



Zoning Staff Report

Date: Sept. 17, 2024

Case Number: ZC-24-082

Council District: 7

Zoning Map Amendment

Case Manager: Stephen Murray

Owner / Applicant: The Nelson Living Trust / Amanda Mata, Westwood Professional Services

Site Location: 1721, 1725 & 1817 North Las Vegas Trail

Acreage: 21.585 acres

Request

Proposed Use: Apartments

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

To: “C” Medium 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 consistent**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

The subject site is located on the west side of Fort Worth, situated one block north of the Las Vegas Trail and I-820 interchange, in Council District 7. The site is currently undeveloped. The applicant is requesting to rezone the 20+ acre property from “A-5” One Family Residential to “C” Medium Density Multifamily, to accommodate the development of an apartment complex. The maximum allowable density of 24 dwelling units per acre of gross density would in theory allow up to roughly 300 units with open space and parking requirements. Any development would need to meet all of the development standards found in Section 4.711 of the Zoning Ordinance.

“C” District, Multifamily Development	
Open space	45% minimum
Units per acre	24 maximum
Front yard*	20 feet minimum
Rear yard	5 feet minimum
Side yard*	
Interior lot	5 feet minimum
Corner lot **	20 feet minimum adjacent to side street
Setback adjacent to one- or two-family residential district ***	Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum 1:1 setback with a 10-foot minimum setback for one-story garages and carports 20-foot minimum setback for dumpster enclosures and one-story accessory structures
Height	36 feet maximum, slab to top plate (see Chapter 6, Development Standards, § 6.100, Height)

Please note that a formal Site Plan is not required for a rezoning to “C”, however providing a concept layout can 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 current agricultural use of the site.





Surrounding Zoning and Land Uses

- North "A-10" One Family Residential / City of Fort Worth park land
- East "A-5" One Family Residential / church
- South "C" Medium Density Multifamily / apartments
- West "A-10" One Family Residential / City of Fort Worth public park land

Recent Zoning History

- None

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	NAS Fort Worth JRB RCC
Fort Worth ISD	White Settlement ISD

Development Impact Analysis

Land Use Compatibility

Surrounding land uses in this area vary greatly. The site abuts public parkland owned by the City of Fort Worth to the north and west. A church sits across Las Vegas Trail to the east. A multifamily apartment complex borders the site to the south. Access to Loop 820 is provided by an interchange with on and off ramps just to the south. The current roadway conditions are a two-lane asphalt road. A single-family neighborhood is located northeast of the proposed site.

The proposed zoning is **not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far West 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 *future medium density residential* would be required in order to accommodate a rezoning to “C” Medium Density Multifamily.

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

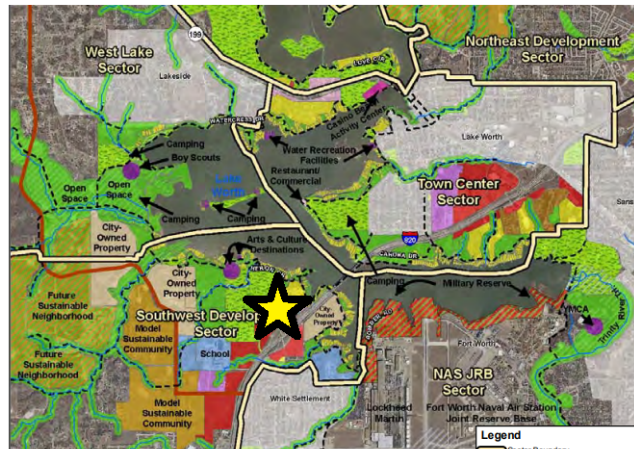
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	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.

However, the proposed zoning is **consistent** with the following Comprehensive Plan policies:

- Support innovative development projects that implement the Lake Worth Vision Plan and showcase Green Infrastructure practices, conserve riparian buffers, and extend greenway networks with hike & bike trails.
- 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.
- 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.

Additionally, the Lake Worth Vision Plan calls for mixed use village development in this vicinity. An apartment complex would meet the standard for mixed use, however, there is no commercial component proposed within the development.



Allowing for known development plans associated with several large parcels, the plan anticipates a mix of office, light industrial, and commercial uses near Loop 820 in the **Southwest Development Sector**. As in the Northeast Development Sector, Model Sustainable Communities are envisioned along Silver Creek Road between Loop 820 and the Live Oak Creek floodplain. These communities would incorporate one or more mixed-use village cores surrounded by appropriate medium to lower density residential neighborhoods connected to the lake via bike and walking trails. The large tracts to the west of the Live Oak Creek floodplain are identified in the plan as Future Sustainable Neighborhoods, which would be designed around integrated open spaces and include trails along the natural drainage ways leading to Lake Worth. More information and sketches of potential development concepts for the Southwest Development Sector can be found beginning on Page 43. Based on lakeshore neighborhood feedback, the large tracts of City-owned land on both sides of Loop 820 are not identified for future development in the Lake Worth Vision Plan.



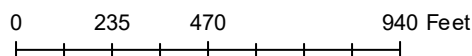
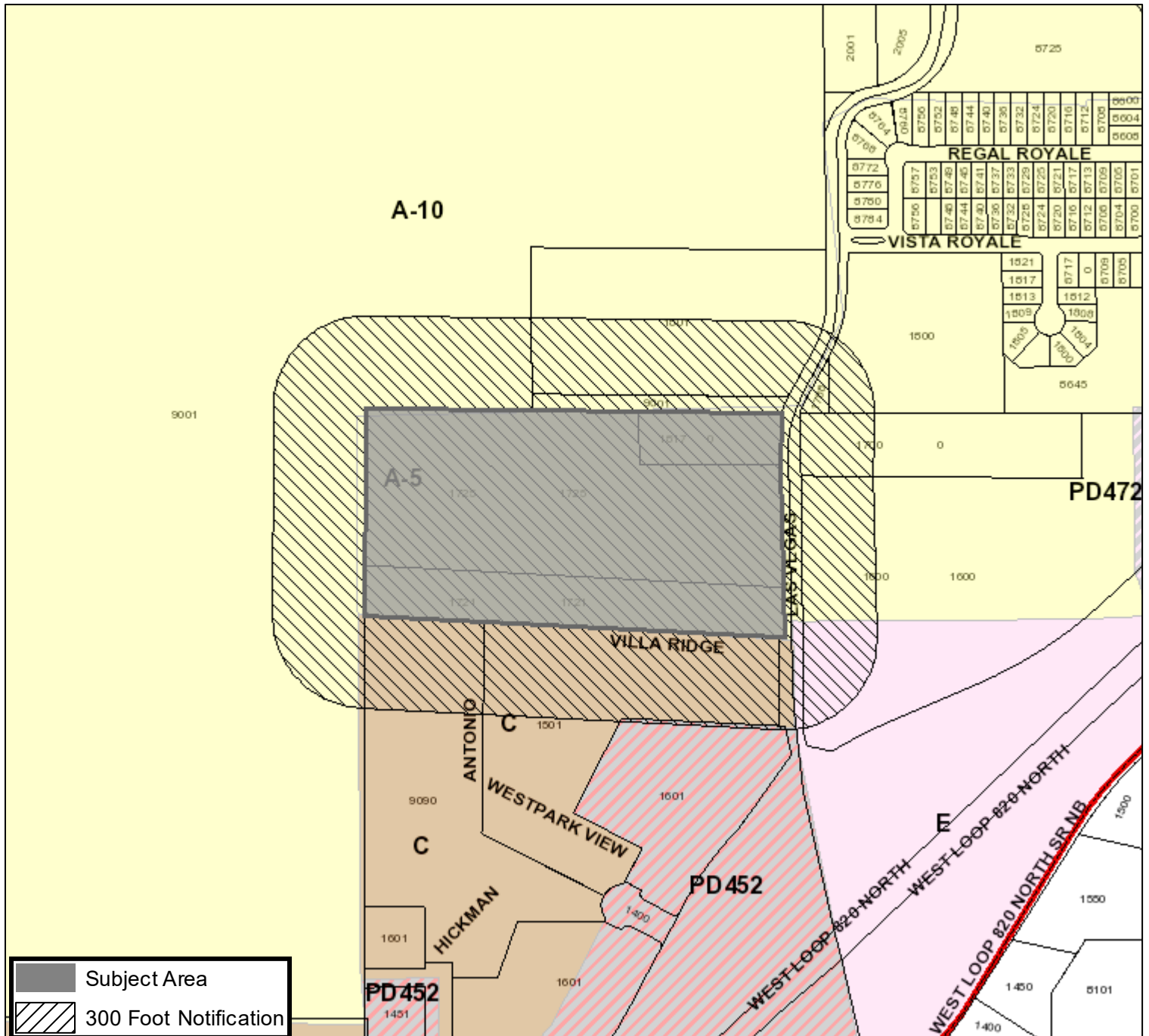
Examples of Sustainable Neighborhoods



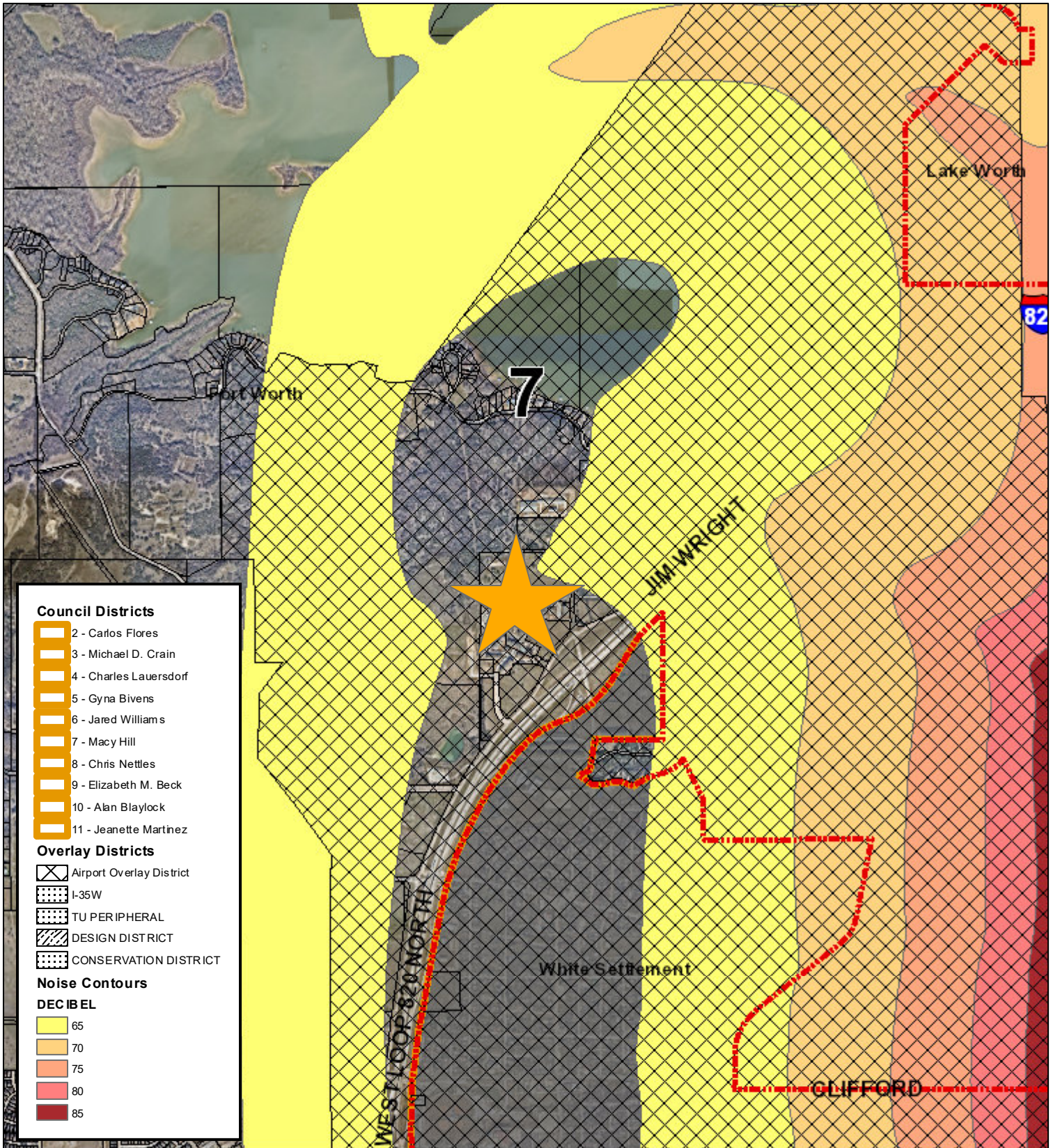
Examples of Model Sustainable Communities

Area Zoning Map

Applicant: The Nelson Living Trust/Westwood Professional Svcs
 Address: 1721, 1725 & 1817 North Las Vegas Trail
 Zoning From: A-5
 Zoning To: D
 Acres: 21.74608523
 Mapsco: Text
 Sector/District: Far_West
 Commission Date: 8/14/2024
 Contact: 817-392-8043



Area Map



Council Districts

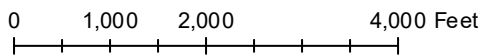
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauenroth
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

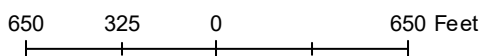
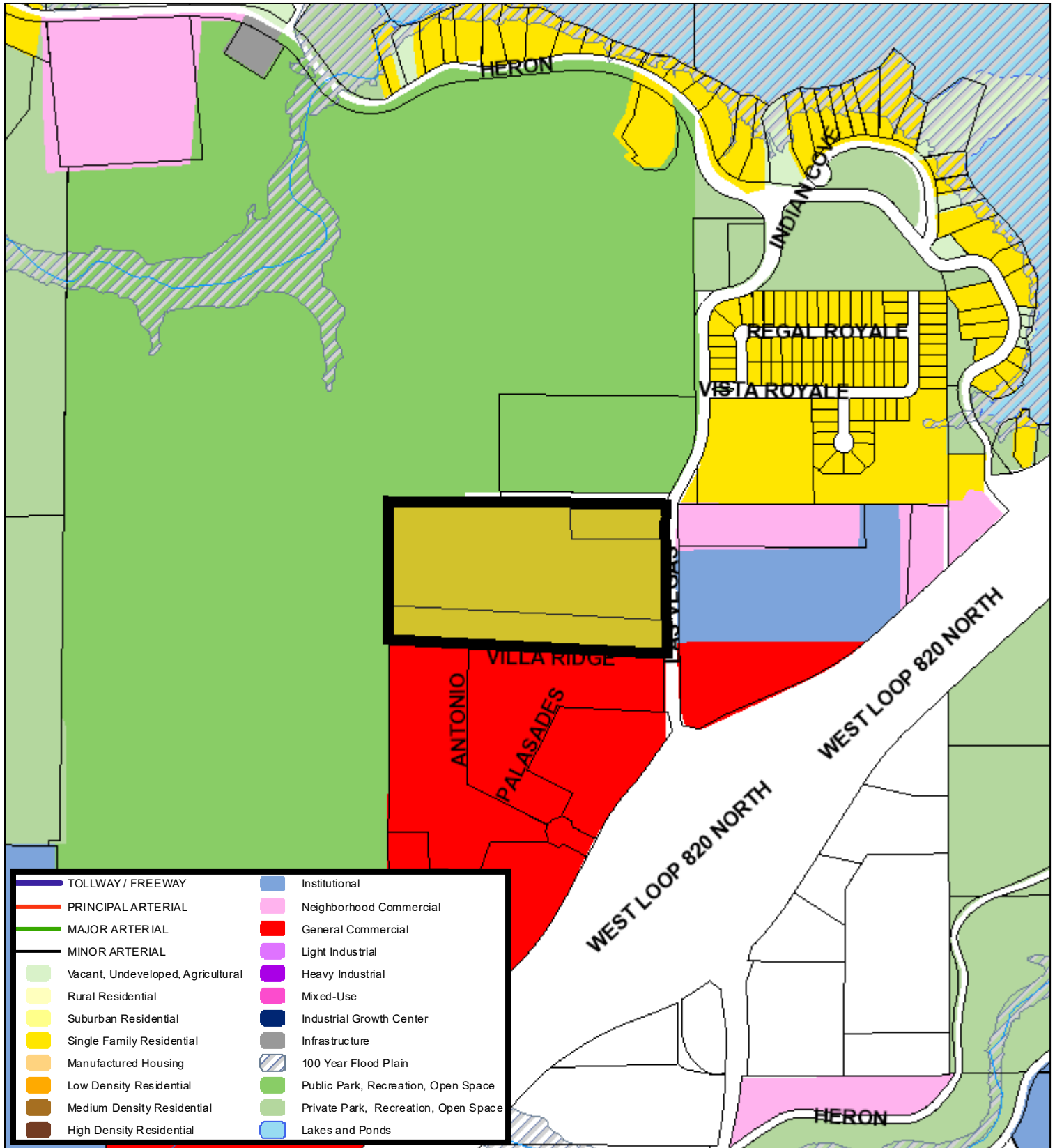
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

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



0 405 810 1,620 Feet

