



Zoning Staff Report

Date: September 13, 2022

Case Number: ZC-22-123

Council District: 4

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: JoDon Properties / Evolving Texas

Site Location: 3417& 3421 N. Beach Street

Acreage: 1.39 acres

Request

Proposed Use: Office

Request: From: “B” Two-Family
To: “E” Neighborhood Commercial

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 8-0**

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Project Description and Background

The proposed site is on the west side of N. Beach Street, approximately ¼ mile south of Long Avenue, in a mid-block location. The applicant is requesting “E” Neighborhood Commercial on an approximately 1.39 acre lot. The site currently is 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 less intensive non-residential uses than proposed for this site. The site is immediately adjacent to two single family lots, with the remainder of the applicant’s land left out of this zoning case.

This case is significantly different from the most recent case that was withdrawn (ZC-21-208) a few months back. The table below provides the differences and commonalities for between the two cases.

	ZC-21-208	ZC-22-123
Proposed Zoning	PD for Retail, Office, RV storage, and approximately 65,000 SF of mini-storage	“E” Neighborhood Commercial
Proposed Use	Initially, retail, office, RV storage, and approximately 65,000 SF of mini-storage; changed to RV storage only	Office (all uses in E would be allowed, if approved)
Land Use Compatibility	Not Compatible	Compatible
Comprehensive Plan Consistency	Not Consistent (Significant Deviation)	Not Consistent (Technical Inconsistency)
Staff Recommendation	Denial	Approval
Other	Included more land area and intruded into neighborhood	Includes less land area and is primarily located along Beach Street

It is important to note that although the stated use is offices, the applicant is not restricted to build only offices if the zoning change is approved. “E” Neighborhood Commercial allows a variety of 24-hour uses by right including but not limited to drive-through restaurants, convenience stores with alcohol and fuel sales, hospitals, event center/rental hall, and short-term rentals. An alternative proposal could be “ER” Neighborhood Commercial Restricted districts are intended “for neighborhood serving limited commercial, institutional and office uses” immediately adjacent to residential uses. “ER” commercial uses are smaller in scale and transition more easily to the low-density single family uses adjacent to the site. “CF” Community Facility zoning would allow community centers, day care center for either child or adults, as well as medical offices.

The proposed rezoning is located along Beach Street, which is a major arterial on the Master Thoroughfare Plan. Neighborhood Commercial uses are typically appropriate along these thoroughfares.

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 and vacant land

Recent Zoning History

- ZC-19-015: west of site along railroad, from K to PD/I plus recycling center with site plan with tree/landscape buffer, Withdrawn.
- ZC-21-208: subject site and additional land west of site, from B to PD/E for mini-warehouse and outdoor RV storage with site plan and 8 development standard waivers, Withdrawn

Public Notification

300-foot Legal Notifications were mailed on July 27, 2022.

The following organizations were notified: (emailed July 22, 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 “E” Neighborhood Commercial uses plus. The site is a mid-block location, along a major arterial. All surrounding properties are zoned “B” Two-Family or “SF-2” Single Family in Haltom City and are used exclusively for single family houses. Neighborhood Commercial is appropriate near residential and is intended to act as a buffer between more intense uses typically found along these types of roads.

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

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 “E” Neighborhood Commercial zoning is intended to serve neighborhoods on fairly high trafficked area for daily uses of the surrounding area. The requested land uses would be included in the list of zoning districts envisioned for the Neighborhood Commercial category, as detailed in the excerpt from the Comprehensive Plan below. Neighborhood Commercial future land use is designated in areas north and south of this location within the blockface.

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
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1

The proposed zoning is not consistent with the land use designations for this area. However, it is consistent with the following policies in the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- 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 a lack of conformance with the future land use map, the proposed zoning is **not consistent** with the Comprehensive Plan. (Technical Inconsistency)

Economic Development Plan

The adopted 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.

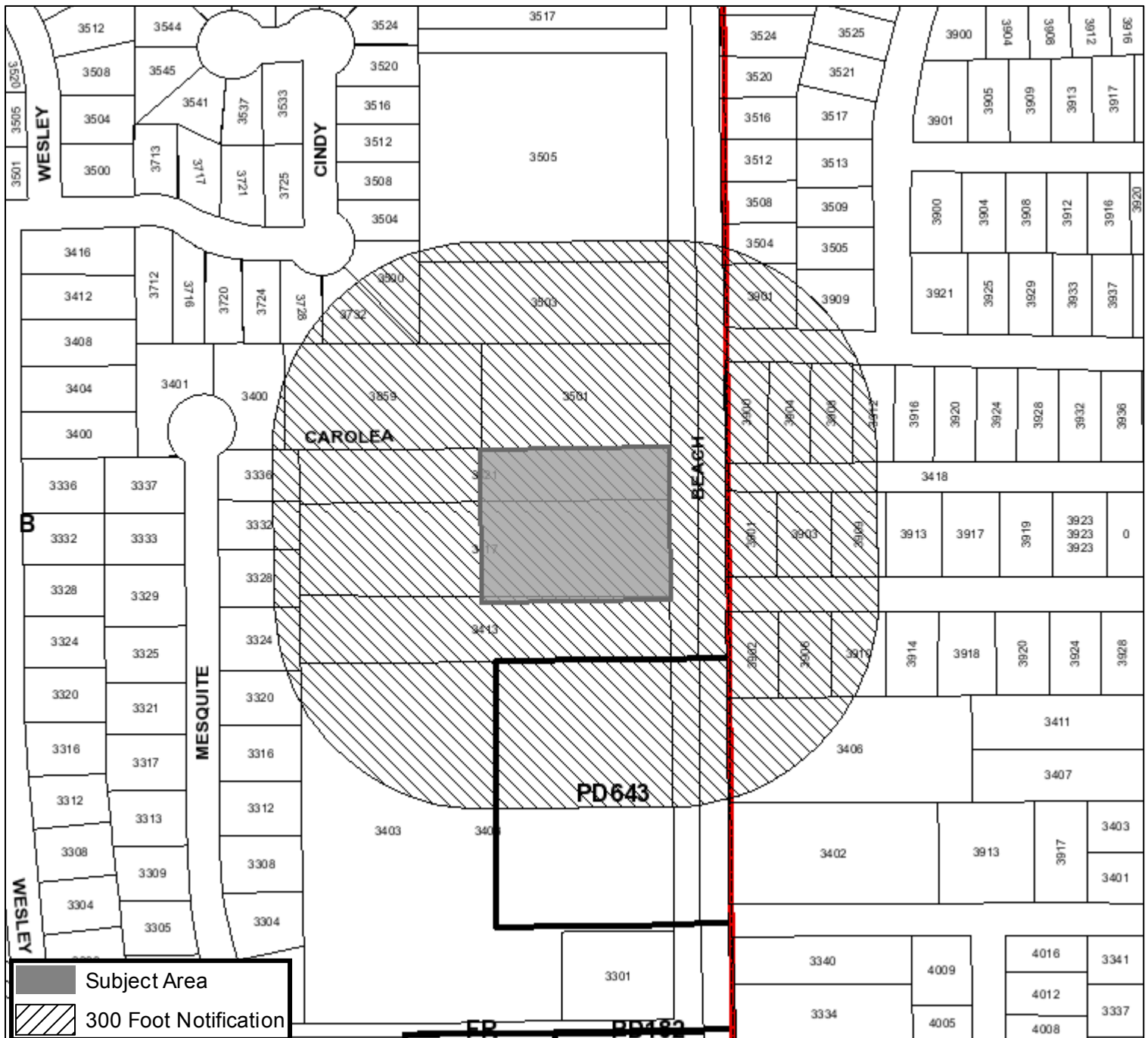
This zoning request may or may not assist in high-wage job growth, is not a targeted high-growth industry, and does not contribute to the quality of place.



ZC-22-123

Area Zoning Map

Applicant: JoDon Properties
Address: 3417 & 3421 N. Beach Street
Zoning From: B
Zoning To: E
Acres: 1.3926312
Mapsc0: 50W
Sector/District: Northeast
Commission Date: 8/10/2022
Contact: 817-392-8190



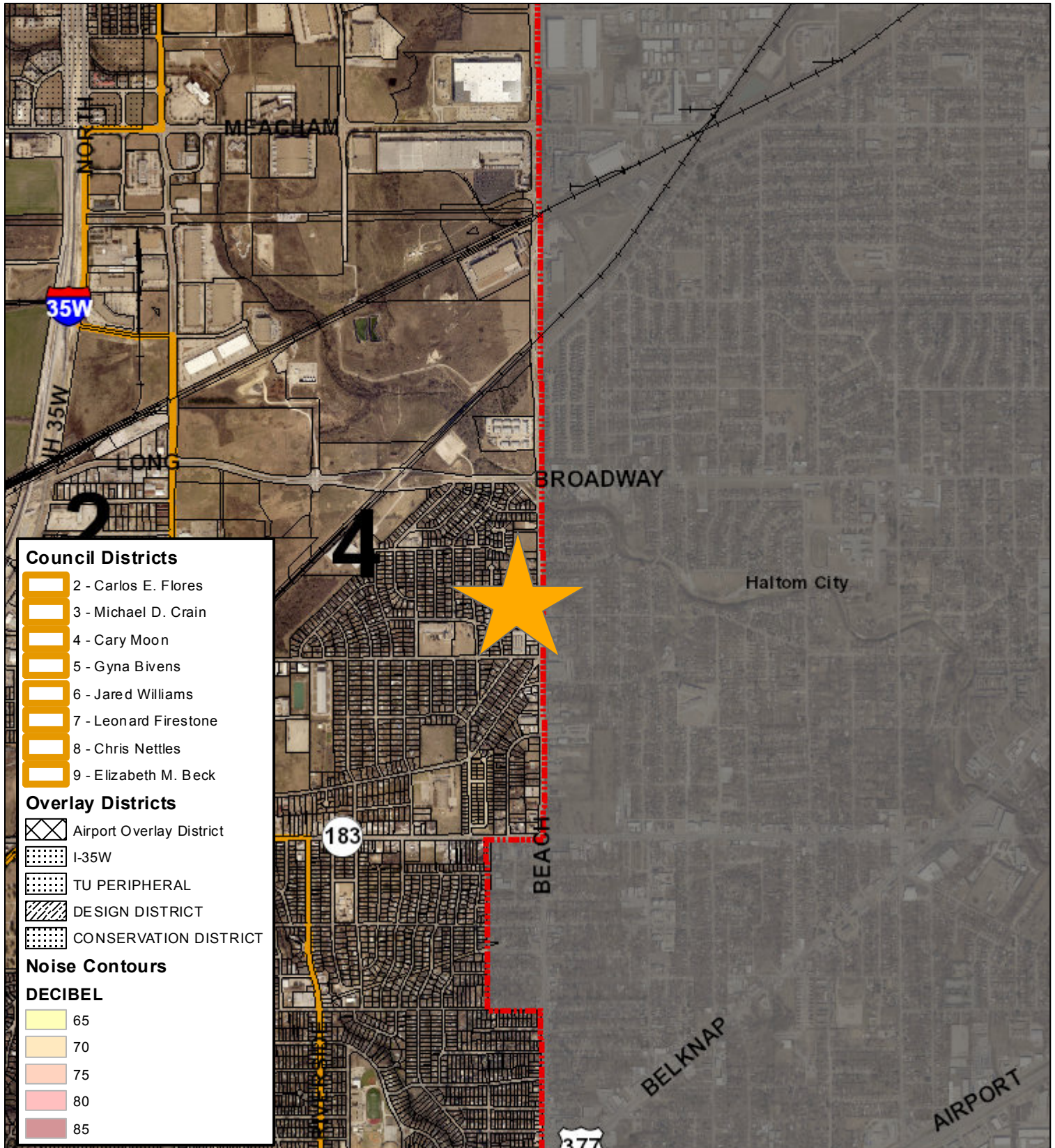
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ZC-22-123

Area Map

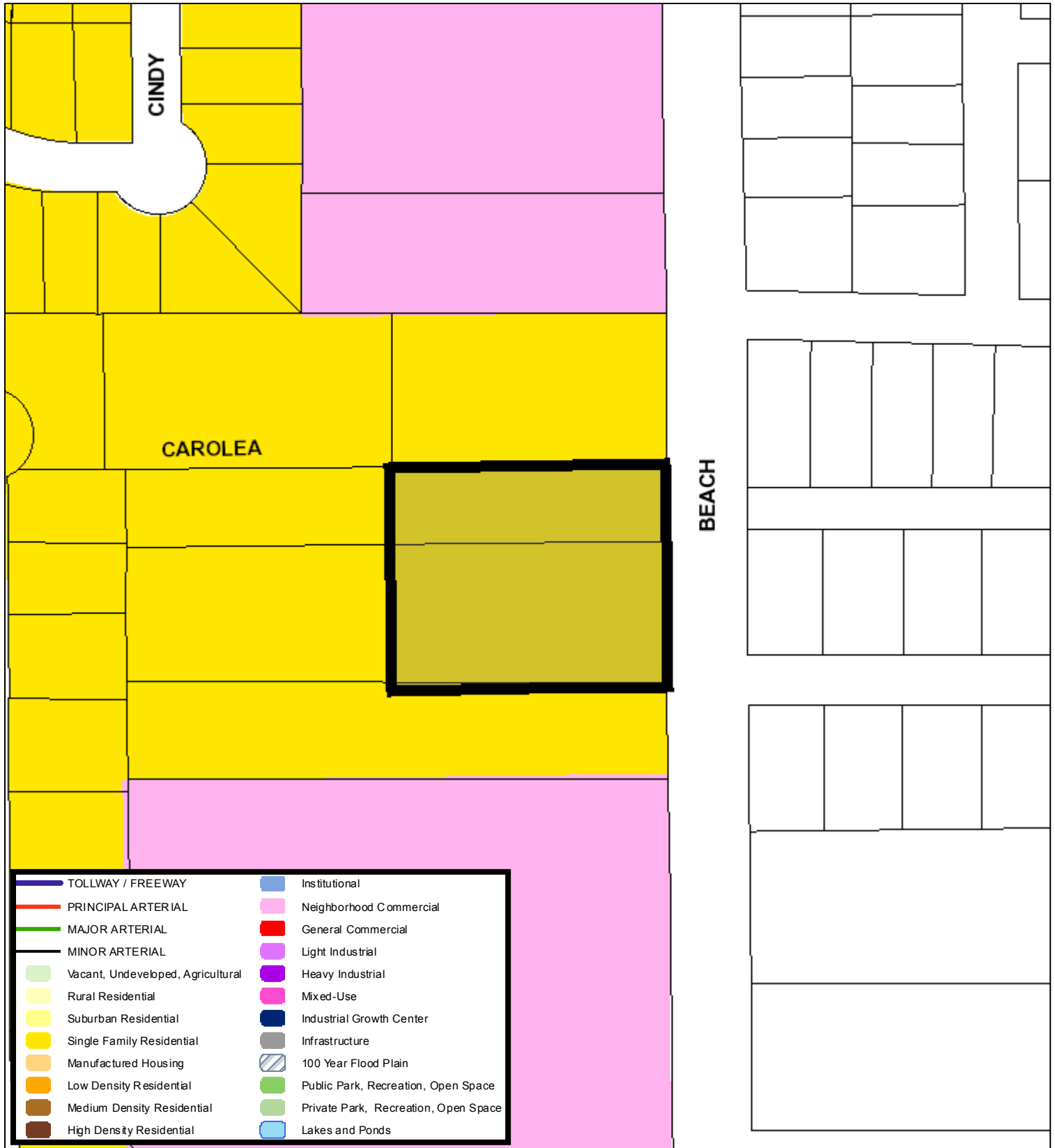


0 1,000 2,000 4,000 Feet



ZC-22-123

Future Land Use



130 65 0 130 Feet

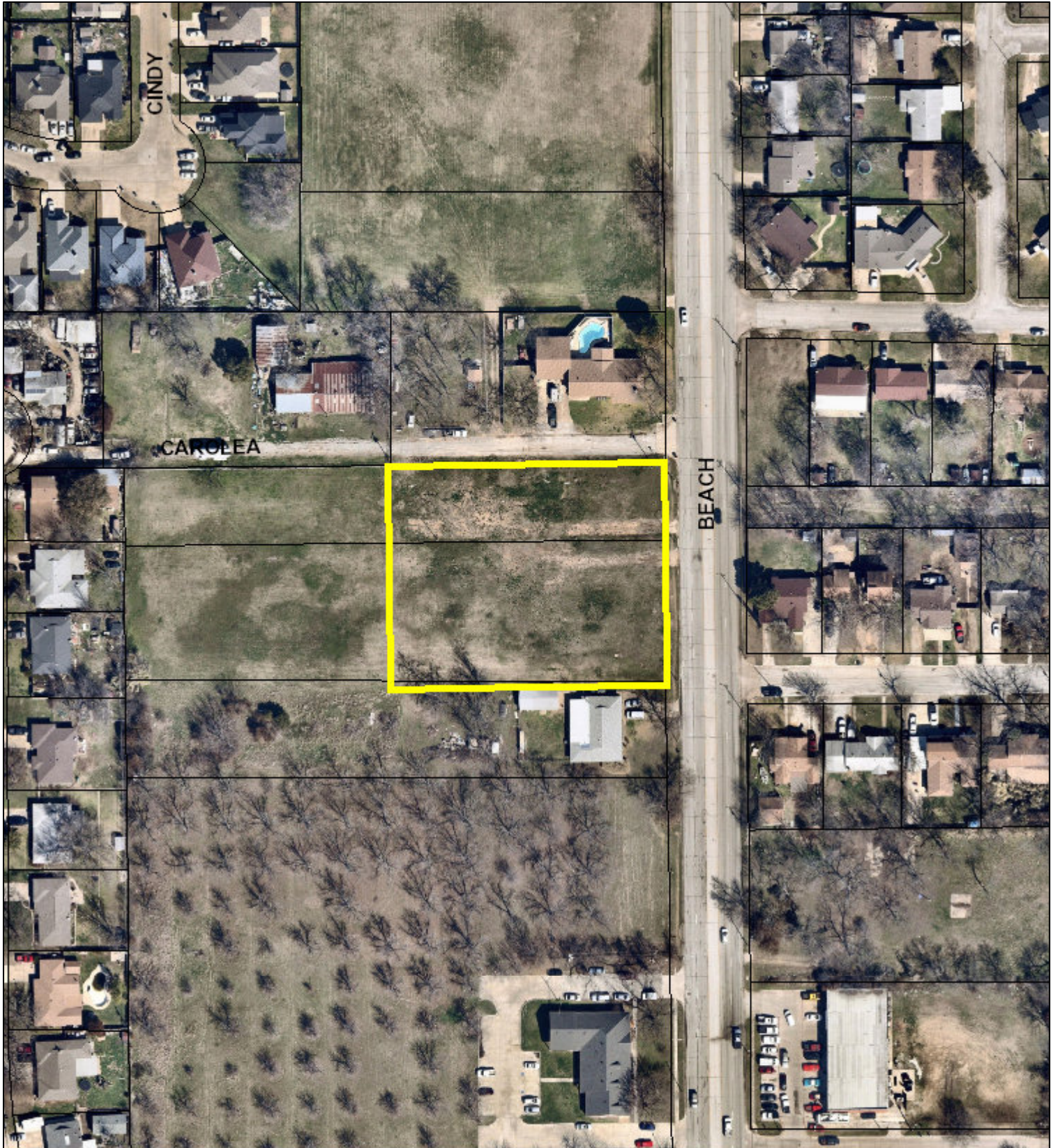
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





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Aerial Photo Map



0 80 160 320 Feet

