



Zoning Staff Report

Date: May 10, 2022

Case Number: ZC-22-059

Council District: 8

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: TotalEnergies E&P USA

Site Location: 4900 & 4950 Brentwood Stair Road Acreage: 16.6

Request

Proposed Use: Mini-warehouse, commercial, and single-family

Request: From: "A-21" One-Family

To: "A-7.5" One-Family; "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouses, site plan included

Recommendation

Land Use Compatibility: Tract 1 (Neighborhood Commercial/Miniwarehouse): **is not compatible.**
Tract 2 (Single-family): **is compatible**

Comprehensive Plan Consistency: Tract 1 (Neighborhood Commercial/Miniwarehouse): **is not consistent (Significant Deviation)**
Tract 2 (Single-family): **is consistent**

Staff Recommendation: Tract 1 (Neighborhood Commercial/Miniwarehouse): **Denial**
Tract 2 (Single-family): **Approval**

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

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Project Description and Background

The property is located on Brentwood Stair Rd near Holt Street. The applicant is proposing to bisect an existing tract with the following zoning:

Tract	Current Zoning	Proposed Zoning
1	"A-21" One-Family	"PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouses, site plan included
2	"A-21" One-Family	"A-7.5" One-Family

Tract 1 is located on the western edge of the site near an existing single-family neighborhood. The applicant is proposing "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouses, site plan included. The applicant would like to construct two (2) 84,000 sf (both buildings) miniwarehouses and two (2) office retail structures totaling 17,500 sf. The office/retail component will be located along Brentwood Stair Rd, while the miniwarehouses will be located south. The applicant intends to meet all requirements related to commercial development. A residential neighborhood is located directly west of the site and the nature of the overall area is residential. Commercial uses are located closer to I-30 and north of Brentwood Stair Road.

Tract 2 is located on the east of the overall site. The applicant intends to rezone this portion to "A-7.5" One-Family. A large floodplain bisects this tract impeding the number of allowed lots. Zoning to A-7.5 would allow them to maximize their land constricted by the floodplain. Staff supports the rezoning for this tract.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / commercial, storage
East “A-21” One-Family / vacant
South “A-5” One-Family; “A-10” One-Family / residential
West “A-5” One-Family / single-family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.
The following organizations were notified: (March 31, 2022)

Organizations Notified	
Neighborhoods of East Fort Worth	Central Meadowbrook NA
Eastern Hills NA	Woodhaven NA
White Lake Hills NA	West Meadowbrook NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Woodhaven Community Development Inc
Southeast Fort Worth Inc	East Fort Worth Business Association
Fort Worth ISD	

* *The proposed site is located just south of this NA.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “A-7.5” One-Family and “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus mini-warehouses, site plan included. Surrounding land uses consist of commercial and storage to the north, residential to the south and west, with vacant land to the east. The table below describes the compatibility for each tract of the zoning change.

Tract	Proposed Zoning	Future Land Use	Compatibility
1	“PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus mini-warehouses, site plan included	Single-family	Not Compatible
2	“A-7.5” One-Family	Single-family	Consistent

Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan currently designates the subject property as “single-family” on the Future Land Use Map. For the purposes of this report, the Comprehensive Plan Consistency has been divided into tracts.

Tract	Proposed Zoning	Future Land Use	Consistency
1	“PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus mini-warehouses, site plan included	Single-family	Not Consistent (Significant Deviation)
2	“A-7.55” One-Family	Single-family	Consistent

The Comprehensive plan was changed from Low Density Residential to Single-family in 2007. Miniwarehouse and commercial uses are not consistent with this change.

Rezoning tract 2 is consistent with the Comprehensive Plan and the policies below.

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- 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.

Economic Development Plan

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

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

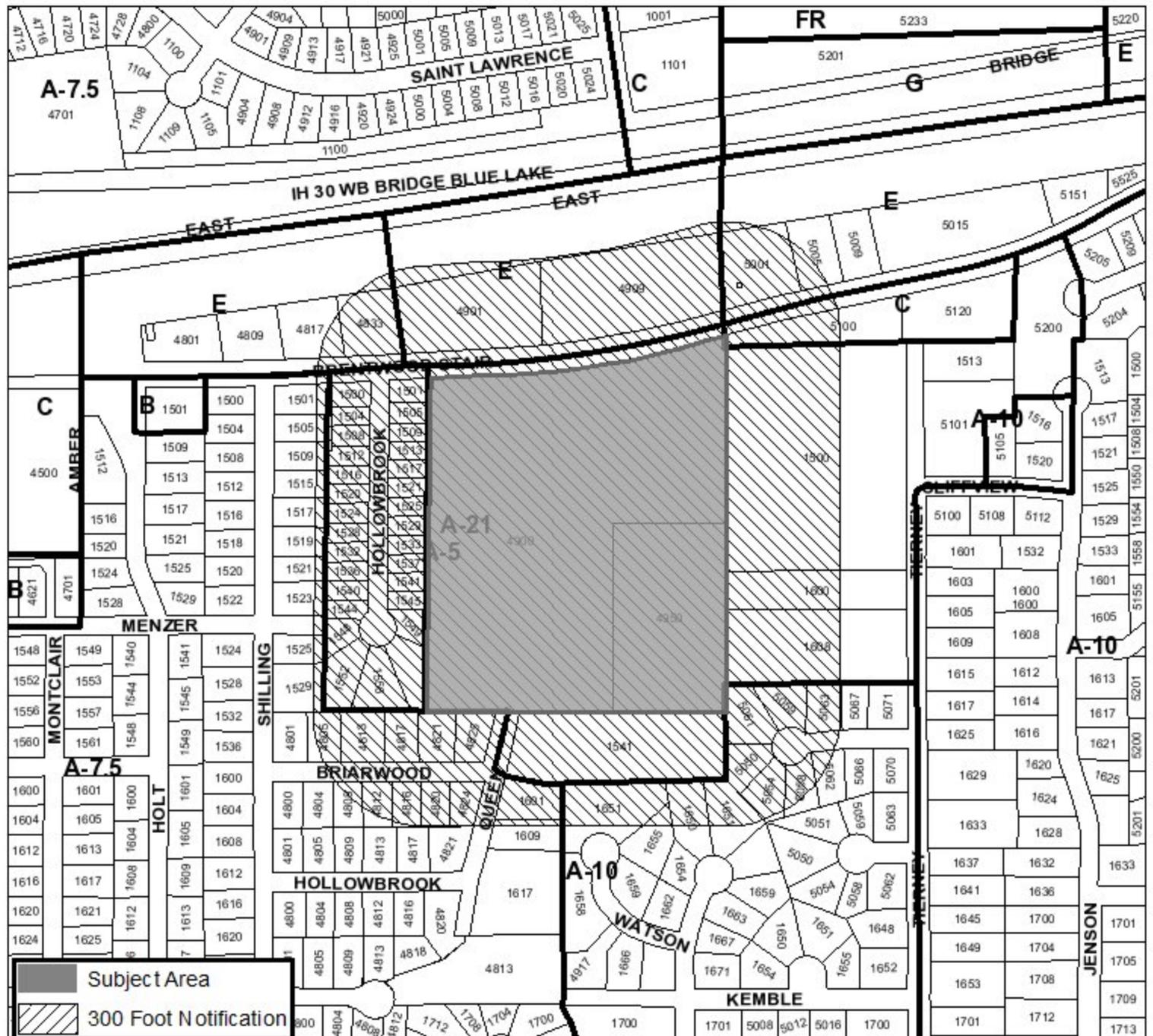
Although the proposed zoning request does not assist in high-wage job growth and is not a targeted high-growth industry, single-family will contribute to the quality of place for the neighborhood.



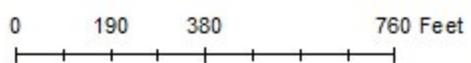
ZC-22-059

Area Zoning Map

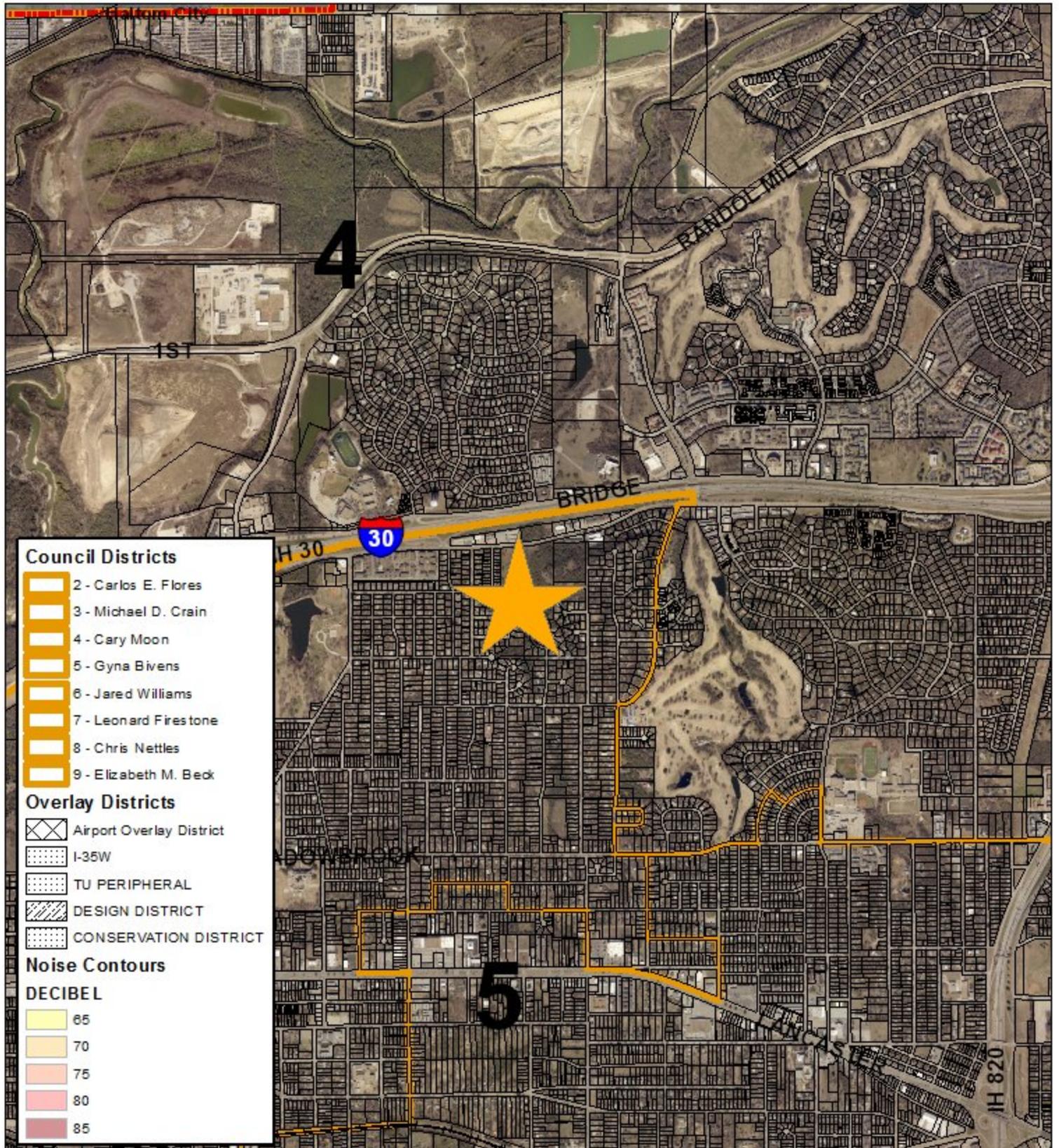
Applicant: TotalEnergies E&P USA
 Address: 4900 & 4950 Brentwood Stair Road
 Zoning From: A-21
 Zoning To: A-7.5, PD for E uses plus mini-warehouses
 Acres: 16.60431715
 Mapsco: 65X
 Sector/District: Eastside
 Commission Date: 4/13/2022
 Contact: 817-392-6329



 Subject Area
 300 Foot Notification



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

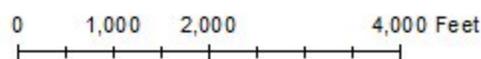
Overlay Districts

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

Noise Contours

DECIBEL

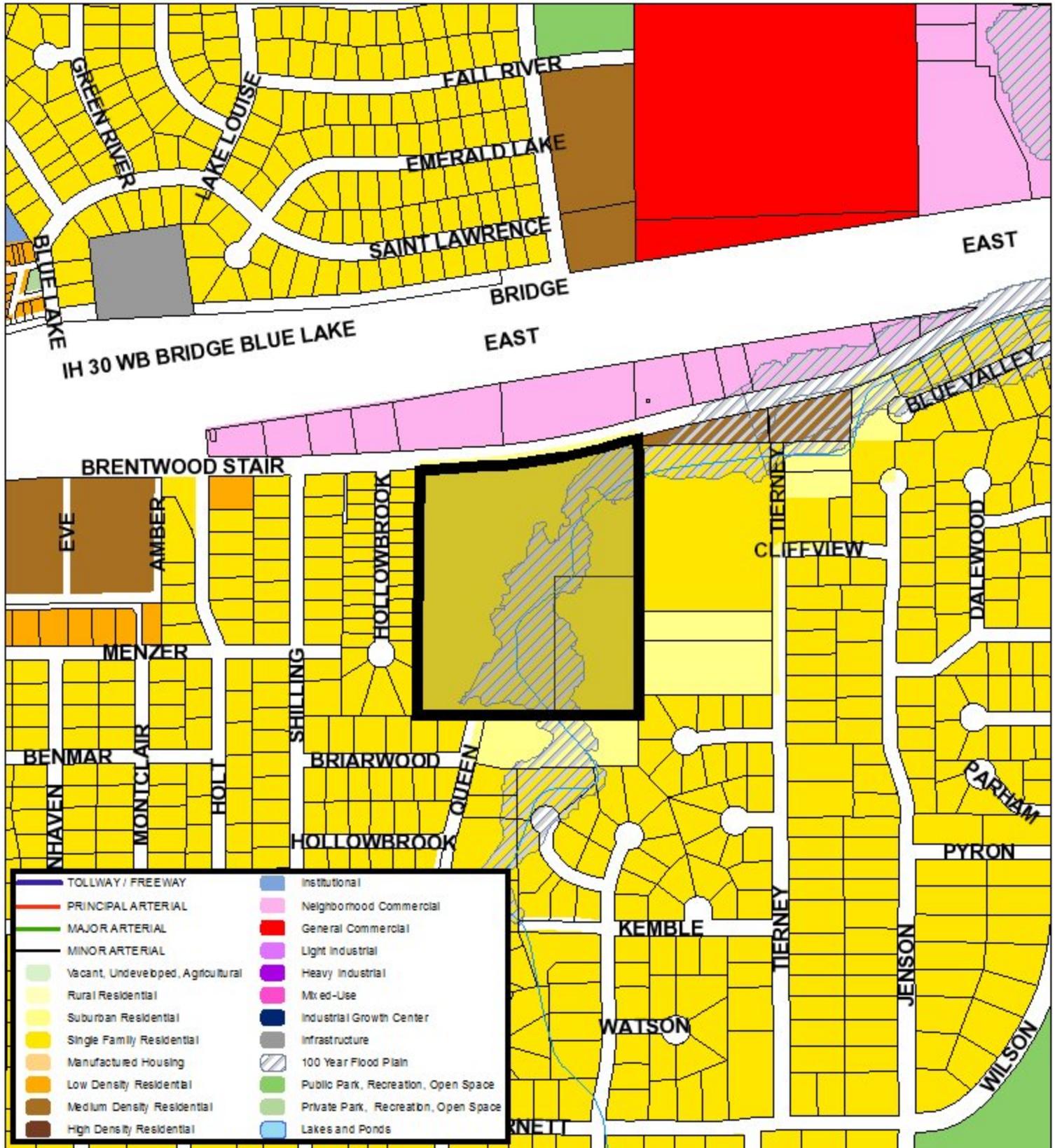
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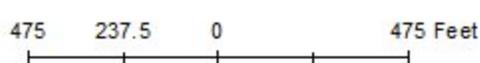


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Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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



0 295 590 1,180 Feet

