



# Zoning Staff Report

Date: September 14, 2021

Case Number: ZC-21-112

Council District: 2

## Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Charco Properties LP

Site Location: 6036 Old Denton Road

Acreage: 3.52 acres

## Request

Proposed Use: Warehouse and Miniwarehouse

Request: To: Add warehouse uses to PD 1109 Planned Development for all uses in “G” Intensive Commercial/I-35 Overlay plus mini warehouse, excluding tattoo parlors, massage parlors and pawn shops; site plan included

## Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (Significant Deviation)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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## Project Description and Background

The property is located of West of I-35W N Freeway, and east of Old Denton Road, a neighborhood connector. The applicant is proposing to add warehouse uses to PD 1109 Planned Development for all uses in “G” Intensive Commercial/I-35 Overlay plus mini warehouse, excluding tattoo parlors, massage parlors and pawn shops; site plan included.

The property is located within the Fossil Creek Mixed-Use Growth Center. There is one (1) existing and several planned hotels north of the site along Old Denton Rd. The site is located within the I-35W Overlay

The applicant is proposing four (4) warehouse buildings. Buildings 1 & 4 are 8,000 sf, while 2 & 3 are 4, 776 sf. These sites will contain office component with building 1 will containing a CrossFit gym.

## Surrounding Zoning and Land Uses

North “PD 1048” PD/G plus hotel, site plan included / hotel

East “G” Intensive Commercial / Movie Theater/ I-35W

South “G” Intensive Commercial / vacant

West “C” Medium Density Multifamily; “AR” One-Family Restricted / single-family, multifamily

## Recent Zoning History

- ZC-16-121-From “G” Intensive Commercial/I-35 Overlay to “PD/G” Planned Development for all uses in “G” Intensive Commercial/I-35 Overlay plus mini warehouse, excluding tattoo parlors, massage parlors and pawn shops; site plan included; effective 12-1-16

## Public Notification

300-foot Legal Notifications were mailed on July 23, 2021.

The following organizations were notified: (emailed July 26, 2021)

Organizations Notified	
The Crossing at Fossil Creek HOA*	Fairway Bend HOA
Stoneglen at Fossil Creek HOA	Streams and Valleys Inc
Trinity Habitat for Humanity	Keller ISD
Eagle Mountain-Saginaw ISD	

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

# Development Impact Analysis

## Land Use Compatibility

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The applicant is proposing a zoning change to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini warehouse; site plan included/I-35W Overaly. Surrounding land uses vary with single-family and multifamily to the west, vacant land to the south, an auto body shop and hotel to the north, and I-35 to the west. Several commercial uses with one existing hotel and one proposed hotel are currently located north of the site.

The proposed zoning request is **compatible** at this location.

## Comprehensive Plan Consistency – Far North

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The Comprehensive Plan designates the subject property as Mixed-Use. The requested zoning change is not consistent with the following Comprehensive Plan policies:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 38)

Based on the lack of conformance with the future land use map and policy stated above the proposed zoning is not consistent (Significant Deviation) with the Comprehensive Plan.

However, the proposed warehouses are smaller in nature and contain an office component. This will lessen the impact to the surrounding area based on the proposed use, operational characteristics, appearance or traffic generated usually associated with warehouse type uses. The submittal of a site plan may help to mitigate any concerns from the neighborhood.

The proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

## Site Plan Comments

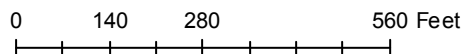
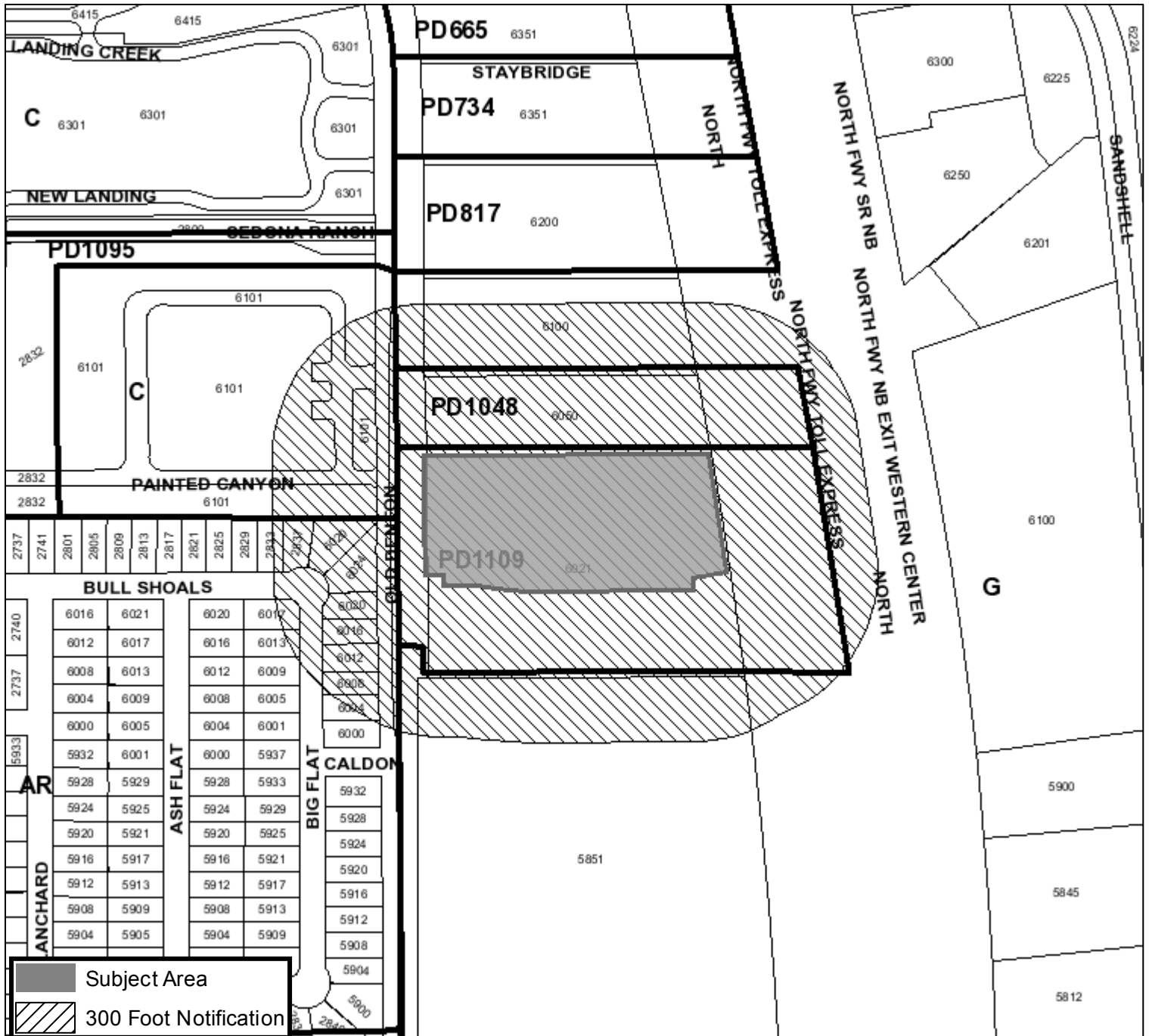
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The site plan is general compliance with Zoning Ordinance regulations

(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.)

### Area Zoning Map

Applicant: Charco Properties LP  
 Address: 6036 Old Denton Road  
 Zoning From: PD 1109 for certain G uses in I-35W South Zone Overlay  
 Zoning To: PD for G uses plus warehouses in I-35W South Zone Overlay  
 Acres: 3.52067771  
 Mapsco: 35X  
 Sector/District: Far North  
 Commission Date: 8/11/2021  
 Contact: 817-392-8047

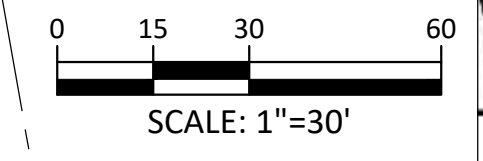
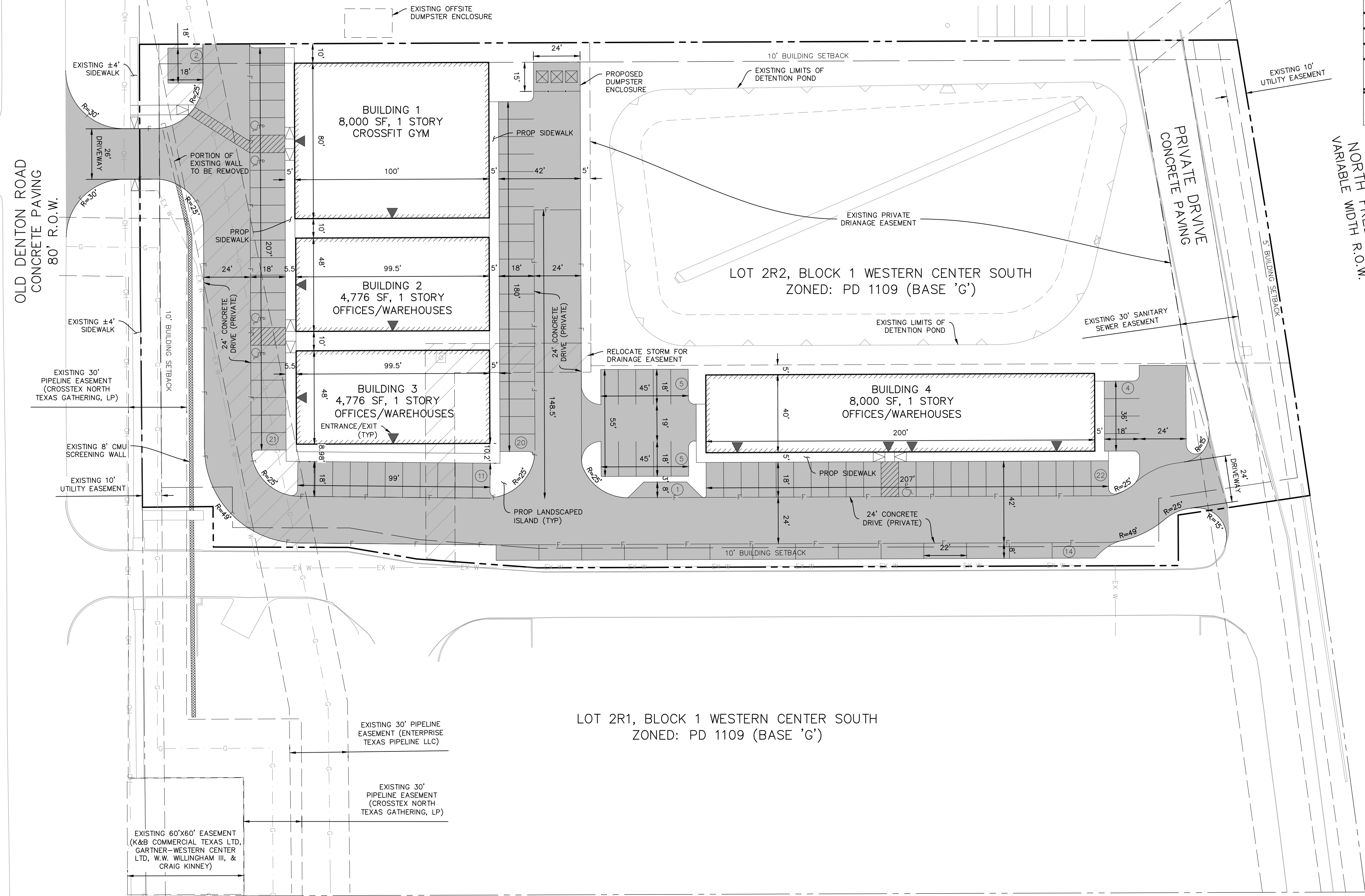


LOT 1, BLOCK 1 WESTERN CENTER SOUTH  
ZONED: PD 1048

LOT 2R1, BLOCK 1 WESTERN CENTER SOUTH  
ZONED: PD 1109 (BASE 'G')

BROOKHOLLOW 1170 LIMITED PARTNERSHIP  
ZONED: 'G'

LOT 2R2, BLOCK 1 WESTERN CENTER SOUTH  
ZONED: PD 1109 (BASE 'G')



**SITE SUMMARY TABLE**

SETBACKS	
FRONT	10 FT
SIDE	10 FT
REAR	5 FT

PARKING REQUIREMENTS	
4 SPACES / 1,000 SF	

BUILDING DATA	
BUILDING 1	8,000 SF, ±20'
BUILDING 2	4,776 SF, ±20'
BUILDING 3	4,776 SF, ±20'
BUILDING 4	8,000 SF, ±20'

PARKING	
REQUIRED	103 SPACES
PROPOSED	
NON-ADA	100 SPACES
ADA	5 SPACES
TOTAL	105 SPACES

**LEGEND**

- FIRE LANE STRIPING
- ACCESS RAMP
- PROPOSED PAVING

**NOTES:**

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
2. HEAD IN PARKING STALLS ARE ASSUMED TO BE 18' DEEP AND 9' WIDE. PARALLEL PARKING STALLS ARE ASSUMED TO BE 22' DEEP AND 8' WIDE.
3. ALL CROSS HATCHED AREAS ARE ASSUMED TO BE EASEMENTS THAT WILL BE ENCROACHED UPON.
4. PROPERTY ASSUMED TO BE ZONED AS DISTRICT "G" PER SURVEY PROVIDED BY CLIENT.
5. ALL INTERNAL ROADWAYS WILL BE 2-WAY TRAFFIC FLOW.
6. ALL SIGNAGE IS TO CONFORM TO 'ARTICLE 4, SIGNS' OF THE CITY OF FORT WORTH ZONING ORDINANCE.
7. THIS PROJECT WILL COMPLY WITH 'SECTION 6.301, LANDSCAPING' OF THE CITY OF FORT WORTH ZONING ORDINANCE.
8. THIS PROJECT WILL COMPLY WITH ALL CITY OF FORT WORTH LIGHTING REQUIREMENTS.
9. THIS PROJECT WILL BE IN COMPLIANCE WITH CITY OF FORT WORTH URBAN FORESTRY REQUIREMENTS.
10. EXISTING DATA IS TAKEN FROM THE ALTA/NSPS LAND TITLE SURVEY BY BOYDSTON DESIGNS, INC., DATED OCTOBER 2019.

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE: \_\_\_\_\_

**ENGINEER**  
MANHARD CONSULTING  
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SUITE 1000  
972.972.4250  
DALLAS, TX 75243

**DEVELOPER**  
KELLER WILLIAMS REALTY  
2611 CROSS TIMBERS ROAD  
FLOWER MOUND, TX 75028  
CONTACT: CARL BEARD  
817.600.4723

6036 OLD DENTON ROAD  
COMMERCIAL DEVELOPMENT

ZONING CASE NO: ZC-21-112

**Manhard CONSULTING**  
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Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-217132

**6036 OLD DENTON ROAD, FORT WORTH, TEXAS**  
**SITE PLAN**

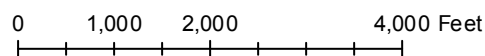
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DATE:	6/7/2021

SHEET

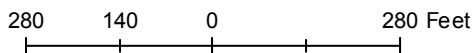
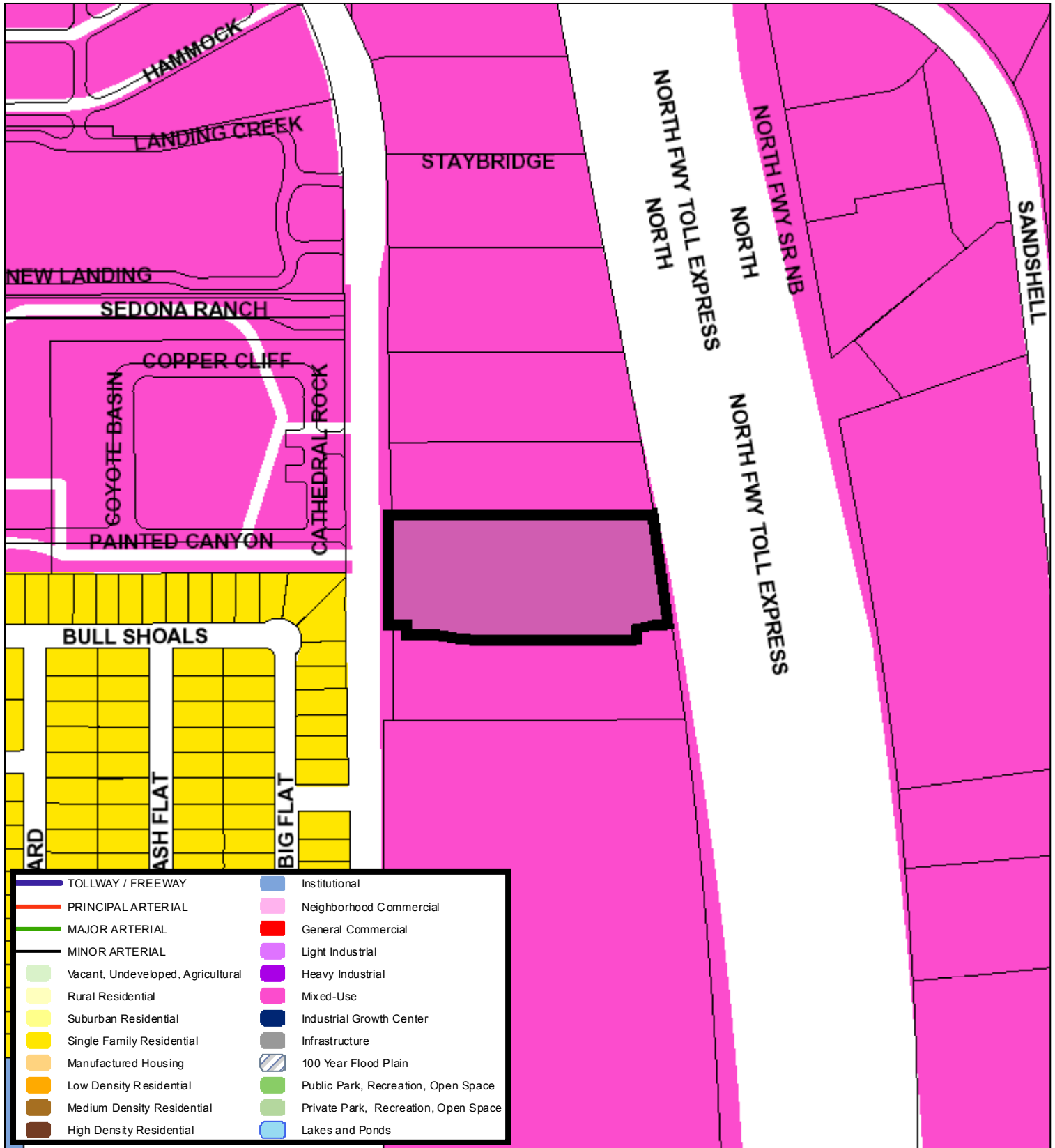
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July 1, 2021 - 08:48  
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## Area Map



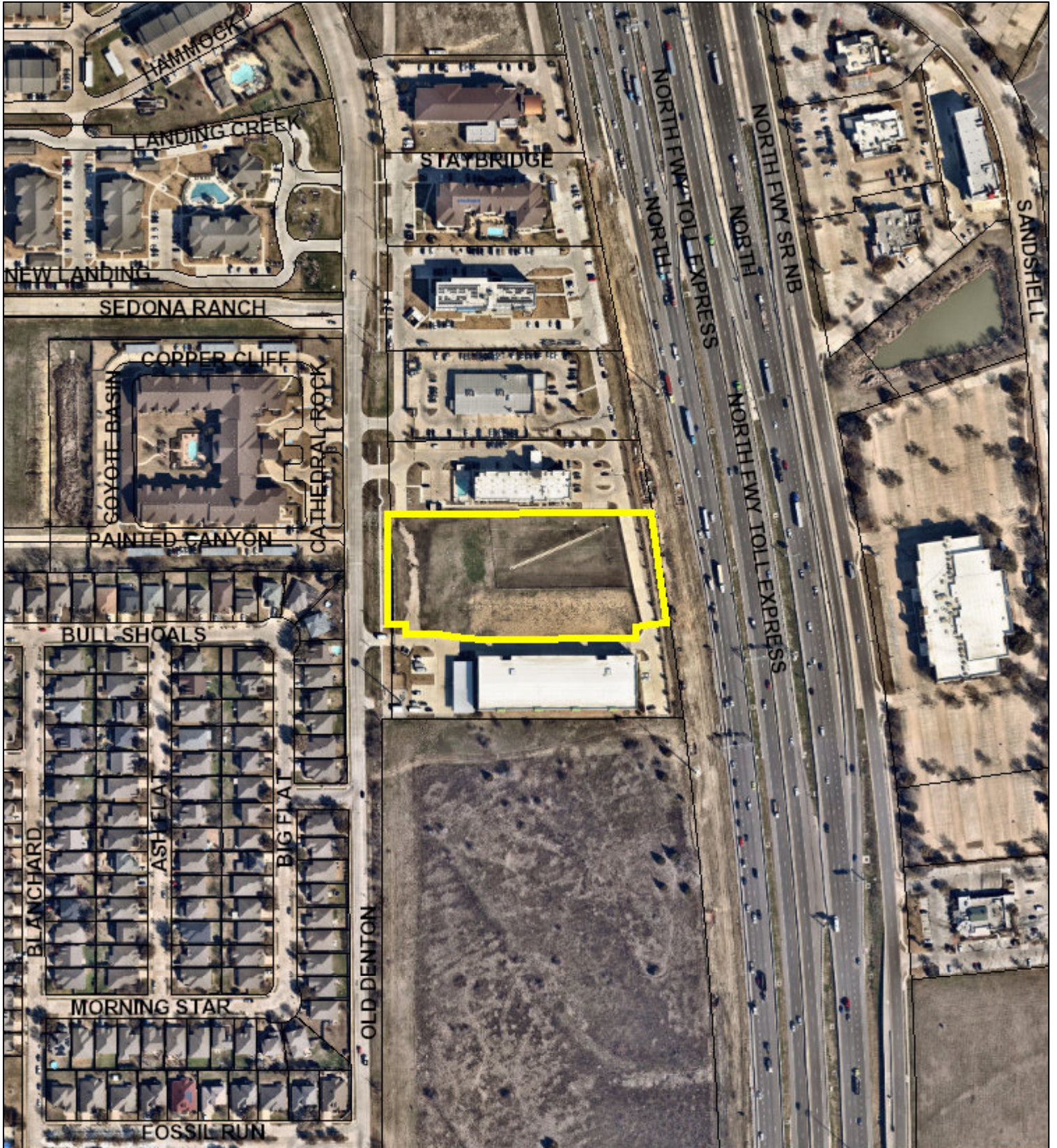
### Future Land Use



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



0 180 360 720 Feet

