



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 12, 2021

**Council District** 6

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

Continued Yes \_\_\_ No X  
Case Manager Arty Wheaton-  
Rodriguez  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Salvador Anzua

**Site Location:** 10524 Old Burleson Rd. Acreage: 1.15

**Proposed Use:** Truck parking and storage without primary use

**Request:** From: "I" Light Industrial  
To: Add Conditional Use Permit (CUP) for outdoor storage of semi-trucks and trailers; site plan included

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

**Comprehensive Plan Consistency:** Requested change is consistent.

**Staff Recommendation:** Approval

**Background:**  
The subject property is located west of Old Burleson and about a ¼ mile north of Garden Acres. The applicant is requesting a Conditional Use Permit (CUP) to allow for truck parking and storage without a primary use. The applicant has indicated this site will be a location for a secure truck parking and storage that has been in the area for the last couple of years. The property has been operating under a Special Exception granted by the Board of Adjustment and they are seeking to renew the conditional use without a primary.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, 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.

While an accessory use without a primary use is not permitted in the "I" zoning district by right, allowing it by CUP with a site plan and a time limit may help mitigate any concerns, as well as give options for the CUP to be revoked in the event of code violation convictions.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time period for the operation of a use unless otherwise approved by the City Council. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken

within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate Of Occupancy and subdivision approval have been satisfied.

Section (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.

**Site Information:**

Surrounding Zoning and Land Uses:

- North “I” Light Industrial / cabinet making and vacant
- East “A-5” One Family / residential
- South “I” Light Industrial / church
- West “I” Light Industrial / hotel/motel

Zoning History: None

**Site Plan Comments:**

The site plan as submitted is in general compliance with the Zoning Ordinance regulations. The screening is existing and concrete and trees exist on the site.

***(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.)***

**Public Notification:**

300 foot Legal Notifications were mailed on October 26, 2020.  
The following organizations were notified: (emailed October 19, 2020)

Organizations Notified	
Risinger Deer Creek HOA	Streams And Valleys Inc
The Parks of Deer Creek HOA*	Trinity Habitat for Humanity
District 6 Alliance	Burleson ISD
Crowley ISD	Everman ISD

\*Closest registered Neighborhood Association, West of Freeway

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is proposing to change the zoning to add a CUP for truck parking and storage. Surrounding uses are light industrial, motel and church in the immediate vicinity with residential east of Old Burleson.

The proposed parking **is compatible** with surrounding uses.

**2. Comprehensive Plan Consistency – Sycamore**

The 2020 Comprehensive Plan designates the subject property as Light Industrial. The proposed parking meets the below policies within the following Comprehensive Plan:

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations

Based on conformance with the policy stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

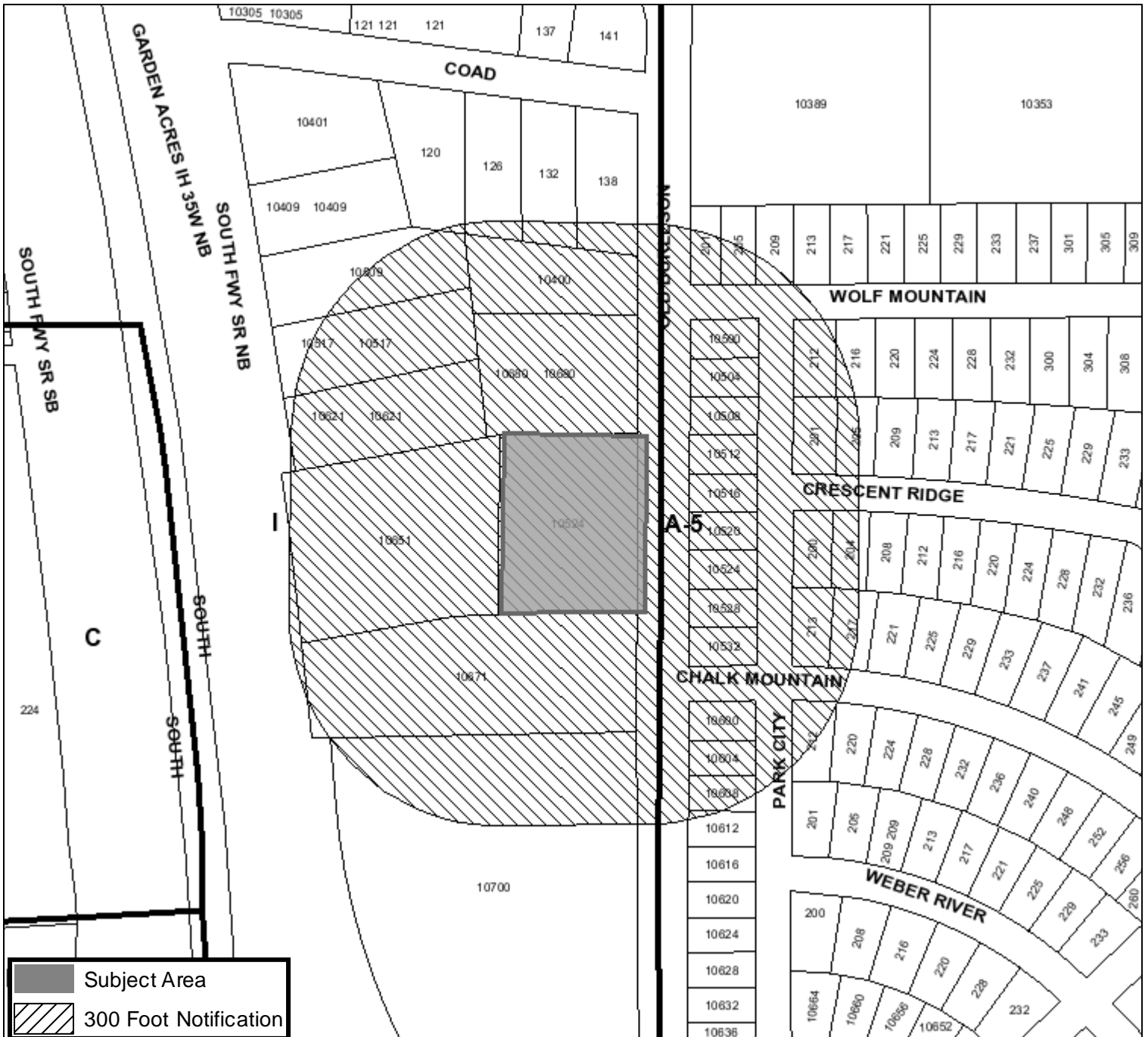
***Attachments:***



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

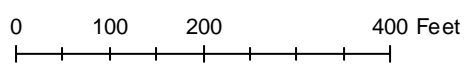


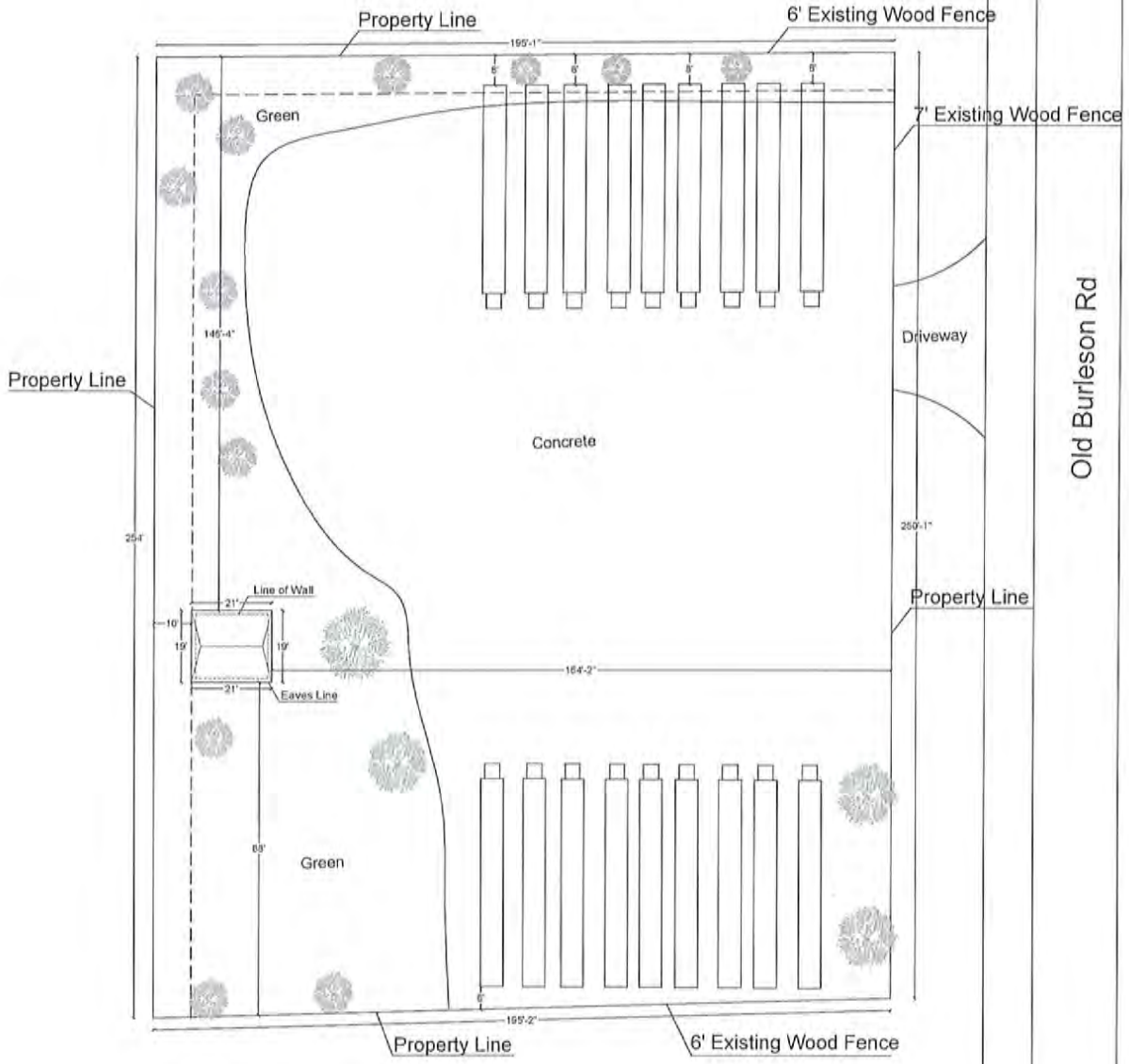
# Area Zoning Map

Applicant: Salvador Anzua  
 Address: 10524 Old Burleson Road  
 Zoning From: I  
 Zoning To: Add Conditional Use Permit for outdoor storage of semi trucks & trailers  
 Acres: 1.15898598  
 Mapsco: 105X  
 Sector/District: Far South  
 Commission Date: 11/11/2020  
 Contact: null



 Subject Area  
 300 Foot Notification





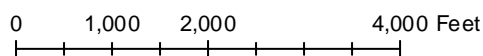
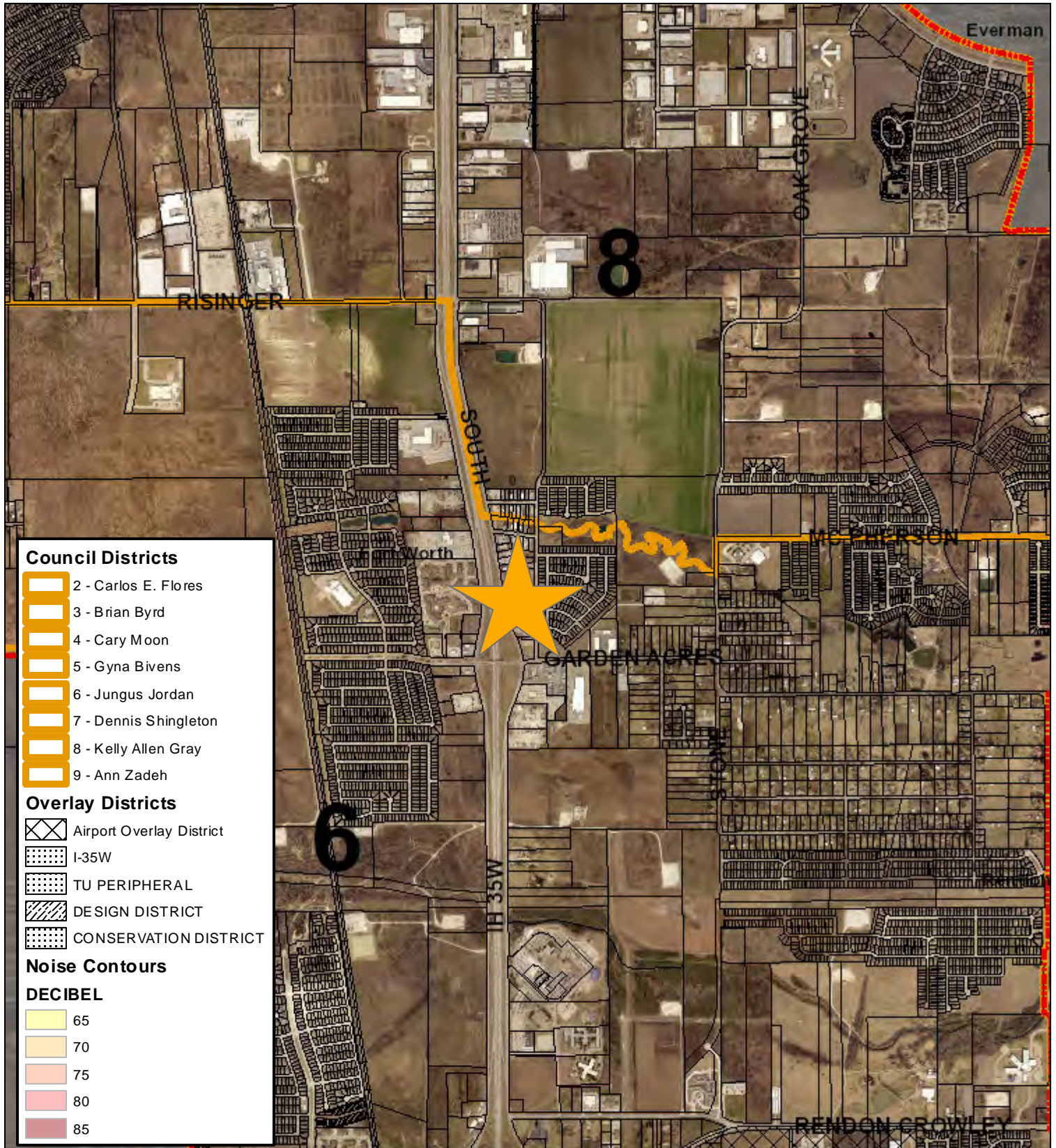
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OCT 09 2020  
By \_\_\_\_\_

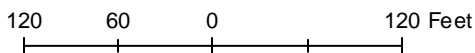
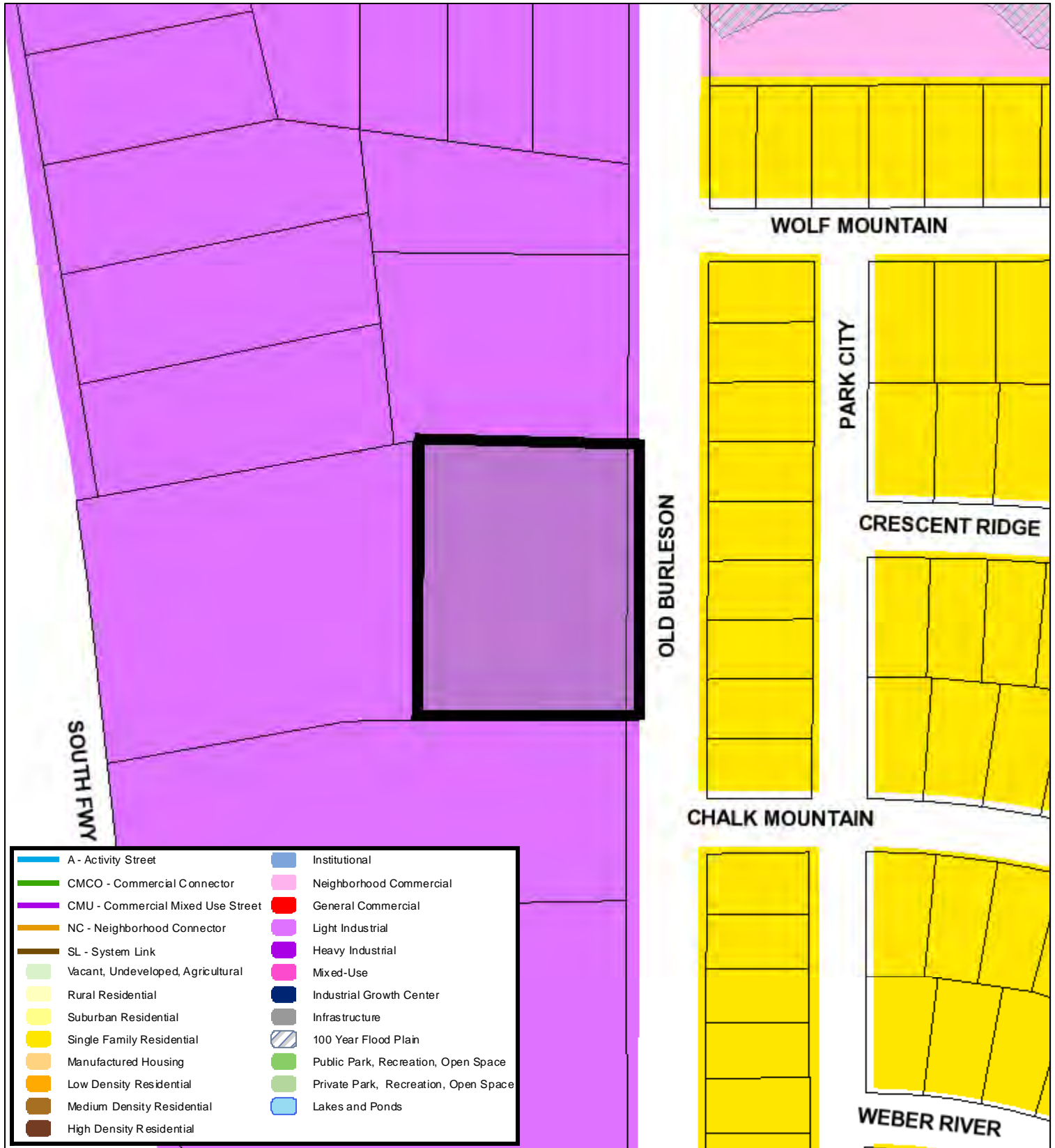
Land 1.13 AC

10524 Old Burleson Rd  
Fort Worth, TX 76140 USA  
scale: 1" = 30'

### 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 75 150 300 Feet

