



Zoning Staff Report

Date: March 21, 2023

Case Number: ZC-23-010

District (old/new) : 5 / 11

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: PCB83 LAND 2, LLC. / Matthew Maly

Site Location: 5024 Collett Little Road

Acreage: .72 acres

Request

Proposed Use: Storage Yard

Request: From: “E” Neighborhood Commercial

To: “I” Light Industrial

Recommendation

Land Use Compatibility: Requested change **is not compatible**

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

Staff Recommendation: **Denial**

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

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Project Description and Background

The subject site is in Council District 5 and the Neighborhood Empowerment Zone area 6. The property owner plans to use the site as a storage yard to store light poles and other construction materials related to the nearby TX Dot improvements. The ultimate goal is to obtain a four-year Conditional Use Permit. Storage yards are allowed only in an industrial district with primary on-site use. Otherwise, they would need to apply for a conditional use permit. The current zoning on the site is "E" Neighborhood Commercial, and the request is to rezone to "I" Light Industrial. "I" is the least intensive zoning district; if the zoning amendment is approved, the applicant would still need to apply for a CUP since there is no primary use.

The site has a mixture of mature canopies, including some Post Oaks. Post Oaks are native to this area and are one of two species listed in the Urban Forestry Ordinance as having additional requirements. Post Oak Trees located East of 35W that are 18" in diameter at breast height are considered significant. Significant trees receive additional canopy credit if preserved and cannot be removed without mitigation (extra preservation, planting, or payment).

The applicant submitted a site plan with their application, but they are not tied to this site plan because they are applying for I zoning right now. If the zoning amendment is approved, they could develop the site with any of the uses listed in article 8, section 4.803 of the zoning ordinance.

Surrounding Zoning and Land Uses

North “MH” Manufactured Home and “B” Two-family residential / manufactured homes - residences
East “E” Neighborhood Commercial / vacant
South “E” Neighborhood Commercial / Vacant
West “PD/FR” General Commercial Restricted /Warehouse

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on January 27, 2023.

The following organizations were emailed on January 27, 2023:

| Organizations Notified | |
|------------------------------|--------------------------|
| Streams And Valleys Inc | Southeast Fort Worth Inc |
| Trinity Habitat for Humanity | Fort Worth ISD |
| | |
| | |

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Directly to the north of the site are manufactured homes. All other properties across from Collett Little are also residential. All parcels west of the site are zoned commercial, as is the property adjacent to the site to the east. All properties between the adjoining warehouse and East Loop 820 South are multifamily.

The neighborhood is a mixture of single-family homes, duplexes, multifamily, manufactured homes, and commercial property.

The proposed zone change **is not compatible** with existing land uses.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial on the Future Land Use Map. The proposed rezoning **is not consistent** with the adopted Comprehensive Plan designation.

COMMERCIAL

Neighborhood Commercial*

Retail, services, offices and mixed uses serving daily needs for a local market area ER, E, MU-1

Economic Development Plan

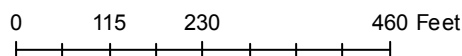
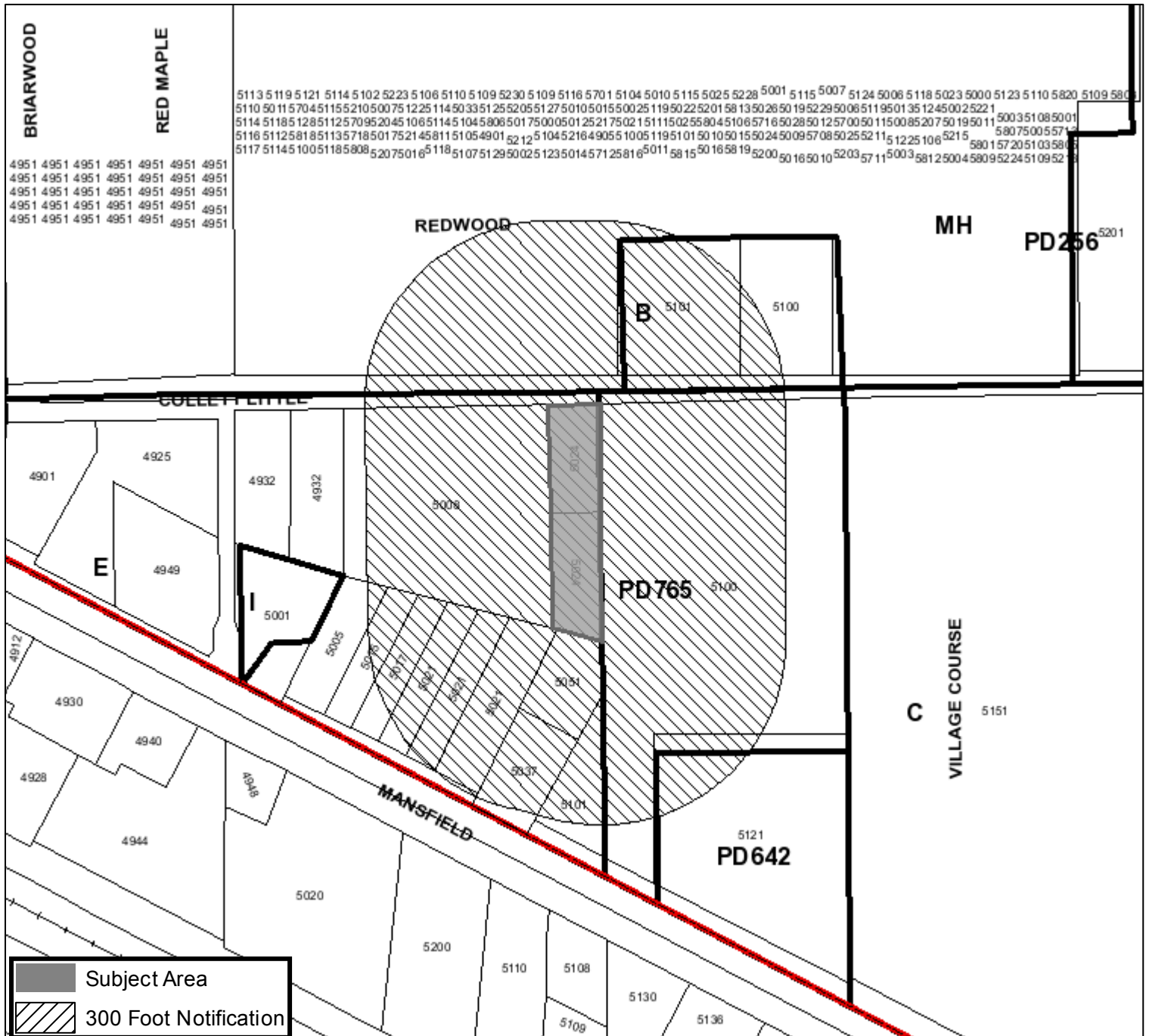
The 2022 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

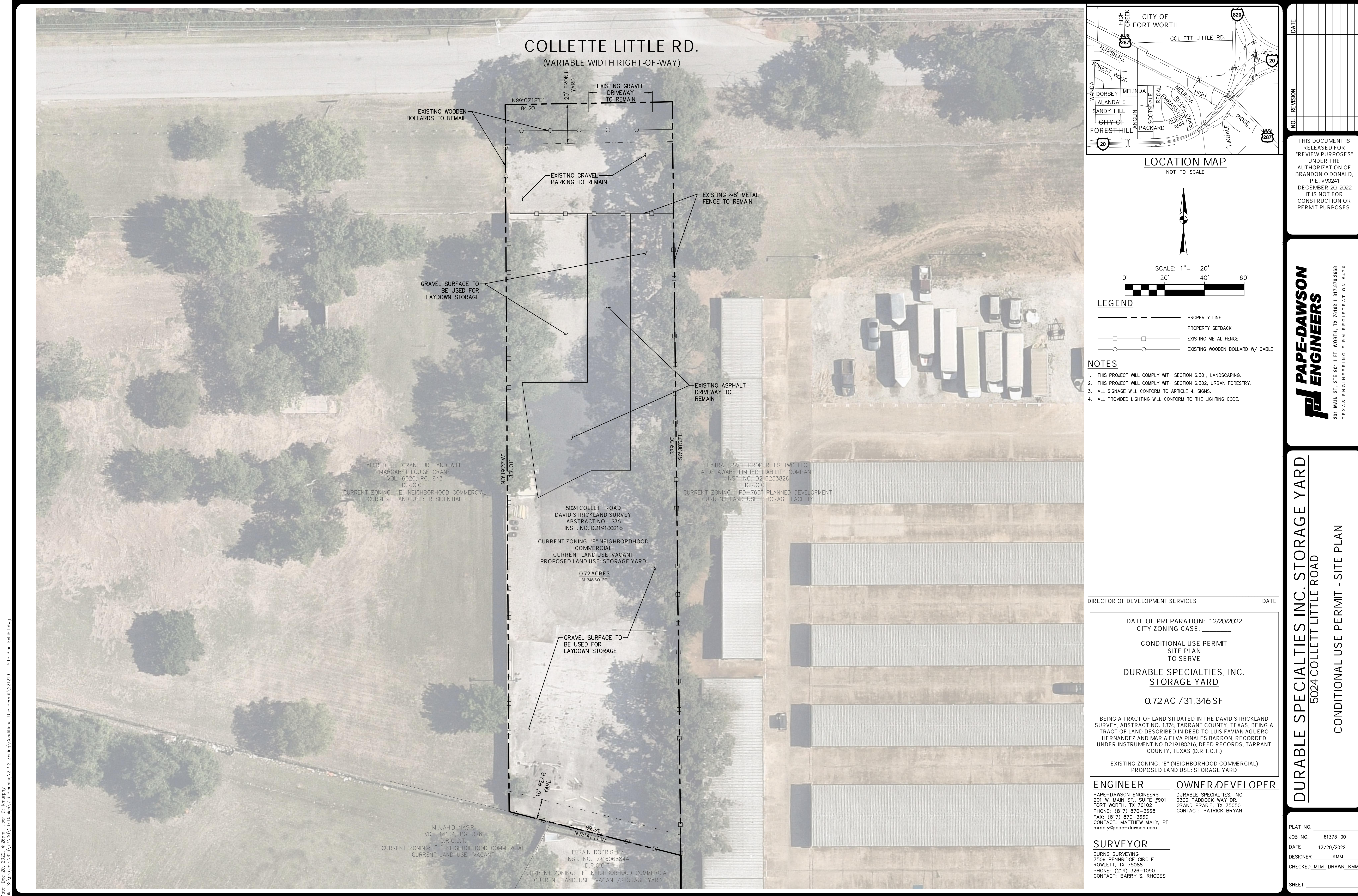
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

This zoning request does not assist in high-wage job growth and may not be a targeted high-growth industry; the industrial expansion may contribute to a more sustainable tax base, but so would an appropriate commercial development. This property would not help contribute to the quality of the place.

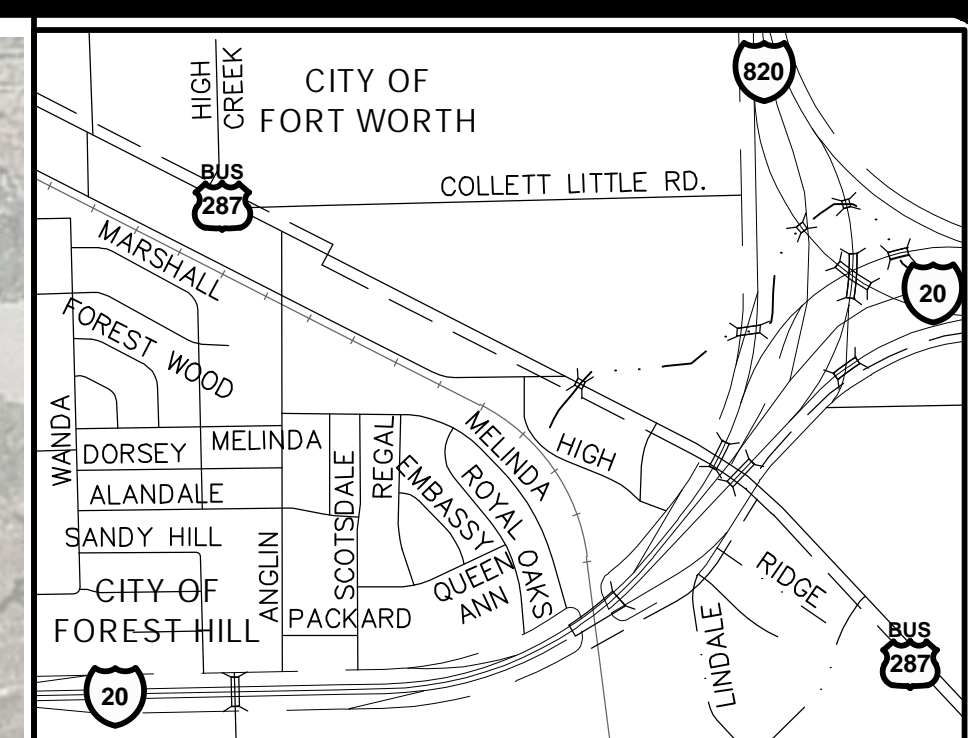
Area Zoning Map

Applicant: PBC83 Land 2 LLC/ Matthew Malli
 Address: 5024 Collett Little Road
 Zoning From: E
 Zoning To: Add a Conditional Use Permit for storage yard
 Acres: 0.70966275
 Mapsco: 093P
 Sector/District: Southeast
 Commission Date: 2/8/2023
 Contact: null

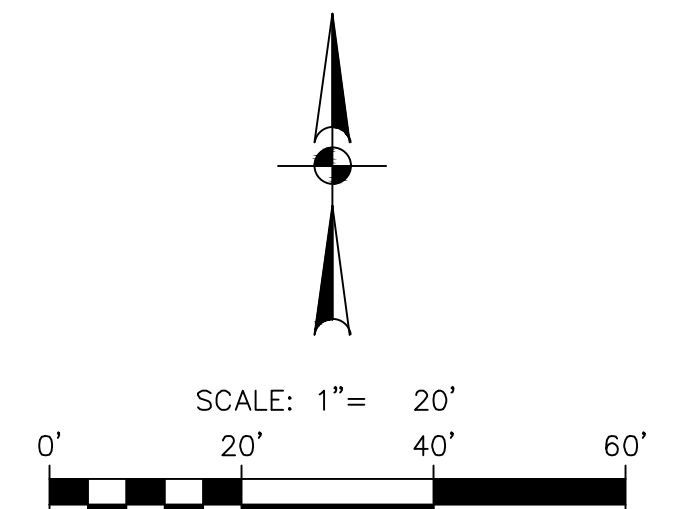




COLLETTE LITTLE RD.
(VARIABLE WIDTH RIGHT-OF-WAY)



LOCATION MAP
NOT-TO-SCALE



- LEGEND**
- PROPERTY LINE
 - - - PROPERTY SETBACK
 - EXISTING METAL FENCE
 - EXISTING WOODEN BOLLARD W/ CABLE

- 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.

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |
| | | |

PAPE-DAWSON
ENGINEERS

201 MAIN ST., STE 901 | FT. WORTH, TX 76102 | 817.870.9688
TEXAS ENGINEERING FIRM REGISTRATION #470

DURABLE SPECIALTIES INC. STORAGE YARD
5024 COLLETT LITTLE ROAD

CONDITIONAL USE PERMIT - SITE PLAN

DIRECTOR OF DEVELOPMENT SERVICES: _____ DATE: _____

DATE OF PREPARATION: 12/20/2022
CITY ZONING CASE: _____

CONDITIONAL USE PERMIT
SITE PLAN
TO SERVE

DURABLE SPECIALTIES, INC.
STORAGE YARD

0.72 AC / 31,346 SF

BEING A TRACT OF LAND SITUATED IN THE DAVID STRICKLAND SURVEY, ABSTRACT NO. 1376, TARRANT COUNTY, TEXAS, BEING A TRACT OF LAND DESCRIBED IN DEED TO LUIS FAVIAN AGUERO HERNANDEZ AND MARIA ELVA PINALES BARRON, RECORDED UNDER INSTRUMENT NO D219180216, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.)

EXISTING ZONING: "E" (NEIGHBORHOOD COMMERCIAL)
PROPOSED LAND USE: STORAGE YARD

ENGINEER
PAPE-DAWSON ENGINEERS
201 W. MAIN ST., SUITE #901
FORT WORTH, TX 76102
PHONE: (817) 870-3668
FAX: (817) 870-3669
CONTACT: MATTHEW MALY, PE
mmaly@pape-dawson.com

OWNER/DEVELOPER
DURABLE SPECIALTIES, INC.
2302 PADDOCK WAY DR.
GRAND PRairie, TX 75050
CONTACT: PATRICK BRYAN

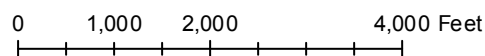
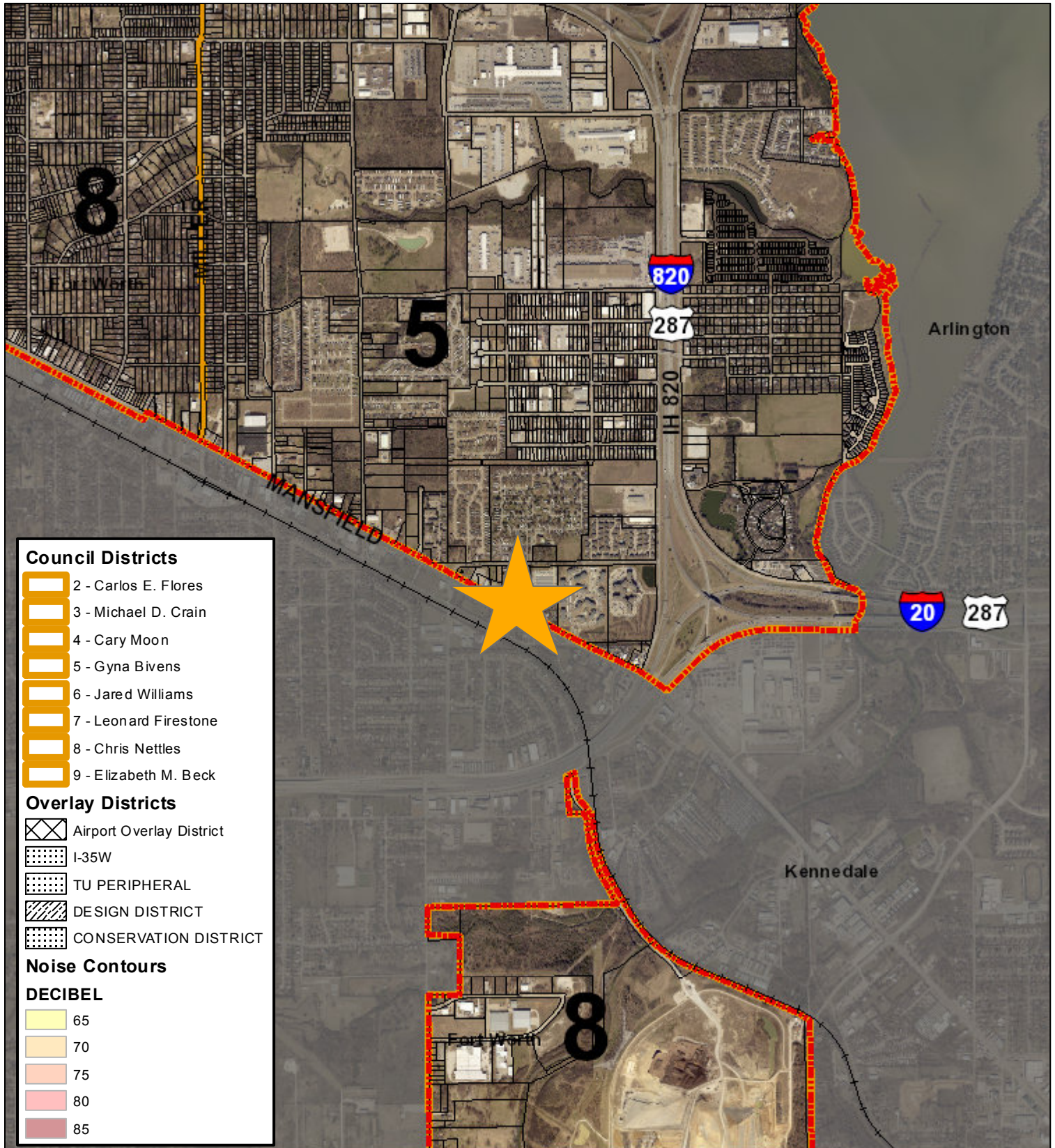
SURVEYOR
BURNS SURVEYING
7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088
PHONE: (214) 326-1090
CONTACT: BARRY S. RHODES

| | |
|----------|---------------|
| PLAT NO. | |
| JOB NO. | 61373-00 |
| DATE | 12/20/2022 |
| DESIGNER | KMM |
| CHECKED | MLM DRAWN KMM |
| SHEET | |

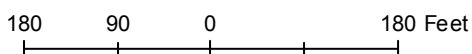
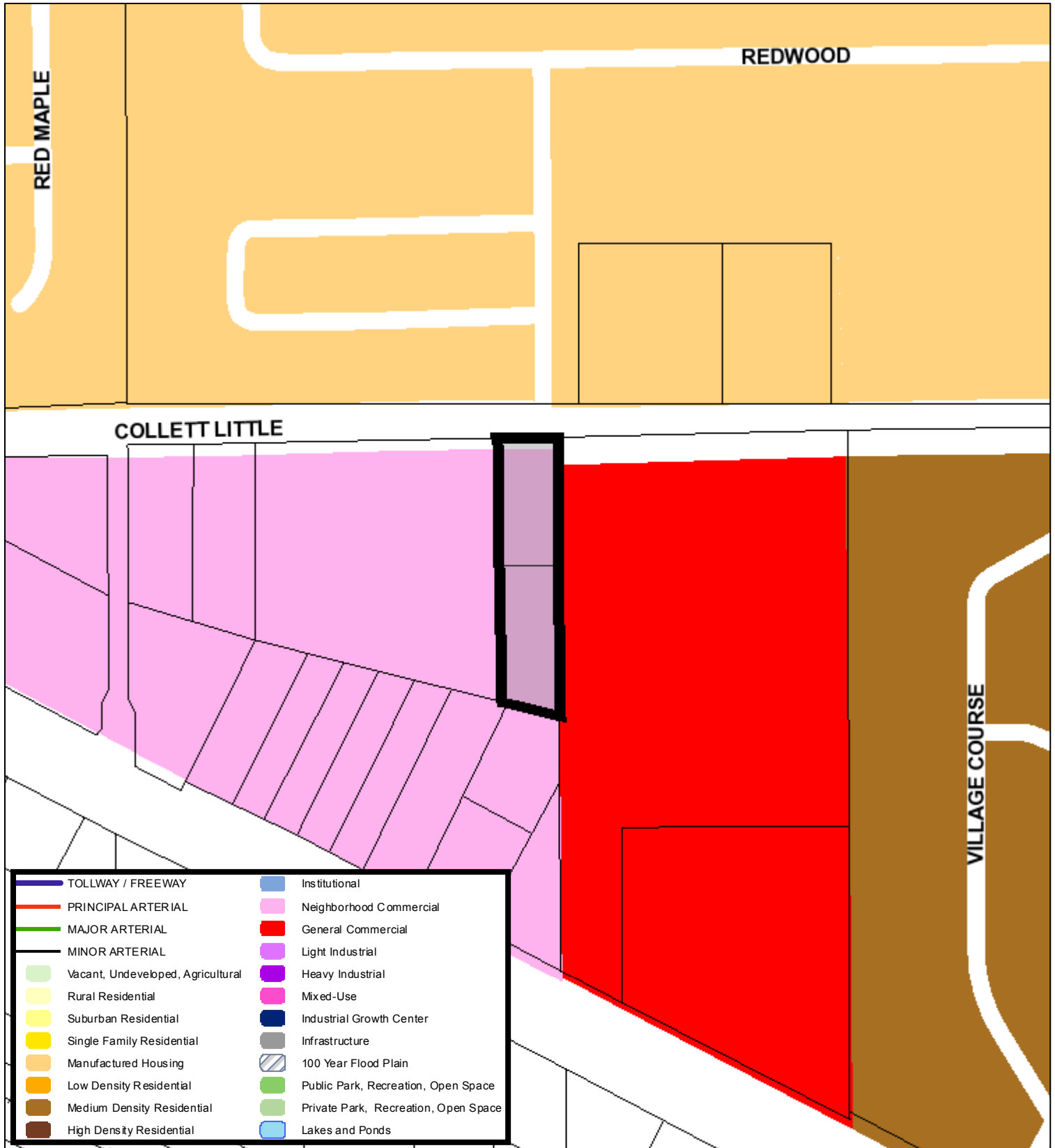
Date: Dec 20, 2022, 4:26pm User: D: mmaly
File: S:\projects\41813\03\030100\20_Eng\plan\2.1_Zoning\Conditional Use Permits\202219 - Site Plan Exhibit.dwg

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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



0 115 230 460 Feet

