



Zoning Staff Report

Date: June 14, 2022

Case Number: ZC-22-016

Council District: 6

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Abel Anzua Garcia

Site Location: 10350 South Freeway

Acreage: 4.69 acres

Request

Proposed Use: Truck and Trailer Parking

Request: To: Add Conditional Use Permit (CUP) for truck and trailer parking in "I" Light Industrial with waivers for screening fence, 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 as amended to include a 6-foot solid screening fence along the entire property boundary by a vote of 5-3**

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Project Description and Background

The property is located along the western I-35W S Freeway frontage near the McPherson Rd exit. The applicant is requesting to add a Conditional Use Permit for truck and trailer parking in “I” Light Industrial with waiver for screening fence, site plan included. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

There are similar uses located both north and south of the property with residential subdivision open space directly west. The subdivision is separated by a park and grove of trees. Industrial property adjacent One-Family uses required a 50 ft setback, bufferyard, screening fence, and point system. The will meet the 50 ft setback standard but does not intend to provide a fence and is seeking a waiver to this standard. Staff supports this waiver if existing trees are maintain on the west side of the site.

Staff also recommends adding a 3 year time limit on the proposed use to ensure that they continue to meet the CUP requirements. Below is a chart that illustrates the differences between the base E regulation and the proposed CUP:

Requirement	I Standards	Proposed CUP
Setback adjacent single-family district	50 ft	50 ft
Solid screening fence	6-ft minimum solid screening fence is required along the western property line, abutting a residential district	Cyclone Fence Provided (waiver Requested)

It is also important to note that a detailed flood study by a licensed PE will be required to analyze and/or mitigate the impacts of the development. Disturbance of at least an acre of land, even if it’s just paving, would trigger a grading permit and drainage study (separate from flood study) from our Stormwater Department. Any structure would require a finished floor elevation 2 feet above the floodplain based on their studies. Finally, our floodplain ordinance does not allow more than one foot of flooding in a parking or vehicle storage area unless provisions have been made to remove vehicles during flood events.

This case was continued from the March Zoning Commission meeting in order for the applicant to consider providing a fence adjacent to residential to the west.

Surrounding Zoning and Land Uses

North “I” Light Industrial / truck parking
East I-35W; “I” Light Industrial / industrial
South “I” Light Industrial / RV sales
West “A-5” One-Family / single-family, Parks of Deer Creek trail system and water feature

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
Risinger Deer Creek HOA	The Parks of Deer Creek HOA*
District 6 Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Burleson ISD
Everman ISD	Crowley ISD

* *The subject property is closest to this Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to Add Conditional Use Permit (CUP) for truck and trailer parking in “I” Light Industrial with development standard for screening fence, site plan included. Surrounding land uses include industrial to the north and south, single-family to the west, and I-35W to the east. Several industrial uses exist near this facility and along the I-35 corridor.

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

Comprehensive Plan Consistency – Far South

The Comprehensive Plan designates the subject property as General Commercial. The proposed zoning is **not consistent (Technical Inconsistency)** with the Comprehensive Plan.

However, the requested zoning change is not consistent with the following Comprehensive Plan policies:

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations

- 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 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.

The proposed zoning will help achieve item #2 above.

Site Plan Comments

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Screening fence required adjacent one-family zoning district (**Waiver Requested**)

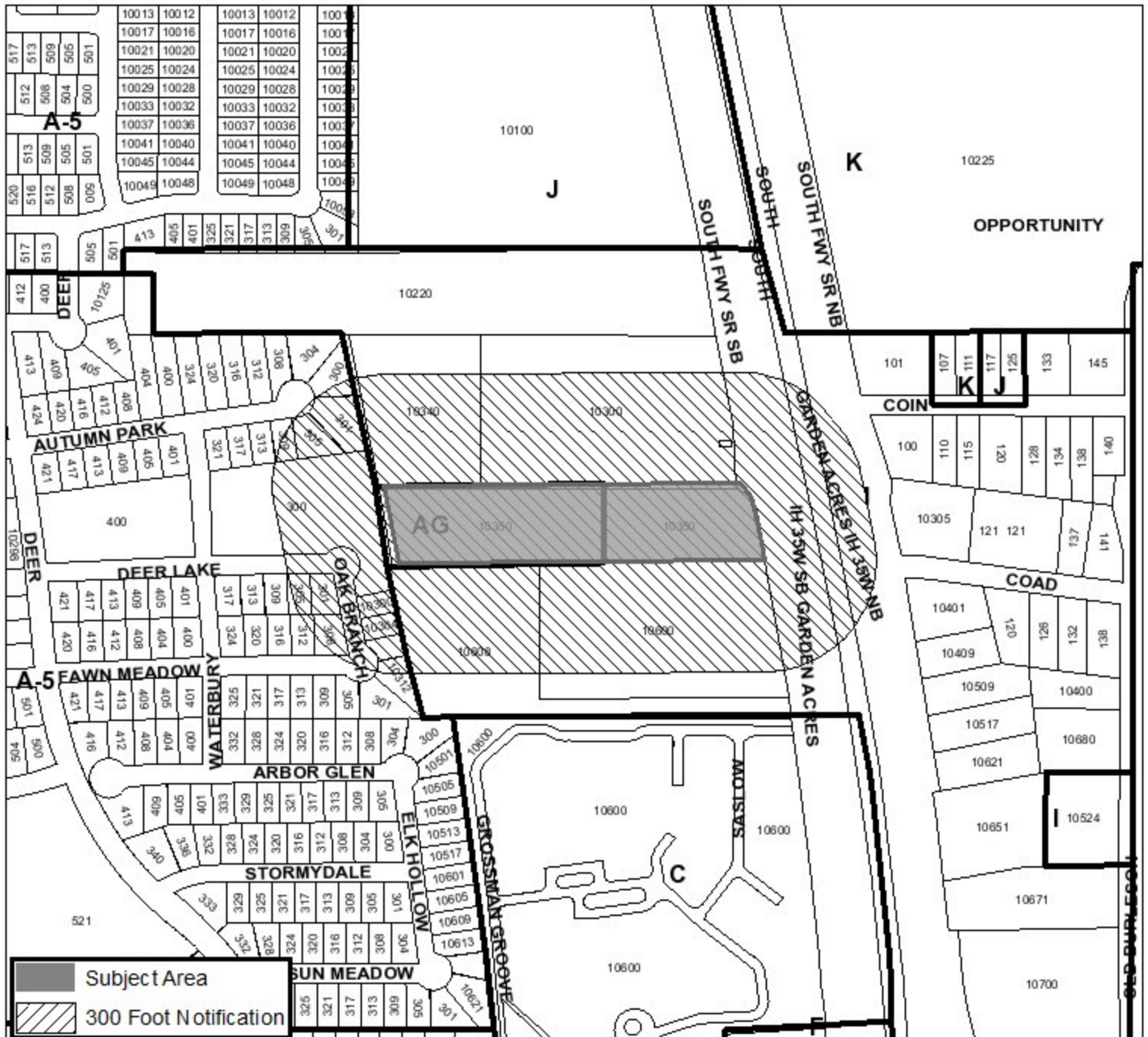
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)





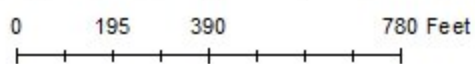
ZC-22-016

Area Zoning Map

Applicant: Abel Anzua Garcia
 Address: 10350 South Freeway
 Zoning From: AG, I
 Zoning To: Add Conditional Use Permit for truck & trailer parking
 Acres: 4.67975482
 Mapsco: 105WX
 Sector/District: Far South
 Commission Date: 3/9/2022
 Contact: 817-392-8047

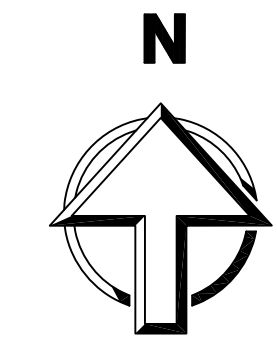


 Subject Area
 300 Foot Notification

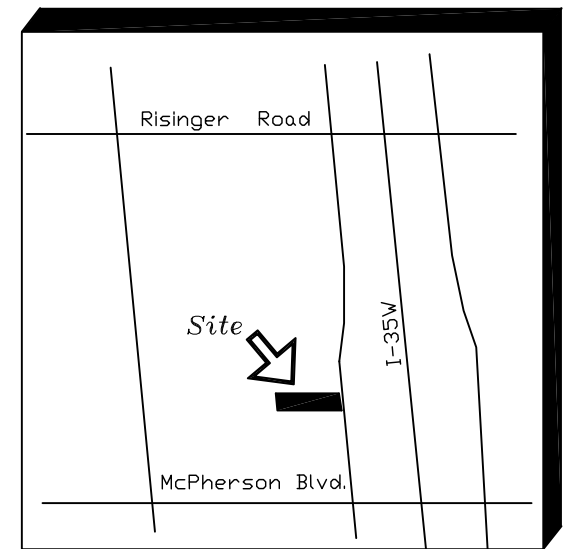


Canopy Coverage Calculations

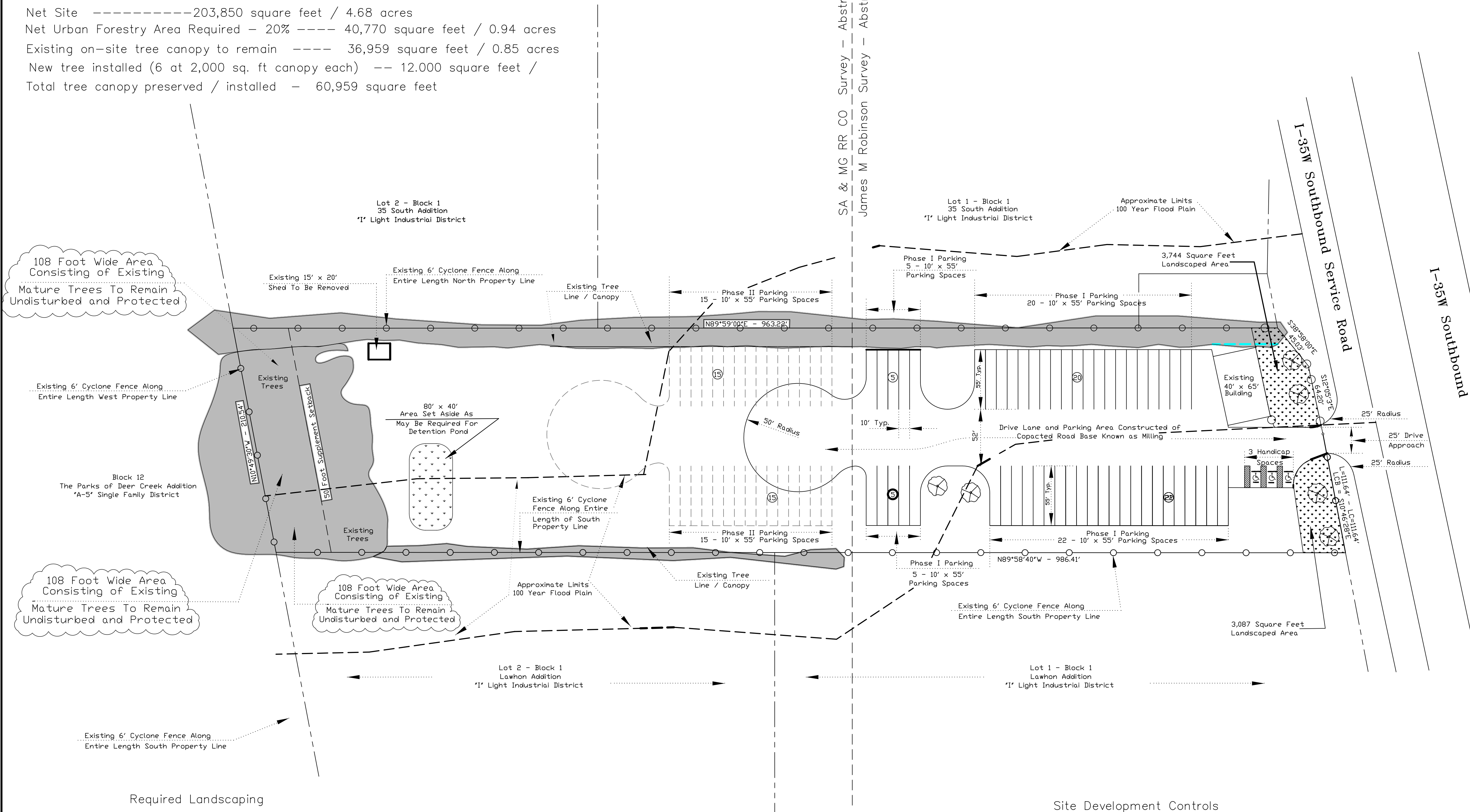
Area Gross Site -----203,850 square feet / 4.68 acres
 Area existing easements ----- 0- square feet
 Net Site -----203,850 square feet / 4.68 acres
 Net Urban Forestry Area Required - 20% ----- 40,770 square feet / 0.94 acres
 Existing on-site tree canopy to remain ----- 36,959 square feet / 0.85 acres
 New tree installed (6 at 2,000 sq. ft canopy each) -- 12,000 square feet /
 Total tree canopy preserved / installed - 60,959 square feet



SCALE: 1" = 50'



Location Map



LEGAL DESCRIPTION

BEING 4.680 acres of land situated in the JAMES M. ROBINSON SURVEY, Abstract No. 1344, and the SA & MG RR ROAD CO. SURVEY, Abstract No. 1483, Fort Worth, Tarrant County, Texas, and being the same tract of land conveyed to Abel Anzua Garcia, by the deed recorded in County Clerk's File No. D221001015, of the Official Public Records of Tarrant County, Texas. Said 4.680 acres of land being more particularly described by miles and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Southeast corner of said Abel Anzua Garcia Tract and the Northeast corner of Lot 1, Block 1, Lawhon Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D19007858, of the Official Public Records of Tarrant County, Texas, and said POINT OF BEGINNING lying in the West right-of-way line of Interstate Highway No. 35/South Freeway (a variable width public right-of-way);

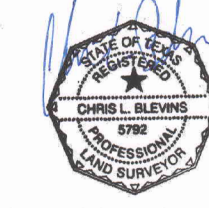
THENCE S 89° 38' 34" W 986.15 feet, along the South boundary line of said Abel Anzua Garcia Tract and the North boundary line of Lots 1 & 2, Block 1, of said Lawhon Addition, to a 1/2" iron rod found at the Southwest corner of said Abel Anzua Garcia Tract and the Northwest corner of said Lot 2, Block 1, Lawhon Addition, and said point lying in the East boundary line of Lot 61X, Block 12, The Parks of Deer Creek, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 5051, of the Plat Records of Tarrant County, Texas;

THENCE N 11° 14' 57" W 210.53 feet, along the West boundary line of said Abel Anzua Garcia Tract and the East boundary line of said Lot 61X, Block 12, to a 1/2" iron rod marked "R.P.L.S. #4818" found at the Northwest corner of said Abel Anzua Garcia Tract and the Southwest corner of 35 South Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D20709850, of the Official Public Records of Tarrant County, Texas;

THENCE N 89° 35' 38" E 993.24 feet, along the North boundary line of said Abel Anzua Garcia Tract and the South boundary line of said 35 South Addition, to a 1/2" iron rod marked "R.P.L.S. #4818" found at the Northeast corner of said Abel Anzua Garcia Tract and the Southwest corner of said 35 South Addition;

THENCE along the East boundary line of said Abel Anzua Garcia Tract and the West right-of-way line of address Interstate Highway No. 35/South Freeway, as follows:

- S 39° 14' 22" E 45.08 feet, to a 1/2" iron rod marked "R.P.L.S. #4818" found;
- S 12° 29' 28" E 64.25 feet, to a concrete Texas Department of Transportation right-of-way monument found;
- S 11° 08' 38" E 111.63 feet, to the POINT OF BEGINNING containing 4.680 acres (203,850 square feet) of land.



Requested Variances

1. Variance for required Screen Fence

LEGEND

- Existing Trees
- Landscape Area

1. Required Landscaping required at street frontage = 6,200 square feet
 Landscaping provided at street frontage = 6,831 square feet

Site Development Controls

1. Lighting will conform to Lighting Code
2. Signage will conform to Article 4 Signs
3. Project will comply with Section 6.301 Landscaping
4. Project will comply with Section 6.302 Urban Forestry
5. Site Will Be Open 7 Days A Week
6. Hours of Operation Will Be From 6 AM Thru 12 Midnight
7. Onsite Consumption or Selling Of Alcohol Prohibited
8. Electronically Amplified Music or Announcements Prohibited
9. 68% of Site To Remain As Green Undeveloped Land
10. Existing Trees At West Property Line To Remain And Will Be Protected

Site Plan For
 "I" Light Industrial District-CUP
 Commercial Truck / Trailer Parking

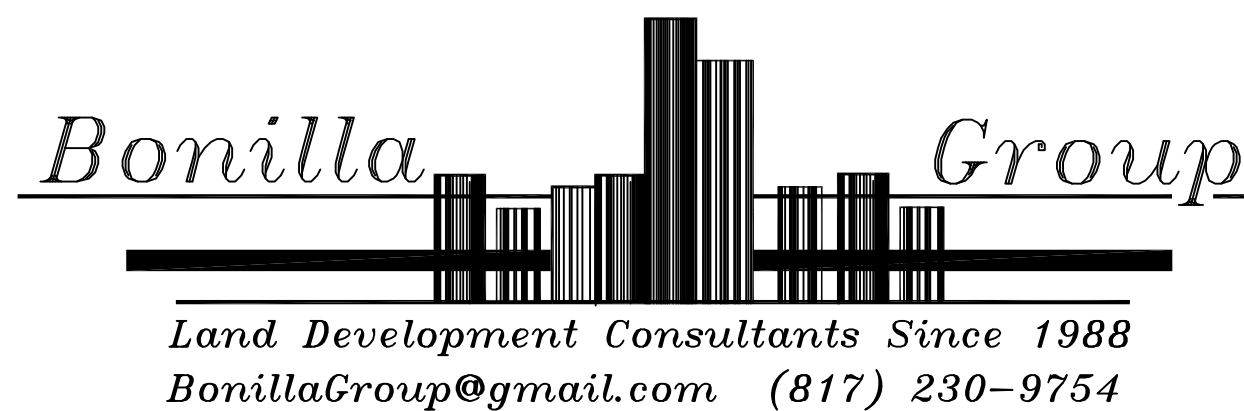
10350 South Freeway
 Fort Worth, Texas 76140
 Tract 1B08B - Abstract 1344
 James M Robinson Survey
 74,923 Square Feet / 1.7199 Acres
 and
 Tract 2A02 - Abstract 1483
 SA & MG RR CO Survey
 130,680 Square Feet / 3.00 Acres

ZC-22-xxx

Director of Development

Date

January 3, 2022

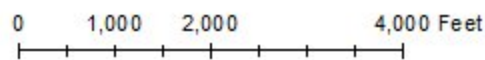
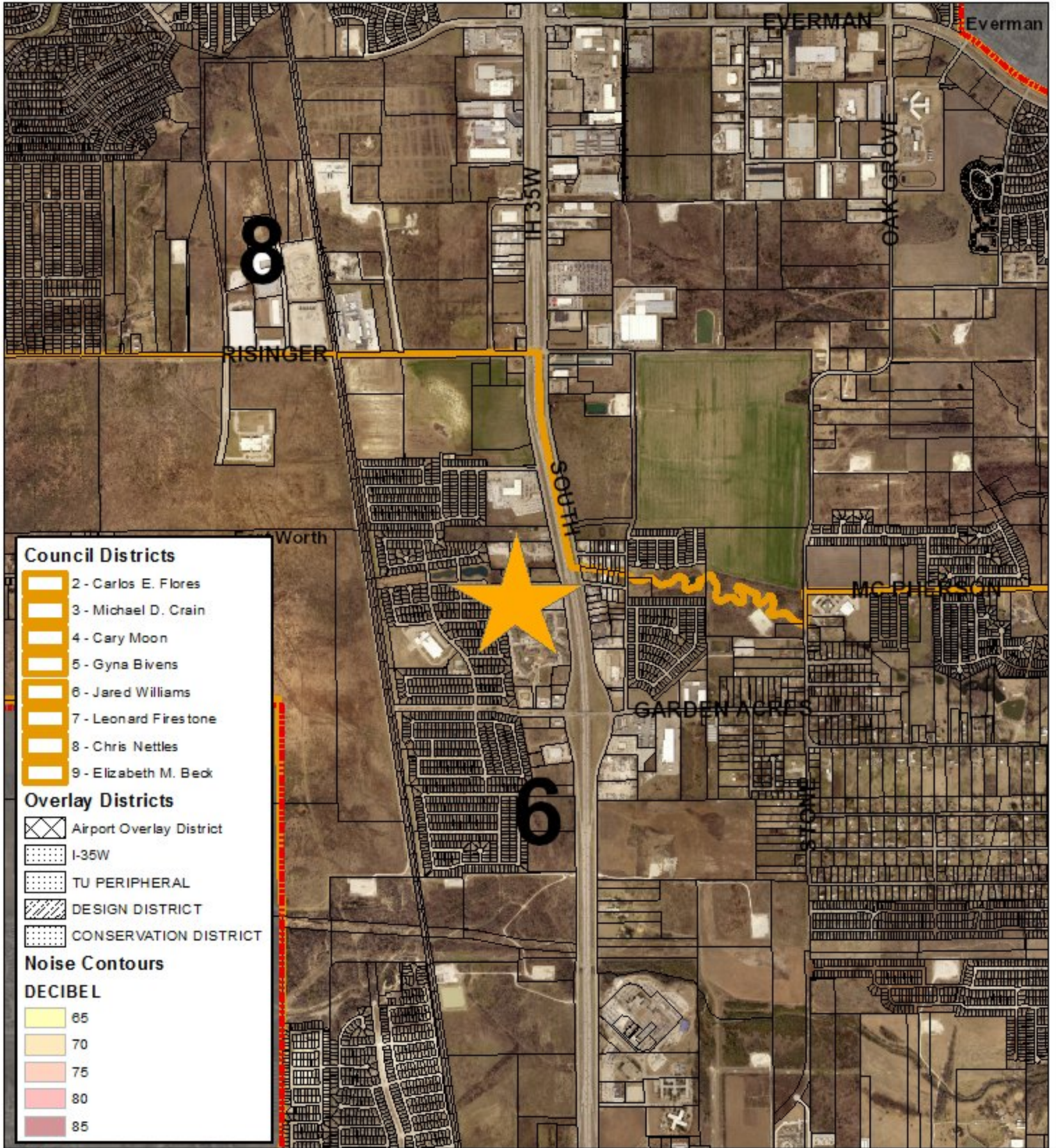


Owner / Applicant

Abel Anzua Garcia
 9209 Old Clydesdale Drive
 Fort Worth, TX. 76123

BONILLA GROUP No. 202117 - Azusa Zoning

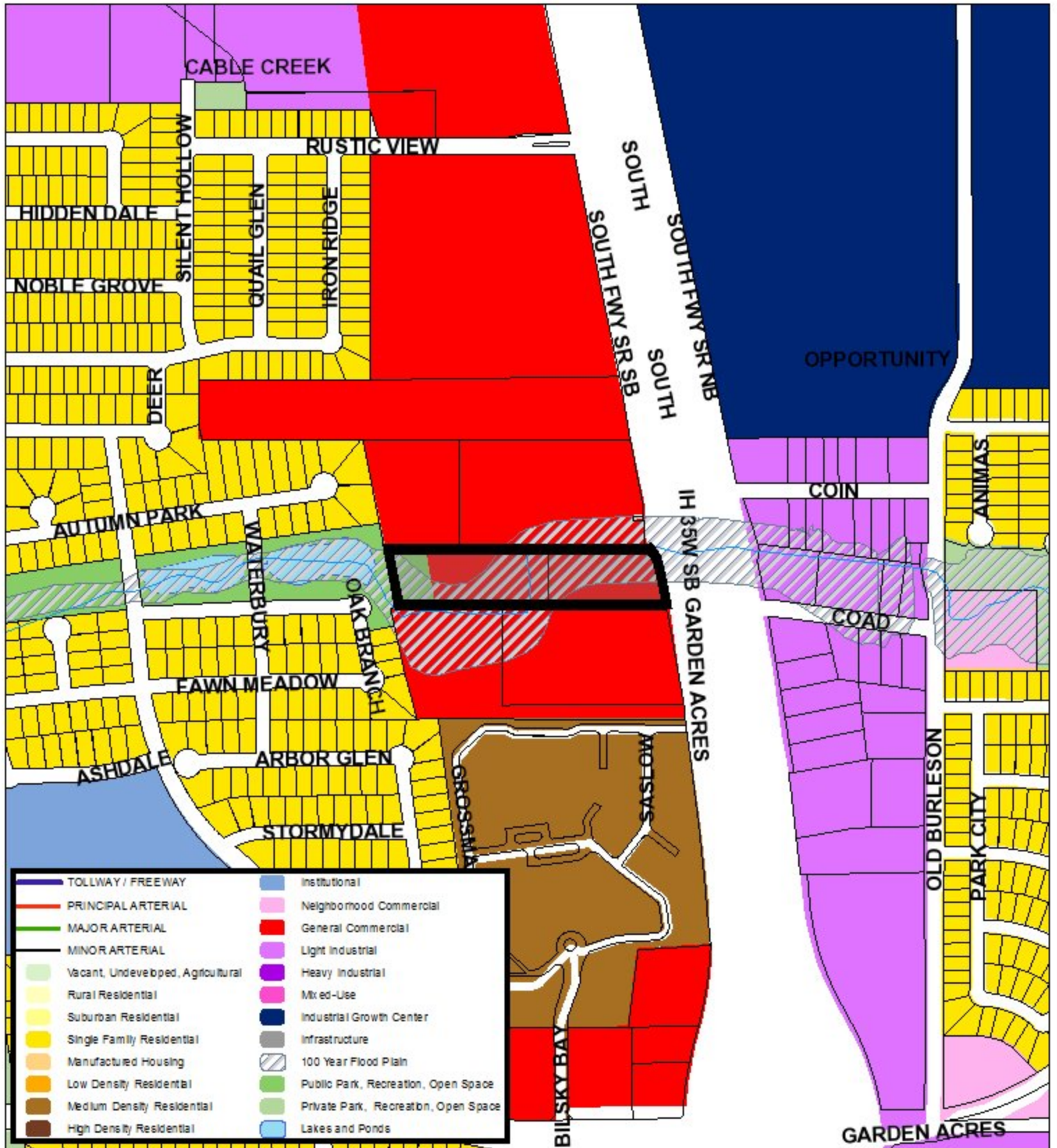
Area Map





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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

490 245 0 490 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

