



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
May 11, 2021

**Council District 5**

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** 1 letter  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Monica Lafitte  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **Givens Trinity Blvd LLC**

**Site Location:** 4000 Tarrant Main Street, Acreage: 11.21  
13400 Blk. of South Pipeline Road,  
13451 Trinity Blvd.

**Proposed Use:** **No change in use: paving company office and operations yard; expanding the PD boundaries and constructing new building and parking lot**

**Request:** From: "AG" Agricultural, "A-5" One-Family, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "I" Light Industrial, "PD922/E" Planned Development for all uses in "E" Neighborhood Commercial plus warehouse, inside/outside storage of materials & equipment as related to the pavement services business with fuel storage, site plan waived

To: Amend PD922 to increase the boundaries; site plan provided

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

**Comprehensive Plan Consistency:** Requested change **is not consistent (minor boundary adjustment).**

**Staff Recommendation:** **Approval**

**Background:**

The property is located east of Tarrant Main Street, spanning from Pipeline Road to the north to Trinity Boulevard to the south. The northern side of Pipeline Road is no longer the City of Fort Worth. The site is less than a mile west of Highway 360. The applicant is proposing a zoning change to amend the existing PD922 to increase the area to encompass the surrounding land; the applicant is also adding a site plan to the PD as they build a new office building and parking lot. The property is currently, and will continue to be, used as a pavement services business.

The pavement business's location has a number of tracts that are a variety of zoning categories. The applicant expressed a preference to bring the entire site under one zoning category, and thus is expanding the boundary of the existing PD922 which currently encompasses a portion of the site.

Staff notes the property is heavily wooded. All Urban Forestry requirements must be met, including preservation of at least 25% of existing canopy, mitigation for all significant trees removed, and meeting canopy coverage requirements of 30% overall and 40% over employee/visitor parking (plus additional trees for over-parking). Failure to comply with the Urban Forestry ordinance will result in denial of urban forestry, grading, and building permits.

**Site Information:**

Surrounding Zoning and Land Uses:

North Outside of the City of Fort Worth city limits / residential  
 East "OM" Office Midrise / vacant  
 "F" General Commercial / vacant  
 South "AG" Agricultural / industrial  
 "F" General Commercial / industrial and restaurant  
 West "A-5" One Family/ residential  
 "I" Light Industrial / industrial

**Recent Relevant Zoning History:**

Zoning History: ZC-11-102 from C to PD/E (PD922) for all uses in E plus warehouse, inside/outside storage of materials & equipment as related to the pavement services business with fuel storage, site plan waved; effective 12/16/11; eastern portion of subject site  
 ZC-15-090 from AG, OM to "A-5" One Family; effective 9/04/15; NE portion of subject site  
 ZC-16-098 from "A-5" One Family to "I" Light Industrial; effective 8/25/16; NE portion of subject site (small eastern portion of above ZC)  
 ZC-14-037 from "AG" and "I" to "E" Neighborhood Commercial; effective 6/21/14; NW portion of subject site

**Public Notification:**

300 foot Legal Notifications were mailed on March 26, 2021.  
 The following organizations were notified: (emailed March 15, 2021)

| Organizations Notified    |                              |
|---------------------------|------------------------------|
| Stone Creek Addition HA   | East Fort Worth, Inc.        |
| Streams and Valleys Inc   | Trinity Habitat for Humanity |
| DFW International Airport | Hurst Euless Bedford ISD     |

*Not located within a registered neighborhood organization.*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to amend PD922 to increase the size of the PD boundaries to bring their facility all under the same zoning type. The majority of the land being added to the PD is already being utilized for the pavement company operations. Surrounding land uses consist of residential, industrial, vacant land, and commercial.

The structures being added to the site are an office building and parking lots. These would be allowed in "E" Neighborhood Commercial, the base of this PD, by right. If the applicant ever wanted to change their site to relocate some of the more intense uses for the pavement business, that would necessitate another site plan approval.

As a result, the proposed zoning amendment **is compatible** at this location.

2. **Comprehensive Plan Consistency-Eastside**

The 2021 Comprehensive Plan designates the subject site as Light Industrial, Neighborhood Commercial, and Single Family Residential. The below Comprehensive Plan policies apply to this proposal:

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations
- Ensure protection for other significant industrial districts with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

Based on conformance with the policies stated above, the proposed zoning **is not consistent (minor boundary adjustment)** with the Comprehensive Plan.

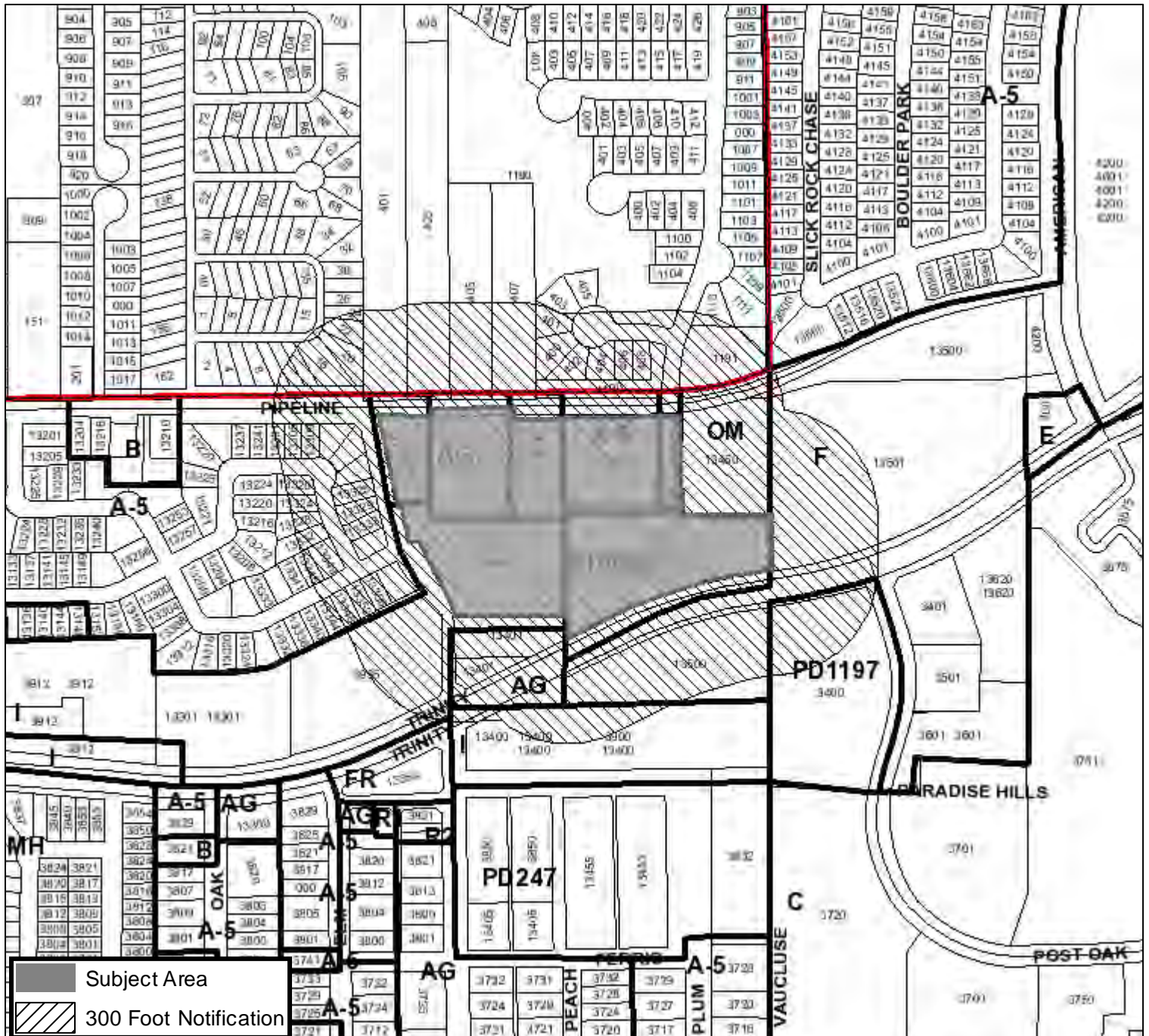
Based on the existing industrial, staff suggests that an update to the Future Land Use designation of the Comprehensive Plan should be considered, especially if this zoning change request is approved.



***Attachments:***

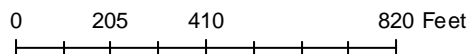
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

## Area Zoning Map

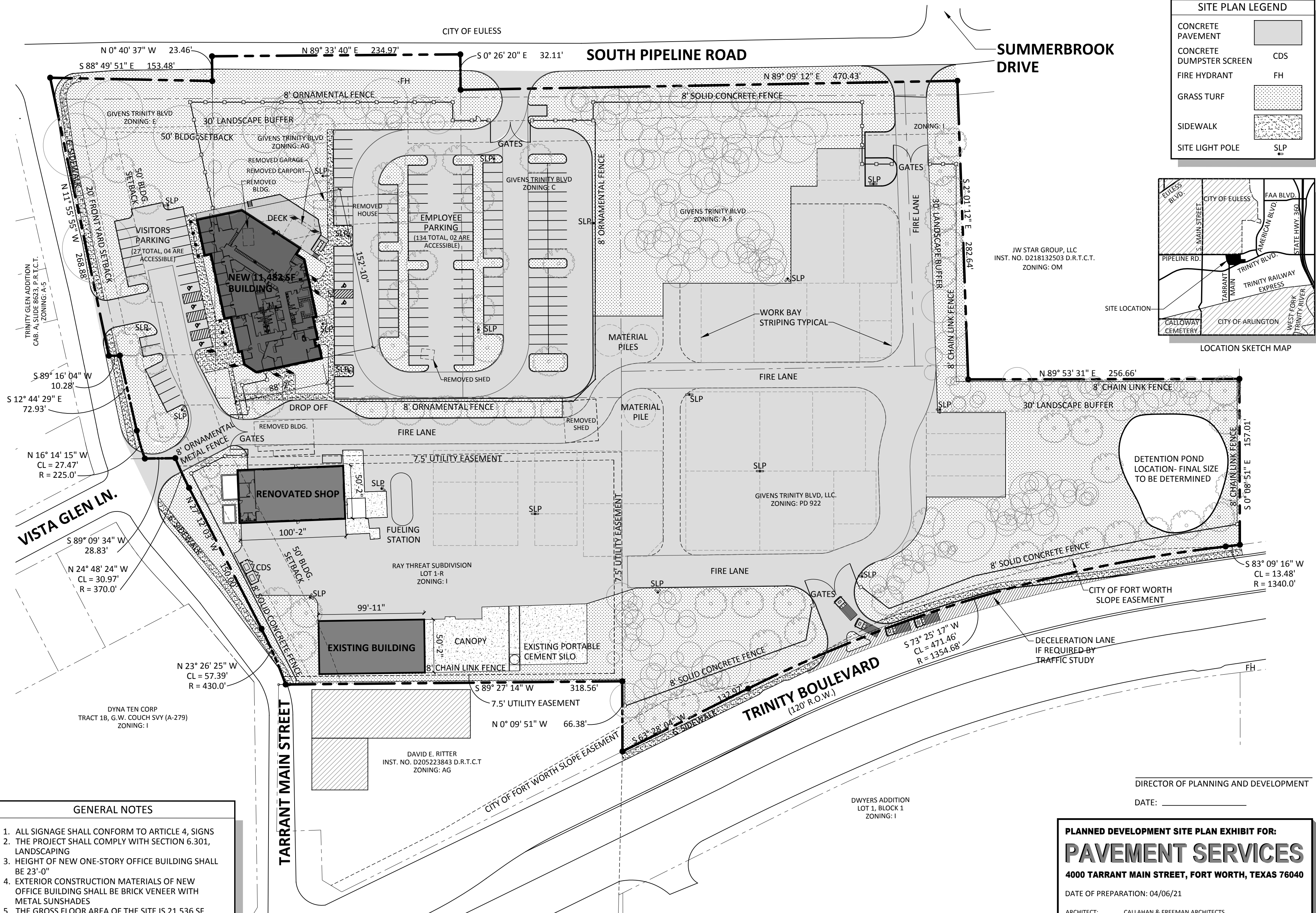
Applicant: Givens Trinity Blvd LLC  
 Address: 13400 block S. Pipeline Road, 4000 Tarrant Main Street, 13451 Trinity Boulevard  
 Zoning From: AG, A-5, C, E, I, PD 922 for E uses plus outdoor storage  
 Zoning To: Amend PD 922 to include paving company operations  
 Acres: 11.21235534  
 Mapsco: 55V, 56S  
 Sector/District: Eastside  
 Commission Date: 4/14/2021  
 Contact: 817-392-2806



 Subject Area  
 300 Foot Notification

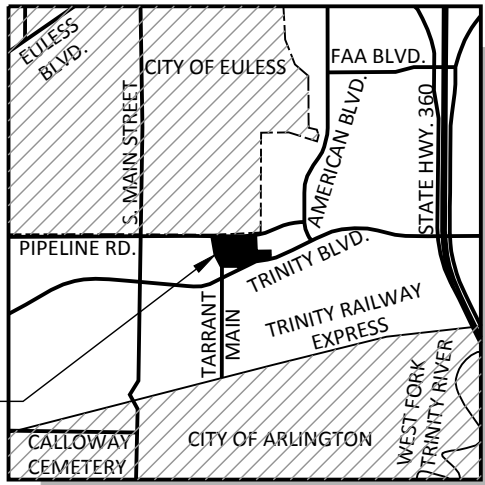


CITY OF EULESS



**SITE PLAN LEGEND**

|                          |           |
|--------------------------|-----------|
| CONCRETE PAVEMENT        | [Pattern] |
| CONCRETE DUMPSTER SCREEN | CDS       |
| FIRE HYDRANT             | FH        |
| GRASS TURF               | [Pattern] |
| SIDEWALK                 | [Pattern] |
| SITE LIGHT POLE          | SLP       |



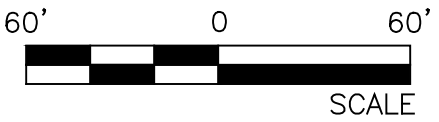
JW STAR GROUP, LLC  
 INST. NO. D218132503 D.R.T.C.T.  
 ZONING: OM

- GENERAL NOTES**
1. ALL SIGNAGE SHALL CONFORM TO ARTICLE 4, SIGNS
  2. THE PROJECT SHALL COMPLY WITH SECTION 6.301, LANDSCAPING
  3. HEIGHT OF NEW ONE-STORY OFFICE BUILDING SHALL BE 23'-0"
  4. EXTERIOR CONSTRUCTION MATERIALS OF NEW OFFICE BUILDING SHALL BE BRICK VENEER WITH METAL SUNSHADES
  5. THE GROSS FLOOR AREA OF THE SITE IS 21,536 SF
  6. LEGAL DESCRIPTION: BEING LOTS, TRACTS, AND PARCELS OF LAND OUT OF THE G.W. COUCH SURVEY, ABSTRACT NO. 279, AND BEING ALL OF LOT 1-R, RAY THREAT SUBDIVISION, AND ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
  7. ALL LIGHTING SHALL COMPLY WITH THE LIGHTING CODE AND BE DIRECTED AWAY FROM RESIDENTIAL ZONING
  8. THE PROJECT SHALL COMPLY WITH SECTION 6.302, URBAN FORESTRY, INCLUDING 6.201(B)(2) REQUIRING EXTRA TREE PLANTINGS FOR PARKING IN EXCESS OF THE CALCULATED 125%

**SITE PLAN**

11.212 ACRES

SCALE: 1" = 60'-0"



DIRECTOR OF PLANNING AND DEVELOPMENT  
 DATE: \_\_\_\_\_

**PLANNED DEVELOPMENT SITE PLAN EXHIBIT FOR:**  
**PAVEMENT SERVICES**  
 4000 TARRANT MAIN STREET, FORT WORTH, TEXAS 76040

DATE OF PREPARATION: 04/06/21

ARCHITECT: CALLAHAN & FREEMAN ARCHITECTS  
 1150 E. KENNEDALE PKWY., KENNEDALE, TEXAS  
 817.478.1765

CIVIL ENGINEER: DI SCIULLO-TERRY STANTON & ASSOCIATES  
 908 W. MAIN STREET, ARLINGTON, TEXAS  
 817.275.3361

SURVEYOR: DI SCIULLO-TERRY STANTON & ASSOCIATES  
 908 W. MAIN STREET, ARLINGTON, TEXAS  
 817.275.3361

OWNER: GIVENS TRINITY BLVD. LLC  
 4000 TARRANT MAIN STREET, FORT WORTH, TEXAS  
 817.570.0652

ZONING CASE NUMBER: ZC-21-041

P.O. BOX 15577  
 FORT WORTH, TX 76119  
 817.478.1765  
 cfarchitects.com

CALLAHAN & FREEMAN  
**ARCHITECTS**

PLANNED DEVELOPMENT SITE PLAN EXHIBIT:

**PAVEMENT SERVICES**

4000 TARRANT MAIN STREET, FORT WORTH, TEXAS 76040

03/01/21

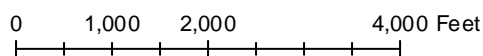
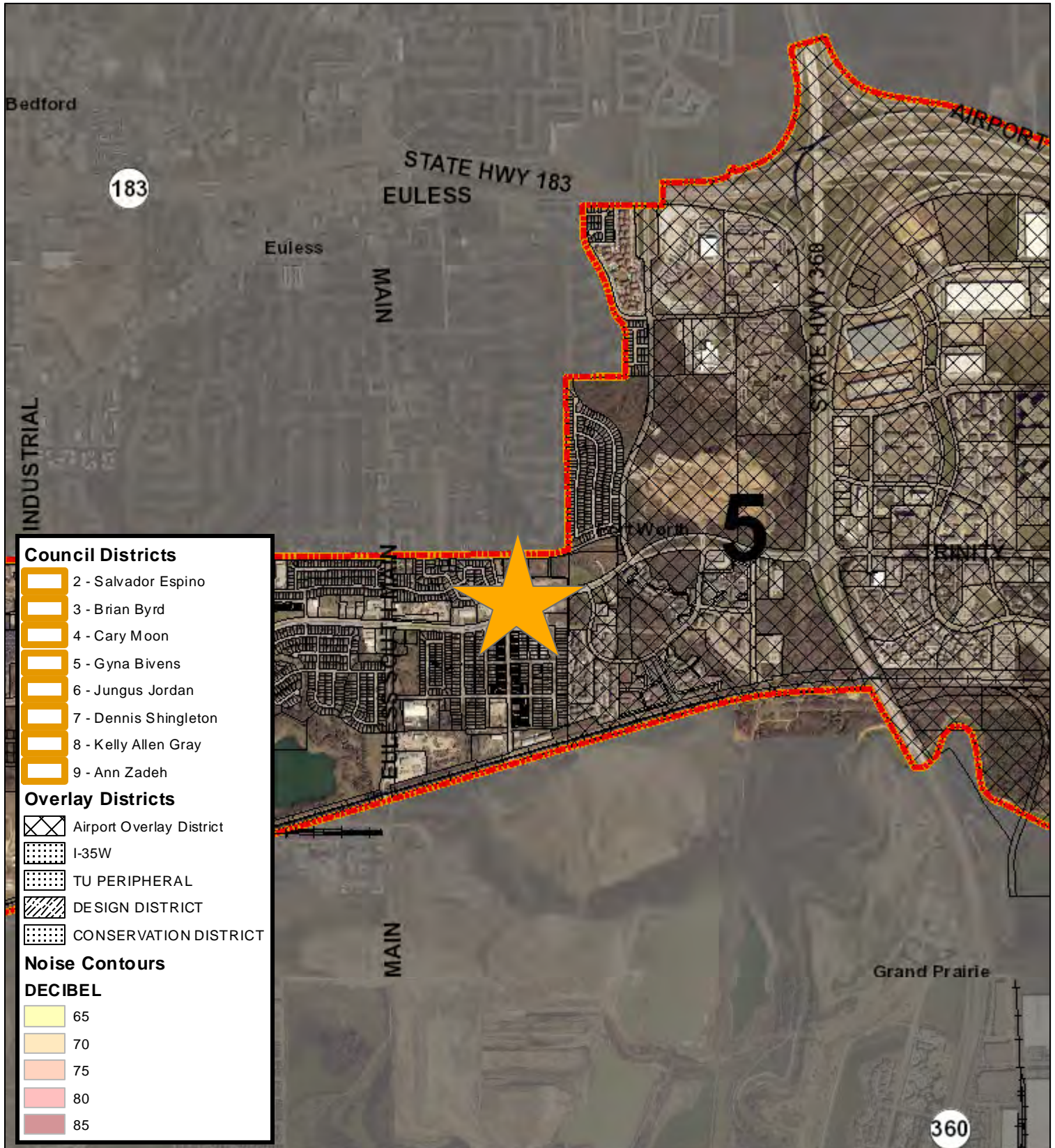
DATE: 03/01/2021  
 REVISIONS:  
 1 04/06/2021

JOB NO.: 50366

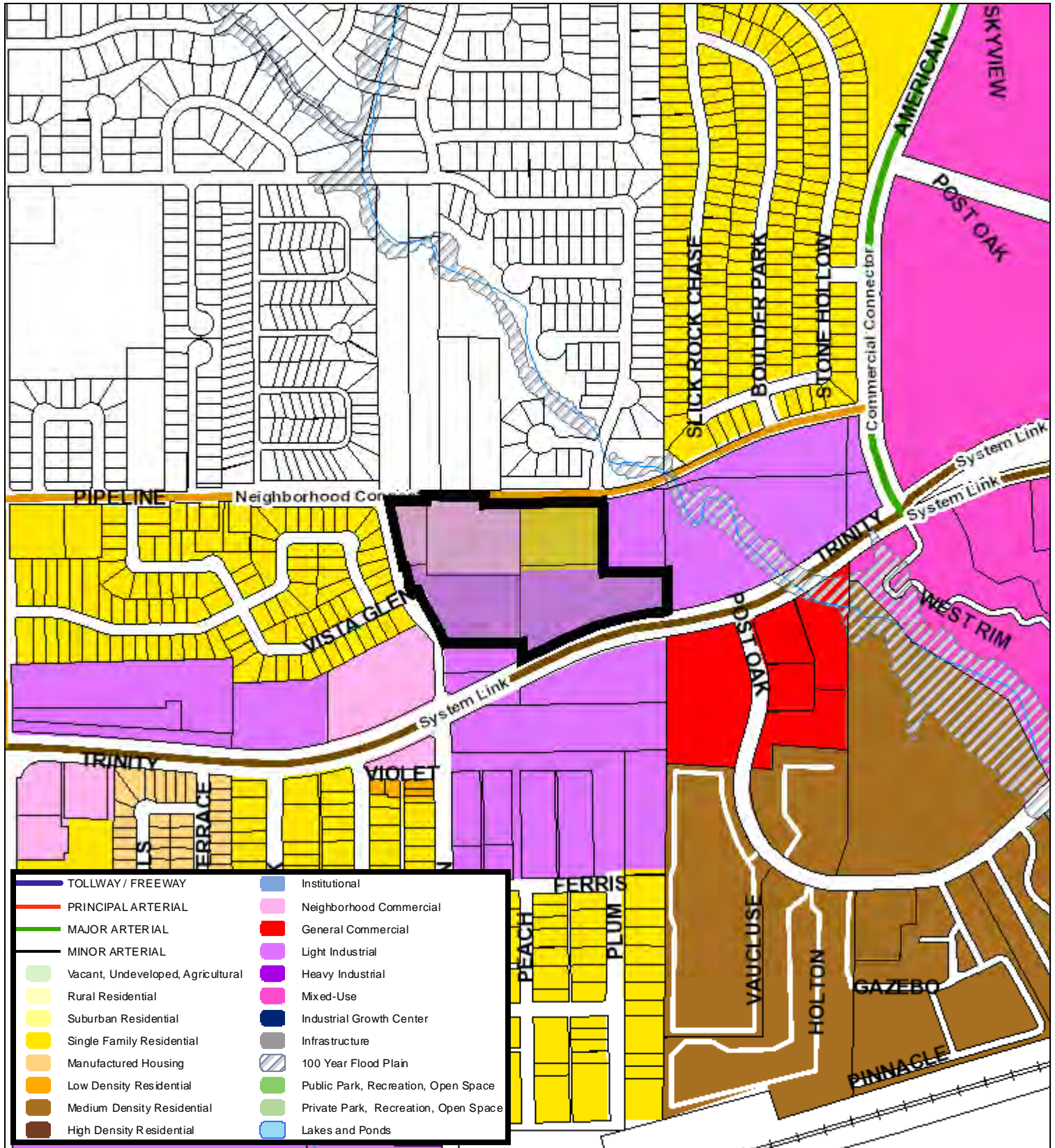
**1**

SHEET NO.

### Area Map



### Future Land Use



540 270 0 540 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.



## Aerial Photo Map



0 335 670 1,340 Feet

