



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 15, 2020

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: BT-OH LLC

Site Location: 5353 Liberty Way Acreage: 12.275

Proposed Use: Truck storage and staging

Request: From: "K" Heavy Industrial
To: Add Conditional Use Permit (CUP) for truck storage and staging

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval**

Background:

The property is located to the east of the intersection of Independence Parkway and Liberty Way. Independence Parkway is a commercial connector on the City of Fort Worth Master Thoroughfare Plan. The applicant is requesting a Conditional Use Permit (CUP) to allow for truck storage and staging without a primary use. The applicant has indicated this site will be a location for truck storage and staging for UPS. There is a small strip of property that is an easement owned by another entity which separates this property from their main warehouse. Because there is not a structure on this site, a CUP is required. The property is located within an Industrial Growth Center.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, 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.

While an accessory use without a primary use is not permitted in the "K" zoning district by right, allowing it by CUP with a site plan help mitigate any concerns, as well as give options for the CUP to be revoked in the event of code violation convictions.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time period for the operation of a use unless otherwise approved by the City Council. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken

within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Site Information:

Surrounding Zoning and Land Uses:

North "K" Heavy Industrial / industrial
East "K" Heavy Industrial / vacant
South "K" Heavy Industrial / vacant
West "K" Heavy Industrial / industrial

Zoning History: None

Site Plan Comments:

The site plan as submitted 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.)

Public Notification:

300 foot Legal Notifications were mailed on October 26, 2020.

The following organizations were notified: (emailed October 27, 2020)

Organizations Notified	
North Fort Worth Alliance	Keller ISD
Streams And Valleys Inc	Northwest ISD
Trinity Habitat for Humanity	

*Not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to add a CUP for truck parking and staging. Surrounding uses are primarily industrial and vacant.

The proposed parking **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Far North

The 2020 Comprehensive Plan designates the subject property as Industrial Growth Center. The proposed parking meets the below policies within the following Comprehensive Plan:

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

Based on conformance with the policy stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

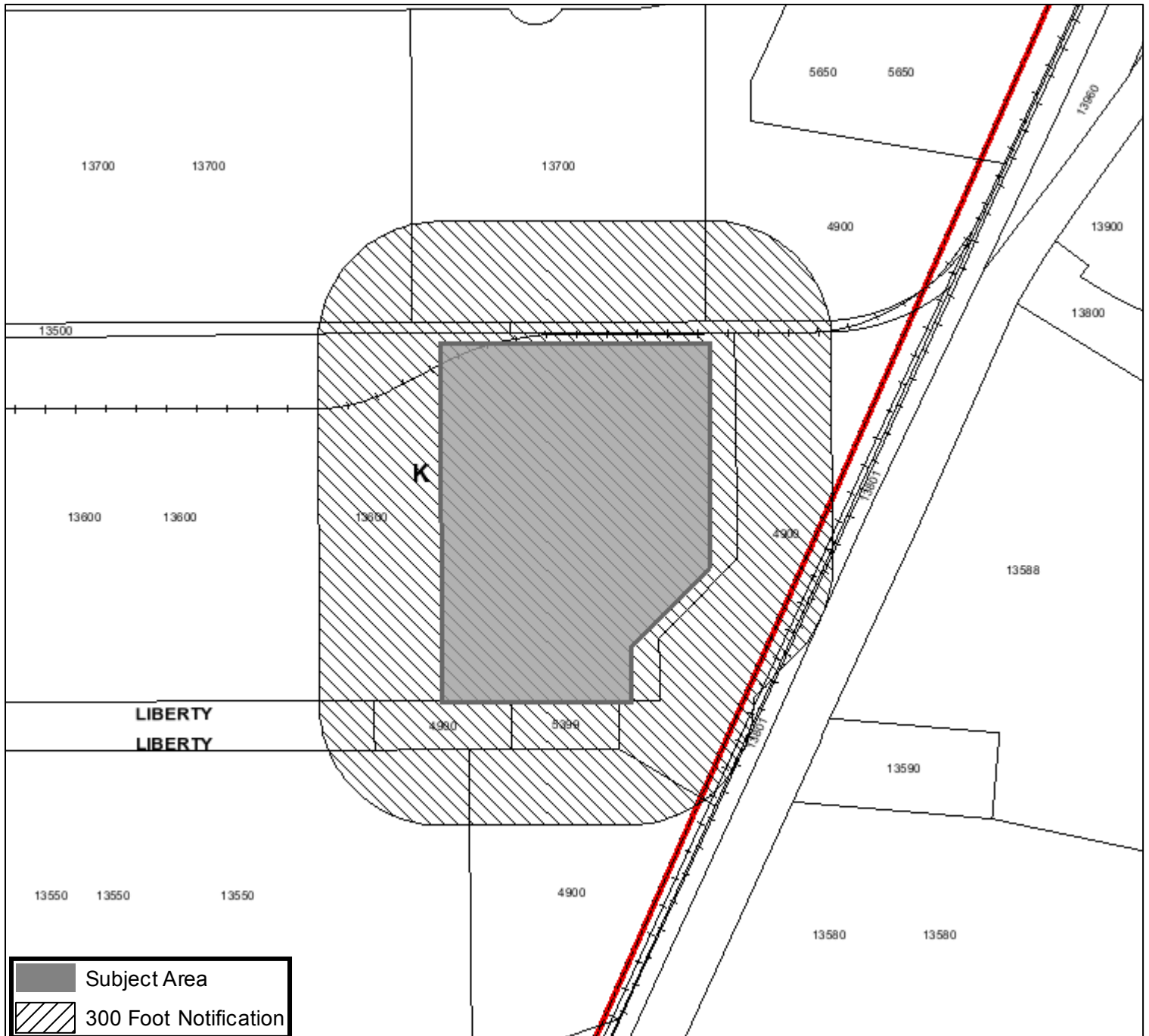
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph



ZC-20-140

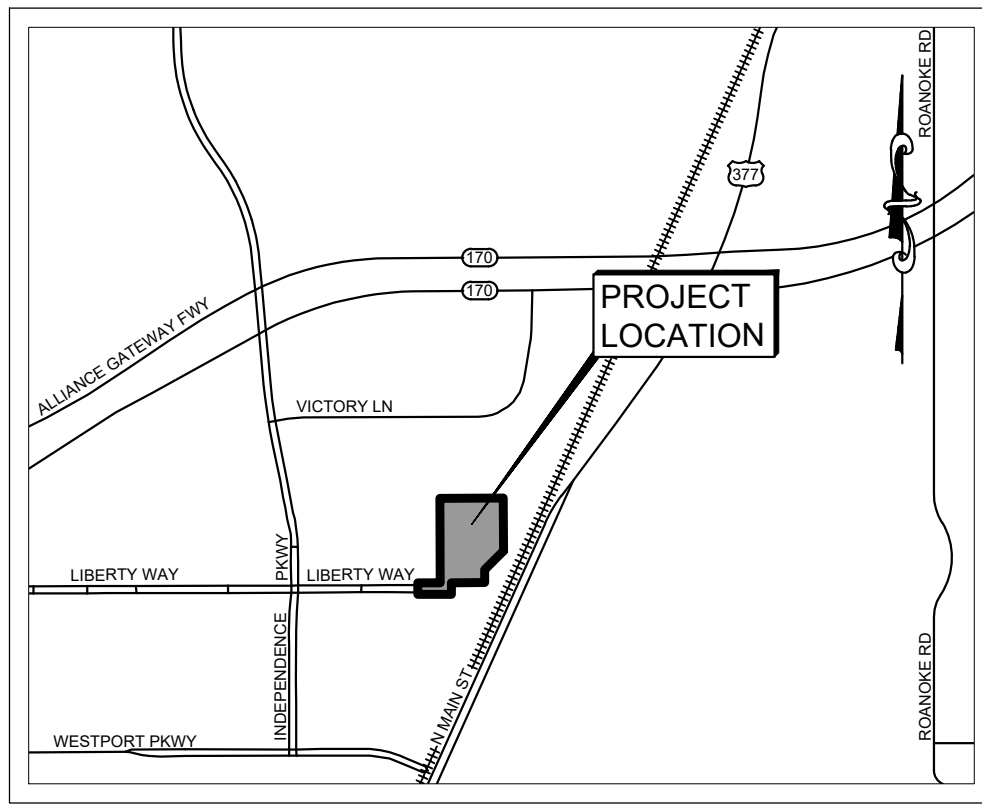
Area Zoning Map

Applicant: BT-OH LLC
Address: 5353 Liberty Way
Zoning From: K
Zoning To: Add Conditional Use Permit for truck storage and staging
Acres: 12.27476673
Mapsc0: 9P
Sector/District: Far North
Commission Date: 11/11/2020
Contact: 817-392-8043



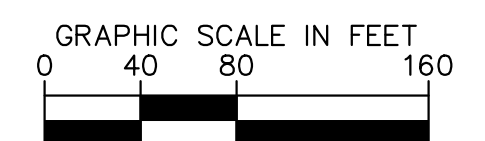
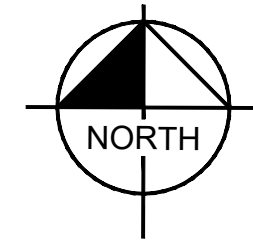
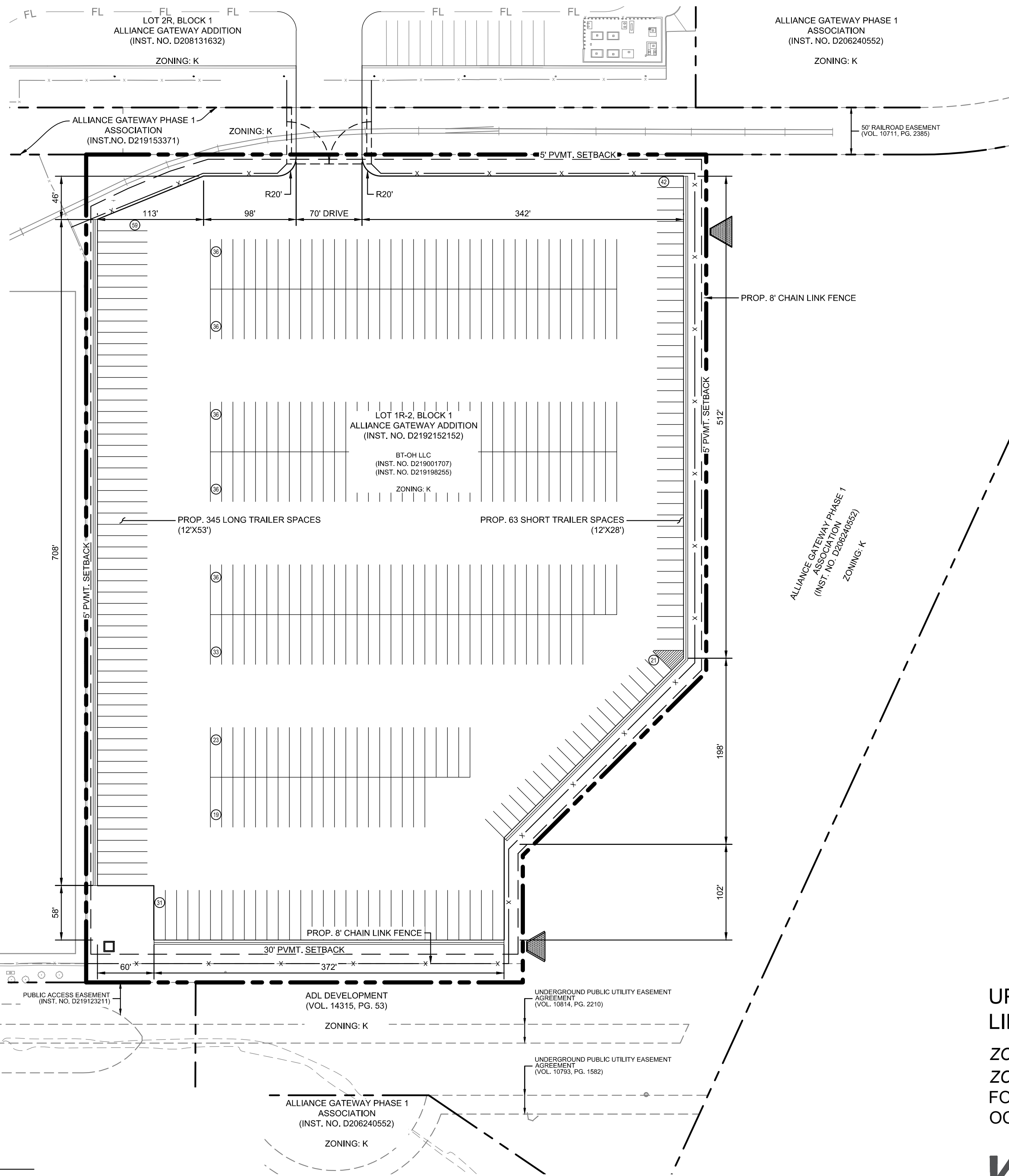
■ Subject Area
▨ 300 Foot Notification

0 175 350 700 Feet



LOCATION MAP

N.T.S.



LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING FENCE
- PROPOSED FENCE
- PARKING STALL COUNT

- LEGEND**
1. ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
 2. ALL SIGNAGE SHALL CONFORM TO ARTICLE 4, SIGNS.
 3. THIS PROJECT SHALL COMPLY WITH SECTION 6.301, LANDSCAPING.
 4. THIS PROJECT SHALL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

SITE DATA	
ZONING	K
EXISTING LAND USE	NONE
PROPOSED USE	TRAILER STAGING (NON-ACCESSORY)
LEGAL DESCRIPTION	LOT 1R-2, BLOCK 1 ALLIANCE GATEWAY ADDITION
REQUIRED PARKING (ADA)	0 (0)
PROPOSED PARKING (12'X28') (ADA)	63 (0)
PROPOSED PARKING (12'X53') (ADA)	345 (0)

LIBERTY WAY
(A 120-FOOT WIDE RIGHT-OF-WAY)

**UPS INDEPENDENCE
LIBERTY WAY STAGING LOT**
ZONING SITE PLAN
ZC-20-140
FORT WORTH, TX
OCTOBER 2020



13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
(972) 770-1300
TEXAS REGISTERED ENGINEERING FIRM F-928

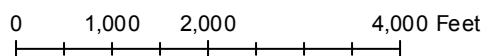
DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

OWNER: BT-OH, LLC
55 GLENLAKE PARKWAY NORTHEAST
ATLANTA, GEORGIA 30328
(817) 300-3235

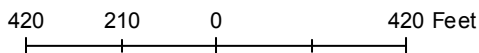
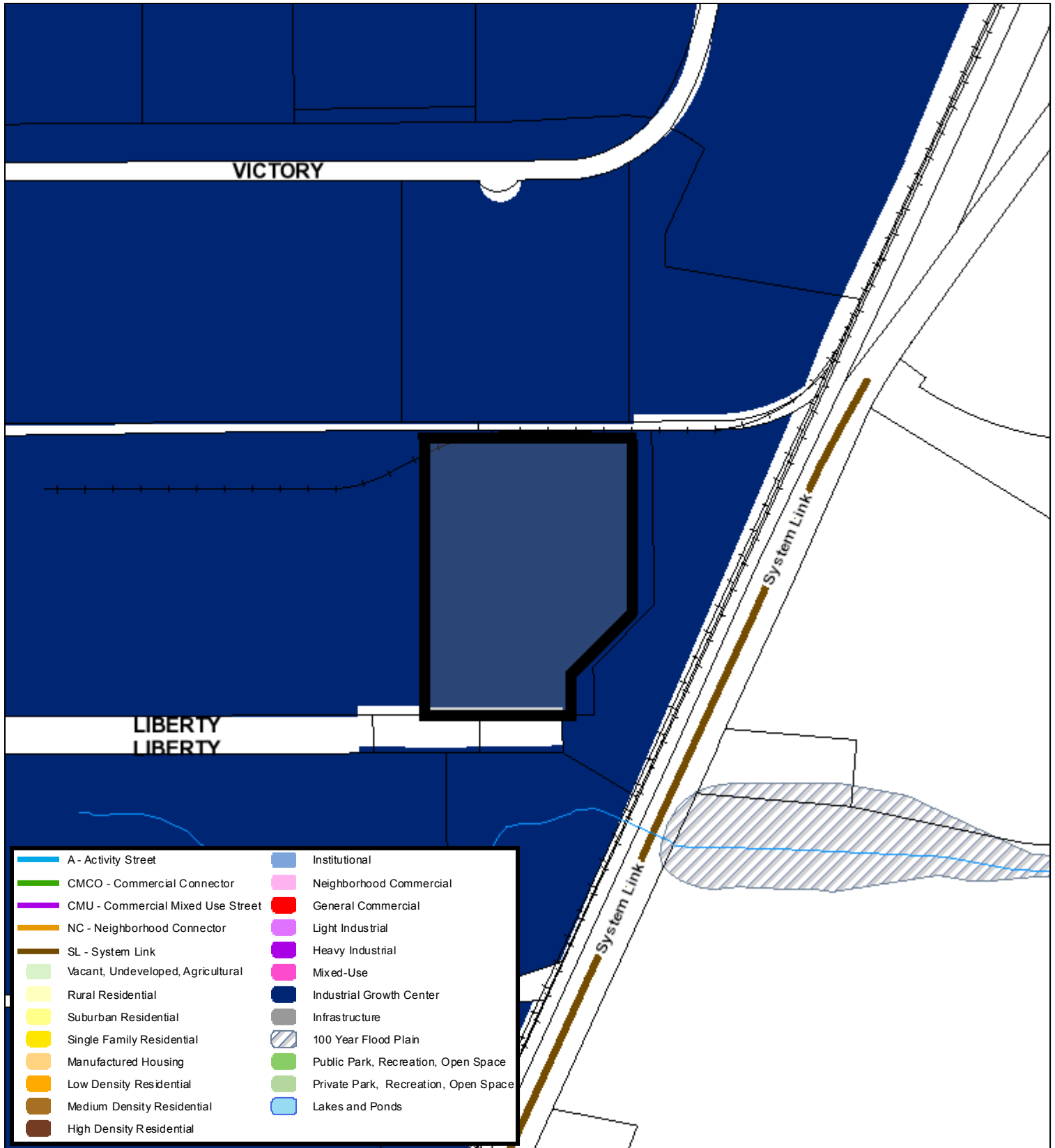
DEVELOPER: BT-OH, LLC
55 GLENLAKE PARKWAY NORTHEAST
ATLANTA, GEORGIA 30328
(817) 300-3235

APPLICANT/ENGINEER: SARAH SCOTT, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
(972) 770-1300

Area Map



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



0 262.5 525 1,050 Feet

