



Zoning Staff Report

Date: March 8, 2022

Case Number: ZC-21-172

Council District: 4

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Robert H. Frost

Site Location: 100-500 blocks Beach Street

Acreage: 31.06 acres

Request

Proposed Use: Industrial

Request: From: "B" Two-Family

To: "PD/I" Planned Development for "I" Light Industrial removing certain uses with development standards, site plan included.

Recommendation

Land Use Compatibility:

Requested change **is compatible.**

Comprehensive Plan Consistency:

Requested change **is not consistent (significant deviation).**

Staff Recommendation:

Denial

Zoning Commission Recommendation:

Denial by a vote of 5-2

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Project Description and Background

The subject property is located south of 1st Street on the east side of Beach Street. The site is currently vacant and is zoned “B” Two-Family. The applicant is proposing to rezone this property to “PD/I” Planned Development for “I” Light Industrial removing certain uses with development standards, site plan included to allow for the development of industrial and warehouse.

There is a significant amount of industrial zoned land east and south of the site. Development challenges exist and reduce the amount of land that can be used for industrial due to water features and extensive floodplain on the east side of the property. The proposed industrial would take advantage of the close proximity to arterials and highways near the site.

The site is located near Gateway Park, which is referenced in the Trinity River Strategic Plan. This plan sets the framework for diverse set of needs and desires, and proposes policies that will allow the river system to be a fun, healthy, accessible, sustainable, and economically vibrant place for everyone. Gateway Park is called out specifically in the following strategies:

Economic Development

- Encourage developers to concentrate new development around existing and future destination points, such as Downtown, Panther Island, Gateway Park, and Marine Creek Lake

Health

- Promote trail usage along Sycamore Creek, in Cobb Park, in Gateway Park, and along West Fork East to bring more “eyes on the river” and encourage positive perceptions of these river segments

In addition, the City Council adopted an updated Gateway Park Master Plan (2002) as an amendment to the Fort Worth Park, Recreation and Open Space Master Plan. One of the goals of the plan is to expand the park. It is worth noting that the City is working with the TRWD and the Texas Parks & Wildlife Department to use property east of the proposal in a park easement swap to support the Panther Island/Central City Flood Control Project.

The applicant was notified of this document and provide a map of the proposal. The City does not own the land proposed for future park expansion.

Requirement	“I” Light Industrial	Proposed PD
Front Yard	None required if entire block frontage is zoned “FR” through “K;” if the block frontage contains a residential district or the “ER” or “E” district, the most restrictive district standards apply	50 feet
Rear Yard	10 feet minimum adjacent to residentially zoned lot, none otherwise	0 feet (50 ft supplemental setback will be provided adjacent One or Two Family District)
Side Yard Interior	5 feet	5 feet

Corner	None required unless through lot, then 10 feet minimum required	None required unless through lot, then 10 feet minimum required
Loading Dock Locations	Screened from public ROW	Loading docks may not directly face public streets

Surrounding Zoning and Land Uses

North “B” Two-Family / single-family
 East “K” Heavy Industrial; “J” Medium Industrial / vacant, truck storage
 South “J” Medium Industrial / vacant
 West “B” Two-Family / vacant, single-family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.
 The following organizations were notified: (emailed January 26, 2021)

Organizations Notified	
Riverside Alliance	Streams and Valleys Inc
Neighborhoods of East Fort Worth	Trinity Habitat for Humanity
East Fort Worth, Inc.	United Riverside Rebuilding Corporation, Inc.
East Fort Worth Business Association	Fort Worth ISD

** Subject property is not located within a registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “B” Two-Family to “PD/I” Planned Development for all uses in “I” Light Industrial with development standards, site plan included. Surrounding uses vary with single-family to the north and west with vacant land and truck parking to the south and east. Adjacent property to the south and east is already zoned “K” Heavy Industrial and “J” Medium Industrial.

The site is located along two arterials with nearby access to both SH 121 to the north and IH-30 to the south making this site desirable for industrial uses. Industrial zoned development adjacent residentially zoned property will be required to provide a 50 ft. setback, fencing, and a 5 ft. landscaped buffeyard.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the subject property as “Low-Density Residential” and “Neighborhood Commercial” on the Future Land Use Map. The future land use was changed in 2019. The purpose of the change was specifically to bring more residential development within walking distance of Gateway Park and the Trinity Trails.

The proposed “PD/I” zoning does not meet the intent of the Future Land Use Designation in this area. Therefore, the proposed zoning is **not consistent** with the Comprehensive Plan (**significant deviation**).

Economic Development Plan

The 2021 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.

The proposed zoning request will contribute to items 1 and 2 above.

Site Plan Comments

The site plan as submitted 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.)

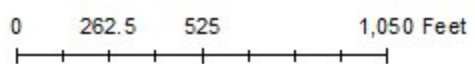


Area Zoning Map

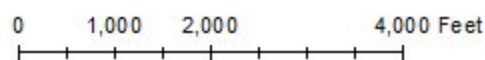
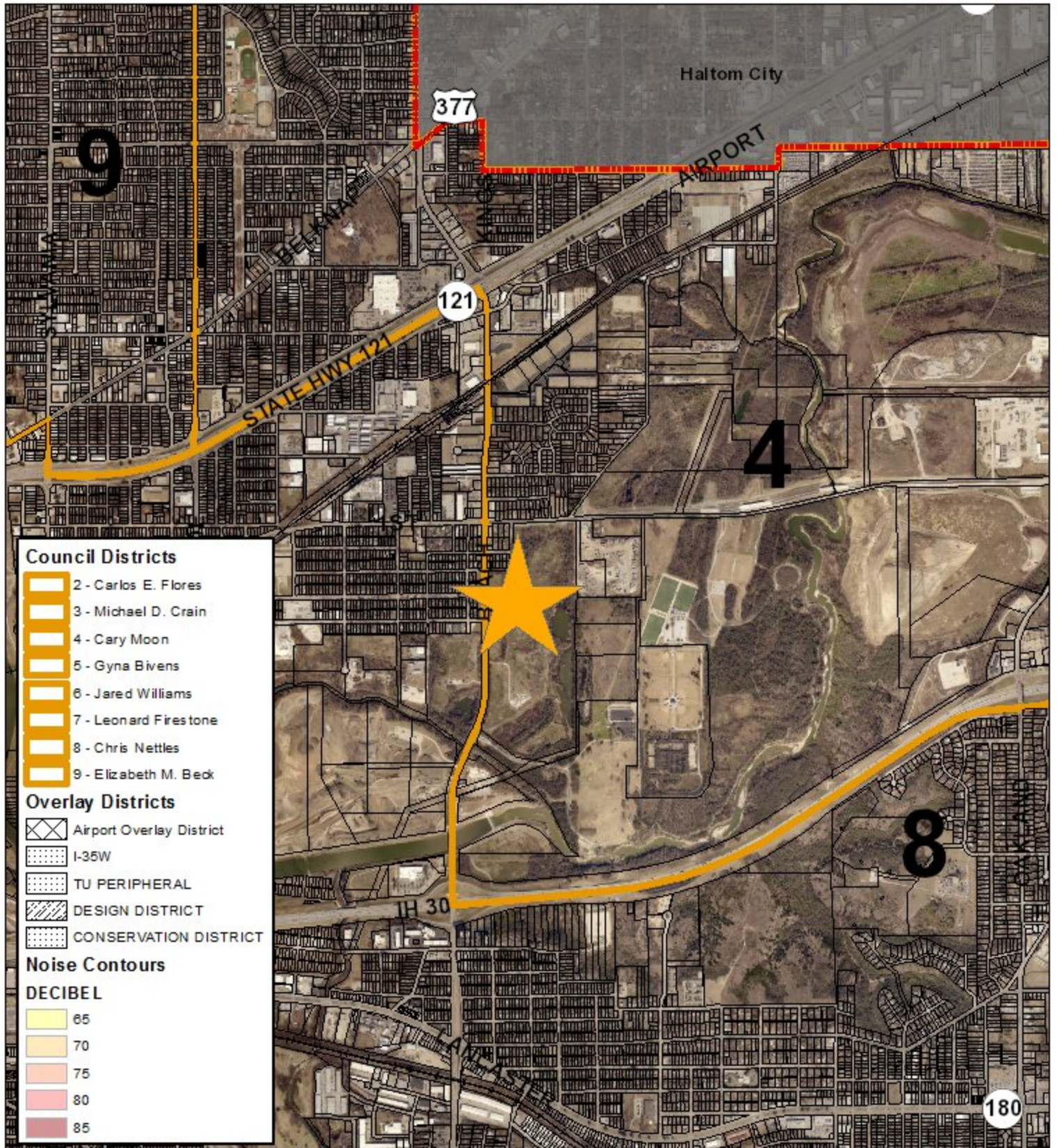
Applicant: Robert H. Frost
 Address: 100 - 500 blocks Beach Street
 Zoning From: B
 Zoning To: PD for "I" Light Industrial uses, removing certain uses and adding development standards
 Acres: 31.06595298
 Mapsco: 64STWX
 Sector/District: Eastside
 Commission Date: 2/9/2022
 Contact: 817-392-6226



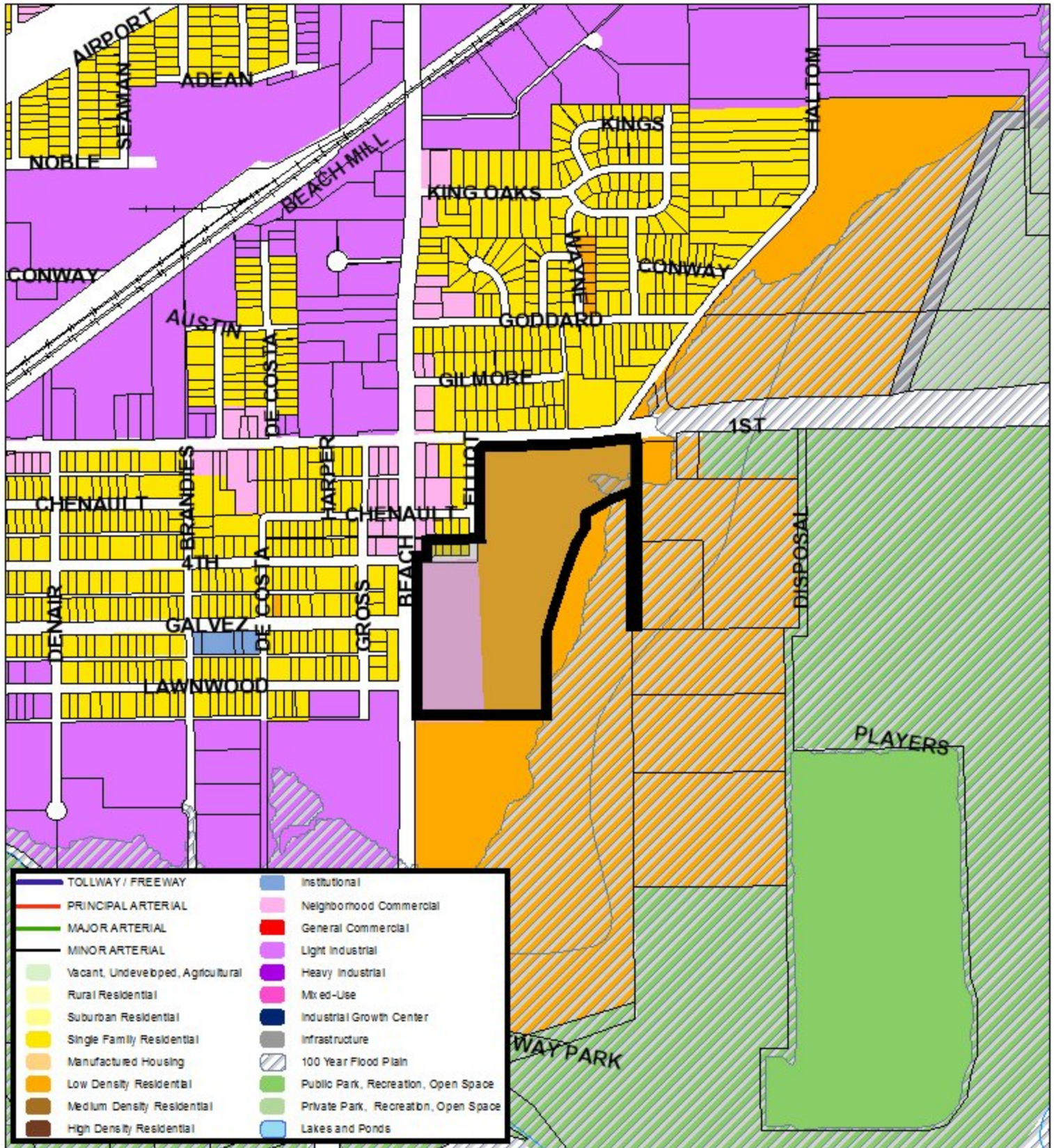
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



800 400 0 800 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.

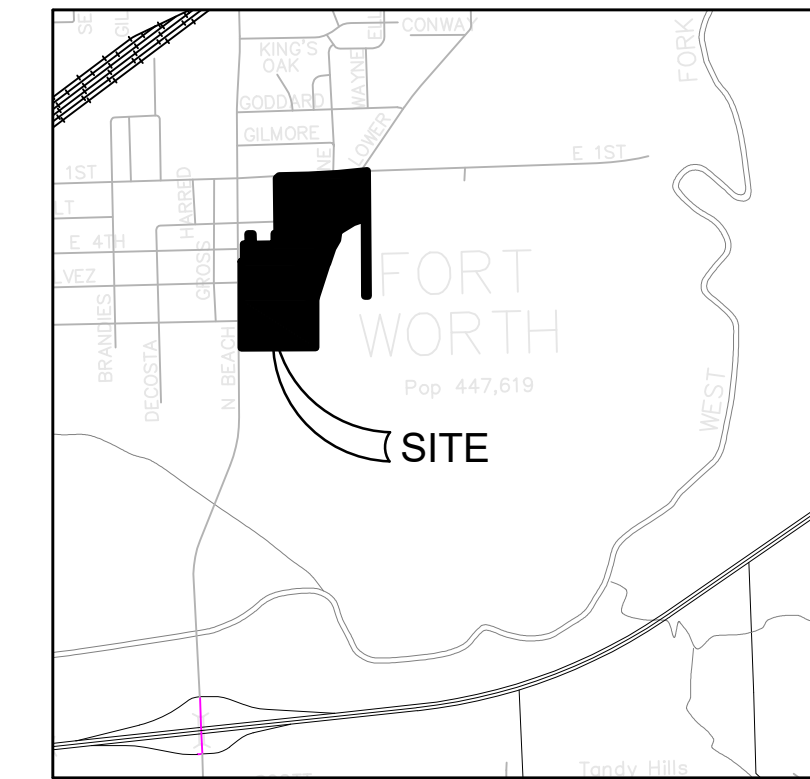
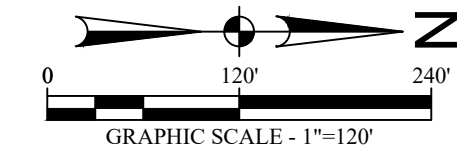


Aerial Photo Map

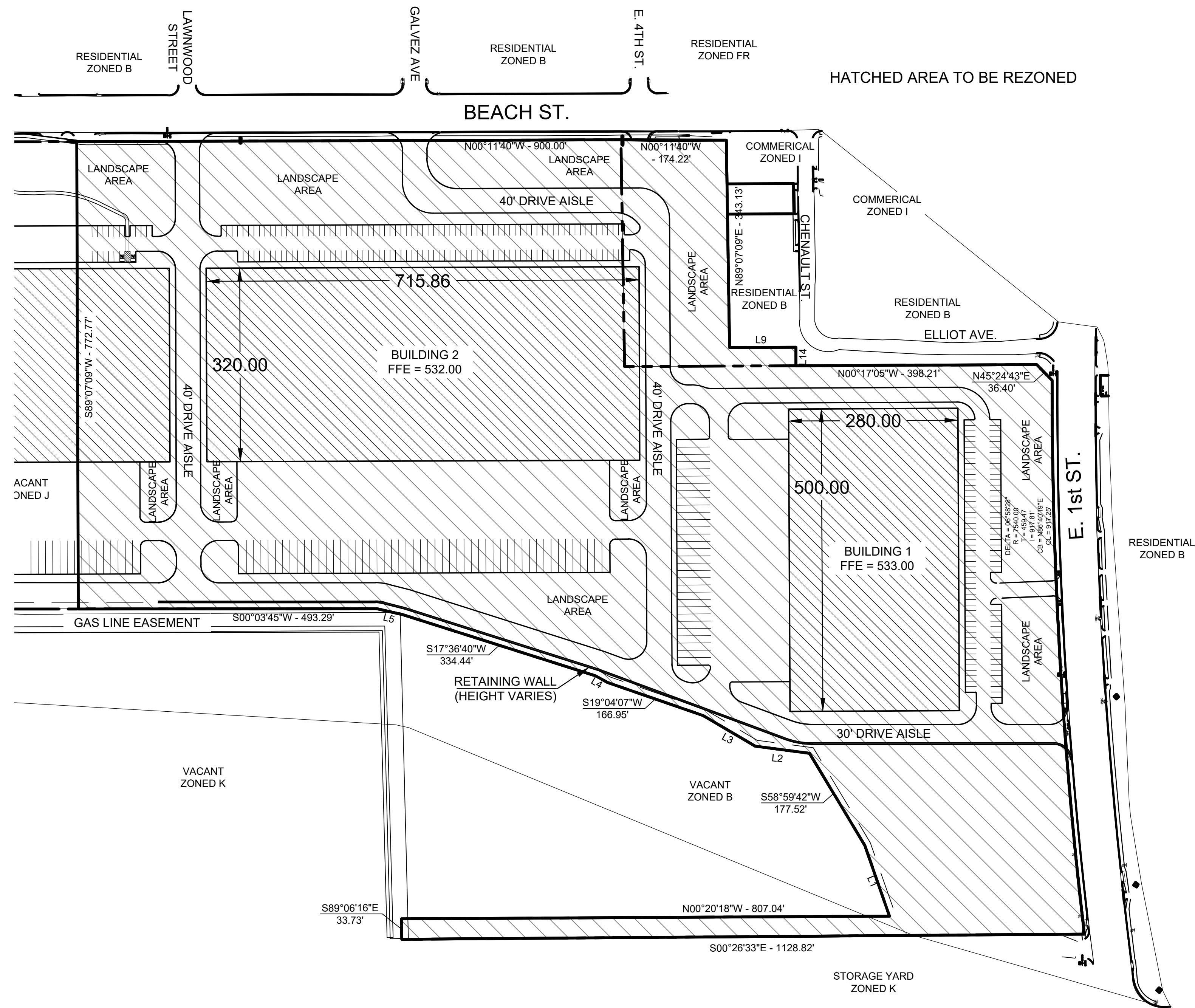


0 500 1,000 2,000 Feet





VICINITY MAP
1"=2000'



OWNER/DEVELOPER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TEXAS 75225
CONTACT: CHARLES KNOWLTON
EMAIL: CHARLESK@SCANNELLPROPERTIES.COM
TEL: (214) 686-7933

ENGINEER/SURVEYOR

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: IAN NORFOLK, P.E.
EMAIL: INORFOLK@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

SITE NOTES:

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

**BEACH
BUSINESS PARK**
FORT WORTH, TEXAS



1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081-2275
TEL: (214) 346-6200
TBPE FIRM #F-312

Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

IAN NORFOLK, P.E. 93550
NAME P.E. NO.
DATE 08/17/2021
TBPE FIRM #F-312

Project No.:	43435
Issued:	2021-12-30
Drawn By:	CAD
Checked By:	IN
Scale:	AS NOTED

Sheet Title
PD SITE
PLAN EXHIBIT

PD SITE PLAN
Sheet Number

DIRECTOR OF PLANNING AND DEVELOPMENT DATE

ZONING CASE NUMBER: ZC-21-172

ZC-21-172
PROPOSED PLANNED DEVELOPMENT DISTRICT
December 29, 2021

PROPOSED REQUEST:

1. Modify request for a Planned Development, “PD”, under Light Industrial, “I”, standards, except as modified herein.

2. Modify the permitted uses as follows:

- Permitted Uses (below is a list of all uses permitted in “I” with strike-thru’s on uses we could offer to prohibit – open for discussion)
 - Household Living
 - ~~One dwelling unit when part of a business~~
 - Public and Civic Uses
 - ~~College or university~~
 - Day care center (child or adult)
 - ~~School, elementary or secondary (public or private)~~
 - ~~Correctional facility~~
 - Government maintenance facility
 - Government office facility
 - Museum, library or fine art center
 - ~~Probation or parole office~~
 - Ambulance dispatch station
 - Assisted living facility
 - Blood bank
 - Care facility
 - Health services facility, including doctor's office or medical clinic
 - Hospice
 - Hospital
 - ~~Massage therapy and spa~~
 - Nursing home (with full medical services)
 - Center, community recreation or welfare
 - Center, community recreation or welfare (private or non-profit)
 - Country club (private)
 - Golf course
 - Golf driving range
 - Park or playground (public or private)
 - Place of worship
 - Electric power substation (CUP)
 - ~~Gas lift compressor station~~
 - ~~Gas line compressor station~~
 - ~~Stealth communication towers~~

- Telecommunication antenna
- ~~Telecommunication tower~~
- Utility transmission or distribution line
- Wastewater (sewage) treatment facility
- Water supply, treatment or storage facility
- Amusement, indoor
- ~~Amusement, outdoor~~
- Baseball/softball facility; other ball fields (commercial)
- Bowling alley
- ~~Bar, tavern, cocktail lounge, club, private or teen, dance hall~~
- ~~Club, commercial or business~~
- Drive-in restaurant or business
- Event center or rental hall
- Health or recreation club
- Indoor recreation
- Lodge or civic club
- ~~Massage parlor~~
- Museum/cultural facility
- Restaurant, café, cafeteria
- ~~Sexually oriented business~~
- Stable, commercial, riding, boarding or rodeo arena
- Swimming pool, commercial
- Theater, drive-in
- Theater, movie theater or auditorium
- Vendor, food, mobile vendor food court
- ~~Bed and breakfast inn~~
- ~~Hotel, motel or inn~~
- ~~Recreational vehicle park~~
- Short term home rental
- Bank, financial institution
- Offices
- Antique shop
- Appliance, sales, supply or repair
- Bakery
- Barber or beauty shop
- Boat rental or sales
- Book, stationary stores or newsstand
- Burglar alarm sales and service
- ~~Business college or commercial school~~
- Caterer or wedding service
- Clothing/wearing apparel sales, new
- Clothing/wearing apparel sales, used
- Convenience store
- Copy store or commercial print without off-set printing

- Dance studio
- Dressmaking, custom; millinery shop
- Duplicating services
- Feed store, no processing/milling
- Firewood sales
- Furniture sales, new and used (office and residential) in a building
- Furniture upholstery, refinishing or resale
- General merchandise store
- Greenhouse or plant nursery
- Grocery store, meat market
- Gunsmithing, repairs or sales
- Home improvement store
- Interior decorating
- Kennel
- Large retail store
- Laundry or dry cleaning collection office
- Laundry, dry cleaning or washeteria
- Leather goods shop
- Liquor or package store
- Locksmith
- Medical supplies/equipment sales or rental
- ~~Mortuary or funeral home~~
- Newspaper distribution center
- Optician
- ~~Pawn shop~~
- Pharmacy (drug store)
- Photograph, portrait/camera shop or photo finishing
- Recording studio
- Retail sales, general
- Saddle or harness, repair or sales
- Shoe shine shop
- Studio, art or photography
- Tailor, clothing or apparel shop
- ~~Tattoo parlor~~
- Taxidermist shop
- Veterinary clinic w/indoor kennels
- Veterinary clinic w/outdoor kennels
- Auto parts supply, retail
- Automotive repair; paint and body shop
- Car wash, full or self service
- Gasoline sales
- ~~Mobile home or manufactured housing sales~~
- Parking area or garage, storage commercial or auxiliary
- Recreational vehicle (RV) sales/service

- Service station
- ~~Towing yard with office~~
- ~~Truck stop w/fuel and accessory services~~
- Vehicle sales or rental; including automobiles, motorcycles, boats or trailers
- Vehicle steam cleaning
- Light Industrial
 - Assaying
 - Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes
 - ~~Blacksmithing or wagon shop~~
 - Bottling works, milk or soft drinks
 - Carpet and rug cleaning
 - ~~Coal, coke or wood yard~~
 - ~~Crematorium~~
 - Data center
 - Electroplating
 - Fabricating or manufactured housing, temporary or office building
 - Food processing (no slaughtering)
 - Furniture or cabinet repair or construction
 - Furniture sales, with outside storage/display (new/used)
 - Galvanizing, small utensils
 - Machine shops
 - Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning/polishing preparations, boats under 28 ft. in length, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade
 - Manufacture of aluminum, brass or other metals or from bone, paper, rubber, leather and plastics
 - ~~Manufactured home/RV repair~~
 - Monument/marble works, finishing and carving only
 - Monument works, stone
 - Outdoor sales and storage including yards, contractors, lumber or storage, automobiles, storage yards, building materials
 - Paint mixing or spraying
 - Paper box manufacture
 - Pattern shop
 - Printing, lithographing, book-binding, newspapers or publishing
 - Rubber stamping, shearing/punching
 - Rubber stamp manufacture
 - Sheet metal shop
 - Warehouse or bulk storage
 - ~~Welding shop, custom work (not structural)~~
- Transportation Uses

- ~~Passenger station~~
- ~~Railroad roundhouse or RR car repair shop~~
- ~~Railroad tracks; team, spur, loading or storage~~
- Terminal, truck, freight, rail or water
- Recycling center, indoor only with no outdoor sorting or storage activity
- Wholesale Related Uses
 - Wholesale: bakery, produce market or wholesale house
 - Wholesale office or sample room
- Other Uses
 - ~~Fresh water fracture ponds and production~~
 - ~~Gas drilling and production~~
 - Urban agriculture
 - Community garden
- Accessory Uses
 - Satellite antenna (dish)
 - Storage or display outside
 - ~~Amusement, outdoor (temporary)~~
 - Batch plant, concrete or asphalt (temporary)
 - Trailer, portable; sales, construction or storage

3. Propose the following development standards:

DEVELOPMENT STANDARDS	
Front Yard	50 feet
Rear Yard	0 feet
Side yard	
Interior	5 feet
Corner	None required unless through lot, then 10 feet minimum required

4. Additional modifications:

- a) Loading dock locations: Loading docks may not directly face public streets.
- b) Parking:
 - i. Industrial buildings shall provide 1 parking space per 2,000 square feet of gross floor area or one space per three employees, whichever is greater.
 - ii. Warehouse buildings require one parking space per four employees.
- c) Landscape and buffers: For industrial uses, 4% of net site area or landscape of 30-foot depth along public right of ways is required. Redbud trees shall be used for required small canopy trees throughout the Property.