



Zoning Staff Report

Date: October 17, 2023

Case Number: ZC-23-114

Council District: 11

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: RIG Properties, LLC / Amr Elborai of Elborai Group, LLC

Site Location: 2937 N Beach Street

Acreage: 2.19 acres

Request

Proposed Use: Office/Warehouse

Request: From: "E" Neighborhood Commercial

To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus warehouse; site plan included

Recommendation

Land Use Compatibility: Requested change **is not compatible**

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

The subject site is in Council District 11 at the border of the City of Fort Worth and Haltom City. The site is undeveloped. The intent is to develop the site for office/warehouse. This request, if approved, would rezone the property from “E” Neighborhood Commercial to Planned Development for all uses in the “E” Neighborhood Commercial district plus warehouse. Warehouse use is not a permitted use under the “E” district; however, it can be considered under the PD zoning district if approved. The project consists of two buildings totaling 18,900 square feet both single-story. Together they will contain a total of nine (9) office/warehouse suites for contractors (AV, HVAC, etc.). The applicant indicates the buildings will have masonry facades with store front appearance towards Beach and Elinor Streets

The applicant submitted the required site plan with their application, which is attached for reference. Development standards for the “E” district include but are not limited to: a 20-foot supplemental building setback adjacent to residential, 5-foot bufferyard with plantings, transitional wall requirements and a 10% landscape requirement.

Surrounding Zoning and Land Uses

North “I” Light Industrial / Multi-tenant building and storage yard
East N/A / Haltom City
South “E” Neighborhood Commercial / Multi-tenant retail building
West “A-5” One-Family and “B” Two-Family / Single-family residences

Recent Zoning History

- ZC-07-090 – The property was rezoned from “B” Two-Family to “E” Neighborhood Commercial

Public Notification

300-foot Legal Notifications were mailed on August 30, 2023.
The following organizations were emailed on August 30, 2023:

Organizations Notified	
Riverside Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Oakhurst Alliance of Neighbors
Birdville ISD	Fort Worth ISD
Bonnie Brae NA*	

**Located in this registered neighborhood organization*

Development Impact Analysis

Land Use Compatibility

Directly to the west of the site are a mix of duplex and single-family homes. There are sporadic commercial and Industrial properties on the Fort Worth side of Beach street. The mix of industrial and commercial is consistent along this portion of Beach St from 28th Street to the south to Chesser Boyer Road to the north. The property directly to the south was rezoned from “B” to “E” which aligns with the future land use plan.

Although the proposed warehouse use may be compatible with uses along the Beach Street frontage, the proximity to adjoining residential to west has the potential for negative impacts. These would include noise, odors and fumes that could occur with warehouse use.

Furthermore, it appears the Industrial uses located along Beach Street have been operating long term rather than new developments. The subject site is undeveloped and is zoned in compliance with the land use plan.

The proposed zone change **is not compatible** with existing land uses.

Comprehensive Plan Consistency – Northeast

The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial on the Future Land Use Map. The use of office/warehouse is a more intense use than those suggested by the City’s Comprehensive Plan.

The proposed rezoning **is not consistent** with the adopted Comprehensive Plan designation.

COMMERCIAL	
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area ER, E, MU-1

Zoning & Land Use Comments

Site Plan Comments/Revisions:

- Are any canopy trees going to be removed with the addition of buildings? Confirm you can meet the Urban Forestry requirements before going through Zoning Commission & City Council. If you can’t meet their requirements then a waiver for Urban Forestry would need to be added to the PD submittal on the front end. Commercial canopy coverage increases to 30% from Industrial’s 20%. [Urban Forestry Requirements are met](#)
- There is a five foot buffer yard required within the so foot building setback. Bufferyards must earn a minimum of 25 points that are awarded for providing and maintaining specific landscaping and design features as provided for in Sec. 6.300 (g) Zoning Ord. – This is an FYI and you appear to be able to meet this. [Min. 5’ is met and will meet 25 points](#)
- The owner and/or occupant of the use shall also erect and maintain a solid masonry wall, wood fence, or combination thereof, to a height that is a minimum of six feet above the grade of adjacent property along the entire adjacent property line except for minimum required front yards and visibility triangles. For construction standards, see § 5.305(c). Temporary buildings, utility facilities and additions to primary structures placed on the site that are less than 30% and under 3,000 square feet are excepted from the screening requirements of

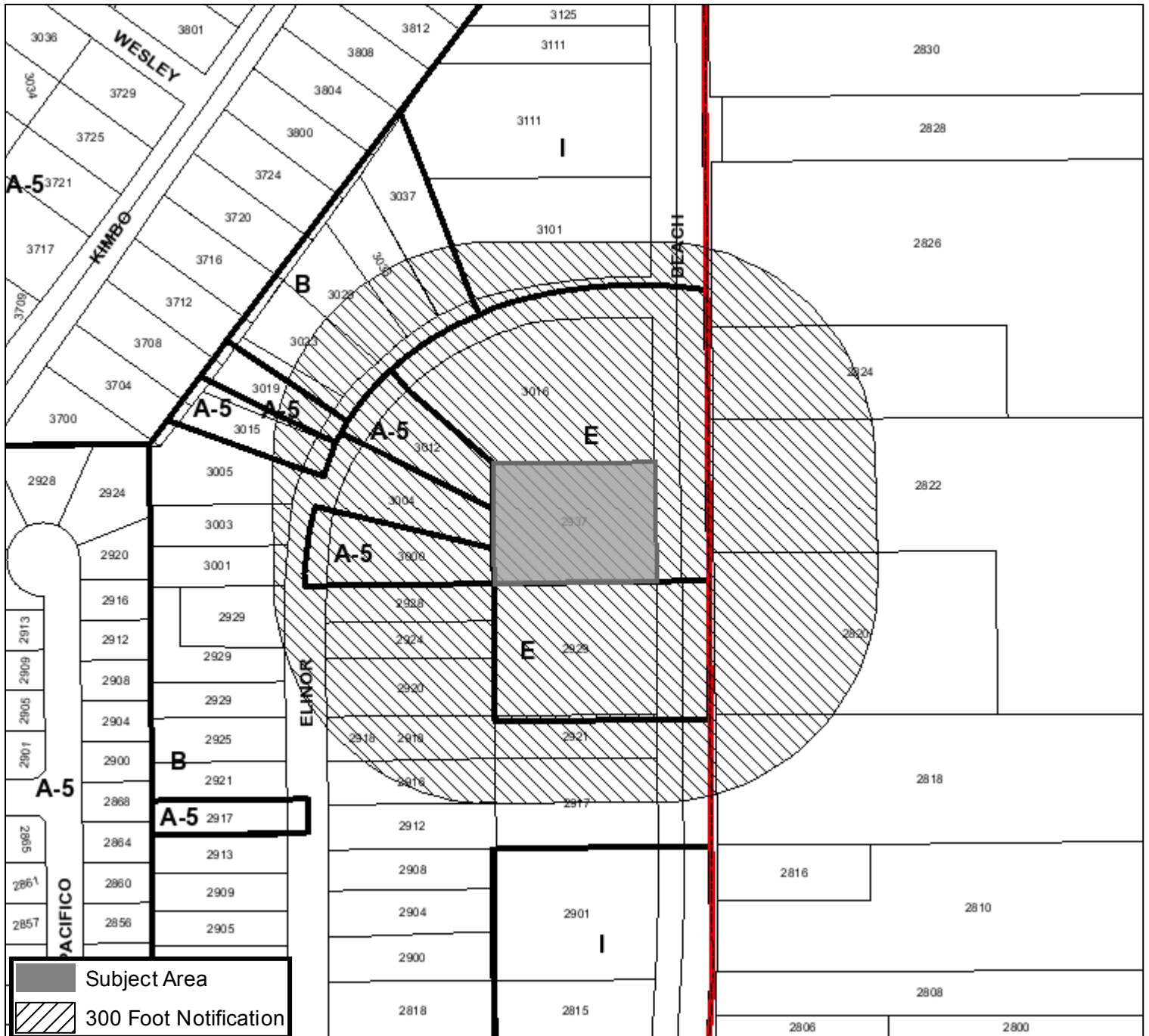
this subsection (d); however dumpsters, loading docks and ground level mechanical equipment shall be screened with a six-foot screening fence. For construction standards, see § 5.305(c). [Screening will be provided as required.](#)



- Parking – The office building requires 1 space for every 400 SF of office area. The warehouse building require one space per 500 square feet of gross floor area or one space per three employees, whichever is greater. Warehouse buildings require one space per four employees, with a four-space minimum. For further details, other uses and loading areas see Chapter 6, Development Standards, Article 2, Off-Street Parking and Loading, § 6.200. Provide a parking table indicating required parking vs provided parking [Parking Table added.](#)
- Landscaping - For commercial, generally, 10% of net site area (excludes building footprint) **This increase from the 4% required in Industrial.** See Chapter 6, Development Standards, Article 3, Landscaping, Buffers and Urban Forestry, § 6.300. Place a note on the plan “Landscaping will comply with Zoning Ordinance, Article 3, Section 6.301”. Landscaping will be met. [Note added.](#)
- Place a signature approval line on the site plan

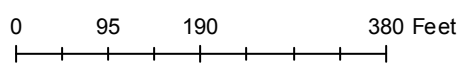


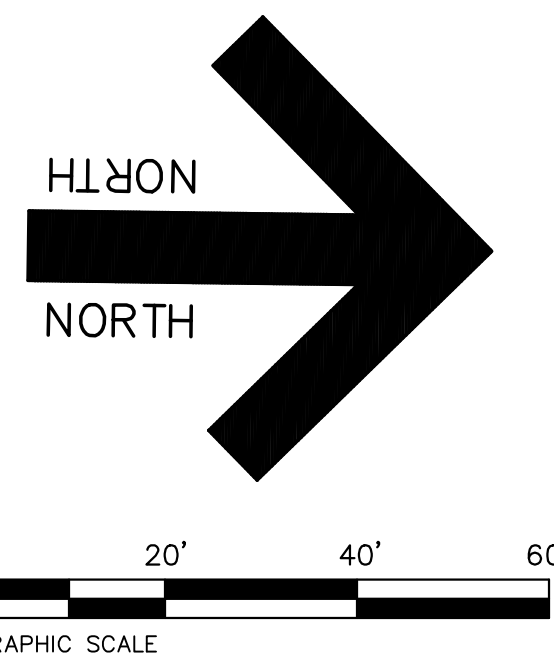
Area Zoning Map

Applicant: Rig Properties
 Address: 2937 N. Beach Street
 Zoning From: E
 Zoning To: I
 Acres: 0.82800339
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 9/13/2023
 Contact: 817-392-7869



	Subject Area
	300 Foot Notification





- GENERAL NOTES:**
1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
 2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 3. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS & DETAILS AND HARDSCAPE LAYOUT.

- ACCESSIBILITY NOTES:**
1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
 2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
 3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
 4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

PARKING DATA

BUILDING AREA = 18,900 SQ. FT.
 BUILDING USE: OFFICE WAREHOUSE (40% OFFICE AND 60% STORAGE/WAREHOUSE)
 PARKING REQUIRED: 1 SPACE PER 400 SQ. FT. OFFICE = 18.9 SPACES
 1 SPACE PER 500 SQ. FT. STORAGE = 22.7 SPACES
 TOTAL PARKING REQUIRED = 42 SPACES
 PARKING PROVIDED: 66 SPACES

NOTE:
 LANDSCAPING WILL COMPLY WITH ZONING ORDINANCE, ARTICLE 3, SECTION 6.301.

LEGEND

	PROPOSED ON-SITE CONCRETE PAVEMENT (6" 3,600 PSI)
	PROPOSED DUMPSTER PAD CONCRETE PAVEMENT (7" 3,600 PSI)
	PROPOSED CONCRETE WALK

Approved: _____
 Director of Development Services _____ Date _____

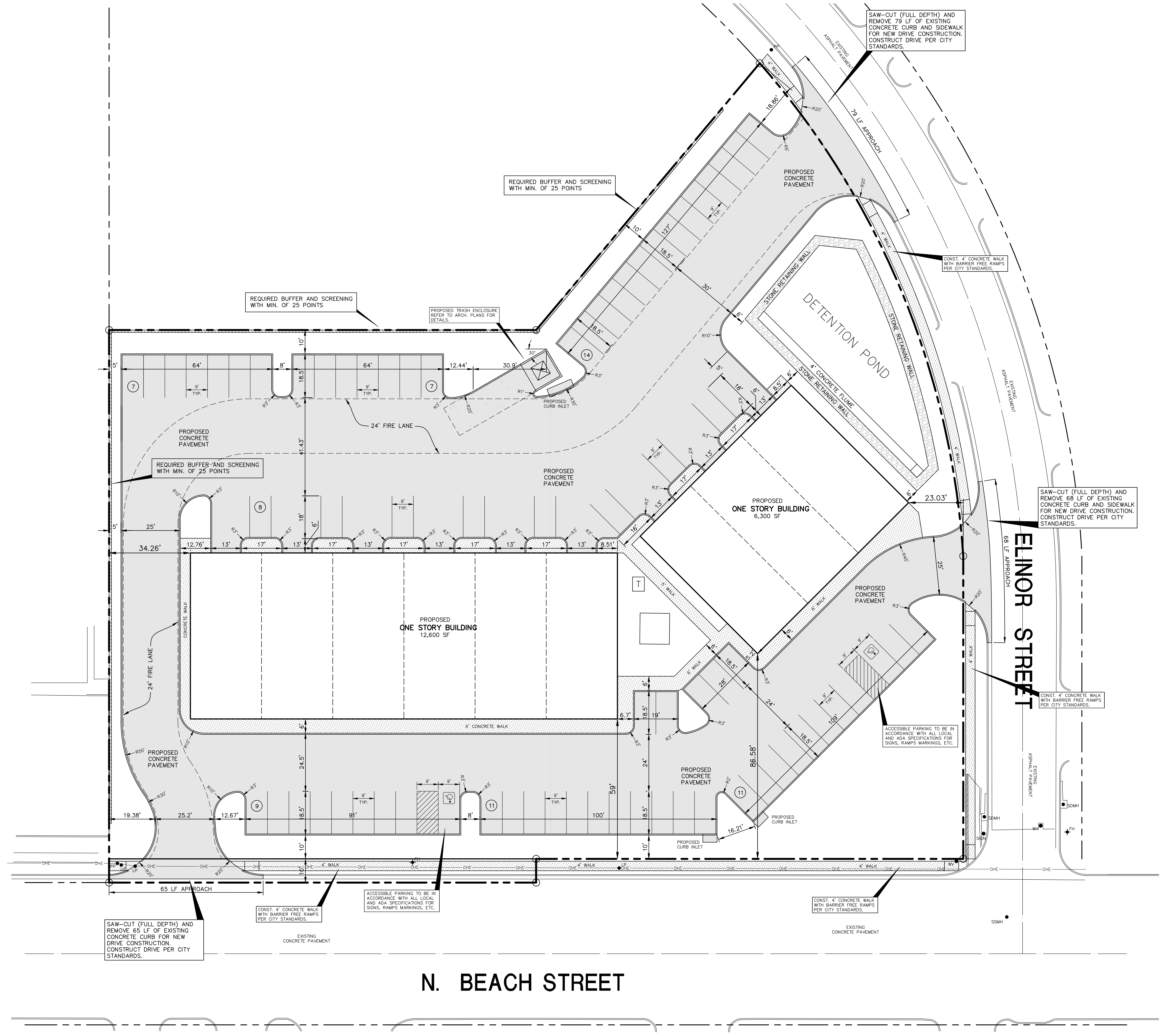
REVISIONS:	CITY COMMENTS
8-29-23	

SHEET TITLE:
**SITE PLAN FOR PD
 ELBORAI COMMERCIAL PARK**
 LOT 7R
 HARLEM GARDENS ADDITION
 2937 N. BEACH STREET AT ELINOR STREET
 FORT WORTH, TEXAS

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
 TSBP REGISTRATION NUMBER F-8527

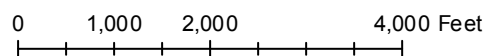
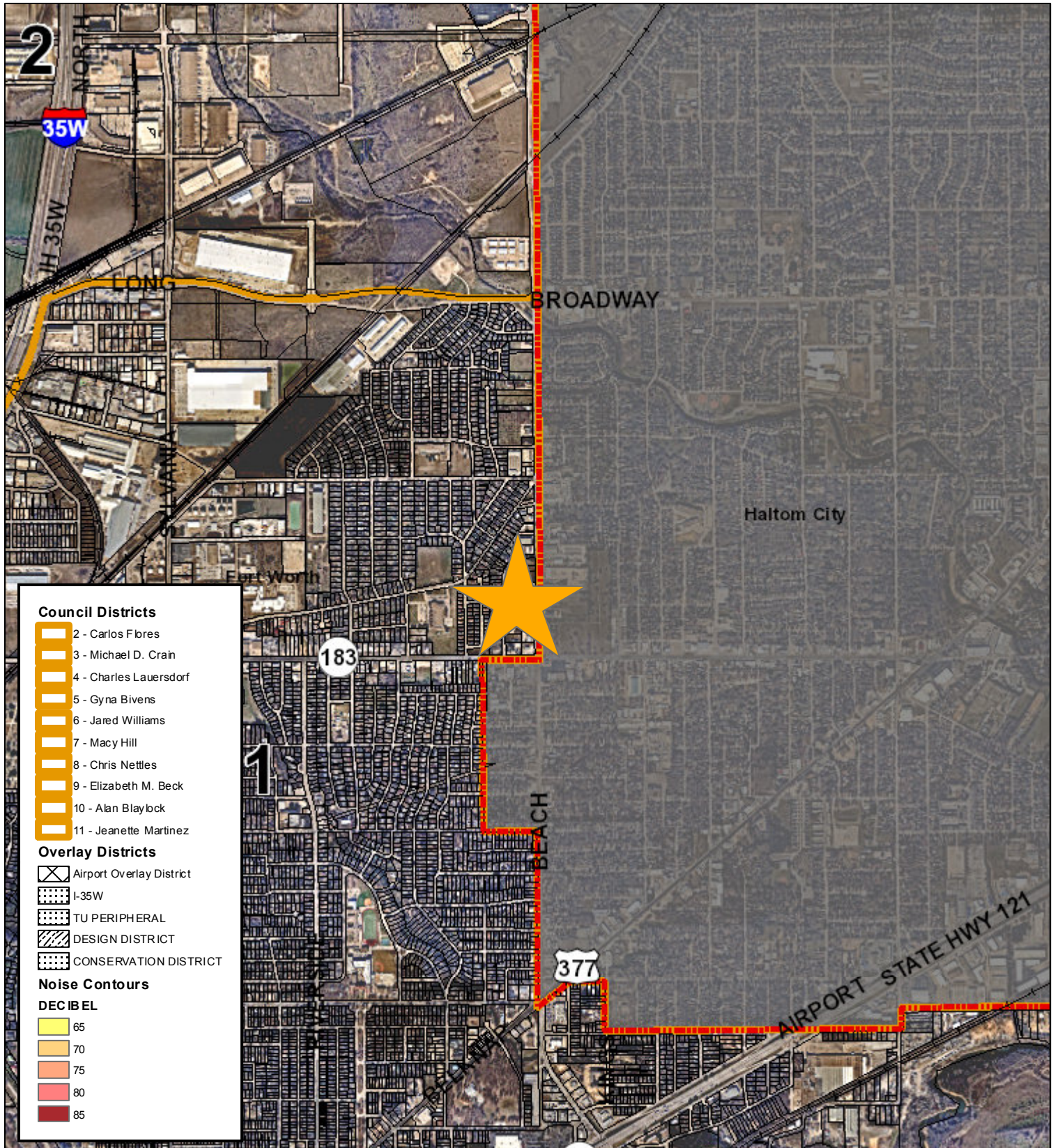
ENGINEERS • SURVEYORS • LAND PLANNERS
 2500 Texas Drive Suite 100 Irving, Texas 75062
 Tel 972-252-5357 Fax 972-252-8958

DATE: MAR. 17, 2023 DRAWN BY: JDJR SHEET NO.
 SCALE: 1" = 20' CHECKED BY: JDJR **C3** OF 12

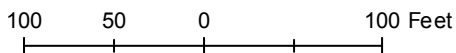
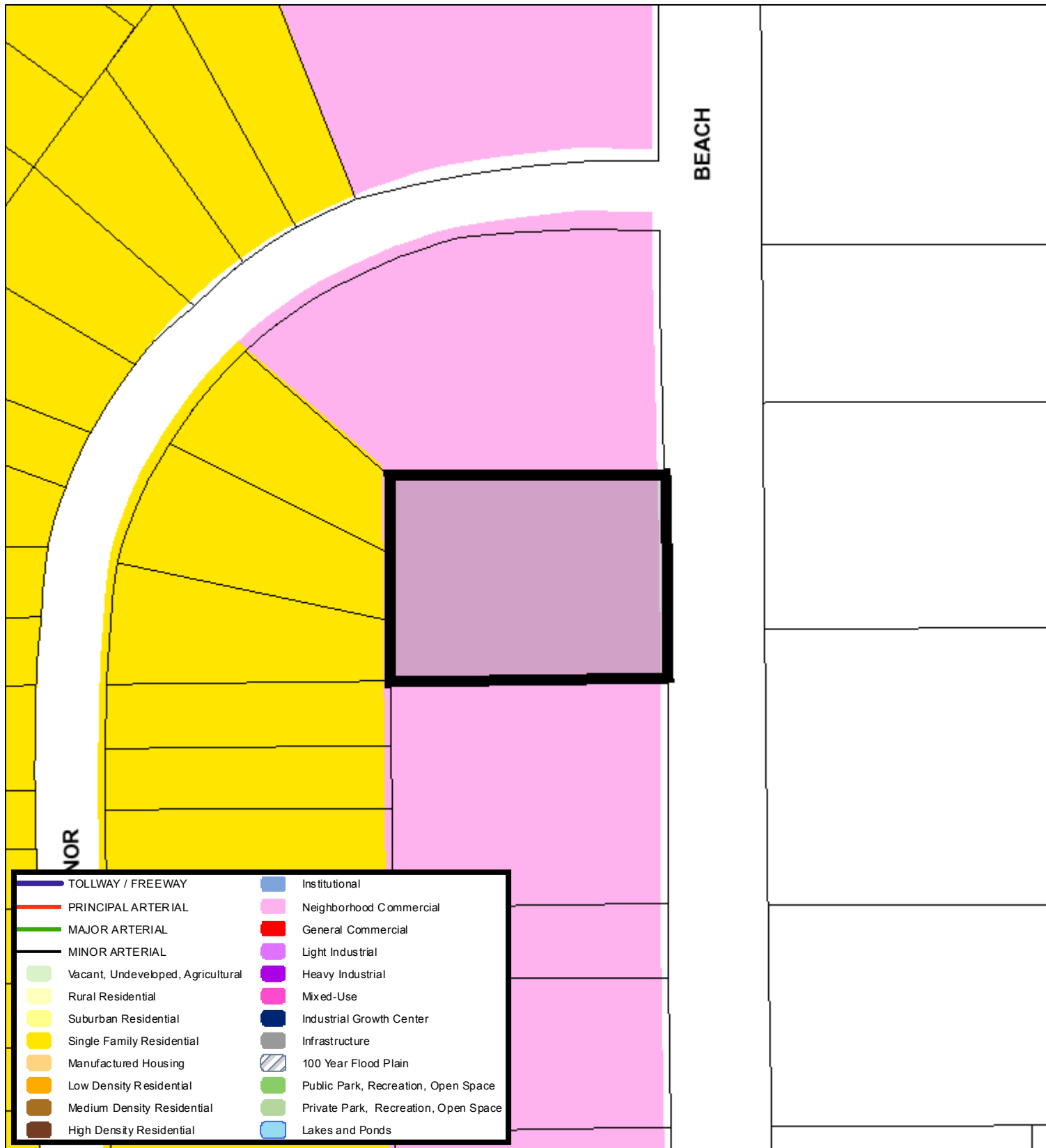


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Area Map



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 65 130 260 Feet

