



Zoning Staff Report

Date: December 14, 2021

Case Number: ZC-21-187

Council District: 7

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: SK Lake Worth Partners LTD

Site Location: 2901 Strawn Ln

Acreage: 2.99

Request

Proposed Use: Mini-warehouse

Request: From: "I" Light Industrial/NASJRB Airport Overlay Compatible Use Zone 1

To: "PD/I" Planned Development for all uses in "I" Light Industrial plus mini-warehouses/
NASJRB Airport Overlay Compatible Use Zone 1, 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

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Project Description and Background

The proposed site is located on Strawn Ln near the access road of Northwest Loop 820. The applicant is proposing a zoning change to PD/I plus mini-warehouse. The applicant intends to construct a three (3) story roughly 160,000 sf climate-controlled building and a one (1) story 2,300 sf building.

The site is located within the Accident Potential Zone-I (APZ-I). The City of Fort Worth has designated a NAS FW JRB compatible use zone (AO-CUZ) in order to promote the public health, safety, peace, comfort, convenience and general welfare of the inhabitants of and near military airport environs and to prevent the impairment of military airfields and the public investment therein. The land areas below military airport take off and final approach paths are exposed to significant danger of aircraft accidents. It is, therefore, necessary to limit the density of development and intensity of uses in such areas. The NAS FW JRB compatible use zone is intended to: guide, control and regulate future growth and development; promote orderly and appropriate use of land; protect the character and stability of existing land uses; enhance the quality of living in the areas affected; protect the general economic welfare by restricting incompatible land uses; prevent the establishment of any land use which would endanger aircraft operations and the continued use of the NAS FW JRB.

The proposed min-warehouse is an allowed use within the APZ-I. The applicant will be required to submit for review FAA Part 77 Airport Airspace Analysis (AAA) to evaluate impacts prior to approval of the building permit.

Surrounding Zoning and Land Uses

North "I" Light Industrial / Industrial
East "G" Intensive Commercial / mini-warehouse
South "I" Light Industrial / Northwest Loop 820
West "I" Light Industrial / Automotive Repair

Recent Zoning History

- ZC-13-050; Overlay for compatible use zones
- ZC-21-122; From "G/APZ Intensive Commercial to Add CUP for many warehouses (east of the proposed site)

Public Notification

300-foot Legal Notifications were mailed on October 22, 2021.
The following organizations were notified: (October 24, 2021)

Organizations Notified	
East Lake Worth NA	Streams and Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
Fort Worth ISD	Lake Worth ISD

* *The proposed site is located within this NA.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “PD/I” Planned Development for all uses in “I” Light Industrial plus mini-warehouses, site plan included. Surrounding uses vary with vacant land to the east, Northwest Loop 820 to the south, automotive repair to the west, and industrial just north.

The proposed site is located and allowed within the APZ-I. However, Planned Developments are required for site proposed in “I” Light Industrial districts. Mini-warehouses typically have minimal impact to surrounding areas due to their height and appearances, operational characteristics, and traffic generation.

The proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far West

The 2021 Comprehensive Plan designates the subject property as light industrial. The policy below applies to this 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.

The proposed zoning change request **is consistent** with the Comprehensive Plan and the policy stated above.

Site Plan Comments

Zoning

- The site plan is in general compliance with the Zoning Ordinance regulations.

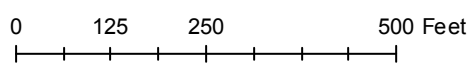
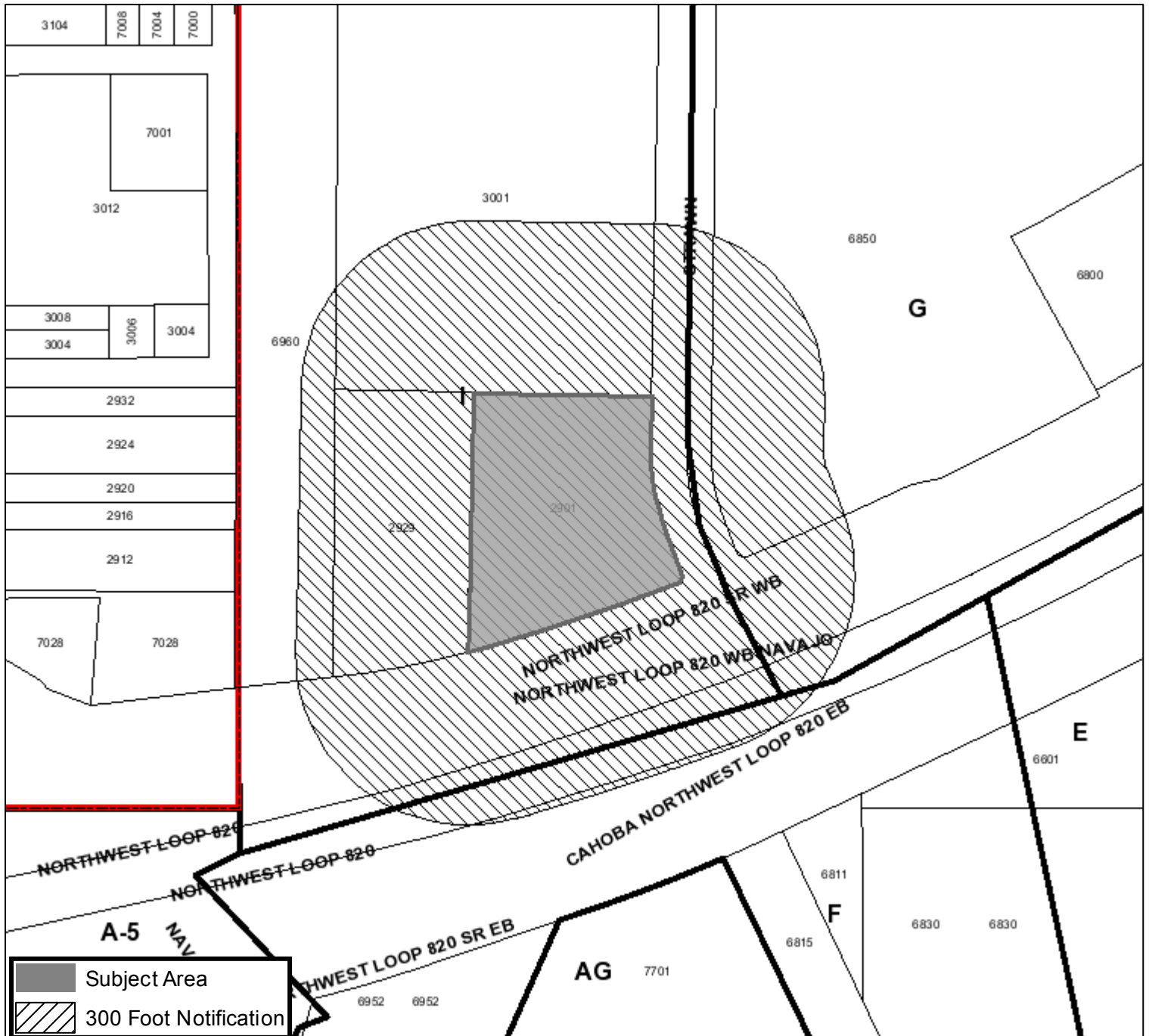
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

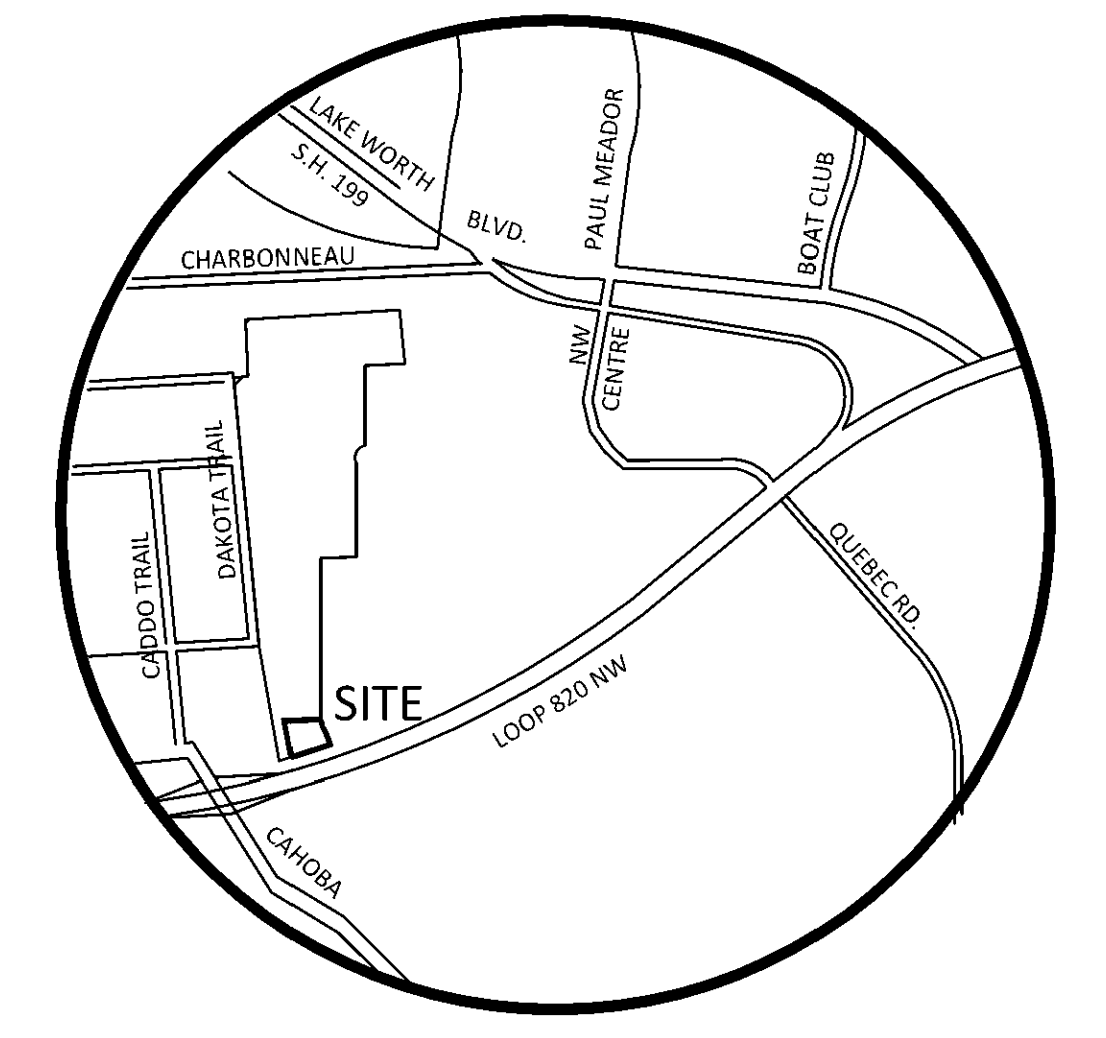




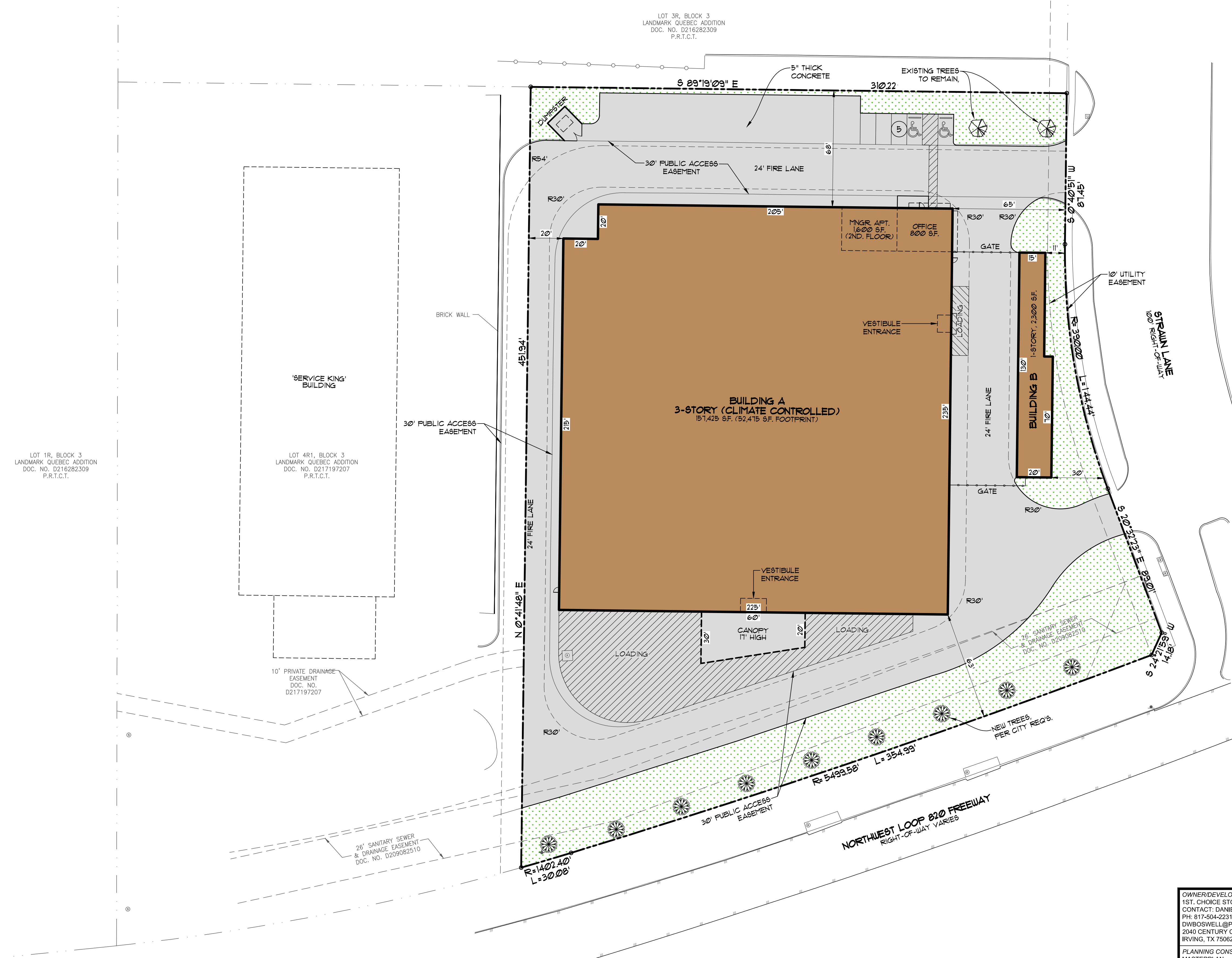
Area Zoning Map

Applicant: SK Lake Worth Partners, Ltd.
 Address: 2901 Strawn Lane
 Zoning From: I with NASJRB CU Zone 1
 Zoning To: PD for I uses plus mini-warehouses with NASJRB CU Zone 1
 Acres: 2.99522777
 Mapsco: 46X
 Sector/District: Far West
 Commission Date: 11/10/2021
 Contact: 817-392-6329





0 VICINITY MAP
NOT TO SCALE

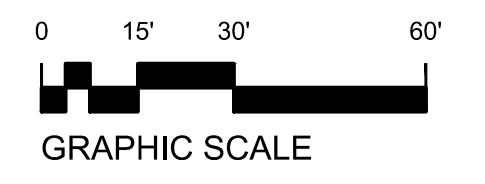


- NOTES:
1. ALL AREA LIGHTING WILL CONFORM TO CITY'S LIGHTING CODE.
 2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 3. PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 4. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

SITE SUMMARY	
LAND USE	MINI-WAREHOUSE
LOT AREA	2.99 ACRES (130,244 S.F.)
PAVING AREA	52,527 S.F. (40%)
BUILDINGS FOOT PRINT AREA	54,775 S.F. (42%)
LANDSCAPE AREAS	22,942 S.F. (18%)
BUILDING A AREA (3-STORY)	157,425 S.F.
BUILDING B AREA (1-STORY)	2,300 S.F.
TOTAL BUILDING GROSS AREA	159,725 S.F.
MAXIMUM BUILDING HEIGHT	42'-0"
BUILDING MATERIALS	MASONRY (BRICK/BLOCK & STUCCO)
PARKING PROVIDED	5 SPACES (2 H.C. INCLD.)

NOTE: BUILDING A TO BE PROVIDED W/ FIRE SPRINKLER THROUGHOUT

1 SITE PLAN
1" = 30'-0"



OWNER/DEVELOPER:
1ST. CHOICE STORAGE, INC.
CONTACT: DANIEL BOSWELL
PH: 817-504-2231
DWBOSWELL@PSG-DALLAS.COM
2040 CENTURY CENTER BLVD, #10
IRVING, TX 75062

CIVIL ENGINEERING & SURVEY:
CLAY MOORE ENGINEERING
CONTACT: MATT MOORE
PH: 817-201-6982
MATT@CLAYMOOREENG.COM
1903 CENTRAL DRIVE, STE. 406
BEDFORD, TX 76021

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

**1ST. CHOICE
SELF-STORAGE FACILITY**

CASE NUMBER: _____

PLANNING CONSULTANT:
MASTERPLAN
CONTACT: LAURA EVANS, CNU-A
PH: 469-873-0625
LAURA@MASTERPLANTEXAS.COM
2201 MAIN ST., STE. 1280
DALLAS, TX 75201

BUILDING DESIGN:
JL BUILDING SYSTEMS, LLC.
CONTACT: JOSE LABASTIDA
PH: 817-534-6579
JOSE@JLBUILDINGSYS.COM
4700 KEMBLE ST.,
FORT WORTH, TX TX 76013

LEGAL DESCRIPTION:
JOSE MARIA BASQUIS SURVEY, ABS. NO. 85
LOT 4R2, BLOCK 3 LANDMARK QUEBEC ADDITION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

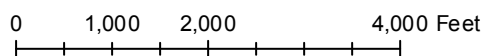
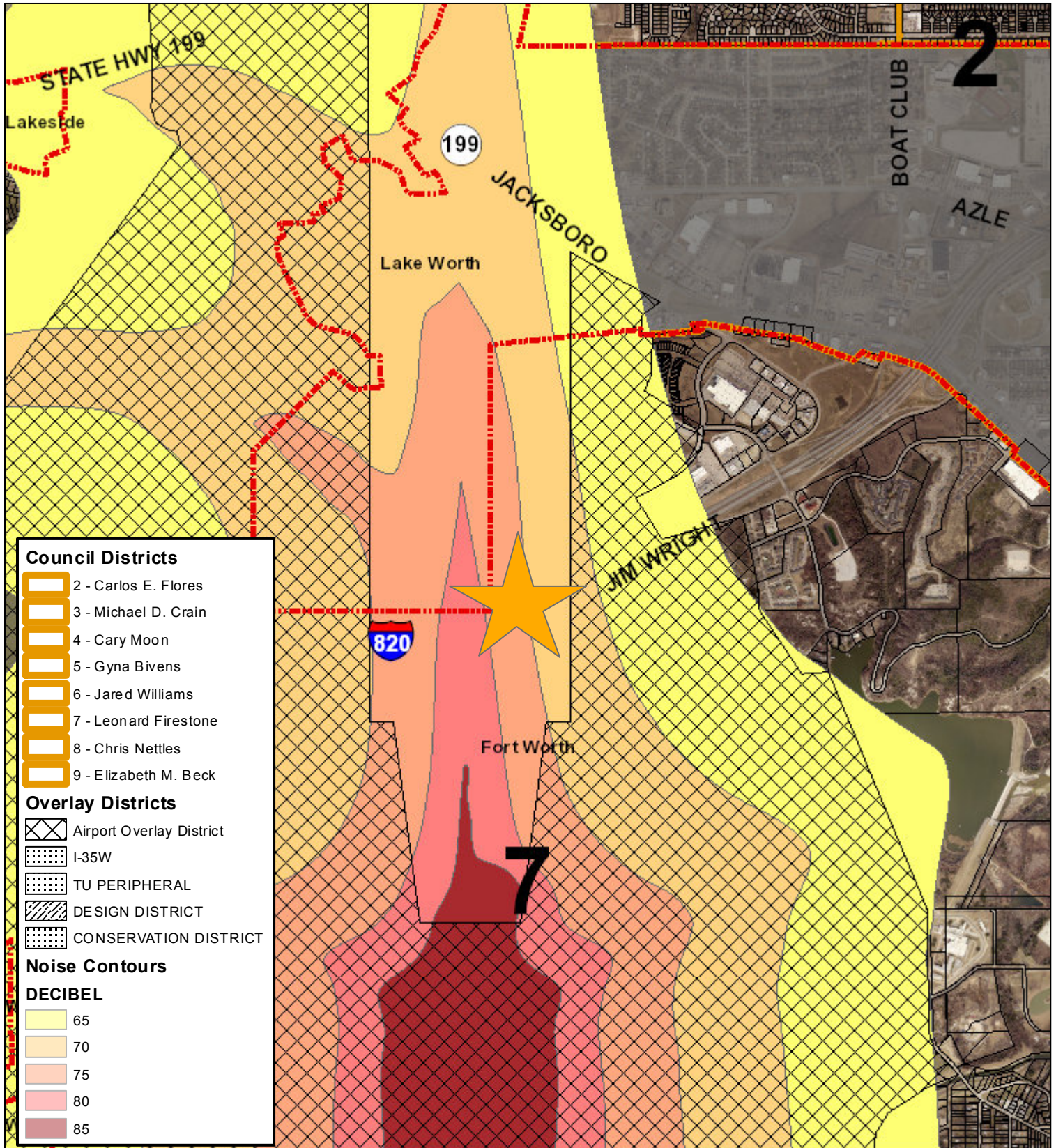


DRAWN: JLL
DATE: 10-04-2021

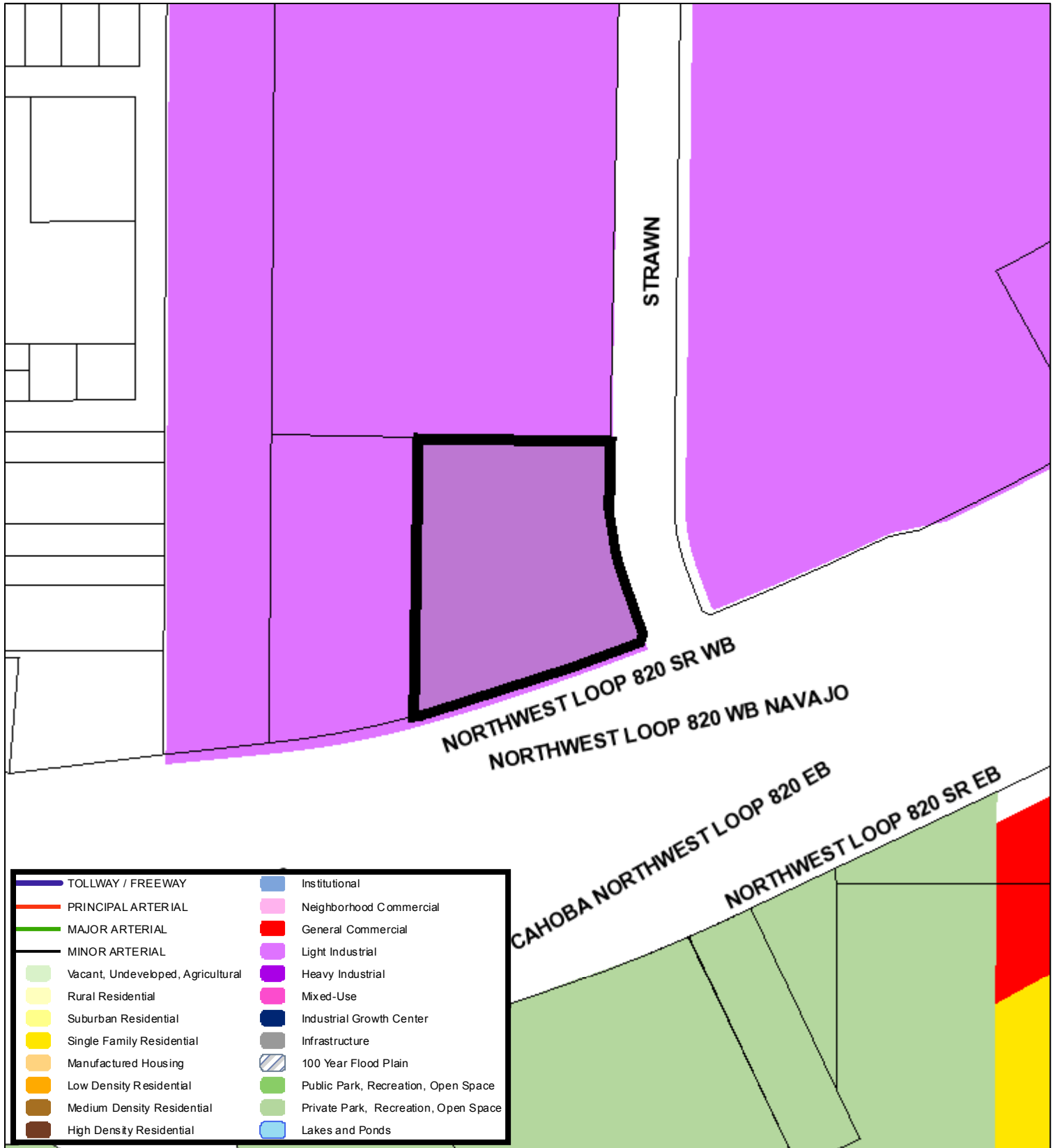
REVIEWED: JLL
SCALE: AS NOTED

SHEET TITLE: SITE PLAN
SHEET NO: A1.1

Area Map



Future Land Use

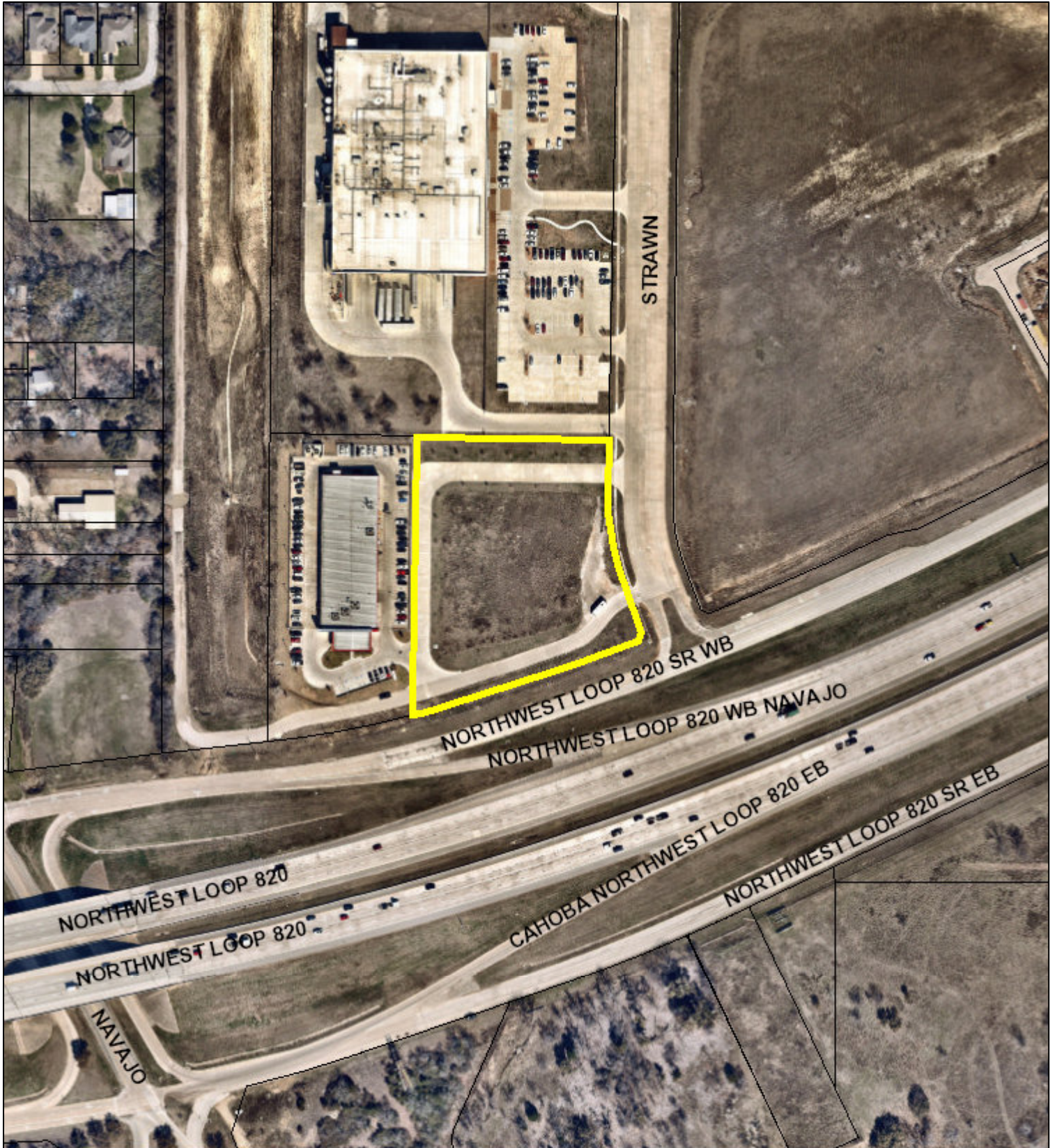


210 105 0 210 Feet

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



0 137.5 275 550 Feet

