



Zoning Staff Report

Date: November 9, 2021

Case Number: ZC-21-176

Council District: 3

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Scott Hamilton / Brandon O'Donald, Pape-Dawson Engineers

Site Location: 2760 Glenrock Drive

Acreage: 2.40 acres

Request

Proposed Use: Office / Warehouse

Request: From: "E" Neighborhood Commercial / NASJRB Overlay

To: Add Conditional Use Permit (CUP) for Warehouse

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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Project Description and Background

The applicant is proposing to build an office for a landscaping company on this site, with an attached warehouse to securely store goods and trucks inside the building overnight. The proposed office is 1,500 square feet and the proposed warehouse is 4,000 square feet.

This case was previously heard by the Zoning Commission at the September 8th, 2021 hearing. After receiving feedback from the Commission and the public, the applicant opted to modify their request. They have worked with staff to transition the application from a rezoning request to a Conditional Use Permit (CUP) request. This compromise should be seen as a positive change since it will not open the door up to potential industrial uses in the vicinity in the way the previous rezoning request did. The commercial zoning will remain as-is, with only a warehouse use being permitted, pending approval of the CUP by the City Council.

Surrounding Zoning and Land Uses

North “A-5” One-Family / power lines
East “E” Neighborhood Commercial / apartments
South “FR” General Commercial Restricted / school playground
West “A-5” One-Family / power lines

Recent Zoning History

- NASJRB Overlay zoning was added in 2014.

Public Notification

300-foot Legal Notifications were mailed on September 24, 2021.
The following organizations were emailed on September 27, 2021:

Organizations Notified	
Western Hills North NA*	Fort Worth ISD
NAS Fort Worth JRB RCC	White Settlement ISD
Streams And Valleys Inc	Trinity Habitat for Humanity

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The warehouse component is necessitating the CUP review and approval. Office is allowed by right in “E” zones, but warehouse use is not allowed.

The property is situated along the Interstate 30 corridor, which is primarily composed of commercial and industrial type uses and is less desirable for residential uses based on proximity to the freeway. This site does not front directly on to Interstate 30, and is separated from the frontage roads by high voltage electric power lines. Primary access is proposed to be from the Calmont Avenue side of the property. The current topography along the eastern side of the site would make access from Glenrock Drive difficult and impractical.

Western Hills Primary School (FWISD) is immediately to the south of the site, with the playground being closest to the subject property, separated by a fence. There is an apartment community to the east, also featuring a fence along its perimeter.

The current proposal of combination office and warehouse **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Western Hills / Ridglea

The 2021 Comprehensive Plan currently designates the subject property as future Low Density Residential. This is analogous to but not the same as “B” Two-Family zoning, “R-1” Zero Lot Line / Cluster zoning, or “R-2” Townhouse zoning. The plan envisions the parcel to develop into 2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, or cluster housing.

There are two (2) schools within walking distance of the site (Western Hills Elementary & Primary School). Calmont Avenue, which is the primary access point for the site, features two (2) bus lines. This makes the site more attractive for future medium- to high-density housing.

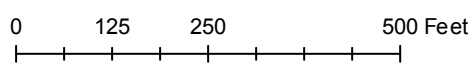
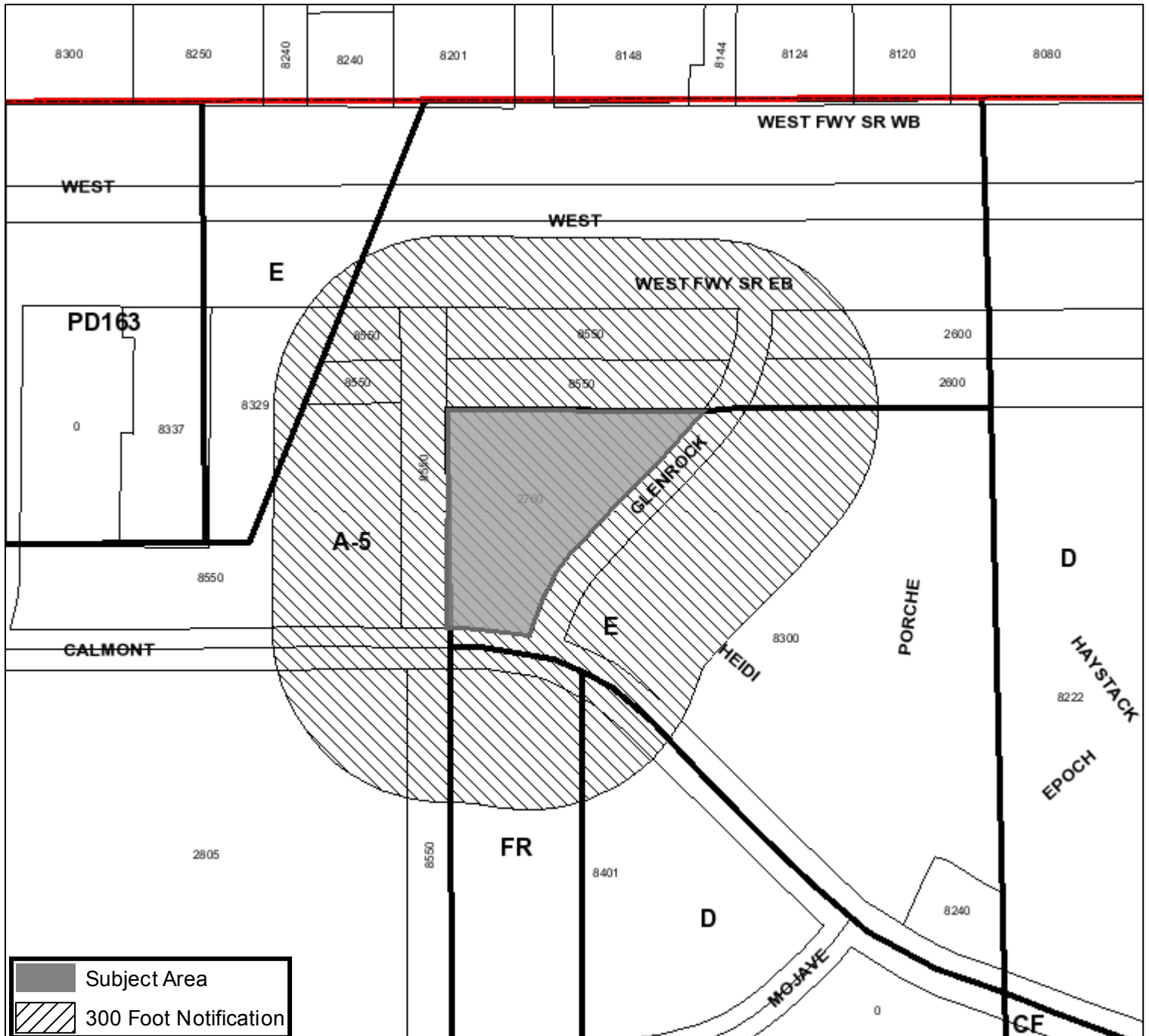
However, the proximity to Interstate 30 and the high voltage power lines detract from the appeal of the property for residential uses. The site is also within the 65-decibel noise contour adjacent to the Naval Air Station Joint Reserve Base. The Comprehensive Plan discourages residential development within this decibel level to ensure compatibility between surrounding land uses and to promote continuity of airbase operations.

The proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation.

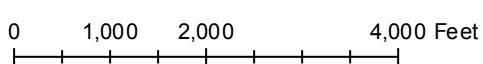
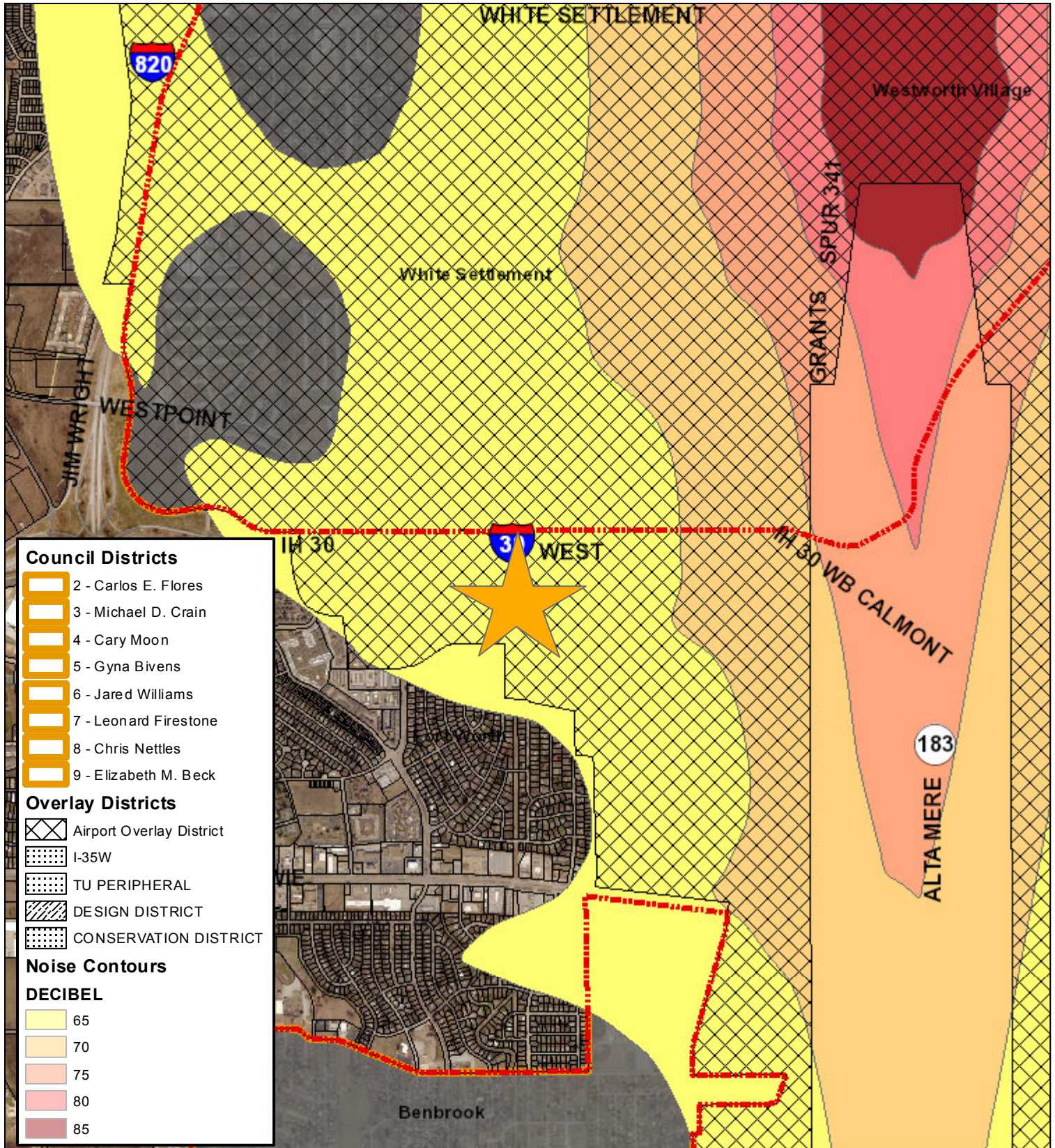


Area Zoning Map

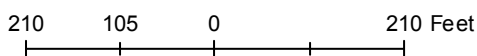
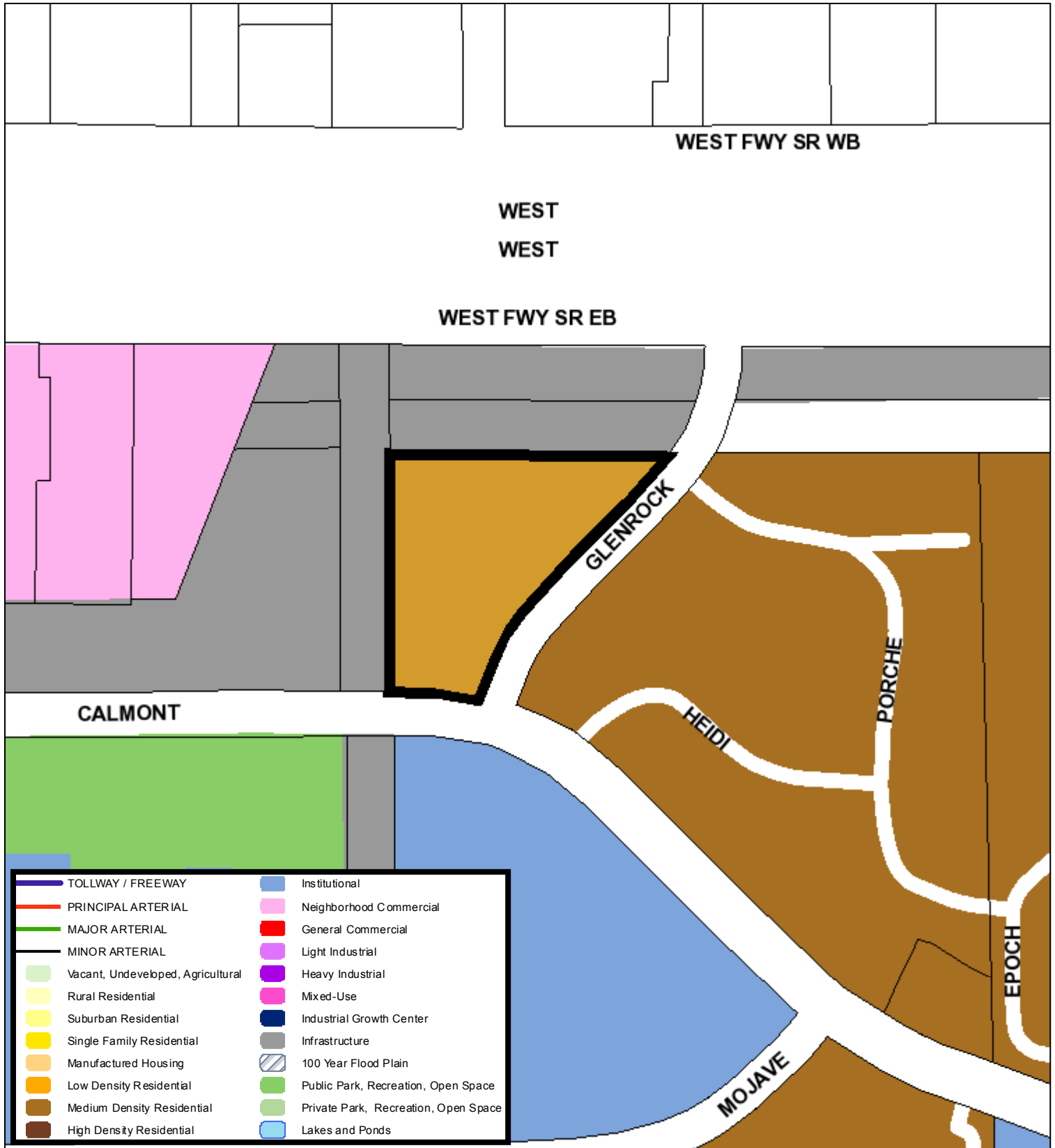
Applicant: Scott Hamilton
 Address: 2760 Glenrock Drive
 Zoning From: E
 Zoning To: Add Conditional Use Permit for landscaping company with warehouse
 Acres: 2.397181
 Mapsco: 73F
 Sector/District: W.hills/Ridglea
 Commission Date: 10/13/2021
 Contact: 817-392-8043



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.



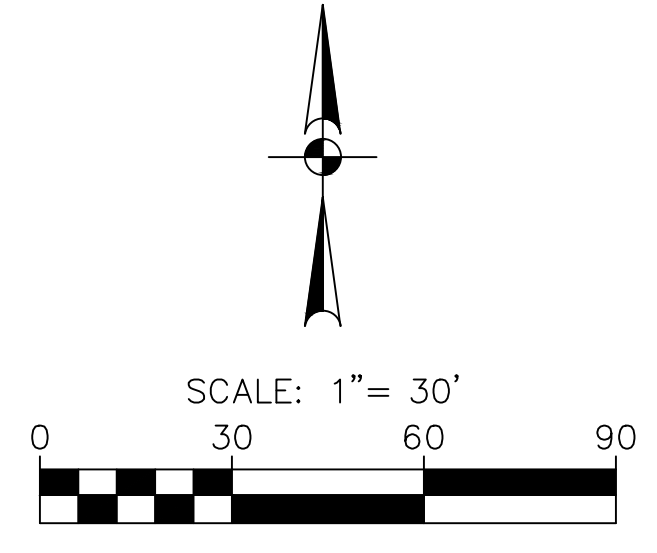
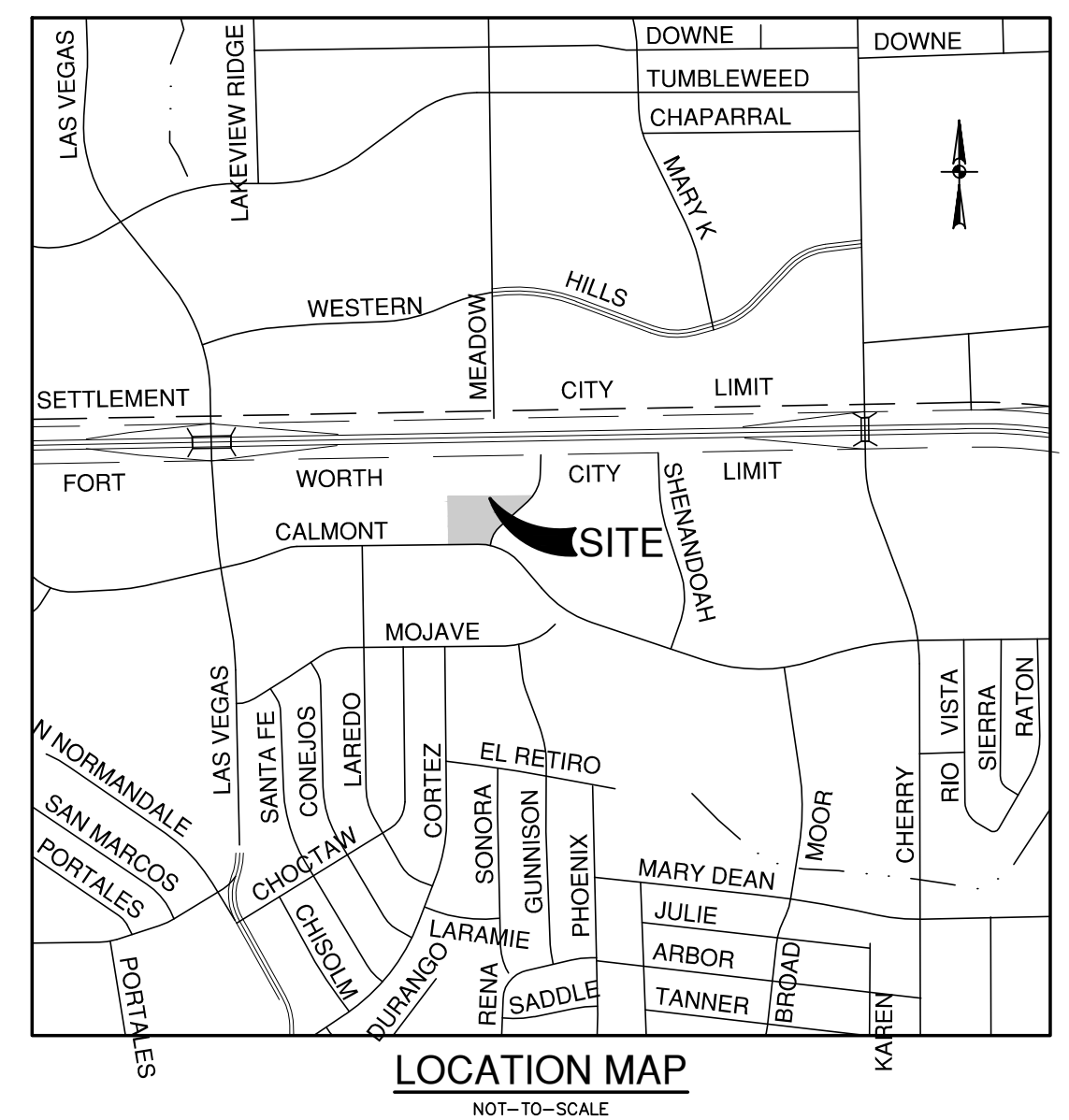
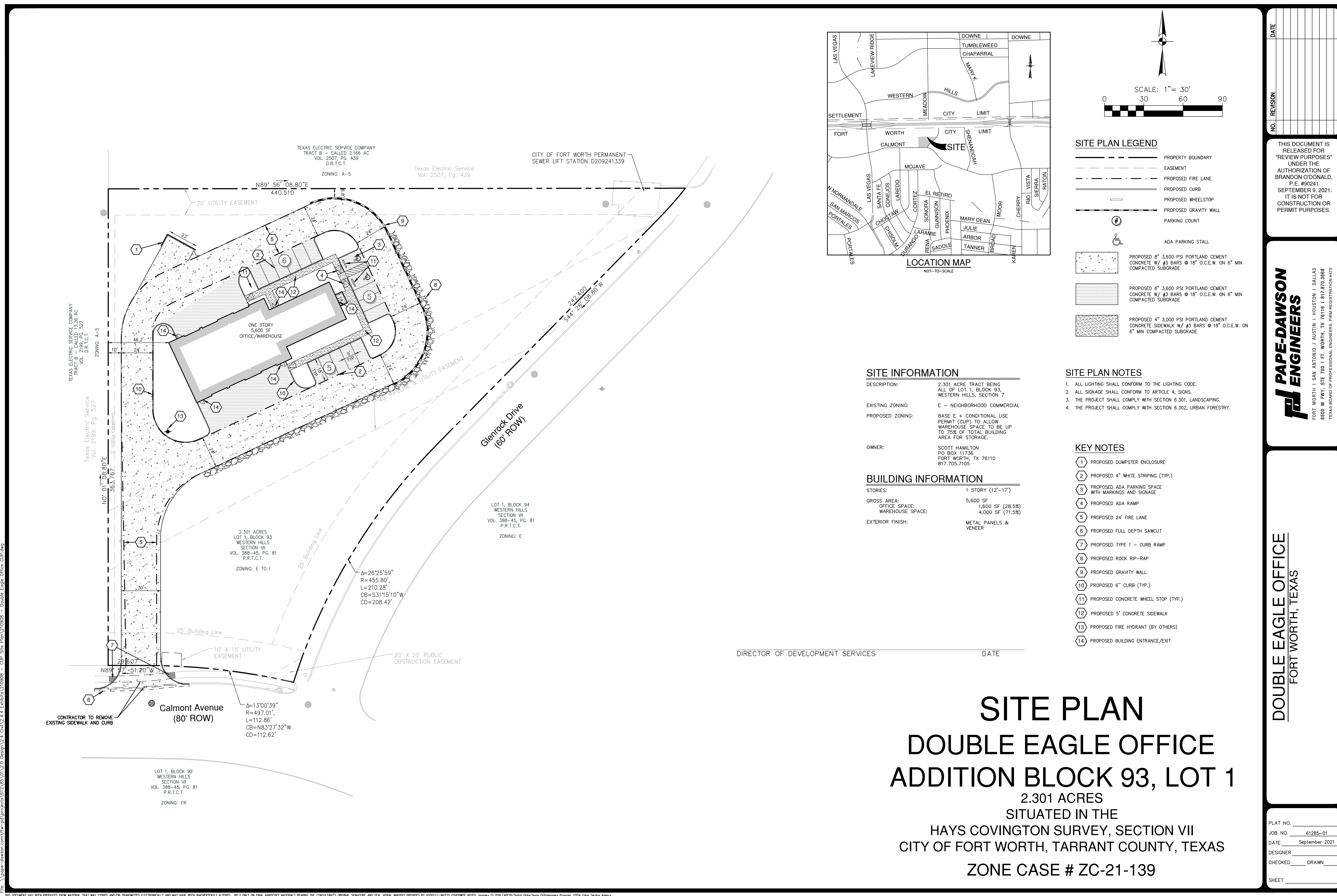
Aerial Photo Map



0 135 270 540 Feet



Date: Sep 09, 2021, 11:04am User ID: h46463 File: \\pape-dawson.com\Users\h46463\Projects\2021\2021-09-09\2021-09-09 - CUP, Site Plan\210908 - CUP, Site Plan\210908 - Double Eagle Office, CUP.dwg



SITE PLAN LEGEND

- PROPERTY BOUNDARY
- EASEMENT
- PROPOSED FIRE LANE
- PROPOSED CURB
- PROPOSED WHEELSTOP
- PROPOSED GRAVITY WALL
- PARKING COUNT
- ADA PARKING STALL
- PROPOSED 8" 3,600 PSI PORTLAND CEMENT CONCRETE W/ #3 BARS @ 18" O.C.E.W. ON 6" MIN COMPACTED SUBGRADE
- PROPOSED 6" 3,600 PSI PORTLAND CEMENT CONCRETE W/ #3 BARS @ 18" O.C.E.W. ON 6" MIN COMPACTED SUBGRADE
- PROPOSED 4" 3,000 PSI PORTLAND CEMENT CONCRETE SIDEWALK W/ #3 BARS @ 18" O.C.E.W. ON 6" MIN COMPACTED SUBGRADE

SITE INFORMATION

DESCRIPTION: 2.301 ACRE TRACT BEING ALL OF LOT 1, BLOCK 93, WESTERN HILLS, SECTION 7

EXISTING ZONING: E - NEIGHBORHOOD COMMERCIAL

PROPOSED ZONING: BASE E + CONDITIONAL USE PERMIT (CUP) TO ALLOW WAREHOUSE SPACE TO BE UP TO 75% OF TOTAL BUILDING AREA FOR STORAGE.

OWNER: SCOTT HAMILTON
PO BOX 11736
FORT WORTH, TX 76110
817.705.7105

BUILDING INFORMATION

STORIES: 1 STORY (12'-17')

GROSS AREA: 5,600 SF

OFFICE SPACE: 1,600 SF (28.5%)

WAREHOUSE SPACE: 4,000 SF (71.5%)

EXTERIOR FINISH: METAL PANELS & VENEER

SITE PLAN NOTES

1. ALL LIGHTING SHALL CONFORM TO THE LIGHTING CODE.
2. ALL SIGNAGE SHALL CONFORM TO ARTICLE 4, SIGNS.
3. THE PROJECT SHALL COMPLY WITH SECTION 6.301, LANDSCAPING.
4. THE PROJECT SHALL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

KEY NOTES

- 1 PROPOSED DUMPSTER ENCLOSURE
- 2 PROPOSED 4" WHITE STRIPING (TYP.)
- 3 PROPOSED ADA PARKING SPACE WITH MARKINGS AND SIGNAGE
- 4 PROPOSED ADA RAMP
- 5 PROPOSED 24" FIRE LANE
- 6 PROPOSED FULL DEPTH SAWCUT
- 7 PROPOSED TYPE 1 - CURB RAMP
- 8 PROPOSED ROCK RIP-RAP
- 9 PROPOSED GRAVITY WALL
- 10 PROPOSED 6" CURB (TYP.)
- 11 PROPOSED CONCRETE WHEEL STOP (TYP.)
- 12 PROPOSED 5" CONCRETE SIDEWALK
- 13 PROPOSED FIRE HYDRANT (BY OTHERS)
- 14 PROPOSED BUILDING ENTRANCE/EXIT

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

SITE PLAN
DOUBLE EAGLE OFFICE
ADDITION BLOCK 93, LOT 1
2.301 ACRES
SITUATED IN THE
HAYS COVINGTON SURVEY, SECTION VII
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
ZONE CASE # ZC-21-139

<p>DOUBLE EAGLE OFFICE FORT WORTH, TEXAS</p>	<p>PAPE-DAWSON ENGINEERS FORT WORTH SAN ANTONIO AUSTIN HOUSTON DALLAS 6500 W FWY, STE 700 FT. WORTH, TX 76116 817.870.8868 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470</p>
<p>PLAT NO. _____</p> <p>JOB NO. 61285-01</p> <p>DATE September 2021</p> <p>DESIGNER _____</p> <p>CHECKED DRAWN _____</p> <p>SHEET _____</p>	<p>DATE _____</p> <p>NO. _____</p> <p>REVISION _____</p> <p>THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF BRANDON O'DONALD, P.E. #90241 SEPTEMBER 9, 2021. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.</p>