



Zoning Staff Report

Date: November 9, 2021

Case Number: ZC-21-170

Council District: 4

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: WSP Basswood LLC

Site Location: 4400 Basswood Blvd

Acreage: 3.35 acres

Request

Proposed Use: Add parking for one food truck

Request: From: “PD 501” Planned Development/Specific Use for all uses in “E” Neighborhood Commercial plus outdoor storage of landscape materials, plants, and patio furniture, site plan included

To: Amend “PD 501” to add one food truck; 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 7-0**

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](#)
 - c. [Lake Worth Vision Plan 2011](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The property is located on Basswood near the corner of North Beach Street. The applicant is proposing to add a food truck to the existing PD. Food trucks are first allowed by right within “FR” General Commercial Restricted zoning.

The property is located within a busy commercial corridor with more intense zoning and uses nearby. The addition of a food truck is appropriate at this location.

Surrounding Zoning and Land Uses

North “G” Intensive Commercial / commercial retail
East “F” General Commercial / commercial under construction
South “C” Medium Density Multifamily / single-family
West “F” General Commercial / CVS, automotive

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on September 21, 2021.
The following organizations were notified: (emailed September 24, 2021)

Organizations Notified	
Summerfields NA	Park Place HOA
Park Glen NA	Streams and Valleys Inc
Trinity Habitat for Humanity	Public Improvement District #6

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

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to amend “PD 501” to add one food truck to their existing site. Surrounding land uses are primarily commercial to the north, east and west with single-family to the south. The applicant intends to place the food truck towards Basswood, which is a major arterial. The existing single-family is buffered by the Westlake Ace Hardware and parking.

The proposed zoning request is **compatible** at this location.

Comprehensive Plan Consistency – Far North

The Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is consistent with the following Comprehensive Plan policies:

- 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.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.

The proposed zoning **is consistent** with the Comprehensive Plan.

Site Plan Comments

The site plan is general compliance with Zoning Ordinance regulations

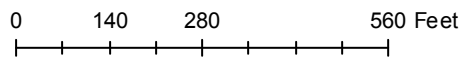
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Area Zoning Map

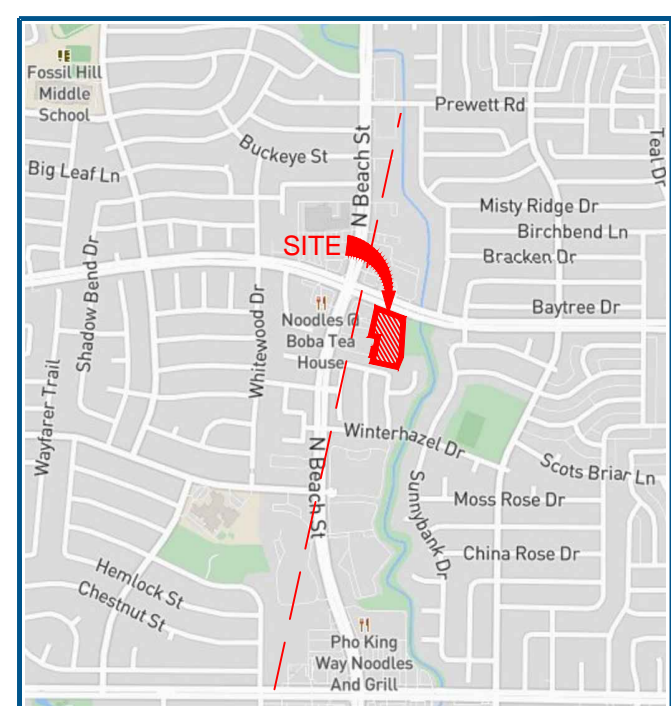
Applicant: WPS Basswood LLC
 Address: 4440 Basswood Boulevard
 Zoning From: PD 501 for E uses plus outdoor storage of plants, patio furniture
 Zoning To: Amend PD to add food truck parking
 Acres: 3.35810874
 Mapsco: 36S
 Sector/District: Far North
 Commission Date: 10/13/2021
 Contact: 817-392-6226



Subject Area
 300 Foot Notification

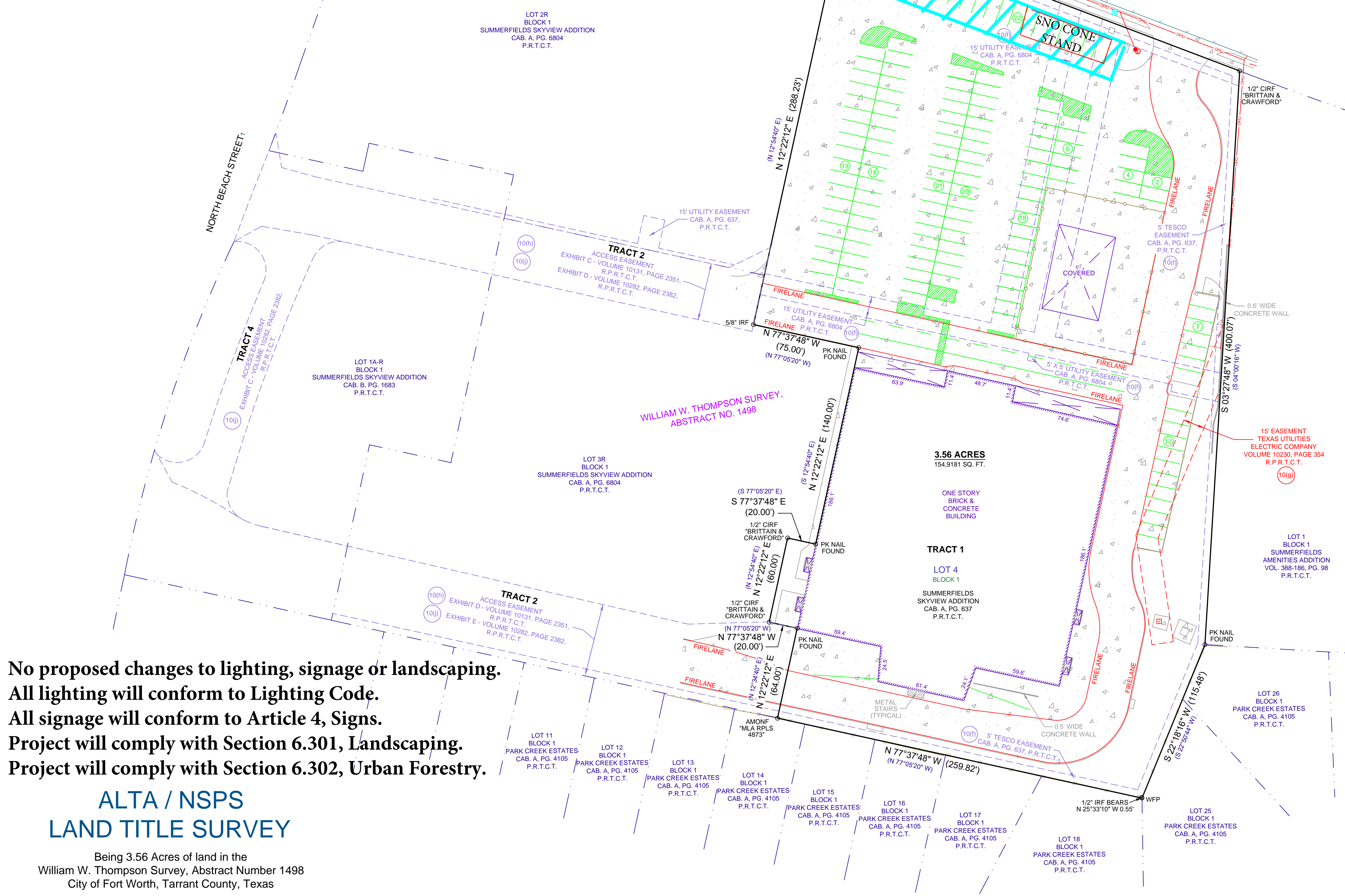
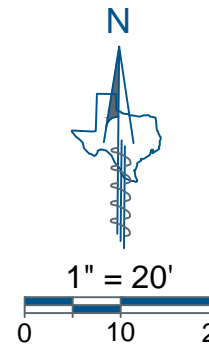


VICINITY MAP
NOT TO SCALE



LOCATION SKETCH MAP

LOCATION OF FOOD TRUCK



LEGAL DESCRIPTION

Tract 1:
Being Lot 4, Block 1, of Summerfields Skyview Addition, an Addition to Tarrant County, Texas, according to the Plat thereof recorded under Cabinet A, Slide 637, Plat Records, Tarrant County, Texas.

TRACT 2:
Non-exclusive easement estate created in Reciprocal Easements Agreement, dated December 19, 1990, by and between Jemtex Development No. 44, Inc. and Bank of Commerce, filed December 26, 1990, recorded in Volume 10131, Page 2351, Deed, Tarrant County, Texas.

TRACT 3:
Non-exclusive easement estate created in Reciprocal Easements Agreement by and between JEMTexDevelopment No. 44, Inc. and Bank of Commerce recorded December 26, 1990 in Volume 10131, Page 2376, Deed, Tarrant County, Texas.

TRACT 4:
Non-exclusive easements created and described in the Agreement by and between JEMTex Development No. 44, Inc. and Bank of Commerce, recorded June 11, 1991 in Volume 10282, Page 2382, Deed Records, Tarrant County, Texas.

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated March 21, 2019 and is located in Community Number 480596 as shown on Map Number 48439C0185L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

- Subject to the easements as shown on Schedule "B" of the title commitment provided by Benchmark Title, LLC with G.F. No. PL21-29694 as listed below:
- The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
recorded in Volume 10131, Page 2390 of the Deed Records of Tarrant County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant, (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Does Affect, the 500ft exclusive area begins at the boundary for all of Lot 4 and extends outward 500ft in all directions.
 - (f)** The following easements and/or building lines affecting the subject property as shown on plat recorded in Cabinet A, Page 637, Plat Records, Tarrant County, Texas:
5' TESCO easement along north, east, southeast, and south property lines.
Two 15' utility easements across northern part of the property.
Variable width utility easement across central part of the property, and
10' utility easement along eastern part of the north property line.
Affects as Shown.
 - (g)** Terms, conditions, and easements in that certain Easement and Agreement for Underground Facilities by and between Texas Utilities Electric Company and JEMTex Development No. 44, Inc., dated March 1, 1991, filed April 17, 1991, recorded in Volume 10230, Page 354, Deed Records, Tarrant County, Texas.
Affects as Shown.
 - (h)** Terms, conditions, and easements in that certain Reciprocal Easements Agreement by and between JEMTex Development No. 44, Inc. and Bank of Commerce, dated December 19, 1990, filed December 26, 1990, recorded in Volume 10131, Page 2351, Deed Records, Tarrant County, Texas.
Affects as Shown.
 - (i)** Terms, conditions, and easements in that certain Reciprocal Easements Agreement by and between JEMTex Development No. 44, Inc. and Bank of Commerce, dated December 19, 1990, filed December 26, 1990, recorded in Volume 10131, Page 2376, Deed Records, Tarrant County, Texas.
Affects, No Plottable Easement.
 - (j)** Terms, conditions, and easements in that certain Easement Agreement by and between JEMTex Development No. 44, Inc. and Bank of Commerce, dated June 3, 1991, filed June 11, 1991, recorded in Volume 10282, Page 2382, Deed Records, Tarrant County, Texas.
Affects As Shown.
 - (k)** Terms and conditions of Lease dated January 6, 2006 by and between Crest Net Lease, Inc. (Landlord) and Westlake Hardware, Inc. (Tenant), evidenced by Memorandum of Lease filed January 18, 2006, recorded under Clerk's File No. D206015062, Official Public Records, Tarrant County, Texas and First Amendment to Memorandum of Lease filed April 5, 2006, recorded under Clerk's File No. D206098540, Official Public Records of Tarrant County, Texas, as affected by Memorandum of Assignment of Lease filed April 3, 2006, recorded under Clerk's File No. D206095067, and Assignment and Assumption of Lease filed April 30, 2013, recorded under Clerk's File No. D213108714, Official Public Records of Tarrant County, Texas.
The surveyed property is that same property described in the documents referenced by this item.
 - (l)** Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in Warranty Deed from Warren B. Donaldson and Hazel O. Donaldson to Eula P. Hardesty, dated December 4, 1951, filed December 6, 1951, recorded in Volume 2379, Page 12, Deed Records, Tarrant County, Texas. Reference to which instrument is here made for particulars. **NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).**
Not A Survey Matter.
 - (m)** Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in Warranty Deed from W.H. Hames to Ellis E. Dunn, dated September 9, 1957, filed September 18, 1957, recorded in Volume 3146, Page 103, Deed Records, Tarrant County, Texas. Reference to which instrument is here made for particulars. **NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).**
Not A Survey Matter.

GENERAL NOTES

- Eagle Surveying, LLC did not abstract the subject property. This survey was based off of a Legal description provided by First American Title Insurance Company with G.F. No. PL21-29694, an effective date of June 22, 2021, 8:00 am and issued July 2, 2021, 8:00 am. This survey is only valid for G.F. No. PL21-29694. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- The underground utility locations shown hereon are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that the underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
- There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork.
- Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There are no visible encroachments or overlapping of improvements except as shown hereon.
- No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).

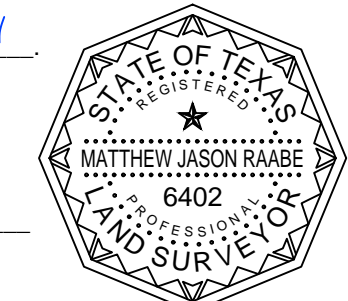
SURVEYORS CERTIFICATION

This survey is certified to Benchmark Title, LLC, First American Title Insurance Company, WSP Basswood, LLC, Independent Bank & John Michael Hawkes and Kristen Rye Hawkes, Trustees of the Hawkes Family Trust dated September 23, 2016, and Joseph E. Hawkes.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 13, 14, 16, 17 & 18 of Table A thereof. The fieldwork was completed on June 16th, 2021.

This map or plat was prepared on 07-07-21

Matthew Raabe
Matthew Raabe
R.P.L.S. # 6402



**No proposed changes to lighting, signage or landscaping.
All lighting will conform to Lighting Code.
All signage will conform to Article 4, Signs.
Project will comply with Section 6.301, Landscaping.
Project will comply with Section 6.302, Urban Forestry.**

ALTA / NSPS LAND TITLE SURVEY

Being 3.56 Acres of land in the
William W. Thompson Survey, Abstract Number 1498
City of Fort Worth, Tarrant County, Texas

LEGEND	
	Record Call
	Iron Rod Found
	Capped Iron Rod Found
	Plat Records
	Tarrant County, Texas
	Subject Property
	Treat/Flood Lines
	Wood Fence
	Chain Link Fence
	Overhead Utilities
	Easement

Owner: WSP Basswood LLC
Applicant: Westlake Hardware, Inc.
14000 Marshall Drive, Lenexa, KS 66215
(913) 888-8438 x2279
PD Amendment revised 9/29/21

Director of Planning and Development: _____
Date: _____
Project Title: Westlake Ace Hardware
ZC-21-170

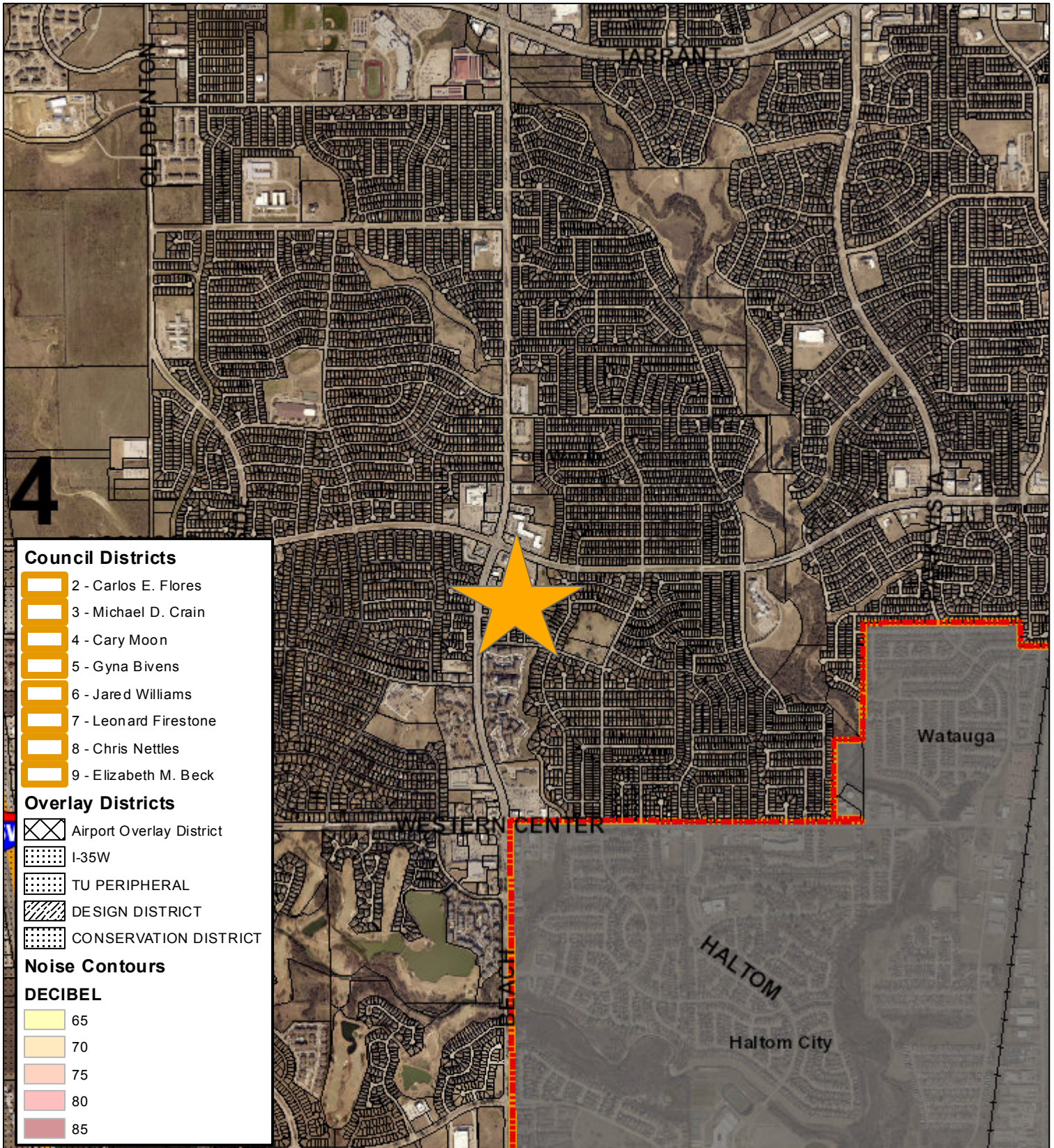
JOB NUMBER	2105.055
DATE	6/23/2021
REVISION	7/2/2021
DRAWN BY	CF



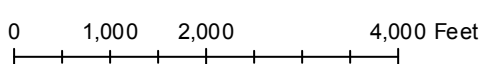
Eagle Surveying, LLC
210 South Elm Street
Suite: 104
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

PROPERTY ADDRESS
4440 BASSWOOD
BOULEVARD
FORT WORTH, TEXAS
76137

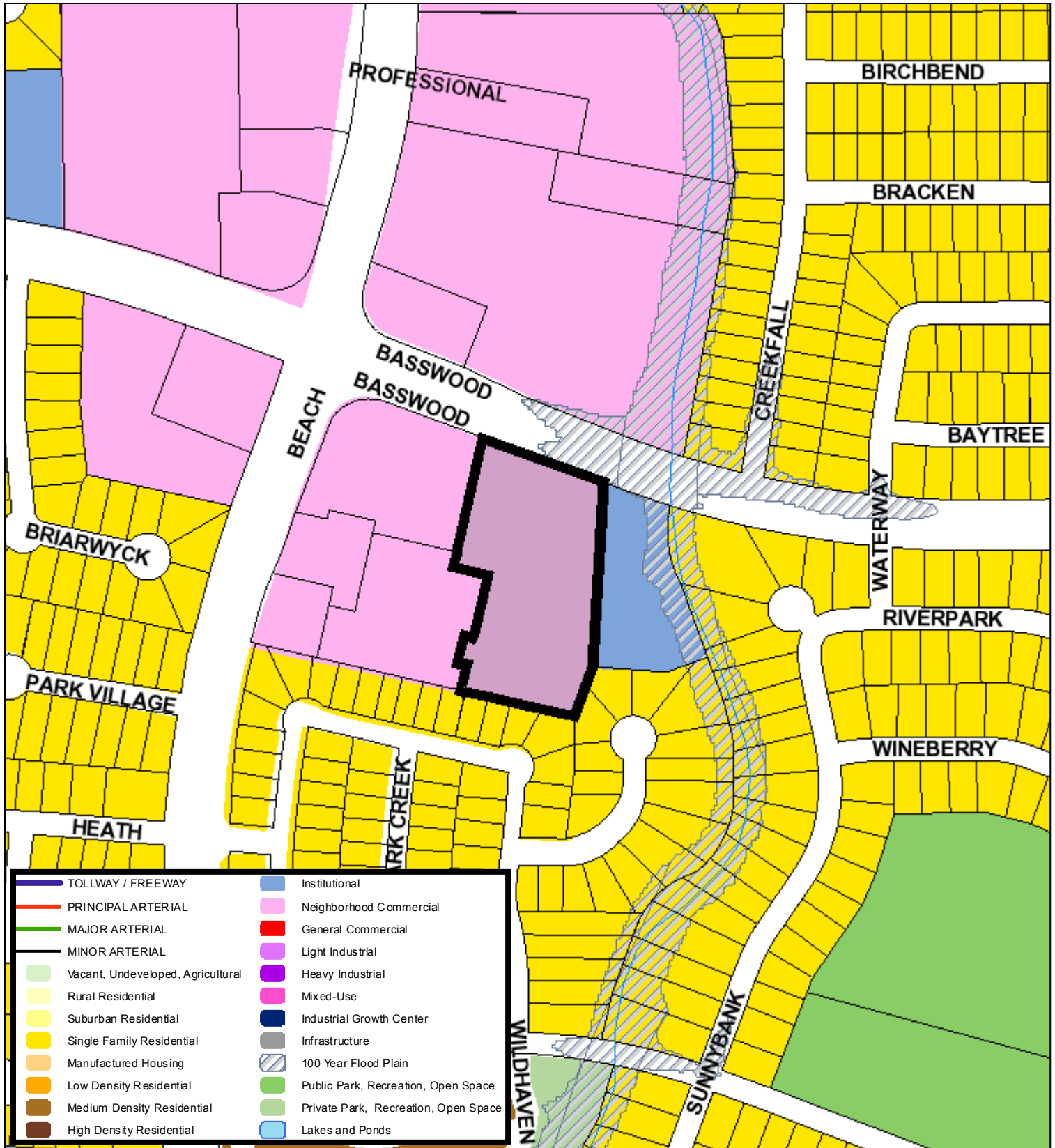
Area Map



4



Future Land Use



280 140 0 280 Feet

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



0 180 360 720 Feet

