



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 2, 2020

Council District 8

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Mereken Land & Production Co.**

Site Location: 7901 Will Rogers Rd Acreage: 9.92

Proposed Use: **Truck and trailer parking**

Request: From: "J" Medium Industrial
To: Add Conditional Use Permit (CUP) for truck and trailer parking; 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 on the east side of Will Rogers Road south of John Burgess Road. The applicant is requesting a Conditional Use Permit (CUP) to allow for truck and trailer parking without a primary use. The applicant has indicated this will a location for truck parking for a cold storage development across Will Rogers Road. The property is located within the Carter Industrial Growth Center and is entirely surrounded by industrial uses.

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 "J" 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 “J” Medium Industrial / industrial
East “J” Medium Industrial / industrial
South “J” Medium Industrial / industrial
West “J” Medium Industrial / industrial

Zoning History: None

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 April 22, 2020.

The following organizations were notified: (emailed April 21, 2020)

Organizations Notified	
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Everman ISD

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to add a CUP for truck and trailer parking. Surrounding uses are industrial.

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

2. Comprehensive Plan Consistency – Sycamore

The 2020 Comprehensive Plan designates the subject property as Carter Industrial Growth Center. The proposed parking 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 industrial development within the Carter Industrial Park Industrial Growth Center.

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

Attachments:

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



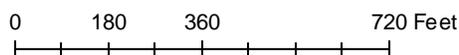
ZC-20-057

Area Zoning Map

Applicant: Mereken Land & Production Co.
Address: 7901 Will Rogers Rd
Zoning From: J
Zoning To: Add Conditional Use Permit truck and trailer parking
Acres: 9.9237835
Mapsc0: 105L
Sector/District: Sycamore
Commission Date: 5/13/2020
Contact: 817-392-8043



	Subject Area
	300 Foot Notification





LEGEND



NOTES:

1. ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
2. ALL SIGNS SHALL CONFORM TO ARTICLE 4-SIGNS UNLESS SPECIFIED ON THE SITE PLAN.
3. THIS PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.
4. THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.

SITE DATA

ZONING	J
PROPOSED USE	STORAGE (NON-ACCESSORY)
LEGAL DESCRIPTION	LOT 3 BLOCK 8 CARTER INDUSTRIAL PARK ADDITION
REQUIRED PARKING (ADA)	0 (0)
PROPOSED PARKING (ADA)	152 (0)

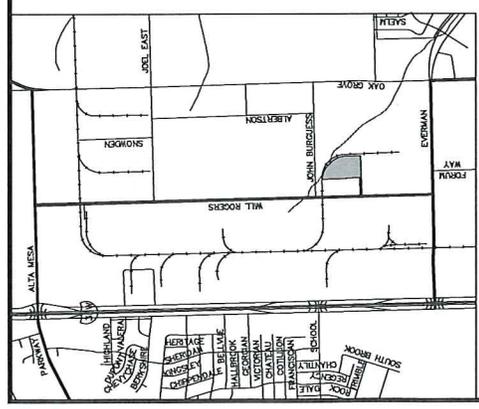
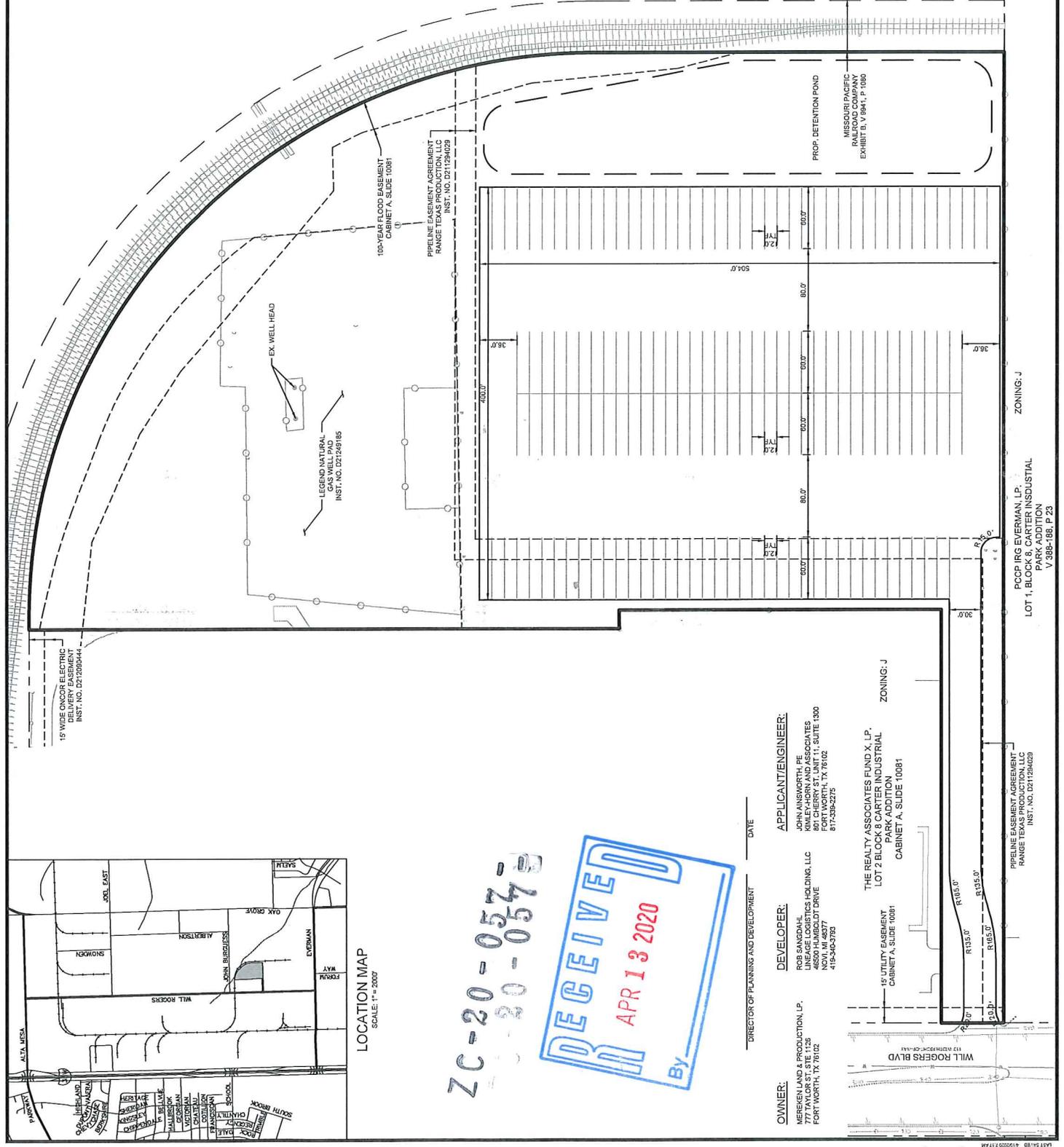
COLD SPOT CARTER PARK

ZONING SITE PLAN ZC-20-XXX

FORT WORTH, TX
APRIL 2020



801 Cherry Street, Unit 11, Suite 1300
Fort Worth, TX 76102
817-335-6511
State of Texas Registration No. F-928



ZC-20-0537-
20-0537-
RECEIVED
By APR 13 2020

RECEIVED
By APR 13 2020

DIRECTOR OF PLANNING AND DEVELOPMENT DATE

OWNER:
MERSEY LAND & PRODUCTION, LP,
777 TAYLOR ST., STE 1126
FORT WORTH, TX 76102

DEVELOPER:
ROB SANDOVAL
LINEAGE LOGISTICS HOLDING, LLC
48500 HAMERCLID DRIVE
FORT WORTH, TX 76102
418-949-9195

APPLICANT/ENGINEER:
JOHN ANSWMORTH, PE
KIMLEY-HORN AND ASSOCIATES
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TX 76102
817-335-6515

**THE REALTY ASSOCIATES FUND X, LP,
LOT 2 BLOCK 8 CARTER INDUSTRIAL
PARK ADDITION
CABINET A, SLIDE 10081**

**15' UTILITY EASEMENT
CABINET A, SLIDE 10081**

**PIPELINE EASEMENT AGREEMENT
RANGE TEXAS PRODUCTION, LLC
INST. NO. D21294029**

**100-YEAR FLOOD EASEMENT
CABINET A, SLIDE 10081**

**LEGEND NATURAL GAS WELL PAD
INST. NO. D21249185**

EX. WELL HEAD

**PROF. DETENTION POND
MISSOURI PACIFIC RAILROAD COMPANY
EXHIBIT B, V. 6941, P. 1090**

**PCCP IRG EVERMAN, LP,
LOT 1, BLOCK 8, CARTER INDUSTRIAL
PARK ADDITION
V. 988-188, P. 23**

ZONING: J

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PIPELINE EASEMENT AGREEMENT
RANGE TEXAS PRODUCTION, LLC
INST. NO. D21294029

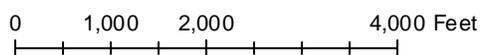
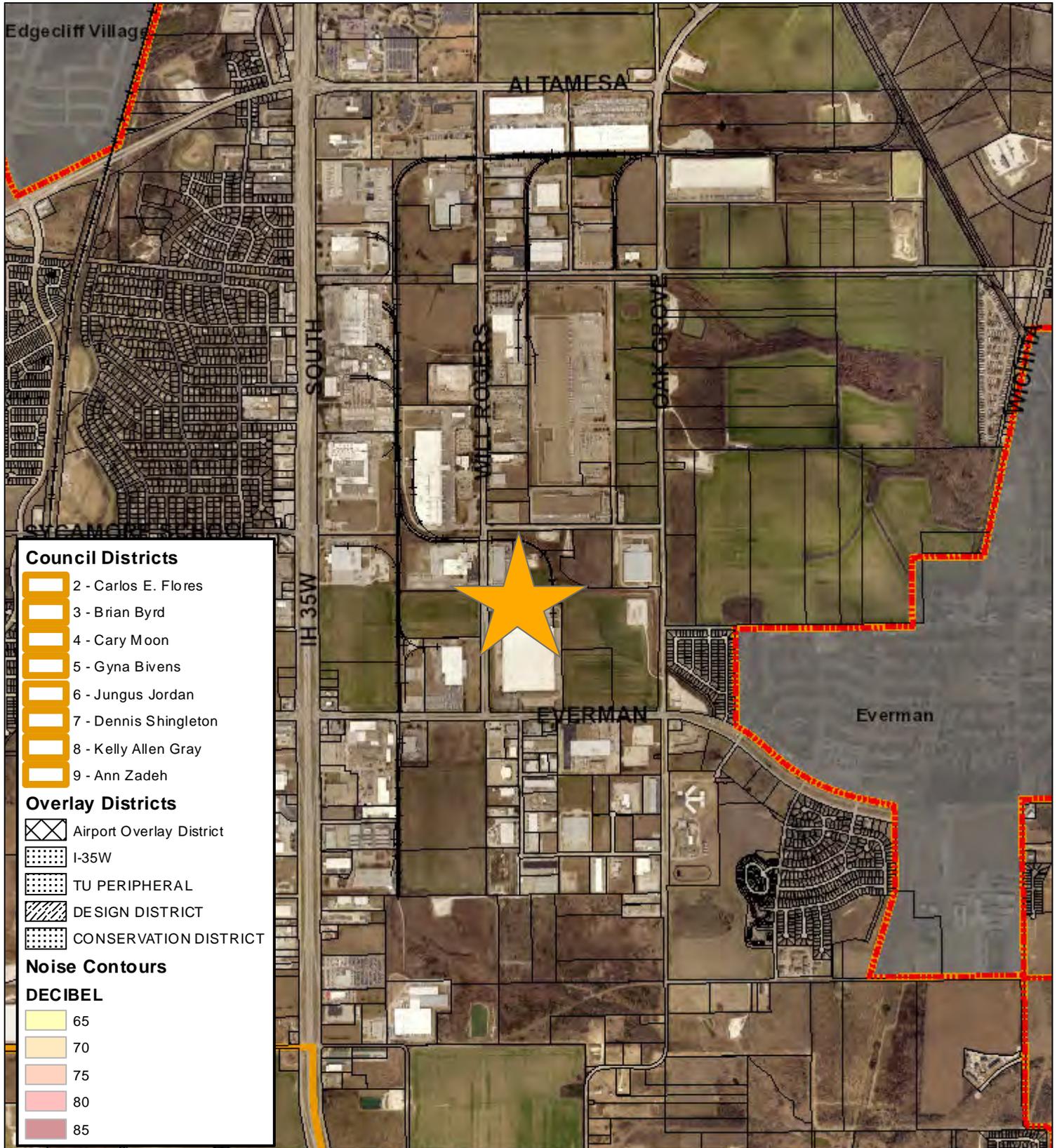
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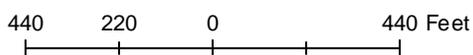
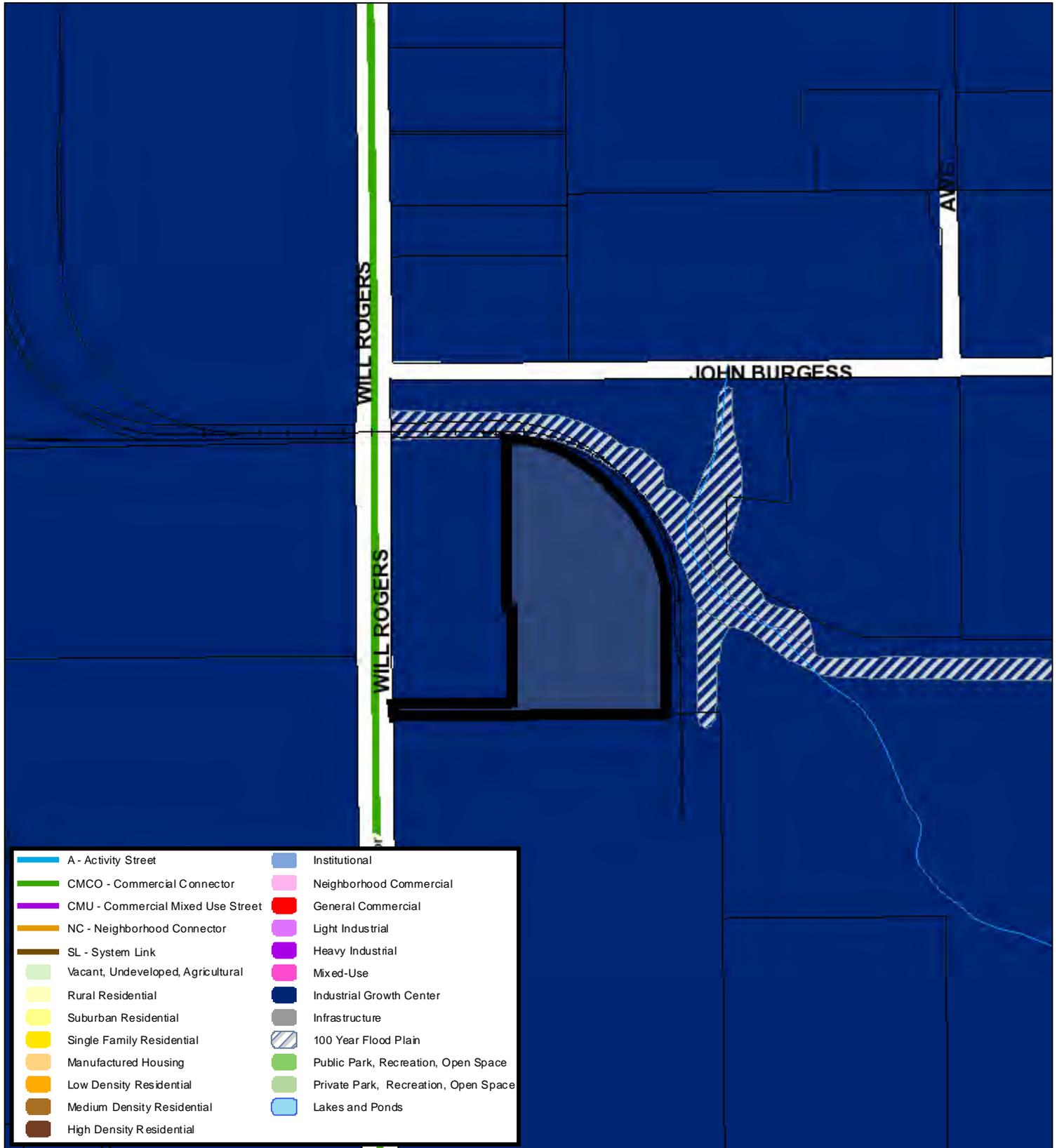
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PROF. DETENTION POND

Area Map



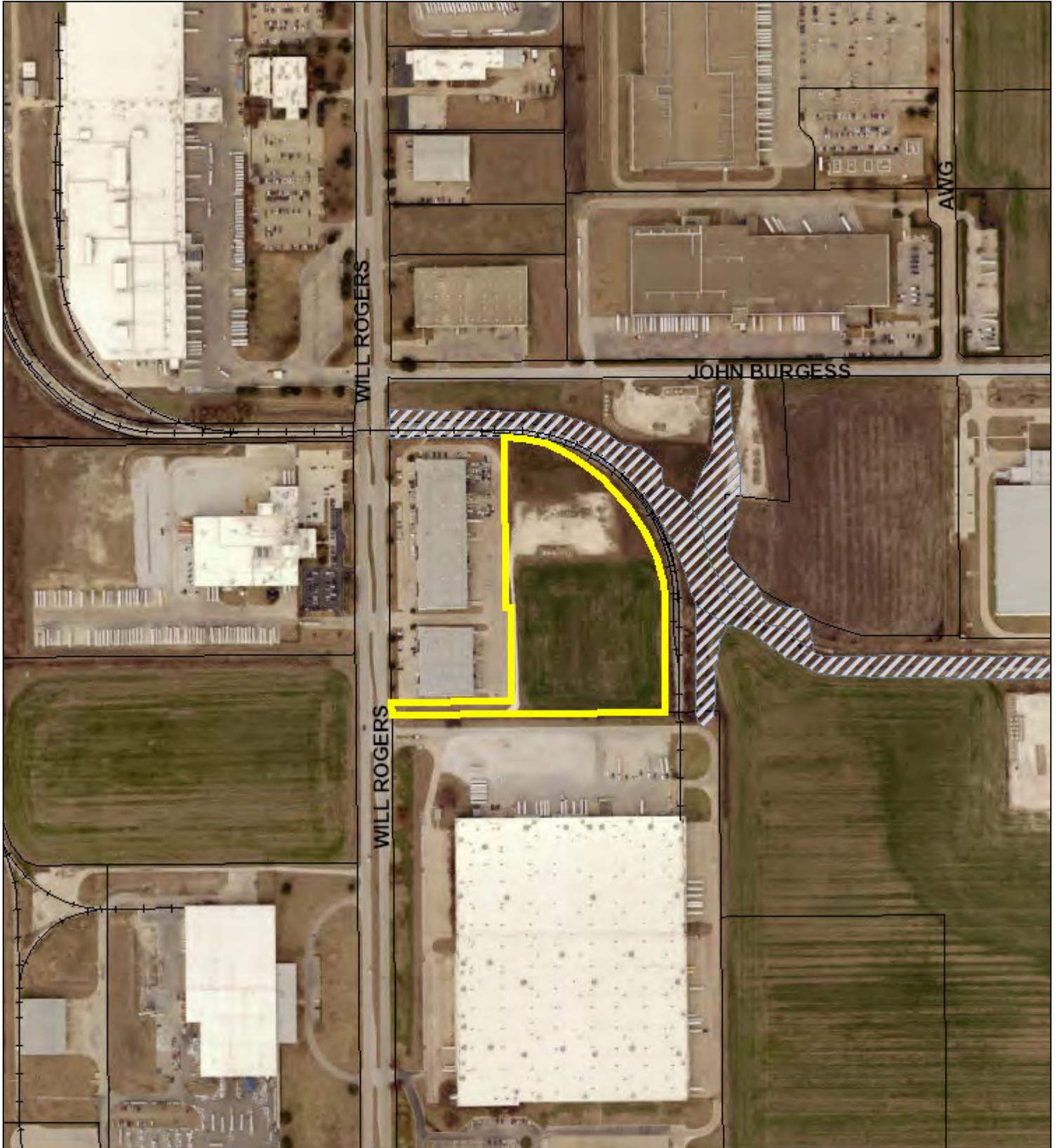
Future Land Use



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 5, 2019.



Aerial Photo Map



0 280 560 1,120 Feet

