



Zoning Staff Report

Date: May 14, 2024

Case Number: SP-24-004

Council District: 11

Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Warden Industrial Lancaster / Joe Johnson, HBJ Architects

Site Location: 5328 E. Lancaster Avenue **Acreage:** 6.64 acres

Request

Proposed Use: Add new fencing for existing building supply store

Request: To: Amend Site Plan for “PD 490” Planned Development to add security fence

Recommendation

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial by a vote of 7-2**

Table of Contents

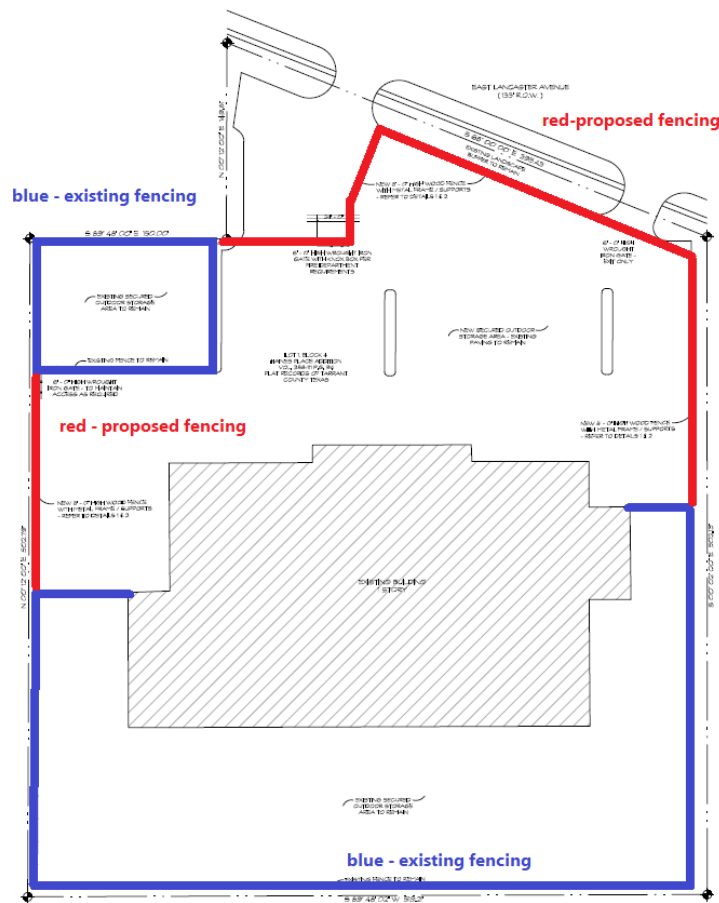
1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph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

Project Description and Background

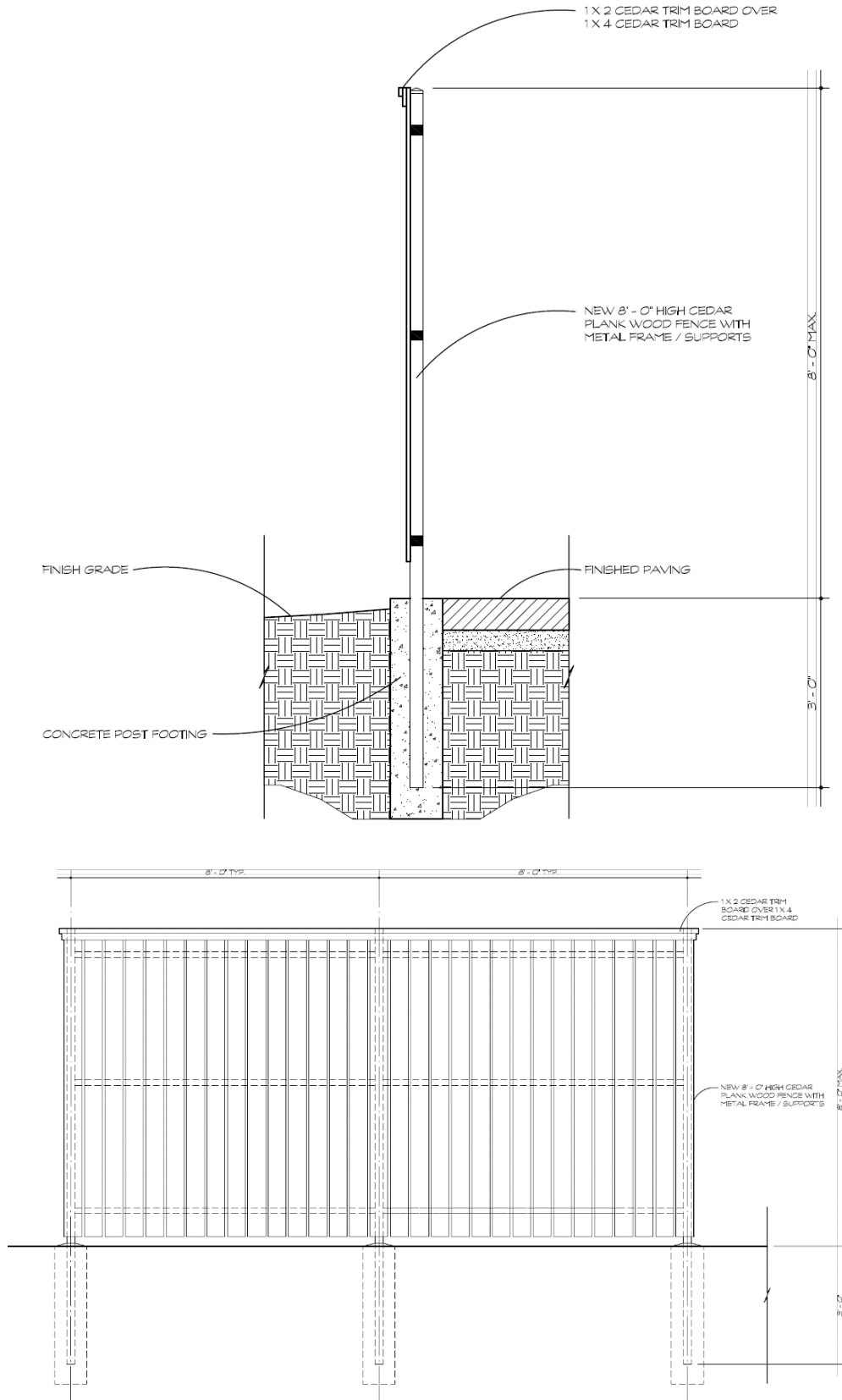
The site is located on the East Lancaster corridor in District 11 in east Fort Worth. The site encompasses approximately 6.64 acres. *This is a Site Plan amendment for an existing PD (PD-490).* The proposed use is retail roofing supply with outdoor storage. No changes to the land use or PD are proposed.

See excerpt below from applicant's submittal packet:

CURRENT TENANT WOULD LIKE TO AMEND EXISTING PD TO ADD SECURITY FOR DRIVERS AFTER SEVERAL SAFETY CONCERNS + ISSUES BY INSTALLING A NEW FENCE. THEY WOULD ALSO LIKE TO UTILIZE THIS AREA TO INCREASE THEIR OUTDOOR STORAGE TO ACCOMMODATE THEIR GROWTH.



The proposed fencing would be an 8' wood fence, with details shown below:



The applicant included the following photos alongside their application to illustrate the need for the added fencing. The first picture shows illegal dumping on site, and the second photo shows a homeless encampment.



Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / commercial
 East “A-5” One-Family Residential & “E” Neighborhood Commercial / residential & commercial
 South “A-7.5” One-Family Residential / residential
 West “A-5” One-Family Residential & “E” Neighborhood Commercial / residential & commercial

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on March 27, 2024.
 The following organizations were emailed on March 28, 2024:

| Organizations Notified | |
|---|------------------------------|
| Neighborhoods of East Fort Worth | Historic Stop Six NA |
| Central Meadowbrook NA | Handley NA |
| Echo Heights Stop Six Environmental Coalition | East Fort Worth, Inc. |
| Historic Handley Development Corporation | Southeast Fort Worth Inc |
| East Fort Worth Business Association | Fort Worth ISD |
| Streams And Valleys Inc | Trinity Habitat for Humanity |

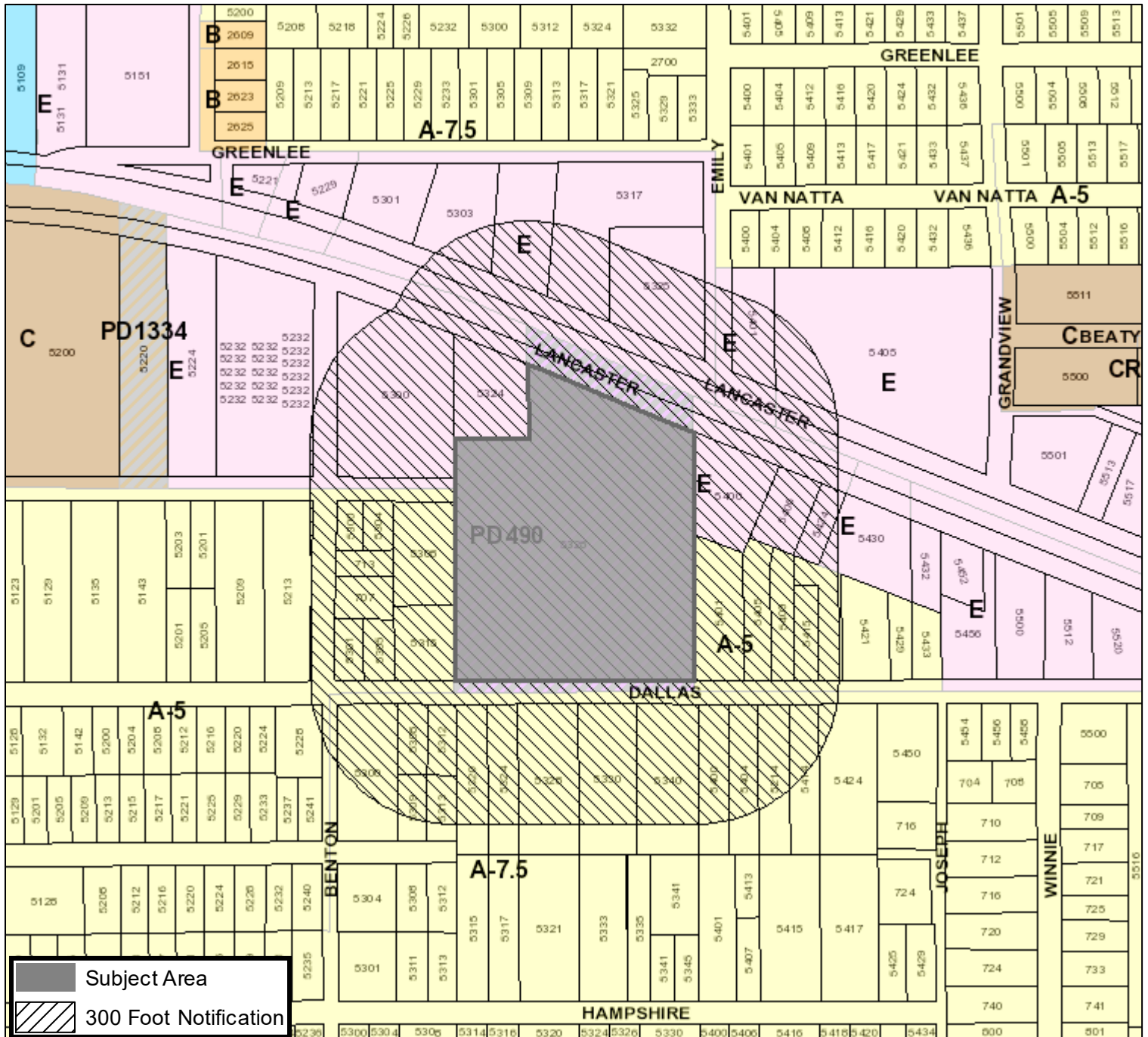
Development Impact Analysis



Site Plan Comments

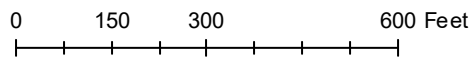
Zoning & Land Use All comments addressed as of the writing of this report.

Area Zoning Map

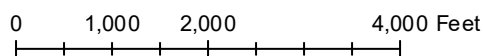
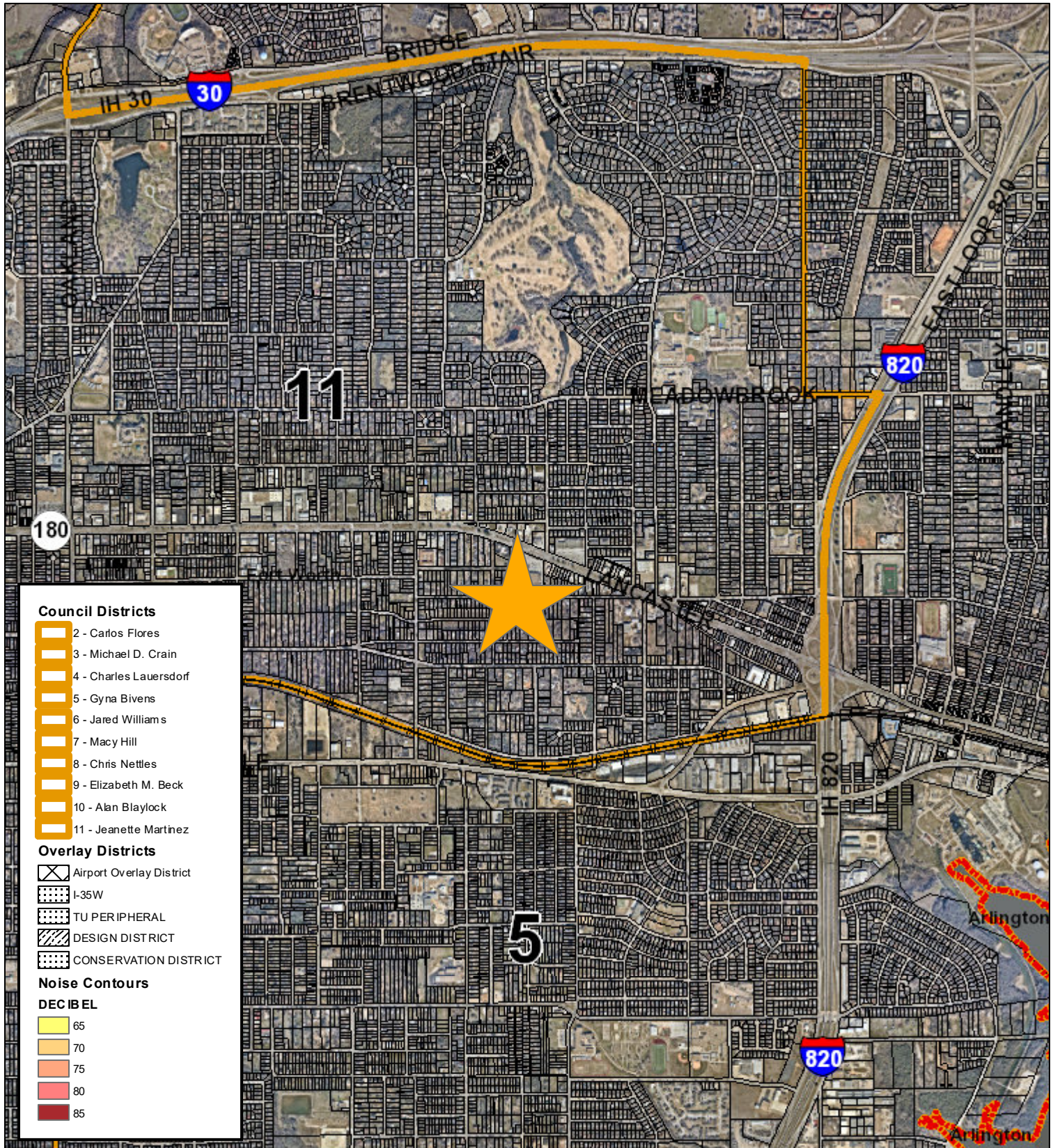
Applicant: Warden Industrial Lancaster
 Address: 5328 E. Lancaster Avenue
 Zoning From: PD/I
 Zoning To: To amend site plan
 Acres: 6.42271308
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 4/10/2024
 Contact: null



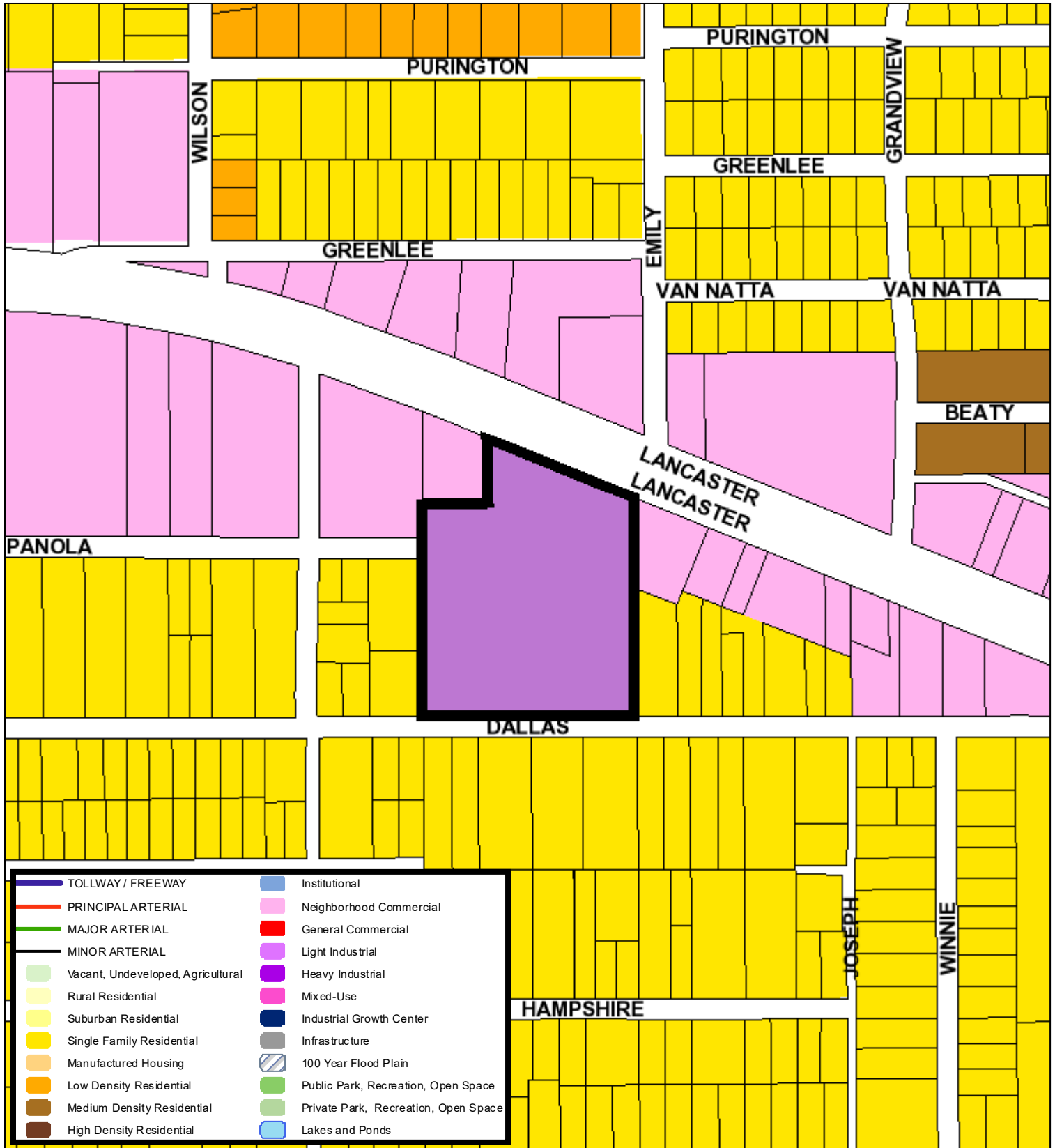
 Subject Area
 300 Foot Notification



Area Map



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 |

310 155 0 310 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.

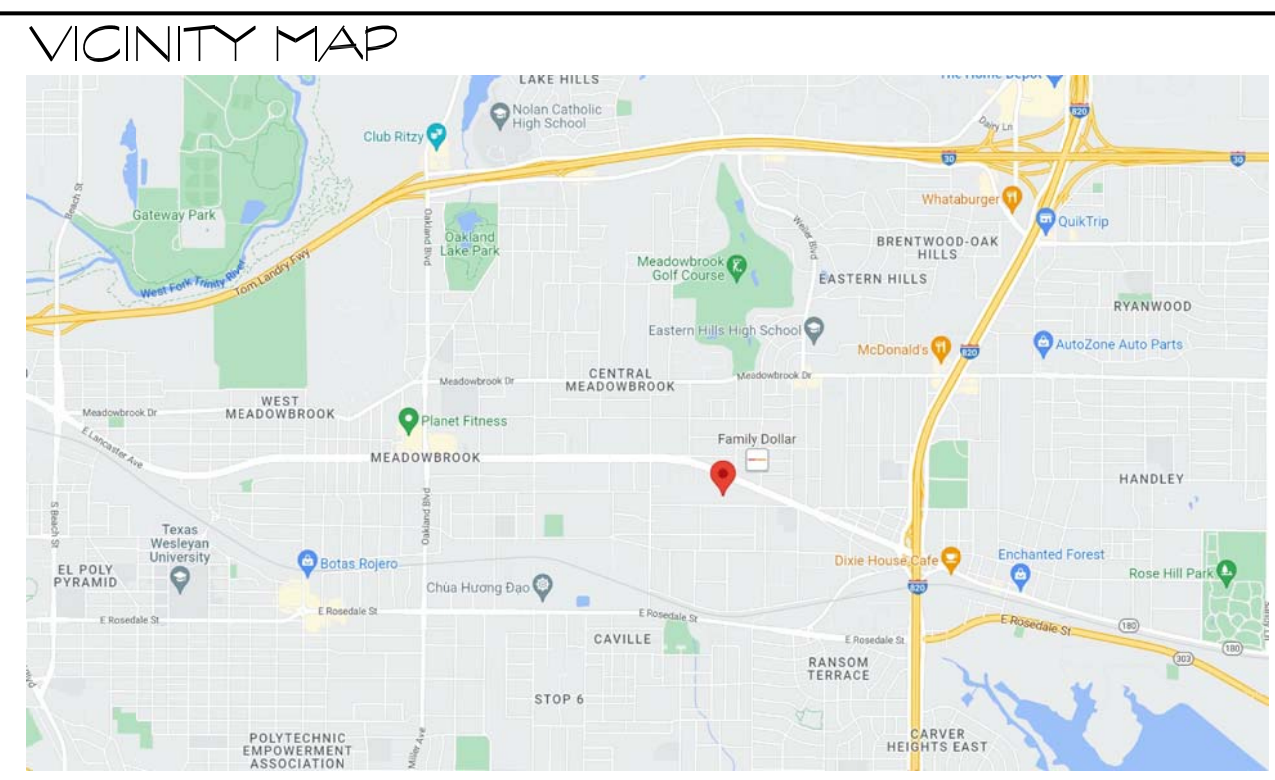


Aerial Photo Map



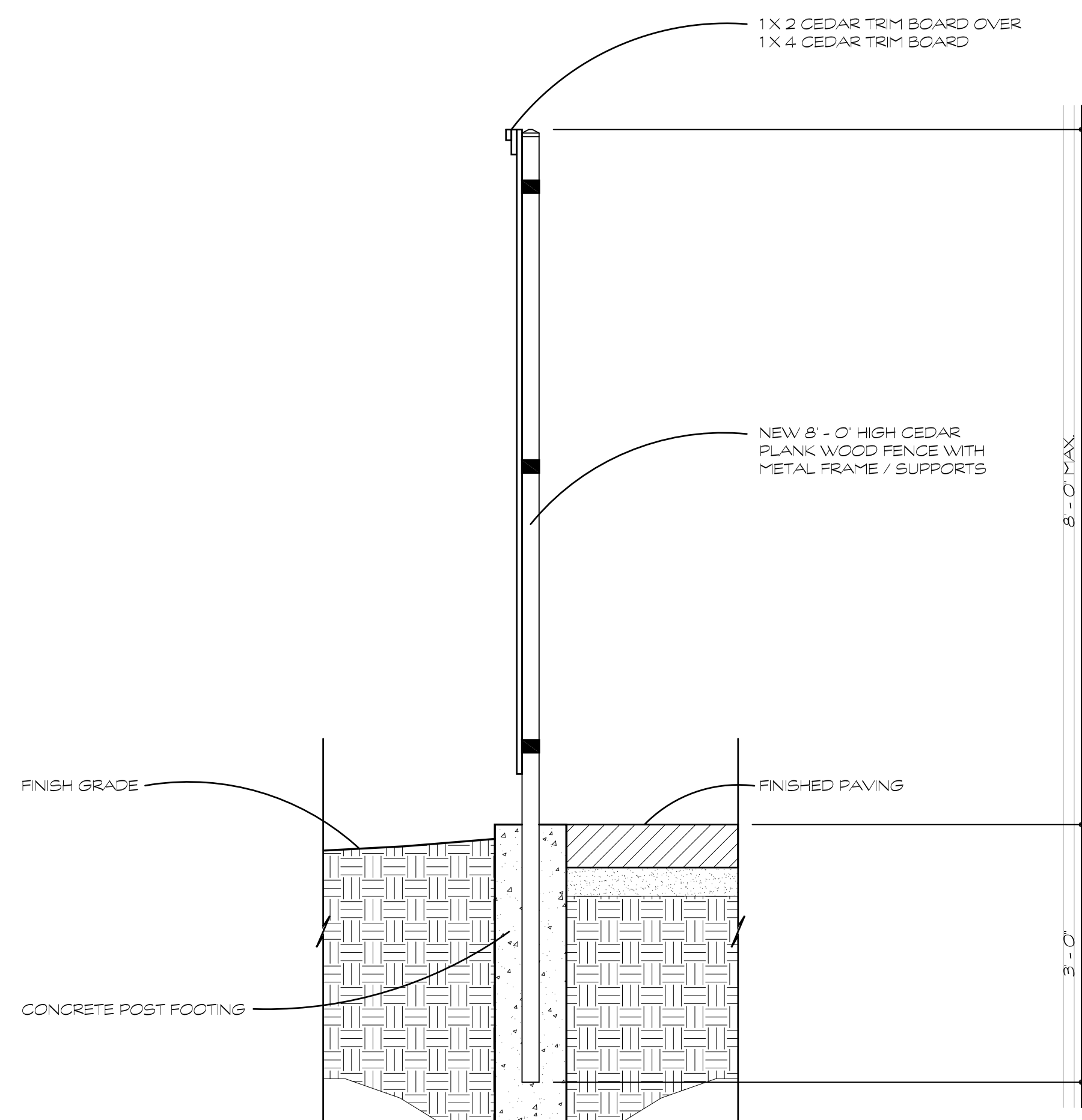
0 200 400 800 Feet



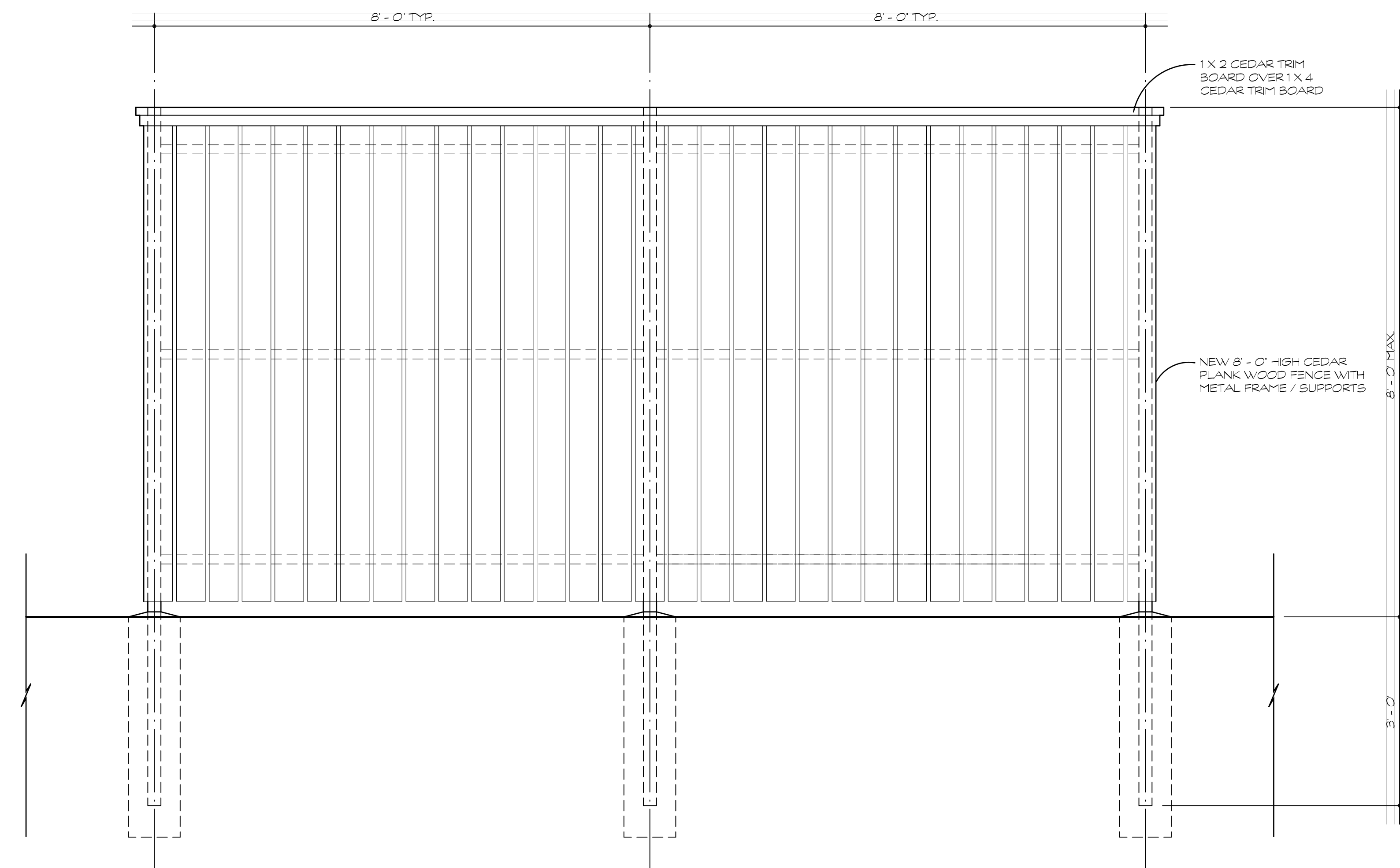


GENERAL NOTES

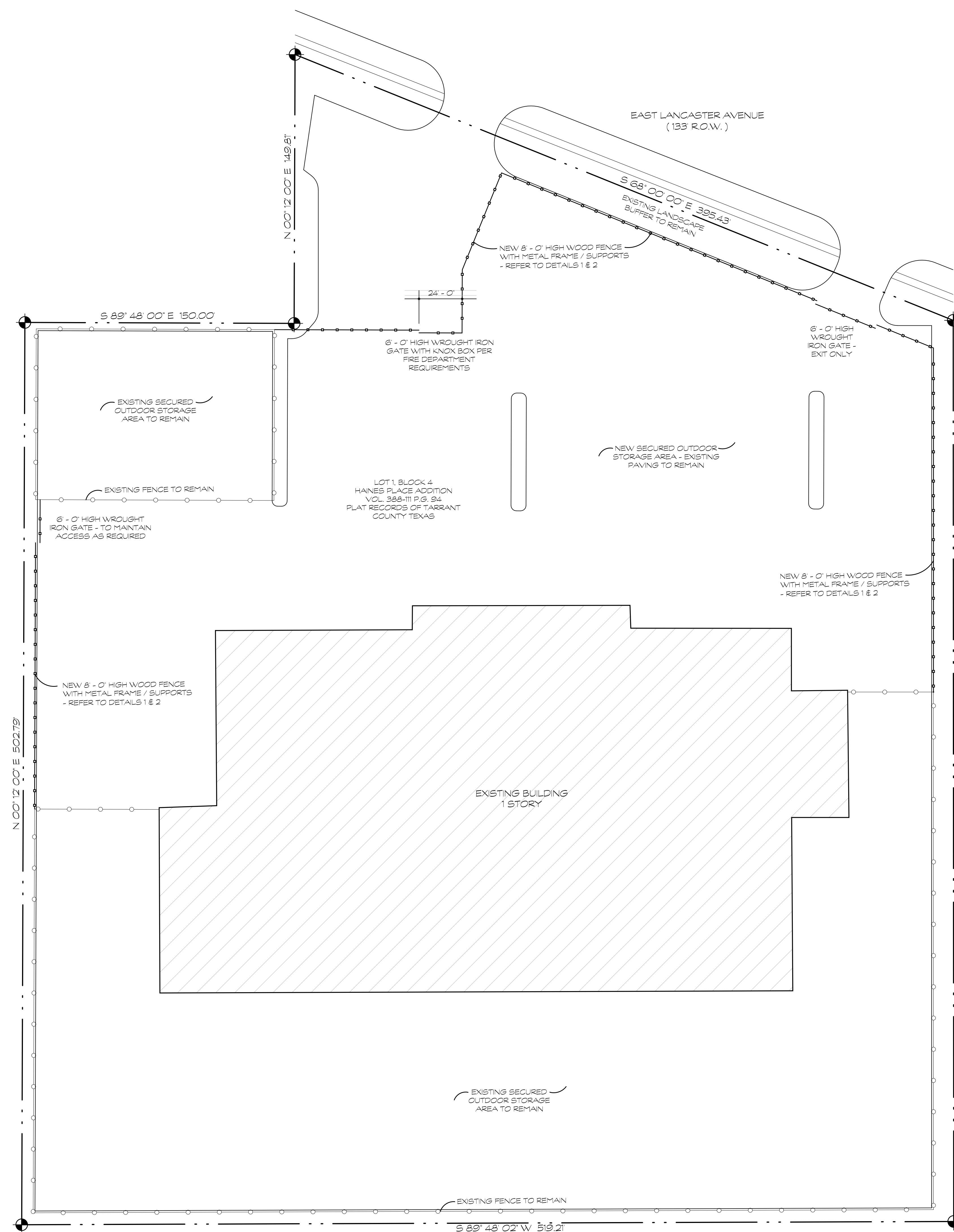
THIS PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING
 THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY
 ALL SIGNAGE WILL CONFORM TO ARTICLE 4 SIGNS
 ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE



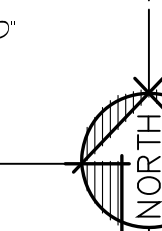
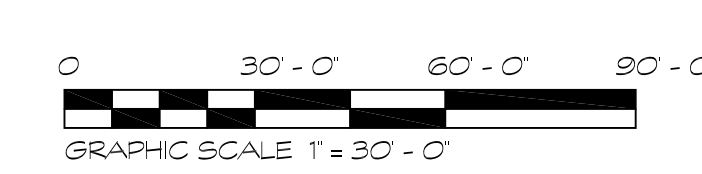
1 WOOD FENCE SECTION
 1/2" = 1'-0"



2 WOOD FENCE ELEVATION
 1/2" = 1'-0"



A PROPOSED SITE PLAN
 1/8" = 30'-0"



SP - 24 - 004

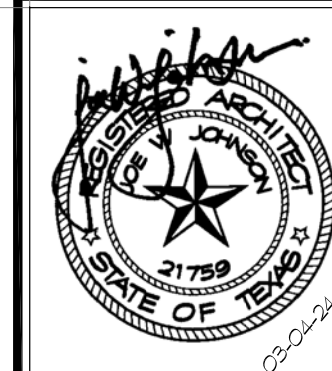
DIRECTOR OF DEVELOPMENT SERVICES

DATE



Haberman • Bulleri • Johnson
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 5328 EAST LANCASTER AVE.
 FT. WORTH, TEXAS 76112



| | |
|----------|----------|
| PROJECT# | 24028 |
| DRWN BY | SP-111 |
| CHKD BY | JWJ |
| DATE | 03-04-24 |
| ISSUED | 03-04-24 |

CONSTRUCTION DOCUMENTS
 DATED 03-04-24

PROPOSED SITE PLAN

SHEET NUMBER
A1
 X OF X