



# Zoning Staff Report

**Date:** November 8, 2022

**Case Number:** ZC-22-145

**Council District:** 5

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** LCG2I Trinity, LLC

**Site Location:** 13455 Ferris Street

**Acreage:** 13.44 acres

### Request

**Proposed Use:** Warehouse

**Request:** From: “PD 247” Planned Development- Specific Use to allow Contractor’s Storage Yard  
To: “I” Light Industrial

### Recommendation

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

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

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 6-0**

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## Project Description and Background

The subject site is located at the southeast corner of Tarrant Main Street and Trinity Boulevard in Council District 5. The existing use of property is outdoor storage for construction materials and equipment, and the existing zoning on the site is "PD 247" Planned Development-Specific Use to allow Contractor's Storage Yard, which was originally approved in 1997. The proposed redevelopment of property includes rezoning to "I" Light Industrial to accommodate the construction of a proposed 133,000 square foot industrial warehouse with new vehicular parking and trailer storage area.

A concept plan was included in the application. This shows the traffic entering and exiting from Tarrant Main Street and not allowing access through the residential areas off of Ferris Street. The applicant was first made aware of the development standards for "I" zones during a Pre-Development Conference held on June 2<sup>nd</sup>, 2022. The concept plan does not appear to have any red flags, although the applicant should clarify that they will meet the buffering requirements where industrial zones directly abut residential zones. The southeastern most corner between the existing lots 9 & 10 shares a direct adjacency between "A-5" and the proposed "I" zones, and requires 50 foot minimum building setback including a 20 foot landscaped buffer yard in addition to a 6 foot high wood or masonry screening fence. These supplemental screening standards were transmitted to the applicant a second time on September 15<sup>th</sup>, 2022.

The Zoning Commission unanimously recommended approval for the rezoning request to "I" Light Industrial at the public hearing on **September 14<sup>th</sup>**.

## Surrounding Zoning and Land Uses

North "F" General Commercial / restaurant  
East "C" Medium Density Multifamily & "PD-1197" / apartments & mini warehouses  
South "AG" Agricultural & "A-5" One-Family Residential / single family residential  
West "AG" Agricultural & "R2" Townhouse/Cluster / single family residential & townhomes

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on September 1, 2022.  
The following organizations were emailed on August 26, 2022:

Organizations Notified	
Stone Creek Addition HOA*	East Fort Worth, Inc
DFW International Airport	Hurst Euless Bedford ISD
Streams and Valleys Inc.	Trinity Habitat for Humanity

*\*Located closest to this registered Neighborhood Association*

# Development Impact Analysis

## Land Use Compatibility

While the area is adjacent to residential on three sides, there are road right of ways separating the subject site from the residential zoned areas, with the exception of the far southeast corner where supplemental screening measures would be required. Property to the north is non-residential. The current use of the site is industrial, and the proposed use would be industrial. All things considered, the intensity could be considered to be lower with the new warehouse building, since the activities would mostly be shifted indoors rather than outdoors as it is currently. Additionally, the warehouse would be a modern building, compliant with the latest building codes, as opposed to the haphazard array of outdoor storage that currently occupies the site.

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

## Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan currently designates the subject property as future Light Industrial. “I” zoning is listed as an acceptable zoning district within future Light Industrial areas.

## FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
<b>INDUSTRIAL</b>		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2 , I, All Commercial

## Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The most recent update to this plan was approved by the City Council in January 2022. A Performance Metric regarding the City’s tax base is included below for reference:

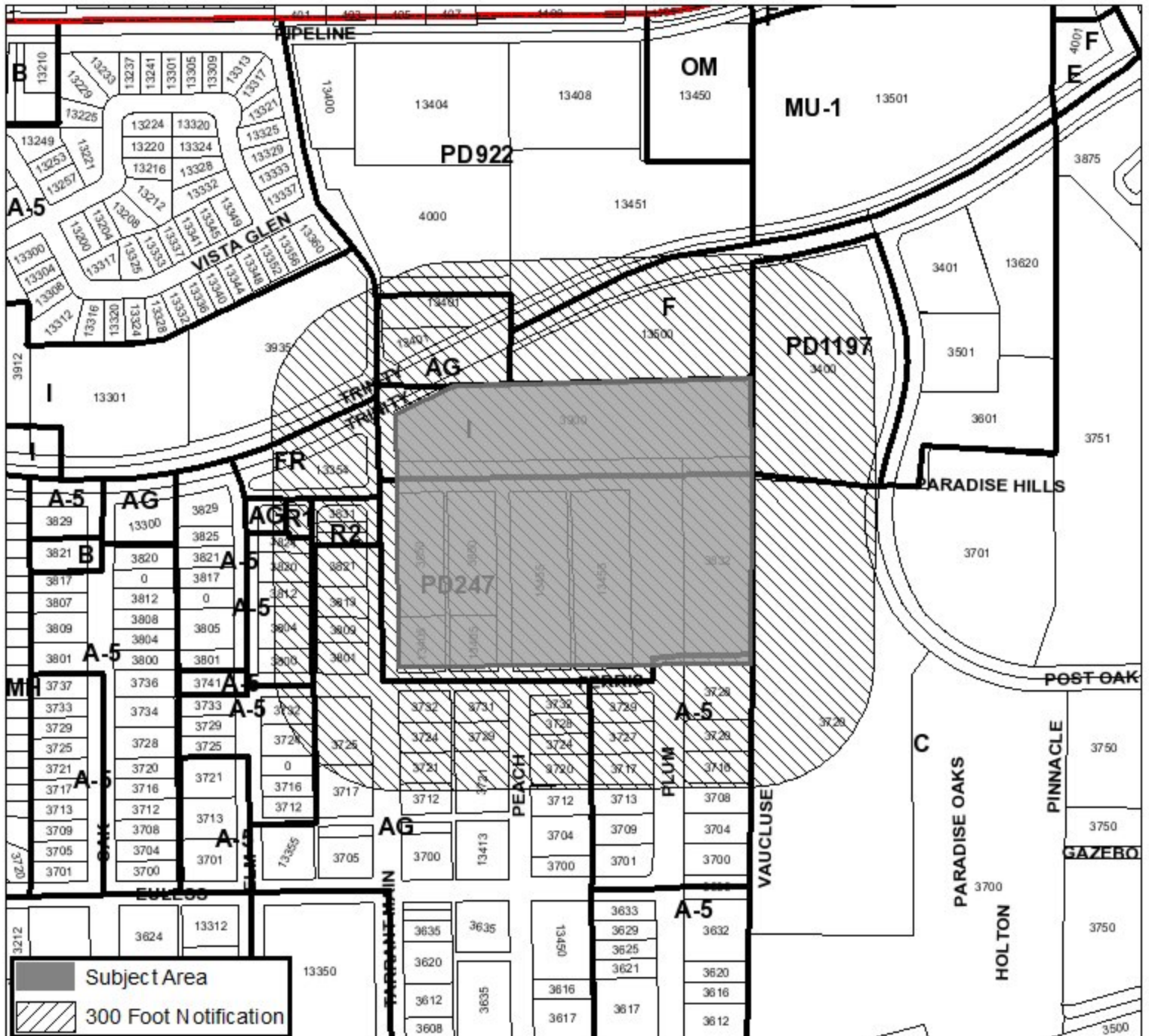
A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.



Approving the zoning change to “I” would open the possibility to construct the warehouse, which will be of added taxable value compared to the current on-site operations. This will add value to the City’s tax base which will allow more services to be funded.



# Area Zoning Map

Applicant: LCG21 TRINITY LLC  
 Address: 13455 Ferris St.  
 Zoning From: PD247 for contractor storage yard uses  
 Zoning To: I  
 Acres: 13.4442428  
 Mapsco: 55V  
 Sector/District: Eastside  
 Commission Date: 9/14/2022  
 Contact: null

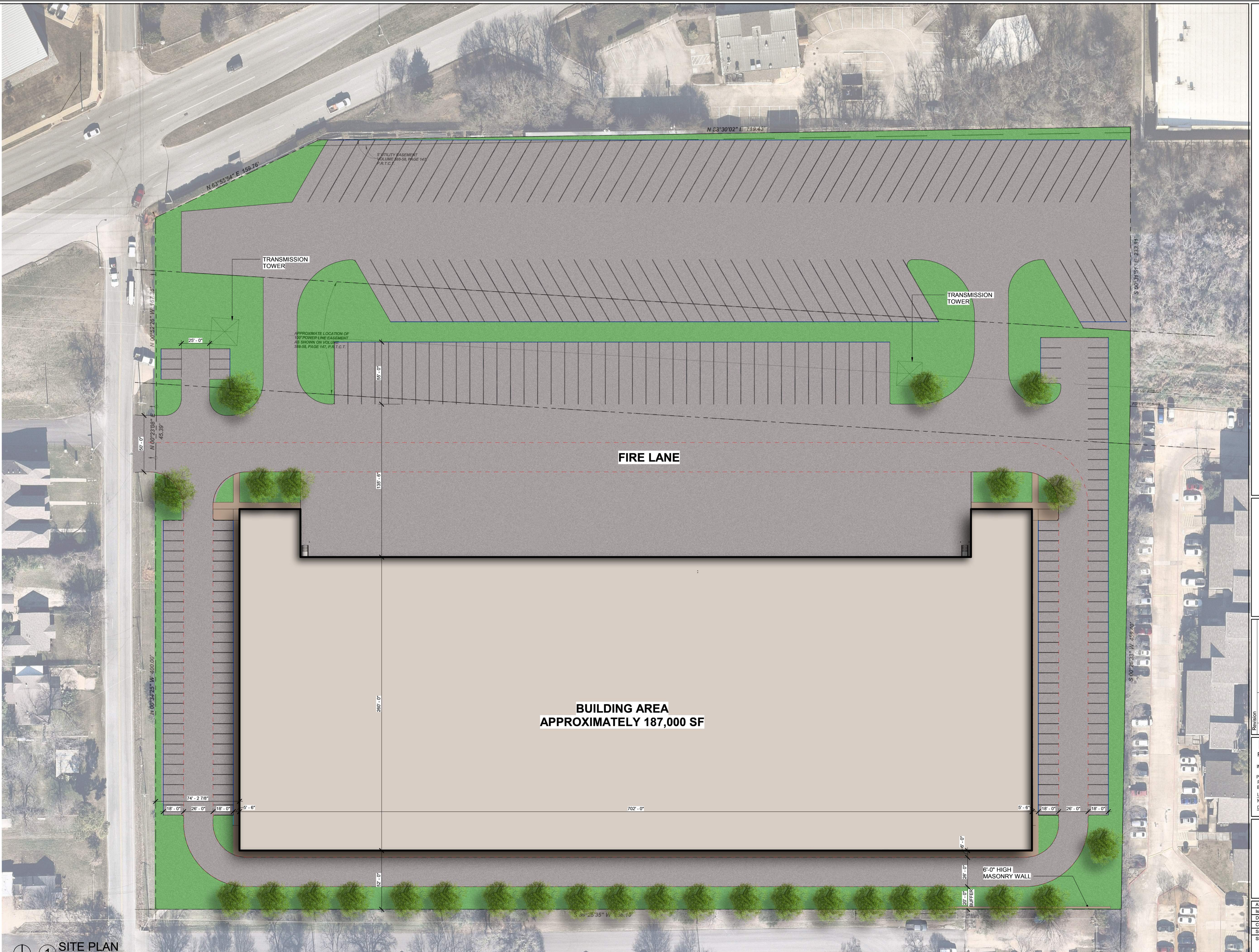


 Subject Area  
 300 Foot Notification





9/22/2022 10:38:49 AM C:\Revt\Local\475600\_LCC-Eulesa\_Trinity\_ARCH\_R01\_wetide2022.rvt



① **SITE PLAN**  
1" = 30'-0"

Eulesa Trinity  
Leon Capital Group  
Eulesa, TX  
Conceptual



Revision No.	Date	Description

**PRELIMINARY**  
FOR INTERIM REVIEW ONLY  
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF LAFAYETTE CHILDS II 25480  
NAME R.A. NO.  
DATE 09/22/2022

AVG: 47560  
Issued: 09/22/2022  
Drawn By: Author  
Checked By: Checker  
Scale: 1" = 30'-0"

ARCHITECTURAL SITE PLAN

**A001**  
Sheet Number



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AVO: 47560

Issued: 04/13/2022

Drawn By: Author

Checked By: Checker

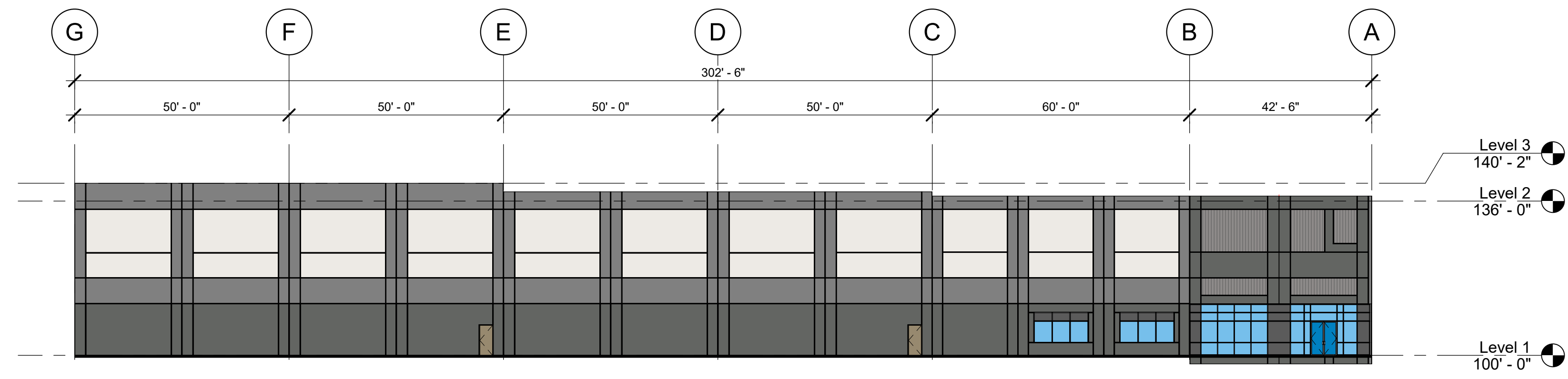
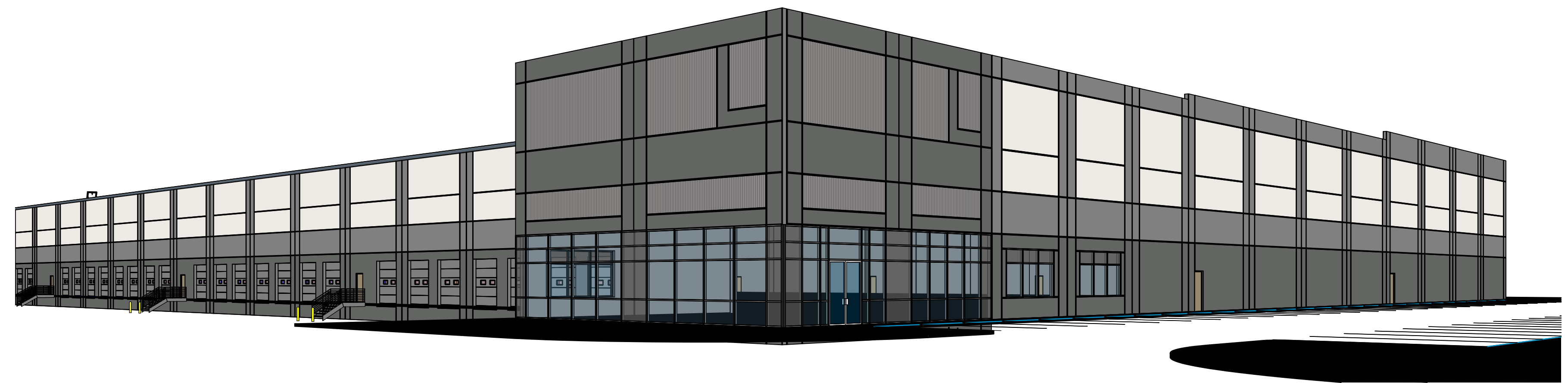
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Sheet Title

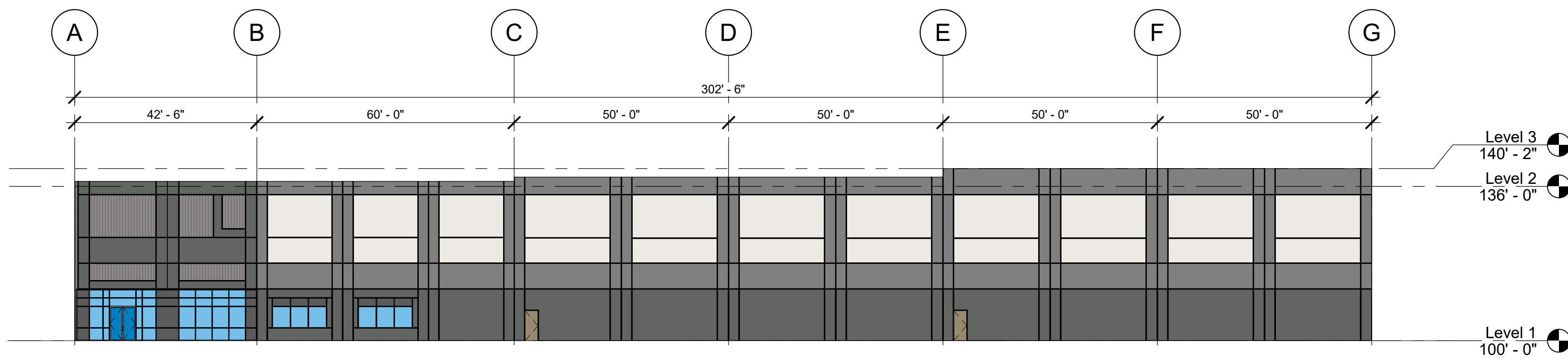
EXTERIOR ELEVATIONS

A201

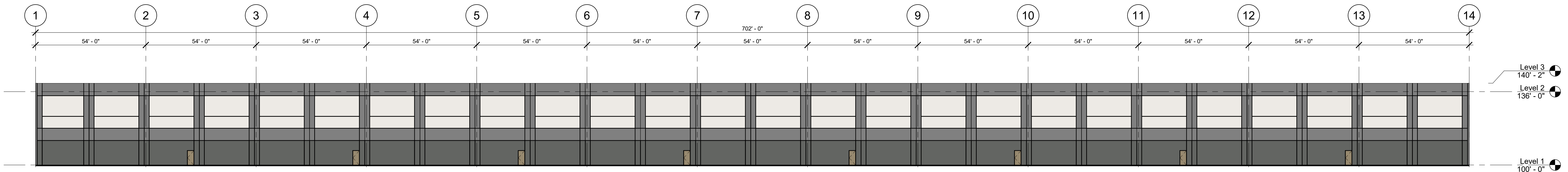
Sheet Number



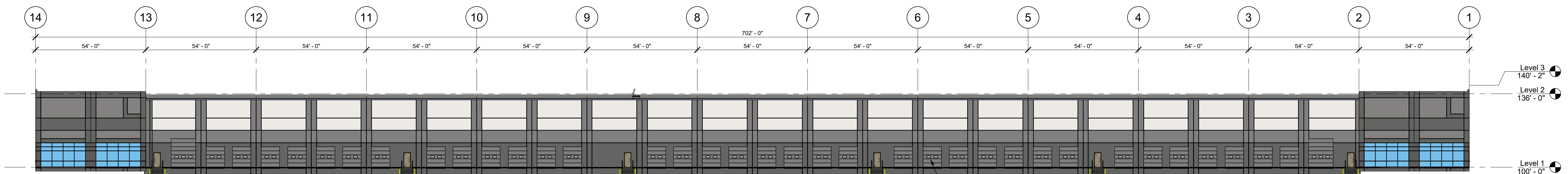
4 WEST ELEVATION  
3/64" = 1'-0"



3 EAST ELEVATION  
3/64" = 1'-0"



2 SOUTH ELEVATION  
3/64" = 1'-0"



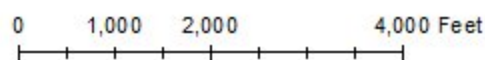
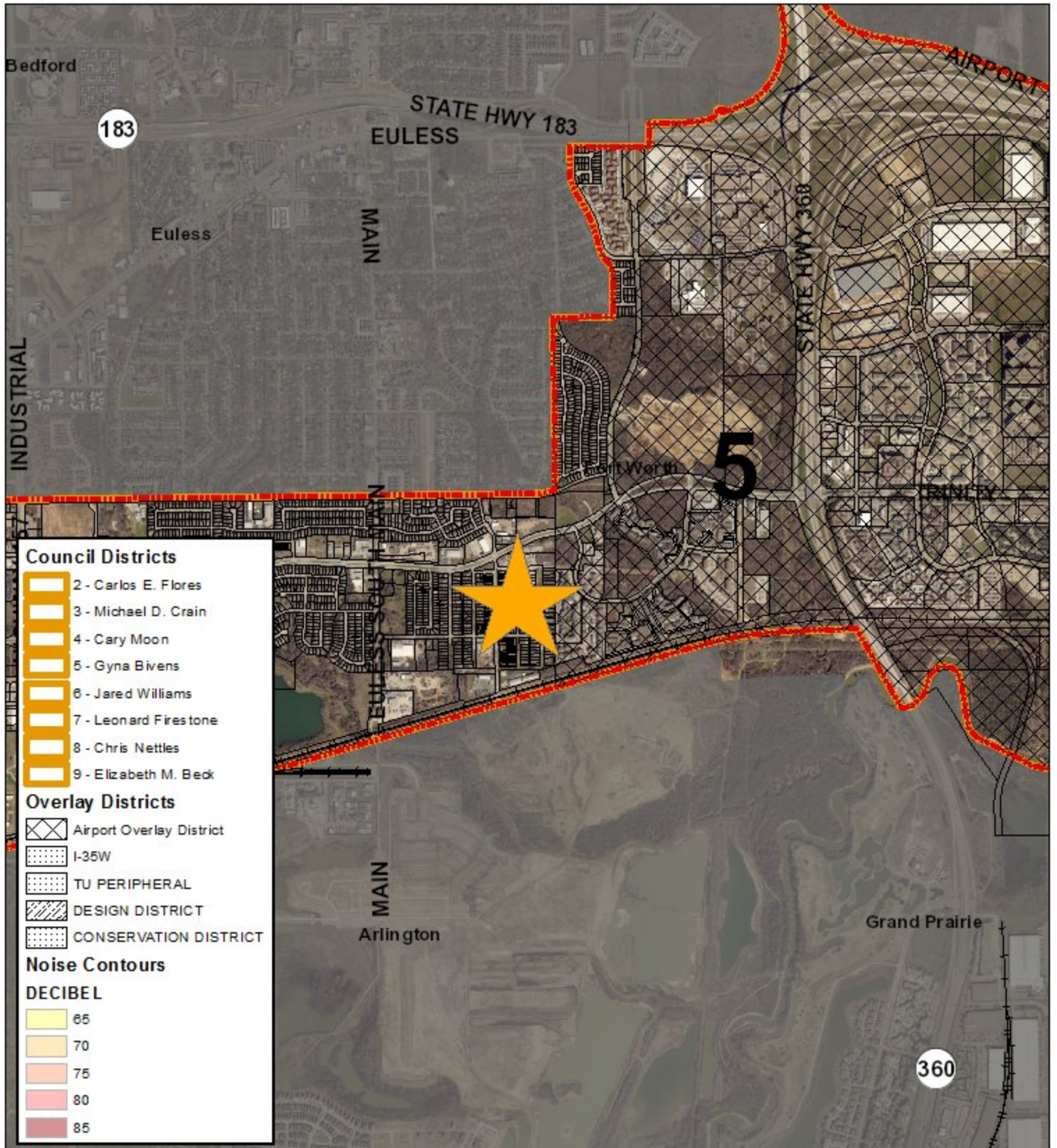
1 NORTH ELEVATION  
3/64" = 1'-0"





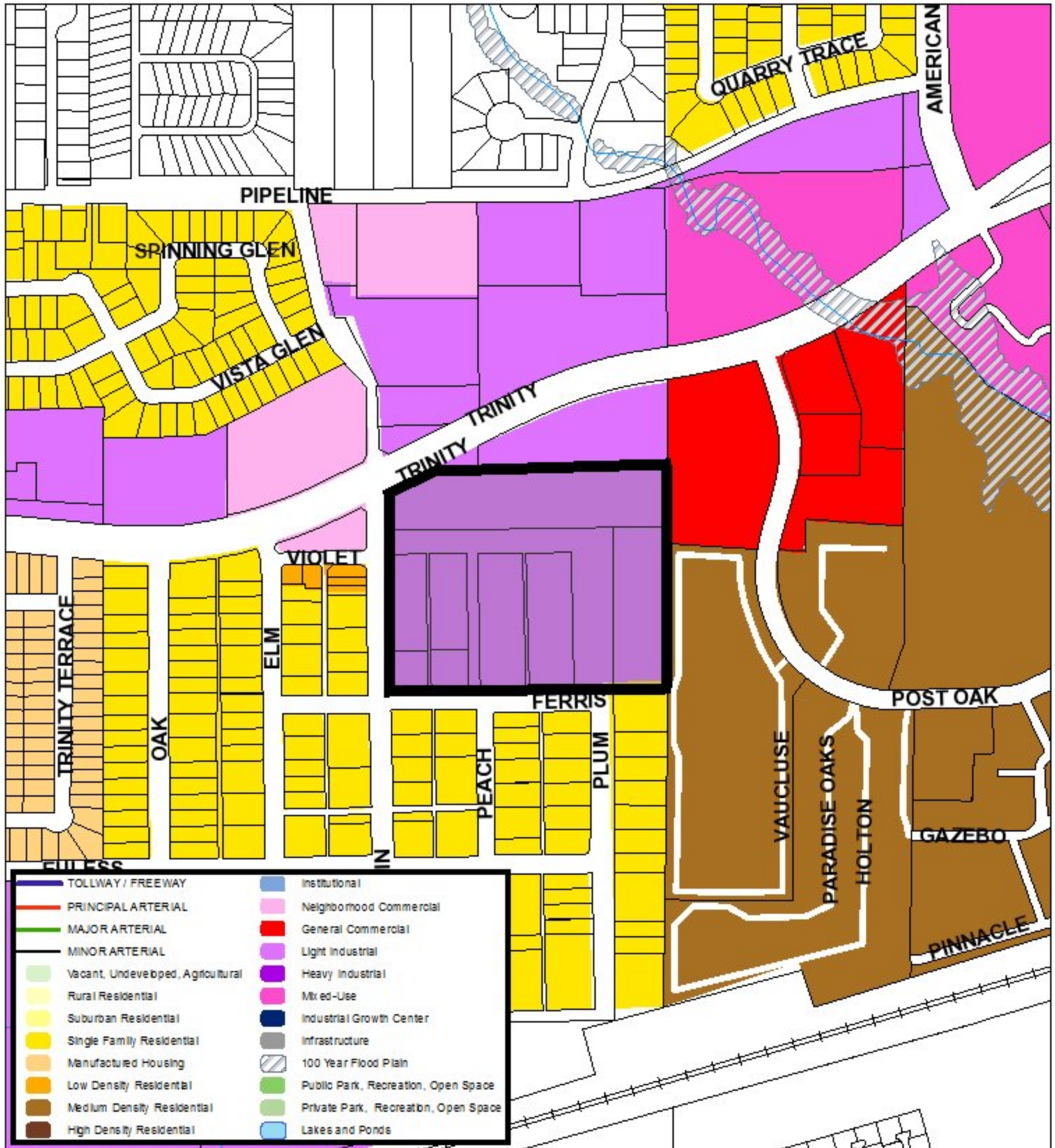
ZC-22-145

# Area Map

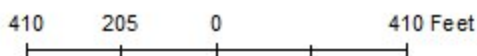




### Future Land Use



410 205 0 410 Feet



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



0 260 520 1,040 Feet

