



Zoning Staff Report

Date: October 15, 2024

Case Number: ZC-24-073

Council District: 2

Zoning Map Amendment & Site Plan

Case Manager: Brett Mangum

Owner / Applicant: 2SP Family LLC / Kyle Poulson

Site Location: 2000 Belle Avenue

Acreage: 4.39 acres

Request

Proposed Use: Warehouse

Request: From: "A-5" One Family Residential

To: "PD-E" Planned Development for all uses in Neighborhood Commercial plus warehouse, Site Plan included

Recommendation

Land Use Compatibility: Requested change **is compatible**

Comprehensive Plan Map Consistency: Requested change **is not consistent**

Comprehensive Plan Policy 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

This is a proposed small warehouse development on an undeveloped site located just north of Jacksboro Highway (SH 199) in Council District 2. The total land area within the development is 4.39 acres. North Side High School is in the vicinity but does not have any connectivity to the site due to topography.

This rezoning request is for “PD-E” Planned Development based on “E” Neighborhood Commercial development standards, with the added land use allowance for warehouse. Typically the warehouse use requires industrial zoning, or a planned development. A Site Plan has been attached to this PD, ensuring any development will follow precisely what is approved by Zoning Commission & City Council, which should give the surrounding community an added level of assurance.





Surrounding Zoning and Land Uses

- North "I" Light Industrial / warehouse
- East "CF" Community Facilities / North Side High School (FWISD)
- South "FR" General Commercial Restricted / auto body shop
- West "A-5" One Family Residential / gas well pad site

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
 The following organizations were emailed on August 30, 2024:

Organizations Notified	
Inter-District 2 Alliance*	Historic Northside Business Association*
Far Greater Northside Historical NA	North Side NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth Stockyards Business Association	Fort Worth ISD

**Located within these registered Neighborhood Association(s)*



Development Impact Analysis

Land Use Compatibility

The applicant is seeking to create a new Planned Development based on “E” Neighborhood Commercial that will accomplish the following:

- 1) Add ‘Warehouse’ land use in “E”
- 2) Add Site Plan

There are gas well pad sites across Belle Avenue from the subject site. The contours of the land present a challenge in developing the property, which has remained vacant over the decades as development has occurred around it. In addition to the elevation challenges, the site is heavily wooded with a drainageway along the southern property line. There are similar uses (industrial & warehouse) along Belle Avenue to the north and south. The area is not conducive to residential development based on all of these factors.

The proposed rezoning to “PD-E” for warehouse **is compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Northside

The proposed rezoning **is consistent** with the Comprehensive Plan policies.

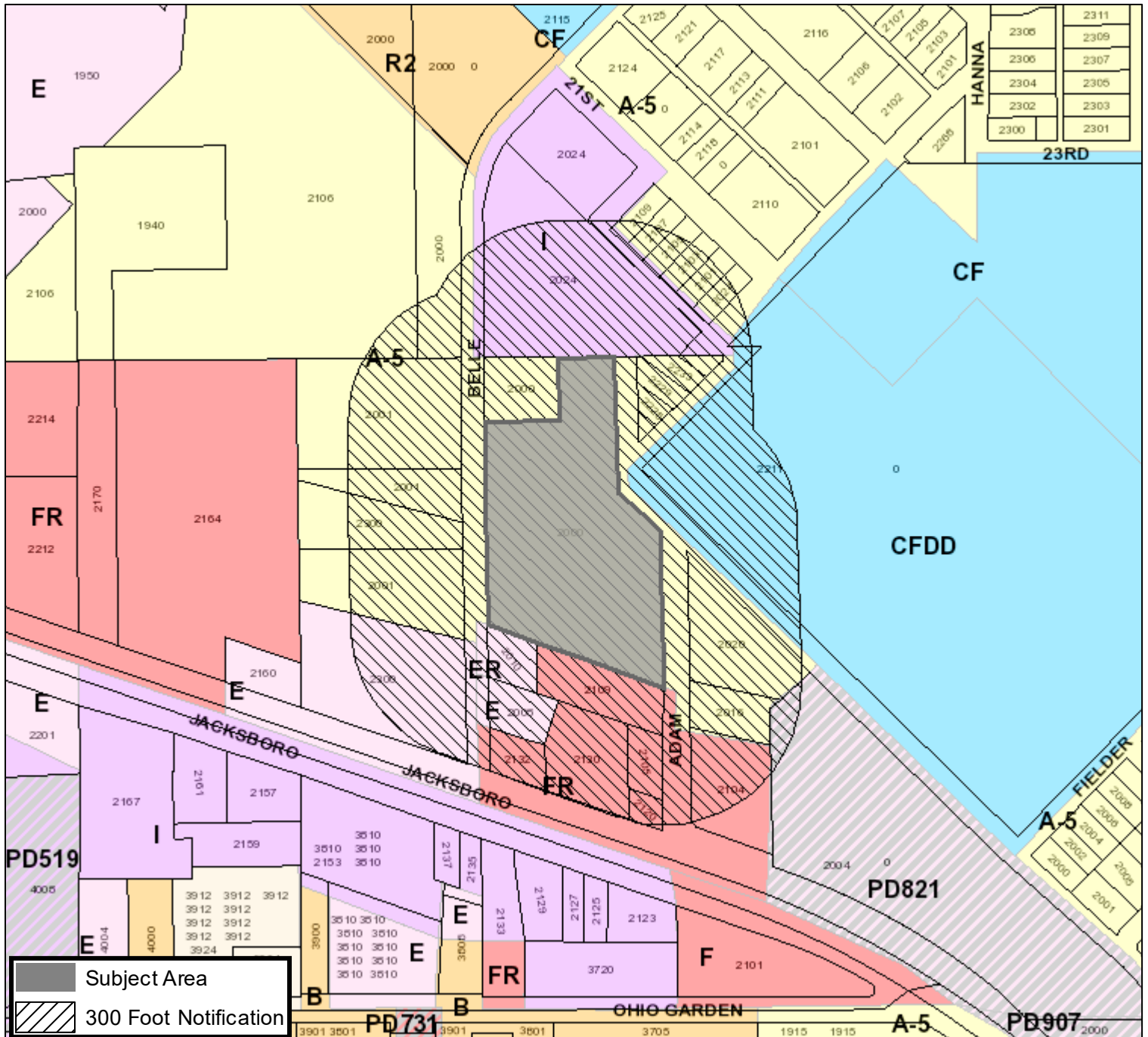
The 2023 Comprehensive Plan designates the site as *future single family residential*, matching the current zoning designation of “A-5” One Family Residential. The proposal to rezone to “PD-E” **is not consistent** with the adopted Comprehensive Plan map designation. “PD-E” zoning would require a designation of *future neighborhood commercial* in order to be judged as consistent with the Comprehensive Plan map. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.





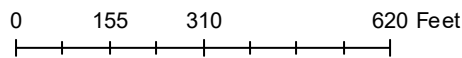
ZC-24-073

Area Zoning Map

Applicant: Kyle Poulson
 Address: 2000 Belle Avenue
 Zoning From: A-5
 Zoning To: I
 Acres: 4.49003322
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 9/11/2024
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification



PROPERTY INFORMATION

2000 BELLE AVENUE
FORT WORTH, TX 76164

LAND SIZE for REZONING

TRACT I: 4.3928

PROPOSED ZONING - PD-E

"E" District (Neighborhood Commercial)

- front yard: 20 feet minimum
0 feet min (when fronting arterial street)
- rear yard: 10 feet minimum unless adjacent to residential district, where 15 feet minimum required
- side yard: 5 feet minimum adjacent to residentially zoned lot, none otherwise.
- corner lot - None required unless through lot, then 10 feet minimum required
- height: 3 stories or 45 feet maximum

OFF-STREET PARKING REQUIREMENTS

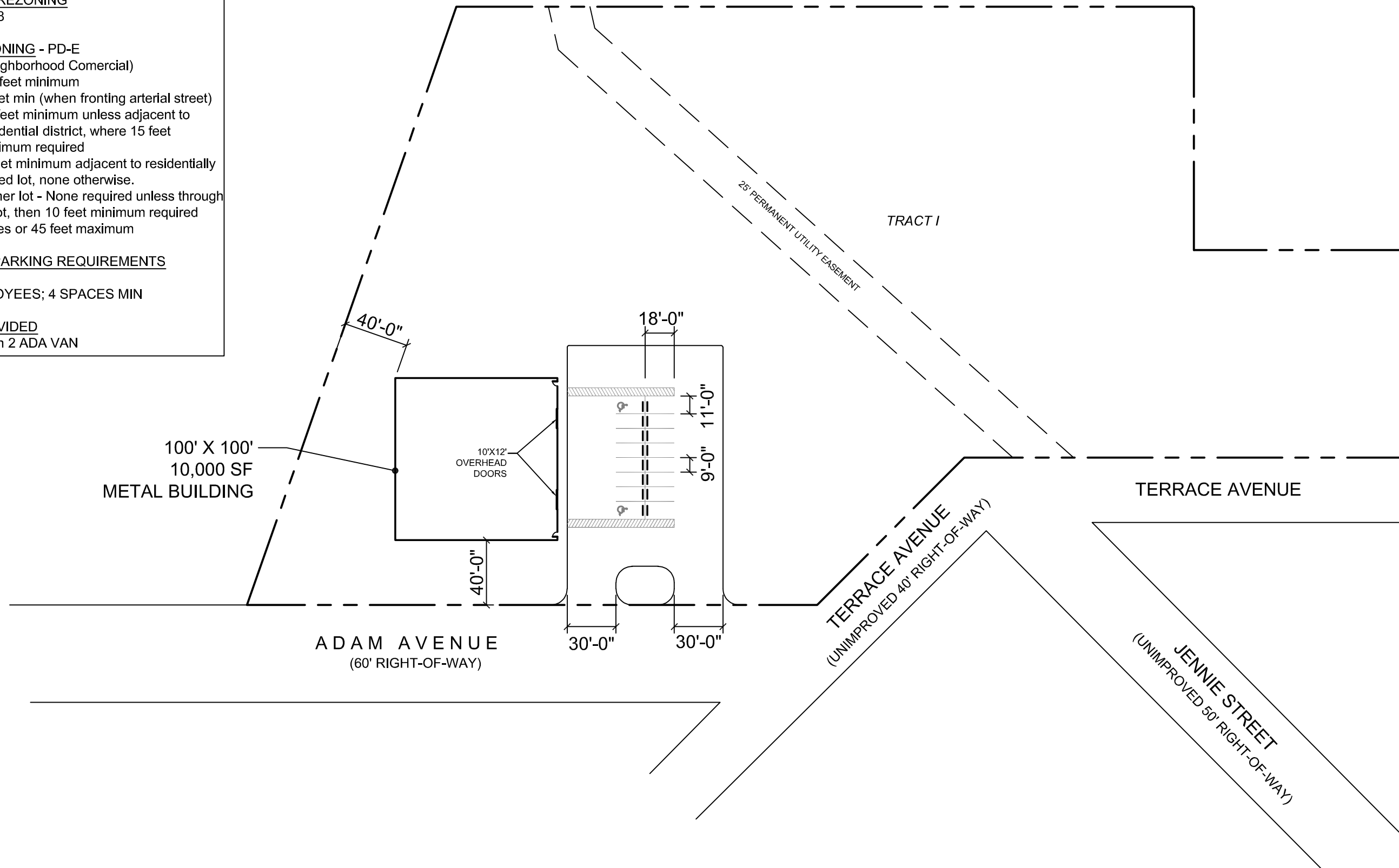
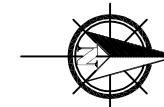
WAREHOUSE:

1 PER 4 EMPLOYEES; 4 SPACES MIN

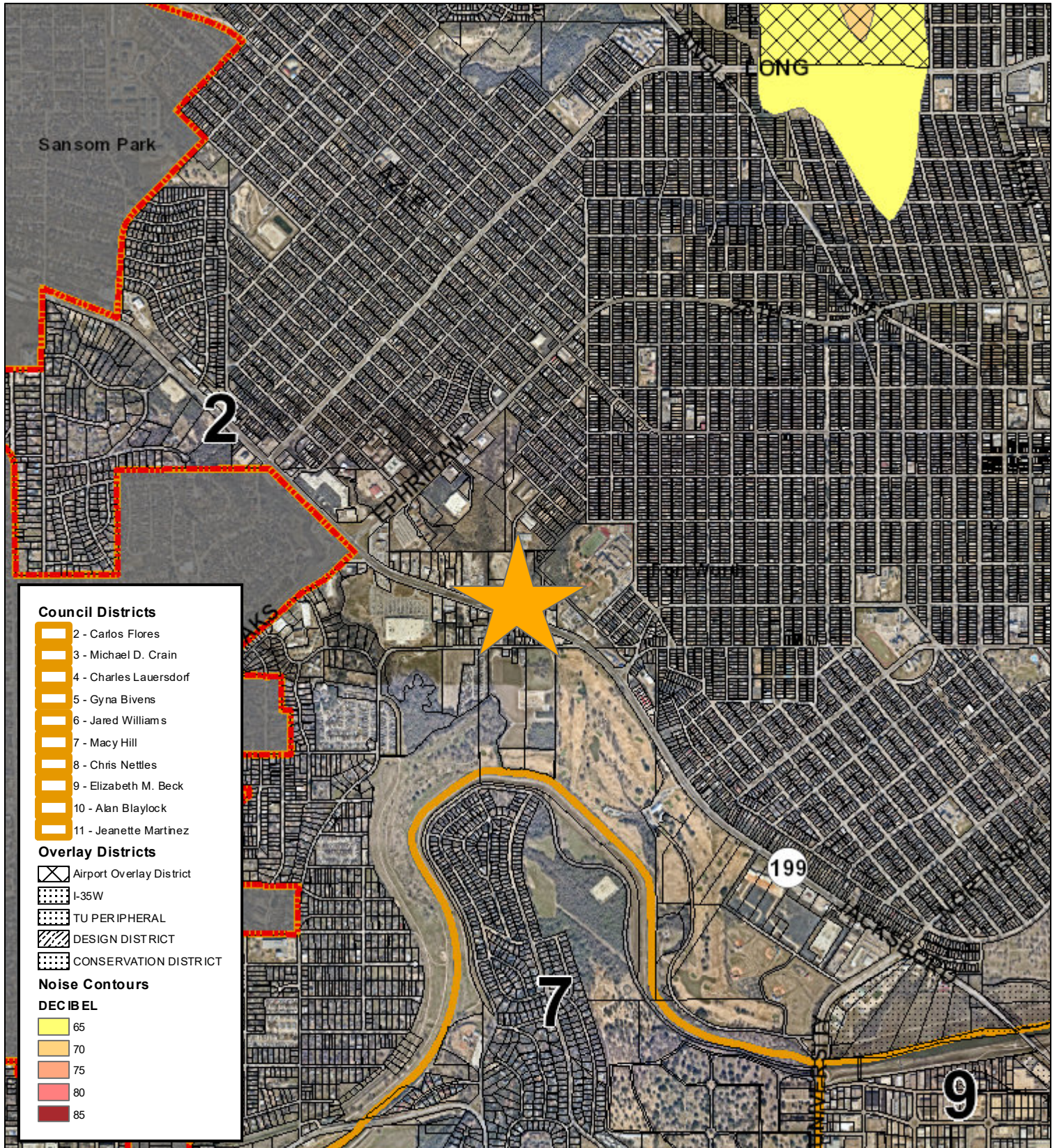
PARKING PROVIDED

16 SPACES with 2 ADA VAN

BELLE AVENUE
(60' RIGHT-OF-WAY)



Area Map



Council Districts

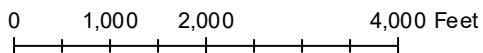
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

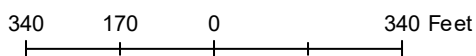
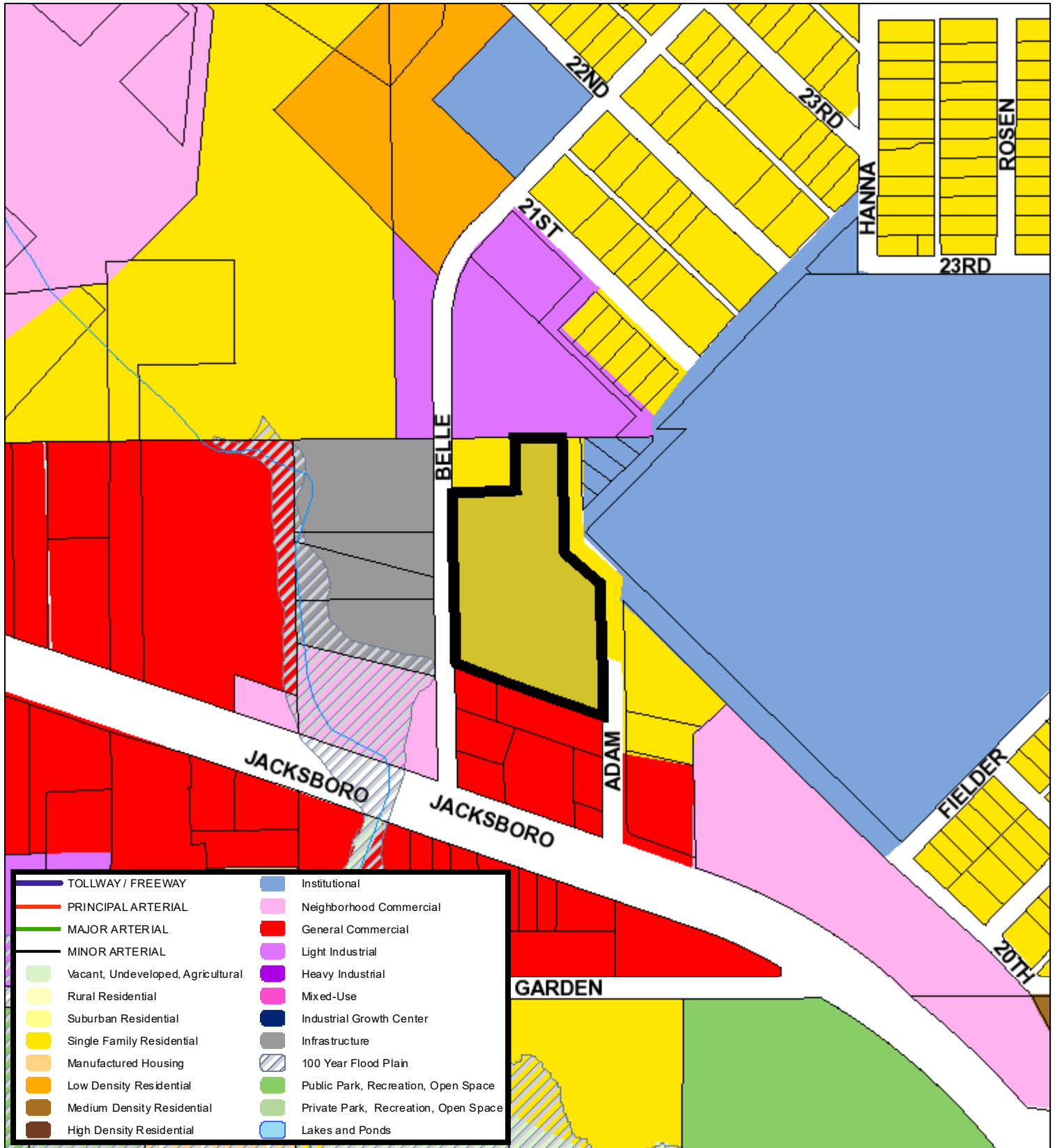
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

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



0 220 440 880 Feet

