



Zoning Staff Report

Date: June 13, 2023

Case Number: ZC-23-055

Council District: 5

Zoning Map Amendment & Site Plan

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

Owner / Applicant: UWV East Loop LLC / Melanie Goeders

Site Location: 3200 S Cravens Road

Acreage: 5 acres

Request

Proposed Use: General Commercial/Light Industrial Uses

Request: From: "G" Intensive Commercial

To: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus assembly of premanufactured parts; fabricating or manufactured housing, temporary or office building; furniture or cabinet repair or construction; furniture sales, with outside storage/display (new/used); machine shops; monument/marble works, finishing and carving only; outdoor sales and storage including yards, contractors, lumber or storage, automobiles, storage yards, building materials; printing, lithographing, book-binding, newspapers or publishing; sheet metal shop; warehouse or bulk storage; welding shop, custom work (not structural) excluding assembly of premanufactured parts for vehicles, trailers, airplanes or mobile homes. Site plan included.

Recommendation

Land Use Compatibility:

Requested change **is compatible**

Comprehensive Plan Consistency:

Requested change **is consistent**

Staff Recommendation:

Approval

Zoning Commission Recommendation:

Approval 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](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Site Plan

Project Description and Background

The subject property is a 5-acre site with five existing buildings. The applicant is requesting to rezone the property from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G “plus certain “I” Light Industrial uses (see page one), site plan included.

The site is near Lake Arlington and was rezoned to “G” Intensive Commercial in 2018 to align the future land use designations in the Lake Arlington Master Plan. At the time, there were five existing buildings at this location which, after the ordinance’s passing, became Legal Non-Conforming uses. Four of them have since continued legally operating as such. However, one of the buildings has been vacant for years and has lost its legal non-conforming status.

The applicant is looking to revitalize an aging set of buildings by filling a vacant space and rezoning it to add some “I” light industrial uses to create more possibilities for a better balance of tenants at the location, allowing them to integrate seamlessly with the current tenants. The applicant is not requesting waivers, and the site plan and development standards will remain unchanged.

Surrounding Zoning and Land Uses

North “G” Intensive Commercial / industrial uses
East “MU-2” High Intensity Mixed-Use / vacant, industrial (Lake Arlington)
South “G” Intensive Commercial /vacant
West East Loop 820

Recent Zoning History

- ZC-17-097; from G, A-10, A-7.5, A-5, B, MH, D, E, FR, F, IP, I, J, K, PD 438, PD 463, and PD 753 to O-1, A-7.5, A-5, B, CF, E, MU-1, FR, G, I, MU-2, J, PD 438, PD 463, and new PD/UR plus event center.

Public Notification

300-foot Legal Notifications were mailed on April 26, 2023.

The following organizations were notified: (emailed April 24, 2023)

Organizations Notified	
Parkside NA	Fort Worth ISD
Echo Heights Stop Six Environmental Coalition	Historic Carver Heights NA
Streams And Valleys Inc.	East Fort Worth, Inc.
Southeast Fort Worth Inc.	Trinity Habitat for Humanity

Development Impact Analysis

Land Use Compatibility

This locality is still transitioning towards “G” Intensive Commercial zoning; however, the property fronts East Loop 820, which is directly west of the site. The property to the north and east are industrial operations, and the properties outside the perimeter of the “G” zoning are predominantly “MU-2,” which permits some light industrial uses. Those properties are being used for industrial purposes as well. No residential properties or lower-intensity commercial services were observed in the vicinity.

With all surrounding land uses being utilized for industrial purposes and the proximity to the freeway, the proposed zoning would not have a disruptive impact at this location.

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

Comprehensive Plan Consistency – Southeast

The adopted Comprehensive Plan currently designates the subject property as General Commercial. The proposed zoning intends to keep the “G” base zoning and add certain light industrial uses to provide more activity and security to the area, while still adhering to the current zoning regulations. Allowing for some flexibility during the transitional stage towards the “G” Intensive Commercial zoning. The proposal is consistent with the land use designations for this area, and aligns with the following policies and strategies of the Comprehensive Plan:

- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations (p. 4-17).
- Encourage attractive freeway and mixed commercial uses along East Loop 820.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Economic Development Plan

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

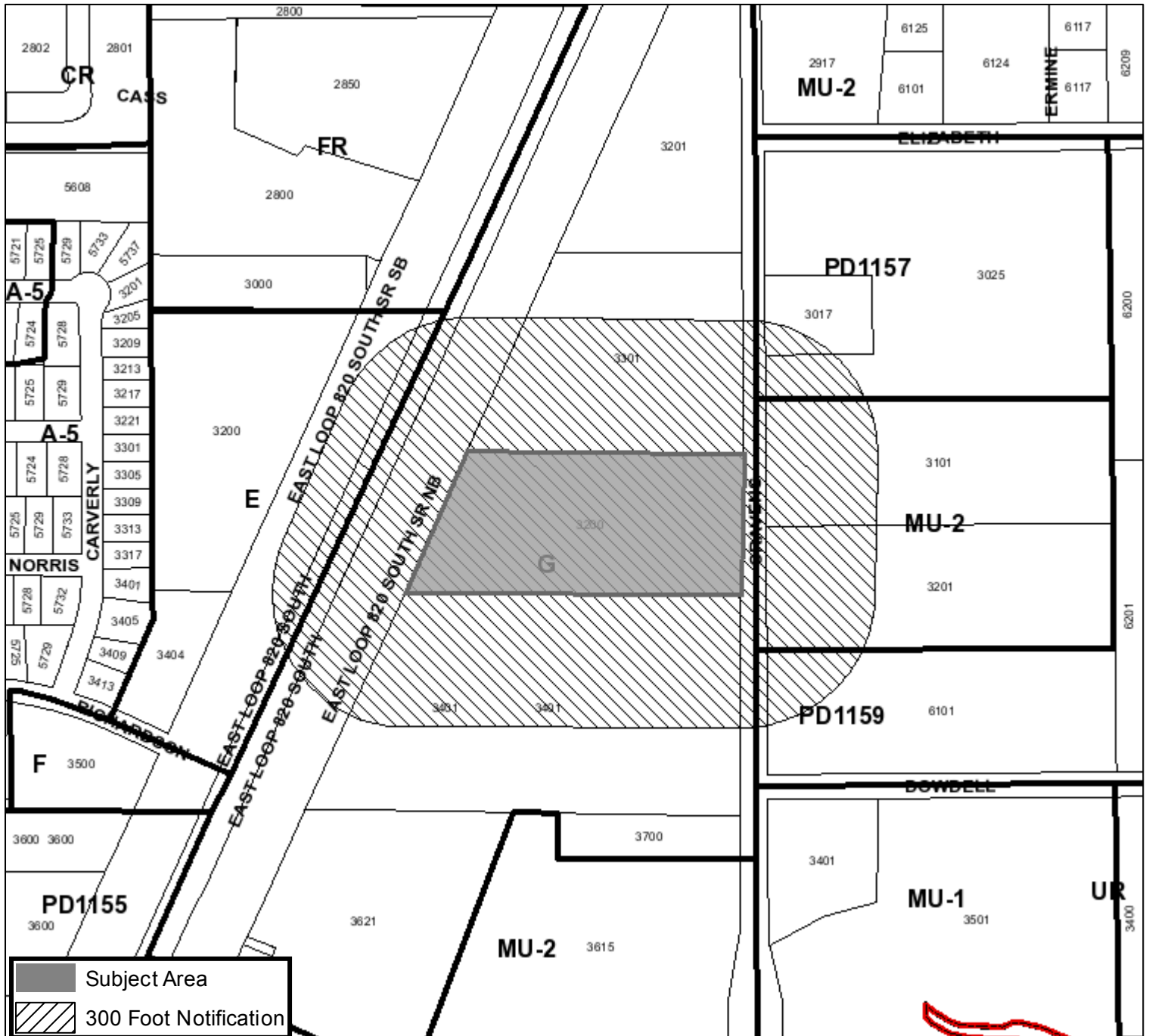
The following Economic Development policies support the rezoning as presented:



A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

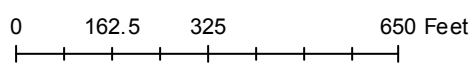


Area Zoning Map

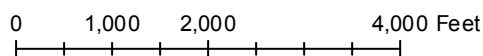
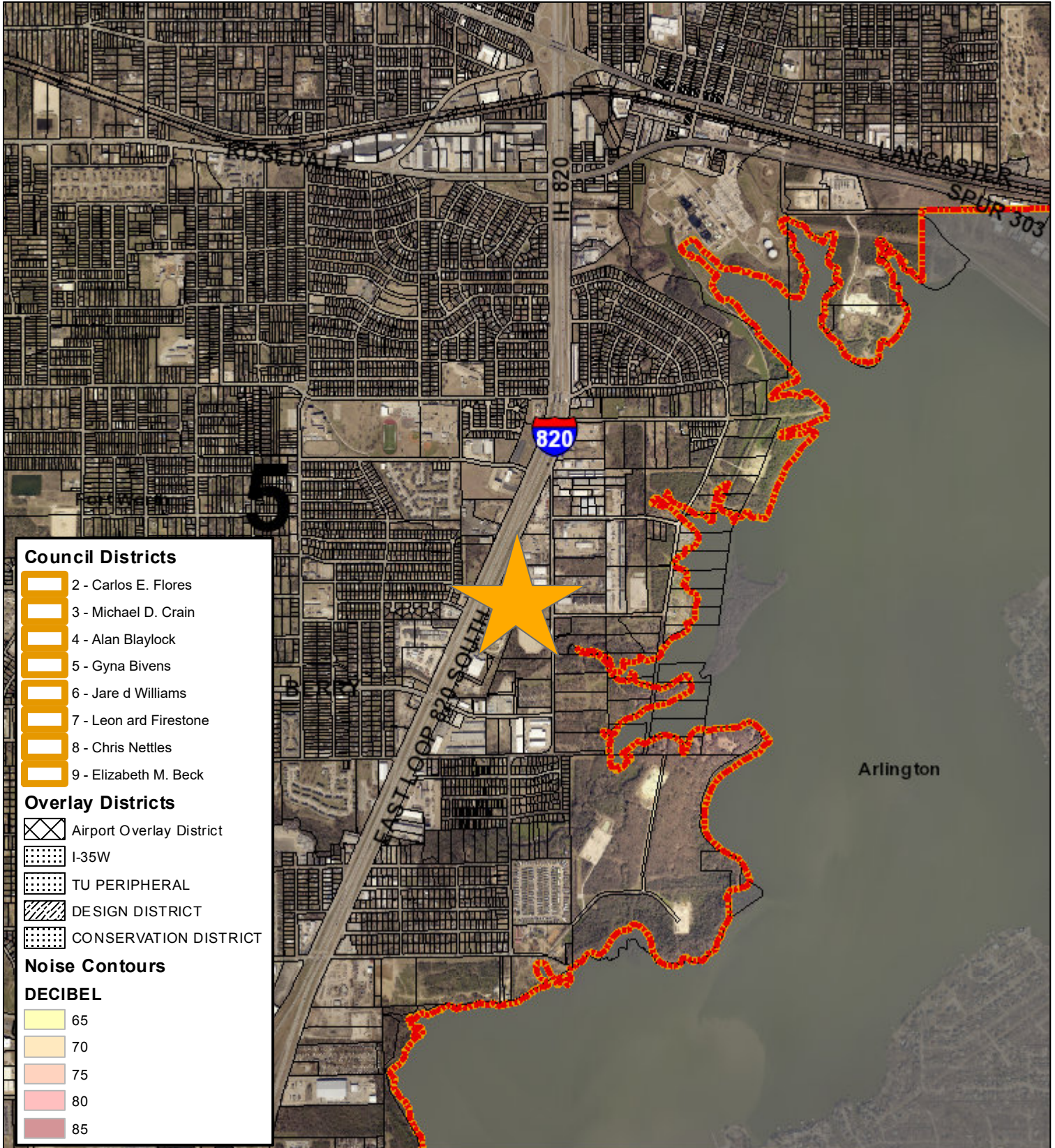
Applicant: UWV-820 East Loop, LLC
 Address: 3200 S. Cravens Road
 Zoning From: G
 Zoning To: PD/G Plus Certain I uses
 Acres: 5.0039891
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 5/10/2023
 Contact: null



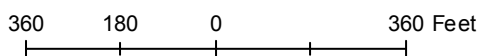
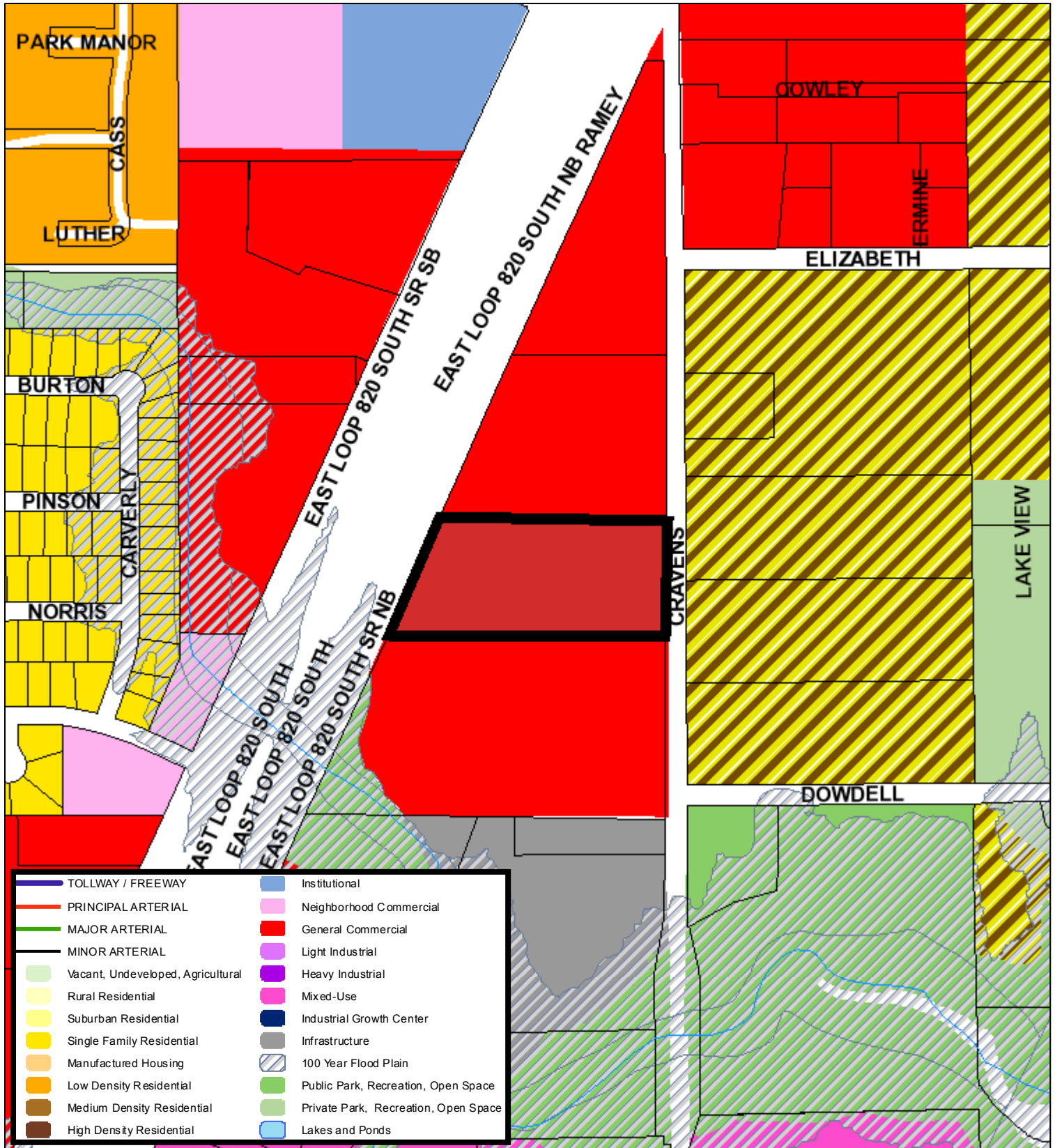
 Subject Area
 300 Foot Notification



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.

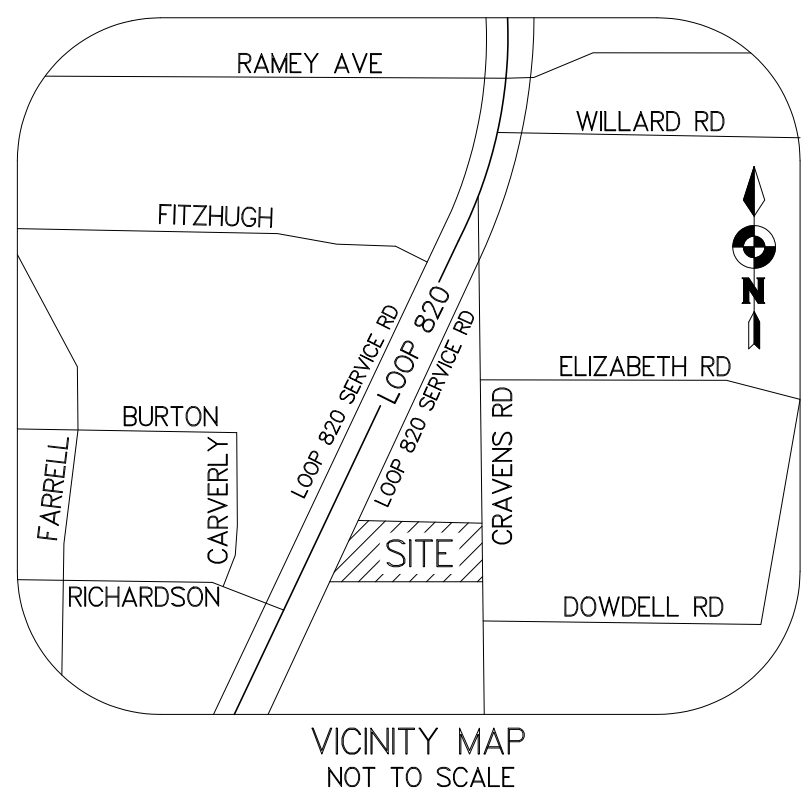


Aerial Photo Map



0 230 460 920 Feet





ZONING INFORMATION

Zoning information was not provided at the time of survey
 Dated:
 Project Number:
 Zoned:
 Observed Use(s): Commercial
 Existing site conditions:
 No representation is made for the accuracy or completeness of said third party information. This firm is not an expert in the interpretation of complex zoning ordinances; compliance is beyond the scope of this survey. Any user of said information is urged to contact the local agency directly.
 Site Restrictions:
 1. Minimum building setbacks:
 Front: N/A (Provided: 100.8')
 Side: N/A (Provided: 12.1')
 Rear: N/A (Provided: 50.2')
 2. Maximum building height: (Provided: 18.5')
 3. Minimum Lot Size: (Provided: 210,569 sq. ft.)
 4. Maximum Lot Coverage: (Provided: 3.6%)
 Parking Tabulation calculated by:
 No striped parking on property.

LIST OF POSSIBLE ENCROACHMENTS

- A Chain link fence is off property by 1.3'
- B Chain link fence is on property by 0.8'
- C Fence is on property by 0.3'

LEGAL DESCRIPTION

Lot 1, Block 1, of U. WUTHRICK ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-90, Page 60, Plat Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:
 BEING a tract of land out of the U. Wuthrick Survey, Abstract No. 1693, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:
 BEGINNING at a 1/2" inch steel rod in the West line of Gravens Road, said point being by deed 910.89 varas South and 12.5 varas West of the Northeast corner of said U. Wuthrick Survey;
 THENCE South along the West line of Gravens Road, 300.00 feet to a 1/2" inch steel rod for a corner;
 THENCE West, 757.02 feet to a 5/8 inch steel rod in the Easterly right-of-way line of Loop 820;
 THENCE North 24 degrees 46 minutes East along said right-of-way line, 345.40 feet to a 5/8 inch steel rod for a corner;
 THENCE South 88 degrees 43 minutes East, 612.50 feet to the POINT OF BEGINNING.
 The above description describes the same property described in Commitment OF No. xxxxx, issued by (Title Company), with an effective date of xxxxxx, issued xxxxxx.

TITLE COMMITMENT EXCEPTION NOTES

This survey is based on a title report prepared by (Title Company), Commitment OF No. xxxxx, with an effective date of xxxxxx, issued xxxxxx
 1 The following restrictive covenants of record itemized below:
 Title Commitment was not provided at the time of survey.

Current Zoning: "G" - Intensive Commercial
Current Use: Large Freight/Shipping Yard
Tractor Trailer Yard & Service

Current Zoning: "G" - Intensive Commercial
Current Use: "I" - Light Industrial
(grandfathered)
Printing
Manufacturing/Fabrication

- This project will comply with Section 6.301, Landscaping.
- This project will comply with Section 6.302, Urban Forestry.
- All signage will conform to Article 4, Signs.
- All provided lighting will conform to the Lighting Code.

Director of Development Services: _____
 Date: _____
Loop 820 Business Park
 Zoning Case #: ZC23-055

3200 S. Gravens Road
 WUTHRICK, U ADDITION Block 1 Lot 1

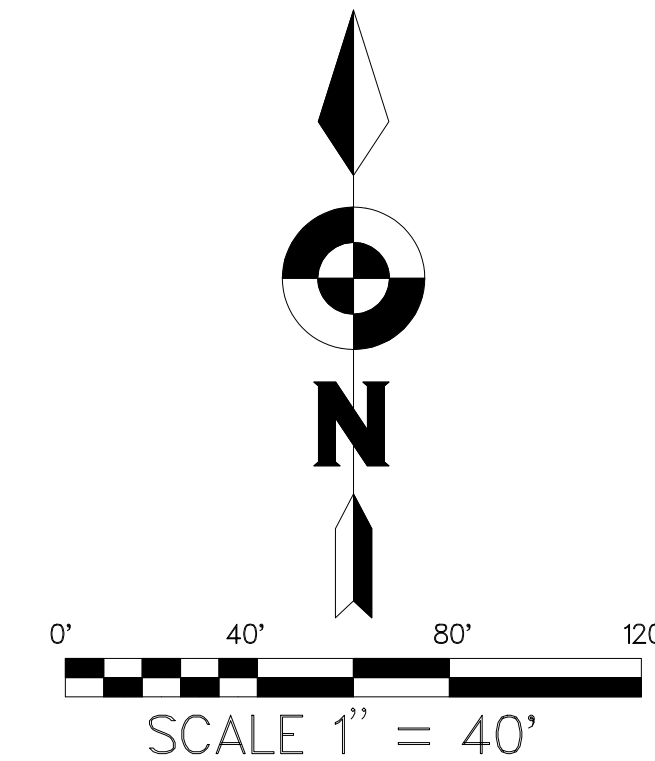
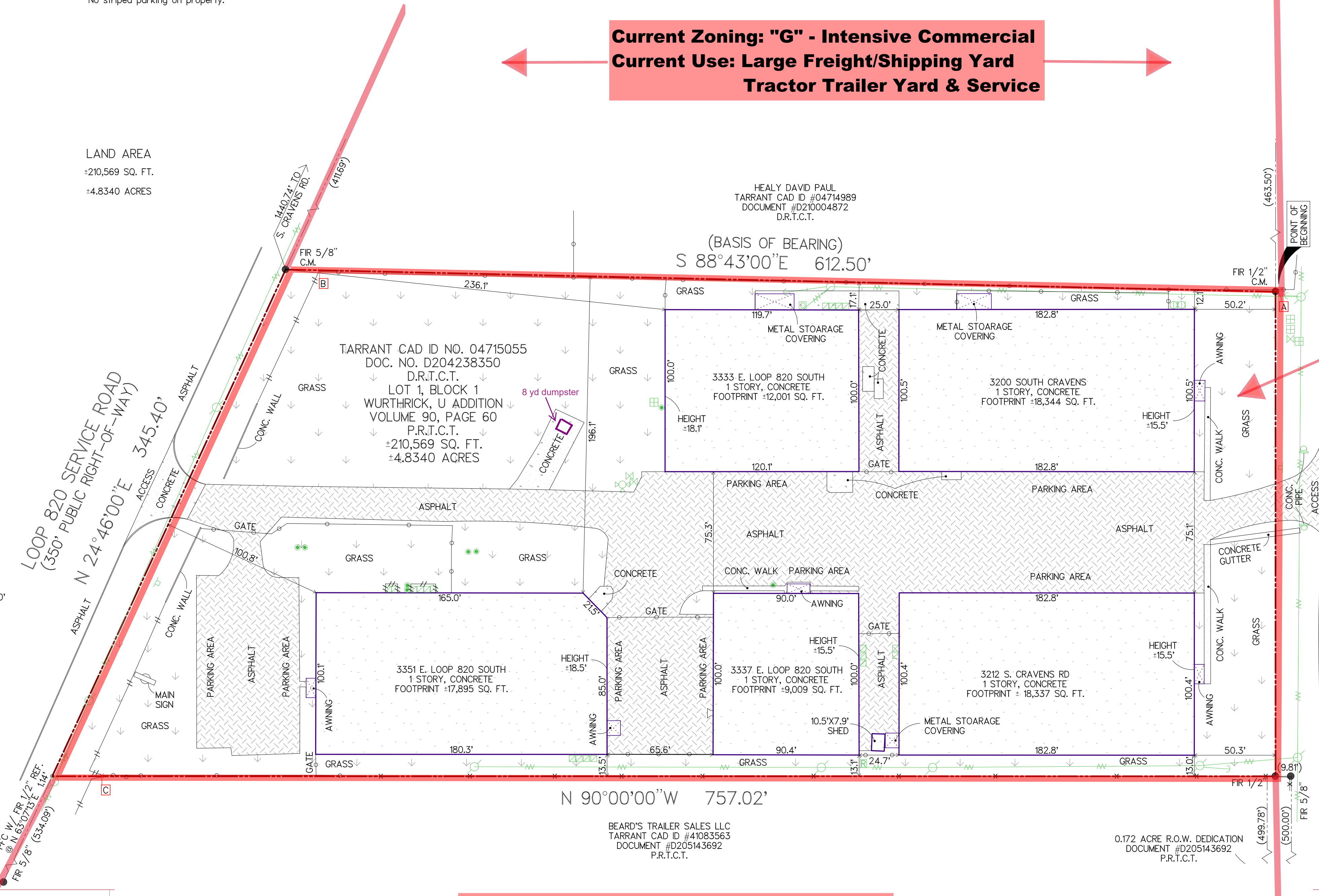
Surveyor: Benchmark Group of Texas
 899 Presidential Drive, Suite 110
 Richardson, TX 75081
 972-680-3037
 Owner: UWV-820 East Loop. LLC
 PO Box 470972
 Fort Worth, TX 76147
 c/o Brittany Brandt 817-415-2342

Prepared 03/16/2023

LEGEND OF ALL SYMBOLS USED

- C.M. Controlling Monument
- Found Iron Rod (FIR)
- Point for Corner (PFC)
- Water Meter
- Water Valve
- Fire Hydrant
- Cleanout
- Gas Meter
- Sign
- Barbed Wire Fence
- Chain Linked Fence
- Wrought Iron Fence
- Overhead Power Line
- Utility Pole
- Guy Wire
- Air Conditioner
- Telephone Riser
- Electric Meter

LAND AREA
 ±210,569 SQ. FT.
 ±4.8340 ACRES



REVISIONS		
NO.	DESCRIPTION OF REVISIONS	DATE
1	xxxx xxxxx	#####

Current Zoning: "G" - Intensive Commercial
Current Use: Vehicle/Trailer Sales

HEALY DAVID PAUL
 TARRANT CAD ID #04714989
 DOCUMENT #D210004872
 D.R.T.C.T.

TARRANT CAD ID NO. 04715055
 DOC. NO. D204238350
 D.R.T.C.T.
 LOT 1, BLOCK 1
 WUTHRICK, U ADDITION
 VOLUME 90, PAGE 60
 P.R.T.C.T.
 ±210,569 SQ. FT.
 ±4.8340 ACRES

BEARD'S TRAILER SALES LLC
 TARRANT CAD ID #41083563
 DOCUMENT #D205143692
 P.R.T.C.T.

0.172 ACRE R.O.W. DEDICATION
 DOCUMENT #D205143692
 P.R.T.C.T.