



Zoning Staff Report

Date: June 27, 2023

Case Number: ZC-23-077

Council District: 3

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Cook Children's Health Care System / Dunaway Associates, Stephen Cook

Site Location: 2800 Cherry Lane

Acreage: 3.72 acres

Request

Proposed Use: Health services facility / Clinic

Request: From: "PD-57" Planned Development Specific Uses with NASJRB Overlay

To: "E" Neighborhood Commercial with NASJRB Overlay

Recommendation

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

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

Staff Recommendation: **Approval**

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

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Project Description and Background

This rezoning request to “E” zoning is proposed to accommodate construction of the Las Vegas Trail Neighborhood Health Center on a 3.7 acre site at Calmont Avenue and Cherry Lane in Council District 3. This 40,000 square foot center will provide pediatric and adult medical services, behavioral health services, and social services support in the form of a food pantry, community education, and onsite job training. A Fort Worth Police substation is also proposed to be housed in the building to help foster police relations within the neighborhood. The two-story building is slated to break ground later in 2023.

Rezoning to a standard zoning classification, such as “E” does not require a Site Plan. The new buildings must meet all of the “E” commercial development standards in Section 4.901 of the Zoning Ordinance.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial & NASJRB Overlay / hotel
East “E” Neighborhood Commercial & NASJRB Overlay / commercial strip center
South “PD-57” Planned Development-Specific uses (commercial) & NASJRB Overlay / school
West “D” Multifamily, High Density & NASJRB Overlay / apartments

Recent Zoning History

- NASJRB Overlay added in 2014.

Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.

The following organizations were emailed on May 26, 2023:

Organizations Notified	
Western Hills North NA*	Fort Worth ISD
White Settlement ISD	NAS Fort Worth JRB RCC
Streams & Valleys Inc	Trinity Habitat for Humanity

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The 3.7 acre property is situated at a major road intersection (Cherry Lane & Calmont Avenue) with high visibility, and has commercial enterprises to the north and east. While the site is directly adjacent to an existing developed apartment complex to the west, the large yard within the apartment development means that development of the health center should by and large be suitable.

While the site is within the NASJRB overlay, it is not within the more intensely regulated APZ zones (Accident Potential Zones) or Clear zones, which are situated closer to the end of the runway. The proposed rezoning to “E” Neighborhood Commercial **is compatible** with surrounding land uses.

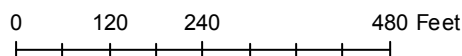
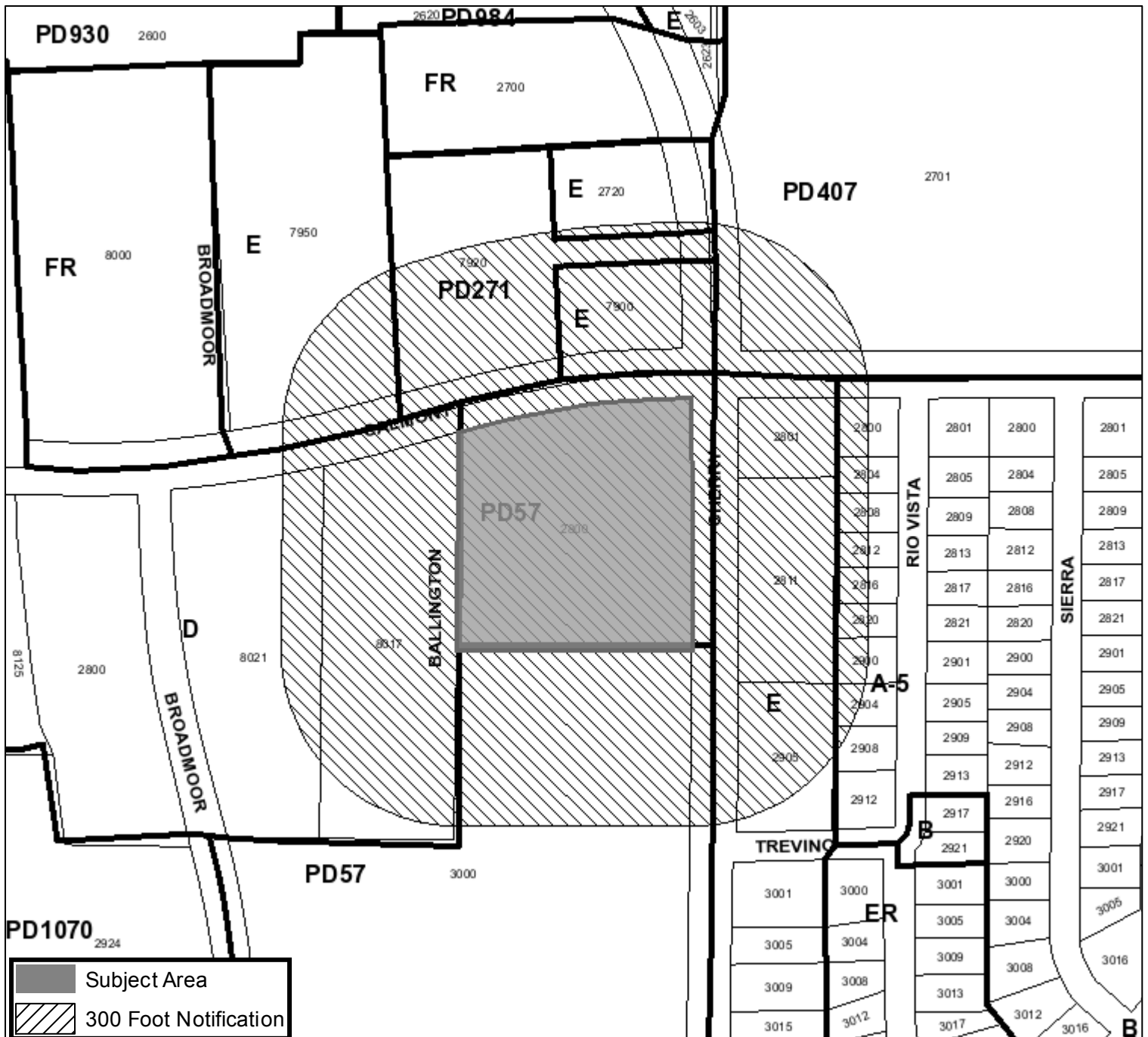
Comprehensive Plan Consistency – Western Hills/Ridglea

The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial on the Future Land Use Map. The proposed rezoning to “E” Neighborhood Commercial **is consistent** with the adopted Comprehensive Plan designation.

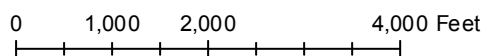
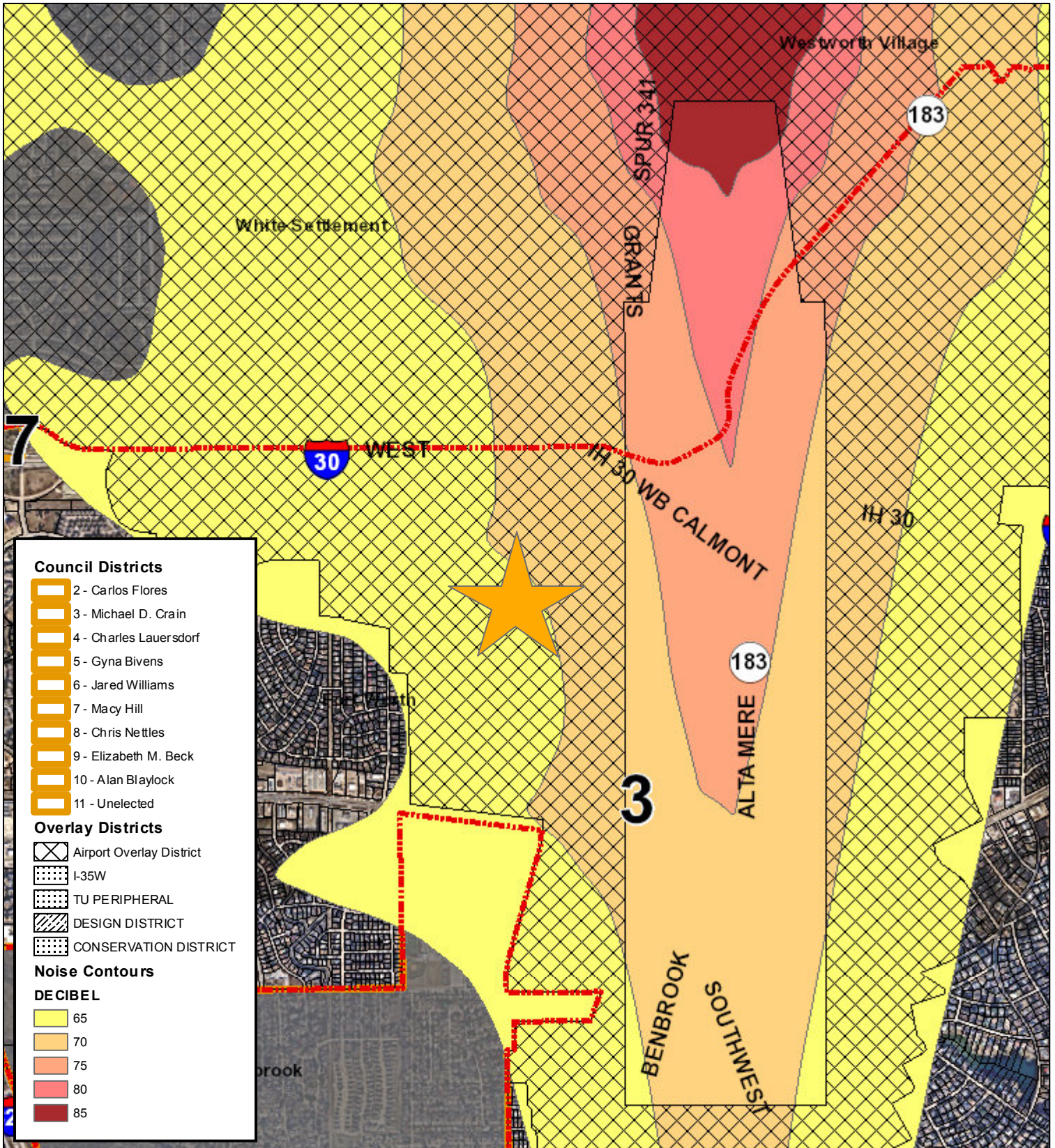
FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1

Area Zoning Map

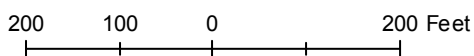
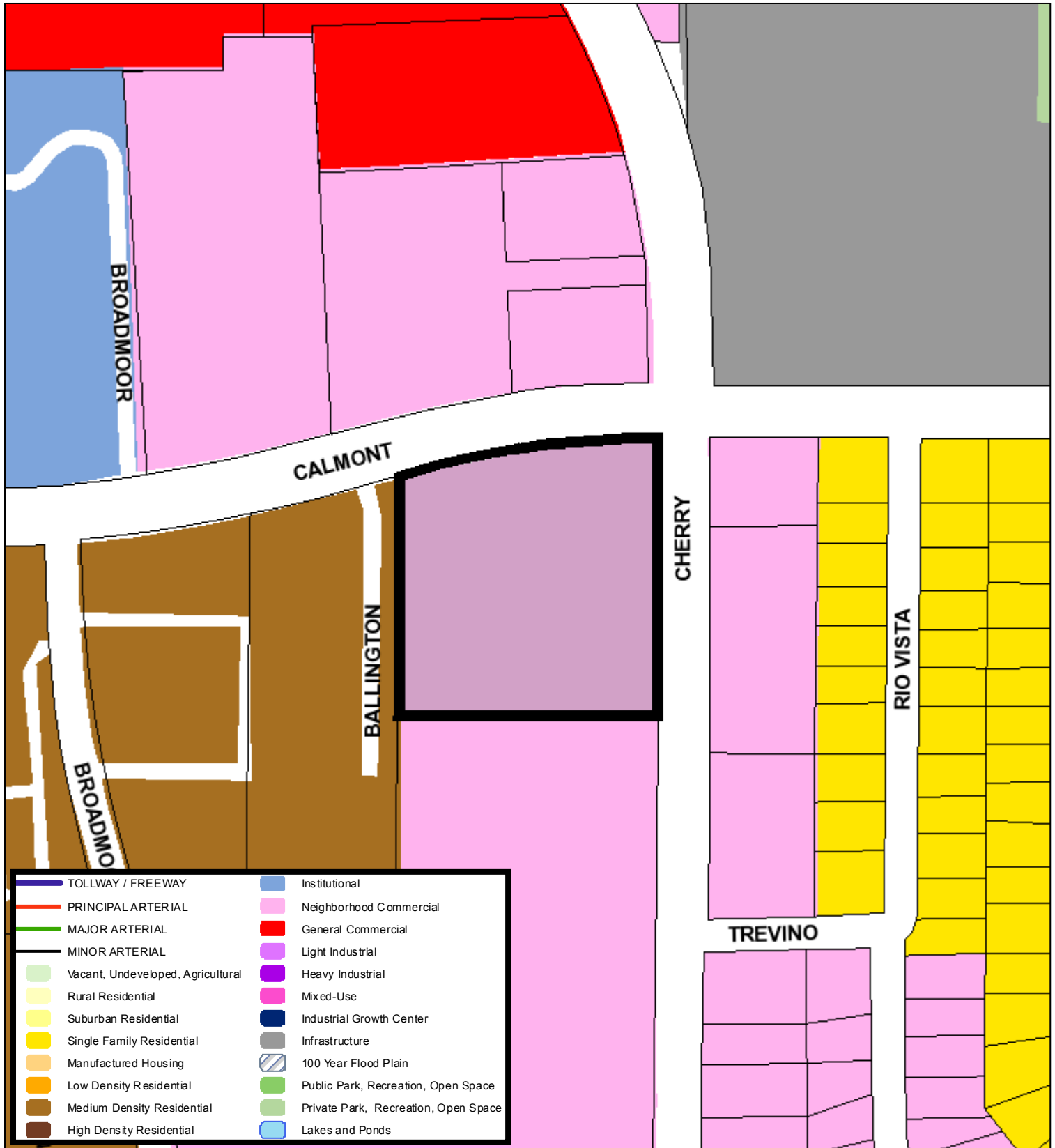
Applicant: Cook Children's Health Care Systems
 Address: 2800 Cherry Lane
 Zoning From: PD/57
 Zoning To: E
 Acres: 3.72359089
 Mapsco: Text
 Sector/District: W. Hill/Ridglea
 Commission Date: 6/14/2023
 Contact: null



Area Map



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



0 130 260 520 Feet

