



**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:** Winchester Park HOA; 3 letters  
**Support:** Hallmark-Camelot-Highland NA; 1 notice

Continued           Yes \_\_\_ No X  
Case Manager       Laura Evans  
Surplus             Yes \_\_\_ No X  
Council Initiated   Yes \_\_\_ No X

**Owner / Applicant:**       **Edgecliff Partners, LP**

**Site Location:**           949 Altamesa Boulevard           Acreage:   14.48

**Proposed Use:**           **Outdoor Storage**

**Request:**           From: "G" Intensive Commercial  
  
                          To:    Add Conditional Use Permit (CUP) for warehouse and outdoor storage; site plan included

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

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

**Staff Recommendation:**       **Approval**

**Background:**

The subject property is located at the southeast intersection of Altamesa and Hemphill. The applicant is requesting a Conditional Use Permit (CUP) to allow for a warehouse and outdoor storage. The applicant has indicated this will a location for offices and storage for Atmos.

While outdoor storage is not permitted in the "G" zoning district by right, allowing it by CUP with a site plan and a time limit may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. 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.

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 City of Edgecliff Village / undeveloped  
 East “G” Intensive Commercial / railroad  
 South “R1” Zero Lot Line/Cluster / residential  
 West “E” Neighborhood Commercial / post office

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	
Winchester Park HOA	Hallmark Camelot Highland Terrace Assn.*
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Everman ISD
Crowley 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 outdoor storage. Surrounding uses consist of a post office, residential, and undeveloped land.

The proposed outdoor storage **is compatible** with surrounding uses.

## 2. **Comprehensive Plan Consistency – Sycamore**

The 2019 Comprehensive Plan designates the subject property as Neighborhood Commercial. The CUP for outdoor storage does not meet the below policies within the following Comprehensive Plan:

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

### ***Attachments:***

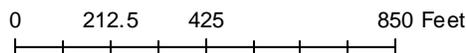
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

## Area Zoning Map

Applicant: Edgecliff Partners, LP  
 Address: 949 Altamesa Boulevard  
 Zoning From: G  
 Zoning To: Add Conditional Use Permit for warehouse and outdoor storage  
 Acres: 14.48115764  
 Mapsco: 104D  
 Sector/District: Sycamore  
 Commission Date: 5/13/2020  
 Contact: 817-392-8043



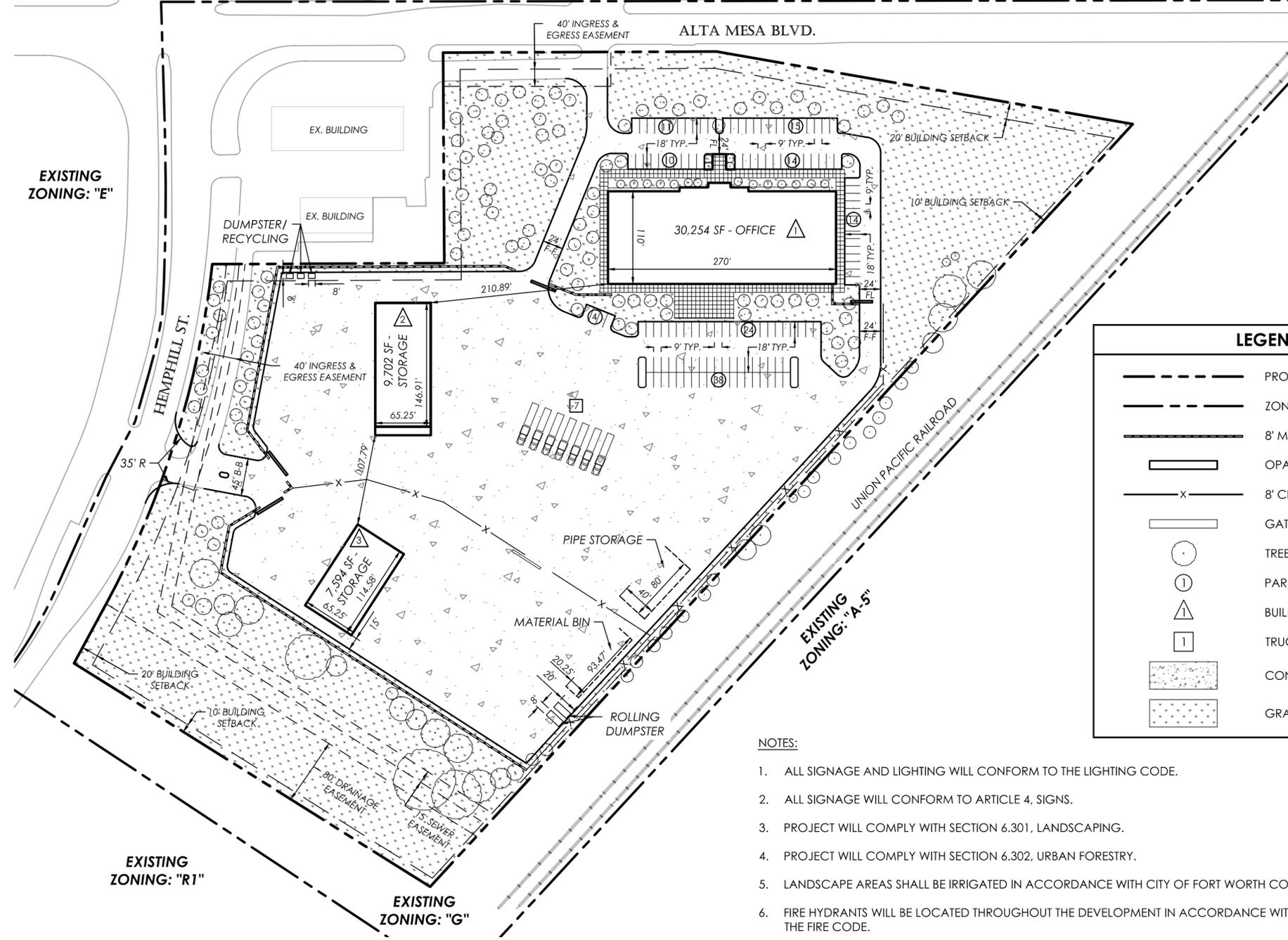
Subject Area  
 300 Foot Notification





EXISTING ZONING: "E"

EXISTING ZONING: "E"



LEGEND	
	PROPERTY BOUNDARY
	ZONING BOUNDARY
	8' MASONRY SCREENWALL
	OPAQUE GATE
	8' CHAIN LINK FENCE
	GATE
	TREE
	PARKING SPACES
	BUILDING NUMBER
	TRUCK PARKING SPACES
	CONCRETE
	GRASS

NOTES:

1. ALL SIGNAGE AND LIGHTING WILL CONFORM TO THE LIGHTING CODE.
2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
3. PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
4. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
5. LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF FORT WORTH CODE.
6. FIRE HYDRANTS WILL BE LOCATED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH THE FIRE CODE.
7. WILL COMPLY WITH BUILDING FACADE REQUIREMENTS WITHIN THE DEVELOPMENT.
8. DEVELOPMENT TO COMPLY WITH INTENSIVE COMMERCIAL ("G") ZONING REQUIREMENTS WITH OUTSIDE STORAGE USES AS SHOWN.



VICINITY MAP  
N.T.S.

SITE DATA TABLE

GROSS ACREAGE:	±14.481 AC.
EXISTING ZONING:	"G"
EXISTING LAND USE:	VACANT

Director of Planning and Development

Signature

Date

ARCHITECT BY:

**ALLIANCE ARCHITECTS**

1600 N. Collins Boulevard, Suite 1000  
Richardson, Texas 75080  
(972) 233-0400

OWNED/DEVELOPED BY:

**TURCOTTE DEVELOPMENT GROUP**

6116 N. Central Expressway, Suite 617  
Dallas, Texas 75206  
(214) 750-6828

PREPARED BY:

**GOODWIN AND MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373

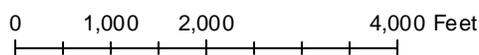
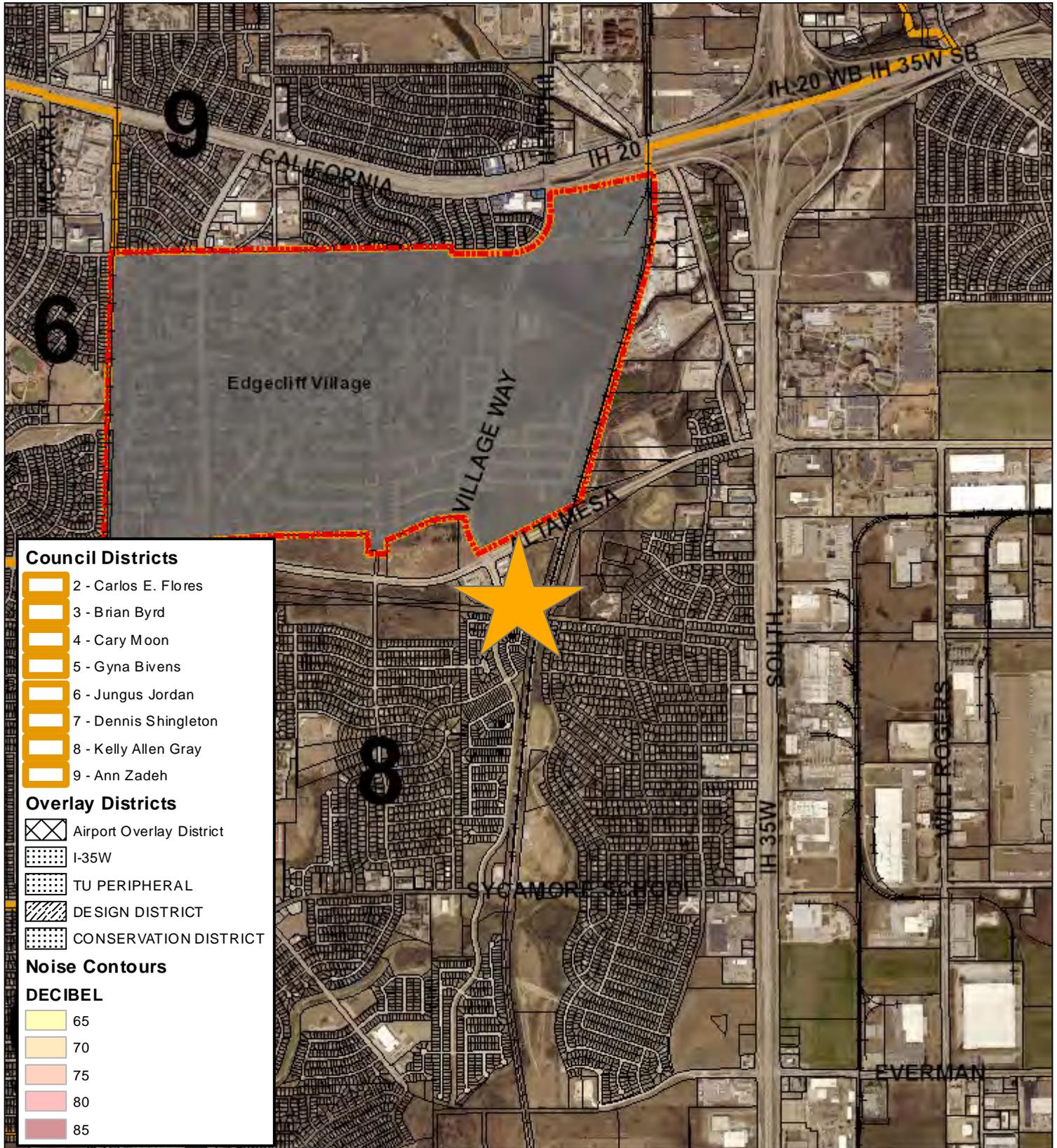
TBPE REGISTRATION # F-2944  
TBPLS # 10021700

**CONDITIONAL USE PERMIT EXHIBIT**

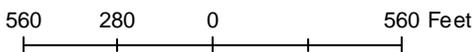
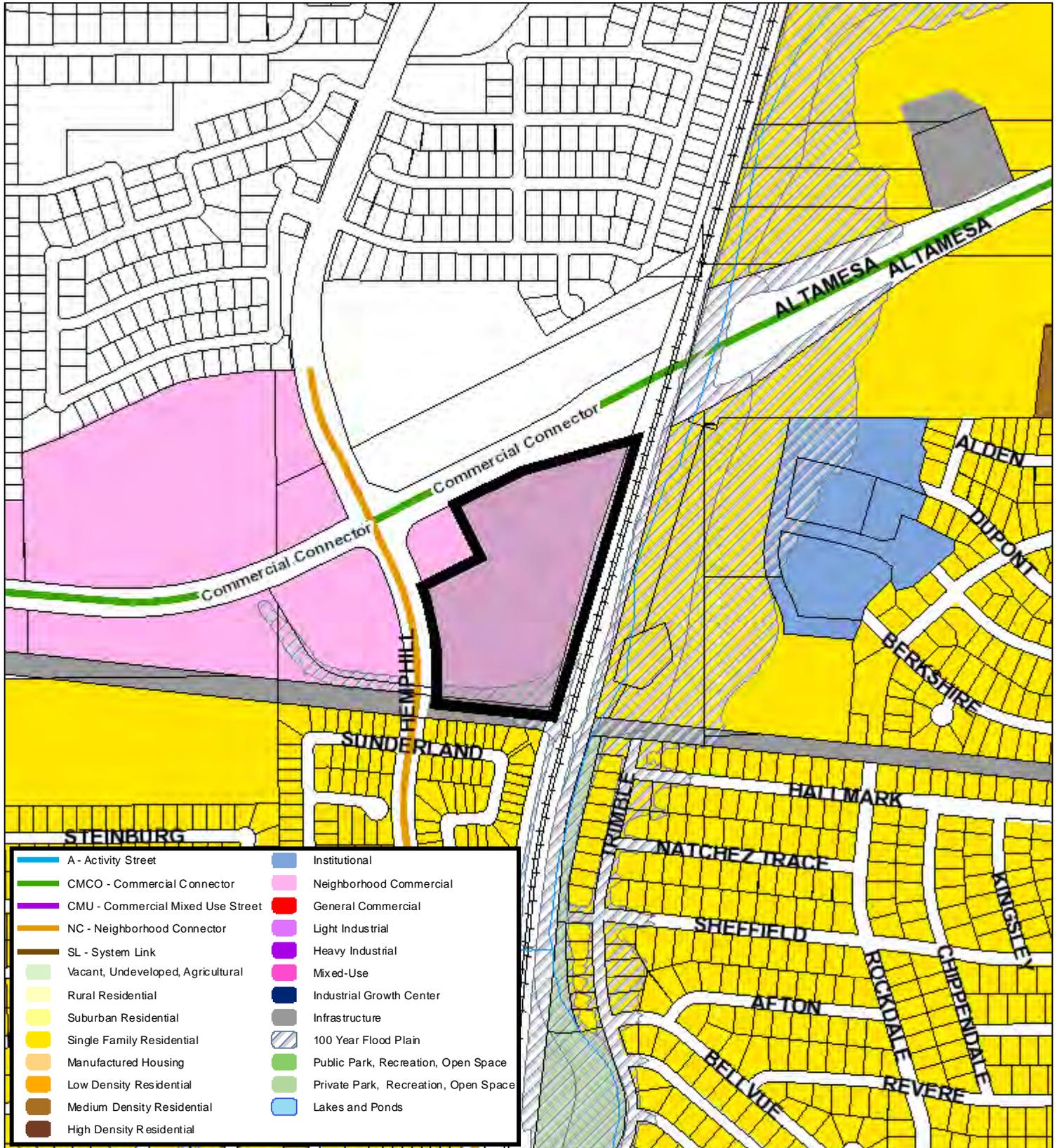
FOR  
**ATMOS**  
BEING  
±14.481 ACRES  
SITUATED IN THE  
G. HERRERA SURVEY, ABSTRACT No. 2027  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Date: March 2020

## Area Map



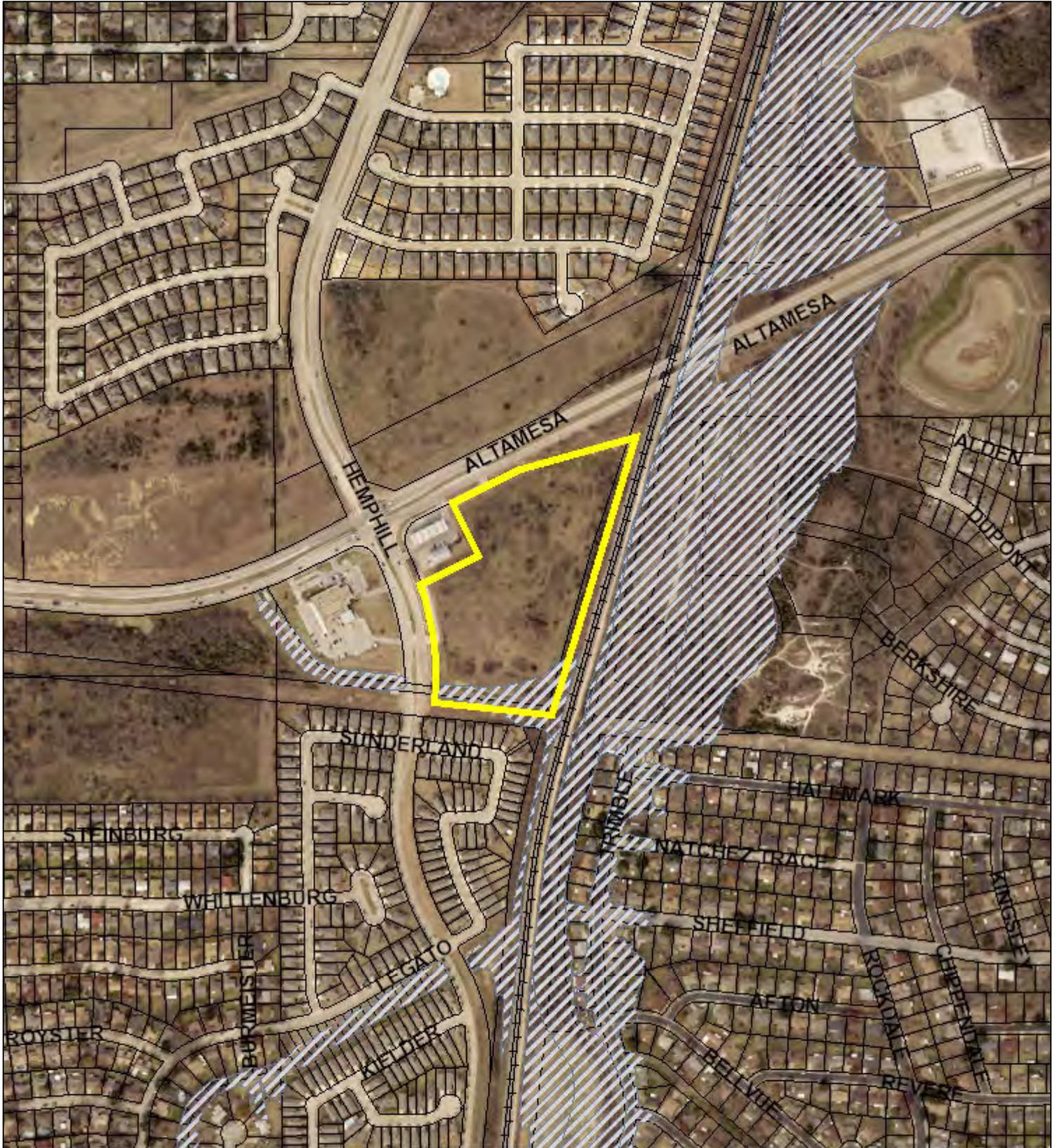
### Future Land Use



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



0 350 700 1,400 Feet

