



Zoning Staff Report

Date: January 10, 2023

Case Number: ZC-22-163

Council District: 3

Zoning Map Amendment

Case Manager: [Jamie DeAngelo](#)

Owner / Applicant: Eden Garden Way

Site Location: 3308 Lackland Road

Acres: 0.95 acres

Request

Proposed Use: Multifamily

Request: From: “CB-GC” Camp Bowie - General Corridor

To: “CB-TZ” Camp Bowie - Transition

Recommendation

Land Use Compatibility: Requested change **is not compatible**

Comprehensive Plan Consistency: Requested change **is not consistent**

Staff Recommendation: **Denial**

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

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Project Description and Background

The subject site is located on Lackland Road about 800 feet north of Camp Bowie Blvd, east of Boaz Park, south of Elizabeth Lane, and on the West side of Lackland. The subject site has approximately 100 feet of frontage along Lackland and a lot depth of 407 feet, and backs up to the park. The applicant is proposing to develop multifamily for this site.

The current zoning of the property, which is “CB-GC” Camp Bowie—General Commercial allows residential uses only if the property is outside of the 65 or greater decibel zone of the Joint Reserve Base. Residential uses are not permitted in areas within the 65 decibel or greater noise contour for the Joint Reserve Base. When the Camp Bowie Form-Based code was created, it incorporated [limits on residential development in the AICUZ footprint](#) to support a long-term change from residential land uses to uses more compatible with adjacency to the base. Based on the current data staff has available for noise contours, the subject property falls within the 65-70 dB area (see map below). The applicant is therefore proposing to rezone this property to “CB-TZ” Camp Bowie- Transitional, a subdistrict of Camp Bowie that does not prohibit residential on the basis of decibel level.

Staff does not support this request for several reasons. First, the Camp Bowie Transitional district was originally envisioned as a category to transition from intensive commercial uses on Camp Bowie to the existing and future residential uses in adjacent neighborhoods, such as those along Horne Street. This subdistrict is located on the eastern end of the district, outside of the NAS-JRB overlay and the areas of Camp Bowie affected by the base. This subdistrict was not created with the intention of being expanded to Lackland road.

Second, the property falls not only within the 65-70 decibel area, but is also within 300 feet of the NAS JRB Accident Potential Zone 1 (APZ1). The AICUZ study (2002) that informed the creation of the Camp Bowie from-based code and the NAS-JRB airport overlay recommends no residential uses within the APZ1. Finally, the future land use as shown on the 2022 future land use map for this parcel is General Commercial, and the proposed future project is not in alignment with this. While the proposed project may be generally compatible with the existing uses in the neighborhood, which include multifamily, it is not aligned with long term planning goals in this location.

Surrounding Zoning and Land Uses

North “A-5” One-Family, “E” Neighborhood Commercial / residential
East “CB-GC” Camp Bowie General Corridor / residential, commercial
South “CB-GC” Camp Bowie General Corridor / residential, commercial
West “A-5” One-Family / residential, park

Recent Zoning History

- ZC-11-075, generally a ¼ mile along both sides of 5500 – 9000 blocks of Camp Bowie Blvd/ Camp Bowie Blvd W from A-5, B, C, CF, ER, E, MU-1, FR, F, G, I, MU-2, and PD to Camp Bowie Form-Based Code (9/14/2011)
- ZC-14-102, generally bounded by Lake Worth, Silver Creek Road, Loop 820, Mary’s Creek, Bryant Irving, Roaring Springs Road, and the Trinity River: Addition of Airport Overlay (8/13/2014).

Public Notification

300-foot Legal Notifications were mailed on December 1, 2022.
The following organizations were emailed on December 2, 2022:

Organizations Notified	
Ridglea Area Neighborhood Alliance	Ridglea North NA
Ridglea Hills NA	Streams And Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
Camp Bowie District, Inc	Fort Worth ISD

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from “CB-GC” Camp Bowie - General Corridor to “CB-TZ” Camp Bowie - Transition with the intent to build multifamily. The surrounding land uses are mostly single-family residential homes, some residential duplexes and multifamily complexes, and a few commercial buildings. The proposed use can be said to be compatible with the surrounding adjacent uses in its immediate proximity, but not the ongoing use of the base.

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

Comprehensive Plan Consistency – Western Hills/ Ridglea

The 2022 Comprehensive Plan currently designates the subject property as General Commercial on the Future Land Use Map. The proposed “CB-TZ” zoning district allows uses that are compatible with the future land use map, but the proposed project (multifamily) is not compatible. The proposed project is also in conflict with items 4 and 7 in the Applicable Sector Land Use Policies for Western Hills/Ridglea (reproduced below):

4. Discourage incompatible uses within the NASFW JRB runway Clear Zone and Accident Potential Zones. Discourage residential development or require sound mitigation within areas of noise levels greater than 65 decibels for all airports to ensure compatibility between surrounding land uses while providing additional protections to airport operations.
7. Reduce the density of multifamily units outside of the mixed-use growth centers.

Economic Development Plan

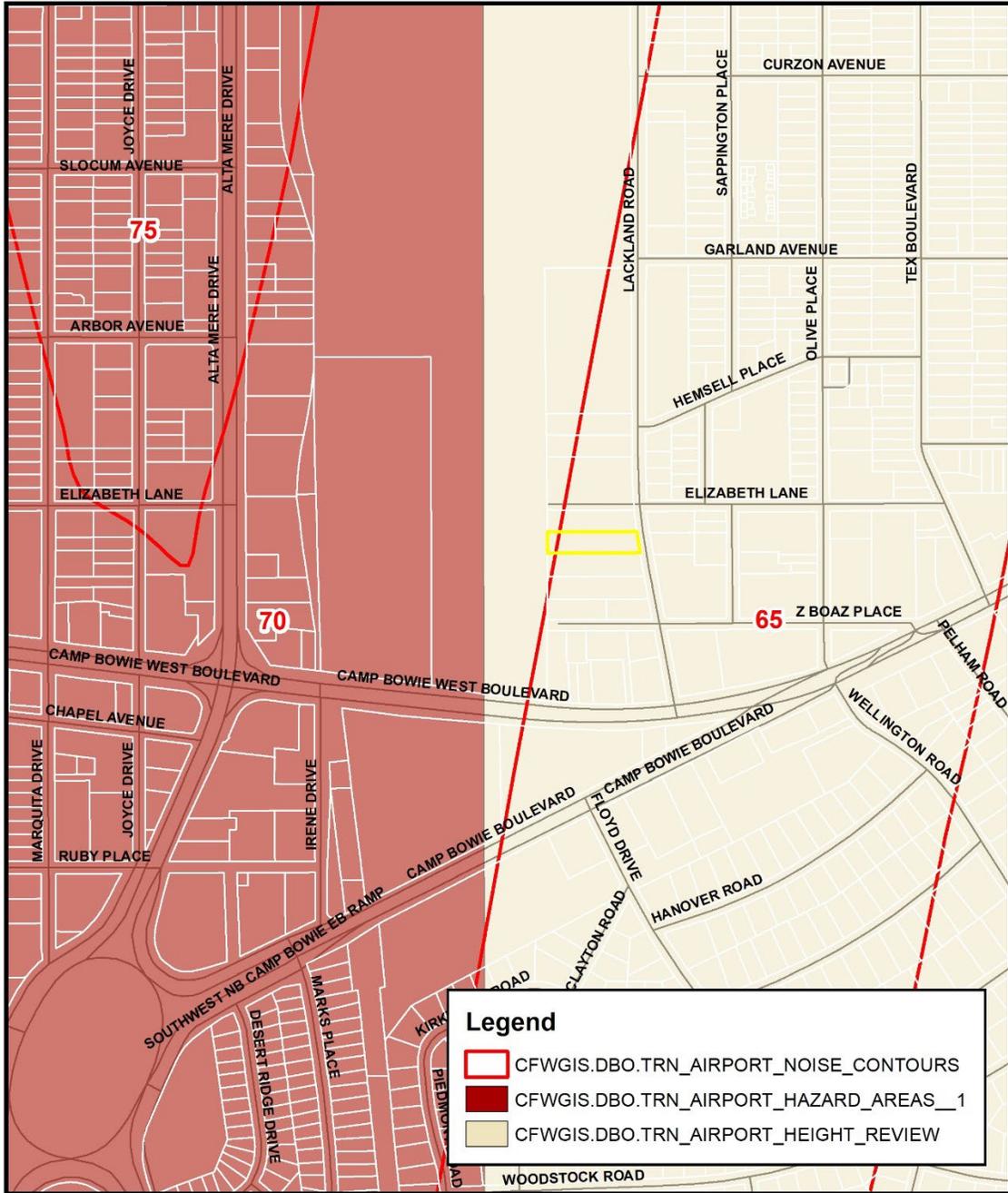
The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

The proposed rezoning does not advance any of the above identified goals, as it would propose to add (rather than decrease) the share of residential land uses; neither does it advance job growth or improve quality of place.

Supplemental Maps

3308 Lackland Road

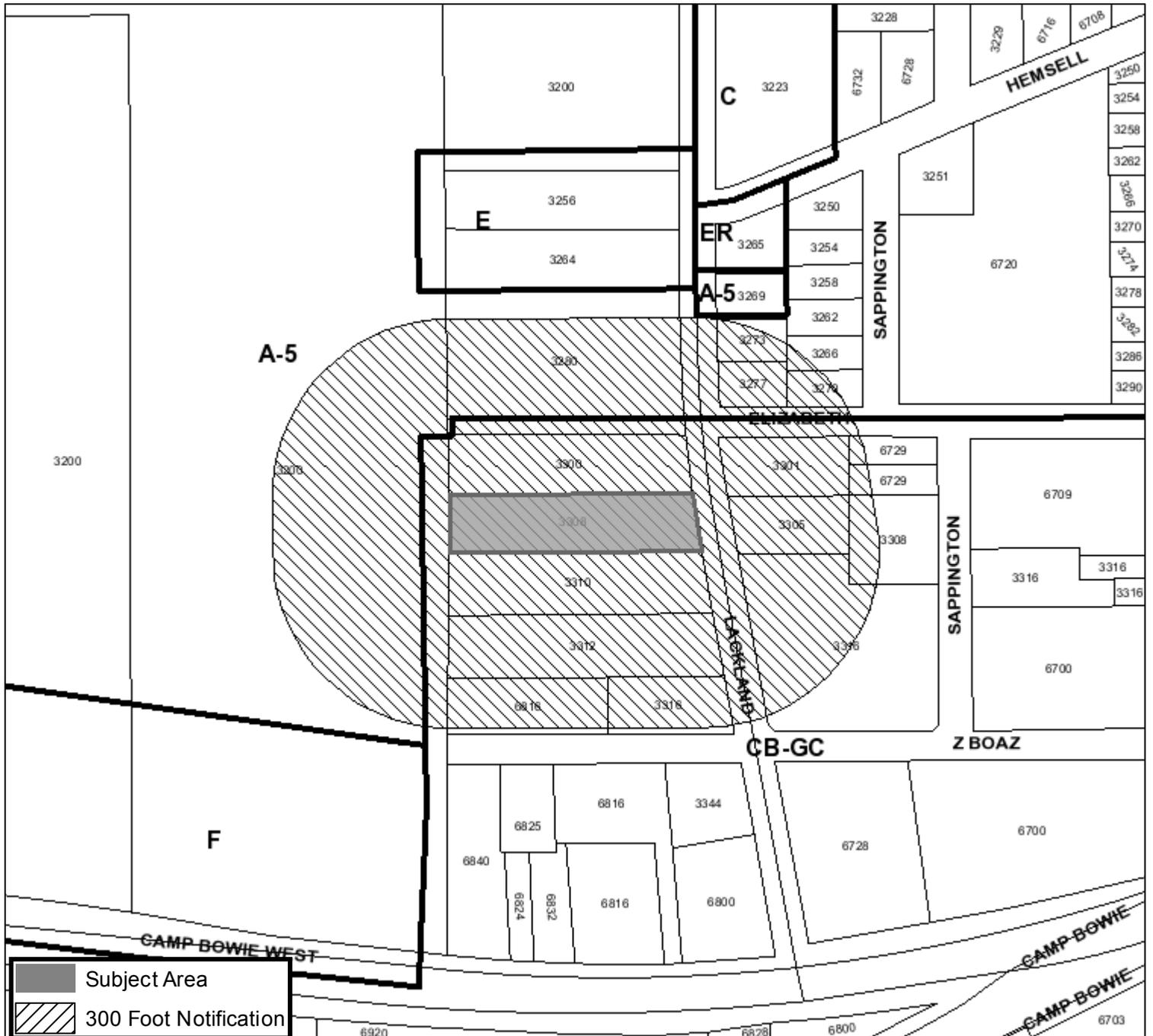


0 0.05 0.1 0.2 Miles

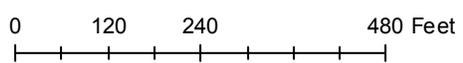


Area Zoning Map

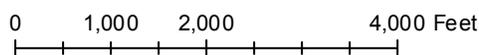
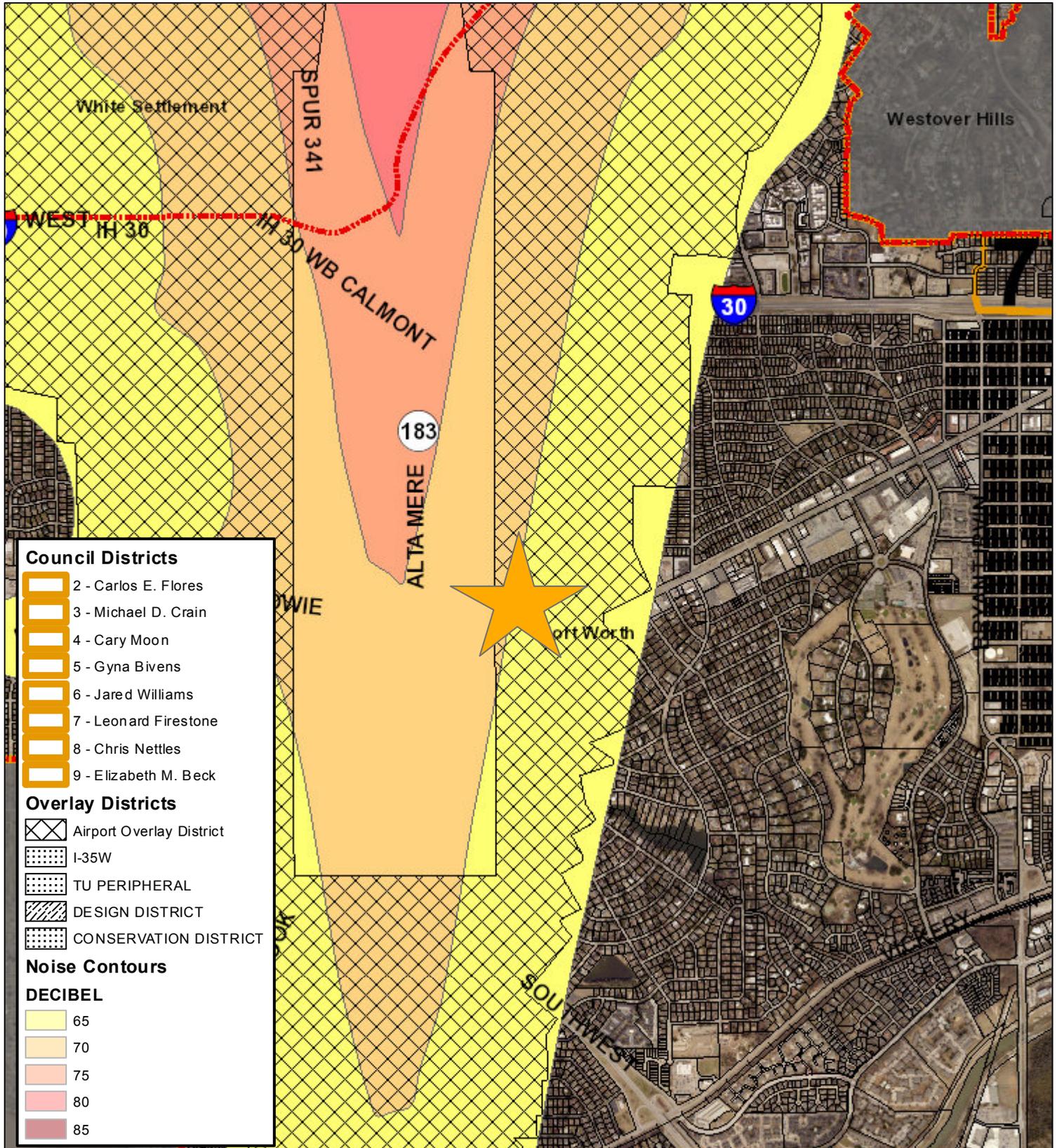
Applicant: Eden Garden Way
 Address: 3308 Lackland Road
 Zoning From: CB-GC
 Zoning To: CB-TR
 Acres: 0.94555199
 Mapsco: 74N
 Sector/District: W Hills/Ridglea
 Commission Date: 12/14/2022
 Contact: 817-392-8574



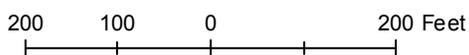
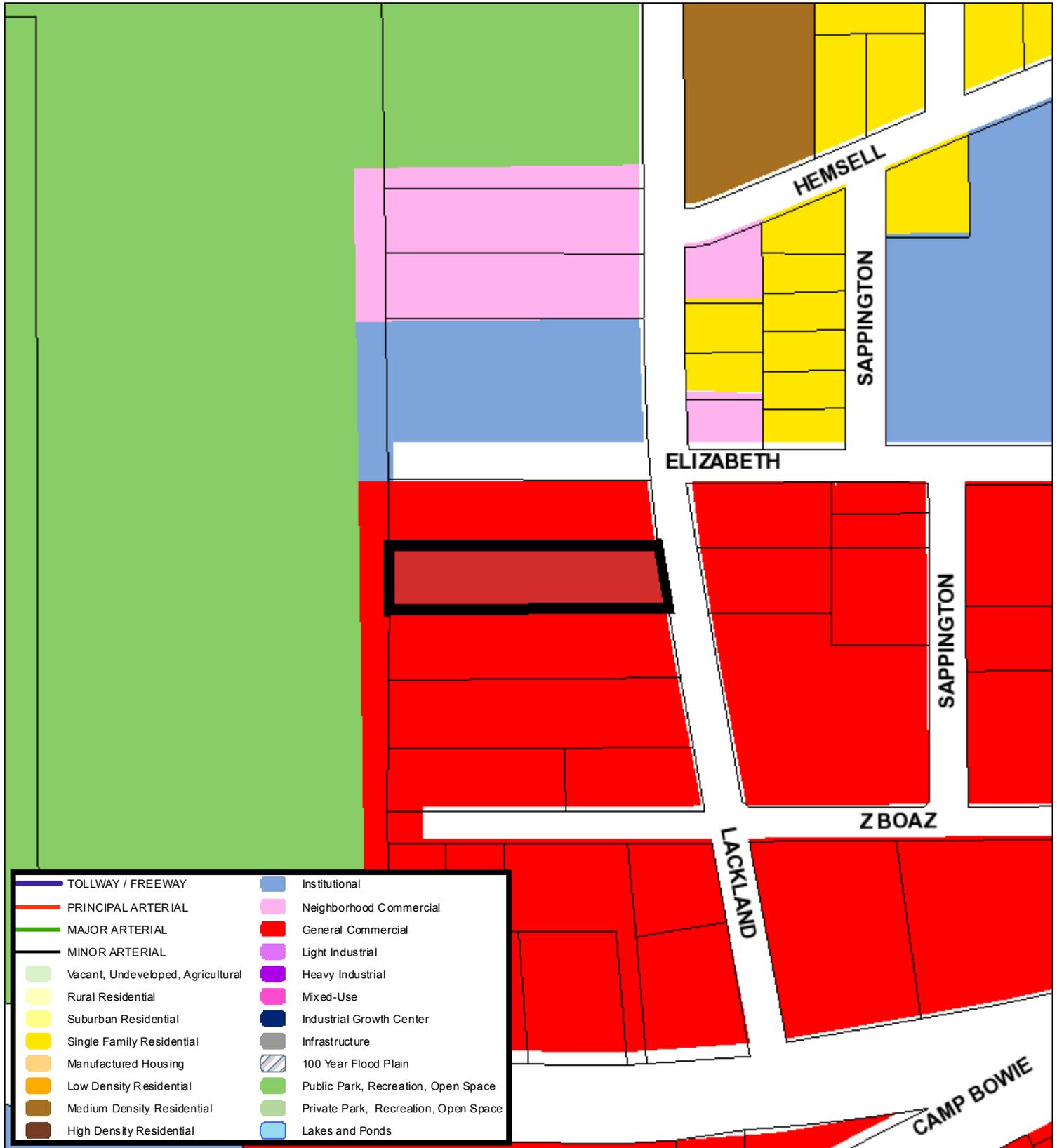
 Subject Area
 300 Foot Notification



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

