



Zoning Staff Report

Date: November 8, 2022

Case Number: ZC-22-130

Council District: 5

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: 820 & Sandy Brook LLC / Oziel Vigil, Reliable Commercial

Site Location: 601 E. Loop 820

Acreage: 6.47 acres

Request

Proposed Use: Flex Office and Warehouse Space

Request: From: "E" Neighborhood Commercial

To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus warehouse (warehouse use not to exceed 80% of square footage with a minimum of 20% office/showroom/retail); welding shop; assembly of pre-manufactured parts, except for vehicles, trailers, airplanes, or mobile homes; site plan included

Recommendation

Land Use Compatibility:

Requested change **is compatible**

Comprehensive Plan Consistency:

Requested change **is consistent (Technical Consistency)**

Staff Recommendation:

Approval, conditional upon working with staff to correct the site plan

Zoning Commission Recommendation:

Approval by a vote of 8-0

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
 - d. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

This project is located east of E Loop 820, just south of Sandybrook Dr. The site is located about 1000 feet north of John T White Rd. and about 2000 feet south of Randol Mill Rd. The 820 Loop is to the west of the site and a single-family residential neighborhood is to the east. The site is currently undeveloped.

The applicant is requesting to rezone from “E” Neighborhood Commercial to a Planned Development “PD/E” plus the following additional uses:

- Warehouse (not to exceed 80% of the square footage, with a minimum of 20% to be office/showroom/retail)
- Welding Shop
- Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes, or mobile homes.

The intent is, besides the additional proposed uses, that all tenants be users allowed by right in the base “E” Neighborhood Commercial district. In “E” Neighborhood Commercial, buildings are allowed to have warehouse space, as long as it is the minority (49% or less) of the building’s square footage, with 51% or more of the square footage used for the use allowed in “E”. However, this Planned Development seeks to allow the proposed uses to have a larger percentage of the building used for warehouse space. The rear of the buildings will have roll-up bay doors to each suite, while the front of the suite will have an office/retail look and use.

The applicant has also submitted a site plan for the project. Any changes made to the site plan after its approval must either be handled administratively by staff (if it is deemed a minor amendment to the site plan) or must go back through the public hearing process if the changes are greater than what can be approved administratively, per the Zoning Ordinance.

Surrounding Zoning and Land Uses

North PD1083 / undeveloped
East “A-5” One-Family / Single Family Neighborhood
South “E” Neighborhood Commercial / commercial
PD74 / Public Storage mini-warehouse
West East Loop 820 with multifamily (“C” Medium Density) on the other side

Recent Zoning History

- ZC-22-074 from E to PD/CR for detached multifamily; case withdrawn; northwest of subject site
- ZC-21-074 from ER to CF; denied by City Council August 3, 2021; southeast of subject site
- ZC-21-036 from A-43 to A-7.5; case withdrawn; southeast of subject site
- SP-20-015 amend site plan for PD1071 for contractor yard; effective 9-24-2020; south of subject site
- ZC-19-156 713 acres from various to various; Council-Initiated Rezoning; effective 12-28-2019; east of subject site
- ZC-19-156R from C to R2 and from E to A-21; effective 3-19-2020; east of subject site

Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.
The following organizations were emailed on September 30, 2022:

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Sunset Oaks HOA, Inc
Woodhaven NA	Streams and Valleys Inc
Woodhaven Community Development	Fort Worth ISD
Neighborhoods of East Fort Worth	John T White NA
East Fort Worth, Inc.	Trinity Habitat for Humanity
East Fort Worth Business Association	

** Not located within an active registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The surrounding land uses are undeveloped tracts to the north, interstate highway to the west, single-family residential to the east, and commercial to the south. Further out are apartments, self-storage units, and a church.

While the overhead bay doors on the rear of the buildings are not necessarily compatible with the single-family to the rear, the buildings are placed roughly 100 feet away from the property line that abuts the neighborhood. A bufferyard with screening must be implemented. The bay doors are not true loading docks as typically seen in a warehouse. Additionally, just south of this project is a mini-warehouse (self-storage) facility which also has bay doors.

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

Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan currently designates the subject property as Neighborhood Commercial on the Future Land Use Map.

Below is a portion of a table from the Comprehensive Plan in “Ch. 4 Land Use” categorizing land use and zoning conformance.

FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

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

The Planned Development's base of "E" Neighborhood Commercial is consistent, while the added uses not typically allowed in "E" zoning would technically not be consistent; Therefore, overall, the proposed use is consistent.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policy of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

Based on conformance with the policies stated above, the proposed zoning is **consistent (technically consistent)** with the Comprehensive Plan.

Economic Development Plan

The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to "quality of place" throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

Site Plan Comments

Zoning

- The Zoning Commission Docket was published with a redlined version of the site plan. Applicant then worked with staff to revise all issues on the site plan and it moves forward to City Council with the revised site plan.
- The site plan is in general compliance with the Zoning Ordinance.

FYI Comments

- Tree placement can change from what is shown on the site plan, so long as it complies with the Ordinances.
- All parking spaces in excess of the maximum calculated parking required will need to mitigate for the additional parking spaces by installing additional trees, to comply with the Ordinance.

Fire Department

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
- Additional hydrants will be required to accommodate the following:
 - ? 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and
 - ? 500 ft. hose lay distance to all points of building.
- Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided:
 - ? 150 ft. for a standpipe system, and/or a sprinkler system.

- IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1 (2) and (3)
- One point of access per lot is required. Shared access must be platted as mutual access.
- IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.7 Access
- General information:
 - Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.
 - The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

Development Services-Water Section

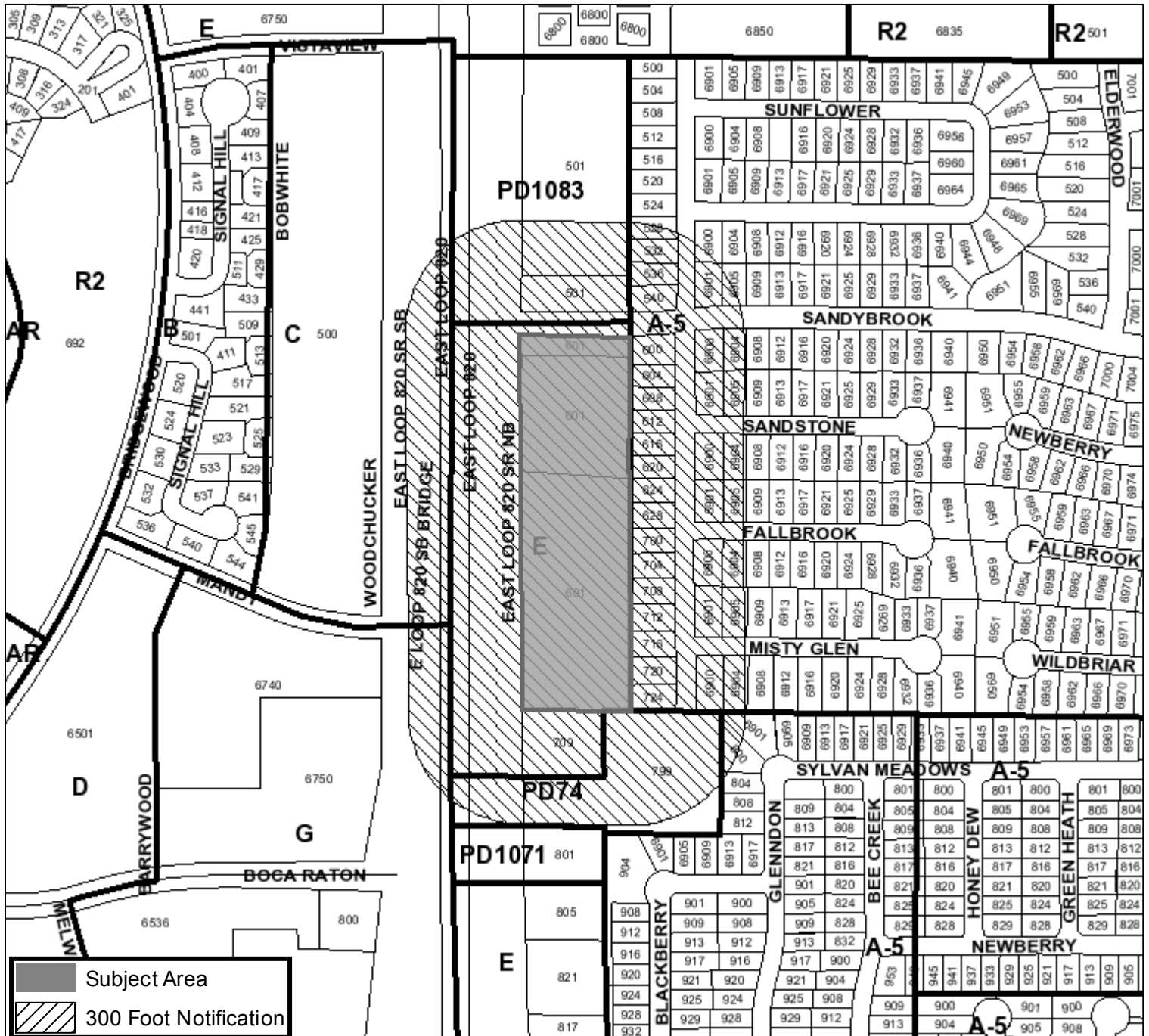
- Water and Sewer extensions required to serve each proposed lot



(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: 820 & Sandy Brook LLC
 Address: 601 E. Loop 820
 Zoning From: E
 Zoning To: PD for E uses plus flex office and warehouse
 Acres: 6.47423773
 Mapsco: 66PT
 Sector/District: Eastside
 Commission Date: 10/12/2022
 Contact: 817-392-2806



 Subject Area
 300 Foot Notification

0 190 380 760 Feet

DEVELOPMENT/PROJECT NAME:

LFP DEVELOPMENT

LOCATION:

SEC OF LOOP 820 & SANDYBROOK DR.

CITY:

CITY OF FORT WORTH, TEXAS

PROJECT INFORMATION:

BLDG. SF TABLE:		
BUILDING:	SF:	Bldg. Height:
BUILDING A	16,000 SF	25 ft.
BUILDING B	16,800 SF	25 ft.
BUILDING C	19,600 SF	25 ft.
TOTAL:	52,400 GROSS SF	

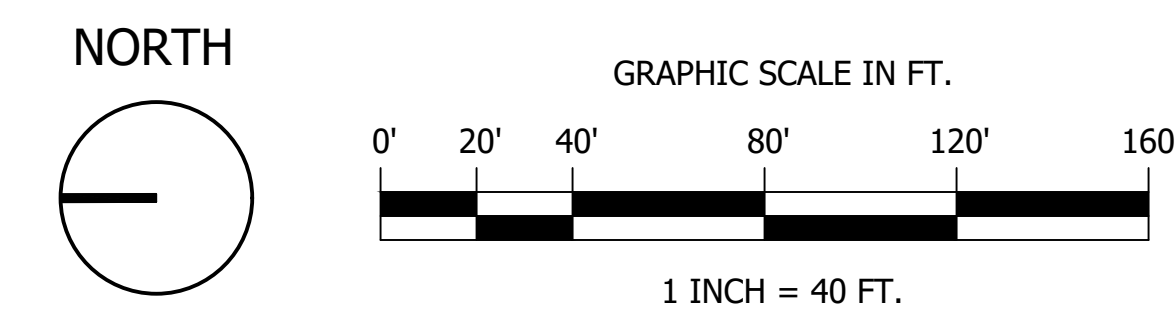
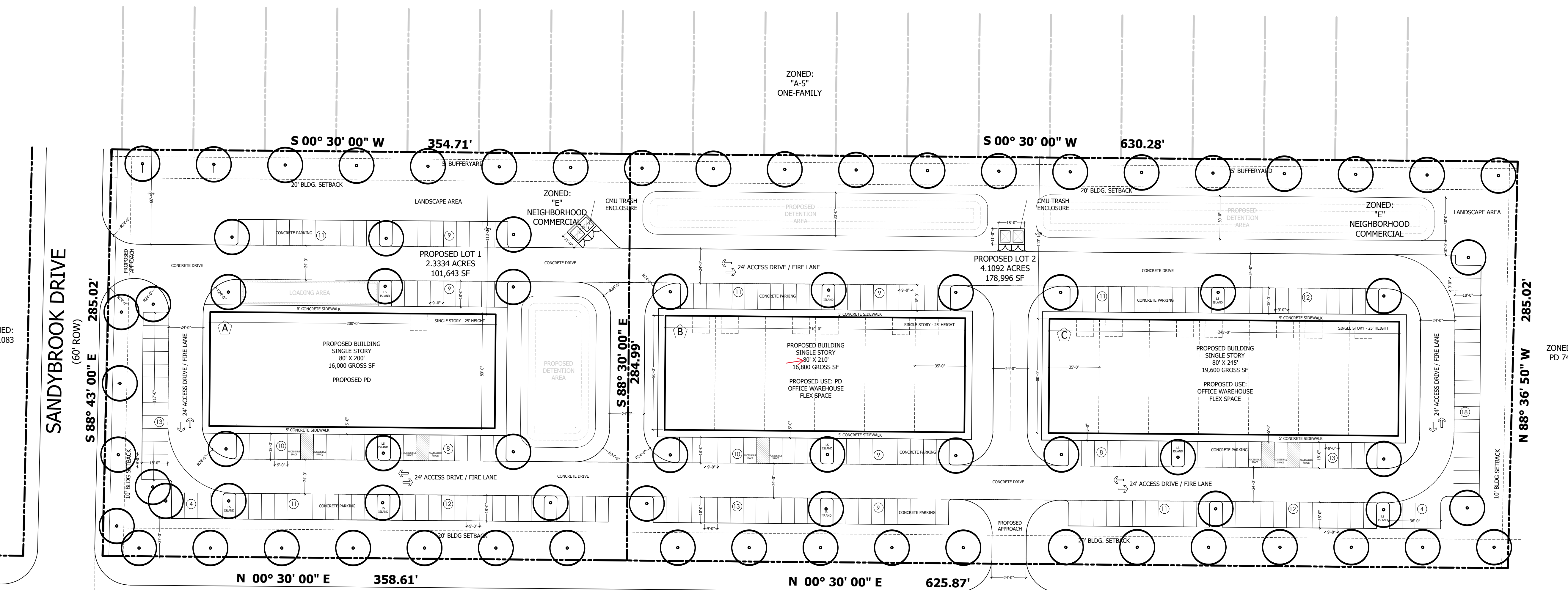
SITE SUMMARY TABLE:	
EXISTING ZONING:	"E" - NEIGHBORHOOD COMMERCIAL
PROPOSED USE:	PD-E. E USES PLUS LISTED USES
LOT AREA:	6.442 AC / 280,639 SF
LOT 1 SQUARE FOOTAGE:	16,000 SF
LOT 2 SQUARE FOOTAGE:	36,400 SF
TOTAL SQUARE FOOTAGE:	52,400 SF
LOT COVERAGE:	52,400 SF - 18.6%
FLOOR AREA RATIO:	18.6 %

LOT 1 PARKING TABLE:			
USE:	SF:	REQUIRED:	PROVIDED:
OFFICE/PROFESSIONAL BLDG.	2,000	5 SPACES	20 SPACES
WAREHOUSE	8,000	4 SPACES	51 SPACES
RETAIL	6,000	24 SPACES	20 SPACES
ACCESSIBLE SPACES:	-	2 SPACES	4 SPACES
OVERALL REQUIRED:	-	33 SPACES	91 SPACES

LOT 2 PARKING TABLE:			
USE:	SF:	REQUIRED:	PROVIDED:
OFFICE/PROFESSIONAL BLDG.	9,000	23 SPACES	25 SPACES
WAREHOUSE	18,400	8 SPACES	85 SPACES
RETAIL	9,000	36 SPACES	40 SPACES
ACCESSIBLE SPACES:	-	3 SPACES	5 SPACES
OVERALL REQUIRED:	-	67 SPACES	150 SPACES

GENERAL NOTES:

- SANITATION CONTAINER SCREEN WALLS WILL BE CMU MASONRY, WITH PRIMED AND PAINTED METAL GATE. CONTAINER WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY DESIGN REQUIREMENTS.
- ALL ROOFTOP EQUIPMENT WILL BE SCREENED FROM VIEW.
- LANDSCAPING:
ALL PLANTINGS WILL COMPLY WITH THE CITY OF FORT WORTH LANDSCAPE ORDINANCE AND STANDARDS.
- PRIMARY BUILDING MATERIALS - EXTERIOR WALLS ARE TO BE COMPOSED OF MASONRY MATERIALS SUCH AS BRICK, SPLIT FACE BLOCK, ARCHITECTURALLY FINISHED TILT-WALL, 3 COAT STUCCO, OR EIFS.
- SECONDARY EXTERIOR MATERIALS CONSIST OF NON-MASONRY MATERIALS INCLUDING ACCENT METAL OR ALUMINUM. SECONDARY MATERIAL SHALL NOT COMPRISE MORE THAN 15% OF EACH FACADE ELEVATION.
- EXCEPT FOR BRICK OR STONE, SURFACES SHALL BE PAINTED IN SUBTLE, NEUTRAL OR EARTH TONE COLORS, SPECIFICALLY INCLUDING WITHOUT LIMITATION WHITE, TAN, BROWN, AND GRAY. TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.

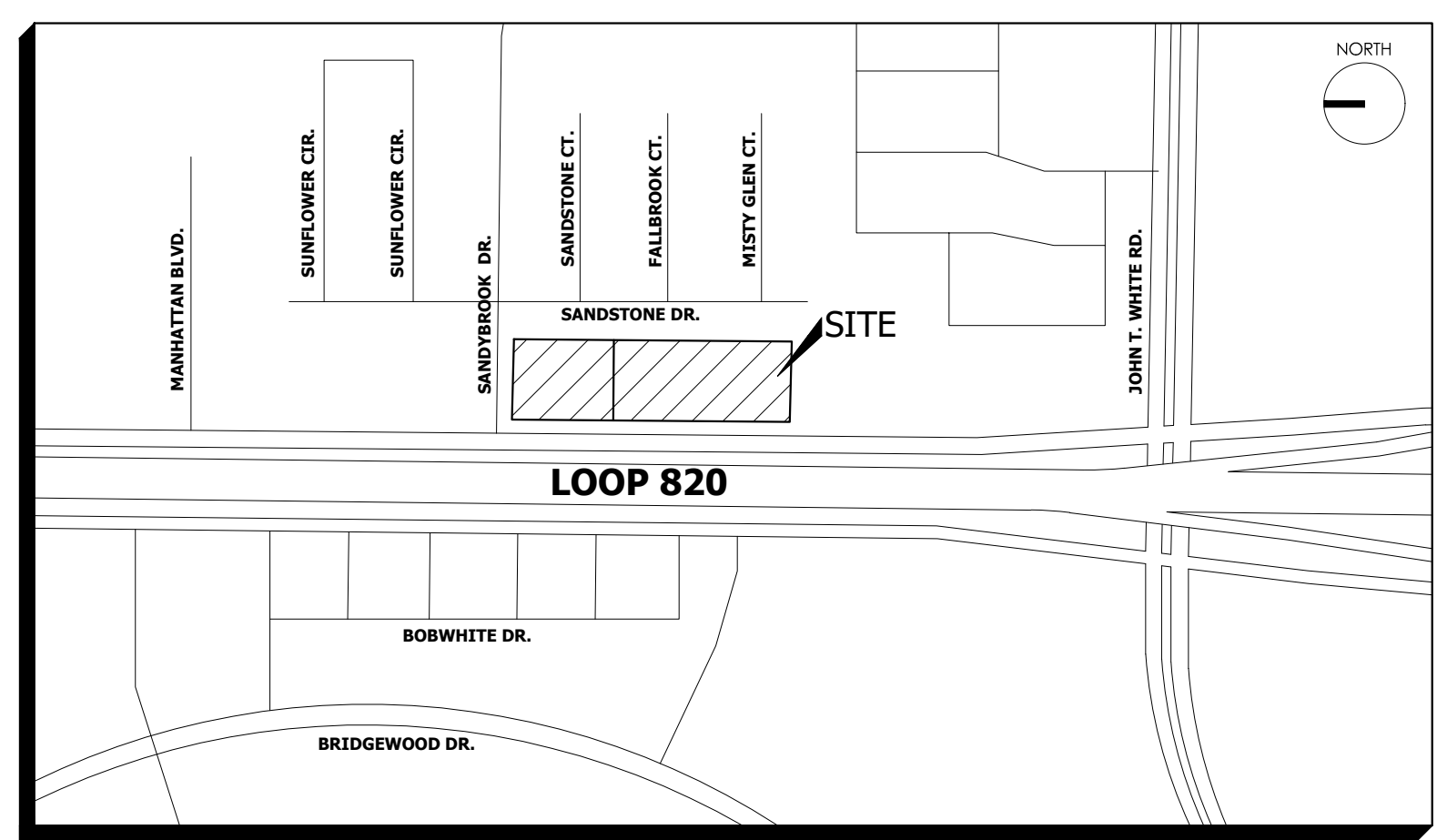


01 | SITE CONCEPT

SCALE: 1" = 40 FT.

- PD FOR ALL "E" USES PLUS:
- WAREHOUSE USE (WAREHOUSE NOT TO EXCEED 80% OF SQUARE FOOTAGE WITH A MINIMUM OF 20% OFFICE/SHOWROOM/RETAIL).
 - WELDING SHOP USE ON LOT 1.
 - ASSEMBLY OF PRE-MANUFACTURED PARTS LOT 1. EXCEPT VEHICLES, TRAILERS, AIRPLANES, OR MOBILE HOMES.

- SITE PLAN NOTES**
- AREA LIGHTING:**
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- SIGNS:**
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- LANDSCAPING:**
- PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 - PROJECT WILL COMPLY WITH SECTION 6.300, BUFFERIARDS



VICINITY MAP NTS

OWNER:
820 & Sandy Brook LLC
411 Harwood Rd.
Bedford, TX 76021
Phone: 817-903-8098
email: derek@dequireproperties.com
Attn: Derek

APPLICANT:
Peyco Southwest Realty, Inc.
1703 North Peyco Dr.
Arlington, TX 76001
Phone: 817-980-2999
email: jmaibach@peycosouthwest.com
Attn: Jim Maibach

CONTRACT PURCHASER:
LFP Properties Inc.
7505 Glenview Dr. Ste. 150
North Richland Hills, TX 76108
Phone: 817-896-1884
email: luis@lfp.com
Attn: Luis Pardo

CITY OF FORT WORTH, TEXAS

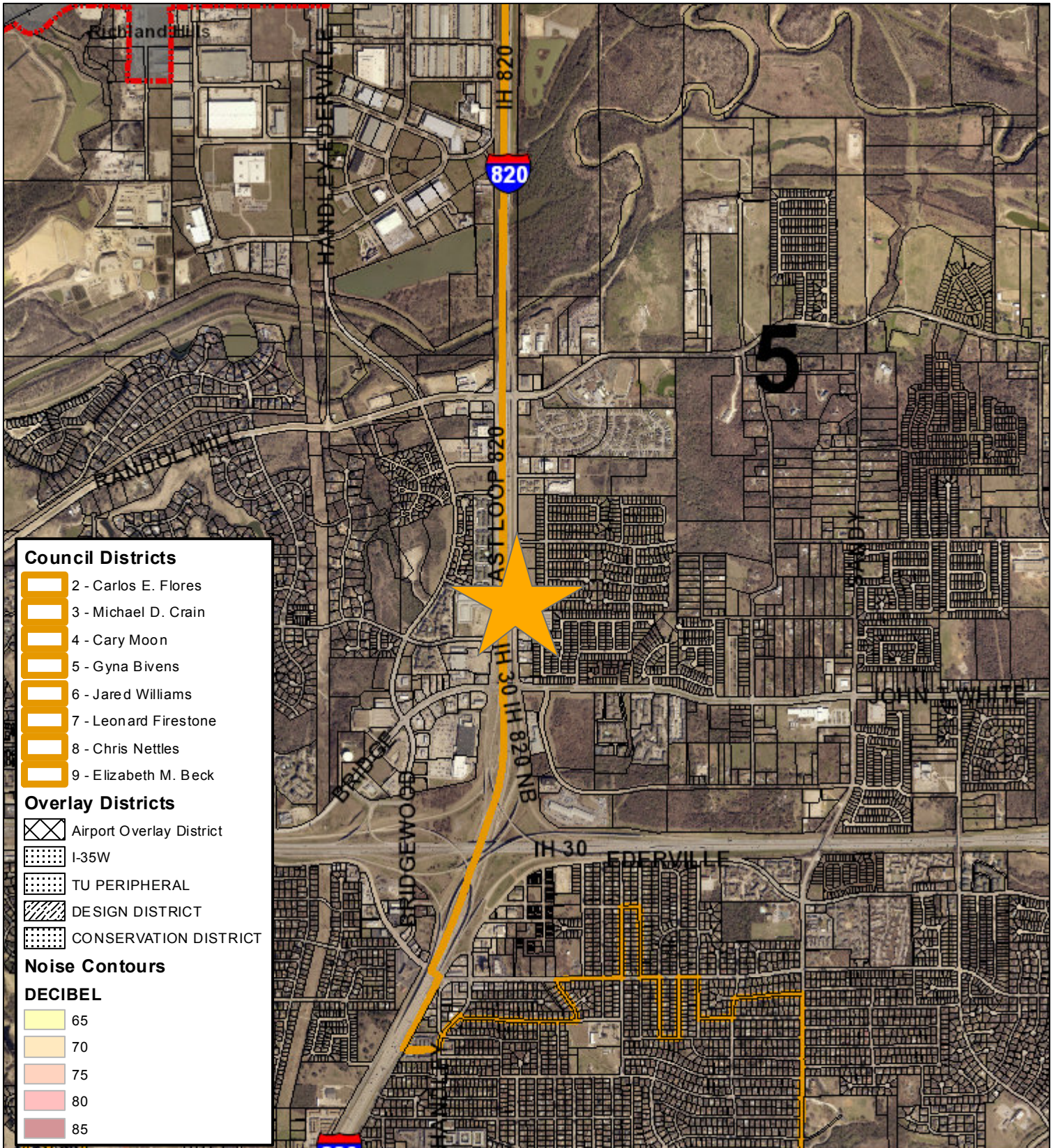
By: _____
Director of Development Services

Date: _____

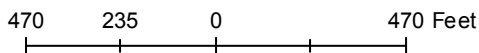
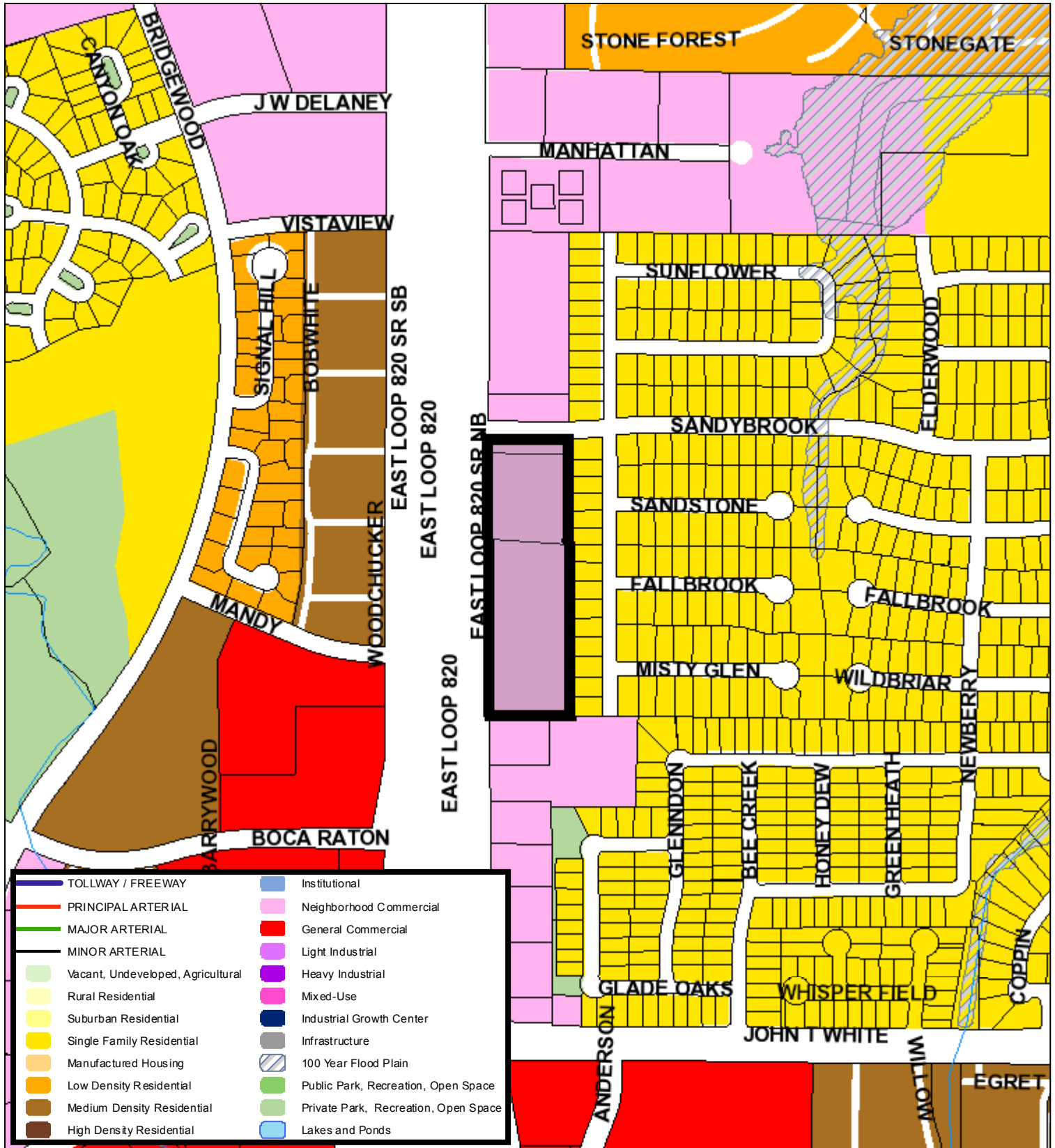
LFP LOOP 820 DEVELOPMENT
CONCEPT SITE PLAN FOR PD
FT. WORTH ZONING CASE #: ZC-22-130
ROBERT RAY SURVEY, ABSTRACT NO. 1290
6.443 ACRES
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
July 1, 2022

Rev. 1 - 08.31.2022
Rev. 2 - 10.07.2022

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



0 295 590 1,180 Feet

