

Zoning Staff Report

Date: August 12, 2025 Case Number: SP-25-009 Council District: 5

Zoning Map Amendment

Case Manager: Beth Knight

Owner / Applicant: Huong Dao Vipassana B Center/ Westwood

Site Location: 4717 E. Rosedale Street Acreage: 3.00 acres

Request

Proposed Use: To add accessory storage building to the Buddhist Temple

Request: Add site plan for "PD1417" Planned Development/Community

Facilities District

Recommendation

Staff Recommendation: Approval

Zoning Commission Recommendation: Approval by a vote of 7-0

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Project Description and Background

The subject property is part of the Buddhist temple located along the north side of E. Rosedale Street, at the northeast corner of Edgewood Terrace. The current zoning of this site is Planned Development PD 1417, which was approved in 2024 to allow certain "CF" Community Facility uses, with development standards for height, parking, signs and urban forestry; site plan required. Although the zoning was approved in 2024, the temple has been operating on the site since the early 2000s. Roughly 40% of the area within the PD is developed, and the subject area contains the temple's oldest buildings. The applicant is submitting the required site plan to add development of a new accessory storage building.

All immediately surrounding properties to the north, east, and west are also located within PD 1417. An existing commercial building and vacant land lies to the south of this site across E. Rosedale Street. The proposed location is behind the main temple that is accessed from Edgewood Terrace. A new kitchen is located due south of the proposed building, and residential buildings for the religious complex have been constructed to the north. Vacant land for the temple's expansion and used for intermittent celebrations lies to the east. Additional land for future expansions is found at the end of Edgewood Terrace, furthest from E. Rosedale Street.

The site plan depicts a two story 2,880-square foot non-habitable building with 1,440 square feet on each floor. Since the building is not habitable, no additional parking spaces are needed to meet minimum ordinance requirements. However, construction of new habitable buildings in later phases is likely to trigger the need to pave the existing parking lot, consisting of a grassy surface and no striped spaces. The site plan complies will all requirements for "CF" Community Facility zoning, and no waivers or specific development standards are being requested.

Surrounding Zoning and Land Uses

North: "PD-1417" for certain CF uses / Residential quarters

East: "PD-1417" for certain CF uses / Vacant land

South "E" Neighborhood Commercial / 1 commercial use, vacant land

West: "PD-1417" for certain CF uses / Parking area

Zoning History

- ZC-11-030: site and surrounding area, Council-initiated rezoning, from multiple district to be in conformance with the Comprehensive Plan, 4/6/2011.
- ZC-19-116: site and surrounding area, staff-initiated rezoning, add Stop Six Residential Overlay, approved, 9/11/2019.
- ZC-23-202: from B, E, I, to PD for CF uses with waivers to height, parking, signs and urban forestry, approved, 12/10/2024.

Public Notification

300-foot Legal Notifications were mailed on June 27, 2024.

The following organizations were notified: (emailed June 27, 2024)

Organizations Notified			
Historic Stop Six NA*	Stop 6/Poly Oversight		
Echo Heights Stop Six Environmental Coalition	West Meadowbrook NA		
Polytechnic Heights South NA	East Fort Worth Business		
-	Association		
East Fort Worth, Inc.	Fort Worth ISD		
Neighborhoods of East Fort Worth Alliance	Streams and Valleys Inc		
Southeast Fort Worth Inc.	Trinity Habitat for Humanity		

^{*}Located within this Neighborhood Association

Development Impact Analysis

Site Plan Comments

Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

- 1. Correct spelling of note: part of Tract 3 in PD 1417.
- 2. Please label the proposed building's setback dimensions to the eastern property line.
- 3. Label the proposed building's height.
- 4. Note all existing buildings' uses, stories, and height. A chart could be used if the labels start to overlap.
- 5. Show and label all the existing structures where the legal description and ownership labels have been placed in the north central portion.
- 6. Show and label the dumpster or note the site does not have a dumpster.
- 7. Label the western gate's height.
- 8. Note the site has no platted easements.
- 9. Show the required PD setbacks.
- 10. Informational comment: addition of a non-habitable building will not trigger paving of the existing parking area to the west at this time. Future building that add habitable space are likely to necessitate the parking area to be formally paved and striped.
- 11. Label the zoning and use of the sites to the south.
- 12. Remove signage notes #2, since contradicts note #1.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff <u>cannot be waived</u> through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

DS - Transportation

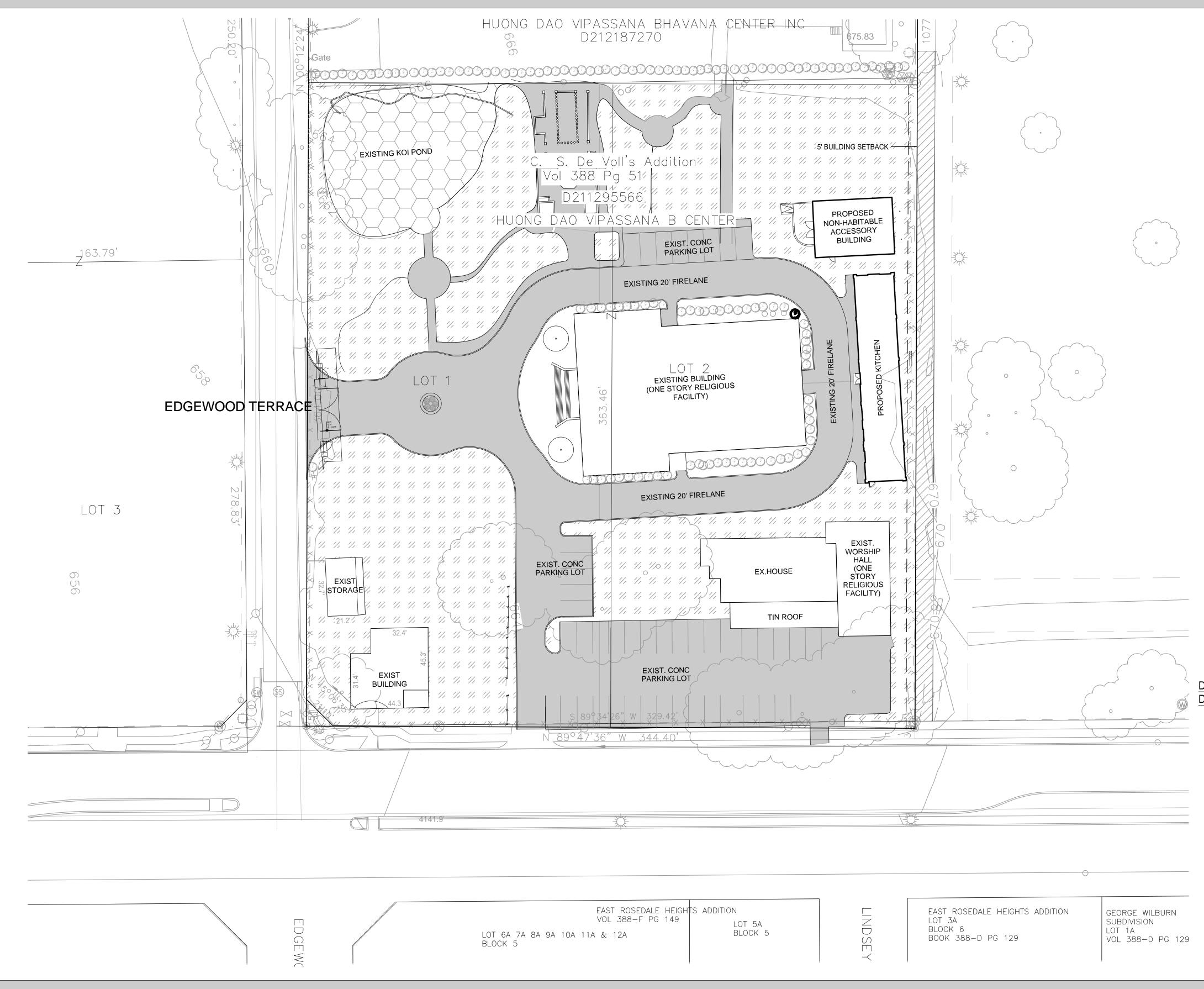
1. None noted.

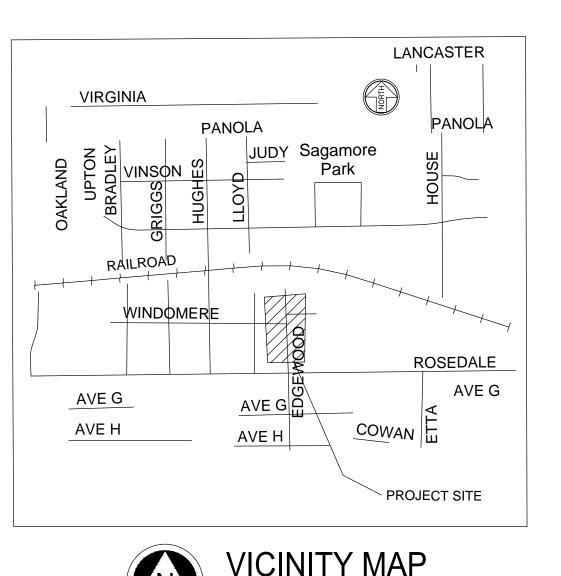
Fire

1. None noted.

SACRED STONE

4717 EAST ROSEDALE STREET



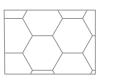




CONCRETE PAVMENT

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GRASS VEGETATION



EXISTING KOLPOND

GENERAL NOTES:

1. THIS SITE WILL COMPLY WITH THE LANDSCAPING, URBAN FORESTRY, AND SIGNAGE STANDARDS IN THE APPROVED PD 1417

STANDARDS IN THE APPROVED PD 1417
2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.

3. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

SITE SUMMARY TABL

1. ZONING: 2. PROPOSED LAND USE 3. LOT AREA (LOT 1 & 2):

RELIGIOUS CAMPUS (2.98 ACRES)

4. BUILDING AREA:
5. IMPERVIOUS AREA:

7. PERVIOUS AREA : 5. TOTAL PARKING REQUIRED :

5. TOTAL PARKING REQUIRED :6. TOTAL PARKING PROVIDED :

120 MIN - NO MAX (SHALL BE PROVIDED ON ZONING TRACTS 1, 2, & 3)

DIRECTOR OF DEVELOPMENT SERVICES:

DATE:

SITE PLAN TO SUPPORT PROPOSED ACCESSORY BUILDING SACRED STONE

4717 E. ROSEDALE ST
PART PF TRACT 3 IN PD1417,
C.S. DE VOLL'S ADDITION
JUNE 2025

ZONING CASE: SP-25-009

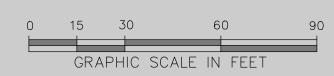


DEVELOPER/OWNER

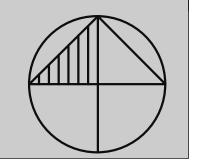
HUONG DAO VIPASSANA
BHAVANA CENTER INC
4717 E ROSEDALE STREET
FORT WORTH, TEXAS, 76105
972.859.0086

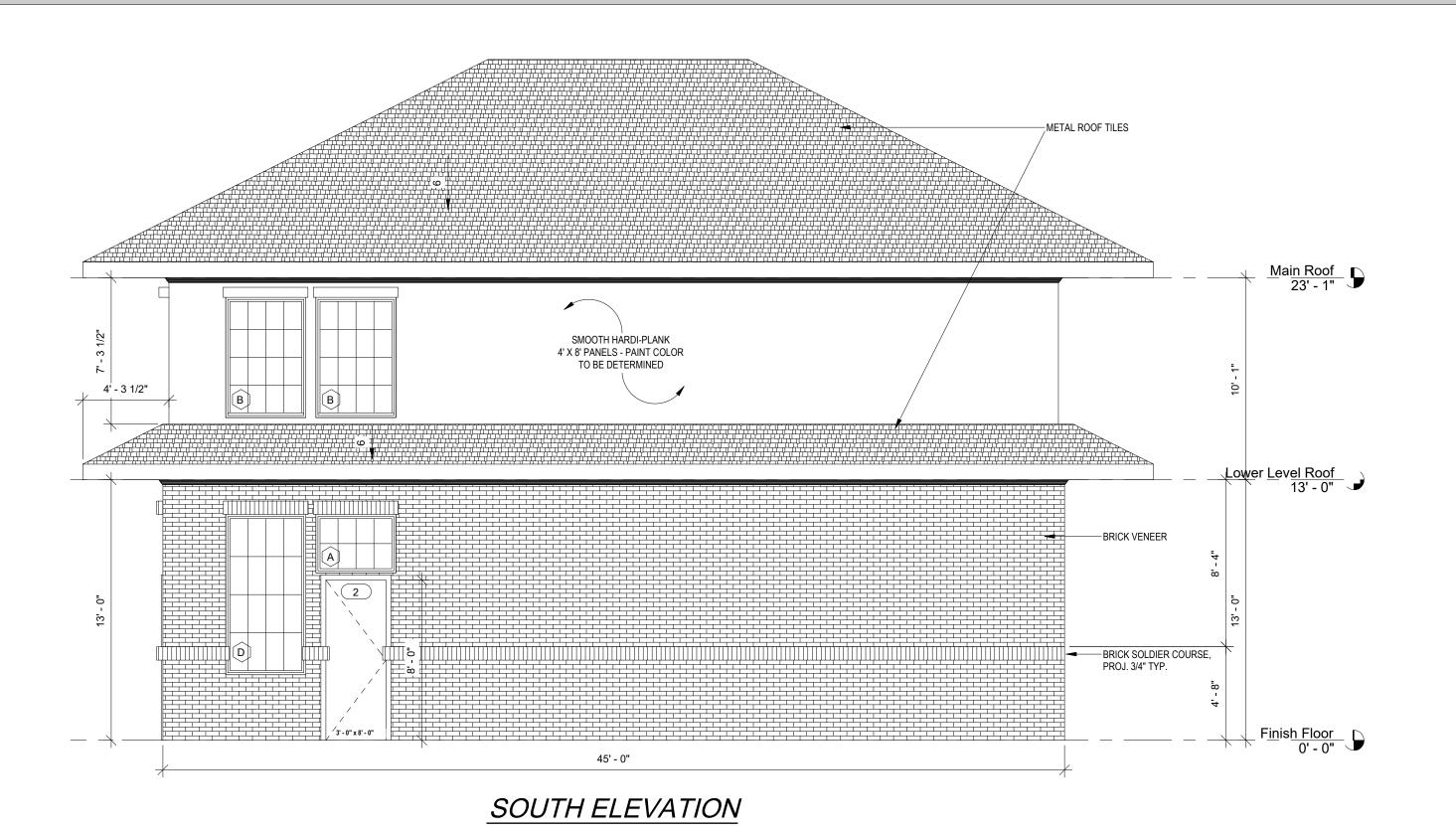
ENGINEER

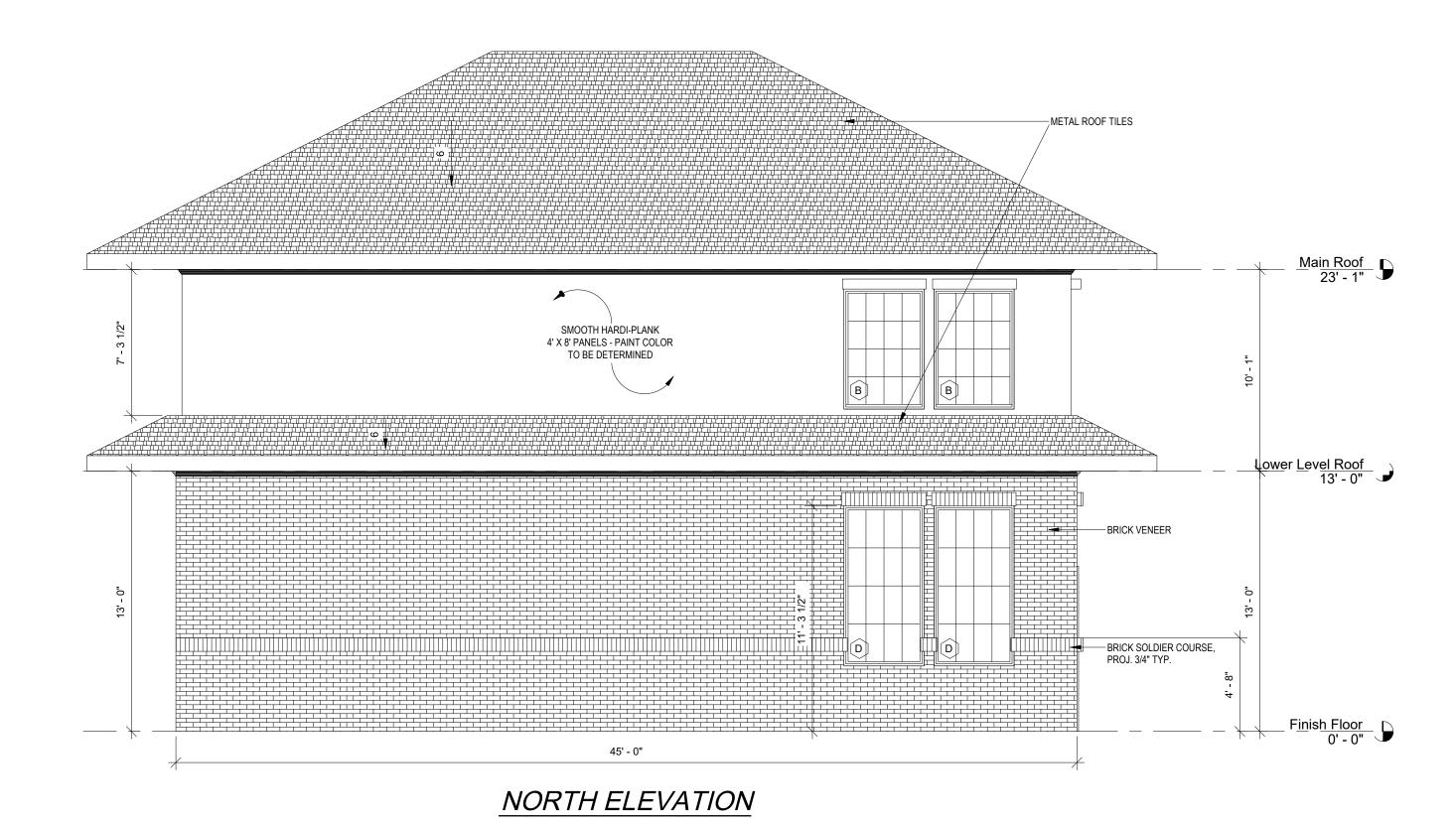
WESTWOOD PROFESSIONAL SERVICES 500 WEST 7TH STREET, SUITE 1300 FORT WORTH, TEXAS, 76102 817.953.2777



DATE: 07/03/2025 SCALE: 1"=30' PROJECT #: 5389-22.383

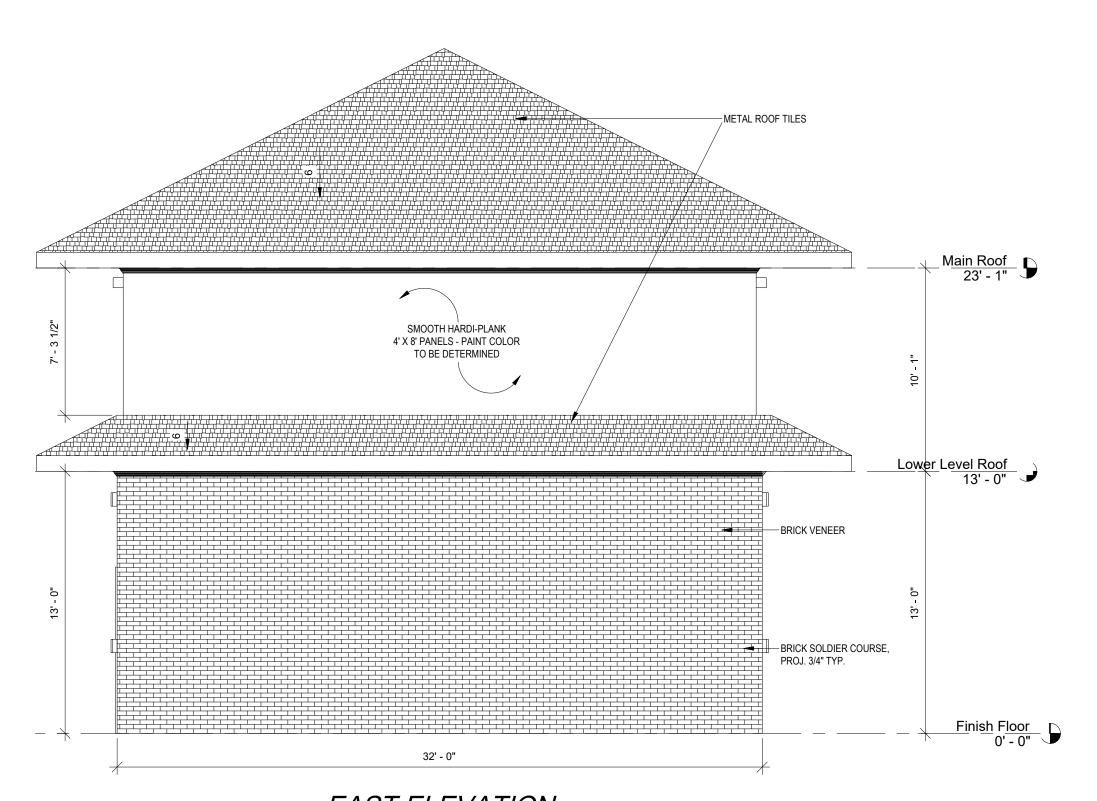






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BUILDING ELEVATIONS SACRED STONE

4717 E. ROSEDALE ST LOT 1 & 2, C.S. DE VOLL'S ADDITION JUNE 2025

EAST ELEVATION

ZONING CASE: ZC-23-202



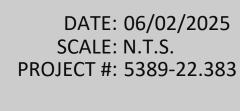
WEST ELEVATION

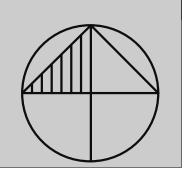
DEVELOPER/OWNER

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ENGINEER

WESTWOOD PROFESSIONAL SERVICES 500 WEST 7TH STREET, SUITE 1300 FORT WORTH, TEXAS, 76102 817.953.2777





EXISTING TREE CANOPY COVERAGE

	TREE SPECIES	CALIPER (in)	CANOPY COVERAG	
ID		DBH	AVE. DIA(FT)	AREA(SF)
1	HACKBERRY	9	18	255
2	HACKBERRY	19	31	755
3	POST OAK	16	35	692
4	POST OAK	15	21	346
5	POST OAK	24		1775
6	POST OAK	20.5		1307
7	POST OAK	16	33	855
8	POST OAK	18	40	1257
9	POST OAK	17	41	1320
10	POST OAK	30.5		2901
11	POST OAK	20		1247
12	POST OAK	20		1229
13	LIVE OAK	15		750
14	POST OAK	16	27	540
15	POST OAK	22		1485
16	HACKBERRY	11	23	415
17	POST OAK	21	30	707
18	POST OAK	20.5		1357
19	POST OAK	31		2989
20	POST OAK	19	29	631
21	POST OAK	17	26	660
22	POST OAK	21.5		1446
23	HACKBERRY	18		555
24	POST OAK	18		569
25	LIVE OAK	18		989
26	LIVE OAK	15		921
27	OAK	4		99
28	OAK	6		105
29	RED OAK	7		110
30	RED OAK	7		115
31	COTTON WOOD	8		136
32	CEDAR ELM	10		140
33	MAPLE	4		89
34	LIVE OAK	4		88
35	LIVE OAK	4		90
36				

TREE PRESERVATION AND MITTIGATION

	Net Urban Forestry Area	Calculation	Square Feet	Acres
4	Gross area of property	->	127,056	2.9168
3	Utility Right of Ways or easements regulated by Public Utility Commision	->	0	0
	Net Urban Forestry area	(A-B)	127,056	2.9168

Required Tree Canopy Area

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D	Net Urban Forestry Area	С	127,056	2.9168
E	Land Use/Canopy Coverage Ratio: Commercial (30% Coverage)	(D x %)	38,117	0.8750
F	Additional 5% if using Method B	(D x .05)	0	0
G	Required canopy coverage	E+F	38,117	0.8750

Preservation/Retention of Existing Canopy

H	Existing tree canopy area	->	35,973	0.8258
1	Preservation requirement (25%)	(H x .25)	8,993	0.2065
J	Additional 5% if using Method B	(H x .05)	0	0
K	Minimum retention	(I + J)	8,993	0.2065
L	Area of existing canopy retained	->	35,973	0.8258

New Tree Planting	Calculation	S.F.	Acres
Required new planting coverage	(G-L)	2,144	0.0492
2 Large canopy trees @ 2000 sf per tree	(Qty x 2000)	4,000	0.0918
Medium canopy trees @ 700 sf per tree	(Qty x 700)	0	0
Small canopy trees @ 100 sf per tree	(Qty x 100)	0	0
Total planting	(N+O+P)	4,000	0.0918

Parking Areas: Commercial/Industrial Uses

Area of parking and drives	->	20,500	0.4706
Required canopy coverage of parking areas (40%)	(R × 0.4)	8,200	0.1882
Area of canopy coverage being provided	>	8,565	0.1966

	Significant Trees	Calculation	DBH (in)	Canopy (
W	Amount exceeding requirements	(V - U)	1,856	0.0426
V	Provided canopy coverage	(L + Q)	39,973	0.9177
U	Required canopy coverage	(G)	38,117	0.8750

	Significant Trees	Calculation	DBH (in)	Canopy
X	All Post Oaks/Blackjack Oaks .ge. 20" dbh (if east of 1—35)	->	0	0
Υ	All other trees .ge. 30" dbh (regardless of species or location)	->	0	0
Z	Total of significant trees to be preserved	>	0	0
aa	Significant tree preservation credit	(Zsqft x 1.5)	0	0
bb	Total of significant trees to be removed	(X+Y-Z)	0	0

TABULATION

LAND AREA (LOT 1 & 2) = 130088 S.F. (2.9864 ACRES) USABLE LAND AREA = 130088 S.F. - 3022 S.F. (CONVEYED TO TARRANT COUNTY) = 127066 S.F. (2.9170 ACRES)TOTAL BUILDING SIZE & PAVEMENT = 55360 S.F. TOTAL LAND SIZE - TOTAL BUILDING SIZE & PAVEMENT = 71706 S.F NUMBER OF TREES REQUIRED = $7,170 \times 0.1 / 500 = 14$ NUMBER OF SHRUBS REQUIRED = $7,170 \times 0.1 / 50 = 143$ NUMBER OF EXIST. TREES = 37

LANDSCAPE LEGEND

SHADE TREE-LARGE CANOPY
25' L.F. MAX. SPACING-3" CALIPER.



BURFORD HOLLY will be a minimum of thirty-six (36) inches in height at time of planting - 5 gallons minimum in size - and will meet or exceed the required six (6) foot screening height and density within three (3) years of the date of planting.

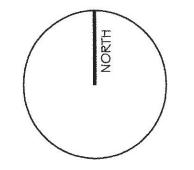


DESIGNATED GRASS AREA

NOTE: DESIGN MAY BE ADJUSTED IN FINAL LANDSCAPE PLANS, USING THE SAME TREE BUFFER REQUIREMENTS.

UFC09-0053 Approved Revised UFP1&2 Plans

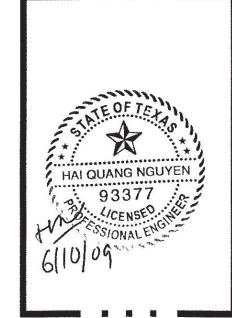
APPROVED By Caleb Olson at 3:02 pm, Jan 10, 2025



LANDSCAPE PLAN

ARCHITECTURE ENGINEERING & CONSTRUCTION

905 RIVIERA DR MANSFIELD, TEXAS 76063 PHONE: (817) 832-1305 FAX: (817) 453-8956



LOT ST 7610

1 06/9/09

Project No. 00809 Sheet No.



Applicant: Area Zoning Map

Huong Dao Vipassana B Center/ Westwood

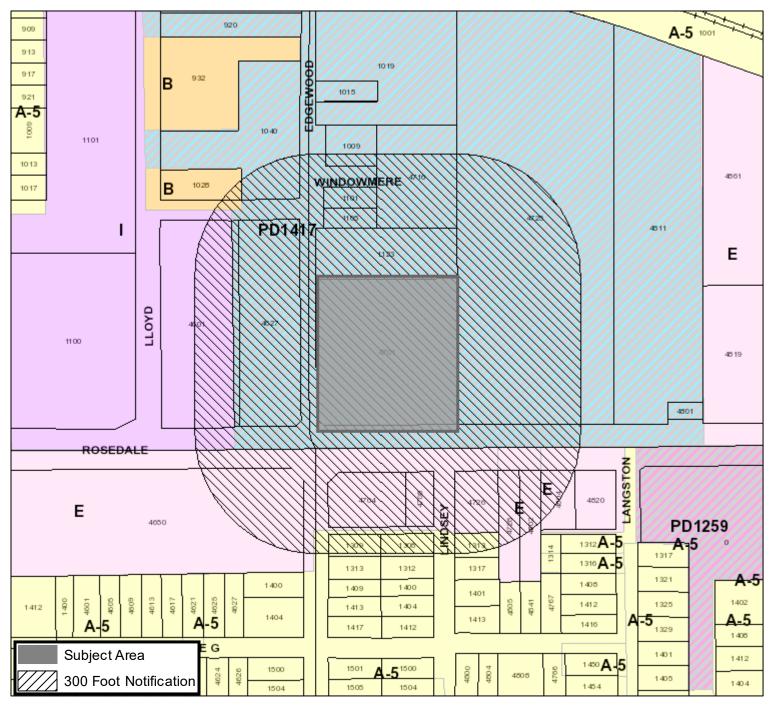
Address: 4717 E. Rosedale Street

Zoning From: PD 1417 for CF uses with religious campus

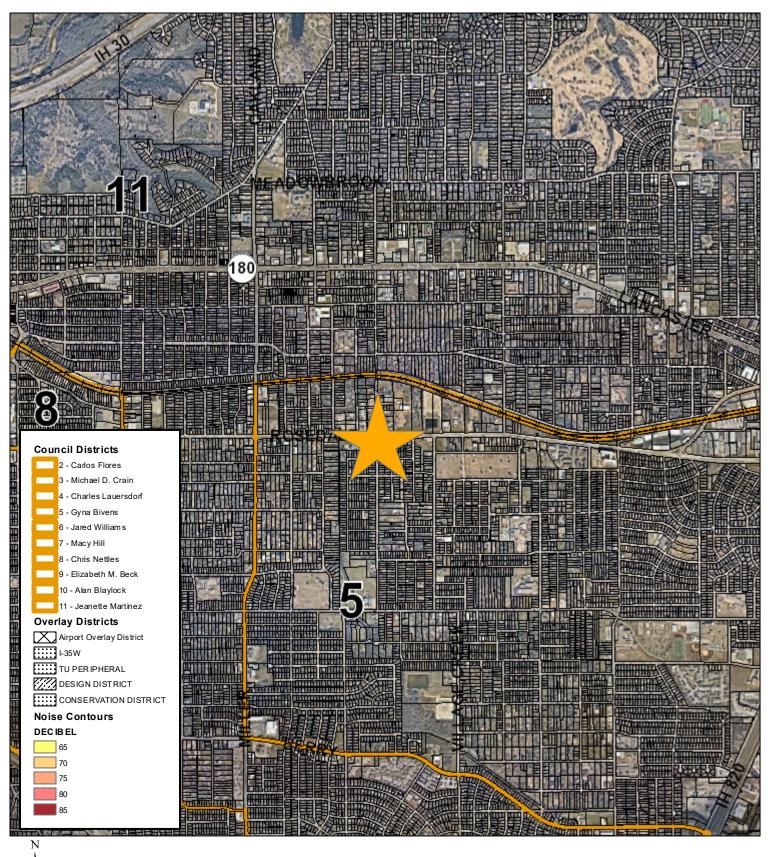
Zoning To: Required site plan to add accessory storage building

Acres: 3
Mapsco: Text
Sector/District: Southeast
Commission Date: 7/9/2025
Contact: 817-392-8190



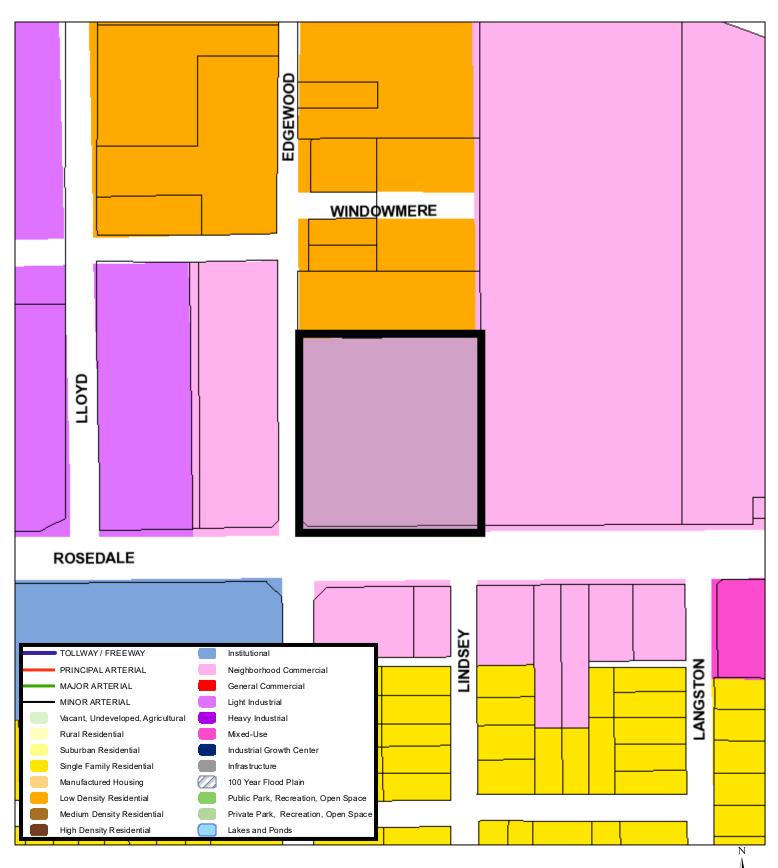








Future Land Use





Aerial Photo Map



