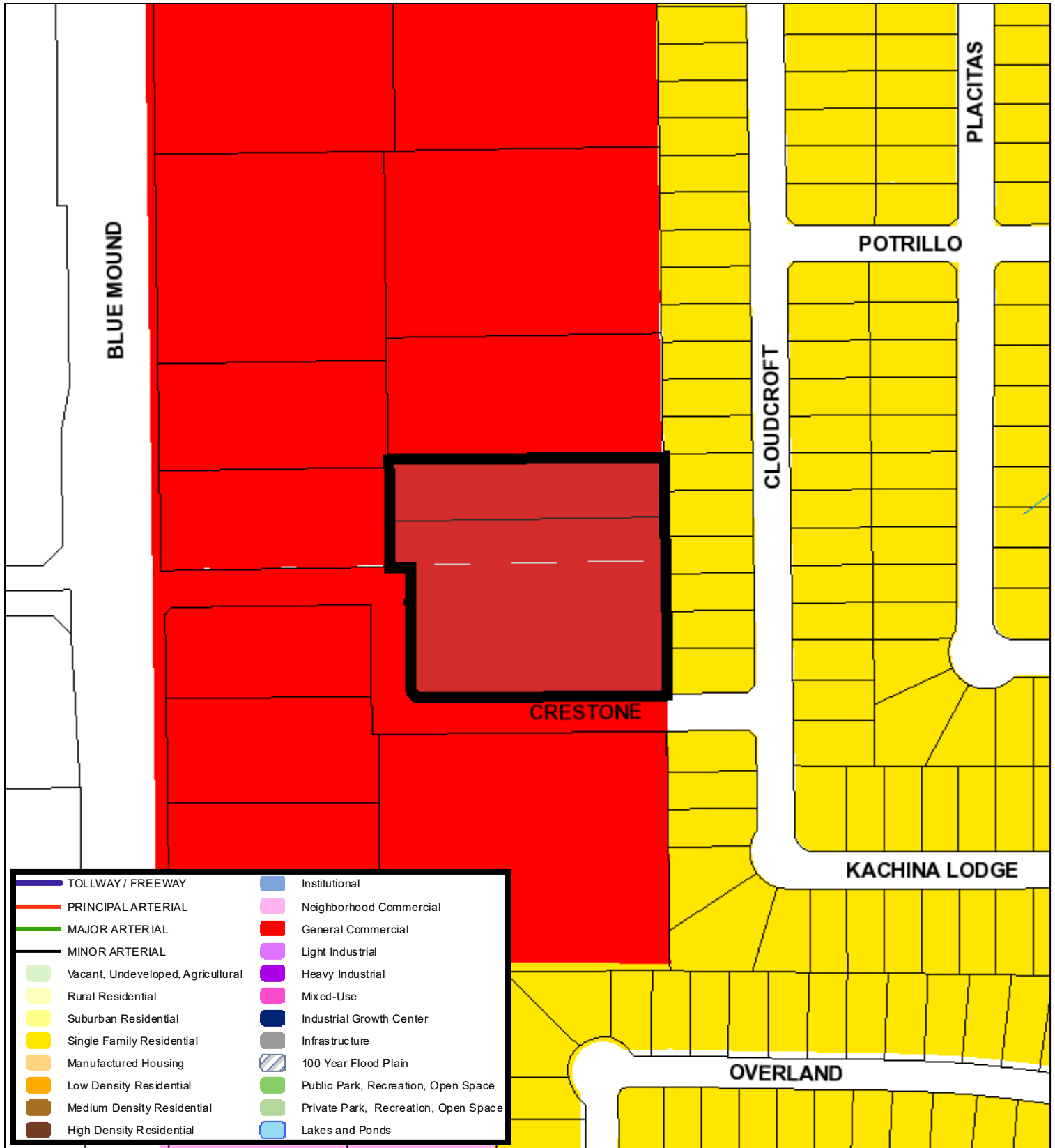


0 1,000 2,000 4,000 Feet



ZC-25-135

Future Land Use



175 87.5 0 175 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.



Created: 8/26/2025 8:11:45 AM



ZC-25-135

Aerial Photo Map



0 112.5 225 450 Feet

