



Zoning Staff Report

Date: March 11, 2025

Case Number: ZC-24-161

District: 2

Zoning Map Amendment & Site Plan

Case Manager: Lynn Jordan

Owner / Applicant: Letz Re Holdings LLC / Willbanks Metals / Cheyenne Haddad with Pope, Hardwicks, Christie, Schell & Taplett LLP

Site Location: 3001, 3002 & 3004 N. Crump Street

Acres: 0.50 acres

Request

Proposed Use: Auxiliary Parking

Request: To: Add Conditional Use Permit (CUP) for auxiliary parking lot in “A-5” One-Family district with waivers to allow within the front yard setback: parking, gate pad, light poles and fencing; site plan included.

Recommendation

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

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval for 5 years by a vote of 8-0**

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Project Description and Background

This zoning case was continued from the January Zoning Commission meeting to allow for the applicant time to revise the site plan. The revised site plan shows 44 parking spaces (reduced from 52), two existing driveways, a new driveway on the west side a six-foot fence surrounding the property.

The site consists of 4 vacant lots totaling about 0.50 of an acre. The subject properties are situated at the end of the block near the intersection of North Crump Street and NE 29th Street. The applicant is requesting to add a Conditional Use Permit (CUP) to allow an auxiliary parking lot in “A-5” One-Family zoning. The applicant owns the business directly to the south which operates 24/7 and needs additional parking for staff, which may be insufficient on parking. A site plan has been submitted as required with an application for a CUP.

Auxiliary parking lots are not permitted in the “A-5” One-Family residential zoning district as a by right use. They may be permitted within “A-5” zoning districts through the CUP process. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

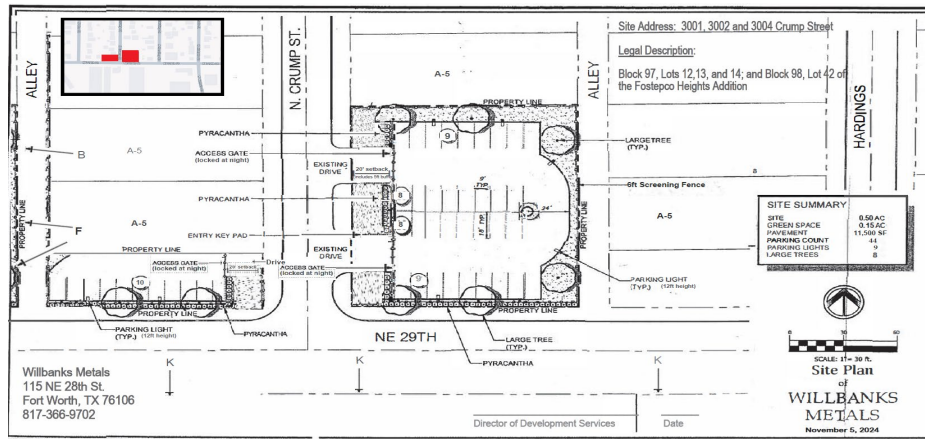
The site is surrounded by residential uses or zoning. Because the site is adjacent to residential zoning, the screening fence or additional landscaping is required. The revised site plan shows 44 parking spaces (reduced from 52), two existing driveways, a new driveway on the west side a six-foot fence surrounding the property. The revised site plan has a 6 ft. solid fence within the front yard. In the A-5 zoning district, 4 ft. open type design is only allowed within the front yard, a waiver would be required for the fence to be solid along N. Crump Street.

Additional landscaping and a screening fence are required on the northern, side and rear property line because the site is across the alley from a residential lot. The Zoning Ordinance requires the lot to be chained and locked overnight.

Per Section 4.407 (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

Revised Site Plan



Surrounding Zoning and Land Uses

- North "A-5" One-Family residential / single-family
- East "A-5" One-Family residential / single-family
- South "K" Heavy Industrial / industrial warehouse uses
- West "A-5" One-Family residential and "F" General Commercial / vacant, single family / auto repair shop

Recent Zoning History

- The existing zoning has been in place at least since 2004.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on December 23, 2024.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on December 23, 2024:

Organizations Notified	
Inter-District 2 Alliance	Far Greater Northside Historical NA
Diamond Hill Jarvis NAC*	Northside Neighborhood Association
North Fort Worth Historical Society	Streams and Valley's Inc.
Trinity Habitat for Humanity	Fort Worth ISD
*Located within this registered Neighborhood Association	

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow for auxiliary parking in the “A-5” zoning district. Surrounding land uses consist primarily of single-family and an automotive use to the west. The amount of parking proposed 44 spaces is not compatible based on proximity to residential, a smaller parking lot might be sufficient.

The proposed zoning request for an auxiliary parking lot **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – North Side

The adopted Comprehensive Plan currently designates the subject property as Single Family. This land use designation is intended to offer a mix of retail, services, offices and mixed uses serving daily needs for a local market area. An auxiliary parking lot is only permitted by right in the “ER” through “K” districts. The proposed use is more aligned with Neighborhood Commercial Land Use designation as opposed to the current designation of Single Family. Refer to table below from the Comprehensive Plan:

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	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

Based on a lack of conformance with the future land use map, the proposed zoning **is not consistent** with the FLU component of the Comprehensive Plan. The request does not adhere to the following Comprehensive Plan policy:

- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city

Site Plan Comments

Zoning and Land Use

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

1. Add the zoning case number in the lower right corner.

2. If the screening fence within the front yard is taller than 4 foot, a waiver will be required. It also needs to be open type design, also a possible waiver.
- ~~3. Label the land use and zoning classifications of the immediately adjacent properties abutting the site.~~
- ~~4. There is a 20 ft. projected front yard setback along N. Crump Street, (both sides of the street) no parking stalls or permanent structures permitted. Remove parking stalls and lighting with those setbacks.~~
- ~~5. Chain Link fences are not permitted in residential districts. 6 ft. screening fence required along all sides adjacent to residential zoning.~~
- ~~6. Parking lots shall be chained and locked at night, indicate on the site plan.~~
- ~~7. Parking lot lighting shall not trespass off the property, shielded down and away. The legend shows 13 parking lights which is a little excessive in a residential neighborhood.~~
8. Indicate on the site plan the type of surface parking proposed.
9. Provide the width of the parking isles.
10. Provide the 5 ft. bufferyard on the site plan, no paving can be within this bufferyard only landscaping.
11. New drive approach is too close to the alley, confirm with Transportation if it would be allowed.
12. Provide the height of the parking lot lights.

Transportation Department

Access to the alley will not be allowed in the current configuration.
5 ft/ sidewalks will be required with any building permit.

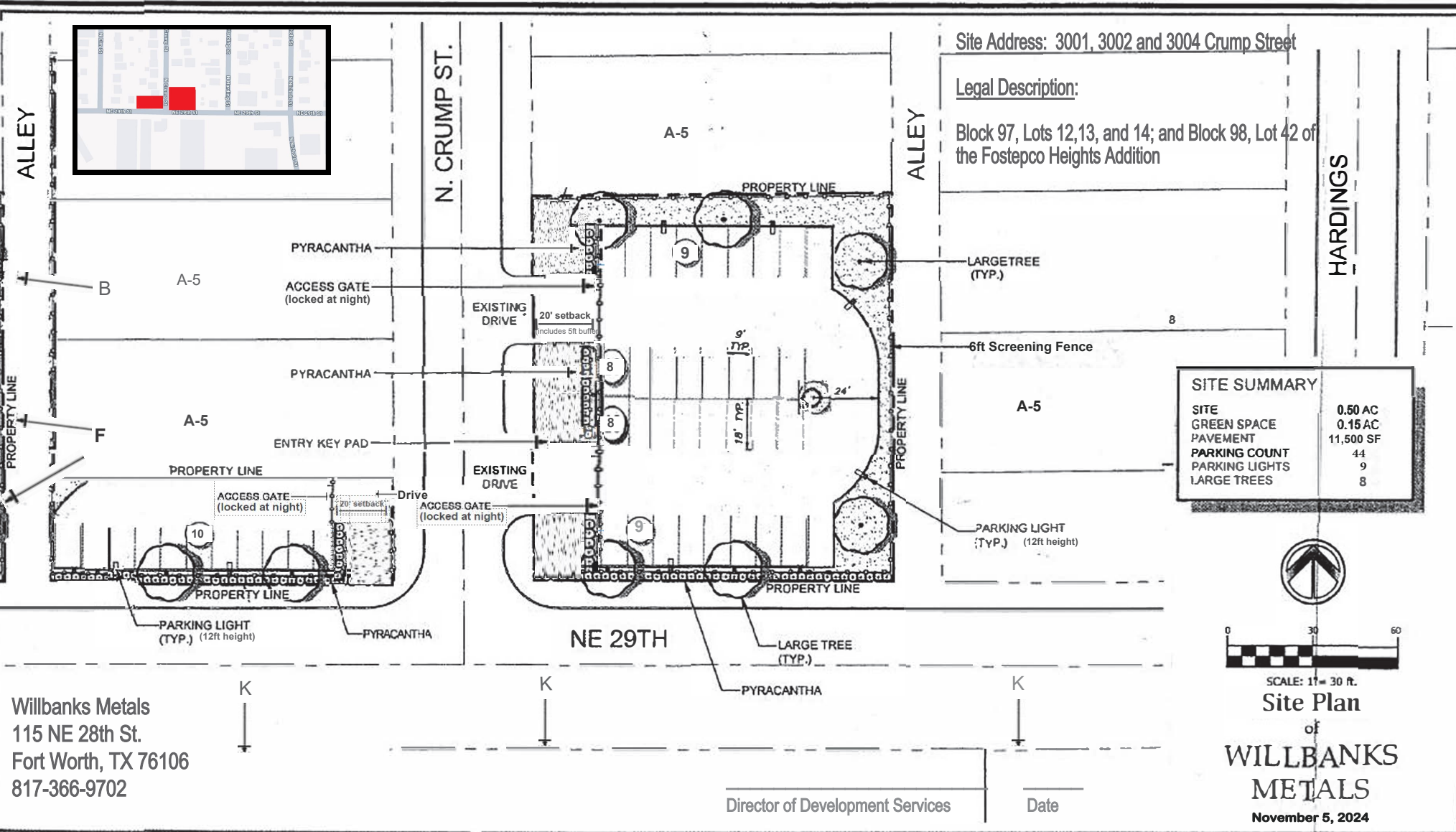
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



Site Address: 3001, 3002 and 3004 Crump Street

Legal Description:

Block 97, Lots 12,13, and 14; and Block 98, Lot 42 of the Fostepco Heights Addition



SITE SUMMARY	
SITE	0.50 AC
GREEN SPACE	0.15 AC
PAVEMENT	11,500 SF
PARKING COUNT	44
PARKING LIGHTS	9
LARGE TREES	8



Willbanks Metals
 115 NE 28th St.
 Fort Worth, TX 76106
 817-366-9702

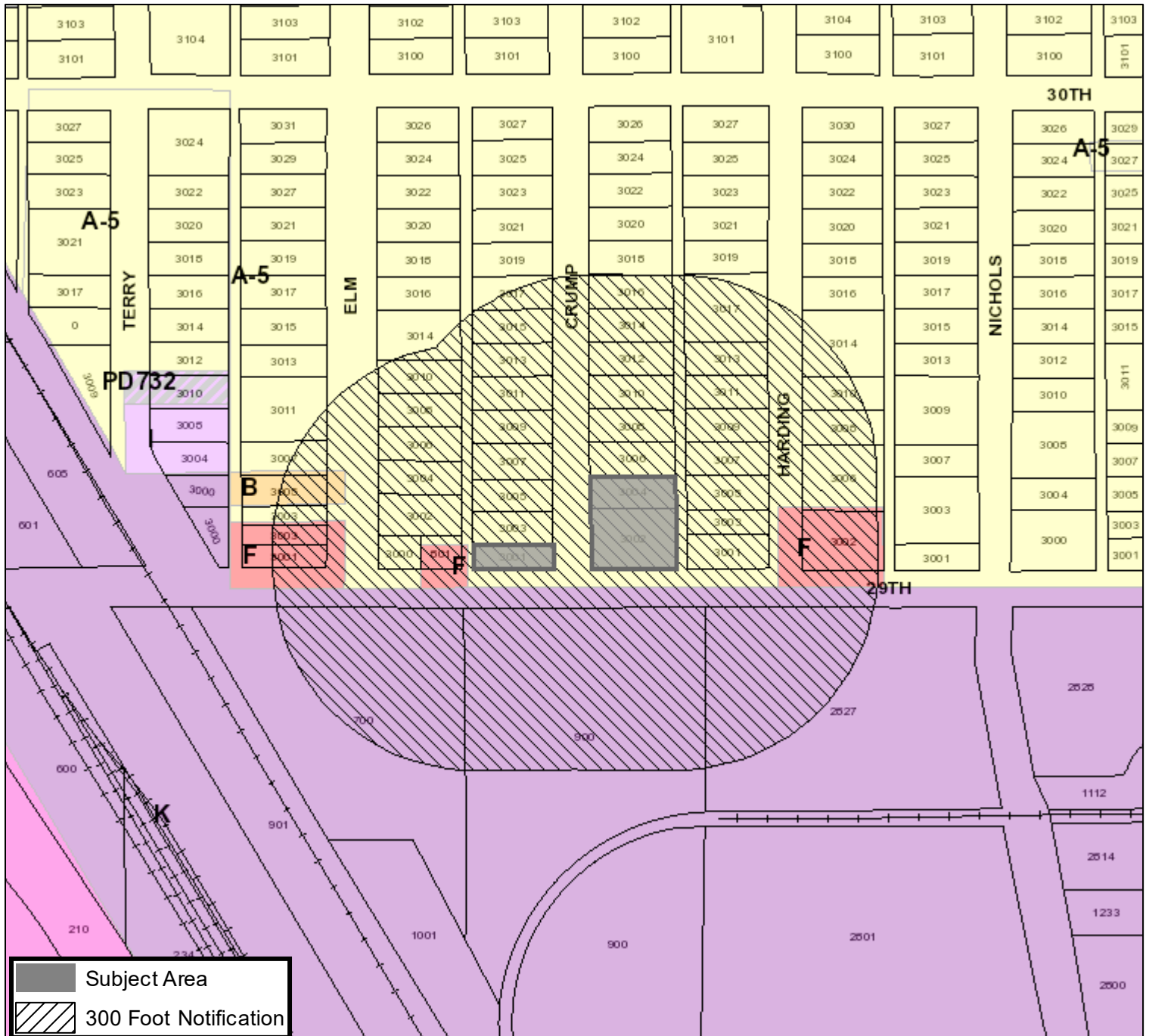
Site Plan
 of
**WILLBANKS
 METALS**
 November 5, 2024

 Director of Development Services Date

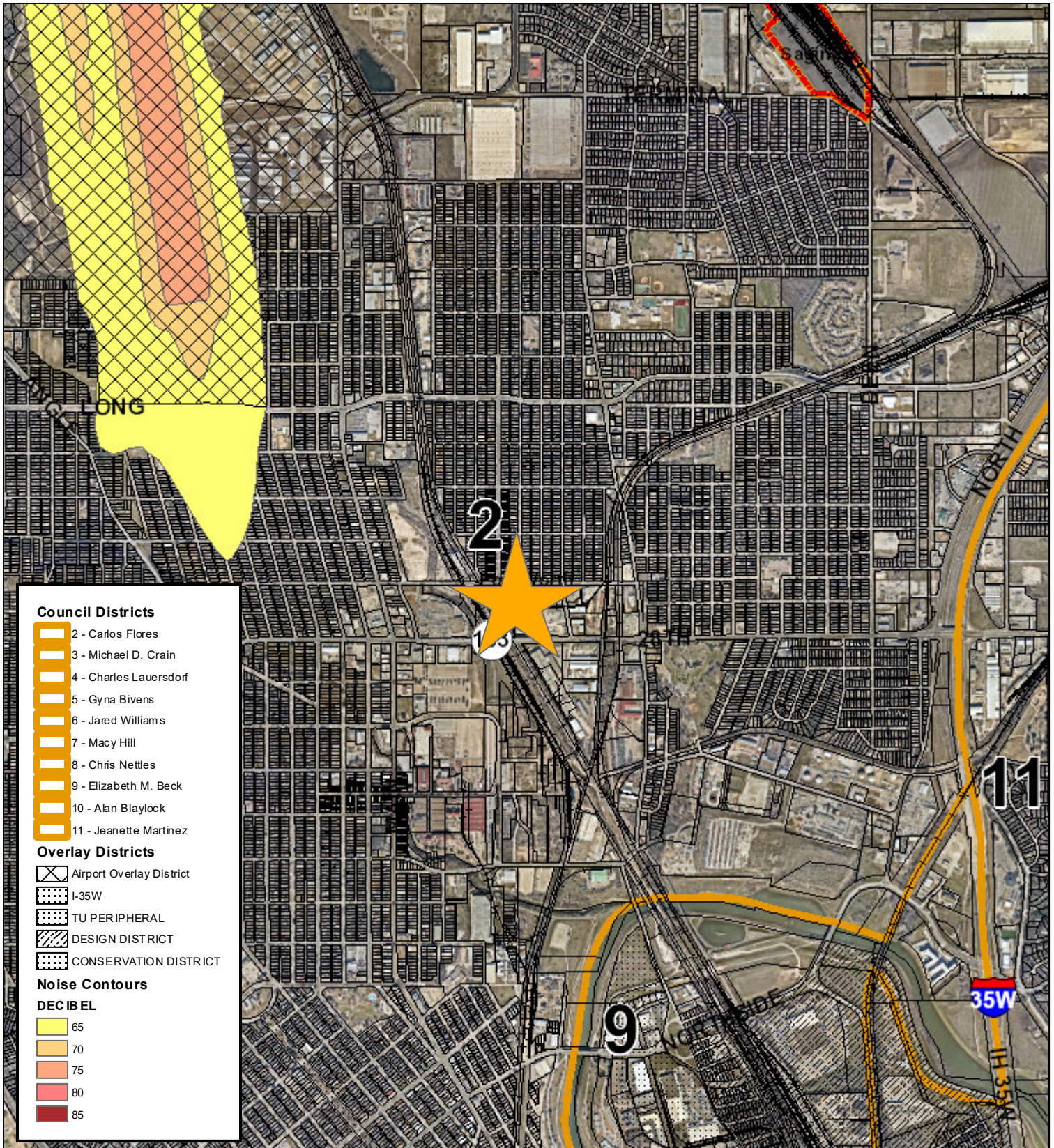


Area Zoning Map

Applicant: Letz Re Holdings LLC
 Address: 3001, 3002 and 3004 N. Crump Street
 Zoning From: A-5
 Zoning To: Add CUP for Auxiliary Parking
 Acres: 0.50442512
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 1/8/2025
 Contact: 817-392-7869



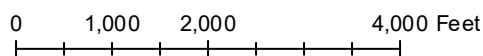
Area Map



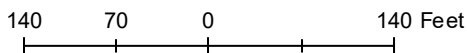
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdsdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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 90 180 360 Feet

