



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 2, 2021

Council District 5

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Monica Lafitte</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Carey Street Holdings LLC

Site Location: 4301 Carey Street Acreage: 3.00 acre

Proposed Use: Outdoor non-accessory storage

Request: From: "I" Light Industrial

To: Add Conditional Use Permit (CUP) for outdoor storage, maximum of 5 years; site plan included

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

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

Staff Recommendation: **Approval**

Background:

The subject property is located off of Carey Street, four lots north of Wilbarger Street. More generally, it is near Lake Arlington, north of where Highway 287 meets East Loop 820; the site has direct and clear access to both highways. The subject lot is located within the Stop Six Neighborhood Empowerment Zone (NEZ) boundaries and NEZ Area Six. The site is within the Stop Six Design Overlay. The applicant is requesting a Conditional Use Permit (CUP) to allow for outdoor storage without a primary use. The applicant has indicated the site is intended to store vehicles, equipment, and landscape materials. The site has previously been used for outdoor storage.

Outdoor storage without a primary use always necessitates a CUP. The supplemental standards for this use state a CUP for outdoor storage may be granted for no more than 5 years.

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 "I" zoning district by right, allowing it by CUP with a site plan and a time limit may 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.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate Of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

Site Information:

Surrounding Zoning and Land Uses:

- North “I” Light Industrial / industrial
- East “I” Light Industrial / industrial
- South “I” Light Industrial / industrial
- West “A-21” One-family / vacant/construction dirt piles (appears to be for the excavating company directly adjacent to the south of the “A-21” lots)

Zoning History: ZC-17-097; council initiated rezoning of various to various, including MU-1, MU-2, and UR; about 1/3 mile to the east of the subject site; effective December 2017

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 January 21, 2020.
The following organizations were notified: (emailed January 19, 2021)

Organizations Notified	
East Fort Worth Neighborhoods Coalition	Carver Heights East NA
Village Creek NA	Fairhaven NA
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	

*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 outdoor storage. Surrounding uses are primarily industrial.

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

2. Comprehensive Plan Consistency – Southeast

The 2020 Comprehensive Plan designates the subject property as Light Industrial. The proposed use 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
- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.

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

Staff would also like to note that a Future Land Use map amendment is probably appropriate for the lots across Carey Street that are currently zoned A-21. The lots are currently occupied by industrial use. The realignment of the Future Land Use could act as a buffer between the industrial uses and the single family residences to the west.

Attachments:

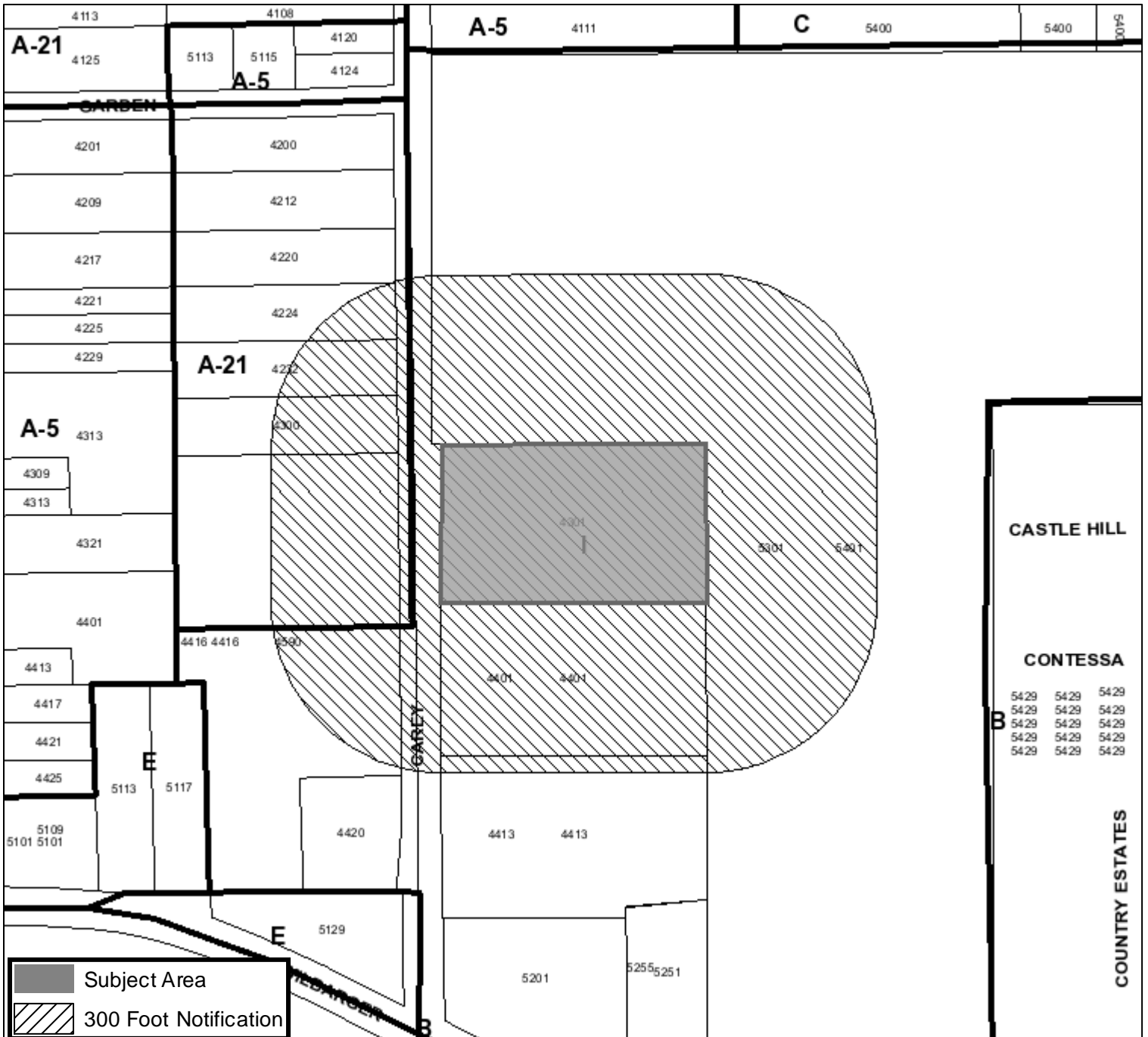
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph





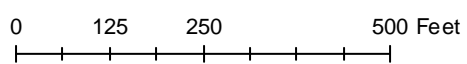
ZC-21-011

Area Zoning Map

Applicant: Carey Street Holdings, LLC
 Address: 4301 Carey Street
 Zoning From: I
 Zoning To: Add Conditional Use Permit for outdoor non-accessory storage
 Acres: 3.0012542
 Mapsco: 93B
 Sector/District: Southeast
 Commission Date: 2/10/2021
 Contact: 817-392-2806



 Subject Area
 300 Foot Notification



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY INFORMATION ON THIS DOCUMENT WITHOUT THE WRITTEN AUTHORIZATION AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

LOT 21, BLOCK 7
HOME ACRES ADDITION
EX ZONING: A-21
LAND USE: EQUIPMENT STORAGE

LOT 20, BLOCK 7
HOME ACRES ADDITION
EX ZONING: A-21
LAND USE: EQUIPMENT STORAGE

LOT 19, BLOCK 7
HOME ACRES ADDITION
EX ZONING: A-21
LAND USE: EQUIPMENT STORAGE

LOT 18, BLOCK 7
HOME ACRES ADDITION
EX ZONING: A-21
LAND USE: EQUIPMENT STORAGE

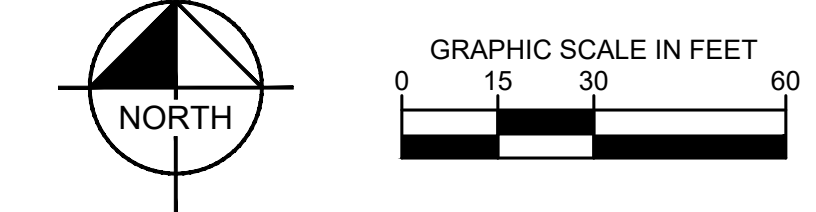
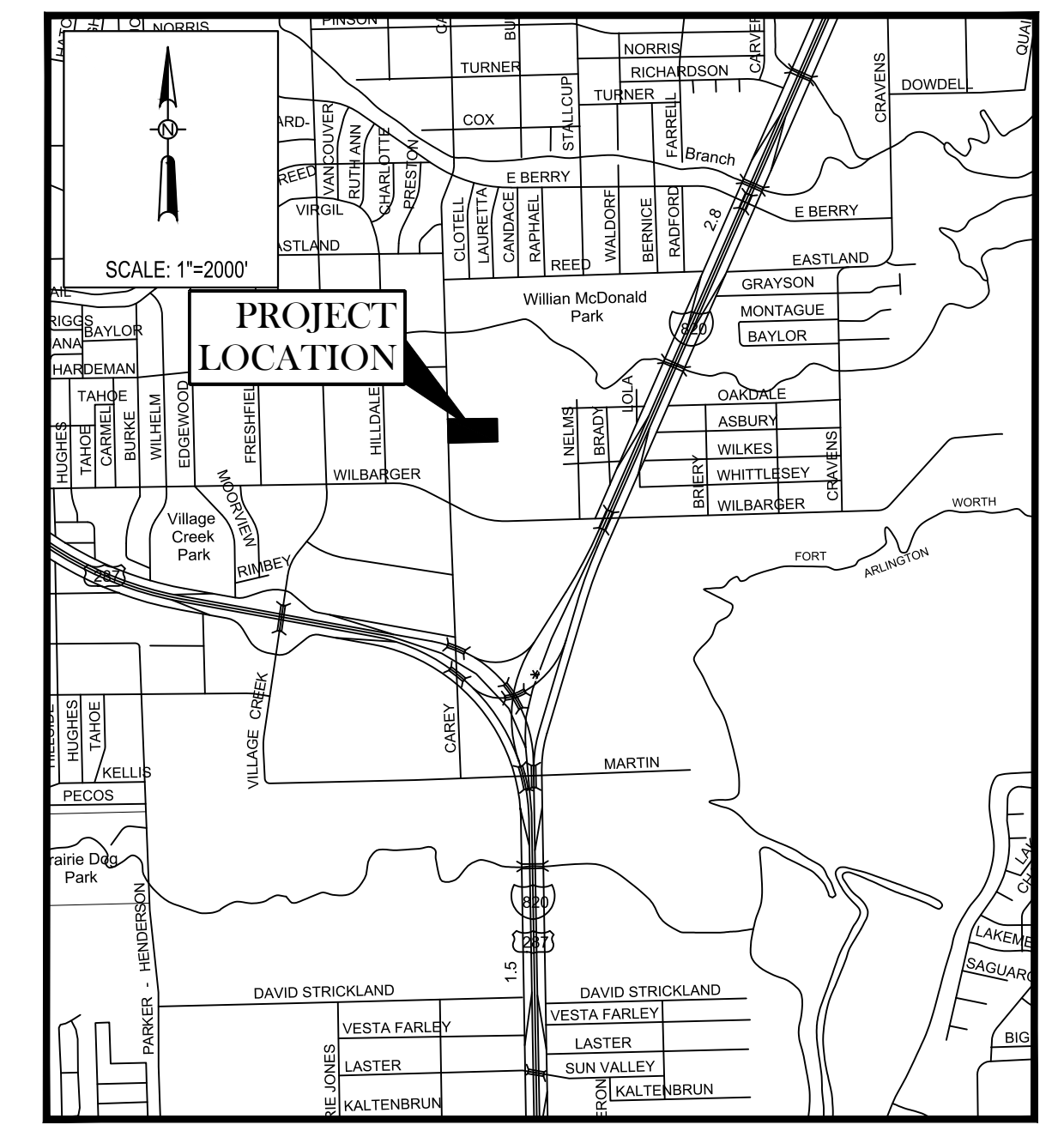
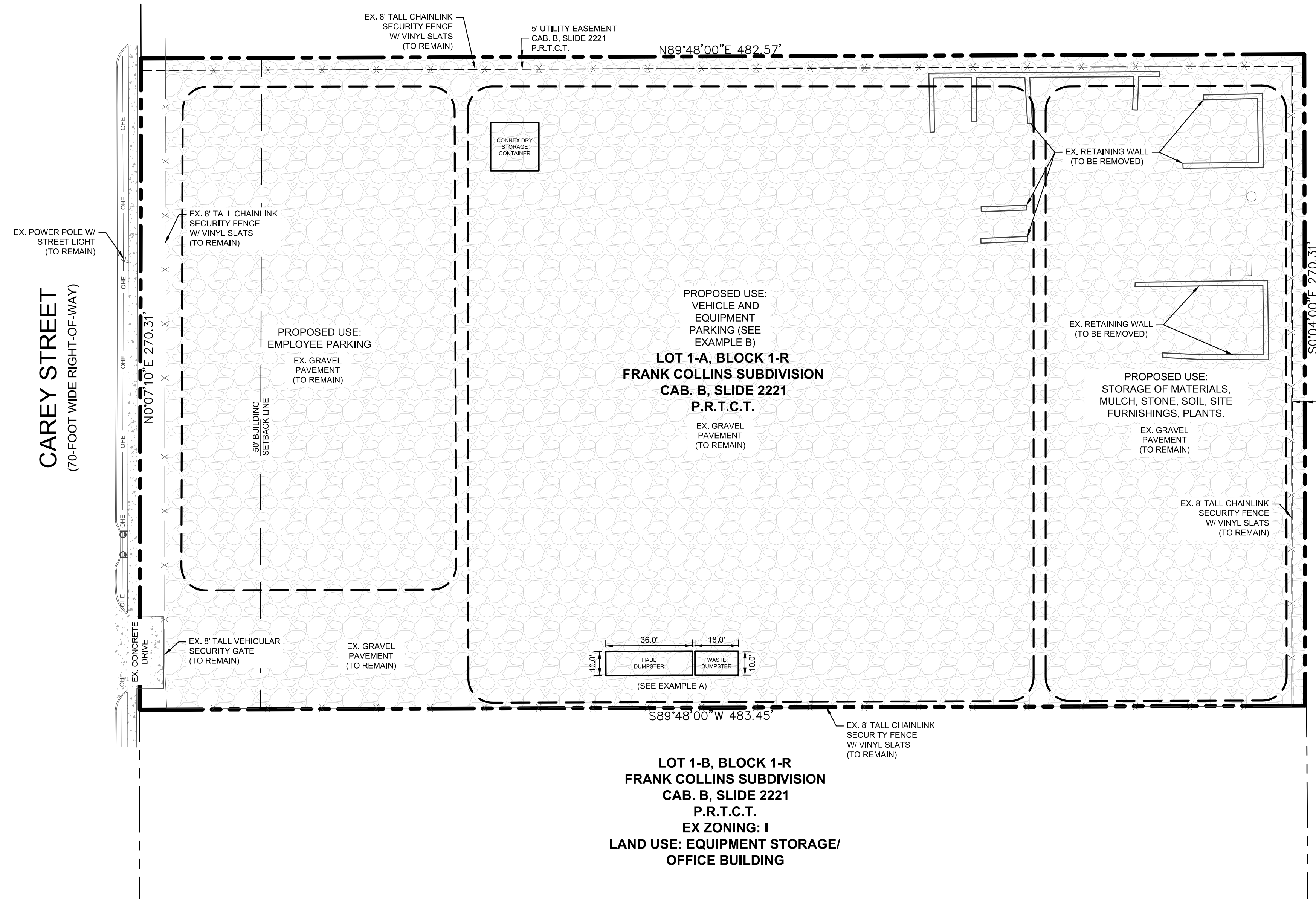
LOT 17, BLOCK 7
HOME ACRES ADDITION
EX ZONING: I
LAND USE: EQUIPMENT STORAGE

LOT 16, BLOCK 7
HOME ACRES ADDITION
EX ZONING: I
LAND USE: EQUIPMENT STORAGE/
OFFICE BUILDING

LOT 1, BLOCK 1
LAWHON INDUSTRIAL/STORAGE DEVELOPMENT
DOC. NO. D215241042
P.R.T.C.T.
EX ZONING: I
LAND USE: TRAILER STORAGE

LOT 1-A, BLOCK 1-R
FRANK COLLINS SUBDIVISION
CAB. B, SLIDE 2221
P.R.T.C.T.
EX ZONING: I
LAND USE: EQUIPMENT STORAGE/
OFFICE BUILDING

LOT 1-B, BLOCK 1-R
FRANK COLLINS SUBDIVISION
CAB. B, SLIDE 2221
P.R.T.C.T.
EX ZONING: I
LAND USE: EQUIPMENT STORAGE/
OFFICE BUILDING



SITE DATA	
ZONING	I - LIGHT INDUSTRIAL
EXISTING LAND USE	STORAGE
PROPOSED USE	STORAGE
LEGAL DESCRIPTION	LOT 1-A, BLOCK 1-R FRANK COLLINS SUBDIVISION
REQUIRED PARKING	0 (0)

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

LEGEND	
	EXISTING GRAVEL PAVEMENT (TO REMAIN)
	PROPERTY LINE
	EASEMENT
	SETBACK LINE
	EXISTING FENCE



A HAUL AND WASTE DUMPSTER EXAMPLE N.T.S.



B VEHICLE AND EQUIPMENT EXAMPLE N.T.S.



OWNER:
CAREY STREET HOLDINGS, LLC
(A CLEAN SCAPES AFFILIATE)
4800 W. HOWARD LANE
AUSTIN, TX 78728
PHONE: 512-448-1094
CONTACT: DAMIEN MATHERNE
DMATHERNE@CLEANSCAPES.NET

ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
CONTACT: BRANDON MIDDLETON, P.E.
PHONE: 817-339-2275
TX ENGR. FIRM F-928

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

CLEAN SCAPES 4301 CAREY STREET OUTDOOR STORAGE LOT

CONDITIONAL USE PERMIT
ZC- - -
FORT WORTH, TX
JANUARY 2021

NO.	REVISIONS	DATE	BY

Kimley-Horn
801 CHERRY STREET, UNIT 11, SUITE 1300, FORT WORTH, TX 76102
PHONE: 817-339-6511
WWW.KIMLEY-HORN.COM TX F-928

FOR REVIEW ONLY
Prepared for Concept Plan Submittal
Not for construction purposes or permits.
Kimley-Horn
Signed: BRANDON D. MIDDLETON
P.E. No. 100185 Date JAN 2021

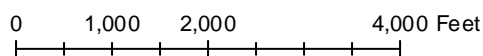
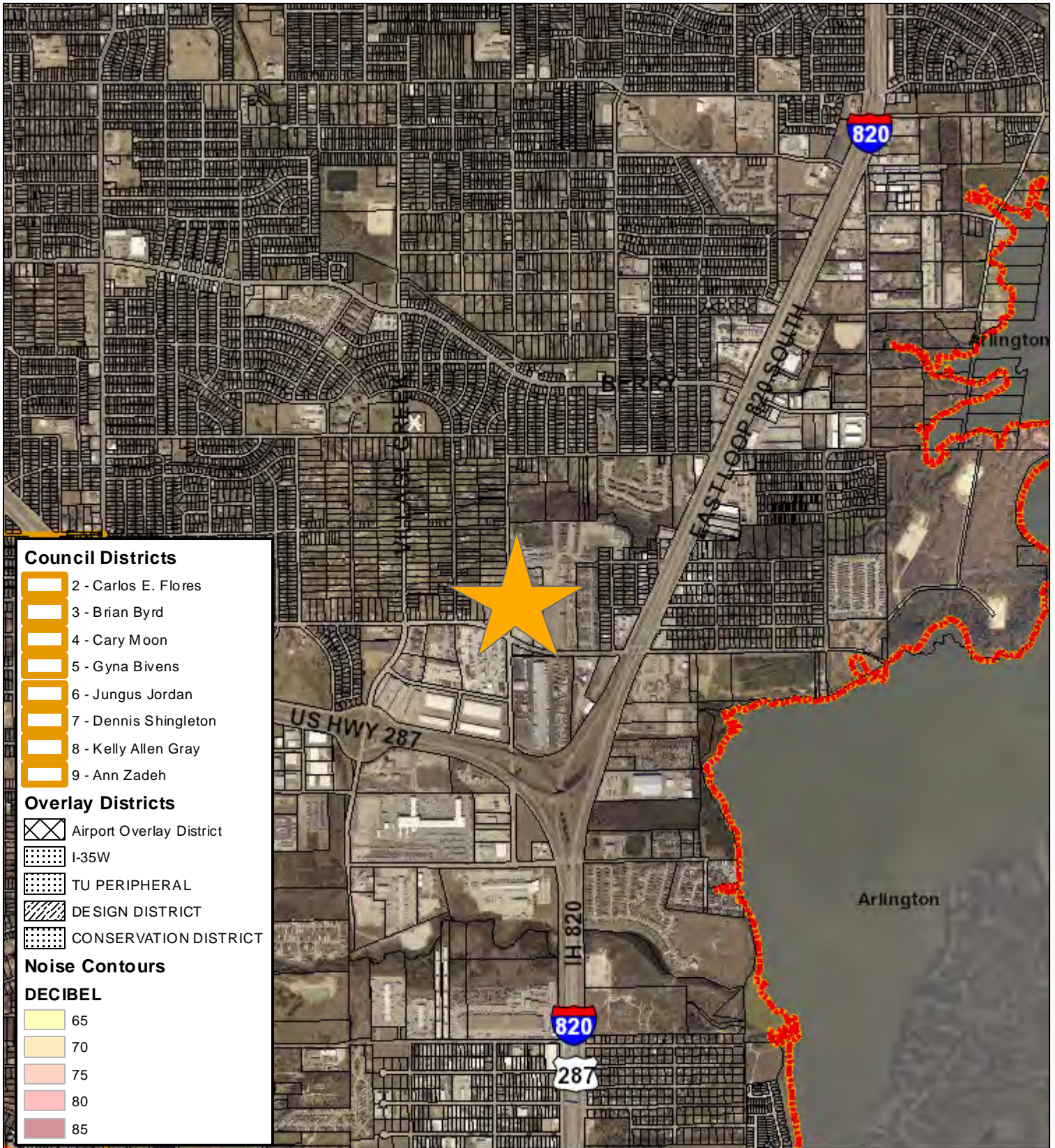
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
061313700	JANUARY 2021	AS SHOWN	KH	KH	KH

CLEAN SCAPES
4301 CAREY STREET
FRANK COLLINS SUBDIVISION
CITY OF FORT WORTH, TEXAS

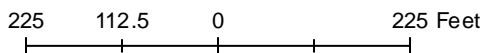
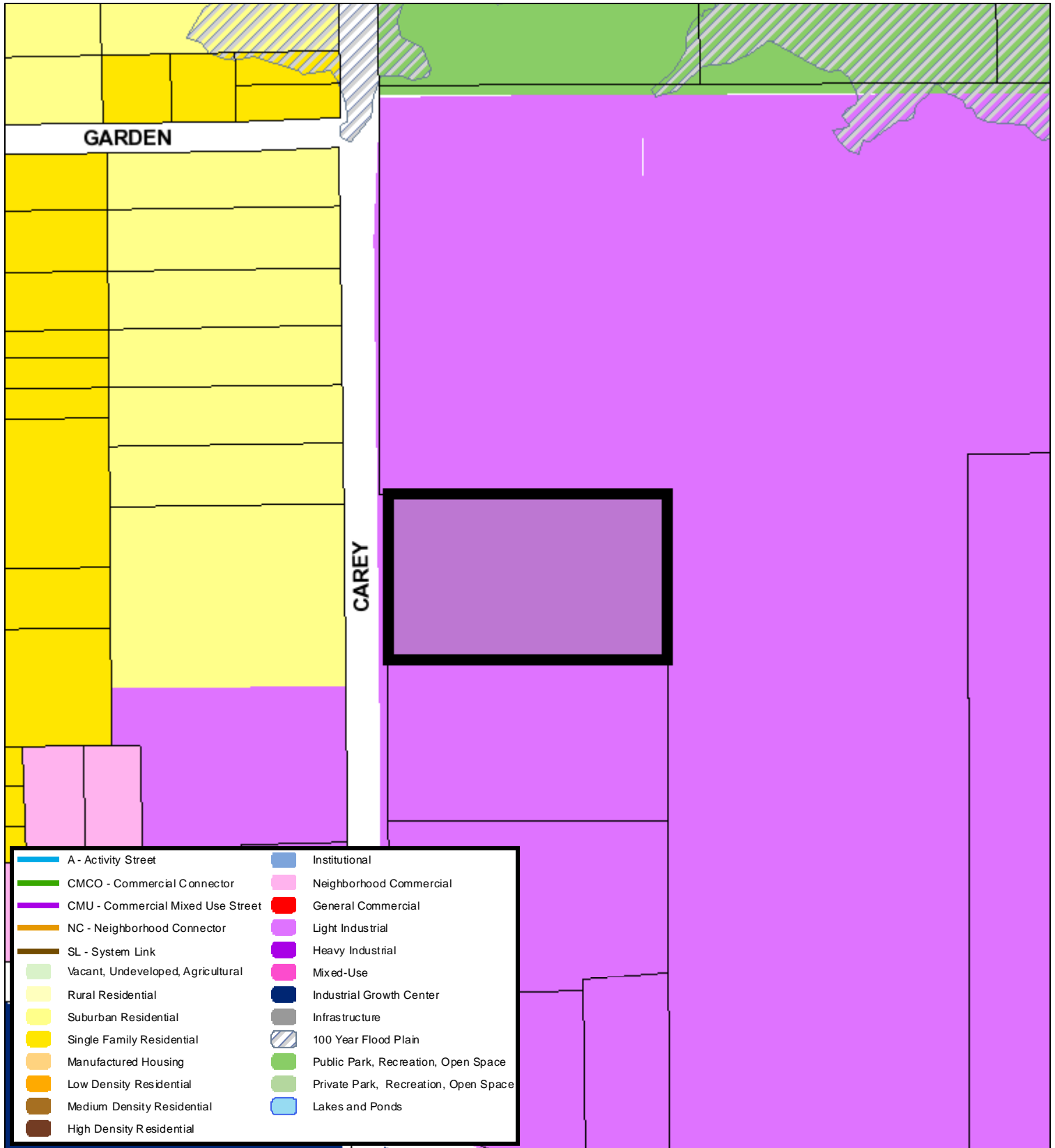
CONDITIONAL USE PERMIT
SITE PLAN

SHEET NUMBER
C1.00

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



0 140 280 560 Feet

