



# Zoning Staff Report

Date: September 14, 2021

Case Number: ZC-21-122

Council District: 7

## Conditional Use Permit

Case Manager: [Brett Mangum](#)

Owner / Applicant: Texas Health Resources / LGE Design Group – Mark Cone

Site Location: 3101 Northwest Centre Drive

Acreage: 31.566 acres

### Request

Proposed Use: Warehouse and Office

Request: To: Add Conditional Use Permit for warehouses/NASJRB Overlay to “G” Intensive Commercial/NASJRB Overlay, site plan included

### Recommendation

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

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

Staff Recommendation: **Approval**

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

Correspondence: Support: *1 letter*      Opposition: *None*

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## Project Description and Background

The following narrative is paraphrased from the applicant's original application:

A total of three (3) warehouse buildings are proposed, ranging in size from approximately 136,000 square feet to 222,000 square feet, with a grand total of 532,500 square feet. The nature of this request is for a CUP [Conditional Use Permit] Overlay to permit the warehouse and wholesale office uses on the subject property, which consists of approximately 31 acres located at 3101 Northwest Centre. The property is currently zoned "G" Intensive Commercial, and this request does not seek to amend this base district. The property is further located within the NASJRB Overlay. Surrounding zoning is predominately "G", "I", and "D". The project is not intended to attract not support heavy distribution or manufacturing tenants, depending on market conditions and demand at time of delivery.

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

Allowing a use by CUP with a site plan may help mitigate any neighborhood 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.

## Surrounding Zoning and Land Uses

North “D” High-Density Multifamily / apartments  
 East “G” Intensive Commercial / movie theater  
 South “G” Intensive Commercial / hotel, restaurant, undeveloped  
 West “I” Light Industrial / undeveloped

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on July 23, 2021.  
 The following organizations were notified: (emailed July 26, 2021)

Organizations Notified	
East Lake Worth NA	Streams And Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB
Fort Worth ISD	Lake Worth ISD

*\* Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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The primary use of the buildings will be warehouse, which are industrial based, but not as intensive as manufacturing or processing. Office use will be secondary, and is permitted by right in the current zoning district.

This area is appropriate for warehouses based on proximity to the Interstate Highway system (Loop 820), wide connector roads (Northwest Centre Drive is an 80’ right-of-way, Buda Lane is a 100’ right-of-way), and the lack of single family homes or neighborhoods in close proximity. Additionally, the site is part of the NASJRB Overlay and within the 65 decibel noise contour, meaning it would be more appropriate for commercial or

industrial applications rather than residential applications. The NASJRB contact sent in a letter of support for this application stating that they have no issues with the proposal.

The proposed zoning (conditional use permit for warehouse) is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Far West

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The 2021 Comprehensive Plan currently designates the subject property as General Commercial. General Commercial is defined as “Retail, services, offices and mixed uses serving occasional needs for a larger market area”. The Conditional Use Permit [CUP] request would leave the existing “G” zoning in place, which would align with the Future Land Use designation. A CUP is more appropriate in this instance than changing the zoning to Industrial to allow warehouse use. Industrial zoning would not be in alignment with the Comprehensive Plan.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:


- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Discourage incompatible uses within the NASFW JRB runway Clear Zone and Accident Potential Zones. Discourage residential development or require sound mitigation within areas of noise levels greater than 65 decibels for all airports to ensure compatibility between surrounding land uses while providing additional protections to airport operations.

The proposed zoning is **consistent** with the Comprehensive Plan.

## Lake Worth Vision Plan (2011)

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The 2011 Lake Worth Vision Plan is intended to serve as a guide for development around the Lake Worth watershed. The proposed warehouse site is within the plan’s boundaries. The primary goals of the Lake Worth Vision Plan are:

- Determine appropriate long range future land uses, development pattern and forms, recreational uses, and facilities on and around the lake.
  - Protect and enhance Lake Worth’s water quality, natural beauty, and recreational character.
  - Develop Model Sustainable Communities in the Lake Worth area that create desirable places to live and work while enhancing livability of existing communities.
  - Connect communities, resources, and amenities with parkways, greenways, and trails.
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The site is within the Town Center Sector and is earmarked for future commercial development. The Vision Plan promotes a grid street system. See excerpt below from pg. 51 of the Vision Plan.

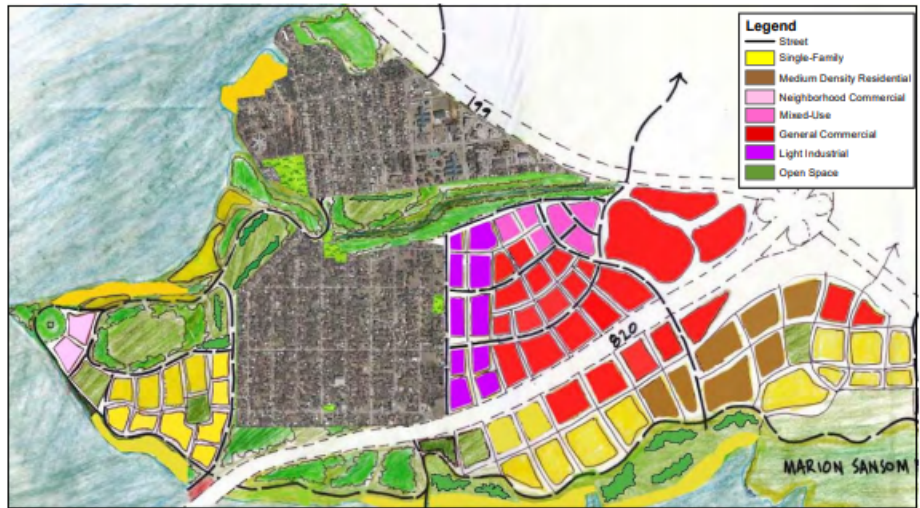
**Town Center Sector (cont.)**

The town center concept was modified by City staff to be more compatible with the recently completed Fort Worth Naval Air Station Joint Reserve Base (NAS JRB) Joint Land Use Study (JLUS) and to reflect commercial development that is underway. In accordance with JLUS land use guidelines (see Appendix D) vacant land within the Accident Potential Zone (APZ) is envisioned as a well-designed light industrial park or similar low-density employment area rather than the residential uses depicted in the consultants' sketch.

The base-friendly Lake Worth Town Center concept envisions a long-term future that includes a walkable street grid stretching west from Quebec Street/Northwest Centre Drive to Mosque Point, with a strong commercial core near the Loop 820/Jacksboro Highway interchange and lower density employment areas between Buda Lane and Dakota Trail.

While the focus of pedestrian activity would likely be east of Buda Lane, the light industrial park or similar low-density employment area should transition smoothly between the commercial uses east of Buda Lane and the existing City of Lake Worth residential neighborhood west of Dakota Trail. To achieve the longer-term vision for the future Town Center area, near-term commercial development projects should incorporate a street grid that yields walkable block sizes, even if the street grid is intended to serve as private parking lot access roads in the near term.

Located on land that is currently mostly vacant, the commercial core is intended to serve as the pedestrian-oriented center of the Lake Worth community, regardless of whether the residents served are in the City of Lake Worth or the City of Fort Worth. Functionally, the Town Center concept provides the core elements of a walkable community that, in the consultants' view, are currently lacking in this area. An institutional use, such as a hospital, government offices or a community center, is depicted in the Town Center concept plan immediately adjacent to the core, on the south side of a greenway riparian buffer and bicycle/pedestrian path to the lake. Charbonneau Road runs along the north side of the riparian buffer.



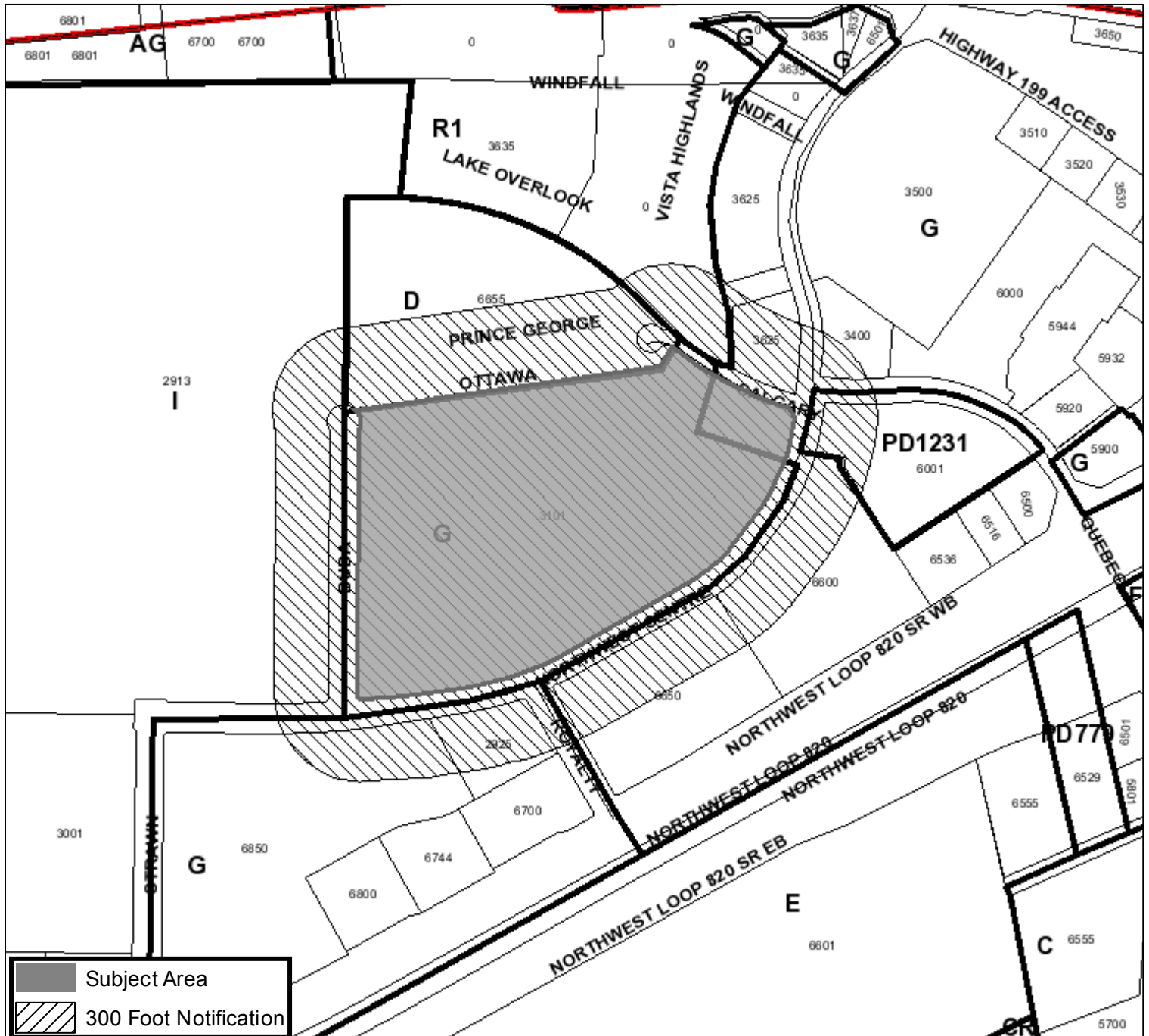
Town Center concept as modified by staff





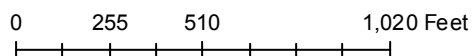
Examples of walkable industrial and commercial developments

### Area Zoning Map

Applicant: Texas Health Resources  
 Address: 3101 NW Centre Drive  
 Zoning From: G with NASJRB Overlay  
 Zoning To: Add Conditional Use Permit for warehouses with NASJRB Overlay  
 Acres: 31.5658176  
 Mapsco: 46V  
 Sector/District: Far West  
 Commission Date: 8/11/2021  
 Contact: 817-392-8043



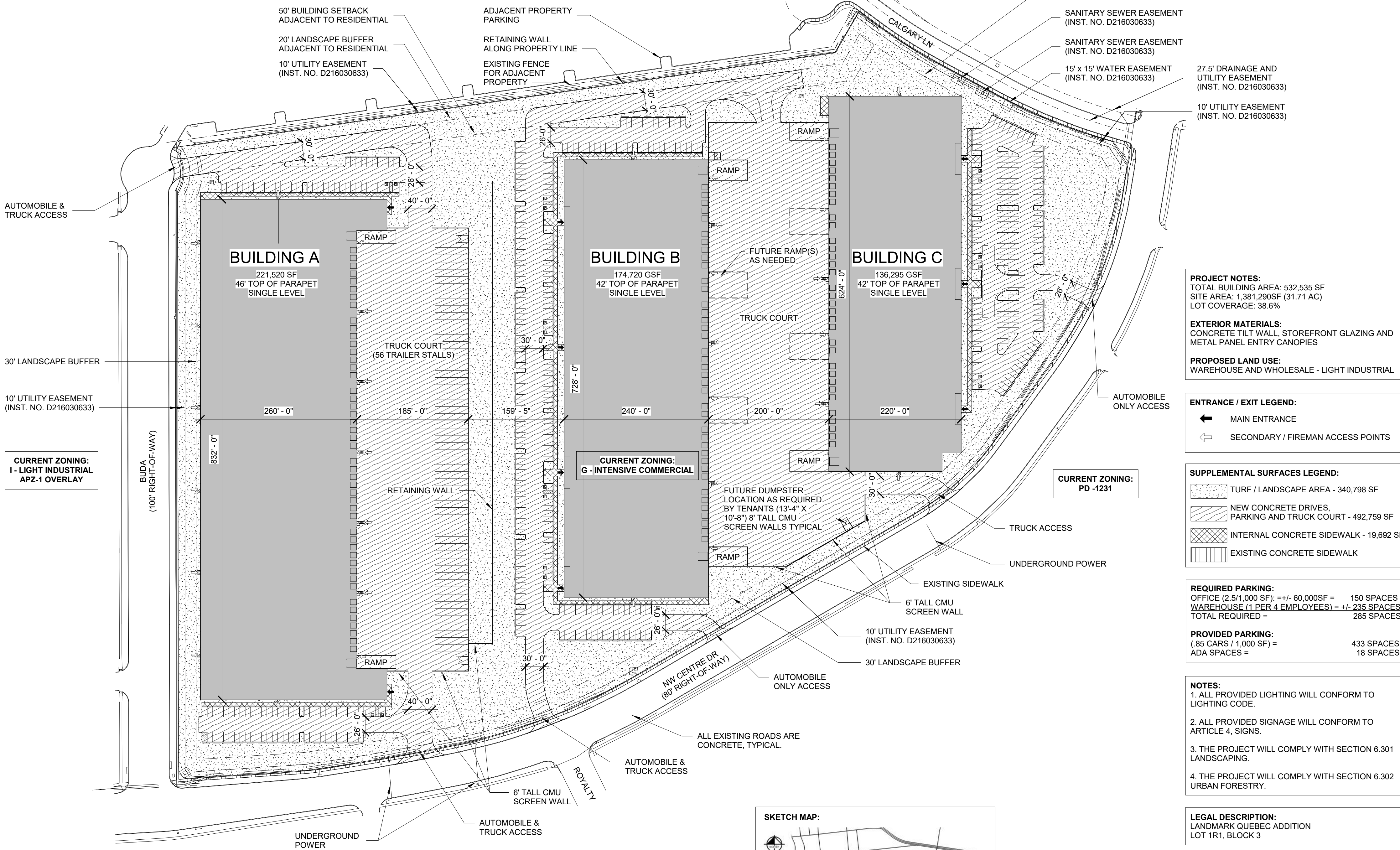
	Subject Area
	300 Foot Notification



CURRENT ZONING:  
I - LIGHT INDUSTRIAL  
APZ-1 OVERLAY

CURRENT ZONING:  
D - HIGH DENSITY

CURRENT ZONING:  
R1 - ZERO LOT LINE / CLUSTER



**PROJECT NOTES:**  
 TOTAL BUILDING AREA: 532,535 SF  
 SITE AREA: 1,381,290SF (31.71 AC)  
 LOT COVERAGE: 38.6%

**EXTERIOR MATERIALS:**  
 CONCRETE TILT WALL, STOREFRONT GLAZING AND METAL PANEL ENTRY CANOPIES

**PROPOSED LAND USE:**  
 WAREHOUSE AND WHOLESALE - LIGHT INDUSTRIAL

**ENTRANCE / EXIT LEGEND:**

- ← MAIN ENTRANCE
- ↔ SECONDARY / FIREMAN ACCESS POINTS

**SUPPLEMENTAL SURFACES LEGEND:**

- TURF / LANDSCAPE AREA - 340,798 SF
- NEW CONCRETE DRIVES, PARKING AND TRUCK COURT - 492,759 SF
- INTERNAL CONCRETE SIDEWALK - 19,692 SF
- EXISTING CONCRETE SIDEWALK

**REQUIRED PARKING:**  
 OFFICE (2.5/1,000 SF) = +/- 60,000SF = 150 SPACES  
 WAREHOUSE (1 PER 4 EMPLOYEES) = +/- 235 SPACES  
 TOTAL REQUIRED = 285 SPACES

**PROVIDED PARKING:**  
 (.85 CARS / 1,000 SF) = 433 SPACES  
 ADA SPACES = 18 SPACES

**NOTES:**

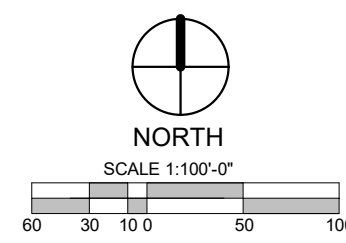
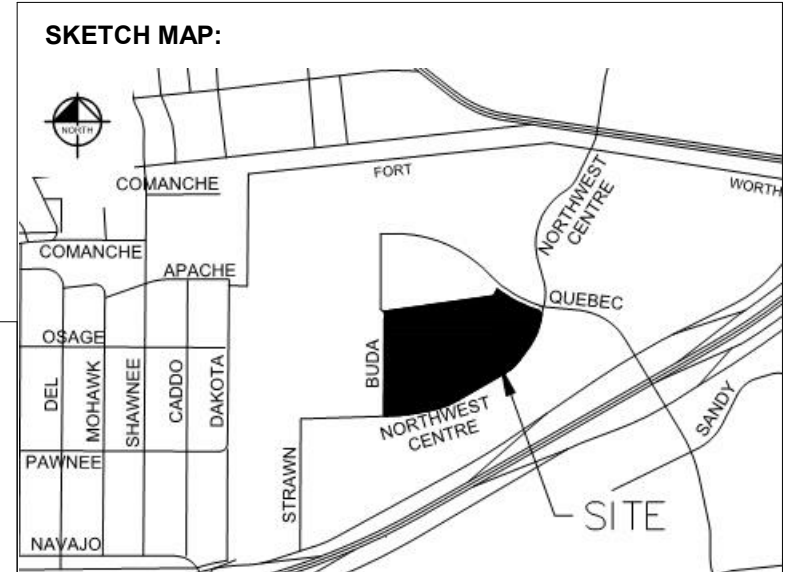
- ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
- ALL PROVIDED SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- THE PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.
- THE PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.

**LEGAL DESCRIPTION:**  
 LANDMARK QUEBEC ADDITION  
 LOT 1R1, BLOCK 3

CURRENT ZONING:  
I - LIGHT INDUSTRIAL  
APZ-1 OVERLAY

CURRENT ZONING:  
PD -1231

CURRENT ZONING:  
G - INTENSIVE COMMERCIAL



**LGE DESIGNGROUP**  
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 FORT WORTH, TEXAS 76102  
 PH: 817-339-2269

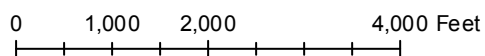
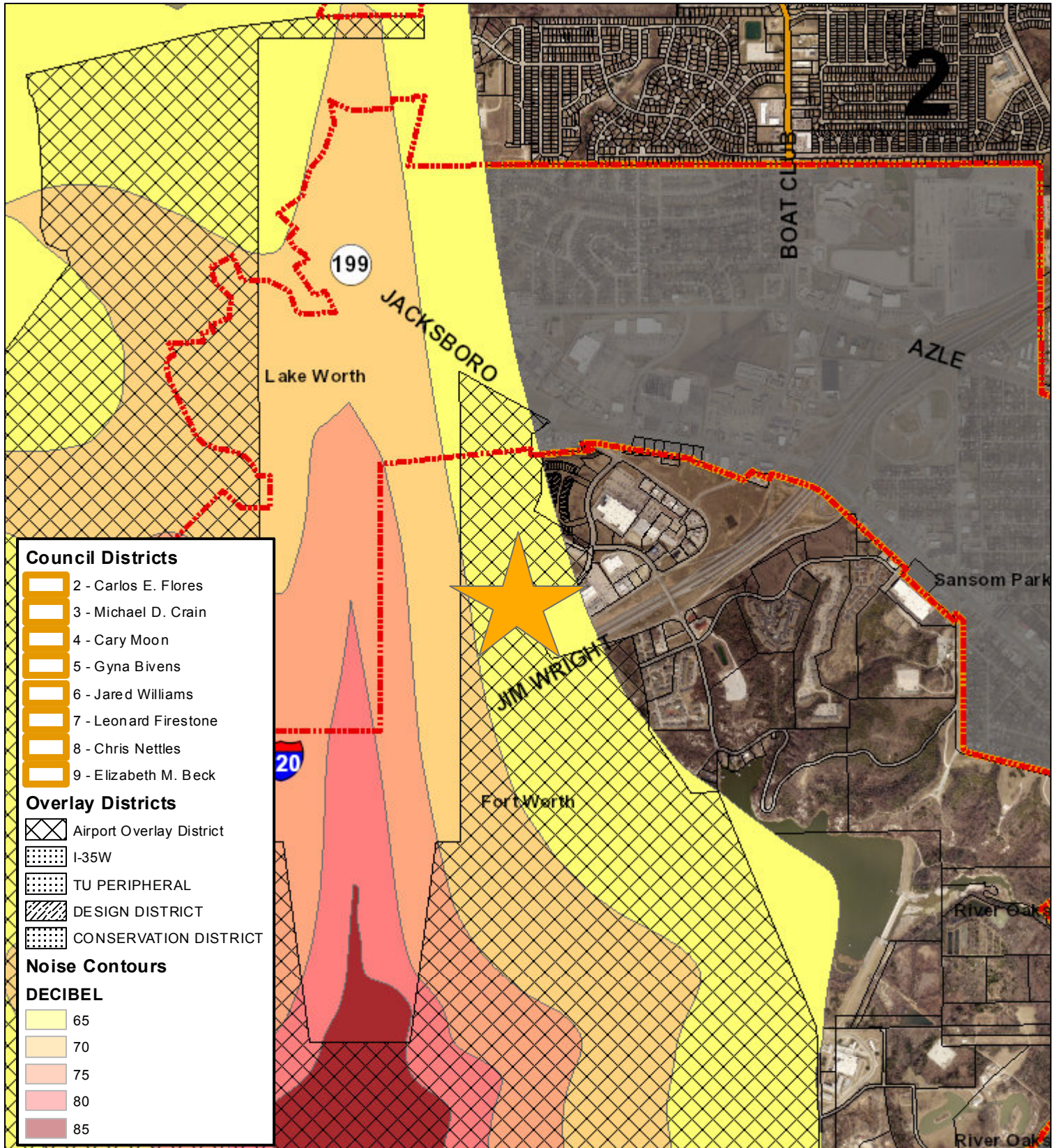
**SURVEYOR - KIMLEY HORN**  
 MICHAEL C. BILLINGSLEY, RPLS (TX)  
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**DEVELOPER - CREATION EQUITY**  
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**OWNER - TEXAS HEALTH RESOURCES**  
 Dick McHargue  
 612 E LAMAR BLVD  
 ARLINGTON, TEXAS 76011  
 PH: 817-455-8610

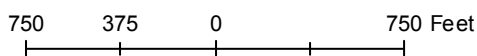
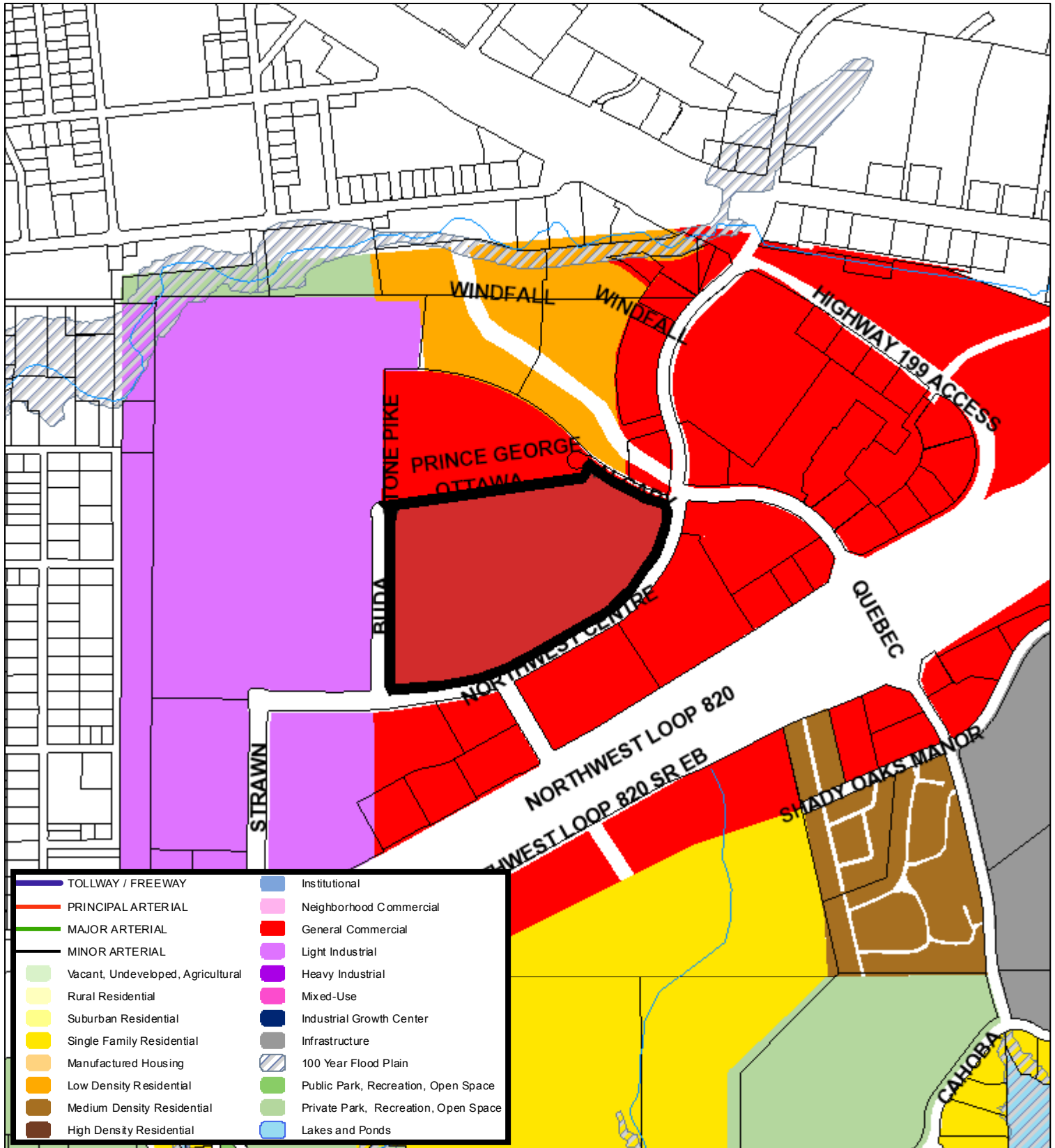
DIRECTOR OF DEVELOPMENT SERVICES DATE  
**3101 COMMERCE PARK**  
 ZONING CASE #  
 INITIAL CUP SUBMITTAL - JULY 06, 2021

### 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



0 475 950 1,900 Feet

