



# Zoning Staff Report

Date: November 9, 2021

Case Number: ZC-21-155

Council District: 7

## Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: 6824 LP / Aaron Towner

Site Location: 7617 – 7621 (odds) Jacksboro Highway

Acreage: 2.21

### Request

Proposed Use: Boat Sales & Service

Request: From: “E” Neighborhood Commercial

To: “FR” General Commercial Restricted

### Recommendation

Land Use Compatibility:

Requested change **is not compatible.**

Comprehensive Plan Consistency:

Requested change **is not consistent (technical inconsistency).**

Staff Recommendation:

**Denial**

Zoning Commission Recommendation:

**Approval by a vote of 7-0**

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## Project Description and Background

The subject property is located along the south side of Jacksboro Highway, just west of Surfside Drive and approximately 0.2 miles north of Lake Worth. This property was annexed into the City of Fort Worth in 2016 as part of a larger 93.4-acre tract and assigned “E” Neighborhood Commercial zoning upon annexation (case no. ZC-16-199). Several of the existing uses on surrounding properties were in operation prior to the annexation in 2016 and may not align with current allowed uses in the “E” Neighborhood Commercial District.

The applicant is requesting to rezone the 2.21-acre subject property from “E” Neighborhood Commercial to “FR” General Commercial Restricted to allow for boat sales and service use. There is an existing commercial building on the property that would be used for the sales office and service space, and boats would be stored on the rear portion of the lot. Most automotive related uses are not allowed in the “E” Neighborhood Commercial zoning district including boat rental or sales.

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / Commercial Buildings, Outdoor Storage  
East “E” Neighborhood Commercial / RV Park, Convenience Store  
South “A-5” One-Family / Single-Family Dwellings  
West “E” Neighborhood Commercial / Commercial Buildings, Single-Family Dwelling

## Recent Zoning History

- ZC-16-199: Assigned “E” Neighborhood Commercial zoning to the subject property upon annexation.

## Public Notification

300-foot Legal Notifications were mailed on September 24, 2021.  
The following organizations were notified: (emailed September 28, 2021)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	North Lake Worth NA
Scenic Shores NA*	Streams And Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
Fort Worth ISD	Azle ISD

*\*This Neighborhood Association is located closest to the subject property*

# Development Impact Analysis

## Land Use Compatibility

The applicant is proposing to change the zoning of this site from “E” Neighborhood Commercial to “FR” General Commercial Restricted. All surrounding properties to the north, east, and west that front Jacksboro Highway are zoned “E” Neighborhood Commercial. These properties are developed with a variety of commercial and industrial uses, many of which were in operation prior to annexation of this property in 2016. These uses include an RV park, convenience store, and large areas of outdoor storage. Properties immediately to the south are zoned “A-5” One-Family and are developed with single-family residences.

The existing “E” Neighborhood Commercial zoning was assigned upon annexation of the property in 2016 to align with the Future Land Use Designations for this site, and also due to the proximity to Lake Worth, which is a water supply source for the City of Fort Worth.

The proposed zoning is **not compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Far West

The 2021 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. “FR” General Commercial Restricted is not included in the list of zoning districts envisioned for the Neighborhood Commercial category, as detailed in the excerpt from the Comprehensive Plan below. The existing zoning of this site, “E” Neighborhood Commercial, is included in this list.

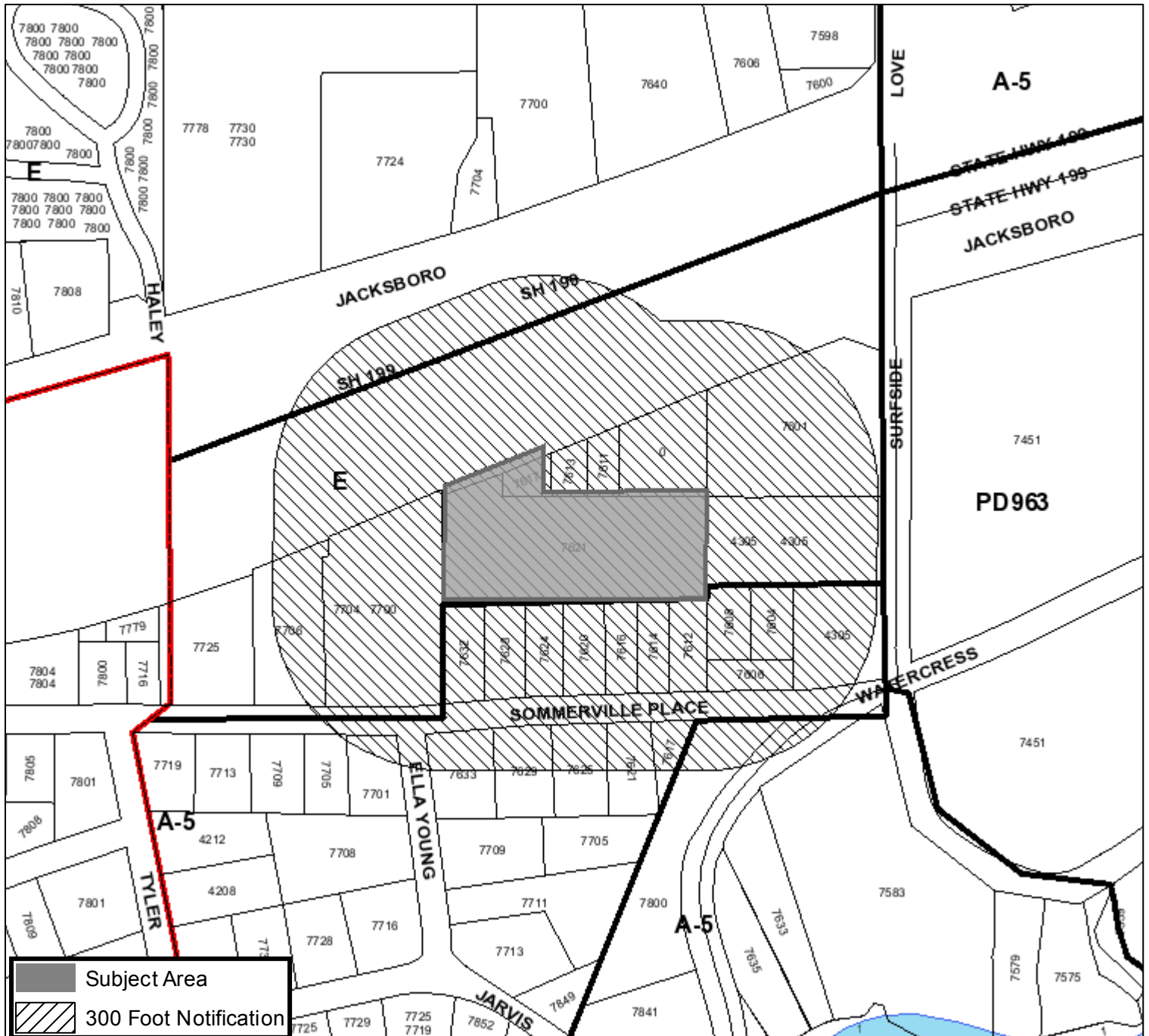
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, all Commercial, MU-1, MU-2, Form-Based Codes

The proposed zoning is **not consistent** with the Comprehensive Plan (technical inconsistency).

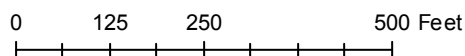


# Area Zoning Map

Applicant: 6824 LP  
 Address: 7617 - 7621 (odds) Jacksboro Highway  
 Zoning From: E  
 Zoning To: FR  
 Acres: 2.21309391  
 Mapsco: 45U  
 Sector/District: Far West  
 Commission Date: 10/13/2021  
 Contact: 817-392-2495

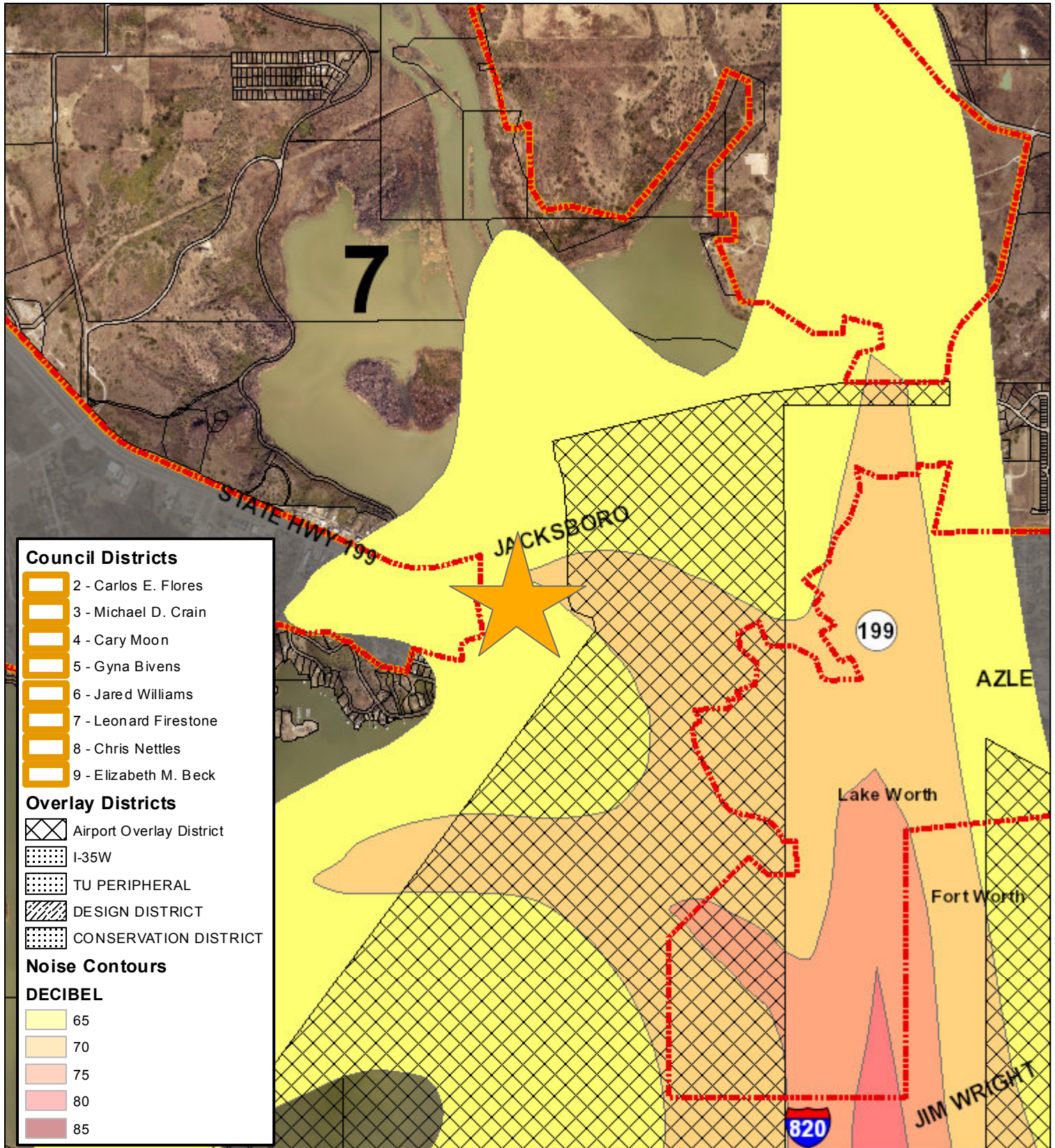


	Subject Area
	300 Foot Notification










### Area Map








**Council Districts**

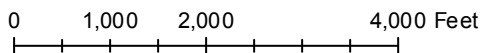
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

**Overlay Districts**

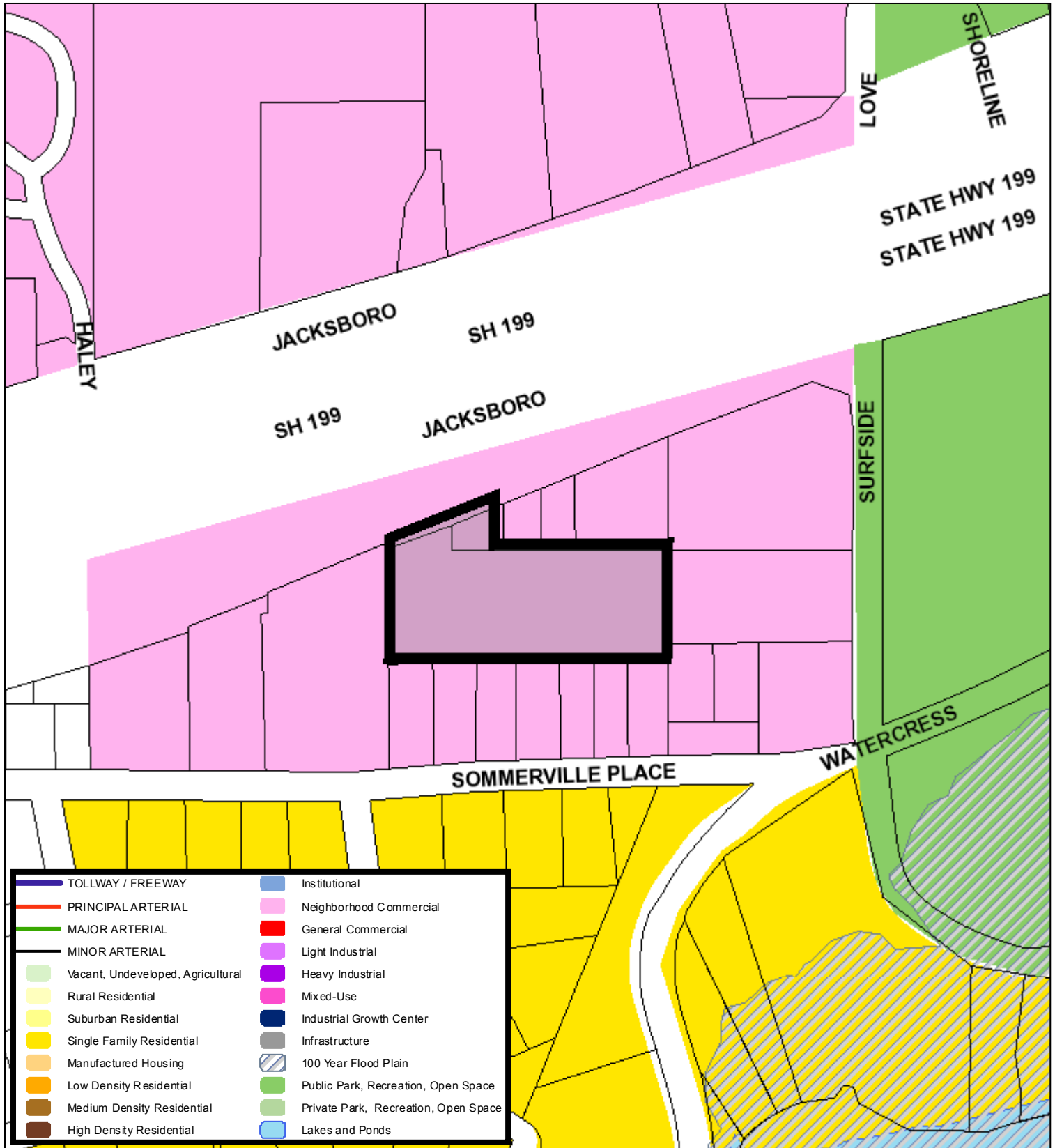
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

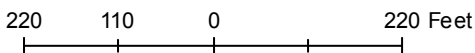
- DECIBEL**
-  65
  -  70
  -  75
  -  80
  -  85



### 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



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



0 140 280 560 Feet

