



Zoning Staff Report

Date: December 13, 2022

Case Number: ZC-22-176

Council District: 4

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Jamary Properties LLC

Site Location: 5315 Bridge Street

Acreage: 4.3 acres

Request

Proposed Use: Mini-warehouse

Request: From: “E” Neighborhood Commercial

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus mini-warehouse; site plan included.

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 Bridge Street just east of the intersection of Woodhaven Blvd. The applicant is requesting to rezone the property from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus mini-warehouse, site plan included.

The applicant would like to keep the baseline “E” Zoning and develop mini-warehouses on the site. Mini-warehouses are first allowed by right in 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.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / multifamily

East “E” Neighborhood Commercial; “G” Intensive Commercial / office, multifamily

South “E” Neighborhood Commercial / IH 30 ROW

West “E” Neighborhood Commercial; "PD/E" Planned Development for E uses plus pawnshop, site plan waiver recommended / gas station, retail

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on October 26, 2022.

The following organizations were notified: (emailed October 26, 2022)

Organizations Notified	
Neighborhoods of East Fort Worth	Central Meadowbrook NA
Eastern Hills NA	Woodhaven NA*
White Lake Hills 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 “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus mini-warehouse. Surrounding land uses consist of multifamily to the north, office and multifamily to the east, IH-30 ROW to the south and commercial/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 neighborhood 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.

Site Plan Comments

Zoning and Land Use

- The site plan is in general compliance with the Zoning Ordinance regulations.

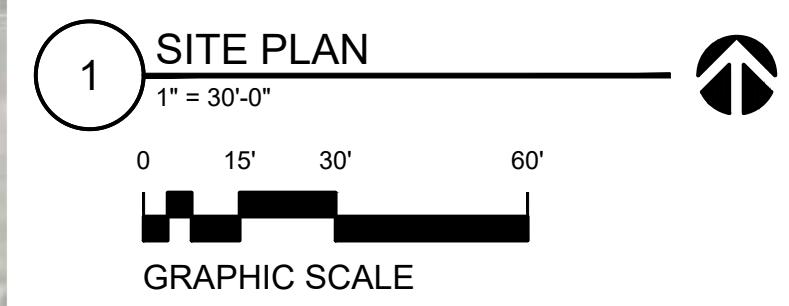
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

SITE SUMMARY	
PROPOSED LAND USE	MINI-WAREHOUSE
LOT AREA	4.321 ACRES
PAVING AREA (OPEN SPACE)	10,726 SF.
LANDSCAPE AREAS	44,513 SF.
NON CLIMATE-CONTROLLED BUILDINGS	38,860 SF.
CLIMATE CONTROLLED BUILDING, 3-STORY	100,800 SF.
STORAGE BUILDINGS GROSS AREA	139,660 SF.
LOT COVERAGE	16.1 %
PARKING PROVIDED	6 SPACES (1 HC. INCL.)
NOTE: ALL BUILDINGS WILL BE PROVIDED WITH A FIRE SPRINKLER SYSTEM.	

- GENERAL NOTES:
1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.



0 VICINITY MAP
NOT TO SCALE



OWNER/DEVELOPER:
DON WALK
230 O'CONNOR RIDGE BLVD
STE 115
IRVING, TX 75038
TELEPHONE: 214-772-9604
EMAIL: DONWALK@GMAIL.COM

CIVIL ENGINEERING:
CUMULUS DESIGN
P.O. BOX 2119
EULESS, TX 76039
TELEPHONE: 214-235-0367
EMAIL: PAUL@CUMULUSDESIGN.NET



SURVEYOR:
YAZEL PEEBLES & ASSOCIATES
LLC
P.O. BOX 210097
BEDFORD, TX 76095
TELEPHONE: 817-268-3316
EMAIL: INFO@YPASSOCIATES.COM

CONCEPTUAL DESIGN:
JL BUILDING SYSTEMS, LLC.
CONTACT: JOSE LABASTIDA
PH: 817-534-6579
JOSE@JLBUILDINGSYS.COM
4700 KEMBLE ST.
FORT WORTH, TX TX 76013

DIRECTOR OF DEVELOPMENT SERVICES DATE

ASSURED STORAGE

CASE NUMBER: _____

LEGAL DESCRIPTION:
4.321 ACRES IN THE WILLIAM J BAKER SURVEY
ABSTRACT NUMBER 101 & RUSSELL GB WILLIAMS,
ABSTRACT NUMBER 1669
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

DRAWN: JLL

REVIEWED: JLL

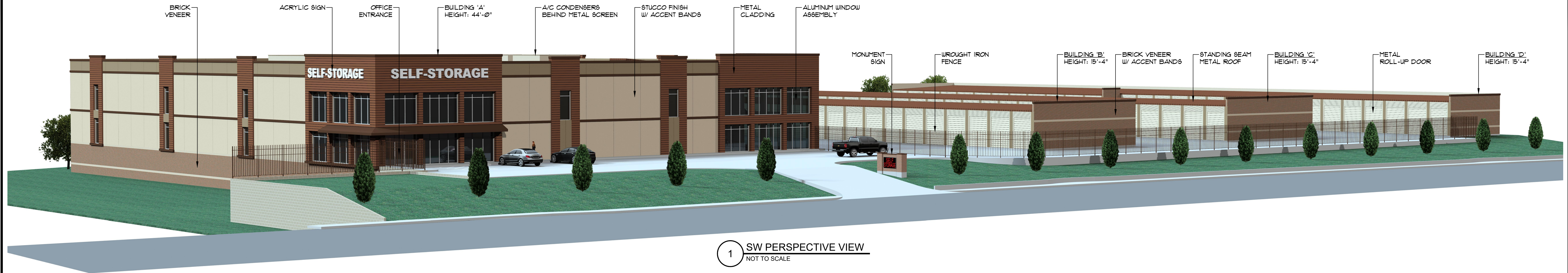
SHEET TITLE: SHEET NO:

DATE: 10-03-2022

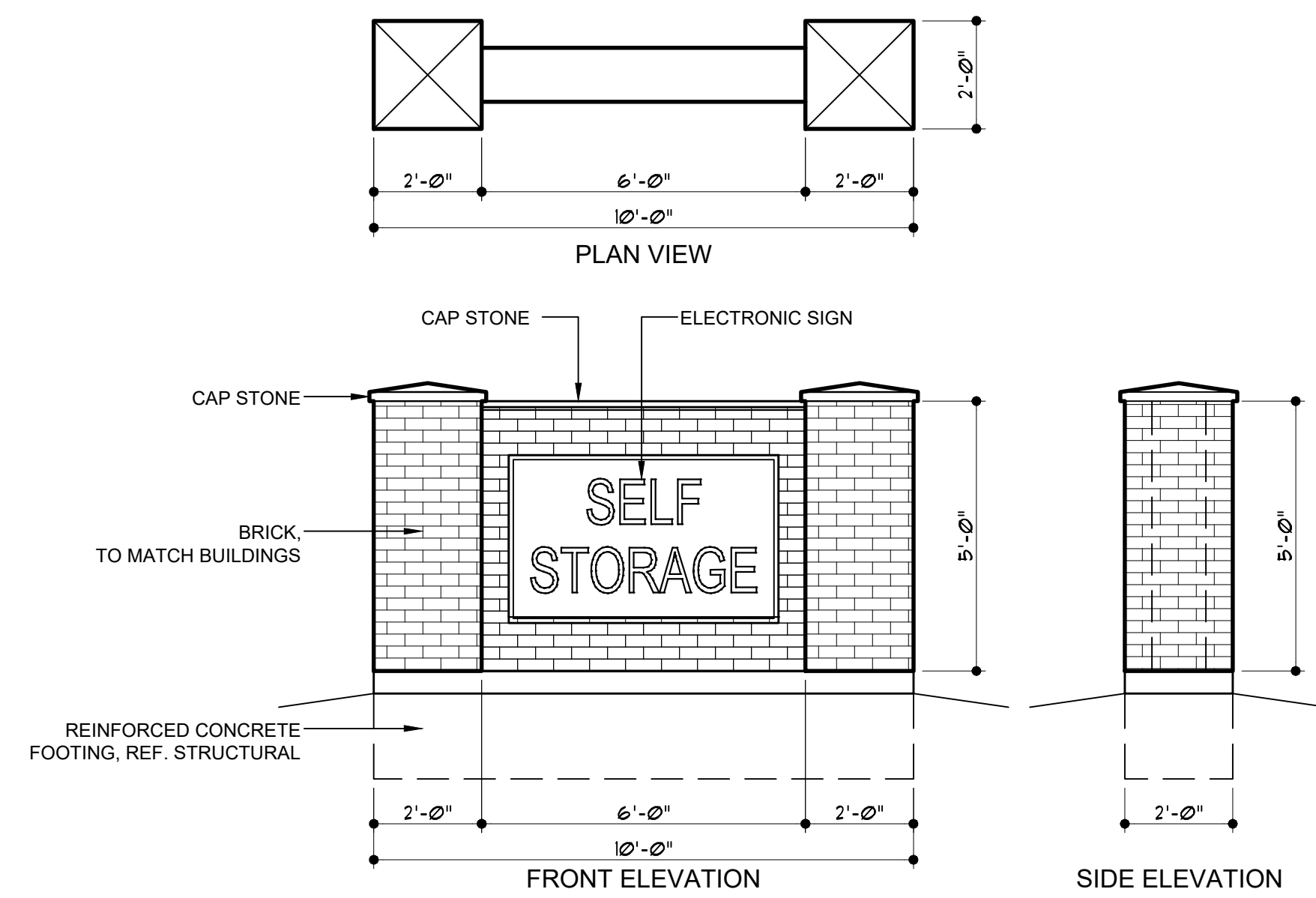
SCALE: AS NOTED

SITE PLAN A0.1

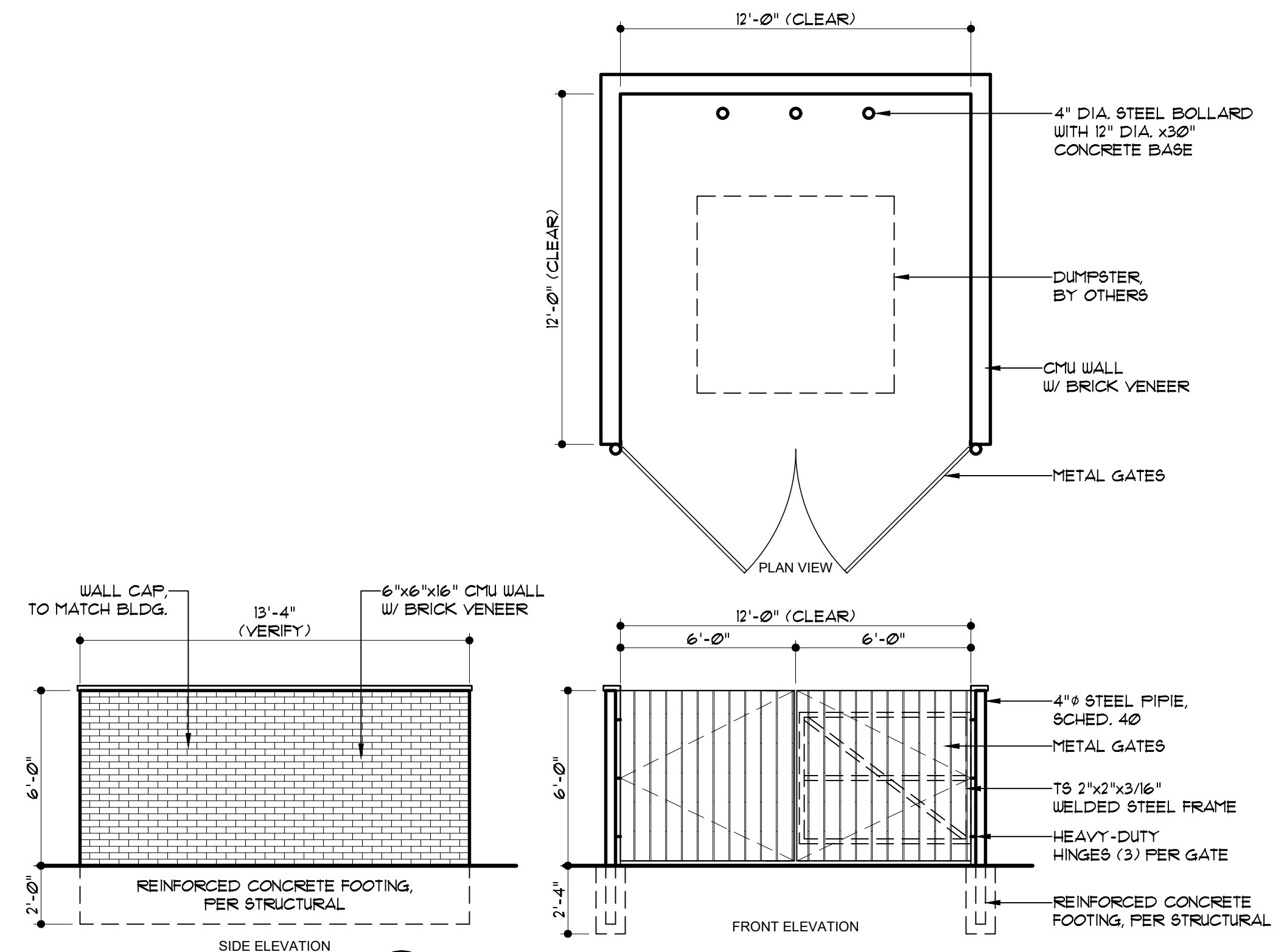
Google TOM LANDRY FWY. (1-30)



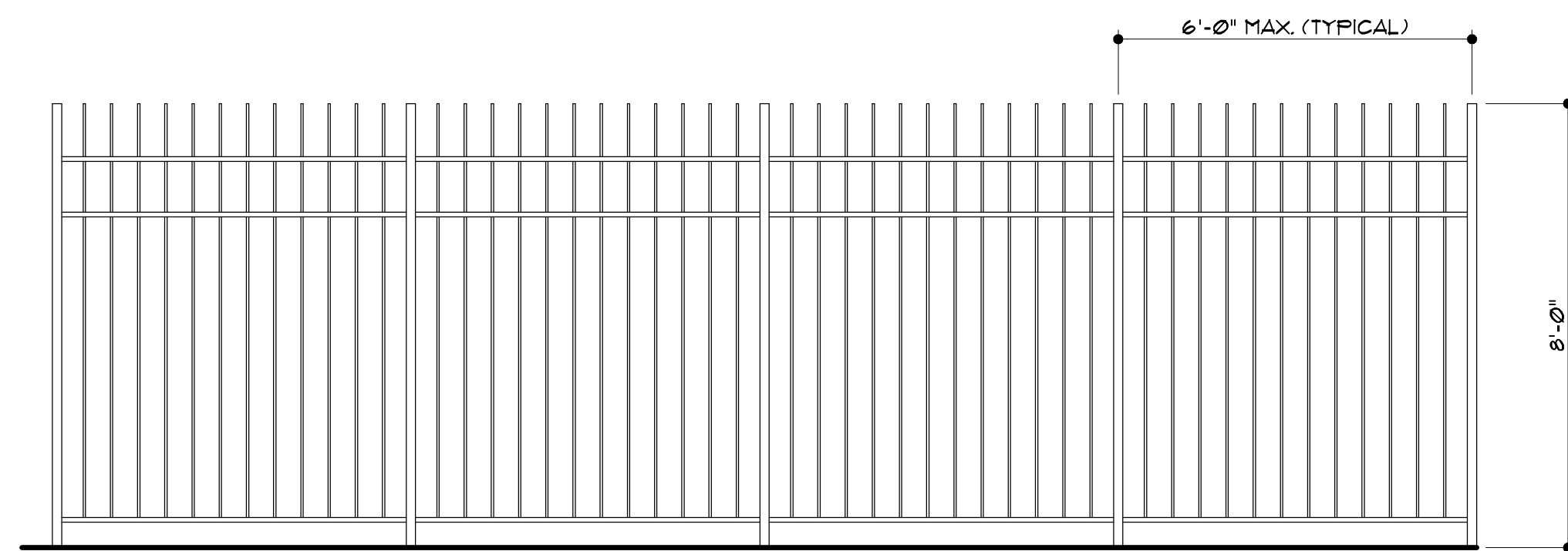
1 SW PERSPECTIVE VIEW
NOT TO SCALE



2 MONUMENT SIGN
3/8" = 1'-0"



4 DUMPSTER ENCLOSURE DETAIL
1/4" = 1'-0"



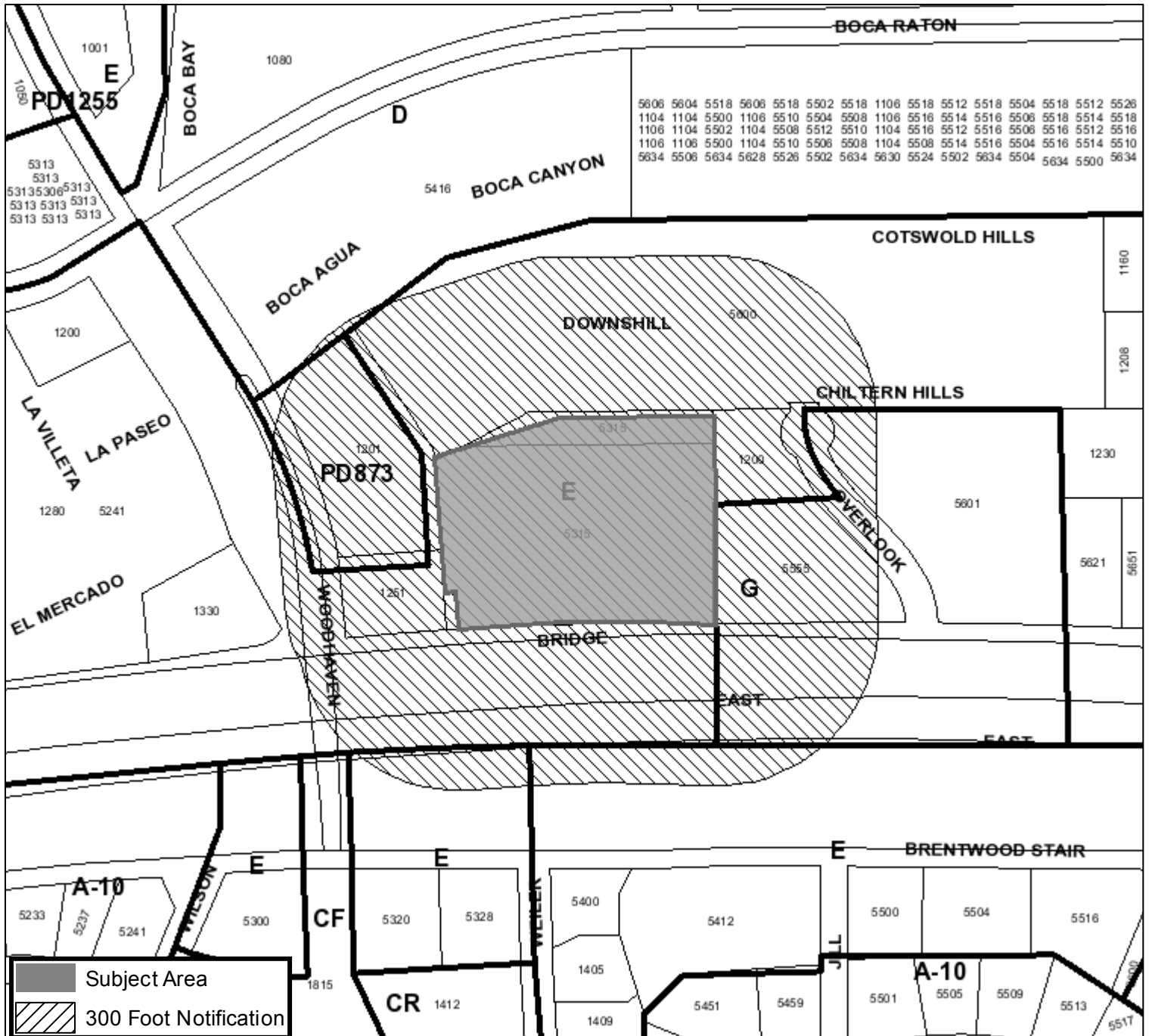
3 FENCE DETAIL
3/8" = 1'-0"



DECORATIVE METAL FENCE
GRADE: COMMERCIAL/INDUSTRIAL
MATERIAL: STEEL W/ MAINTENANCE FREE COATING
POSTS: 2" SQ.
PICKETS: 1" SQ.
RAILS: 1-3/4" SQ.

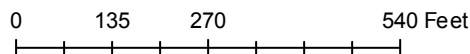
OWNER/DEVELOPER: DON WALK 230 O'CONNOR RIDGE BLVD STE 115 IRVING, TX 75038 TELEPHONE: 214.772.9604 EMAIL: DONWALK@GMAIL.COM	SURVEYOR: YAZEL PEEBLES & ASSOCIATES LLC P.O. BOX 210097 BEDFORD, TX 76095 TELEPHONE: 817.268.3316 EMAIL: INFO@YASSOCIATES.COM	DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____
CIVIL ENGINEERING: CUMULUS DESIGN P.O. BOX 2119 EULESS, TX 76039 TELEPHONE: 214.235.0367 EMAIL: PAUL@CUMULUSDESIGN.NET		ASSURED STORAGE
CONCEPTUAL DESIGN: JL BUILDING SYSTEMS, LLC. CONTACT: JOSE LABASTIDA PH: 817-534-6579 JOSE@JLBUILDSYS.COM 4700 KEMBLE ST. FORT WORTH, TX TX 76013		CASE NUMBER: _____
DRAWN: JLL	REVIEWED: JLL	SHEET TITLE: CONCEPTUAL RENDERING & SITE DETAILS
DATE: 10-03-2022	SCALE: AS NOTED	SHEET NO: A0.2

Area Zoning Map

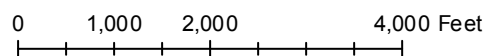
Applicant: Jamary Properties LLC
 Address: 5315 Bridge Street
 Zoning From: E
 Zoning To: PD-E
 Acres: 4.32081671
 Mapsco: 65Y
 Sector/District: Eastside
 Commission Date: 11/9/2022
 Contact: null



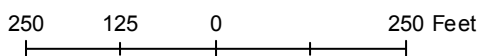
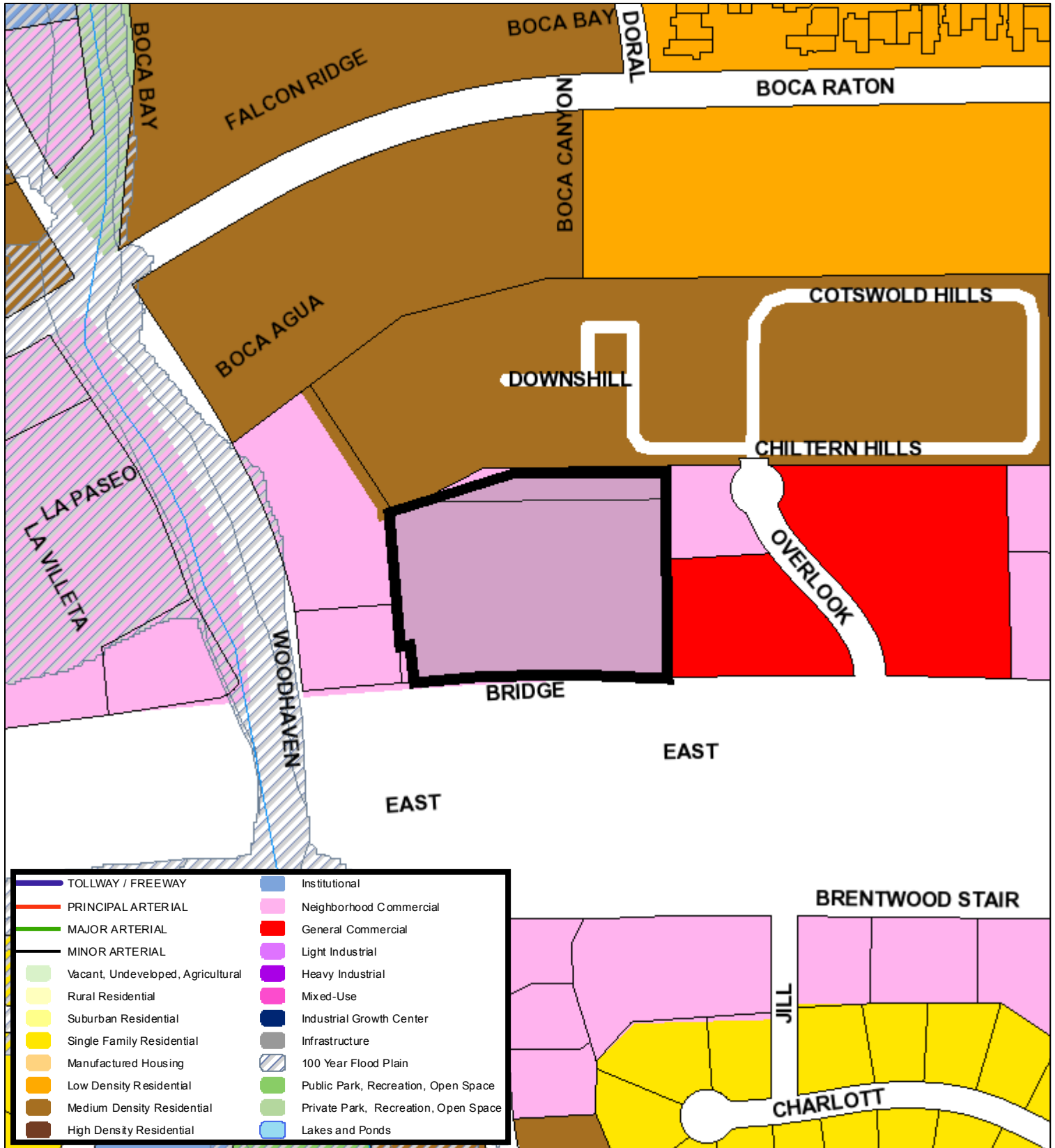
 Subject Area
 300 Foot Notification



Area Map



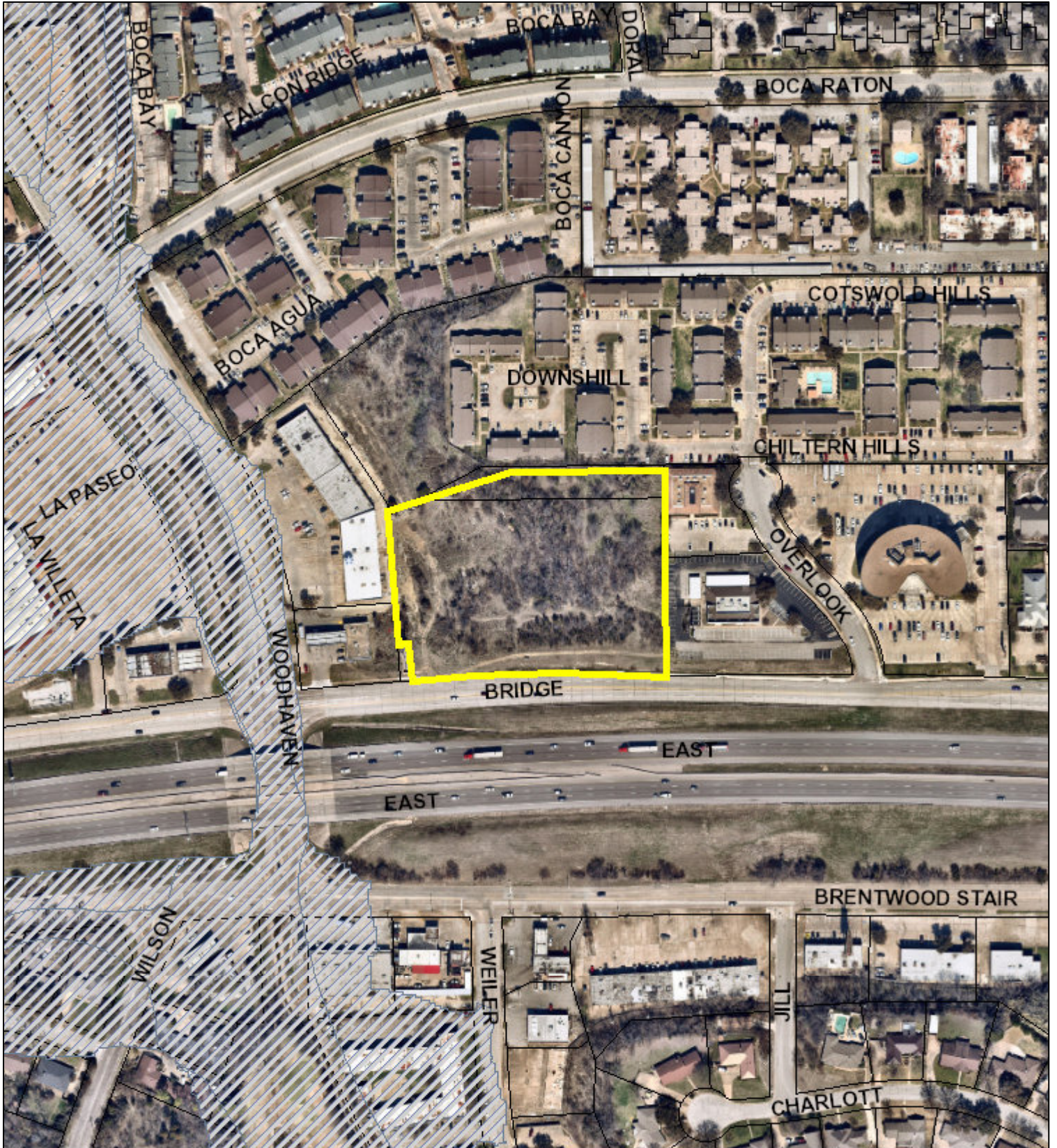
Future Land Use



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



0 160 320 640 Feet

