



Zoning Staff Report

Date: January 10, 2023

Case Number: ZC-22-200

Council District: 8

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Albaro Becerra / Raymond & Alex Ayala, Sluggers Training Facility & Ballfields

Site Location: 395 Altamesa Boulevard

Acreage: 19.369 acres

Request

Proposed Use: Baseball/Softball Training Facility (indoor facility, 3 Baseball Fields & 1 Softball Field)

Request: From: "A-5" One Family Residential

To: "PD-E" Planned Development based on Neighborhood Commercial zoning, with development standards for buffer yard, screening, and landscaping; Site Plan included.

Recommendation

Land Use Compatibility:

Requested change is **compatible**

Comprehensive Plan Consistency:

Requested change is **not consistent**

Staff Recommendation:

Approval

Zoning Commission Recommendation:

Approval by a vote of 7-0

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. Economic Development Plan](#)
 - [d. Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Site Plan

Project Description and Background

This is a proposed planned development off of Altamesa Boulevard in the Sycamore Sector of Fort Worth, in Council District 8. The approximately 19 acre site, which is currently undeveloped, is proposed to be rezoned from the existing “A-5” One Family residential to PD-E, a Planned Development with a base of Neighborhood Commercial to accommodate development of a private commercial baseball training facility. The Site Plan submitted by the applicant shows 3 outdoor baseball fields, 1 outdoor softball field, a 20,000 indoor training facility with offices. An detailed description from the application is provided below:

The 19.369 tract of land located at 395 Altamesa Blvd. is being considered for purchase by Ninth Inning, LLC to develop Sluggers Training Facility and Ballfields consisting of a 23,000 square foot baseball and softball training facility and a baseball park with 1 high school field, 1 pony league field, 1 little league field and 1 softball field. The current zoning of this tract is A5 Residential and needs to change to Neighborhood Commercial, Base E zoning. The tract has been vacant for many years and has become a homeless encampment, trash dump site and a nuisance to the surrounding communities. Rezoning the site to accommodate this Planned Development is an excellent transition to the Hallmark Neighborhood to the south and east of the development. The tract of land directly to the east of the site is owned by Everman ISD. A 75-foot Oncor easement is located between the Sluggers site and the Hallmark Neighborhood which provides an additional buffer area to the residents along the easement fence line.

15.8 acres (80%) of this tract is in the Sycamore Creek floodplain making it very difficult for a developer to build homes. The Stormwater Department expressed that floodplains are an excellent place to construct ballfields as long as the base flood elevations remain unaltered. Preliminary studies of the floodplain have been conducted and a 0 rise in water surface elevations are achievable. Ninth Inning, LLC will continue to work with the City's floodplain administrators and the Stormwater Department as the plans evolve. Ninth Inning, LLC has proposed to the City's Parks Department to include an easement for a trail system to meander along the banks of Sycamore Creek. The City has a Trail Master Plan which shows future trails along this stretch of Sycamore Creek. These trails will serve the surrounding communities by connecting Hallmark Park to the south of the development with future connectivity to the north of Altamesa Blvd. Due to the environment friendly nature of the ballpark many of the trees in the floodplain and floodway will be preserved which also aligns with the City's vision of conserving as much open space as possible. Ninth Inning, LLC plans to make a conscious effort to preserve as many trees as possible along the outfield fences of the ballfields. Trees provide a natural canopy for ballplayers and parents to find relief from the hot Texas sun. Ninth Inning, LLC plans to install ballfield lighting which minimizes light spillage onto the surrounding neighborhood area south of the ballpark. The separation caused by the Oncor easement between the Slugger's site and homes helps us achieve this effort.

The building and parking lot will be situated above the floodplain in the remaining 3.5 acres. The 23,000 square foot training facility will provide young athletes a place to train and enhance their skills. It will have an indoor infield, batting cages and a gym for strength and agility training. A mezzanine area will accommodate a classroom which can be utilized for team meetings, parent meetings, community functions and resource room. The front office will have a pro shop, conference room, staff breakroom and staff offices. Above the office area there will be additional offices and an open space conference area for weekend tournament staff. The northwest corner of the parking lot will include a pavilion area with bathrooms, concession stand, storage, shade structure and food truck pad. This building will be an asset to the Hallmark/Camelot/Highland Village area of south Fort Worth.

The PD development standards are included below. Staff does not have any issue with the development standards being requested. If the Zoning Commission or City Council are not comfortable with the Site Plan and development standards as shown, then you can opt to add or modify any waiver as part of this Planned Development. A facility like the one proposed would fall under the land use line item called “Baseball/softball facility; other ball fields (commercial)”. This requires industrial (I, J, or K zoning) in order to build by right. Alternatively, a PD can be proposed based on a less intensive commercial zoning district (such as “E”

Neighborhood Commercial) which is what is being proposed in this instance. Staff feels that a PD/E would be the better way to accommodate this proposal, rather than requesting a base industrial district which would be far more controversial based on the proximity to residential areas. Please note that no golf driving range is planned at this location, this is included as a technical requirement, in which all Planned Developments must modify two or more land uses. The baseball facility is the first added land use and the golf driving range is the second added land use simply to meet the technical specifications of the Zoning Ordinance.

EXHIBIT A

ZC-22-200, 395 Altamesa Boulevard

Planned Development for all uses in "E" Neighborhood Commercial plus Baseball/softball facility; other ball fields (commercial), and golf driving range, with development standards (waivers) for buffer yard, screening, and landscaping; Site Plan included

Requirement	"E" Standards	Proposed "PD-E"
Open Space	Minimum 10% of net site area	98% - Complies
Building Setbacks	Front yard: 20' minimum Rear yard: 5' minimum Side yard: 5' minimum	Front yard: n/a Rear yard: n/a Side yard: 5' provided - Complies
Buffer Yard / Screening	<p>20' minimum, 0 feet minimum where "E" abuts "A-5" zoning.</p> <p>6.101(b)(2) structures are not permitted to be located in this yard area, nor can such area be used for signage, garbage collection, loading and/or parking of vehicles, any type of storage, or any nonresidential activity.</p> <p>5' landscape buffer yard and 6' high solid screening fence required along northern, eastern, and southern property lines where "E" abuts "A-5" zoning.</p>	<p>5' - Complies</p> <p>Waiver requested: Northwest corner of parking lot is planned for a pavilion area. Requesting variance to place the pavilion area, a storage structure, and garbage collection on the northeast end of the parking lot.</p> <p>Not to provide 5' landscaping buffer and 6' high solid screening fence north of pavilion and east of baseball and softball fields. Fences will be in the floodplain. Provide 6' wrought iron fencing at locations labeled on the site plan. Provide 6' wrought iron gate at entrance.</p>

Height	Maximum height - 3 stories or 45 feet	26' - Complies
Parking	1 space per 250 square feet of commercial buildings PLUS 1 space per 5 participants/spectators based on maximum capacity (115 spaces required)	173 spaces provided - Complies
Urban Forestry	Must comply with Urban Forestry Ordinance requirements listed in Section 6.302 of the Zoning Ordinance	Will meet Urban Forestry requirements - Complies
Landscaping	Must meet standards listed in Section 6.301.h.1 of the Zoning Ordinance	Waiver requested: Provide landscaping for every 75 square feet of total impervious area (170 square feet) with clusters of native shrubs and grasses as listed in Table A of Section 6.301.h.2.

Surrounding Zoning and Land Uses

North "A-5" One Family Residential / undeveloped
 East "A-5" One Family Residential / undeveloped
 South "A-5" One Family Residential / single-family residential & electric transmission line
 West "G" Intensive Commercial / Sycamore Creek & railroad line

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 1, 2022.
 The following organizations were emailed on December 1, 2022:

Organizations Notified	
Hallmark Camelot Highland Terrace NA*	Winchester Park HOA
Trinity Habitat for Humanity	Streams and Valleys Inc
Everman ISD	Crowley ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The area directly adjacent to the south of the subject property is an existing single-family residential neighborhood, with an electric transmission line providing a small buffer to separate the residential from the proposed baseball facility. To the north and east are areas zoned “A-5” One Family residential, but undeveloped. To the west is Sycamore Creek, a railroad line, and significant floodplain areas. The only ingress/egress point from this site is from an existing stub out / dead end of Rockdale Road. Access to the site from Altamesa Boulevard is not possible due to the grading of the road for the bridge over the rail line.

While the access to the site using residential streets is not ideal, the general layout of this site **is compatible** with surrounding land uses. The floodplain covering most of the site precludes the development of additional residential units here as suggested by the Comprehensive Plan. The quasi-commercial nature of the outdoor baseball fields will be very similar in function to a neighborhood park. The main concern regarding compatibility is the level of community support for the Site Plan as presented. The Zoning Commission should factor their decision to recommend approval or denial based on whether the community and surrounding neighborhoods are supportive of the Site Plan or not.

Comprehensive Plan Consistency – Sycamore

The adopted 2022 Comprehensive Plan designates the subject property as future single family residential. Rezoning requests for “A-10”, “A-7.5”, “A-5”, or “AR” would be in alignment with the future land use designation of single family residential. The proposed zoning to “PD-E” for a Planned Development with a base of Neighborhood Commercial **is not consistent** with the Comprehensive Plan.

RESIDENTIAL		
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

Additionally, the following land use policy applicable to the Sycamore Sector should be evaluated with this request:

SYCAMORE SECTOR FUTURE LAND USE

Sector Land Use Policies

2. Protect residential areas from encroachment by commercial and industrial uses.

The site is surrounded by existing residential areas to the south and east. The sector land use plan makes a point to protect existing residential areas from encroachment by commercial and industrial uses. This proposal is based on neighborhood commercial zoning, and could be seen as potential encroachment of commercial uses, as access to the site is solely through residential streets (Rockdale Road & Sheffield Drive) rather than through the

closest arterial (Altamesa Blvd.). However based on roadway geometry, access to the site from Altamesa Blvd. is not feasible.

If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect the change.

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 following Economic Development policies support the rezoning as presented:

- Use appropriate incentives to promote development of vacant land and redevelopment or reuse of deteriorated properties within designated commercial districts.
- A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

Site Plan Comments

Zoning related comments – greyed out since they have all been addressed:

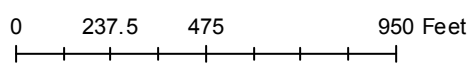
- Remove Floor Area Ratio line
 - Email pdf of updated Site Plan with comments addressed (do not include application or signature pages). Need no later than the end of this week (Dec. 2)
 - Revise calculation using "Open Space" definition in Chapter 9, Zoning Ordinance. Discount all building footprints, PLUS all parking areas and access drives. Outdoor recreation areas can count as open space.
 - Should read "20 foot minimum where "E" abuts "A-5" zoning"
 - Add to buffer yard / screening row: [under "E" standards: "5 foot landscaped buffer yard and 6 foot high solid screening fence required along northern, eastern, and southern property lines where "E" abuts "A-5" zoning". For the "Proposed PD-E" column, add Waiver Request: To not provide 5 foot landscaped buffer yard and 6 foot high solid screening fence along northern, eastern, and southern property lines (unless you intend to provide this - otherwise you need the waiver request)
 - "E" height is 45' or 3 stories, not 50', revise
 - 173 spaces shown on plan - revise count
 - Should be 115 required (88+27) not 114
 - Add row for Landscaping requirements / waiver request. See section 6.301.h.1 for landscaping requirements.
 - Add case reference ZC-22-200
 - Provide PD waiver exhibit
- 

Area Zoning Map

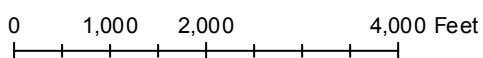
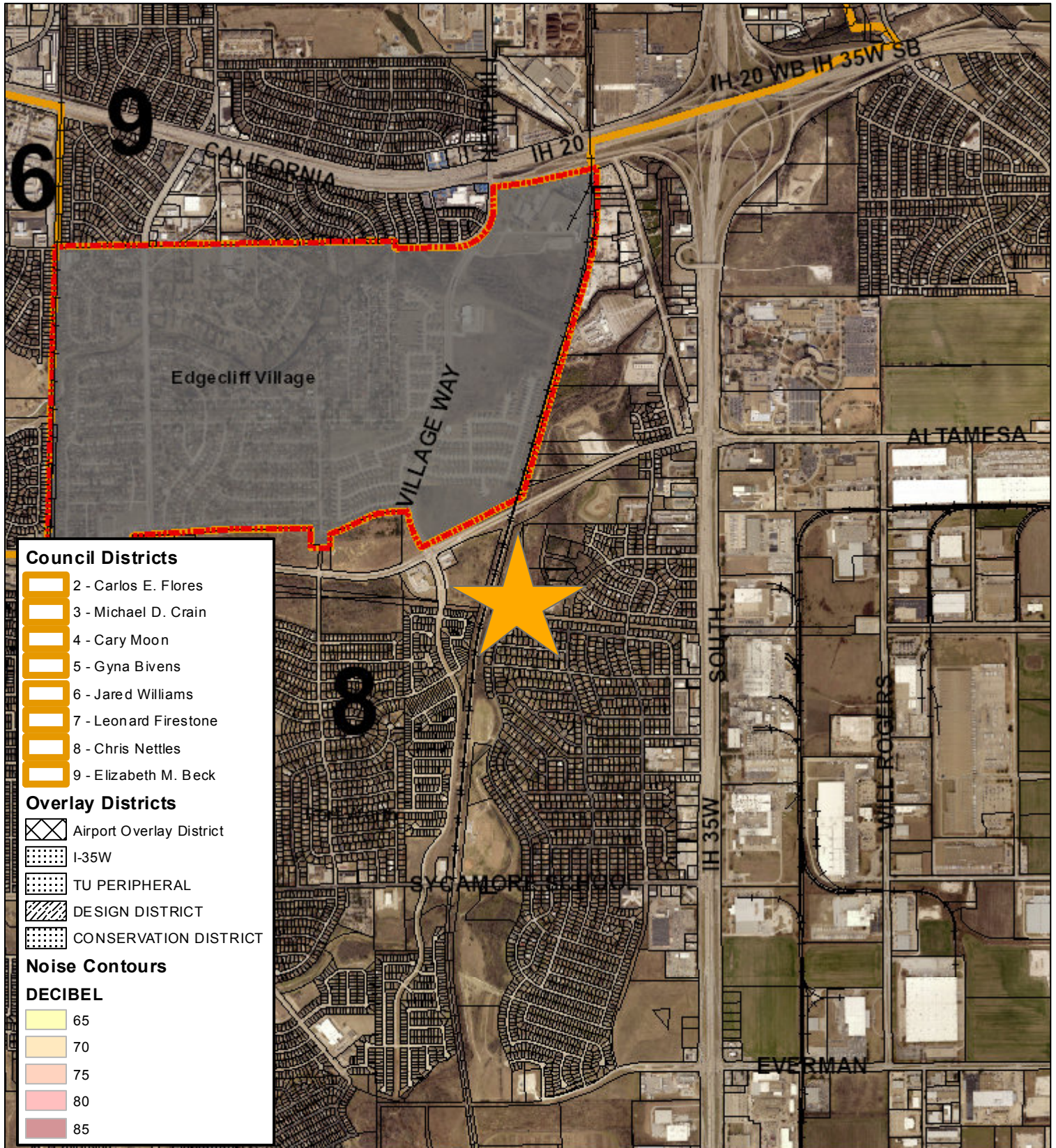
Applicant: Raymond Ayala
 Address: 395 Altamesa Boulevard
 Zoning From: A-5
 Zoning To: PD-E
 Acres: 16.98322158
 Mapsco: 105A
 Sector/District: Sycamore
 Commission Date: 12/14/2022
 Contact: 817-392-2495



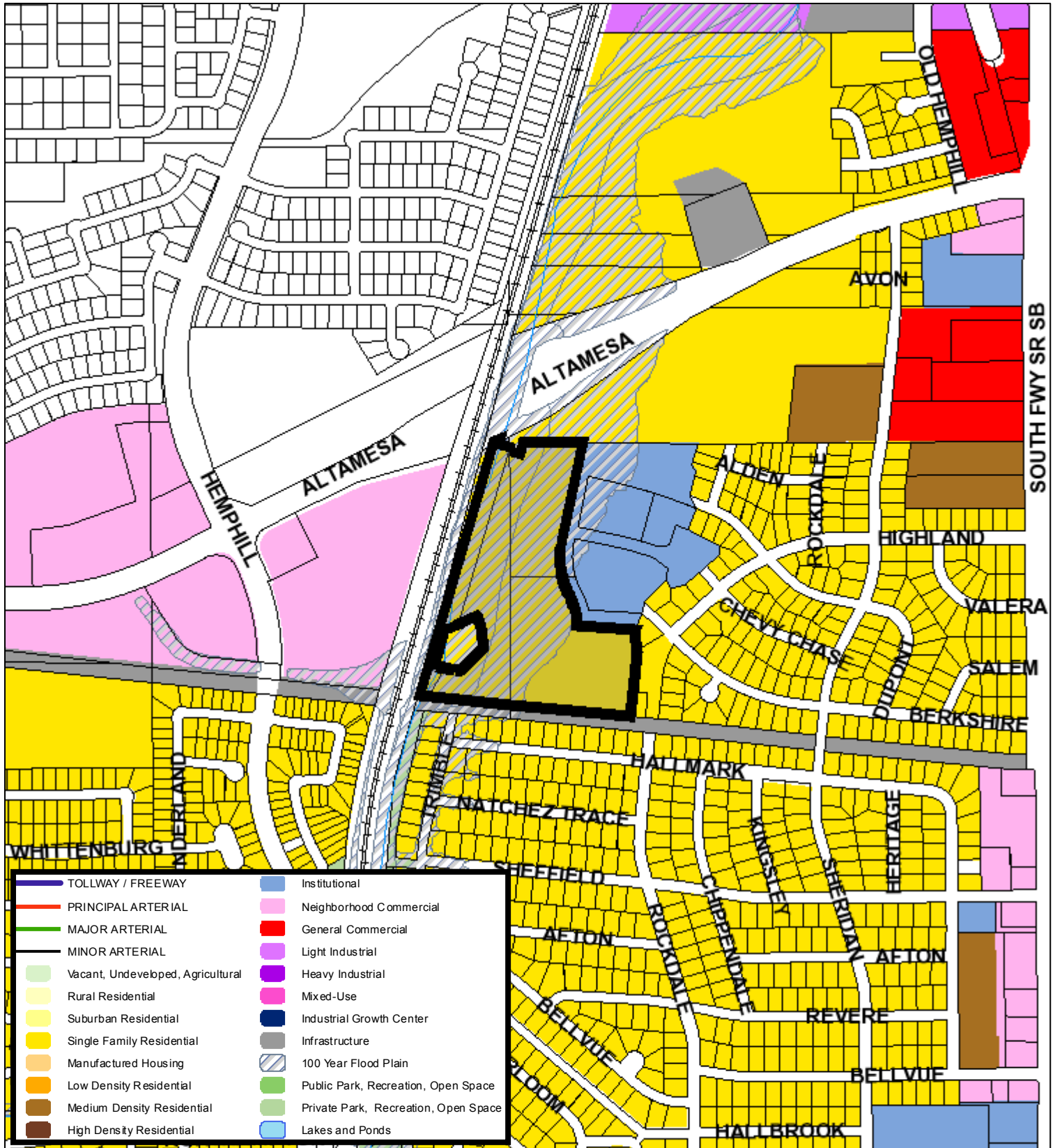
	Subject Area
	300 Foot Notification



Area Map



Future Land Use

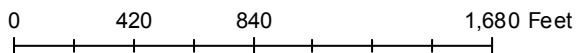


670 335 0 670 Feet

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.

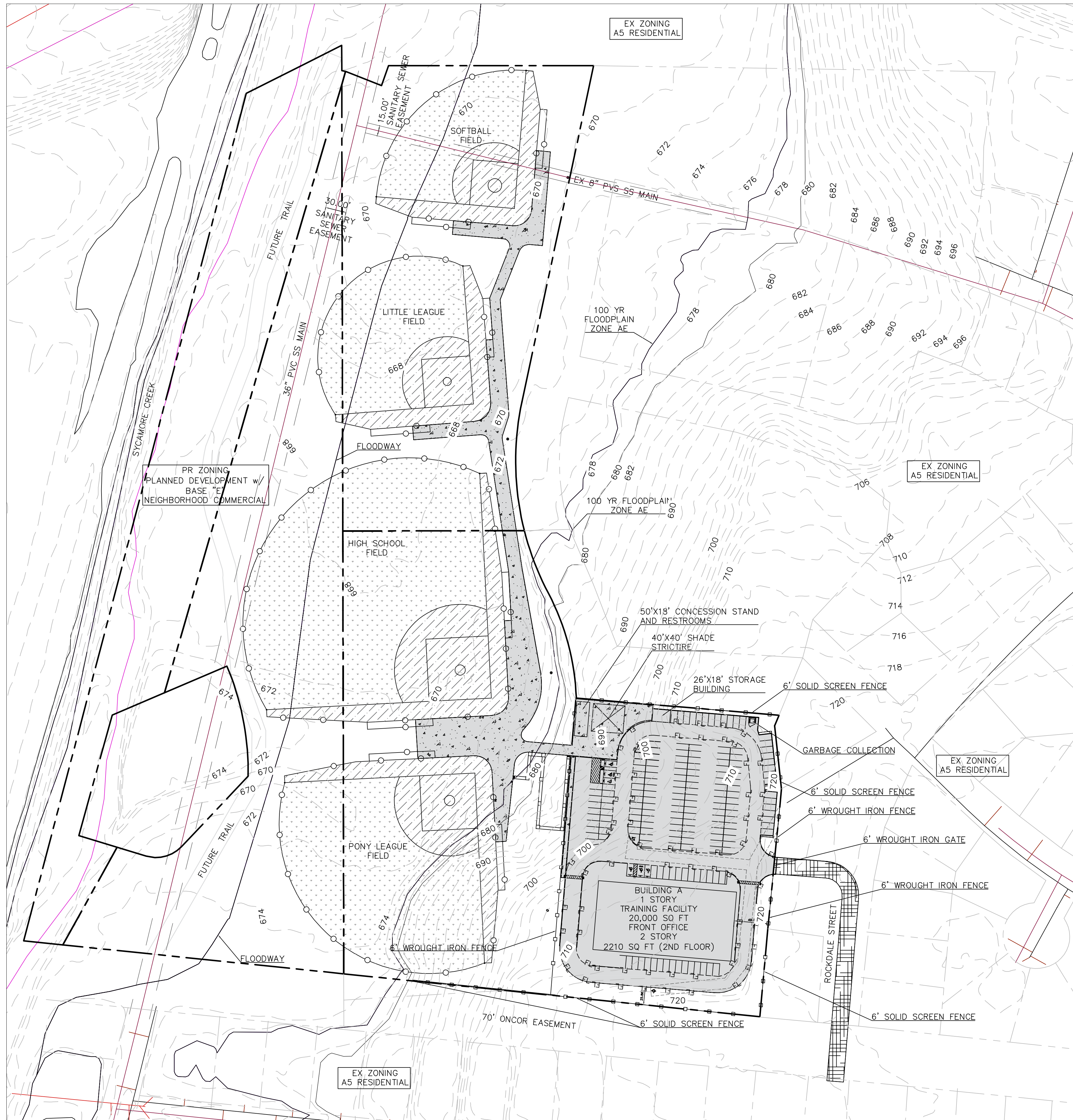


Aerial Photo Map



Printed by: cnpd Plot Date: 11/29/2022 1:33 PM

Drawn by: cnpd Date: 11/29/2022 9:33:15 PM



NOTES

1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

SITE DATA

EX. ZONING	A5 RESIDENTIAL
PROP. ZONING	PLANNED DEVELOPMENT w/BASE "E" NEIGHBORHOOD COMMERCIAL
PROPOSED LAND USE	BASEBALL/SOFTBALL FACILITY; OTHER BALL FIELDS (COMMERCIAL) & GOLF DRIVING RANGE
LOT AREA (GROSS)	19.369 ACRES (843,713.64 SF)
TOTAL BUILDING AREA	22,210 SF
OPEN SPACE	829,513 SF
TOTAL IMPERVIOUS AREA	127,805 SF
REQUIRED PARKING FACILITY (1 SPACE PER 250 SF)	88 SPACES
REQUIRED PARKING BALL FIELDS (1 SPACE PER 5 PARTICIPANTS/SPECTATORS)	27 SPACES
PARKING PROVIDED	170 SPACES
PARKING PROVIDED (ACCESSIBLE)	6 SPACES
BUILDING HEIGHT	26 FEET

PLANNED DEVELOPMENT STANDARDS

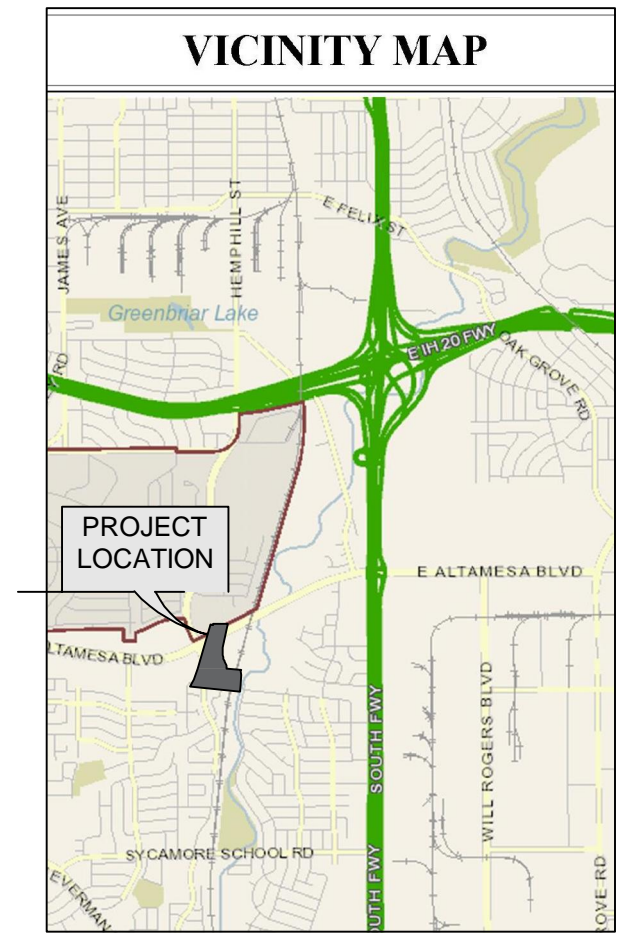
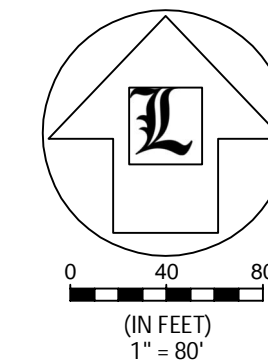
REQUIREMENT	"E" STANDARDS	PROPOSED "PD-E"
OPEN SPACE	MINIMUM 10% OF NET SITE AREA	98% - COMPLIES
BUILDING SETBACKS	20 FEET	49 FEET - COMPLIES
BUFFER YARD/SCREENING	20 FEET MINIMUM, 0 FEET MINIMUM WHERE "E" ABUTS "A-5" ZONING 6.101(b)(2) STRUCTURES ARE NOT PERMITTED TO BE LOCATED IN THIS YARD AREA, NOR CAN SUCH AREA BE USED FOR SIGNAGE, GARBAGE COLLECTION, LOADING AND/OR PARKING OF VEHICLES, ANY TYPE OF STORAGE, OR ANY NONRESIDENTIAL ACTIVITY. 5 FOOT LANDSCAPE BUFFER YARD AND 6 FOOT HIGH SOLID SCREENING FENCE REQUIRED ALONG NORTHERN, EASTERN, AND SOUTHERN PROPERTY LINES WHERE "E" ABUTS "A-5" ZONING.	5 FEET - COMPLIES WAIVER REQUEST: NORTHWEST CORNER OF PARKING LOT IS PLANNED FOR A PAVILION AREA. REQUESTING VARIANCE TO PLACE THE PAVILION AREA, A STORAGE STRUCTURE, AND GARBAGE COLLECTION ON THE NORTHEAST END OF THE PARKING LOT. NOT PROVIDE 5 FOOT LANDSCAPE BUFFER AND 6 FOOT HIGH SOLID SCREENING FENCE NORTH OF PAVILION AND EAST OF BASEBALL AND SOFTBALL FIELDS. FENCES WILL BE IN FLOODPLAIN. PROVIDE 6 FOOT WROUGHT IRON FENCING AT LOCATIONS LABELED ON THE SITE PLAN. PROVIDE 6 FOOT WROUGHT IRON GATE AT ENTRANCE.
HEIGHT	MAXIMUM HEIGHT 45 FEET	BUILDING HEIGHT 26 FEET - COMPLIES
PARKING	1 SPACE PER 250 SQUARE FEET OF COMMERCIAL BUILDING PLUS 1 SPACE PER 5 PARTICIPANTS/SPECTATORS (115 REQUIRED)	173 SPACES PROVIDED - COMPLIES
URBAN FORESTRY	COMPLY WITH URBAN FORESTRY ORDINANCE REQUIREMENTS	WILL MEET URBAN FORESTRY REQUIREMENTS IN SECTION 6.302 ZONING ORDINANCE - COMPLIES
LANDSCAPING	COMPLY WITH COMMERCIAL AND INSTITUTIONAL USES AS OUTLINED IN SECTION 6.301.h.1	WAIVER REQUEST: PROVIDE LANDSCAPING FOR EVERY 75 SQUARE FEET OF TOTAL IMPERVIOUS AREA (170 SQUARE FEET) WITH CLUSTERS OF NATIVE SHRUBS AND GRASSES AS LISTED IN TABLE A OF SECTION 6.301.h.2

DEVELOPER:
SLUGGERS YOUTH ACADEMY
c 501(c)(3) ORGANIZATION
6024 OLD HEMPHILL RD.
SUITE B
FORT WORTH, TEXAS 76134
PHONE: 817-291-5087
CONTACT: RAY AYALA

APPLICANT:
CARRILLO ENGINEERING, LLC
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION NO. F-15893
301 COMMERCE STREET, SUITE 1410
FORT WORTH, TEXAS 76102
PHONE: 817-897-4996
CONTACT: ANNA L. CARRILLO, P.E.

SURVEYOR:
AMERICAN MERIDIAN, LLC
TBPELS FIRM# 10194663
2012 E. RANDOL MILL RD. SUITE 213
ARLINGTON, TEXAS 76011
PHONE: 817-948-2667
CONTACT: GARRETT JAMES SIELKER, RPLS

ARCHITECT:
NELSON + MORGAN
2717 WIND RIVER LANE
SUITE 230
DENTON, TEXAS 76210
PHONE: 940-566-0266
CONTACT: KELLY D. MORGAN



PRELIMINARY
NOT FOR CONSTRUCTION
THIS DRAWING IS
SUBMITTED FOR REVIEW
PURPOSES ONLY. IT IS
NOT INTENDED FOR
PERMITTING OR BIDDING
ENGINEER OF RECORD:
ANNA L. CARRILLO, P.E.
TX. REG. NO. 97350

SLUGGERS TRAINING FACILITY & BALLFIELDS
395 ALTAMESA BLVD.
FORT WORTH, TEXAS

OVERALL SITE PLAN

Issue Dates:
11-7-2022
11-30-2022

Date

Revisions

Scale: AS SHOWN

Drawn By: AA

Checked By: ALC

Sheet

1 of 6