



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 with 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 cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

DS - Transportation

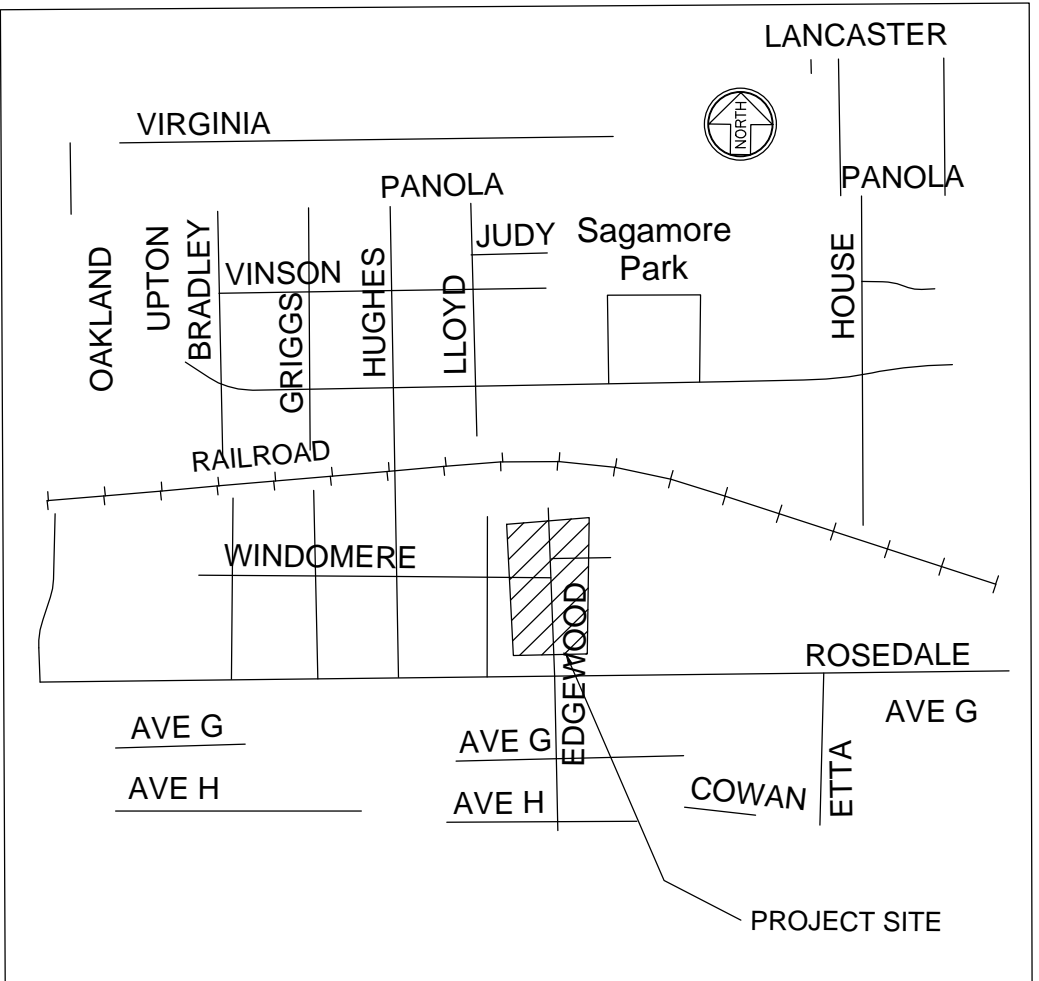
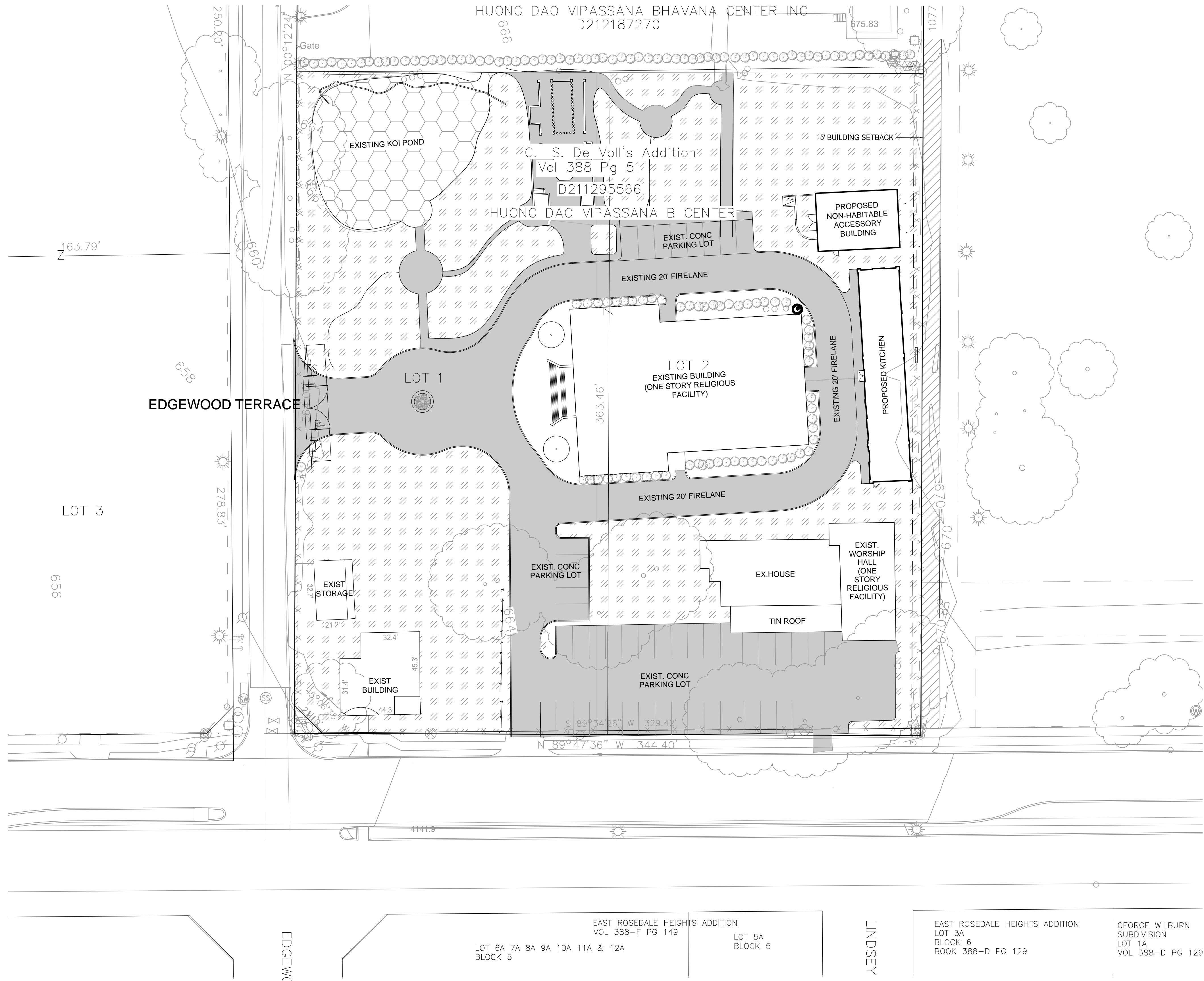
1. None noted.

Fire

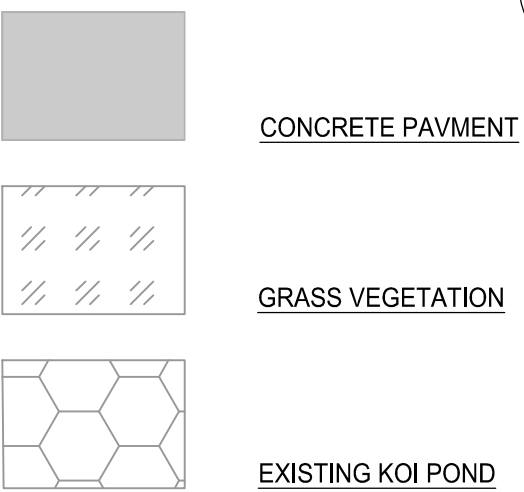
1. None noted.

SACRED STONE

4717 EAST ROSEDALE STREET



VICINITY MAP
SCALE : N.T.S.



GENERAL NOTES:
1. THIS SITE WILL COMPLY WITH THE LANDSCAPING, URBAN FORESTRY, AND SIGNAGE 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 TABLE:	
1. ZONING :	PD-CF
2. PROPOSED LAND USE :	RELIGIOUS CAMPUS
3. LOT AREA (LOT 1 & 2) :	(2.98 ACRES)
4. BUILDING AREA :	
5. IMPERVIOUS AREA :	
6. PERVIOUS AREA :	
7. TOTAL PARKING REQUIRED :	120 MIN - NO MAX (SHALL BE PROVIDED ON ZONING TRACTS 1, 2, & 3)
8. TOTAL PARKING PROVIDED :	

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

Westwood

500 WEST 7TH STREET, SUITE 1300
FORT WORTH, TX 76102 T:817.953.2777
westwoodps.com

Westwood Professional Services, Inc.

DEVELOPER/OWNER

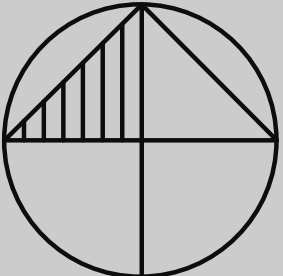
HUONG DAO VIPASSANA
BHAVANA CENTER INC
4717 E ROSEDALE STREET
FORT WORTH, TEXAS, 76105
972.859.0086

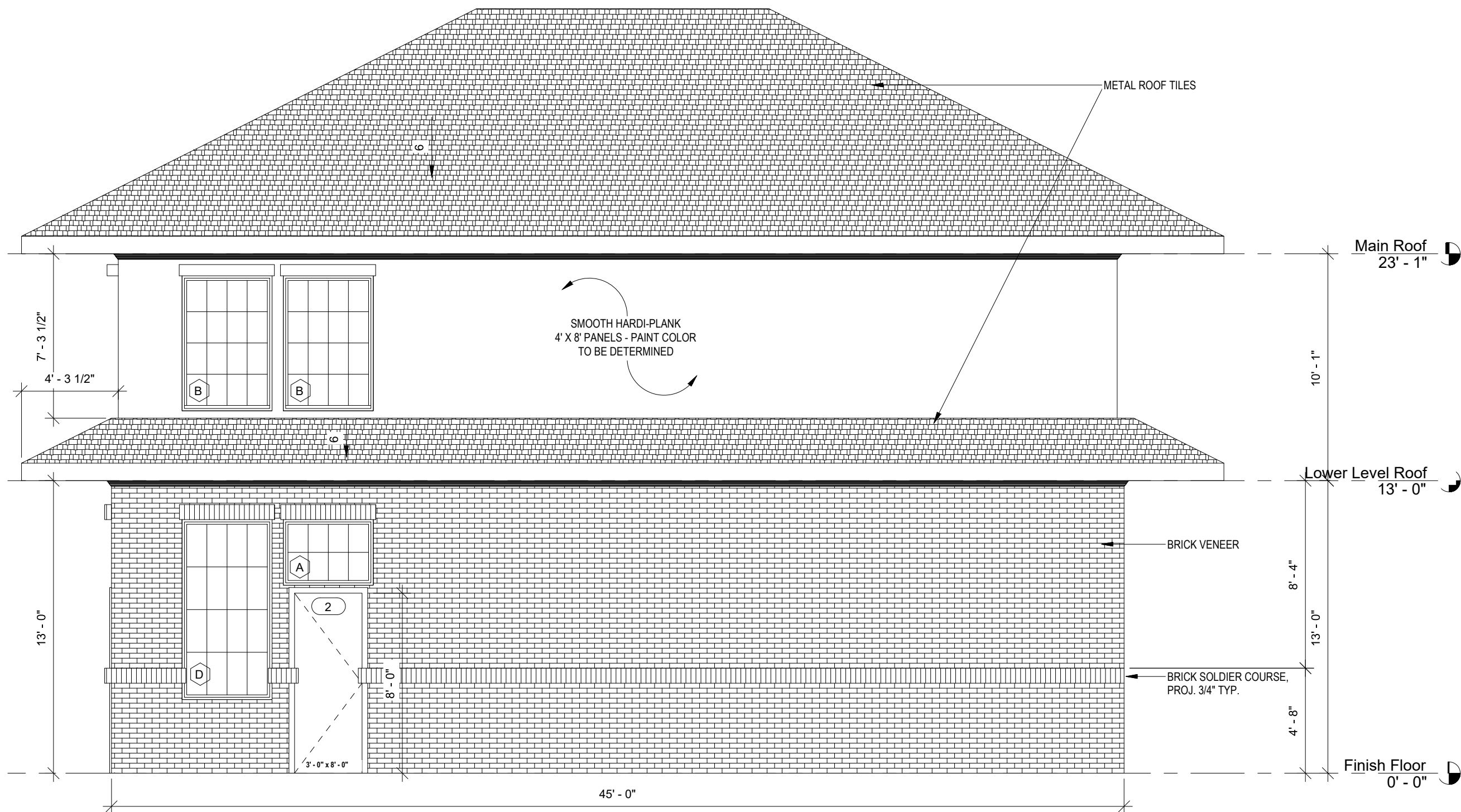
ENGINEER

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

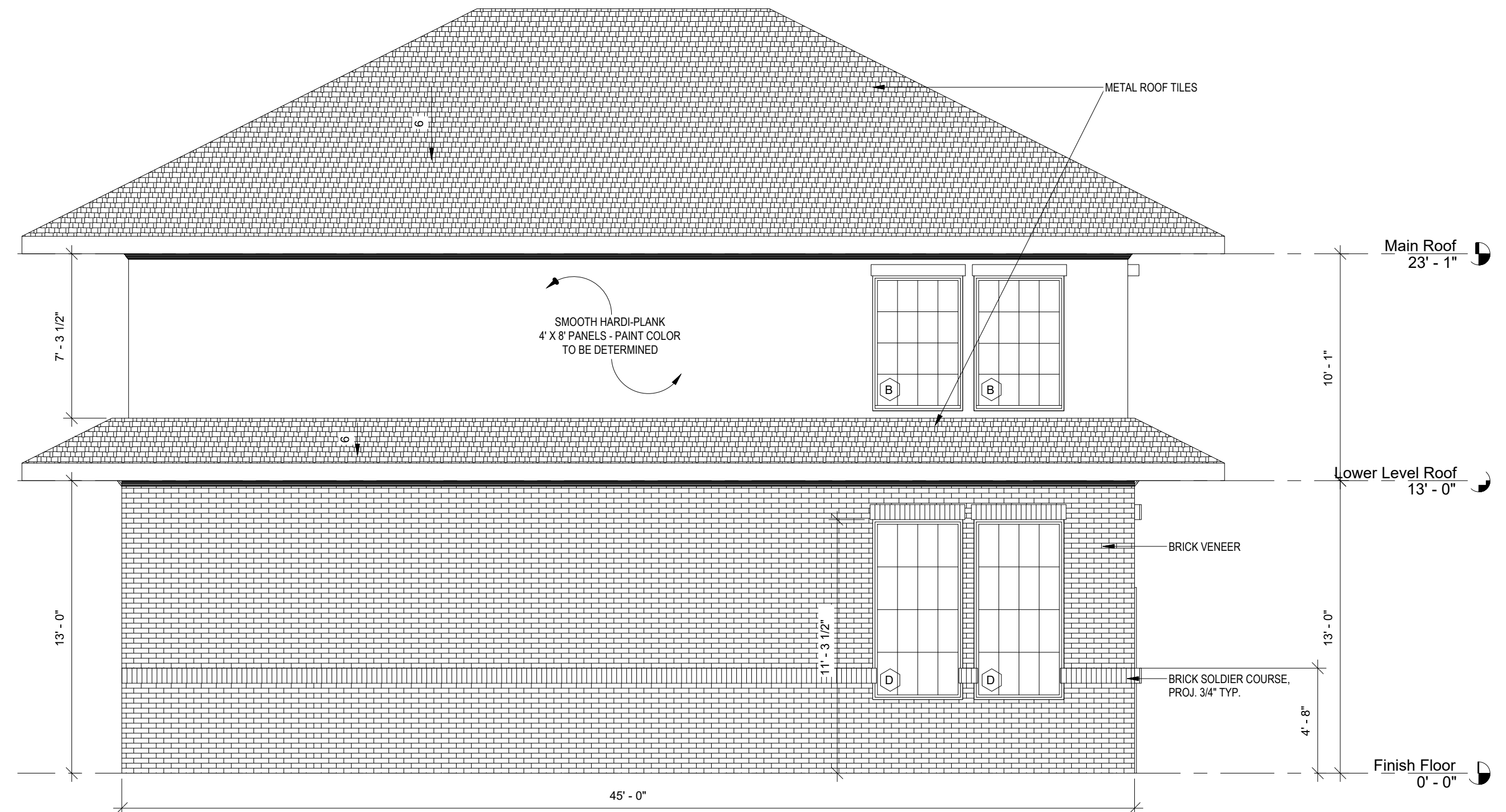


DATE: 07/03/2025
SCALE: 1"=30'
PROJECT #: 5389-22.383

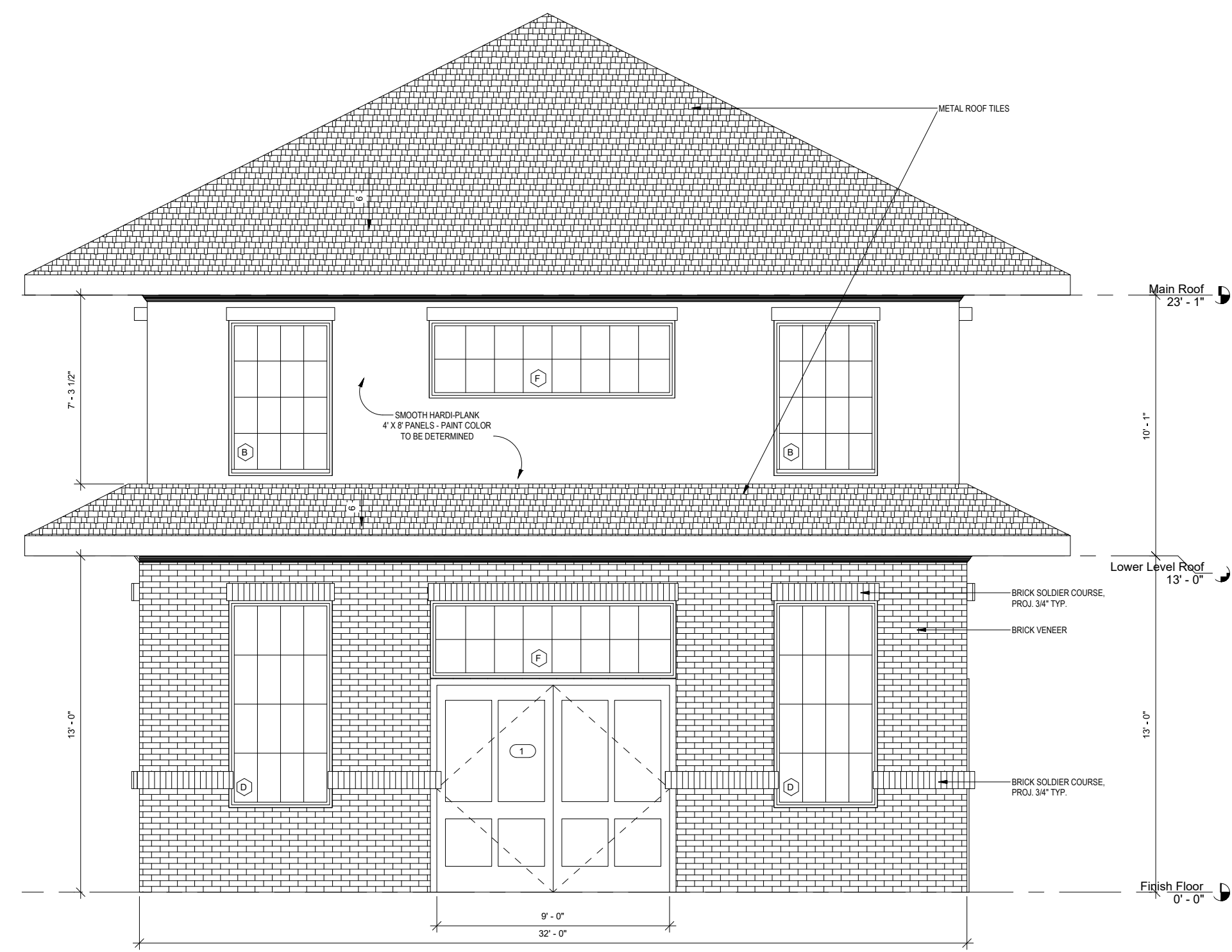




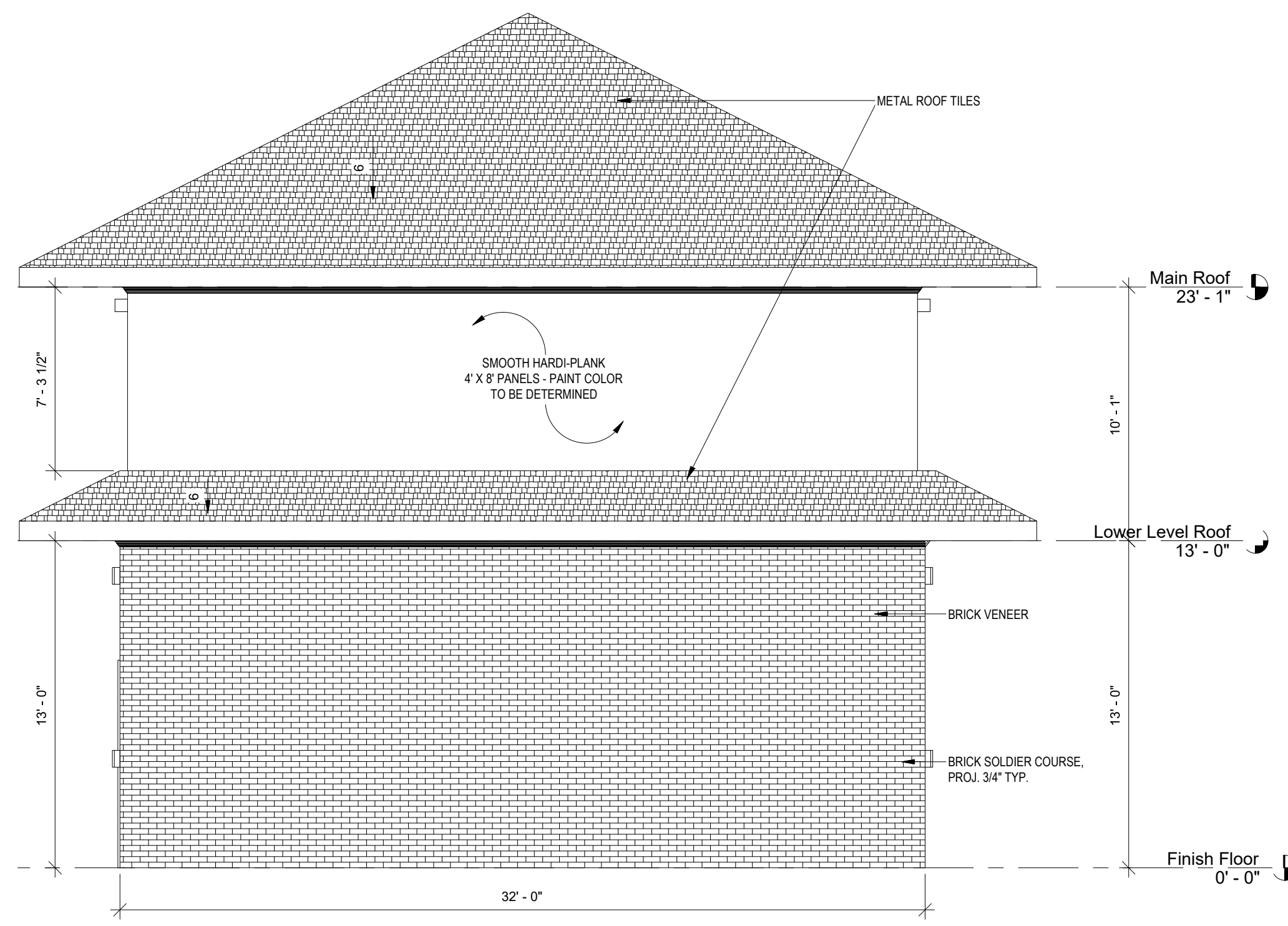
SOUTH ELEVATION



NORTH ELEVATION



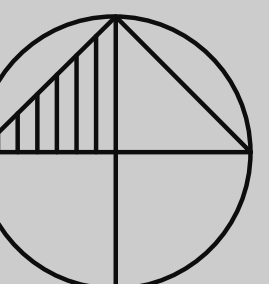
WEST ELEVATION



EAST ELEVATION

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

ZONING CASE : ZC-23-202

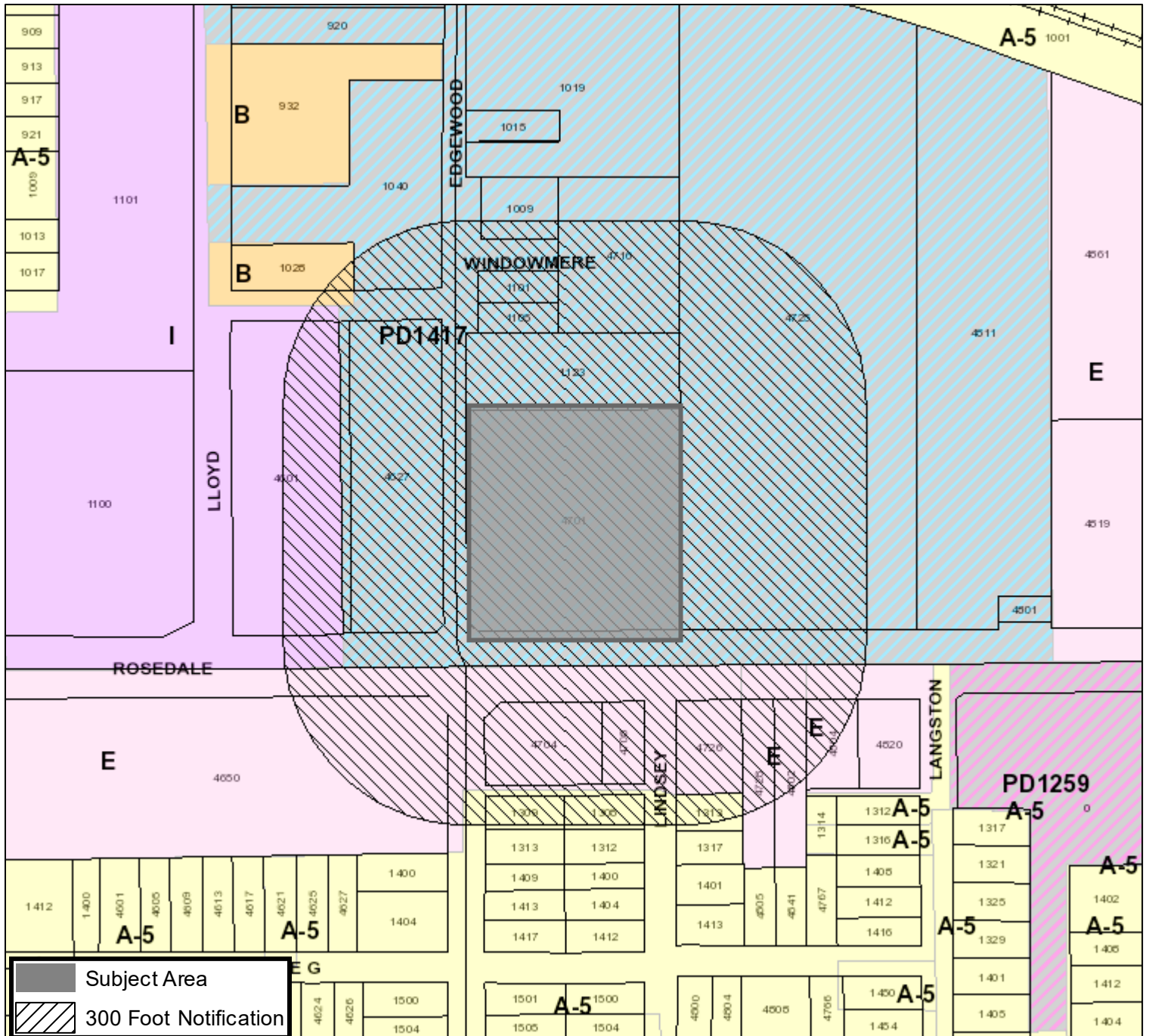




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Area Zoning Map

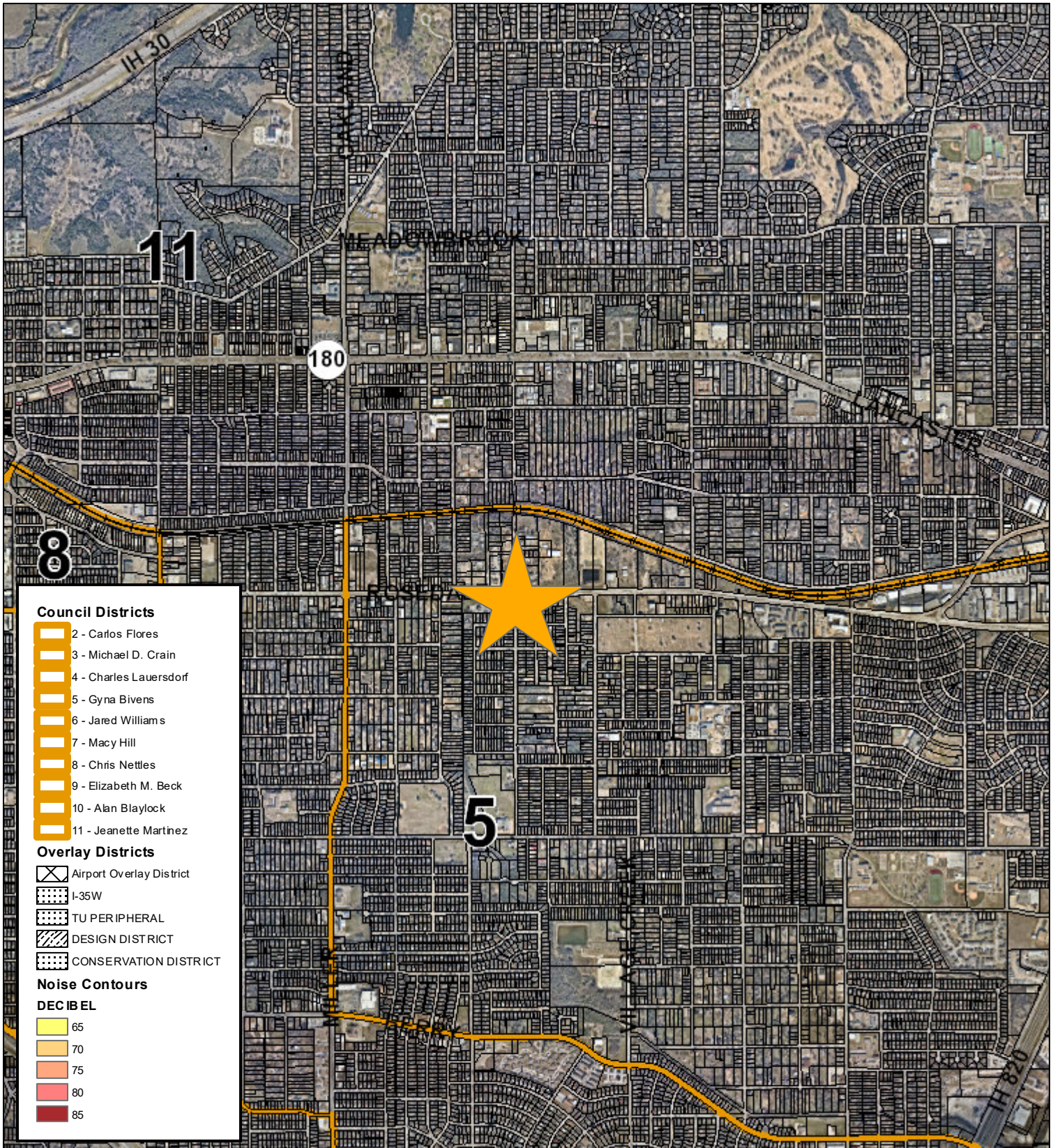
Applicant: Huong Dao Vipassana B Center/ Westwood
Address: 4717 E. Rosedale Street
Zoning From: PD 1417 for CF uses with religious campus
Zoning To: Required site plan to add accessory storage building
Acres: 3
Mapsc0: Text
Sector/District: Southeast
Commission Date: 7/9/2025
Contact: 817-392-8190



0 115 230 460 Feet

Created: 6/24/2025 1:46:22 PM

Area Map

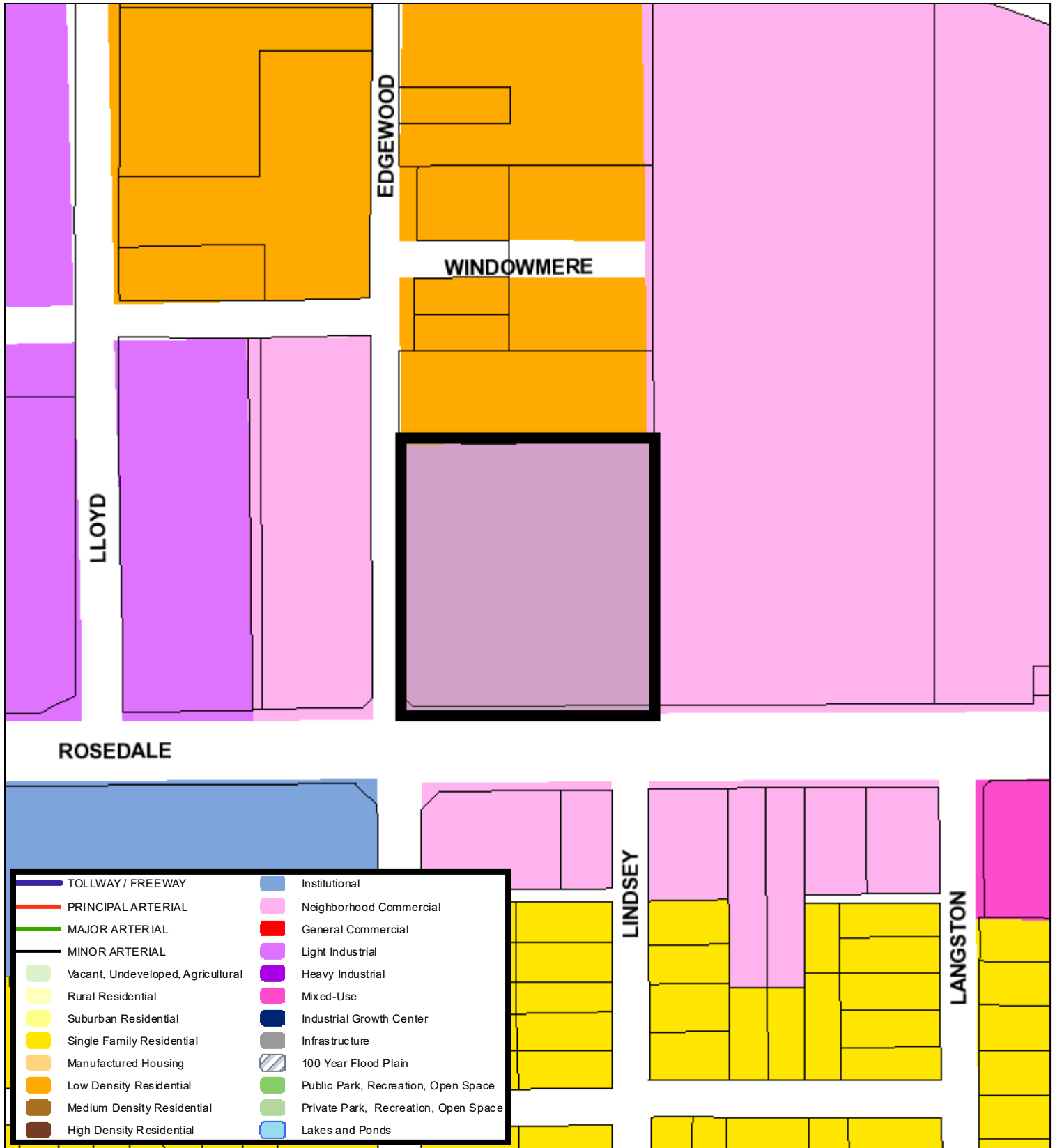


0 1,000 2,000 4,000 Feet



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Future Land Use



180 90 0 180 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.





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Aerial Photo Map



0 115 230 460 Feet

