



Zoning Staff Report

Date: February 14, 2023

Case Number: ZC-22-190

District (old/new): 5 / 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Amerco Real Estate

Site Location: 6801 Anderson Boulevard

Acres: 14.1 acres

Request

Proposed Use: Mini-warehouse

Request: From: "I" Light Industrial

To: "PD/I" Planned Development for all uses in "I" Light Industrial, plus mini-warehouse, vehicle rental, storage or display of accessory use excluding blacksmithing and wagon shop; site plan waiver requested.

Recommendation

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

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

Staff Recommendation: **Approval**

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

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject property is located on John T White just east of the intersection of IH 820. The applicant is requesting to rezone the property from "I" Light Industrial to "PD/I" Planned Development for all uses in "I" Light Industrial, plus mini-warehouse, vehicle rental, storage or display of accessory use excluding blacksmithing and wagon shop; site plan waiver requested.

The applicant would like to keep the baseline "I" Zoning and develop mini-warehouses on the site. Mini-warehouses are allowed by right in "J" and "K" industrial districts, however, many have opted to request PD's and locate in close proximity to residential to capture this market. This is the case for this proposed development.

This case was continued from last month's meeting to provide clarification on the revised neighborhood notification. The applicant amended their application to maintain most of the hard corner for "E" Neighborhood Commercial and change their base zoning to "I" within their PD. This change is due to discussions with the John T. White Neighborhood Association.

Surrounding Zoning and Land Uses

North "A-5" One-Family / Single-family

East "C" Medium Density Multifamily; PD 439 PD-SU" for all uses in "E" with no alcohol sales or consumption / office, multifamily

South "I" Light Industrial / vacant

West "E" Neighborhood Commercial; "I" Light Industrial / U-Haul, gas station

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 29, 2022.

The following organizations were notified: (emailed December 30, 2022)

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth
John T. White NA	Woodhaven NA*
Ryanwood NA	East Fort Worth, Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
Woodhaven Community Development Inc	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

**Located within this registered Neighborhood Organization.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial, plus mini-warehouse, vehicle rental, storage or display of accessory use excluding blacksmithing and wagon shop; site plan waiver requested. Surrounding land uses consist of multifamily to the east, single-family to the north, vacant land to the south and existing U-Haul and gas station to the west. The proposed rezoning is intended to serve the numerous single-family and multifamily residences that are located nearby. Mini-warehouses typically have minimal impact to surrounding areas due to their height and appearances, operational characteristics, and traffic generation.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The adopted Comprehensive Plan designates the subject property as general commercial. The proposed zoning change request **is not consistent** with the Comprehensive Plan. However, the policy below applies to this development. Mini-warehouses typically have a lesser impact and would be considered a transitional use for this property.

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Economic Development Plan

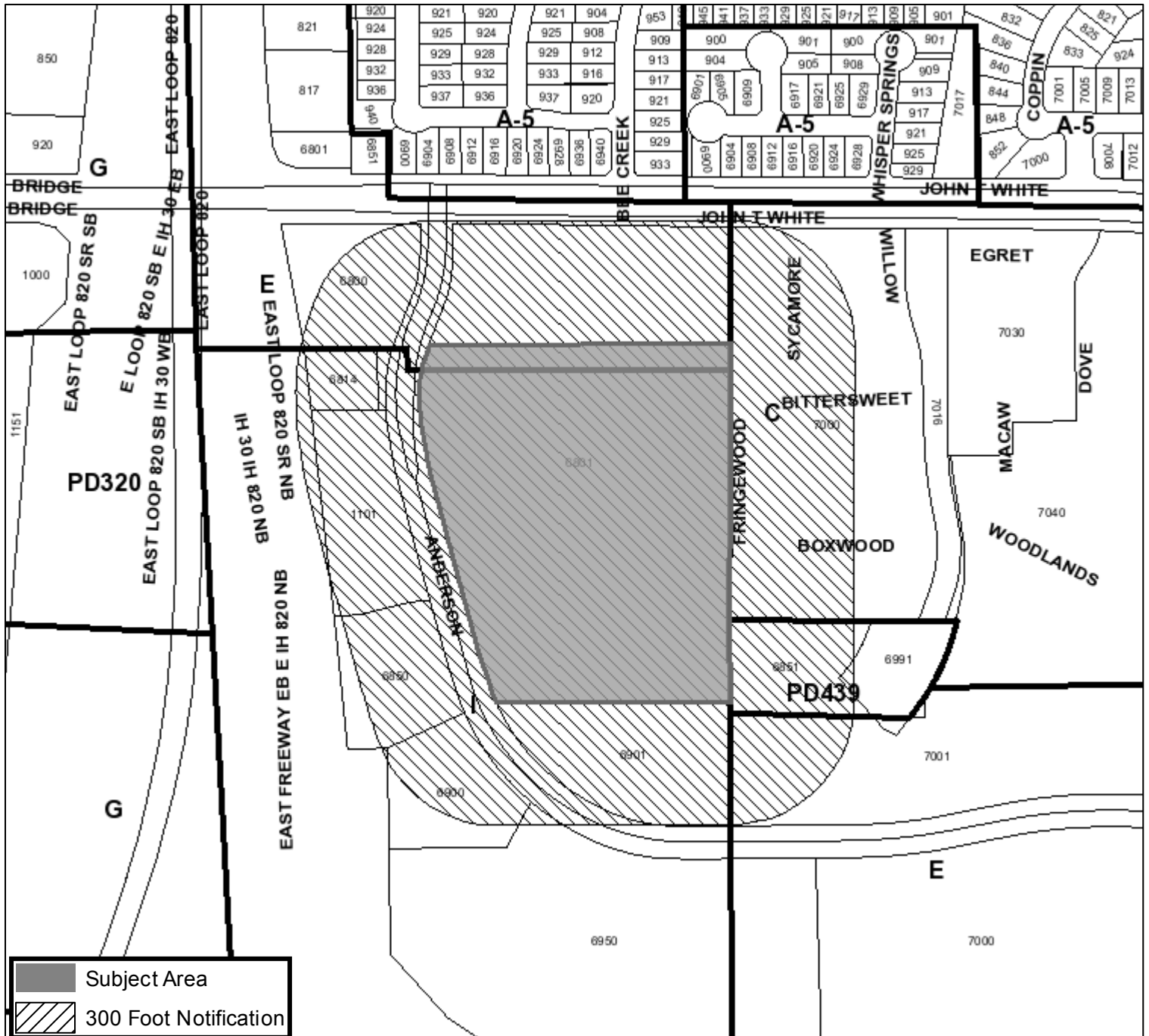
The adopted Economic Development Strategic Plan identified four different a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:



PERFORMANCE METRICS

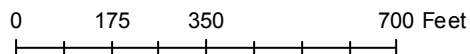
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

Area Zoning Map

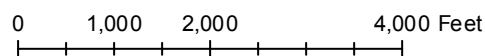
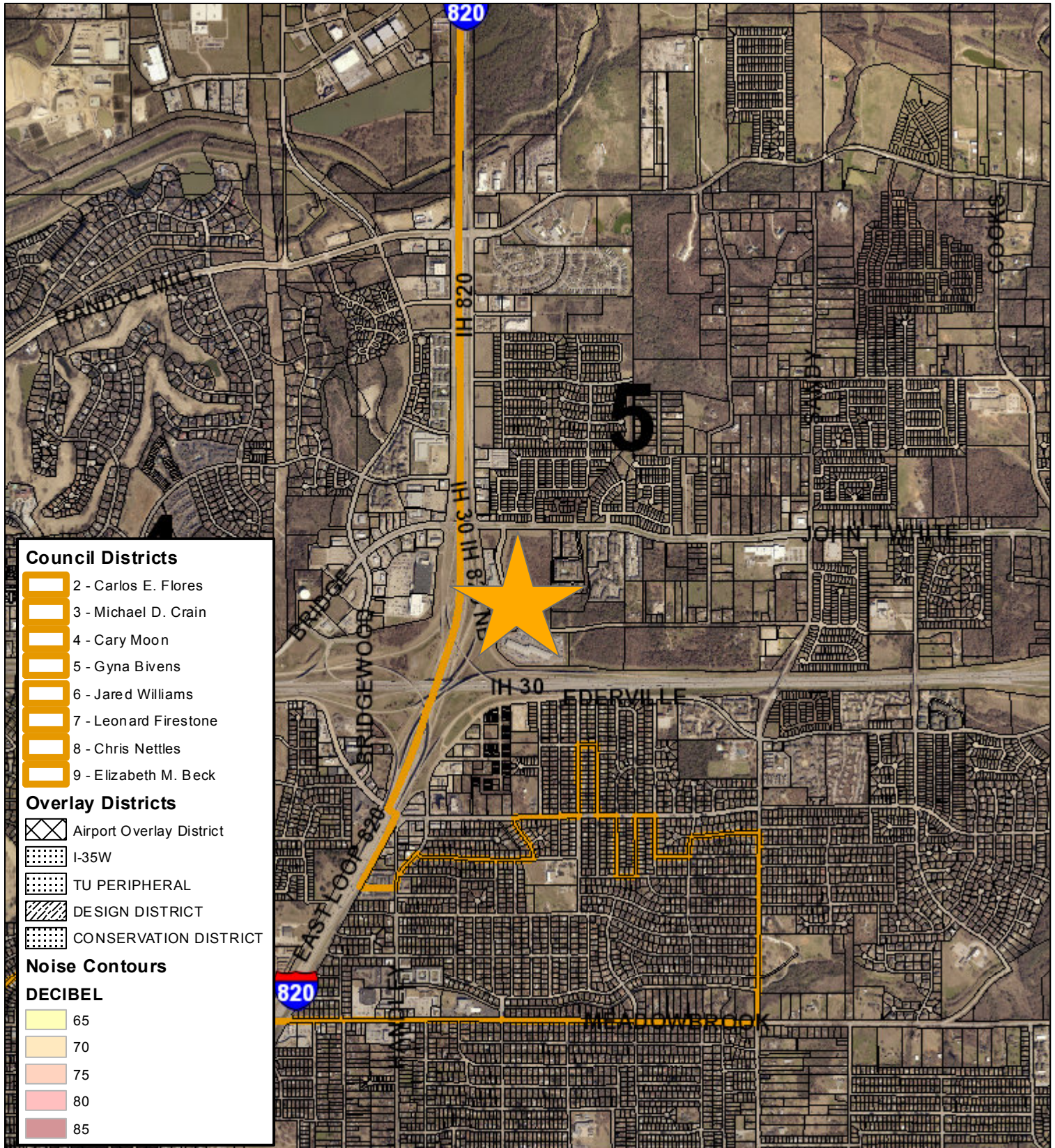
Applicant: Amerco Real Estate/Ray Oujesky
 Address: 6801 Anderson Boulevard
 Zoning From: E/I
 Zoning To: PD/I* Planned Development for all uses in "I" Light Industrial, plus mini-warehouse, vehicle rental, storage or display of accessory use excluding blacksmithing and wagon shop; site plan waiver requested.
 Acres: 13.70609134
 Mapsco: 066T
 Sector/District: Eastside
 Commission Date: 2/8/2023
 Contact: 817-392-6226



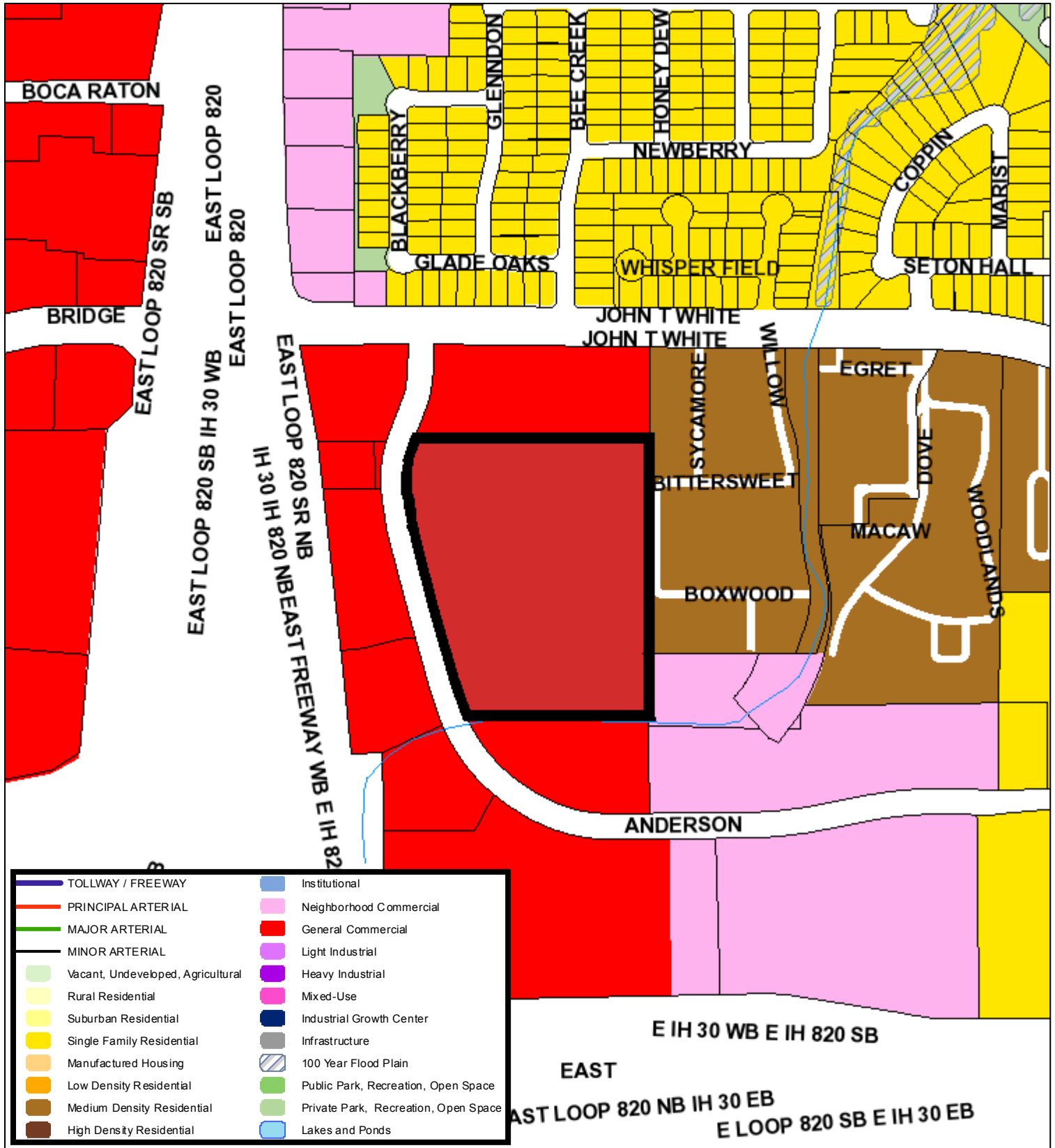
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



410 205 0 410 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



0 260 520 1,040 Feet

