



Zoning Staff Report

Date: June 14, 2022

Case Number: ZC-21-208

Council District: 4

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: JoDon Properties / Evolving Texas

Site Location: 3417& 3421 N. Beach Street, 3859 Carolea Drive

Acreage: 3.74 acres

Request

Proposed Use: Mini-warehouse, office, retail, RV storage

Request: From: “B” Two-Family

To: “PD” Planned Development for “E” Neighborhood Commercial uses plus outdoor RV storage; with development waivers for supplemental and landscaping setbacks, illuminated sign, and solid screening fence material; site plan included

Recommendation

Land Use Compatibility: Requested change **is not compatible.**

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 8-0**

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Project Description and Background

The proposed approximate 3.74 acre site is on the west side of N. Beach Street, approximately ¼ mile south of Long Avenue, in a mid-block location. The applicant has revised their request from “PD” Planned Development for “E” Neighborhood Commercial uses plus mini-warehouses and outdoor RV storage to “PD” Planned Development for “E” Neighborhood Commercial uses plus outdoor RV storage, with 5 development waivers. The case was continued from the December 2021 and February 2022 Zoning Commission meetings to allow submittal of a revised zoning case for a Planned Development (PD) plus site plan. The initial request for mini-warehouses and outdoor RV storage were allowed by right in the medium and heavy industrial districts and only permitted within commercial zoning districts with a PD approval. The Planned Development currently shows a 4,200 square foot office and outdoor RV storage. The intent statement for “J” medium industrial notes that a range of moderate-intensity industrial uses provided they are not noxious or offensive due to odors, smoke, dust, noise, fumes or vibrations. This district is intended to serve the entire community.

The site currently contains two metal storage buildings and vacant land. A single-family neighborhood surrounds the site to the north, west, and south, and additional single-family houses in Haltom City lie across the street to the east. Limited commercial uses are found further south on Beach Street and are significantly less intensive non-residential uses than proposed for this site. The site is immediately adjacent to 10 single family lots, with all houses being approximately 70 feet or less to the common property line.

The site plan shows structures to cover RVs 15.6 feet from the southern property line and approximately 30 feet away from the existing residence to the south. The other nine existing single family houses back up to the proposed outdoor RV storage. An approximate 4,000 square foot, 1-story office building is shown on the northeastern portion of the lot, with no dumpster. Covered outdoor RV storage is the predominate land use, generally spanning 90% of the site.

As the land use proposed is a medium industrial use that share a property line with two family zoning, the site is subject to the residential projected front yard requirements and the additional standards in Sec. 6.300K. Below is a chart that illustrates the differences between the use in an industrial district and the proposed PD:

Requirement	Industrial Standards	Proposed PD
Supplemental setback	50-foot supplemental setback for buildings and dumpster	15-foot setback for all buildings <i>(requires Development Regulation Waiver)</i>
Landscaping setback	20-foot landscaped setbacks are required adjacent to a residential district at the property line	15-foot landscaped setback along property lines <i>(requires Development Regulation Waiver)</i>
Illuminated sign	No illuminated sign facing residential district	Illuminated sign faces 2 residential districts <i>(requires Development Regulation Waivers)</i>

Solid screening fence	8-ft masonry screening fence is required around outdoor storage, abutting a residential district	8-ft wood screening fence is shown (<i>requires Development Regulation Waiver</i>)
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Surrounding Zoning and Land Uses

North “B” Two-Family / Single family houses and vacant land
 East Haltom City “SF-2” One-Family / Single family houses
 South “B” Two-Family / Single family houses
 West “B” Two-Family / Single family houses

Recent Zoning History

ZC-19-015: west of site along railroad, from K to PD/I plus recycling center with site plan w tree/landscape buffer, Withdrawn.

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
 The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
Riverside Alliance	Bonnie Brae NA *
Streams and Valleys Inc	Trinity Habitat for Humanity
Oakhurst Alliance of Neighbors	Birdville ISD
Fort Worth ISD	

** Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this site from “B” Two-Family to “PD” Planned Development for “E” Neighborhood Commercial uses plus outdoor RV storage, site plan included with notable development waivers. The site is a mid-block location, instead of a major intersection designed for traffic from the larger community. All surrounding properties are zoned “B” Two-Family or “SF-2” Single Family in Haltom City and are used exclusively for single family houses. The proposed site plan is predominated by buildings and concrete, with minimal areas for buffering against the existing single family houses.

The requirement for “PD” zoning does not allow an option for revocation for code violations, comparable to a Conditional Use Permit. The site plan included does not require development of outdoor RV storage, and could include other 24-hour “E” Neighborhood Commercial uses. The requested zoning would allow the following



uses by right: drive-thru restaurants, convenience stores with fuel sales, and game rooms. A number of other non-residential uses would be allowed by right, as well.

The proposed zoning request is **not compatible** with surrounding land uses due to the intensive land uses shown in the Planned Development site plan, as well as allowing 24-hour commercial uses. These proposed and potential uses would create notable land use conflicts with the immediately adjacent single family houses.

Comprehensive Plan Consistency– Northeast Sector

The 2022 Comprehensive Plan currently designates the subject property as “Single Family” on the Future Land Use Map. The existing zoning of this site, “B” Two Family, is included on the list below. The proposed “PD” Planned Development requests a use that would be allowed in “J” Medium Industrial zoning. The requested land use would be included in the list of zoning districts envisioned for the Heavy Industrial category, as detailed in the excerpt from the Comprehensive Plan below.

Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
INDUSTRIAL		
Heavy Industrial	Heavy manufacturing, outside storage	All Commercial & Industrial

The proposed zoning is not consistent with the land use designations for this area, nor with the following policies of the Comprehensive Plan:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Preserve the character of rural and suburban residential neighborhoods.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.
- 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.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Protect neighborhoods from commercial and industrial encroachment from Belknap Street, 28th Street, Sylvania Avenue and Riverside Drive.

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

The 2021 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.

This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, and does not contribute to the quality of place.

Site Plan Comments

Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. The industrial use is subject to the 50-foot supplemental setback noted in Sec. 6.300K, and all buildings have a 15-foot side setback. **The site plan is requesting this development waiver.**
2. Sec. 6.300K requires a 20-foot landscaping buffer on the sides and rear, and all buildings have a 15-foot side setback. **The site plan is requesting this development waiver.**
3. The monument sign is required to be 20-feet away from any driveway. Please move the sign southward as no development waivers can be requested for this standard.
4. Illuminated signs are required to face away from the residential uses, instead of facing the two adjacent single family uses on Beach Street. **The site plan is requesting this development waiver.**
5. Sec. 6.300K requires an 8-foot masonry fence around the outdoor RV storage, instead of an 8-foot wood fence. **The site plan is requesting this development waiver.**
6. The access easement on the western side is landscaped and fenced, instead of paved and open, which does not allow vehicular access. Please either remove the access easement or show paving and adjust the fencing around it.
7. Show and label all other existing or proposed easements. How is Carolea Drive being handled?
8. Add the zoning district of the residential uses to the east.
9. Remove the “Curbed paving edge” and “Existing Pavement” labels and symbols from the Legend, as they are not used.
10. The site is over-parked for the office use, the site is required to plant more trees. Either revise the site plan or add this note.
11. Add the RV storage square footage to the Site Data Table.
12. Add the height of all proposed structures to the Site Data Table.
13. Add the note: “Exterior portions and/or facades of buildings must use colors consisting of neutral earth tone; trim and may be a different neutral earth tone color.”
14. Add the note: “Exterior entrances shall consist of storefront glass, canopies and masonry articulation or similar architectural features.”
15. Add the note: “Any outdoor lighting within 150 feet of a one- or two-family district shall not create any ambient light that trespasses onto adjacent residential uses and shall be zero foot candles on the side

adjacent to a residential property with appropriate cutoffs installed. Lighting in this area shall not exceed 20 feet in height including attached wall fixtures.”

16. Remove the note on the right-hand side regarding being released for interim review only. The site plan is requesting approval from Council.
17. Move “The Space Station” title block to the right-hand corner and bold the wording.
18. Add the current metes and bounds legal description, even if that means a second sheet is added.
19. Please update the signature line to “Director of Development Services”.

TPW Stormwater

- FYI: an accepted drainage study is required prior to platting, infrastructure review, grading permit issuance, and building permit issuance.

Development Services – Roadways

- Carolea is an easement - not a right-of-way, so we will address abandoning it during platting.

(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.)



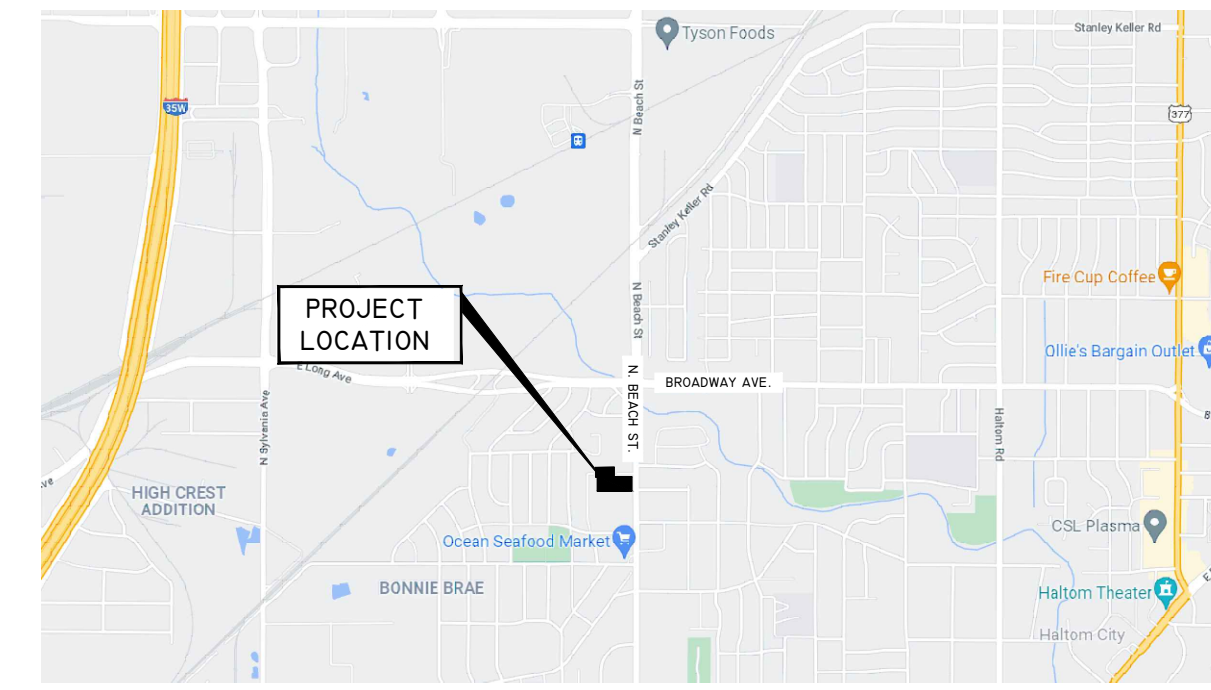
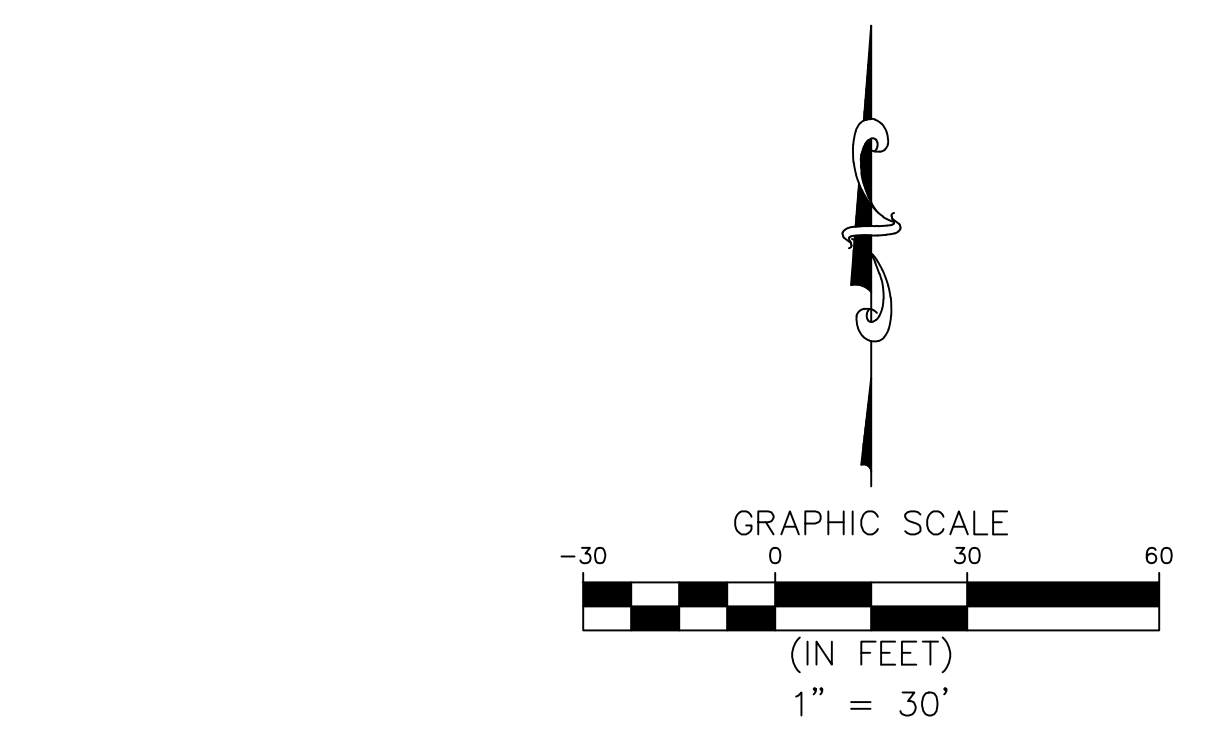
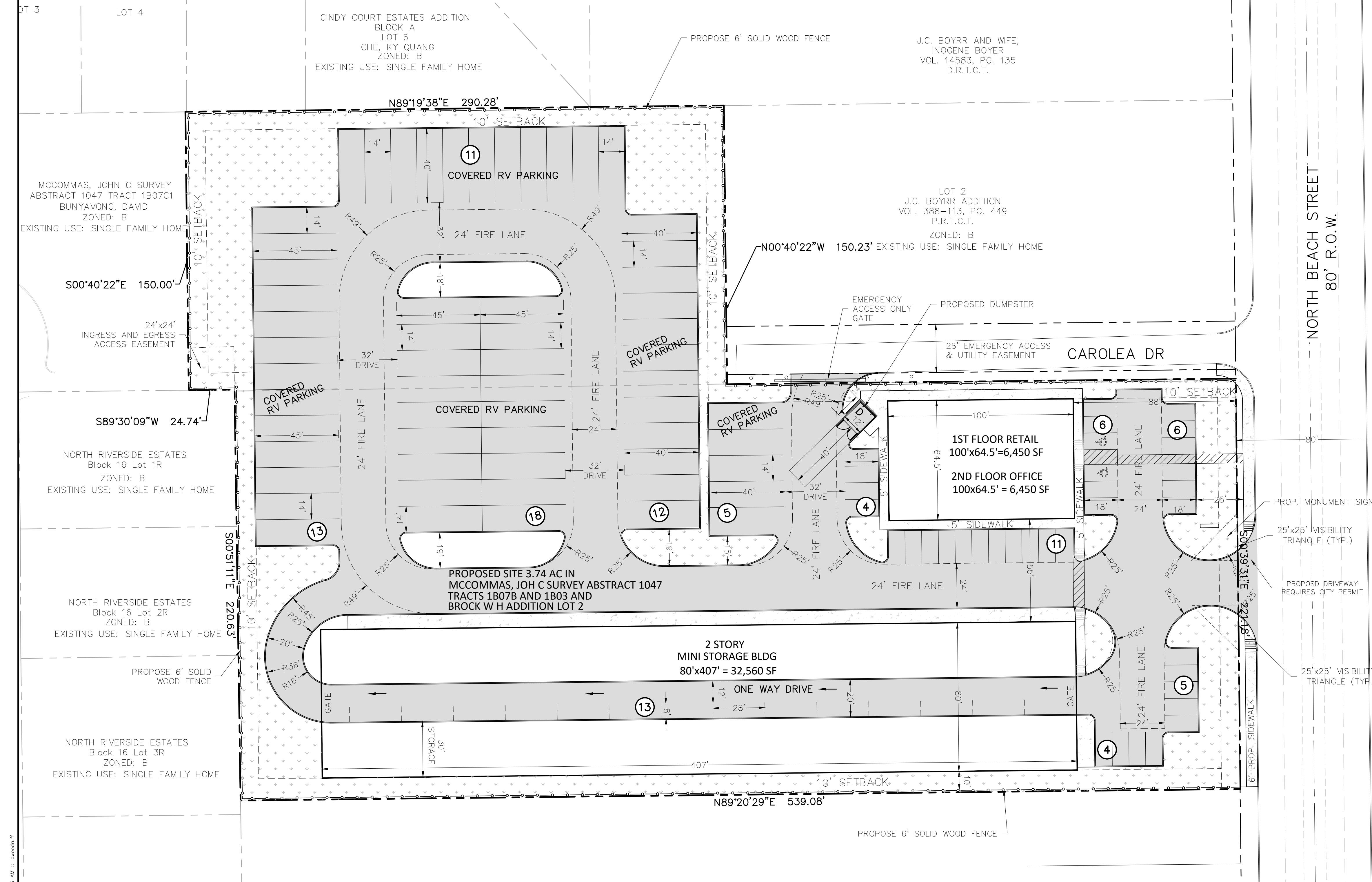


Area Zoning Map

Applicant: JoDon Properties
 Address: 3417 & 3421 N. Beach Street, 3859 Carolea Drive
 Zoning From: B
 Zoning To: PD for E uses with mini-warehouse and outdoor storage
 Acres: 3.74056417
 Mapsco: 50W
 Sector/District: Northeast
 Commission Date: 3/9/2022
 Contact: 817-392-8190



0 140 280 560 Feet



SITES ACROSS N. BEACH ST. WITH HALTOM CITY LIMITS RESIDENTIAL USES

evolving
Civil Engineering + Planning

420 Throckmorton, Suite 620 • Fort Worth, TX 76102
817.529.2700 • evolvingtexas.com

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER THE AUTHORITY OF SAMANTHA D. RENZ, P.E., CFM LIC. # 114504 ON 08/19/2021

IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

THE SPACE STATION
3421 NORTH BEACH STREET
FORT WORTH, TX

CONDITIONAL USE PERMIT
SITE PLAN

DRAWN BY: CDW
DESIGNED BY: CDW
CHECKED BY: JC
PROJECT NO. 2020023
DATE: 12/08/21
SHEET: 1 OF 1

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPING
- PAVEMENT MARKING (WHITE STRIPING)
- CURBED PAVING EDGE
- EXISTING PAVEMENT

SITE DATA TABLE		
LOT AREA	162,007 SF, 3.74 AC	
BUILDINGS FOOTPRINT	39,060 S.F.	
LOT COVERAGE	(24.1%), MAX 50%	
ZONING:	CURRENT B, PROPOSED E, WITH CUP	
PARKING REQUIRED	SF	REQUIRED
MINI WAREHOUSE	65,120	6
RETAIL	6,450	26
OFFICE	6,450	17
		49
PARKING PROVIDED		
OUTSIDE		34
INSIDE		13
HC		2
TOTAL		49
RV PARKING PROVIDED		59

- GENERAL NOTES:**
- ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF FORT WORTH FORT WORTH BUILDING ORDINANCES. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF FORT WORTH. FORT WORTH.
 - APPLICANT WILL COMPLY WITH THE SIGN ORDINANCE
 - ALL PROPOSED LIGHTING WILL CONFORM TO LIGHTING CODE
 - PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING
 - PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY

Owner/Developer: Donald K. Jury
Address: 436 Haltom Rd.
City/State: Fort Worth, TX 76117
Telephone Number: 817.834.4604

Evolving Texas
Engineer: Samantha D. Renz, P.E.
Address: 420 Throckmorton St. Suite 620
City/State: Fort Worth, TX 76012
Telephone Number: 817.529.2700
E-mail Address: samantha@evolvingtexas.com

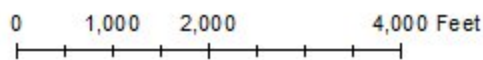
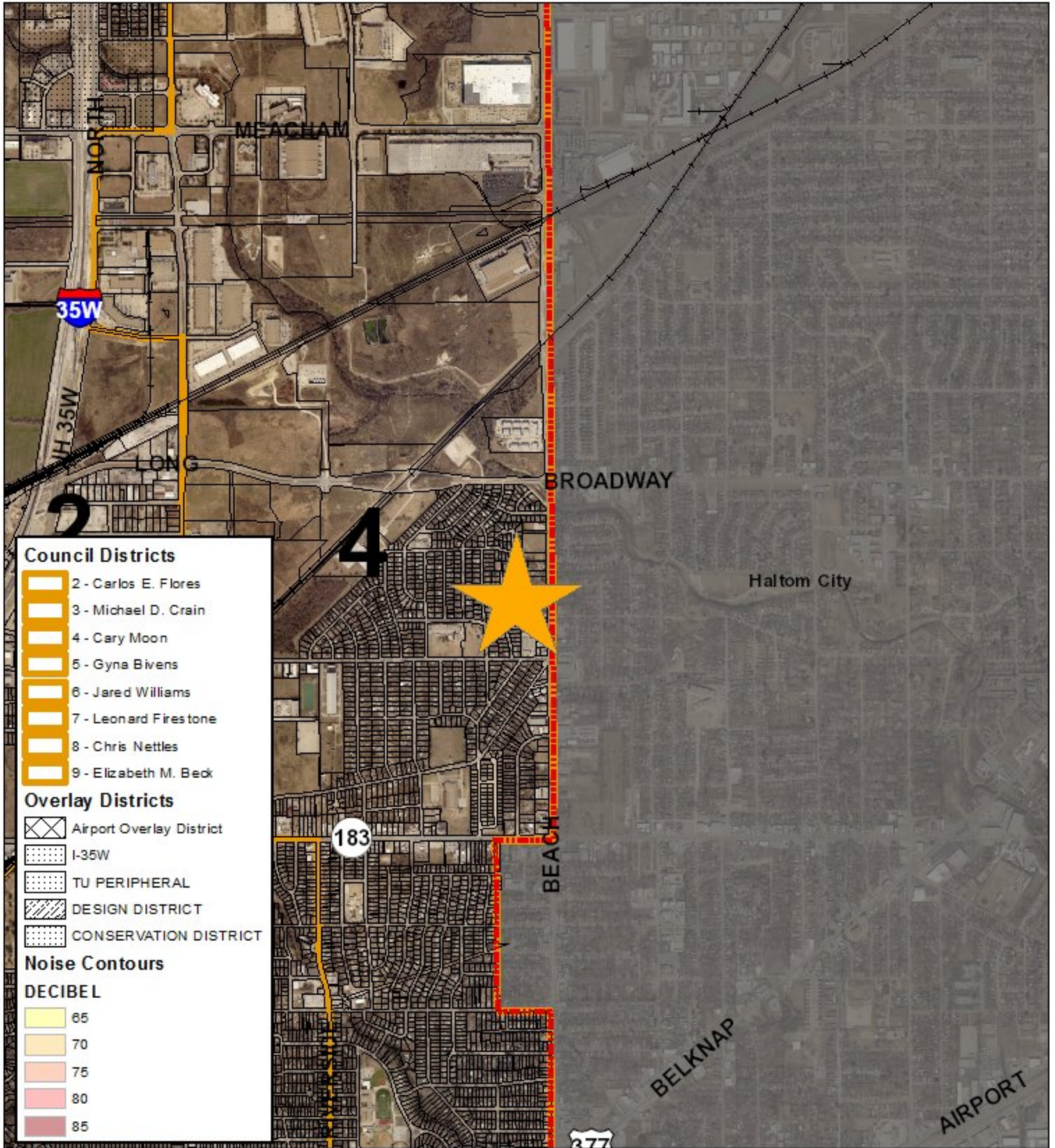
Zoning Case Number: ZC-21-208

Director of Planning and Development

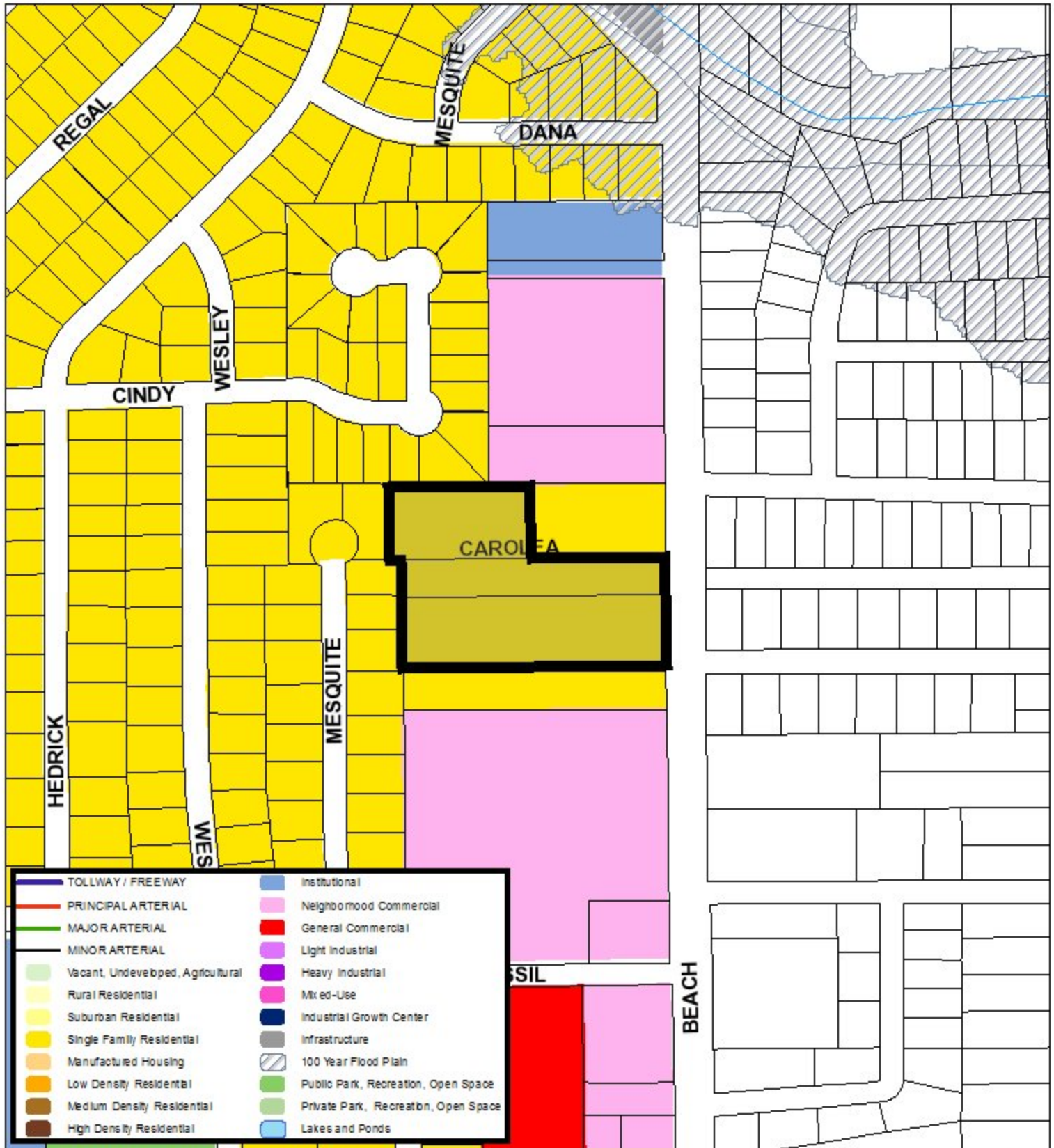
Date: _____

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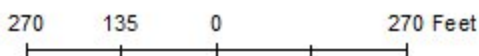
Area Map



Future Land Use



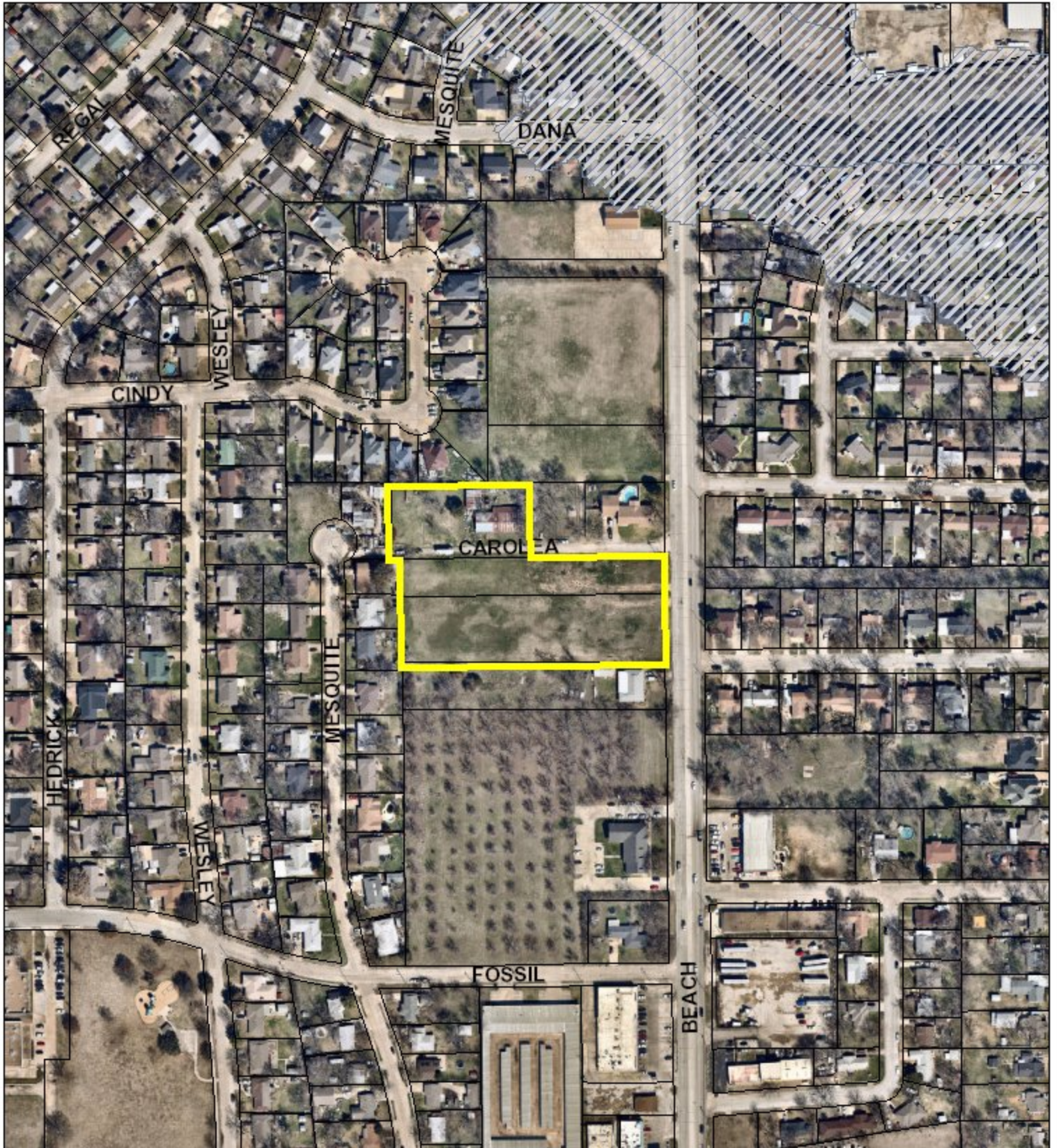
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A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photo Map



0 170 340 680 Feet

