



Zoning Staff Report

Date: February 14, 2023

Case Number: SP-22-023

District (old/new) 5/ 5

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Ashen Investments, Inc.

Site Location: 501 E. Loop 820

Acreage: 4.3

Request

Proposed Use: Miniwarehouse

Companion Case: ZC-16-067/PD 1083

Request: To: Amend site plan for PD 1083 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini warehouses to combine multiple buildings to one building; site plan included

Recommendation

Staff Recommendation: Approval

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

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Project Description and Background

The subject property is located on East Loop 820 and Sandybrook Drive in southeast Fort Worth. The current zoning for the property is PD 1083 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini warehouses; site plan included. The applicant is requesting to amend the approved site plan by 1) removing individual warehouse units and creating one overall unit and (2) reducing the size of the overall site square footage. Staff recommends approval for this proposal.

Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / church

East "A-5" One-Family / single-family

South "PD/E" Planned Development for all uses in E plus flex office and warehouse / vacant

West "C" Medium Density multifamily / E Loop 820

Recent Zoning History

- ZC-16-067: PD 1083 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini warehouses; site plan included. (subject property)

Public Notification

300-foot Legal Notifications were mailed on December 29, 2022.

The following organizations were notified: (emailed December 30th, 2022)

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Sunset Oaks HOA, Inc.
John T. White NA	Neighborhoods of East Fort Worth
Woodhaven NA*	East Fort Worth Inc.
Streams and Valley's Inc	Trinity Habitat for Humanity
Woodhaven Community Development Inc.	East Fort Worth Business Association
Birdville ISD	FWISD

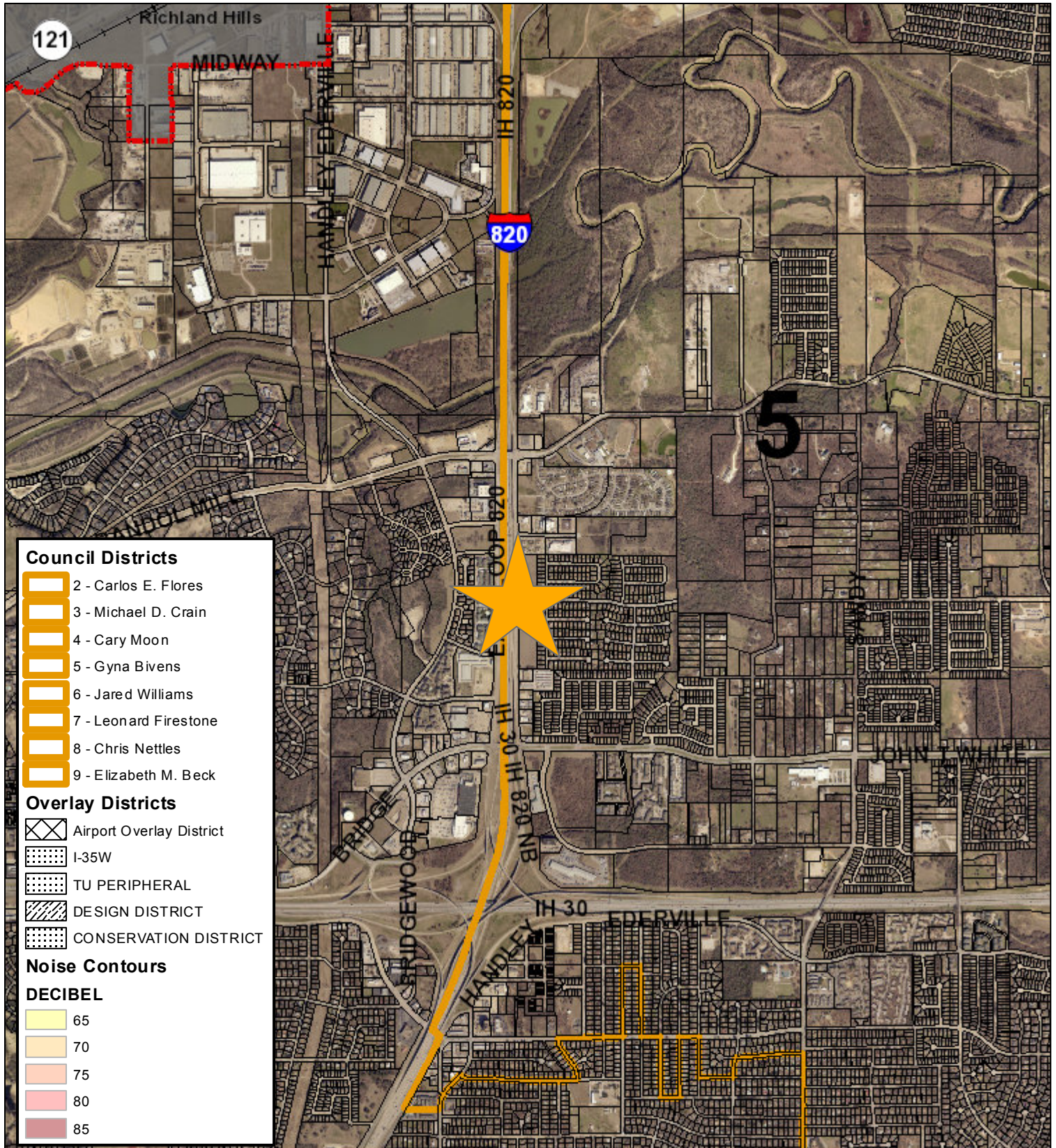
* Closest registered Neighborhood Association (located across E Loop 820)

Development Impact Analysis

Site Plan Comments

The site plan as submitted is consistent with Zoning requirements.






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

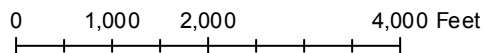
Overlay Districts

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

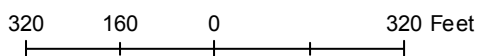
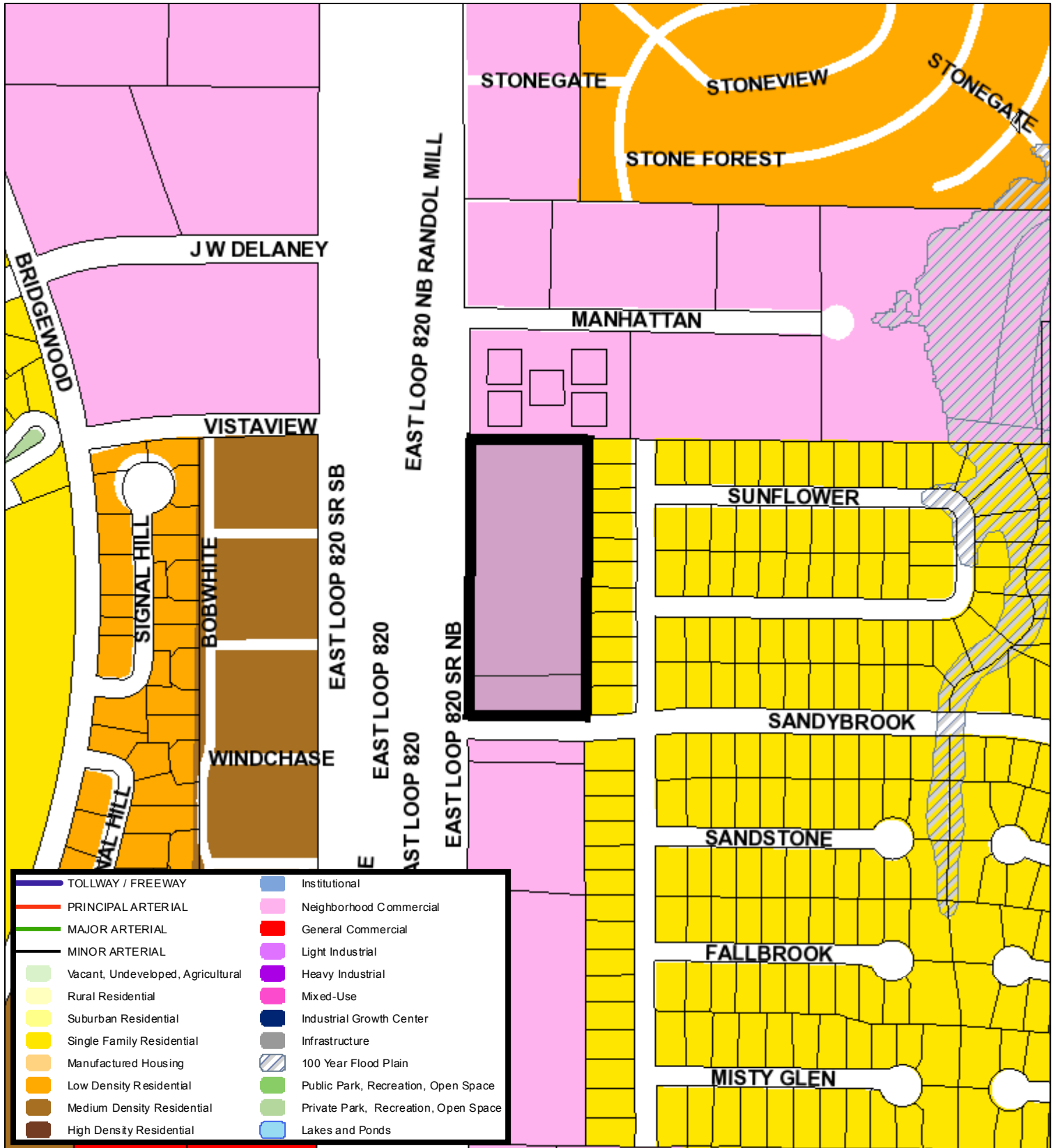
Noise Contours

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

