



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 17, 2019

Council District 4

Zoning Commission Recommendation:
Approval by a vote of 6-2

Opposition: One person spoke, Brentwood Oak Hill NA
Support: One person spoke, East Fort Worth Business Assoc.

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

Owner / Applicant: Total E & P USA Real Estate LLC

Site Location: 2020 E. Loop 820 Mapsco: 79D & 80A

Proposed Use: Trailer Parking, Trailer Manufacturing and Sales

Request: From: "E" Neighborhood Commercial
To: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus trailer parking, trailer sales and light manufacturing of trailers; site plan included for trailer uses only

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Consistency: Requested change is not consistent. (*Significant Deviation*)

Staff Recommendation: Denial

Background:
The applicant has withdrawn the case and requested the case be withdrawn.

The proposed site is a vacant lot located just north of Meadowbrook and east of East Loop 820. The lot is situated just south of an existing single-family neighborhood and east of an Onkor easement.

The applicant is proposing a zoning change to PD/E Planned Development for all uses in "E" neighborhood Commercial plus trailer parking, sales and light trailer manufacturing; site plan included. The case was continued at the June Zoning Commission meeting so that the applicant could reach out to staff.

The applicant is proposing three uses to the "E" Neighborhood Commercial district in which a PD Planned Development is the appropriate zoning tool. The applicant mentioned this would be a phased project in which if approved, the trailer parking would come first then the offices for the trailer sales and light manufacturing of trailers.

At the July Zoning Commission meeting the applicant did mention a 25 ft. tree buffer as identified on the site plan. The adjacent property owner spoke in opposition to the request. The main concerns were for

the safety of the children. The Church uses that area for their congregation to play on. The opposition also mentioned drainage and access would be from their property.

Site Information:

Owner: Total E&P, USA Real Estate LLC
PO Box 17180
Fort Worth, Texas 76102
Agent: Charles Lawhon
Acreage: 10.4 acres
Comprehensive Plan Sector: Eastside
Surrounding Zoning and Land Uses:
North "PD A-5" Planned Development One-Family / single-family residential neighborhood
East East Loop 820
South "A-43" One-Family, "E" Neighborhood Commercial and "C" Medium Density Residential/
vacant residential, church and apartment complex
West "A-5" One-Family / utility easement

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Provide a vicinity map.
2. On the proposed shop/warehouse, any bay doors need to be indicated on the site plan. If proposed the bay doors are within 200 ft. of residential in which a (**waiver recommended**)
3. A metal fence is indicated on the site plan for a fence. Please clarify whether it is wrought iron or a solid metal fence. (**Waiver recommended**)

Zoning Commission recommended waivers to items 2 and 3 above.

Platting site plan comments: No comment at this time.

Transportation/Public Works (TPW) site plan comments:

1. TXDOT Permit - TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW is contingent upon TXDOT approval. TXDOT approval required for any proposed interchanges and/or driveway access to TXDOT facilities. Provide TPW a copy of the approved TXDOT access permit prior to execution of the CFA (Community Facilities Agreement). The proposed driveway connection to E. South Loop 820 is required to be a minimum of 405ft. from the edge of Sheffield Dr. and the adjacent driveway. Based on the location shown, a waiver of TXDOT requirements would be required in order to grant a driveway in this location. If the site plan is dependent upon this driveway location, it is recommended that the applicants seek a conditional permit from TXDOT prior to proceeding to ensure TXDOT will grant a driveway in this location.

2. Street Access – Each subdivision of land shall, where required, provide adequate public facilities, including transportation facilities necessary to properly serve the proposed development, including related off-site facilities that is in accordance with the Fort Worth Access Management Policy. If TXDOT denies the driveway in the proposed location, alternatives will need to be provided.

Fire Comments: No comment at this time.

Park & Recreation site plan comments: No comment at this time.

Water site plan comments: No comment at this time.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks 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.)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements
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			Plan (CIP)
East Loop 820	Freeway	Freeway	No

Public Notification:

300 foot Legal Notifications were mailed on June 24, 2019.

The following organizations were notified: (emailed June 15, 2019)

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Eastern Hills NA
Handley NA	Brentwood-Oak Hills NA*
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Eastside Sector Alliance
Historic Handley Development Corporation	Southeast Fort Worth Inc
East Fort Worth Business Assn	Fort Worth ISD

Located within this registered neighborhood association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to PD/E Planned Development for "E" Neighborhood Commercial plus trailer parking, sales and light manufacturing. The northern boundary abuts an existing single-family neighborhood with other residential uses along the southern border, a church is directly south.

Due to the proximity to residential and other surrounding land uses, the proposed zoning is **not compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2019 Comprehensive Plan designates the subject property as Neighborhood Commercial. While the trailer parking and sales including light manufacturing may not be considered a neighborhood commercial use, the size and scale of the proposed building and trailer storage meets the below policies within the following Comprehensive Plan.

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage compatible development between residential and commercial properties along the west side of the East Loop 820 corridor.
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

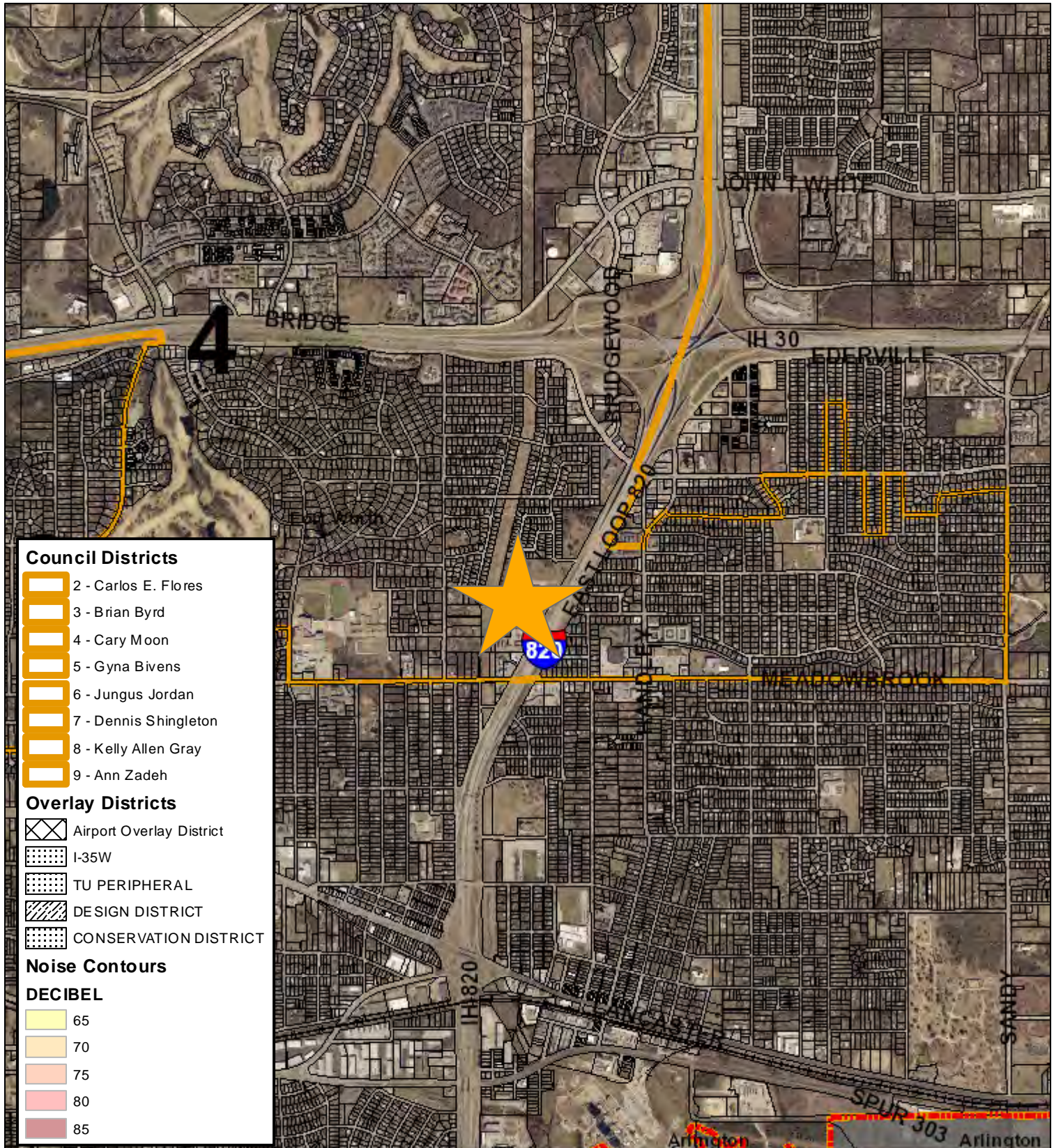
Based on lack of conformance with the future land use map and policies above, the proposed zoning change is **not consistent (Significant Deviation)** with the following Comprehensive Plan.

The submittal of a site plan may help to mitigate any neighborhood concerns.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan
- Minutes from the Zoning Commission meeting

Area Map



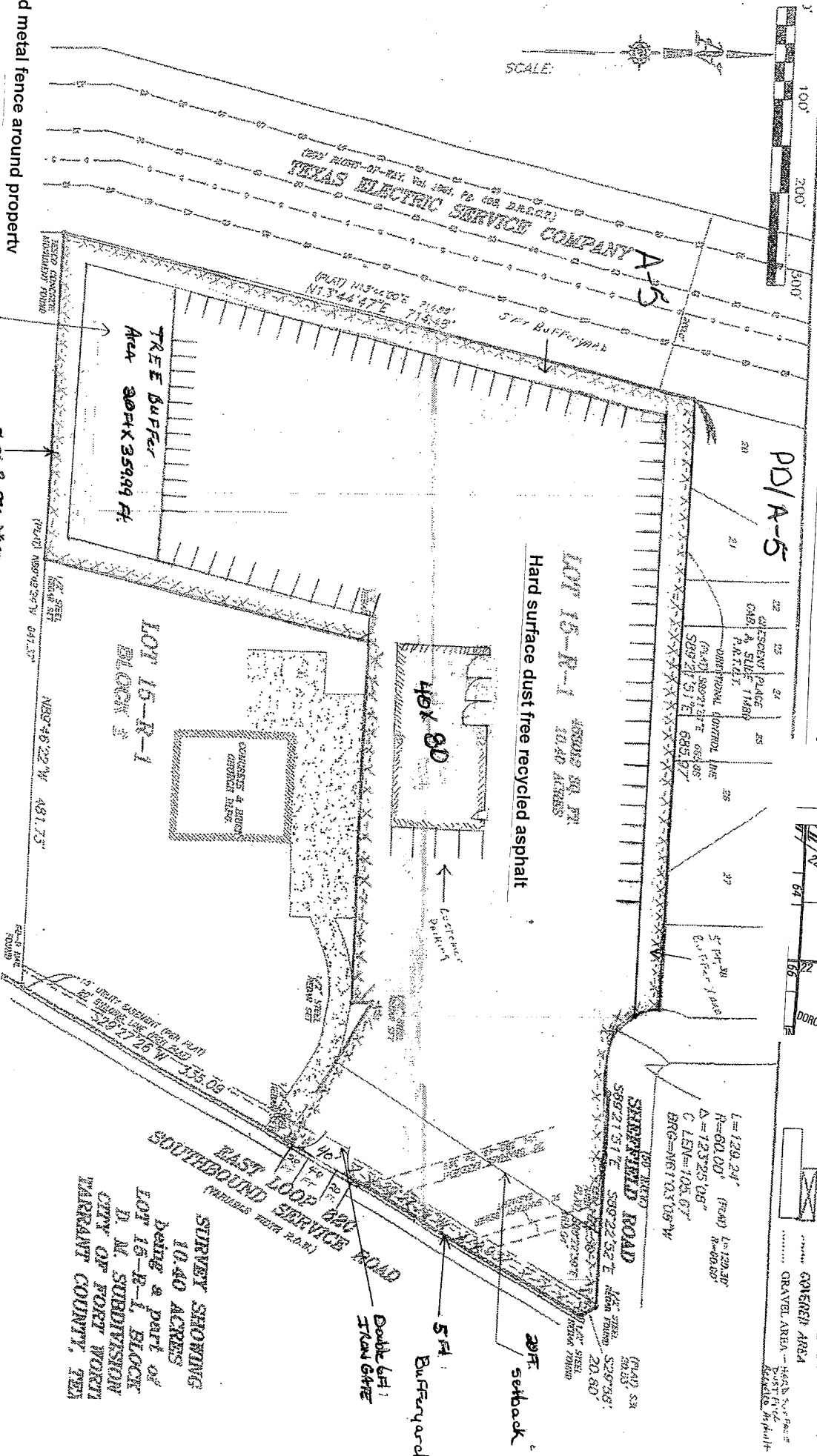
Notes:
 Waiver to allow a solid metal fence around property.
 Waiver to bay doors within 200 ft. of residential property.
 Will comply with Urban Forestry.
 Will comply with landscaping ordinance.
 Will comply with signage ordinance.
 Any parking lot lighting to be directed away and downward so as not to trespass onto residential property

6 ft. solid metal fence around property

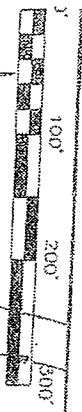
Tree Buffer

5 ft Buffer Yard

A-43



SCALE:



ANALYST	ARNDT BY LAKE
DATE	ESSEMENT LINE
DESCRIPTION	DRAINING
ASPHALT	ASPHALT
CONCRETE	CONCRETE
SENSE LINE - 6 Ft. S-110 Metal	SENSE LINE - 6 Ft. S-110 Metal
CONCRETE AREA	CONCRETE AREA
GRAVEL AREA	GRAVEL AREA

L=120.24'
 R=60.00'
 Δ=123°25'08"
 C LEV=102.07'
 BRG=N61°03'09"W

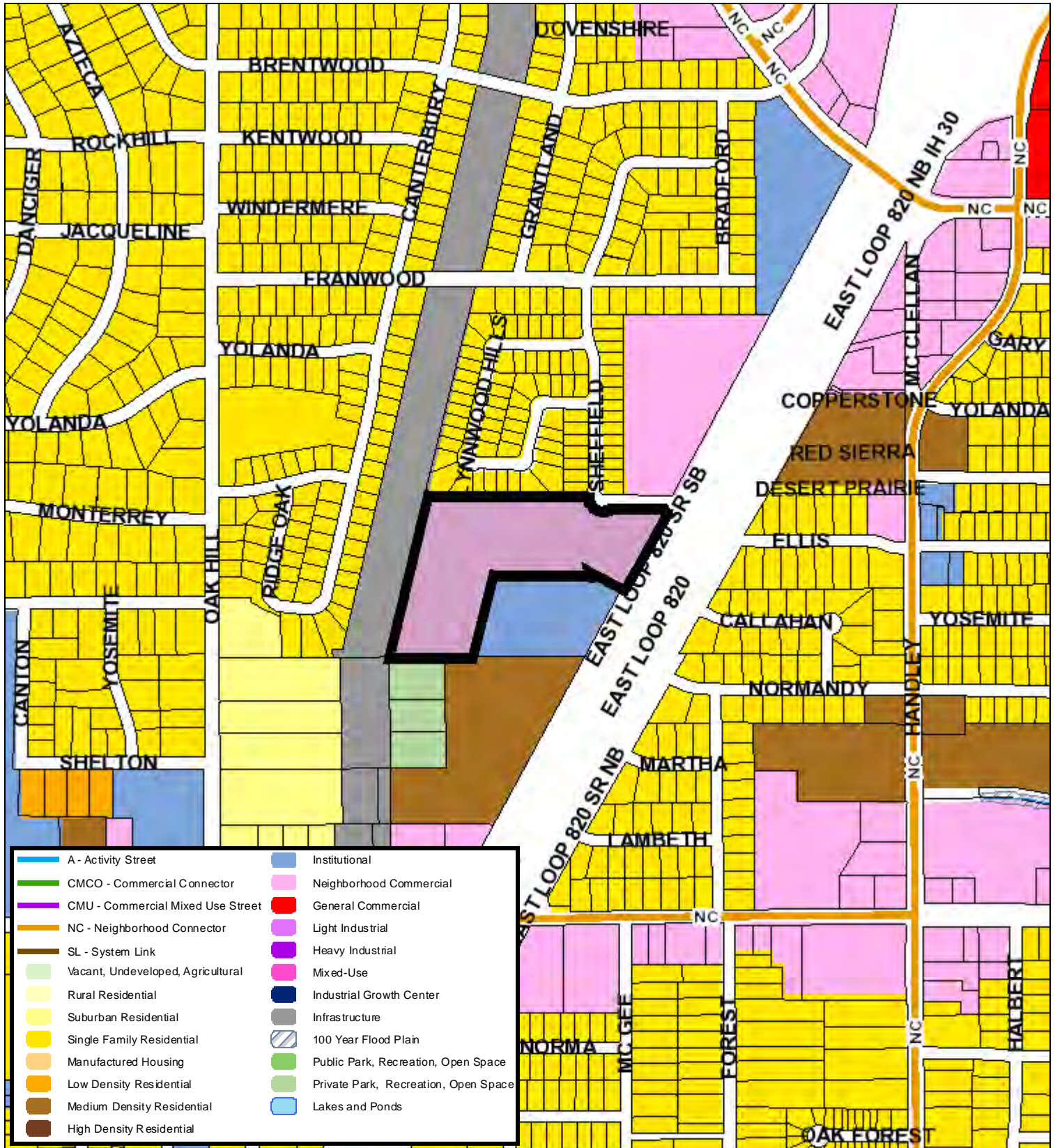
SURVEY SHOWING
 10.40 ACRES
 being a part of
 LOT 15-R-1, BLOCK
 D. N. SUBDIVISION
 CITY OF FORT WORTH
 TARRANT COUNTY, TEX

Director of Planning & Development

Date

ZC-19-095
 Revised 6/26/19
 LAUREN

Future Land Use

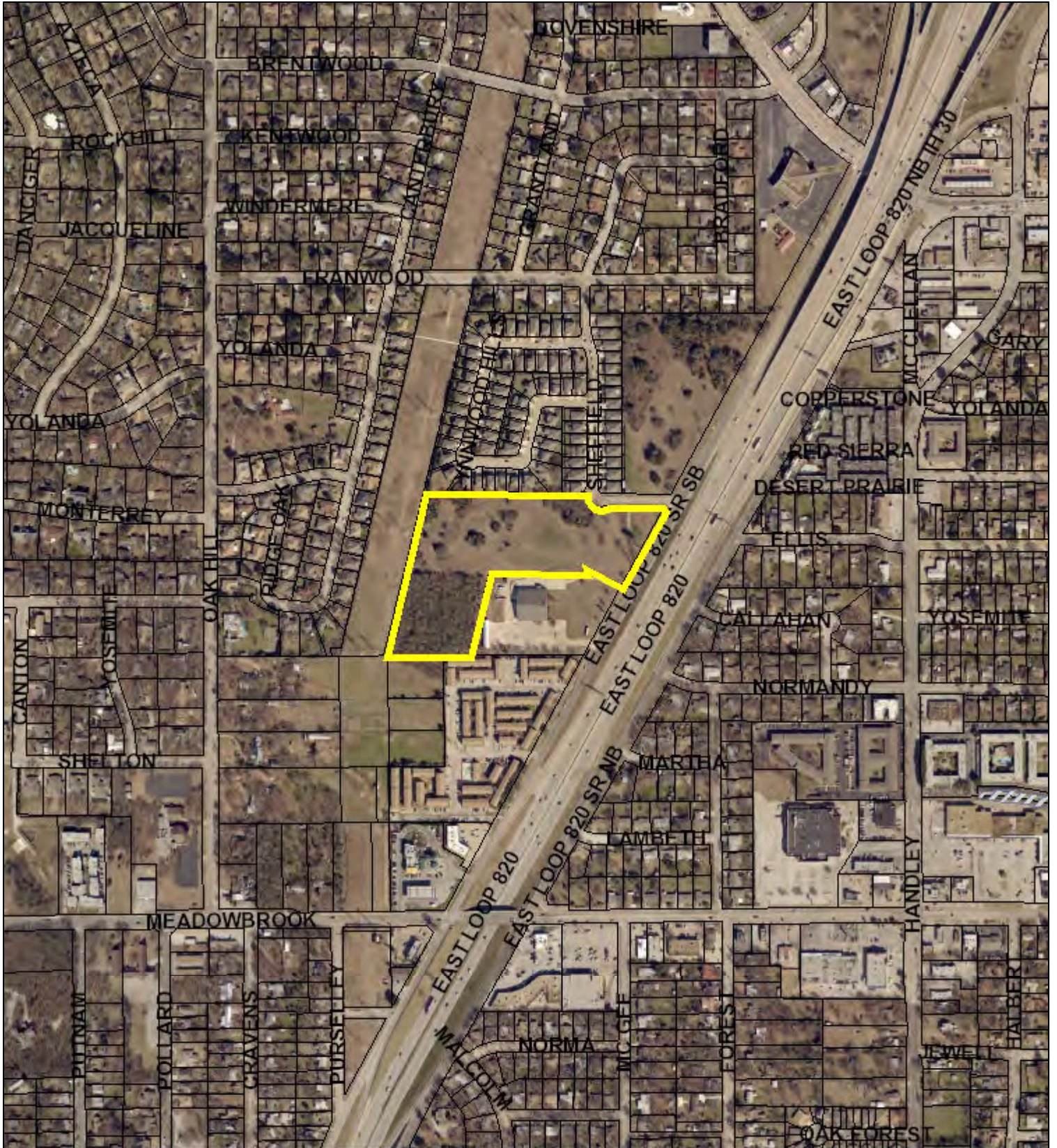


570 285 0 570 Feet

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 5, 2019.



Aerial Photo Map



0 355 710 1,420 Feet

