



Zoning Staff Report

Date: November 9, 2021

Case Number: ZC-20-159

Council District: 4

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Just Right Products, Inc. / David Gregory, DCG Engineering, Inc.

Site Location: 1900 E. Loop 820

Acreage: 7.62 acres

Request

Proposed Use: Warehouse and Production of Printed Graphics, Single Family Residential, and Commercial

Request: From: “A-5” One-Family

To: “PD/E & A-5” Planned Development for “A-5” One-Family and “E” Neighborhood Commercial including warehouse use, production of printed graphics use excluding the following uses: convenience store and liquor or package store; with development standards for bufferyards, screening, and supplemental setbacks with a reduction of parking by 20% on the commercial lot; site plan included

Recommendation

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent (Minor Boundary Adjustment).**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial with Prejudice by a vote of 5-3**

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Project Description and Background

The site is located at the north of where Sheffield Loop meets E. Loop 820; this is in the inside of E. Loop 820, about a half mile south of Interstate 30. It is about a third of a mile north of Meadowbrook Drive. The site is a vacant, undeveloped tract. The applicant is requesting to rezone from “A-5” One-Family to “PD/E & A-5” Planned Development for “A-5” One-Family and “E” Neighborhood Commercial including warehouse use, production of printed graphics use excluding the following uses: convenience store and liquor or package store; with development standards for bufferyards, screening, and supplemental setbacks with a reduction of parking by 20% on the commercial lot. The applicant has also included a site plan as part of the PD submittal.

The applicant would like to develop the overall tract of property in a fashion that will allow him to construct a two (2) story commercial building that will house his company while also being able to build his personal residence on the western side of the property. The proposed company specializes in screen printing, embroidery on clothing, hats, pens, coffee mugs etc. The proposed building will have three primary uses (office, retail, and production). The building as currently constituted will be a multistory building consisting of 86,000 sf of usable floor space. It is anticipated that approximately 42,000 sf of the building will be used for office space, 22,000 sf of the space will be used as a retail store front for patrons to be able to visit the facility, place orders and purchase stocked materials. The remaining 22,000 sf will be utilized by his employees in completion of the screen print / embroidery of the various products being offered.

Normally the supplemental setbacks would place a requirement for additional landscaping, buffers and a masonry wall in between the Commercial to residential use. The applicant would like to alter the required wall and landscape buffer be moved along the outer boundary of the property between the proposed PD/A5 and existing A-5 removing an awkward configuration in the middle of the property.

The applicant is also requesting that the required parking requirements be reduced by 20%. The building as proposed will require 208 parking spaces by code. The parking reduction will lower the required number of parking spaces to 166 parking spaces. The applicant will construct the 214 parking spaces shown on the attached site plan exhibit. However, there is a desire that at some point in the future the commercial lot may be subdivided, site planned, to allow for another building to be constructed. If the parking reduction is granted that would allow for the two properties to enter into a common parking agreement and for the excess parking to be utilized. This would allow for a better overall use of the property and allow for a future building to be built at a scale appropriate for the corner. The site plan mentions the allowance of a condo regime. The City of Fort Worth is not engaged in setting these up. One single-family home would be allowed on the residential lot.

Surrounding Zoning and Land Uses

North “A-5” One-Family / residential
East East Loop 820
South “E” Neighborhood Commercial / vacant field and a church
West “PD604” / residential

Recent Zoning History

- ZC-19-095; requested from “E” Neighborhood Commercial to “PD/E” for all uses in “E” Neighborhood Commercial plus trailer parking, trailer sales and light manufacturing of trailers; site plan included for trailer uses only; case was WITHDRAWN; lot south of subject site

Public Notification

300-foot Legal Notifications were mailed on September 24, 2021.
The following organizations were notified: (emailed September 24, 2021)

Organizations Notified	
Neighborhoods of East Fort Worth	Eastern Hills NA
Handley NA	Woodhaven NA
Ryanwood NA	Brentwood-Oak Hills NA*
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Woodhaven Community Development Inc
Historic Handley Development Corporation	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone to “PD/E & A-5” Planned Development for “A-5” One-Family and “E” Neighborhood Commercial including warehouse use, production of printed graphics use excluding the following uses: convenience store and liquor or package store; with development standards for bufferyards, screening, and supplemental setbacks with a reduction of parking by 20% on the commercial lot; site plan included. The surrounding land uses directly adjacent to the north and west are single-family residential. The freeway is to the east. To the south across Sheffield is a vacant field and then a church.

The applicant intends to separate the proposed zoning with single-family use adjacent to the existing single-family to the west. The proposed commercial will have an access easement bisecting the proposed single-family. In addition, the proposed commercial uses adjacent IH-820 are appropriate at this location.

As a result, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the subject property as Neighborhood Commercial.

The below table is an excerpt from the Comprehensive Plan’s Ch. 4 Land Use section. Residential uses (meaning the proposed “A-5”) is not listed as appropriate for the Neighborhood Commercial designation of Future Land Use. Only the regular “E” Neighborhood Commercial zoning is compatible with the Comprehensive Plan.

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, all Commercial, MU-1, MU-2, Form-Based Codes

However, the proposed zoning does align with the following policies of the comprehensive plan.

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- 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.

The proposed zoning is overall **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

- The site plan as submitted is in general compliance with the Zoning Ordinance regulations
- 5 ft. bufferyard and point system will be required for property immediately next to existing single-family development next to the proposed masonry fence.
- FYI: When you add buildings (for the vacant residential lots or commercial lots) and parking, will need to bring site plan back through the public hearing process again for the site plan revision.

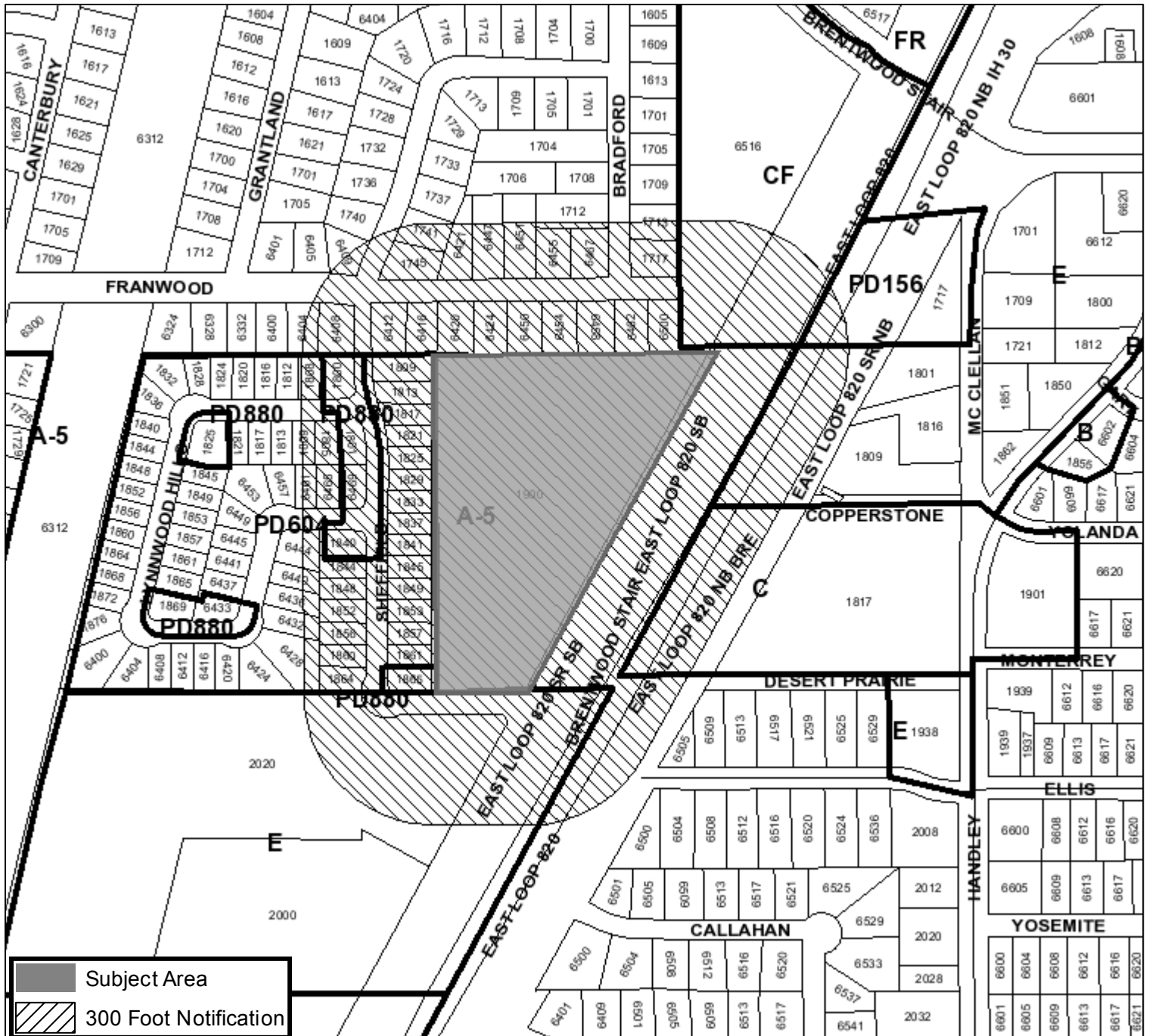
Transportation

- New access to and/or sidewalk improvements to Loop 820 will require a TXDOT permit. A 5ft. sidewalk is required along E. Loop 820. The new access is not guaranteed, or within the city's control.

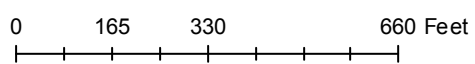
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

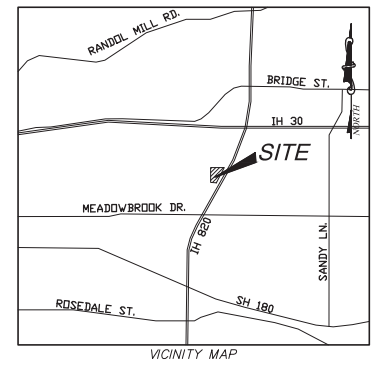
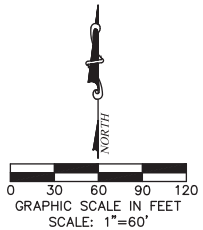
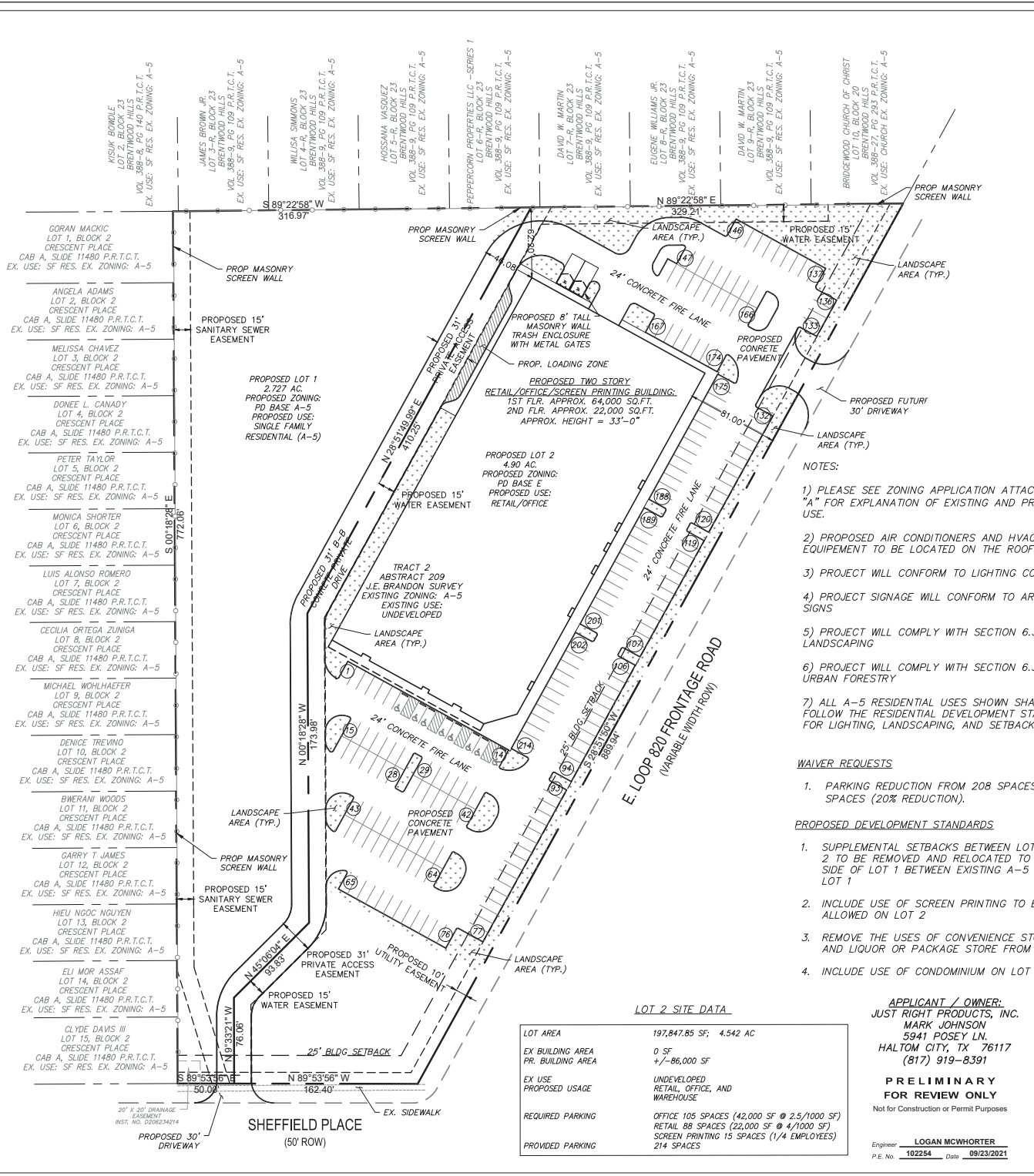
Area Zoning Map

Applicant: Just Right Products Inc.
 Address: 1900 E. Loop 820
 Zoning From: A-5
 Zoning To: PD for A-5 & certain E uses plus embroidery shop, with development standards
 Acres: 7.62836851
 Mapsco: 80A
 Sector/District: Eastside
 Commission Date: 10/13/2021
 Contact: 817-392-2806



Subject Area
 300 Foot Notification





LEGAL DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE BRANDON SURVEY, ABSTRACT NUMBER 209 IN TARRANT COUNTY, TEXAS; SAME BEING THAT TRACT OF LAND CONVEYED TO ROBERT S. GRIFF, BY PROBATE OF FOREIGN WILL RECORDED IN VOLUME 12249, PAGE 1556, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH YELLOW CAPPED IRON ROD SET FOR CORNER, SAID CORNER BEING AT THE INTERSECTION IN THE NORTHWEST LINE OF EAST LOOP 820 AND IN THE NORTH LINE OF SHEFFIELD PLACE, FROM WHICH A 3/4 INCH IRON ROD FOUND BEARS NORTH 28 DEGREES 45 MINUTES 23 SECONDS EAST, A DISTANCE OF 3.51 FEET FOR REFERENCE;

- LOT 1**
- THENCE NORTH 89 DEGREES 53 MINUTES 56 SECONDS WEST, WITH THE NORTH LINE OF SAID SHEFFIELD PLACE, A DISTANCE OF 162.40 FEET TO A POINT FOR CORNER;
 - THENCE NORTH 9 DEGREES 33 MINUTES 21 SECONDS WEST, A DISTANCE OF 76.06 FEET TO A POINT FOR CORNER;
 - THENCE NORTH 45 DEGREES 6 MINUTES 4 SECONDS EAST, A DISTANCE OF 93.83 FEET TO A POINT FOR CORNER;
 - THENCE NORTH 00 DEGREES 18 MINUTES 28 SECONDS WEST, A DISTANCE OF 173.98 FEET TO A POINT FOR CORNER;
 - THENCE NORTH 28 DEGREES 51 MINUTES 49.99 SECONDS EAST, A DISTANCE OF 410.25 TO A POINT FOR CORNER;
 - THENCE SOUTH 89 DEGREES 22 MINUTES 58 SECONDS WEST, A DISTANCE OF 316.97 FEET TO A POINT FOR CORNER,
 - THENCE SOUTH 00 DEGREES 18 MINUTES 28 SECONDS EAST, A DISTANCE OF 772.06 FEET TO A POINT FOR CORNER FOR CORNER,
 - THENCE SOUTH 89 DEGREES 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER CONTAINING 118,816 SQUARE FEET OR 2.727 ACRES OF LAND

- LOT 2**
- THENCE NORTH 89 DEGREES 53 MINUTES 56 SECONDS WEST, WITH THE NORTH LINE OF SAID SHEFFIELD PLACE, A DISTANCE OF 162.40 FEET TO A POINT FOR CORNER;
 - THENCE NORTH 9 DEGREES 33 MINUTES 21 SECONDS WEST, A DISTANCE OF 76.06 FEET TO A POINT FOR CORNER;
 - THENCE NORTH 45 DEGREES 6 MINUTES 4 SECONDS EAST, A DISTANCE OF 93.83 FEET TO A POINT FOR CORNER;
 - THENCE NORTH 00 DEGREES 18 MINUTES 28 SECONDS WEST, A DISTANCE OF 173.98 FEET TO A POINT FOR CORNER;
 - THENCE NORTH 28 DEGREES 51 MINUTES 49.99 SECONDS EAST, A DISTANCE OF 410.25 TO A POINT FOR CORNER;
 - THENCE NORTH 89 MINUTES 22 MINUTES 58 SECONDS EAST, A DISTANCE OF 329.21 FEET TO A POINT FOR CORNER;
 - THENCE SOUTH 28 DEGREES 51 MINUTES 50 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID EAST LOOP 820, A DISTANCE OF 889.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 213,472 SQUARE FEET OR 4.90 ACRES OF LAND.

- NOTES:**
- 1) PLEASE SEE ZONING APPLICATION ATTACHMENT "A" FOR EXPLANATION OF EXISTING AND PROPOSED USE.
 - 2) PROPOSED AIR CONDITIONERS AND HVAC EQUIPMENT TO BE LOCATED ON THE ROOF.
 - 3) PROJECT WILL CONFORM TO LIGHTING CODE.
 - 4) PROJECT SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
 - 5) PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
 - 6) PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
 - 7) ALL A-5 RESIDENTIAL USES SHOWN SHALL FOLLOW THE RESIDENTIAL DEVELOPMENT STANDARDS FOR LIGHTING, LANDSCAPING, AND SETBACKS

WAIVER REQUESTS

1. PARKING REDUCTION FROM 208 SPACES TO 166 SPACES (20% REDUCTION).

PROPOSED DEVELOPMENT STANDARDS

1. SUPPLEMENTAL SETBACKS BETWEEN LOT 1 AND 2 TO BE REMOVED AND RELOCATED TO WEST SIDE OF LOT 1 BETWEEN EXISTING A-5 AND LOT 1
2. INCLUDE USE OF SCREEN PRINTING TO BE ALLOWED ON LOT 2
3. REMOVE THE USES OF CONVENIENCE STORE AND LIQUOR OR PACKAGE STORE FROM LOT 2
4. INCLUDE USE OF CONDOMINIUM ON LOT 1

LOT 2 SITE DATA

LOT AREA	197,847.85 SF; 4.542 AC
EX BUILDING AREA	0 SF
PR. BUILDING AREA	+/-86,000 SF
EX USE	UNDEVELOPED
PROPOSED USAGE	RETAIL, OFFICE, AND WAREHOUSE
REQUIRED PARKING	OFFICE 105 SPACES (42,000 SF @ 2.5/1,000 SF) RETAIL 88 SPACES (22,000 SF @ 4/1,000 SF) SCREEN PRINTING 15 SPACES (1/4 EMPLOYEES)
PROVIDED PARKING	214 SPACES

APPLICANT / OWNER:
JUST RIGHT PRODUCTS, INC.
 MARK JOHNSON
 5941 POSEY LN,
 HALTOM CITY, TX 76117
 (817) 919-8391

PRELIMINARY FOR REVIEW ONLY
 Not for Construction or Permit Purposes

Engineer: **LOGAN MCWHORTER**
 P.E. No. 102254 Date 09/23/2021

Director of Planning and Development Date

Zoning Case # ZC-20-159 Prepared: September 23, 2021

SCALE: 1"=60'
 DRAWN: LHM
 DATE: 9/23/21
 SHEET NO. 1
 OF 1

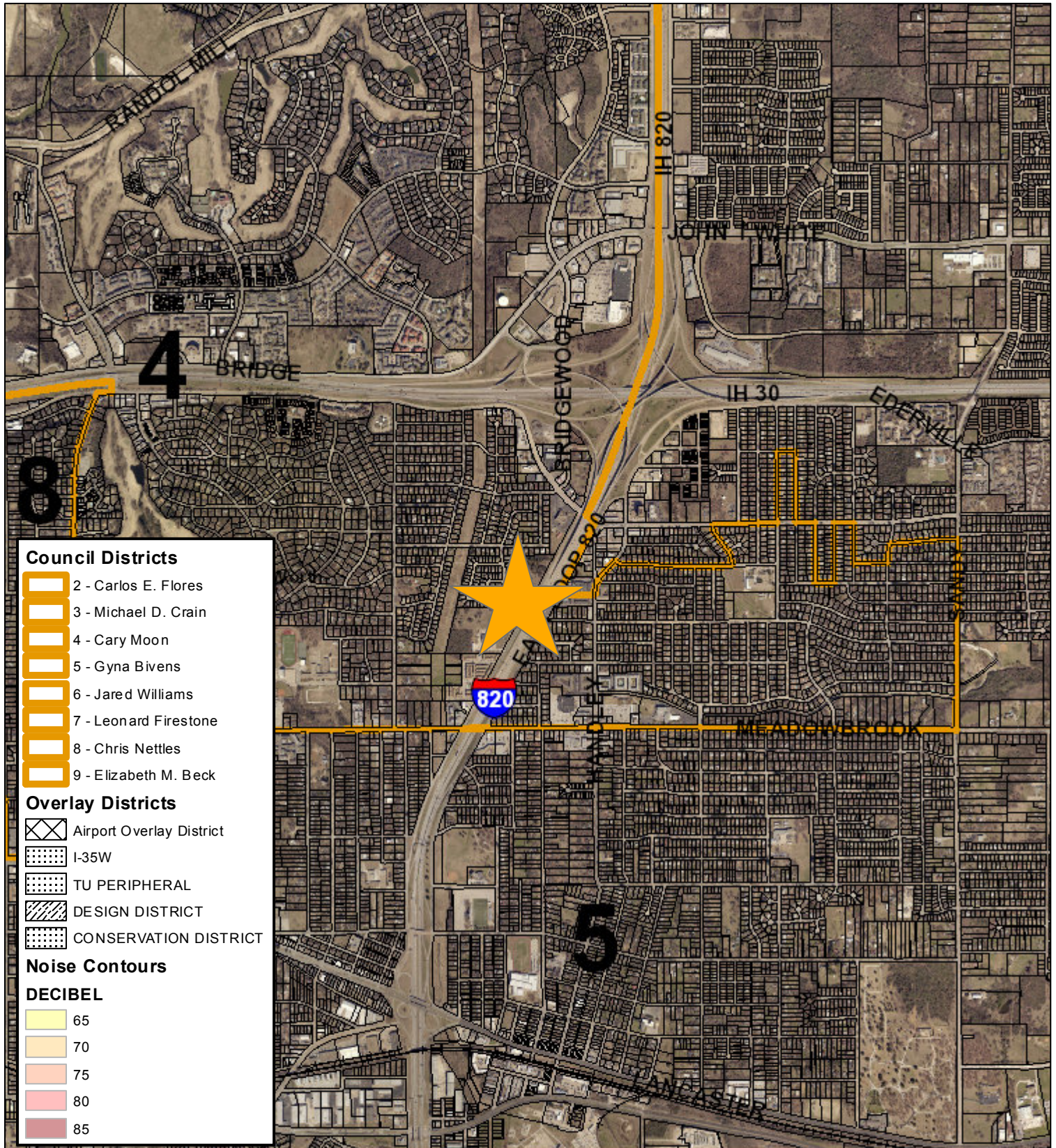
ZONING CHANGE EXHIBIT
A-5 TO PD (BASE A-5 & E)
JUST RIGHT PRODUCTS, INC.

DCG ENGINEERING









DCG Engineering, Inc.
 1668 Keller Parkway, Suite 100
 Keller, TX 76248
 Phone: (817) 874-2941 or (817) 201-4477
 Engineering Firm Registration Number F-21947

1900 EAST LOOP 820
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS






Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

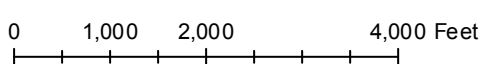
Overlay Districts

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

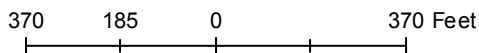
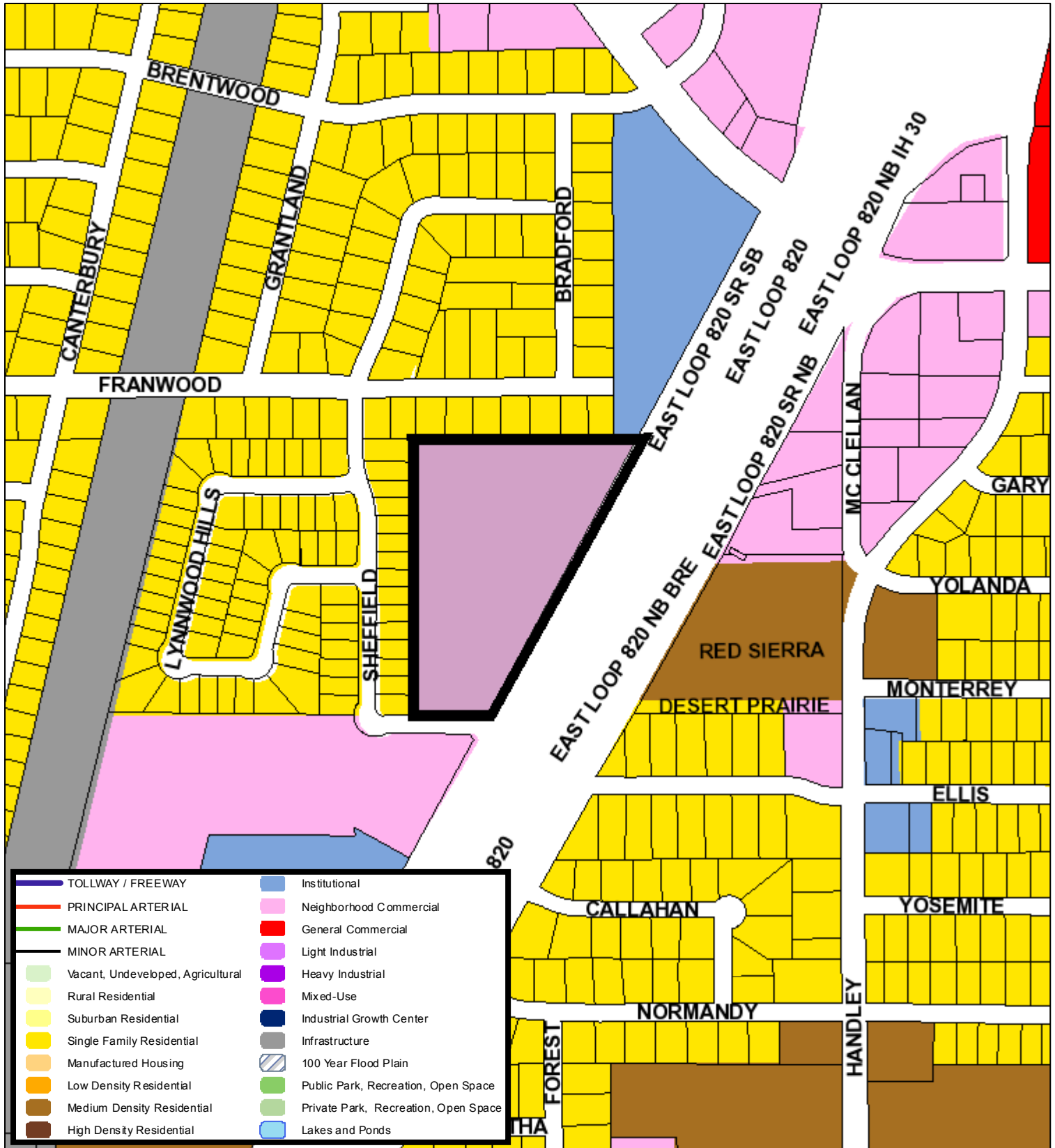
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



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



0 237.5 475 950 Feet

