



Zoning Staff Report

Date: March 11, 2025

Case Number: ZC-25-001

Council District: 2

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Marine Landings, LLC/ Jeff Landon/ Taylor Mitcham

Acreage: 31.3 acres

Site Location: 4501 Angle Avenue & 2851 NW Loop 820

Request

Proposed Use: Industrial Warehouses

Request: From: “C” Medium Density Multifamily

To: “PD/J” Planned Development for all uses in “J” Medium Industrial excluding waste related, agricultural, and accessory uses; with development standards to reduce landscape buffers and 75% landscaping in front of the building, site plan included

Recommendation

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

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

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

Staff Recommendation: **Denial**

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

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Project Description and Background

The property is located approximately ¼ mile west of the intersection of Marine Creek Pkwy and NW Loop 820. The site is currently zoned “C” Medium Density Multifamily. The site has heavy tree canopy across the site and Marine Creek with its associated floodplain as its western boundary. NW Loop 820 lies along the northern boundary, with vacant “AG” Agricultural, “A-5” One-Family, and “C” Medium Density Multifamily zoning adjacent to the western and southern boundaries. “PD 1402” Planned Development 1402 for certain “J” Medium Industrial uses was approved in 2024 to the east.

While the comparable project (ZC-24-018) was approved due east of this site in 2024, several significant differences between the two sites are noted. First, ZC-24-018 has frontage on an arterial roadway (Marine Creek Parkway), where the current case has street access to a local road (Angle Avenue) that has been partially constructed to service the gas wells in the vicinity. The prior case’s land configuration was essentially an island, surrounded by rights-of-way, instead of having direct adjacency to existing single family and multifamily zoning. Finally, the prior case did have some industrial zoning on the land, and the current case is entirely zoned for multifamily with no industrial zoning present. The current case is an encroachment in the residential portions of the neighborhood and is an erosion of the mixed-use growth center focused around the educational facilities in the vicinity. An industrial growth center with vacant developable land is located less than ½ mile to the east.

As the only uses proposed to be removed are waste related, agricultural, and accessory uses, the wide range of uses in “J” zoning can include, but is not limited to: bars, pawnshops, auto body repair shops, and all other medium industrial uses up to 120 feet in height. The site plan included does not limit the site to only three warehouses. None of these uses or intensive development standards are compatible with the immediately adjacent residential zoning. The site plan does not show the additional buffering requirements under Section 6.300K for industrial zoning sharing a common property line with single family zoning. Additionally, the application requests a 10-foot setback along both Angle Avenue and NW Loop 820, where the site plan shows a 20-foot setback due to utility and gas pipeline easements.

The following table provides information related to the proposed waivers of the standard zoning ordinance requirements. The waivers not requested by the applicant, but triggered by the site plan deficiencies, are bolded.

Standard	J Zoning	Proposed PD/J
Front yard	Residential adjacency from “C” zoning causes a 20-foot setback	10-foot setback (20-foot setback shown on site plan)
Landscaping	75% required in front of buildings	Approximately 33% of landscaping in front of buildings with 10-foot setback
Supplemental setback	50-foot setback when industrial adjacent to single family zoning	10-foot setback shown
Landscaped buffer	Solid screening fence and landscaping required	None shown

Surrounding Zoning and Land Uses

North “AG” Agricultural / Northwest Loop 820, Marine Creek Lake
East “PD 1402” Planned Development 1402 for certain J uses / vacant land
South “C” Medium Density Multifamily / vacant land and gas well
West “A-5” One-Family and “AG” Agricultural / vacant land

Recent Zoning History

The zoning district’s history pre-dates 2004.

Public Notification

300-foot Legal Notifications were mailed on January 31, 2025.
The following organizations were notified: (emailed January 31, 2025)

Organizations Notified	
Far Greater Northside Historical NA*	Inter-District 2 Alliance
Caballito Del Mar HA	Northwest Fort Worth Alliance
Terrance Landing OA	Trinity Habitat for Humanity
Streams and Valleys Inc	Lake Worth ISD

* Located in this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to zone the site from “C” Medium Density Multifamily to “PD/J” with limited development standards and waivers to setbacks, landscaping, and buffer yards. While the surrounding uses are largely undeveloped with a similar industrial zoning case to the east, this proposed zoning case has direct residential adjacency and is an encroachment closer to the rest of the residential neighborhood. Fewer residential protections than required are shown, and the removal of a few industrial use types does not adequately provide a reasonable transition to the lesser intensive residential zoning. The site plan included does not respect Marine Creek or the existing tree canopy, but puts these environmental resources at the rear and treats them as wasted space. The proposed zoning invites another industrial zoning case to the west that would touch the developed single family neighborhood. The proposed zoning is **not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northside

The adopted Comprehensive Plan designates the subject property as future Mixed-Use Growth Center within the future land use map. The Marine Creek Mixed-Use Growth Center is designed to have predominantly

residential and commercial land uses to serve the local residents. The proposed rezoning **is not consistent** with the Comprehensive Plan map designation as it represents an erosion of the community mixed-use growth center with a suburban style industrial development.

The following land use policies are not supported by the rezoning request:

- Balance Growth Center development patterns among accessibility, affordability, mobility, community cohesion, and environmental quality.
- Encourage clustering of development sites within new subdivisions to avoid steep slopes (greater than 15%) and to conserve 100-year floodplains, existing tree cover, wildlife habitat, storm water detention areas, riparian buffers along natural waterways, and archeologically significant sites.
- To protect water quality and provide for connected green spaces, encourage parks, bike trails, and open space within floodplains and along adjacent water bodies.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Promote commercial, mixed-use, and urban residential development within the Downtown, Historic Stockyards, and Marine Creek Mixed-Use Growth Centers.
- Promote industrial development within the Meacham Industrial Growth Center.

Based on a lack of conformance with the future land use map and with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.

Site Plan Comments

If approved, the following items shall be complied prior to the ordinance becoming effective.

Zoning and Land Use

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

1. Add the address of 4501 Angle Avenue and the metes and bounds legal description. The metes and bounds can be on a second sheet, so the font size is legible.
2. Update the case number in the lower right corner to ZC-25-001.
3. Show all the entrances (both truck and pedestrian) on all the buildings.
4. What are the rectangles on one side of the buildings?
5. Label the driveway widths.
6. What are the items between Buildings A&B near the 200' label?
7. Remove the driveway going to the southeastern adjacent lot. Residential lots are not to take access thru non-residential zoning districts.
8. Label the number of parking space groups.
9. The ADA spaces do not appear to be the closest parking spaces to a door.
10. Add a landscaping texture to the Legend and show the landscaping areas on the site plan.
11. Note or label whether the buildings will have ground mounted equipment (AC units, etc.).
12. Label the height and materials of the dumpster enclosures.

13. Correct the existing zoning to the southeast and southwest.
14. Label all setbacks based on the adjacent residential zoning.
15. The Angle Avenue street frontage is required have a minimum 20-foot setback due to the projected multifamily front yard. This 20-foot setback is shown. Why is a 10-foot setback development waiver requested when both street frontages have 20-foot existing easements?
16. The landscaped area in front of the buildings does not appear to meet the landscaping requirements of 75% of the site's landscaping to be in front of the buildings.
17. Show and label all items applicable to Sec. 6.300K with a 50-foot setback, 20 feet of landscaping, and a screening wall or request a development waiver.
18. Note that all buildings' exterior materials will be neutral earth tones.
19. Note all pedestrian entrances shall consist of storefront glass, canopies and masonry articulation or similar architectural features.
20. Show and label the gas well buffers.
21. Other solid lines are shown extending from the FEMA AE flood zone. Please label these lines. It might be helpful to add a fill pattern to differentiate the items.

Stormwater

1. Site will require an accepted drainage study prior to platting, grading, infrastructure plan review, and building permit issuance.
2. FEMA Floodplain and Floodway is on site. There is potential high water on site beyond the FEMA Floodplain that may exceed 5 ft in depth.
3. Storm infrastructure is seen out falling into channel from NW Loop 820 per TxDOT Plan Set 8-14-022.

Fire

1. Gas well setbacks are applied based on the pad site conditions at the time of building permit application. Non-permitted gas well pad site to the east will not impact this site as shown on the plan. Pad site currently is Non-permitted. Setback would include the well bores, a tank battery and adjacent equipment (separators) and a lift compressor.
Non-permitted gas well site across Angle Ave is non-permitted with a lift compressor, tank battery and separators. By rough estimate, the map shows that Building C is right at 200' from the well heads. Survey will be needed to identify the exact distance. 200' or more is allowed for the Habitable use. Section 5706.
2. One access point per lot is required. TXDOT permit is required for any driveway along Loop 820. If the lots are separated by plat, shared access must be recorded as public access. Section 503.1.1 Buildings and Facilities.
3. FYI: The tract includes an unconstructed MTP road: Marine Creek Pkwy, east of the project area but within Tract 2D1.
4. Hydrants will be required to meet the following:
Additional hydrants will be required to accommodate the following:
No more than 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and
No more than 500 ft. hose lay distance to all points of building.
Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided:
No more than 150 ft. for a standpipe system, and/or a sprinkler system. Hydrant/FDC hose lay.
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1 (2) and (3)
5. Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.


It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

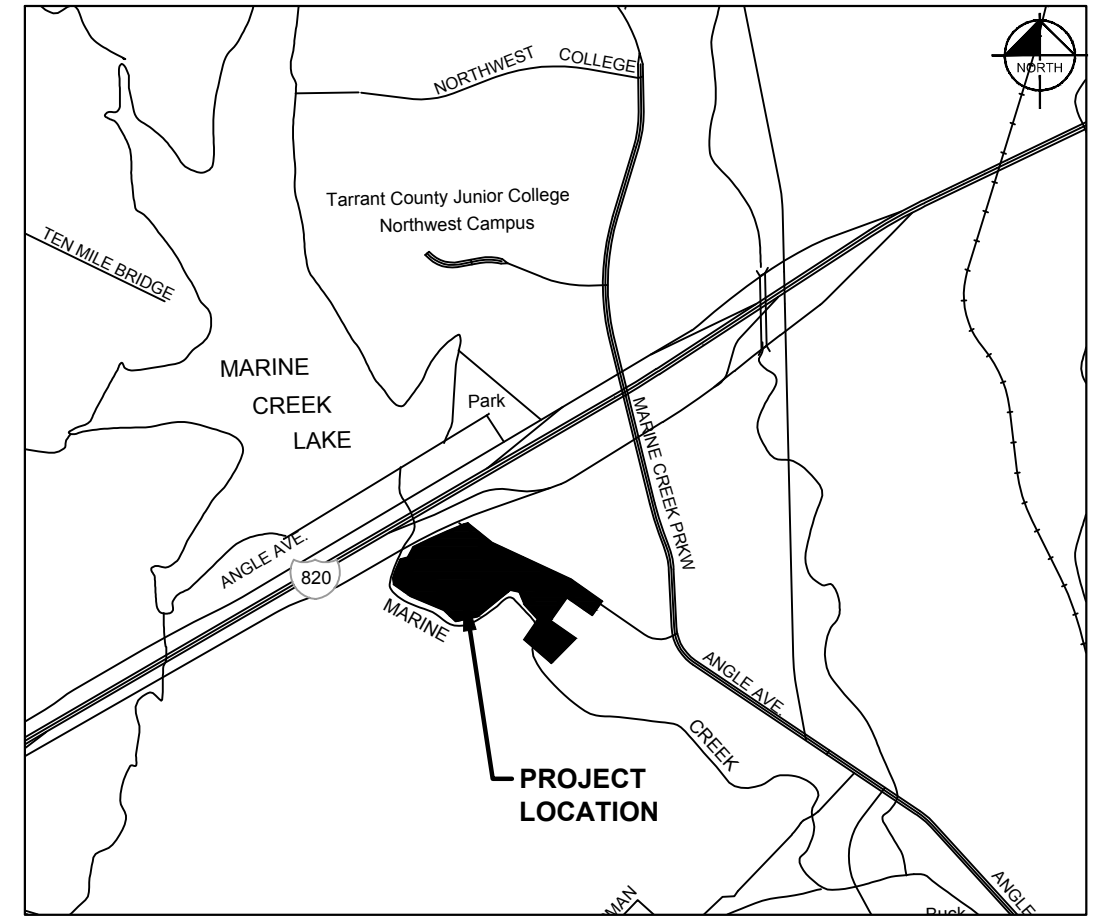
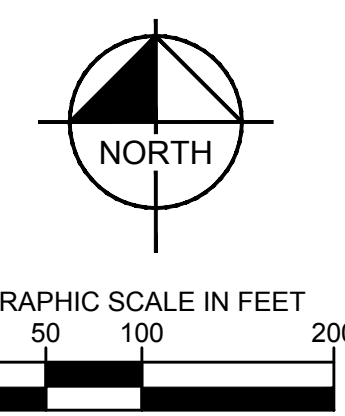
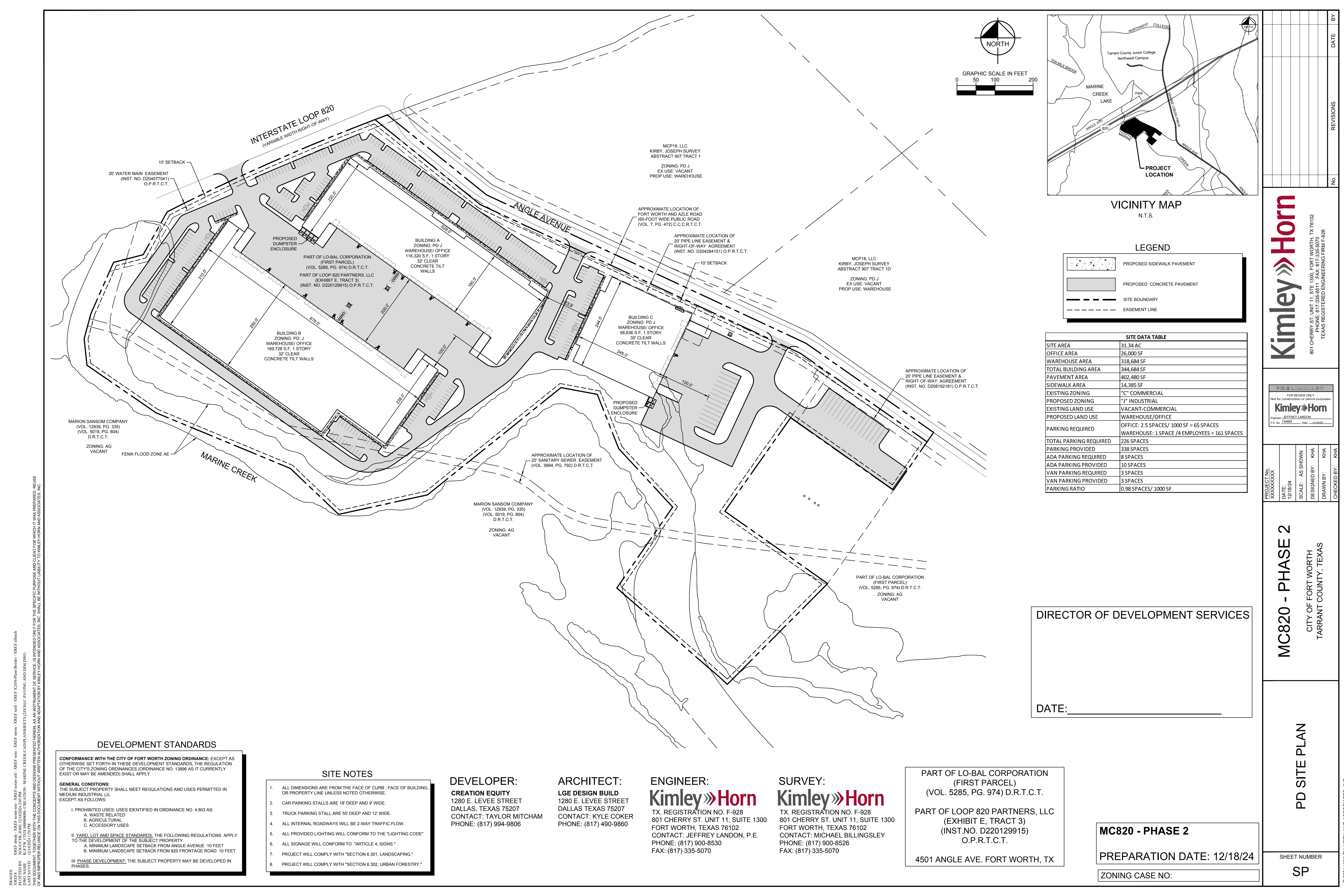
6. The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.
<https://www.fortworthtexas.gov/departments/fire/services/bureau>.

T/PW Engineering

1. Traffic Impact Analysis – A Traffic Impact Analysis (TIA), accepted by TDS, may be required prior to plat approval. Include all vehicular, bicycle, and pedestrian movements in accordance with the Transportation Engineering Manual. Any questions can be directed to Tom Simerly (tom.simerly@fortworthtexas.gov; 817-293-6892).
2. Rough Proportionality (RP): The tract is subject to a rough proportionality assessment and potential construction for roadway improvements based on the site's impact on the roadway system prior to final platting of any phase.
3. FYI: Driveways are subject to the City of Fort Worth Access Management Policy.
4. FYI: Sidewalks and street lights will be required on all street frontages.
5. FYI: 5 foot sidewalk is recommended along street frontages.

DSD Water

1. HOLD - The site plan identifies that a portion of the proposed building B will be in the sewer easement. Relocate the building and revise the site plan.
 2. FYI - Water and sewer extensions will be required.
 3. 36" sewer main will require a 30ft easement based on current design policy.
- 



VICINITY MAP
N.T.S.

LEGEND

	PROPOSED SIDEWALK PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	SITE BOUNDARY
	EASEMENT LINE

SITE DATA TABLE

SITE AREA	31.34 AC
OFFICE AREA	26,000 SF
WAREHOUSE AREA	318,684 SF
TOTAL BUILDING AREA	344,684 SF
PAVEMENT AREA	402,480 SF
SIDEWALK AREA	14,385 SF
EXISTING ZONING	"C" COMMERCIAL
PROPOSED ZONING	"J" INDUSTRIAL
EXISTING LAND USE	VACANT-COMMERCIAL
PROPOSED LAND USE	WAREHOUSE/OFFICE
PARKING REQUIRED	OFFICE: 2.5 SPACES/ 1000 SF = 65 SPACES WAREHOUSE: 1 SPACE /4 EMPLOYEES = 161 SPACES
TOTAL PARKING REQUIRED	226 SPACES
PARKING PROVIDED	338 SPACES
ADA PARKING REQUIRED	8 SPACES
ADA PARKING PROVIDED	10 SPACES
VAN PARKING REQUIRED	3 SPACES
VAN PARKING PROVIDED	3 SPACES
PARKING RATIO	0.98 SPACES/ 1000 SF

DIRECTOR OF DEVELOPMENT SERVICES

DATE: _____

DEVELOPMENT STANDARDS

CONFORMANCE WITH THE CITY OF FORT WORTH ZONING ORDINANCE: EXCEPT AS OTHERWISE SET FORTH IN THESE DEVELOPMENT STANDARDS, THE REGULATION OF THE CITY'S ZONING ORDINANCES (ORDINANCE NO. 13896 AS IT CURRENTLY EXISTS OR MAY BE AMENDED) SHALL APPLY.

- GENERAL CONDITIONS:**
THE SUBJECT PROPERTY SHALL MEET REGULATIONS AND USES PERMITTED IN MEDIUM INDUSTRIAL (J), EXCEPT AS FOLLOWS:
- I. PROHIBITED USES: USES IDENTIFIED IN ORDINANCE NO. 4.803 AS:
 - A. WASTE RELATED
 - B. AGRICULTURAL
 - C. ACCESSORY USES
 - II. YARD, LOT AND SPACE STANDARDS: THE FOLLOWING REGULATIONS APPLY TO THE DEVELOPMENT OF THE SUBJECT PROPERTY:
 - A. MINIMUM LANDSCAPE SETBACK FROM ANGLE AVENUE: 10 FEET
 - B. MINIMUM LANDSCAPE SETBACK FROM 820 FRONTAGE ROAD: 10 FEET
 - III. PHASE DEVELOPMENT: THE SUBJECT PROPERTY MAY BE DEVELOPED IN PHASES.

SITE NOTES

- ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
- CAR PARKING STALLS ARE 18' DEEP AND 9' WIDE.
- TRUCK PARKING STALL ARE 55' DEEP AND 12' WIDE.
- ALL INTERNAL ROADWAYS WILL BE 2-WAY TRAFFIC FLOW.
- ALL PROVIDED LIGHTING WILL CONFORM TO THE "LIGHTING CODE"
- ALL SIGNAGE WILL CONFORM TO "ARTICLE 4, SIGNS."
- PROJECT WILL COMPLY WITH "SECTION 6.301, LANDSCAPING."
- PROJECT WILL COMPLY WITH "SECTION 6.302, URBAN FORESTRY."

DEVELOPER:
CREATION EQUITY
1280 E. LEVEE STREET
DALLAS, TEXAS 75207
CONTACT: TAYLOR MITCHAM
PHONE: (817) 994-9806

ARCHITECT:
LGE DESIGN BUILD
1280 E. LEVEE STREET
DALLAS TEXAS 75207
CONTACT: KYLE COKER
PHONE: (817) 490-9860

ENGINEER:

TX. REGISTRATION NO. F-928
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
CONTACT: JEFFREY LONDON, P.E.
PHONE: (817) 900-8530
FAX: (817) 335-5070

SURVEY:

TX. REGISTRATION NO. F-928
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
CONTACT: MICHAEL BILLINGSLEY
PHONE: (817) 900-8526
FAX: (817) 335-5070

PART OF LO-BAL CORPORATION
(FIRST PARCEL)
(VOL. 5285, PG. 974) D.R.T.C.T.
PART OF LOOP 820 PARTNERS, LLC
(EXHIBIT E, TRACT 3)
(INST.NO. D220129915)
O.P.R.T.C.T.
4501 ANGLE AVE. FORT WORTH, TX

MC820 - PHASE 2
PREPARATION DATE: 12/18/24
ZONING CASE NO: _____

IMAGES: XREF: 2106.dwg, XREF: 2106.dwg, XREF: 2106.dwg, XREF: 2106.dwg, XREF: 2106.dwg, XREF: 2106.dwg, XREF: 2106.dwg, XREF: 2106.dwg
 PLOTTED BY: NOKLECHI, JUNE 12/18/24 2:05 PM
 DATE PLOTTED: 12/18/24 2:05 PM
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801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

NO.	REVISIONS	DATE	BY

MC820 - PHASE 2
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

PD SITE PLAN

SHEET NUMBER

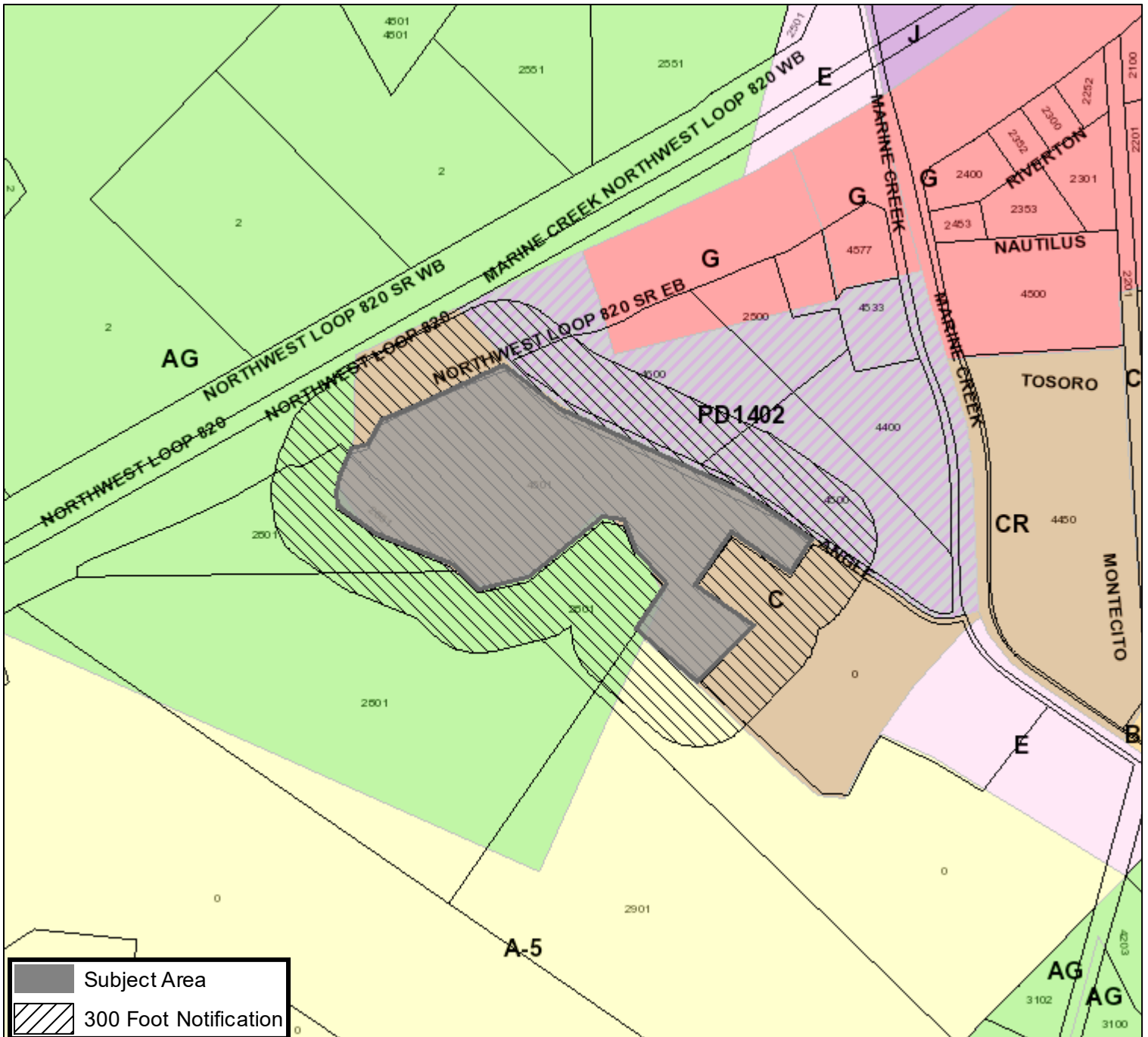
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ZC-25-001

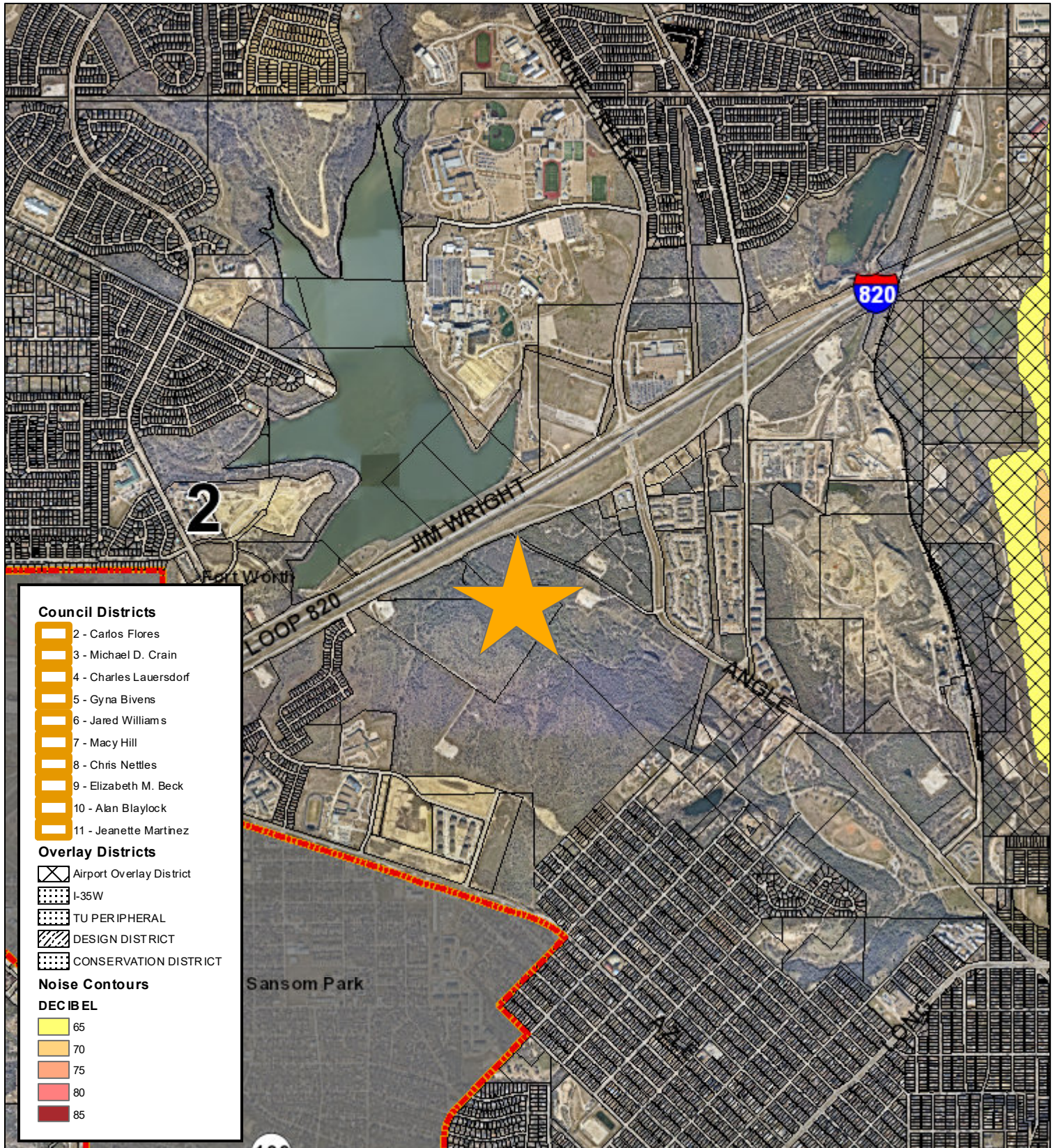
Area Zoning Map

Applicant: Mrine Landings, LLC/ Jeff Landon
 Address: 4501 Angle Ave/2851 NW Loop 820
 Zoning From: C
 Zoning To: PD/J removing certain uses
 Acres: 31.19724198
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 2/12/2025
 Contact: 817-392-8190



0 330 660 1,320 Feet

Area Map



Council Districts

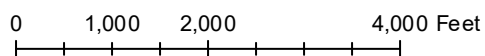
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

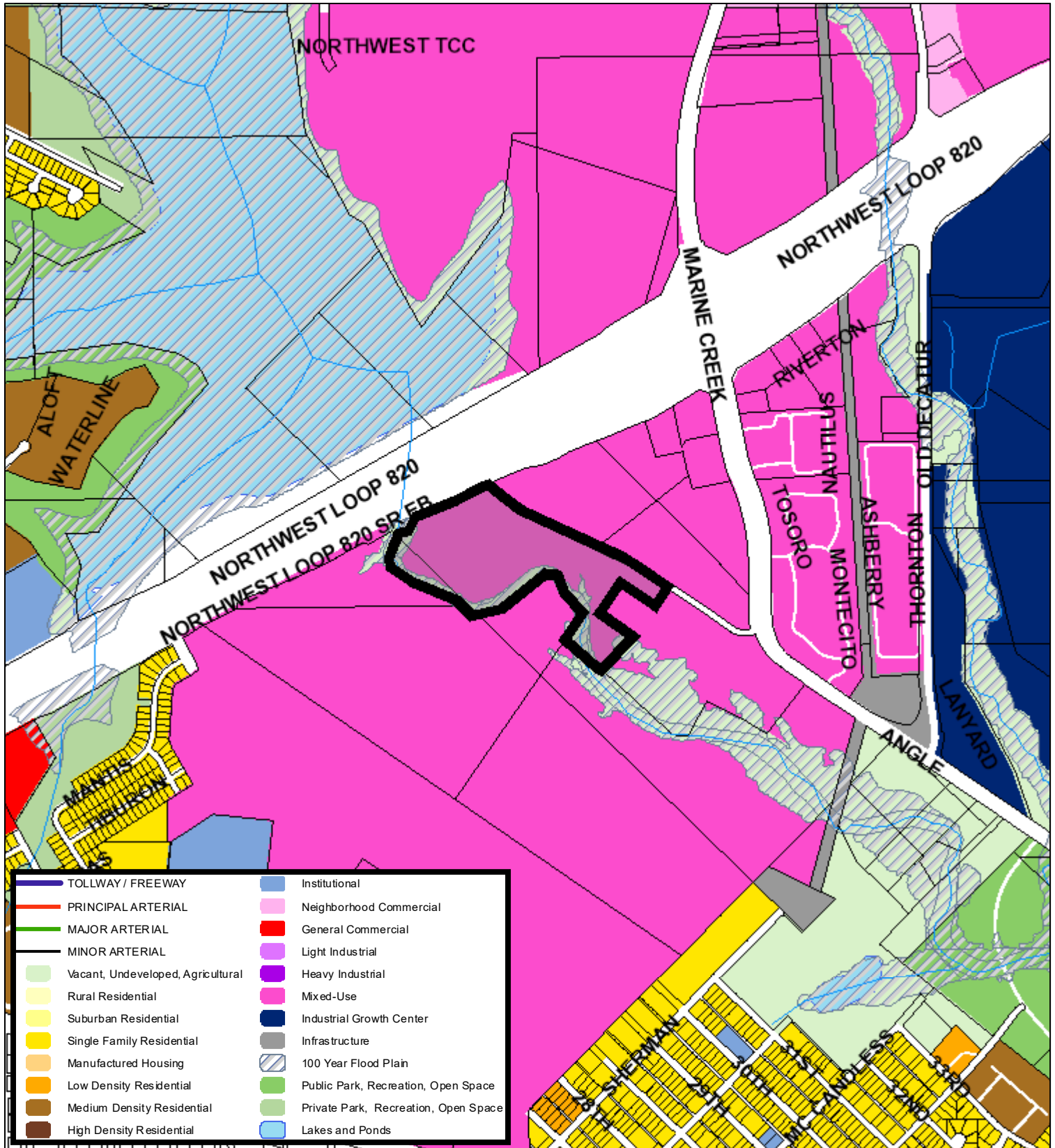
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85



Future Land Use



1,000 500 0 1,000 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



0 650 1,300 2,600 Feet

