



# Zoning Staff Report

Date: December 13, 2022

Case Number: ZC-22-173

Council District: 4

## Zoning Map Amendment

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

Owner / Applicant: Vijani Inc.

Site Location: 5251 N. Beach Street

Acreage: 0.57 acres

### Request

Proposed Use: Industrial / Truck Parking for Hotel Guests

Request: From: "G" Intensive Commercial

To: "I" Light Industrial

### Recommendation

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

Comprehensive Plan Consistency: Requested change **consistent**

Staff Recommendation: **Denial**

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

### 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. Land Use Compatibility](#)
  - [b. Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The subject property is located about 150 ft. south of the intersection of 820 & Beach St. This site is within the Meacham Industrial Growth Center. The property owner also owns the Super 8 Hotel to the south; he is requesting to rezone this portion to “I” Light Industrial to allow some hotel guests to truck-parking. He is aware that if the zoning change is granted, he would need an additional Conditional Use Permit allowing the site to be used for parking without having a primary use.

The zoning change request resulted from a Code Compliance violation warning. A citizen’s complaint initiated the Code case. I spoke to the code enforcement officers investigating the complaint, and they shared that the lot used for truck parking is poorly maintained. There is trash, and neighborhood groups have observed illegal activities on the premises and between the hotel and the convenience store.

## Surrounding Zoning and Land Uses

North “G” Intensive Commercial / Gas station with convenience store and game machines  
East Across Beach Street / Haltom City  
South “G” Intensive Commercial / Super 8 Hotel  
West “G” Intensive Commercial / I-Hop

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on, October 27, 2022.  
The following organizations were notified: (emailed, October 27, 2022)

Organizations Notified	
Streams And Valleys Inc	Trinity Habitat for Humanity
Birdville ISD	Eagle Mountain-Saginaw ISD

\* *This Neighborhood Association is located closest to the subject property*

## Development Impact Analysis

### Land Use Compatibility

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The applicant requests to rezone this property from “G” Intensive Commercial to “I” Light Industrial. All properties surrounding the site are either zoned “G” Intensive Commercial or undeveloped outside the City limits. A truck stop is not compatible use with the surrounding areas. There are designated truck stops within a five-mile radius equipped to fulfill the demand for truck parking. Other hotels surround the site, and none have a truck stop to accommodate their guests.

If the zoning change is granted, the applicant would need an additional Conditional Use Permit allowing the site to be used for parking without having a primary use.

The proposed zoning is **not compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Far North

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The adopted Comprehensive Plan currently designates the subject property as an “Industrial Growth Center” on the Future Land Use Map. Although “I” Light Industrial is an appropriate zoning district within this designation, outside storage is not.

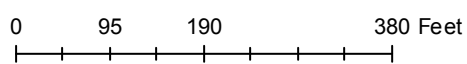
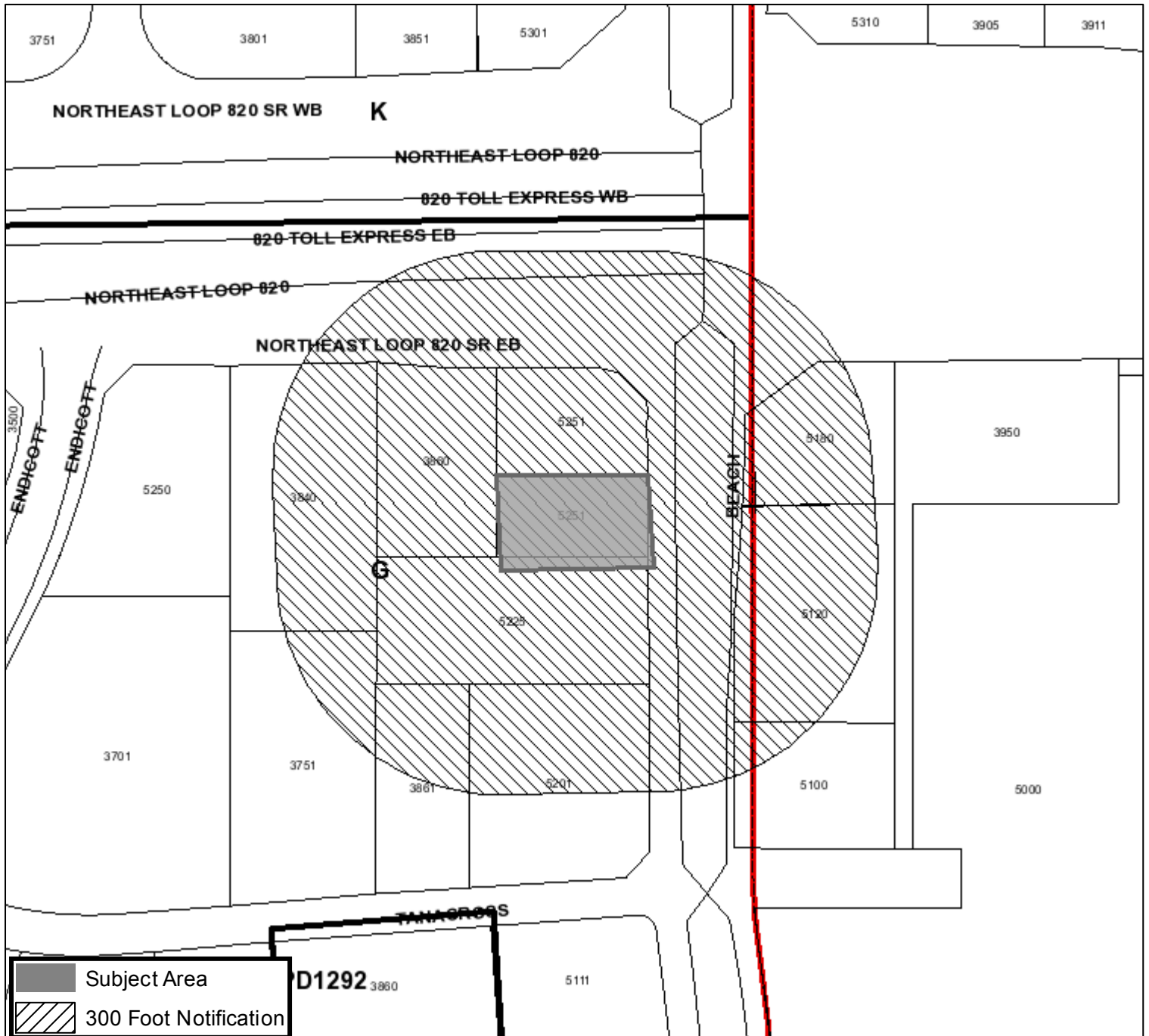
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2 , I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage, recycling centers, concrete batch plants	All Commercial & Industrial
Industrial Growth Center	Industrial and commercial uses serving a large region	All Commercial & Industrial

The proposed zoning is **consistent** with the Comprehensive Plan; however, the storage of vehicles is not appropriate at this location.

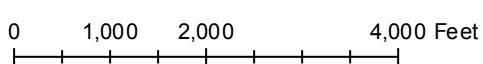
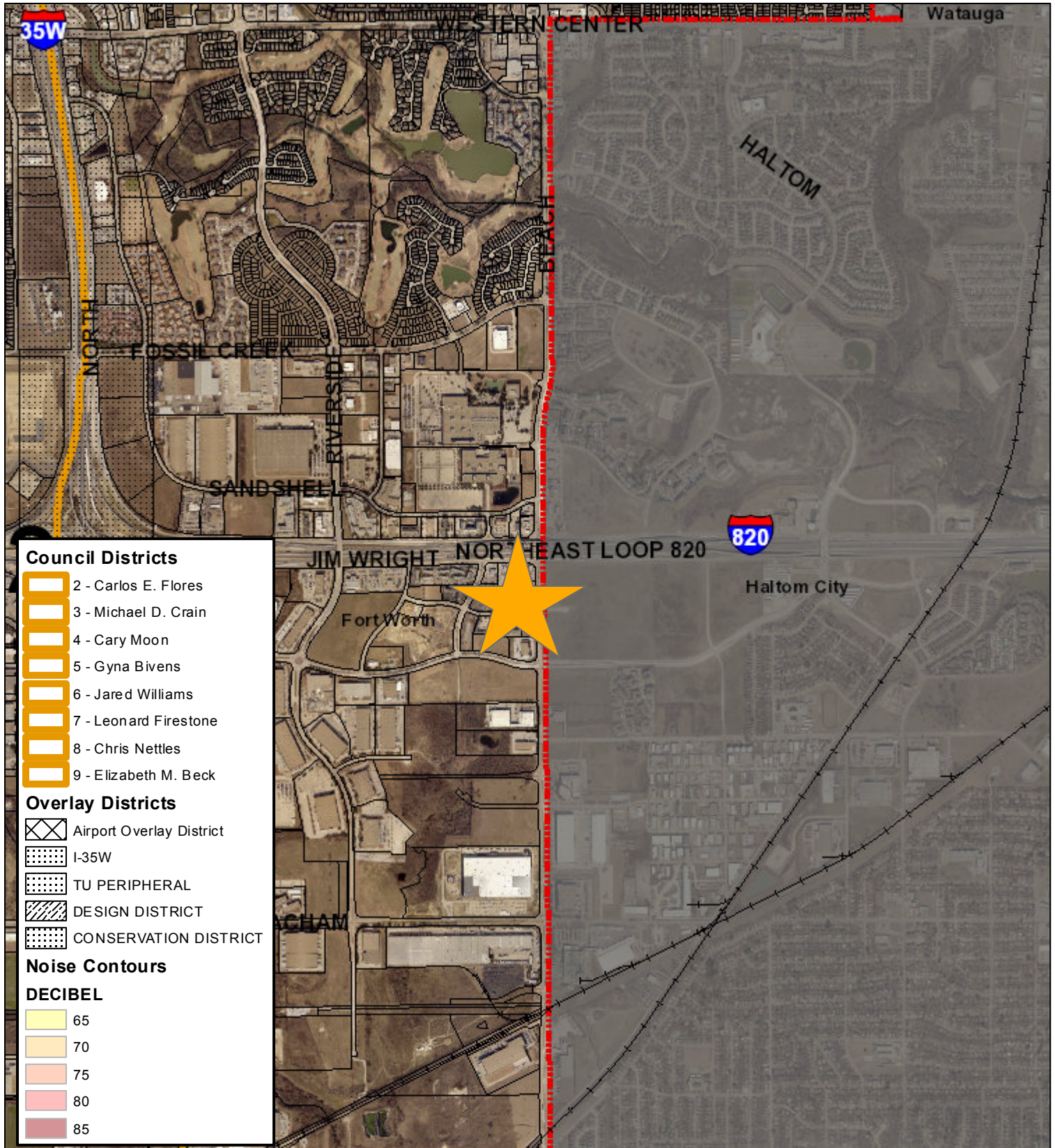


# Area Zoning Map

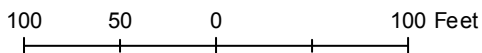
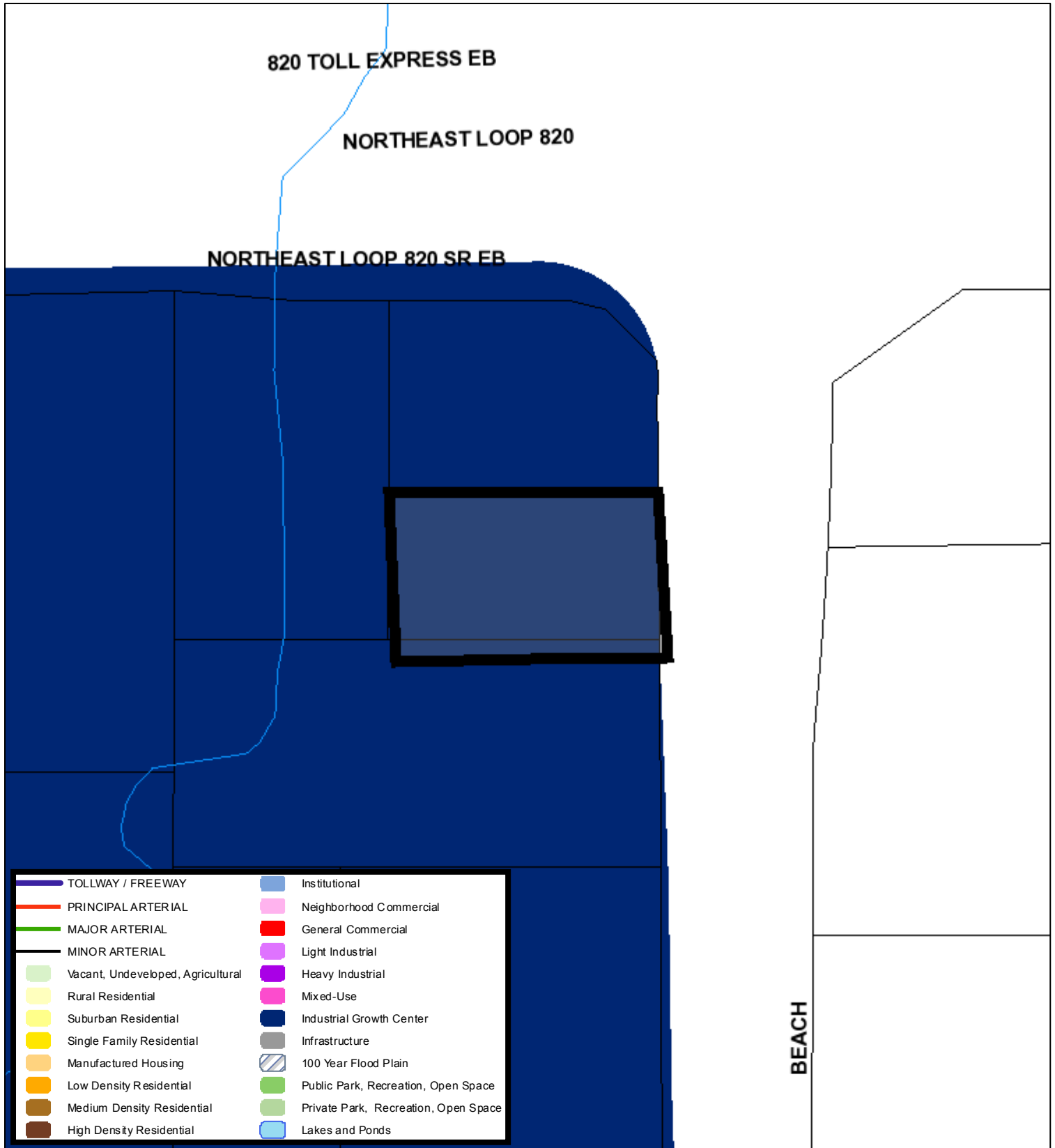
Applicant: Vijani Inc.  
 Address: 5251 N. Beach Street  
 Zoning From: G  
 Zoning To: I and to add a conditional use permit for truck parking  
 Acres: 0.57760459  
 Mapsco: 50J  
 Sector/District: Far North  
 Commission Date: 11/9/2022  
 Contact: null



### 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 62.5 125 250 Feet

