



# Zoning Staff Report

**Date:** February 8, 2022

**Case Number:** ZC-21-225

**Council District:** 7

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Fort Worth I Love You LLC

**Site Location:** 4600-4700 blocks of Golden Triangle Blvd      **Acreage:** 5.4

### Request

**Proposed Use:** Mini-warehouse and outdoor storage

**Request:** From: “G” Intensive Commercial; PD 1108 “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini-warehouse with a maximum of three stories and lighting directed downward; site plan waived

To: PD 1108 “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini-warehouse with a maximum of three stories and lighting directed downward; site plan waived

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is not consistent (Technical Inconsistency)**

**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 north of Golden Triangle, a commercial connector and east of Beach Street, a neighborhood connector. The applicant is proposing to add property to their current “PD/G” Planned Development for “G” uses plus mini-warehouse use; site plan waiver requested to meet platting requirements. A waiver to the site plan was granted in 2016 because the property is separated from the single-family development to the north by a major drainage way. The waiver was approved to provide flexibility to the layout of the property.

The primary purpose for the rezoning is to add new property to meet platting requirements. In order to plat the property, the applicant must have at least 100 ft of frontage. This rezoning accomplishes this task. The applicant intends to construct a miniwarehouse with some outdoor storage of RV’s, boats and other ancillary items. Outdoor storage would be allowed as a secondary use to the primary miniwarehouse.

## Surrounding Zoning and Land Uses

The applicant is proposing a zoning change to add new property to the proposed use to meet platting requirements for having at least 100 ft of frontage

North “AR” One-Family Restricted / vacant/floodplain

East “G” Intensive Commercial / vacant

South “G” Intensive Commercial / vacant

West “G” Intensive Commercial / vacant

## Recent Zoning History

- ZC-16-161; From “G” Intensive Commercial to PD 1108 “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini-warehouse with a maximum of three stories and lighting directed downward; site plan waived (subject property)

## Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.

The following organizations were notified: (December 28, 2021)

Organizations Notified	
North Fort Worth Alliance	Woodland Enclave HOA*
Bear Creek Vista HOA	Big Bear Creek Meadows HOA
Vista Meadows Addition HOA	Crawford Farms HOA
Villages of Woodland Springs HOA	Streams and Valleys Inc
Trinity Habitat for Humanity	Keller ISD

\* The proposed site is located just south of this NA.

## Land Use Compatibility

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The applicant is proposing a zoning change to add new property to the existing PD to meet platting requirements for having at least 100 ft of frontage. Surrounding land uses consist of a single-family residential subdivision to the north, divided by a wide drainage channel, and vacant land to the east south and west which is planned to be developed commercial. This property is the rear of the commercial development

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

## Comprehensive Plan Consistency – Far North

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The 2021 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is not consistent with the following Comprehensive Plan policies:

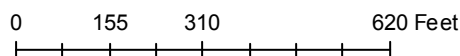
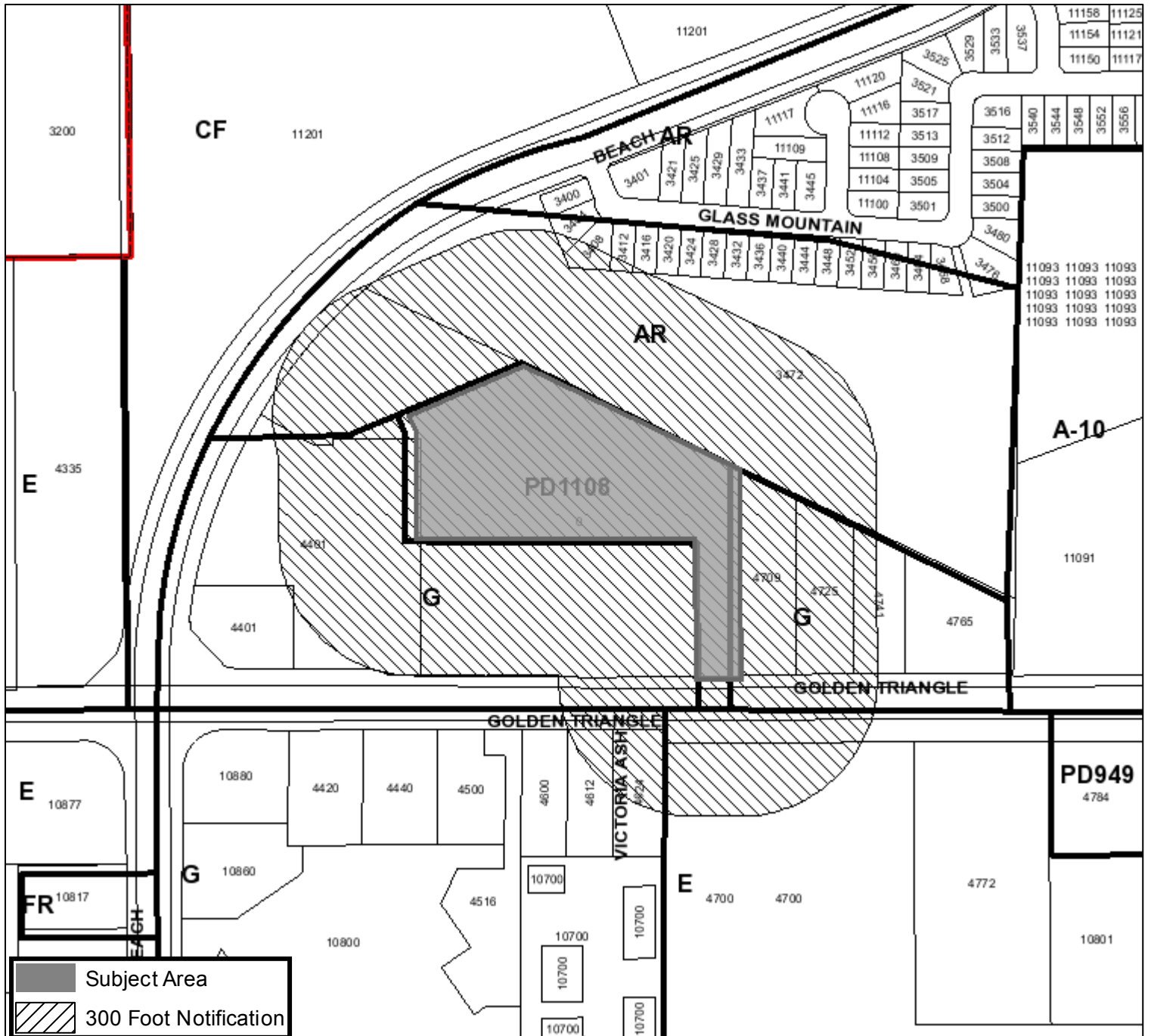
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

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

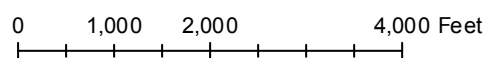
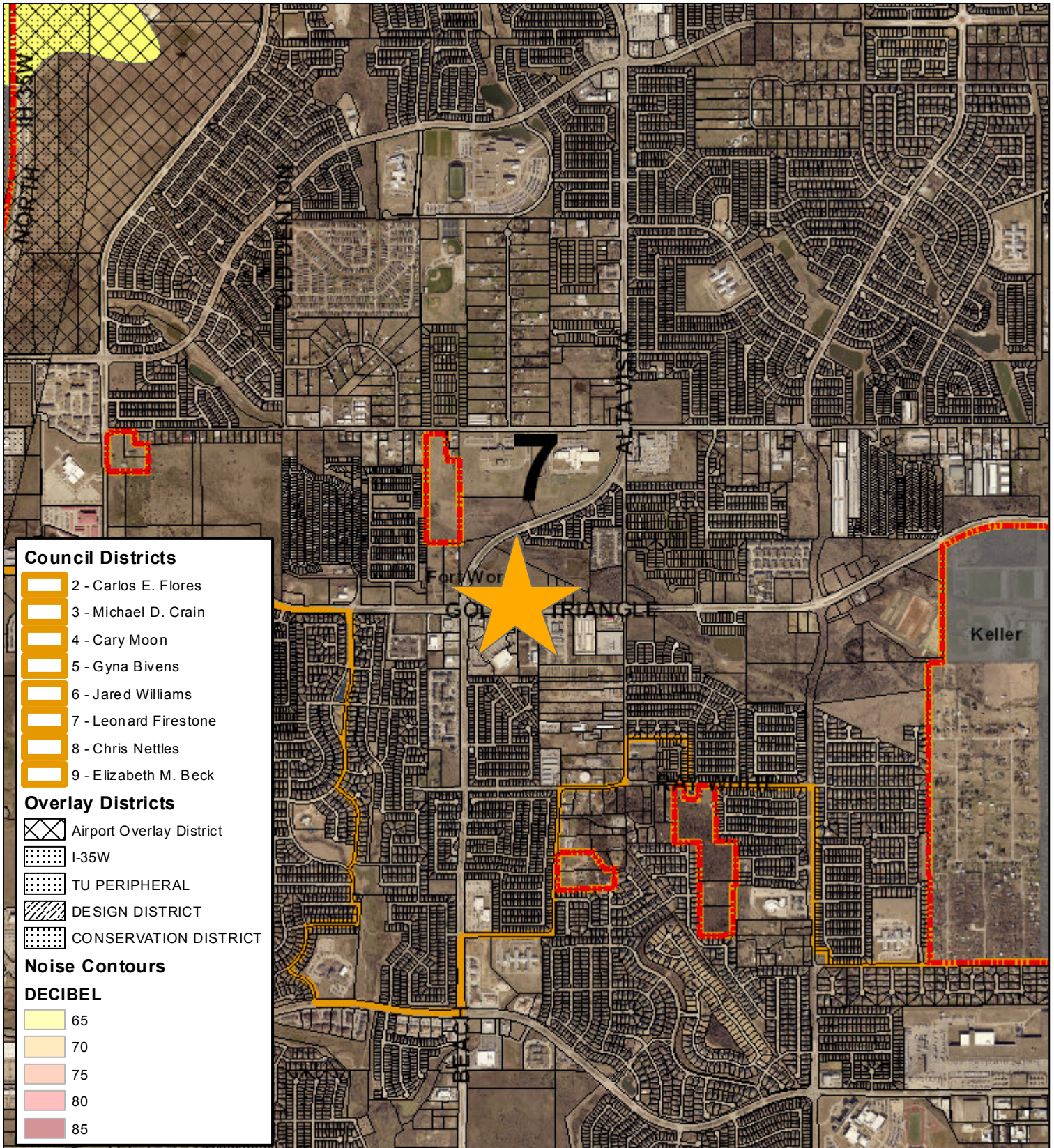
However, the proposed mini-warehouse use may not negatively impact the surrounding area based on the proposed use, operational characteristics, appearance or traffic generated usually associated with warehouse type uses.

### Area Zoning Map

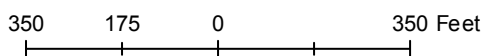
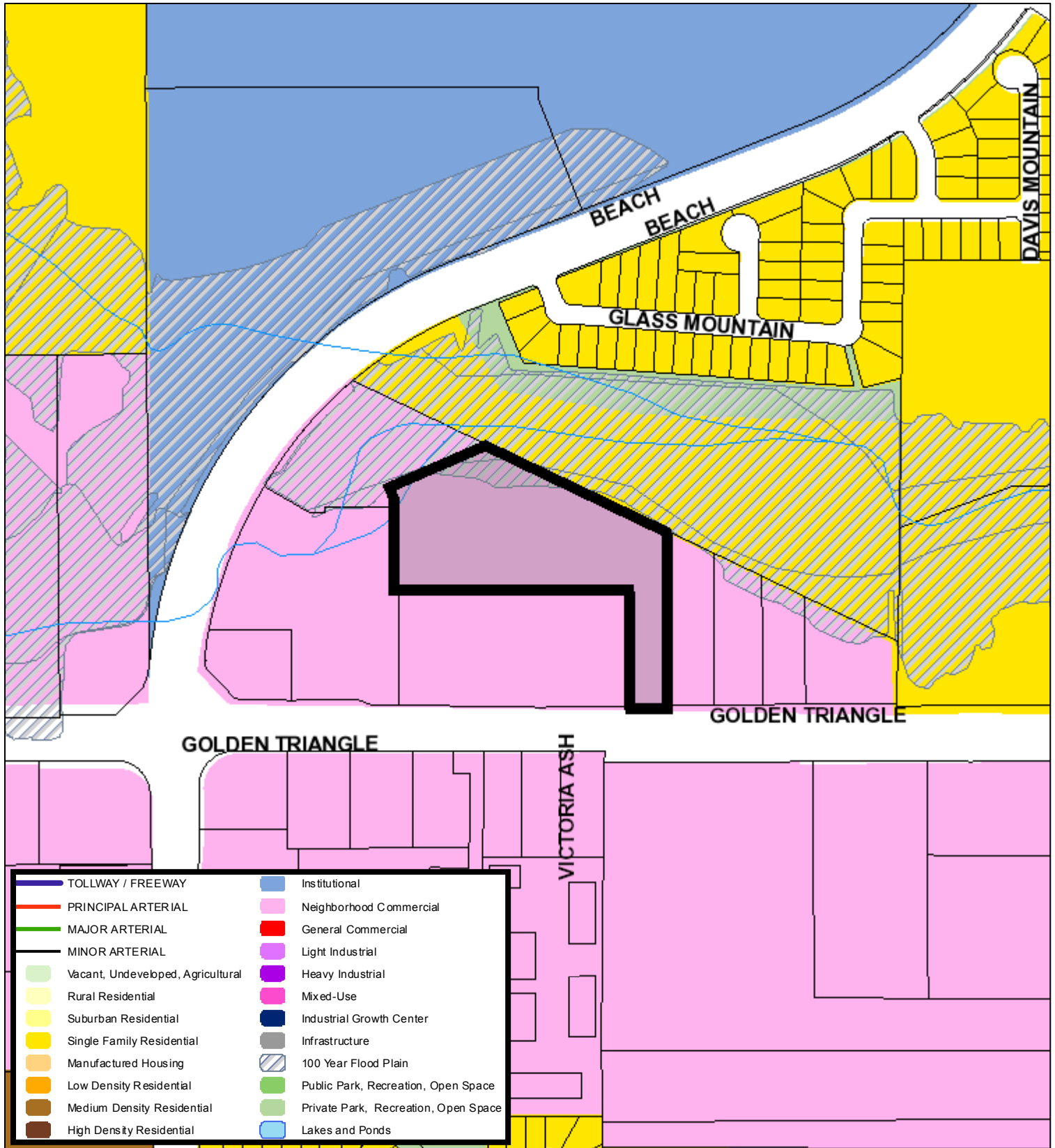
Applicant: Fort Worth I Love You LLC  
 Address: 4600- 4700 blocks Golden Triangle Boulevard  
 Zoning From: G, PD 1108 for G uses plus mini-warehouses  
 Zoning To: Amend PD to add outdoor storage, site plan waiver requested  
 Acres: 5.41694494  
 Mapsco: 22KP  
 Sector/District: Far North  
 Commission Date: 1/12/2022  
 Contact: 817-392-6329



### 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



0 220 440 880 Feet

