



Zoning Staff Report

Date: June 14, 2022

Case Number: ZC-22-075

Council District: 3

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Birchman Baptist Church (owner) / Cannon Clark (applicant)

Site Location: 9258 N. Normandale Street

Acreage: 1.74 acres

Request

Proposed Use: Warehouse w/ outside sales & storage

Request: From: “F” General Commercial & “C” Medium Density Multifamily

To: “F” General Commercial

Recommendation

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

Comprehensive Plan Consistency: Portion zoned “F” **is consistent**
Portion zoned “C” **is not consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial, based on failure of Approval motion by a vote of 2-5.**

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Project Description and Background

The applicant is requesting to rezone the lot as “FR” General Commercial. Currently the lot is considered split zoned, with “F” extant on the western portion and “C” on the eastern portion. The rezoning is intended to eliminate the split zoning designation and make the entire site “FR” General Commercial. The intended finished product on this currently undeveloped site is a Warehouse with outside sales & storage, and the application lists the name of the development as "Western Hills Business Park". The applicant is intending to follow this rezoning request up with a Conditional Use Permit request for warehouse land use during a future application cycle. The current request is only evaluating the re-zoning and not the warehouse use. A separate staff report and recommendation will be written once the CUP is applied for.

Surrounding Zoning and Land Uses

North “F” General Commercial / mini warehouse-self storage
East “F” General Commercial / mini warehouse-self storage
South “D” High Density Multifamily / apartments
West “F” General Commercial / undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 25, 2022.
The following organizations were emailed on April 22, 2022:

Organizations Notified	
NAS Fort Worth JRB RCC	Streams and Valleys Inc
Fort Worth ISD	Trinity Habitat for Humanity

* *Not located within any registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Surrounding properties to the north and east are zoned for commercial purposes and are used as mini warehouse self storage. Properties to the south are zoned multifamily and developed as an apartment complex. Property to the west is owned by the same owner as the applicant in this case, and is currently undeveloped but intended as part of the overall planned warehouse development.

The proposed zoning **is compatible** with surrounding land uses, and staff is supportive of this request in order to remove the split zoning designations and make the property developable as a commercial site. Again, staff is not evaluating the compatibility of the proposed warehouse at this time. That will be assessed in a separate CUP application to be filed in the following development cycle.

Comprehensive Plan Consistency – Western Hills/Ridglea

The 2022 Comprehensive Plan currently designates the subject property with two (2) designations. The western portion of the site is indicated as future General Commercial. The eastern portion of the site is indicated as future Medium Density Multifamily. These designations match the current zoning classifications on the property.

The proposed zoning is not consistent with the land use designations for this area, but aligns with the following policies of the Comprehensive Plan for the Southside:

13. Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.

The portion currently zoned “F” and designated as future General Commercial **is consistent** with the Comprehensive Plan. The portion currently zoned “C” and designated as future Medium Density Multifamily **is not consistent** with the Comprehensive Plan. If the rezoning request is approved, City staff recommends that the Medium Density Residential portion of the Comprehensive Plan be updated to General Commercial to reflect this change.

Economic Development Plan

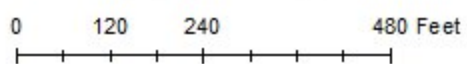
The site is not directly addressed in the 2017 Economic Development Strategic Plan, however one of the desired outcomes of the plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. Additionally, the City has adopted the goal of supporting the growth of independent, locally-owned small businesses. Rezoning to allow commercial use of this property could provide a site for exactly this type of desired development.



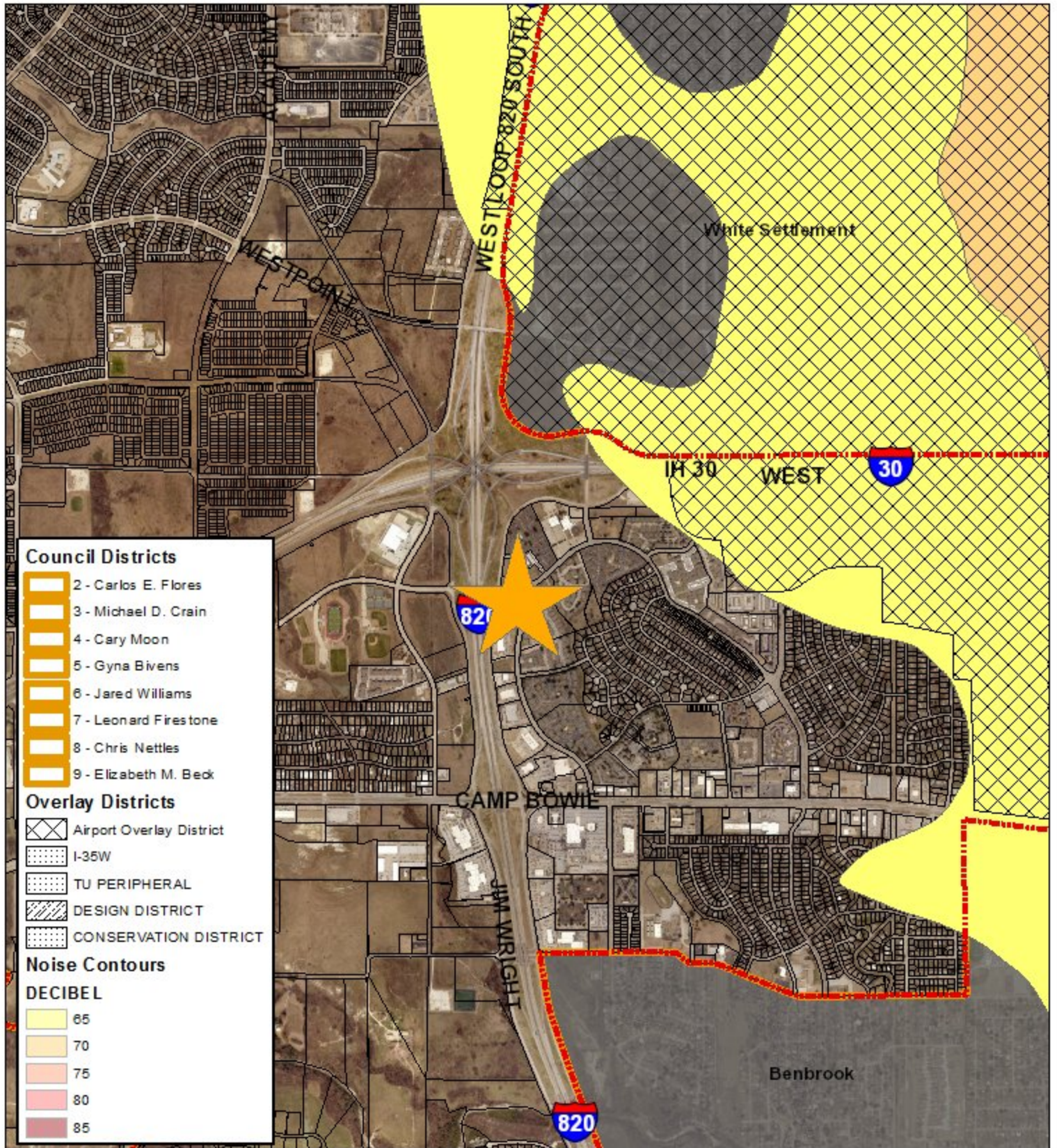
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Area Zoning Map







Applicant: Birchman Baptist Church
 Address: 9258 N. Normandale Street
 Zoning From: C, F
 Zoning To: F
 Acres: 1.73507462
 Mapsco: 72M
 Sector/District: W.hills/Ridglea
 Commission Date: 5/11/2022
 Contact: 817-392-8043



Area Map








Council Districts

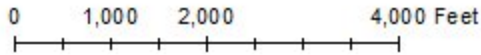
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

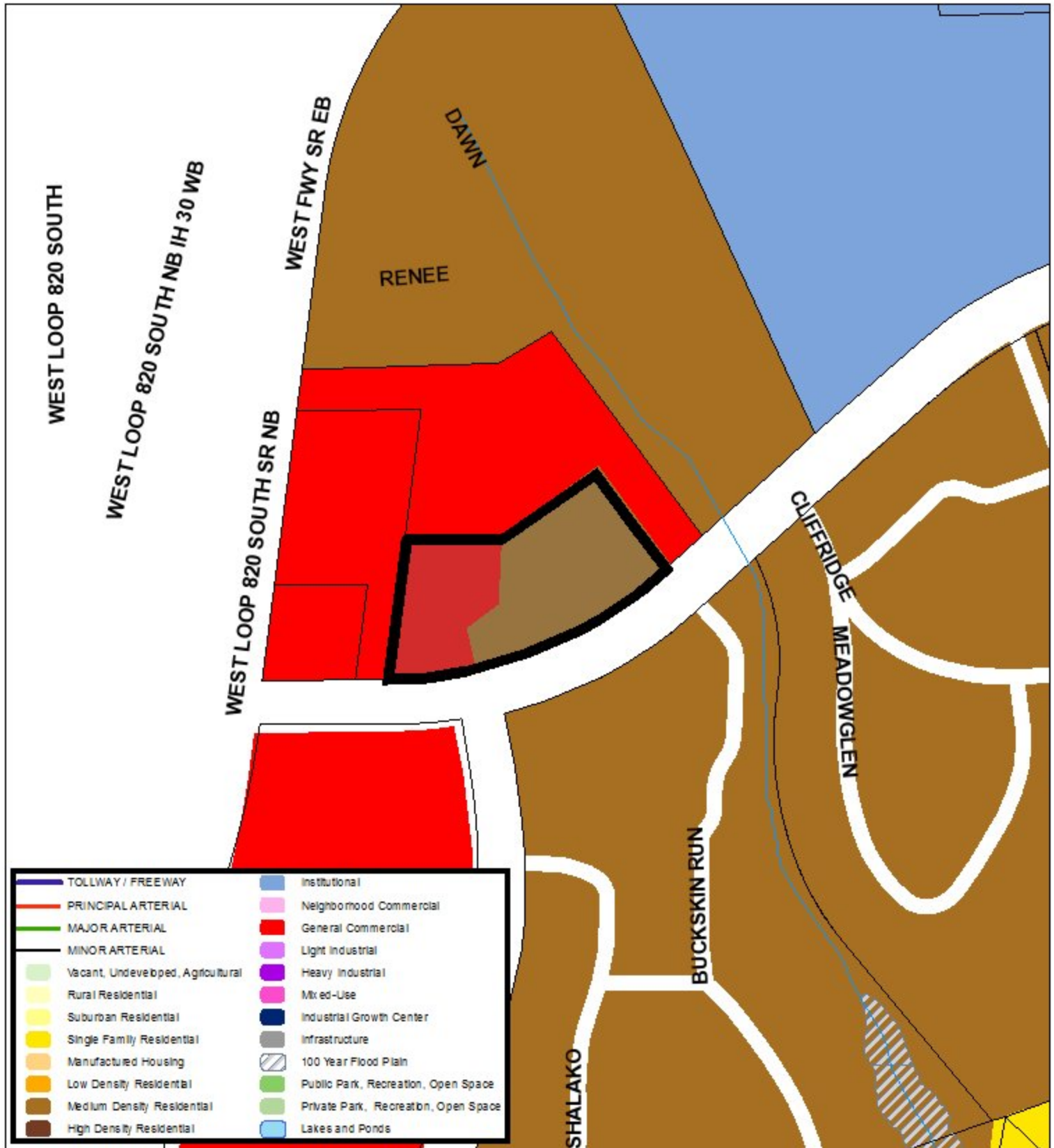
- DECIBEL
-  65
 -  70
 -  75
 -  80
 -  85





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Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds

200 100 0 200 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



0 130 260 520 Feet

