

To: Amend "PD 310" to remove the multifamily density per acre restriction to allow 44 acres with a maximum unit count of 1,682 and 12.5 acres of retail, restaurant and commercial.

Description:

Trinity Bend Addition Block 2 Lot 1A 1A, 1A2, 2A 1

ZC-22-130 601 E. Loop 820

6.47 ac.

Zoning Change

From: "E" Neighborhood Commercial

To: "PD/E" Planned Development for uses in "E" Neighborhood Commercial plus warehouse (warehouse use not to exceed 80% of square footage with a minimum of 20% office/showroom/retail) and excluding the following uses: indoor amusement, event center or rental hall, convenience store and liquor/package store; welding shop; assembly of pre-manufactured parts, except for vehicles, trailers, airplanes, or mobile homes; site plan approved, attached as Exhibit A and on file in the Development Services Department.

Description:

Tract 1:

BEING a 2.3334 acre (101,643 square foot) tract of land situated in the Robert Ray Survey, Abstract No. 1290, City of Fort Worth, Tarrant County, Texas, and being part of a called 6.443 acre tract of land described in Executor's Deed to 820 & Sandy Brook, LLC recorded in Instrument No. D220217003, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at the northeast corner of the said called 6.443 acre tract, and being in the south right-of-way line of Sandybrook Drive, a 60-foot right-of-way, and being the northwest corner of Lot 1, Block 4, Sandybrook Phase One, an addition to the City of Fort Worth according to the plat recorded in Volume 388-127, Page 86, Deed Records, Tarrant County, Texas;

THENCE South 0°30'00" West, along the east line of the said called 6.443 acre tract and the west line of said Block 4, a distance of 354.71 feet to a point for corner;

THENCE North 89°30'00" West, departing the said east line and the said west line, a distance of 284.99 feet to a point for corner in the west line of the said called 6.443 acre tract and being in the east right-of-way line of Interstate Highway Loop 820, a variable width right-of-way;

THENCE North 0°30'00" East, along the said west line and along the said east right-of-way line, a distance of 358.61 feet to a point for corner at the northwest corner of the said called 6.443 acre tract, and being at the intersection of the said east right-of-way line and the aforementioned south right-of-way line of Sandybrook Drive;

THENCE South 88°43'00" East, along the north line of the said called 6.443 acre tract and along the said south right-of-way line, a distance of 285.02 feet to the **POINT OF BEGINNING** and containing 2.3334 acres or 101,643 square feet of land, more or less.

Tract 2:

BEING a 4.1092 acre (178,996 square foot) tract of land situated in the Robert Ray Survey, Abstract No. 1290, City of Fort Worth, Tarrant County, Texas, and being part of a called 6.443 acre tract of land described in Executor's Deed to 820 & Sandy Brook, LLC recorded in Instrument No. D220217003, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Ordinance
No. 25841
Eff. 1/4/2023

BEGINNING at the southeast corner of the said called 6.443 acre tract, and being at the southwest corner of Lot 15, Block 4, Sandybrook Phase One, an addition to the City of Fort Worth according to the plat recorded in Volume 388-127, Page 86, Deed Records, Tarrant County, Texas;

THENCE North 88°36'50" West, along the south line of the said called 6.443 acre tract, a distance of 285.02 feet to a point for corner in the east right-of-way line of Interstate Highway Loop 820, a variable width right-of-way, and being at the southwest corner of the said called 6.443 acre tract;

THENCE North 0°30'00" East, along the west line of the said called 6.443 acre tract and along the said east right-of-way line, a distance of 625.87 feet to a point for corner;

THENCE South 89°30'00" East, departing the said west line and the said east right-of-way line, a distance of 284.99 feet to a point for corner in the west line of said Block 4;

THENCE South 0°30'00" West, along the said west line, a distance of 630.28 feet to the **POINT OF BEGINNING** and containing 4.1092 acres or 178,996 square feet of land, more or less.

~~**ZC-22-135** 1500 E. Northside Drive 4.09 ac.~~

~~**Zoning Change:**~~

~~**From: "PD456" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus hotel/motel within 1000 feet of a residential district with accessory use for restaurant/bar; site plan waived**~~

~~**To: "MU-2" High Intensity Mixed-Use**~~

~~**Description:**~~

~~Riverside Recreation Addition, Lot 1, Block 1~~

~~**SP-22-017** 4250 Mitchell Boulevard 117.3 ac.~~

~~**Zoning Change:**~~

~~**To: Amend site plan for PD 1016 Planned Development/Specific Use for distillery and associated uses, restaurant, retail, guest cottages, events, and a security residence with "I" Light Industrial development standards and with a waiver for height, plus A-21 uses to add new warehouse building; site plan approved, attached as Exhibit B and on file in the Development Services Department**~~

~~**Description:**~~

~~Burchill Addition Block 2 Lot(s) 5,6,7,14,15,16,17~~

~~**SP-22-020** Southeast corner of Granbury Rd and Mesa Springs Drive 6.42 ac.~~

~~**Zoning Change:**~~

~~**To: Add site plan for medical clinic, site plan approved, attached as Exhibit C and on file in the Development Services Department**~~

~~**Description:**~~

~~BEING 6.422 acres of land situated in the John F. Heath Survey, Abstract No. 641, City of Fort Worth, Tarrant County, Texas, and being all of that certain tract of land described in Tract 2, in the deed to Kroger Texas L.P., an Ohio limited partnership, according to the deed filed in Instrument #D217030190, Deed Records of Tarrant County, Texas (D.R.T.C.T.); and being more particularly described by metes and bounds as follows:~~

~~**BEGINNING** at a 5/8 inch iron rod with cap stamped "Dunaway", found at the most westerly southwest corner of said Tract 2, also being in the north line of a tract of land described in deed to the Crowley Independent School District (Crowley I.S.D.), according to the deed filed in Instrument #D206403392, November 08, 2022 Ordinance~~

~~Ordinance No. 25841-11-2022~~

SECTION 2.

That the zoning regulations and districts, as herein established, have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community. They have been designed to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, parks and other public requirements. They have been made after full and complete public hearing with reasonable consideration, among other things, of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of a building and encouraging the most appropriate use of land throughout the community.

SECTION 3.

That this ordinance shall be cumulative of all other ordinances of the City of Fort Worth affecting zoning and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 4.

That all rights or remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of Ordinance Nos. 3011, 13896, 21653 or any amendments thereto that have accrued at the time of the effective date of this ordinance; and as to such accrued violations, and all pending litigation, both civil or criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared void, ineffective or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6.

That any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

That the City Secretary of the City of Fort Worth, Texas is hereby directed to publish this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas, as authorized by V.T.C.A. Local Government Code Subsection 52.013.

SECTION 8.

That this ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:

Melinda Ramos

Melinda Ramos, Deputy City Attorney

Jannette S. Goodall

Jannette S. Goodall (Dec 23, 2022 18:05 CST)

Jannette Goodall, City Secretary

Adopted: November 8, 2022

Effective: January 4, 2023



DEVELOPMENT/PROJECT NAME:

LFP DEVELOPMENT

LOCATION:

SEC OF LOOP 820 & SANDYBROOK DR.

CITY:

CITY OF FORT WORTH, TEXAS

PROJECT INFORMATION:

BLDG. SF TABLE:		
BUILDING:	SF:	Bldg. Height:
BUILDING A	16,000 SF	25 ft.
BUILDING B	16,000 SF	25 ft.
BUILDING C	19,600 SF	25 ft.
TOTAL:	51,600 GROSS SF	

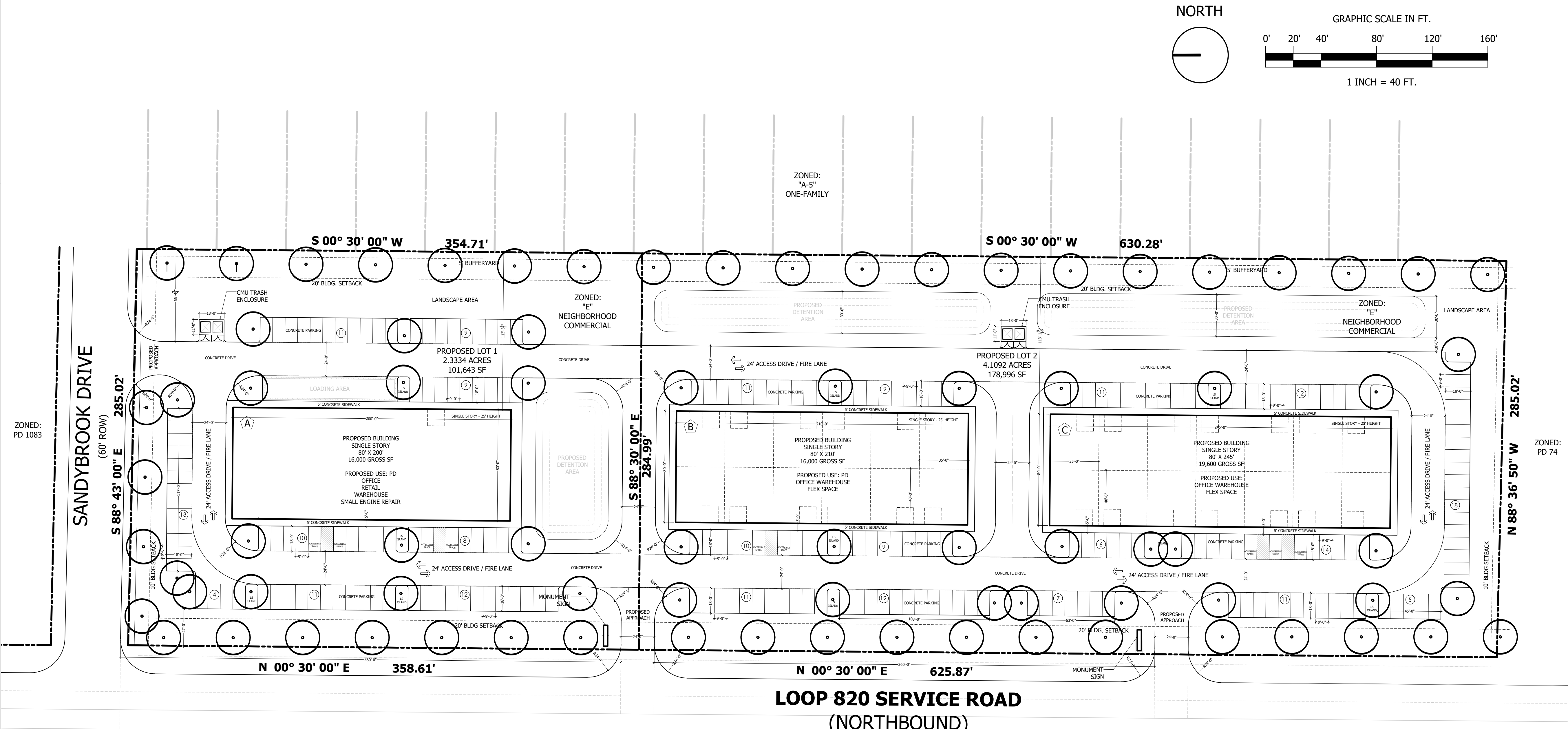
SITE SUMMARY TABLE:	
EXISTING ZONING:	"E" - NEIGHBORHOOD COMMERCIAL
PROPOSED USE:	PD - E PLUS "I" USES
LOT AREA:	6.442 AC / 280,639 SF
LOT 1 SQUARE FOOTAGE:	16,000 SF
LOT 2 SQUARE FOOTAGE:	35,600 SF
TOTAL SQUARE FOOTAGE:	51,600 SF
LOT COVERAGE:	51,600 SF - 18.3%
FLOOR AREA RATIO:	18.3 %

LOT 1 PARKING TABLE:			
USE:	SF:	REQUIRED:	PROVIDED:
OFFICE/PROFESSIONAL BLDG.	8,000	20 SPACES	20 SPACES
RETAIL	8,000	32 SPACES	67 SPACES
ACCESSIBLE SPACES:	-	4 SPACES	4 SPACES
OVERALL REQUIRED:	-	52 SPACES	87 SPACES

LOT 2 PARKING TABLE:			
USE:	SF:	REQUIRED:	PROVIDED:
OFFICE/PROFESSIONAL BLDG.	18,200	46 SPACES	46 SPACES
RETAIL	18,200	72 SPACES	100 SPACES
ACCESSIBLE SPACES:	-	5 SPACES	5 SPACES
OVERALL REQUIRED:	-	118 SPACES	146 SPACES

GENERAL NOTES:

1. SANITATION CONTAINER SCREEN WALLS WILL BE CMU MASONRY, WITH PRIMED AND PAINTED METAL GATE. CONTAINER WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY DESIGN REQUIREMENTS.
2. ALL ROOFTOP EQUIPMENT WILL BE SCREENED FROM VIEW.
3. LANDSCAPING:
ALL PLANTINGS WILL COMPLY WITH THE CITY OF FORT WORTH LANDSCAPE ORDINANCE AND STANDARDS.
4. PRIMARY BUILDING MATERIALS - EXTERIOR WALLS ARE TO BE COMPOSED OF MASONRY MATERIALS SUCH AS BRICK, SPLIT FACE BLOCK, ARCHITECTURALLY FINISHED TILT-WALL, 3 COAT STUCCO, OR EIFS.
5. SECONDARY EXTERIOR MATERIALS CONSIST OF NON-MASONRY MATERIALS INCLUDING ACCENT METAL OR ALUMINUM. SECONDARY MATERIAL SHALL NOT COMPRISE MORE THAN 15% OF EACH FACADE ELEVATION.
6. EXCEPT FOR BRICK OR STONE, SURFACES SHALL BE PAINTED IN SUBTLE, NEUTRAL OR EARTH TONE COLORS. SPECIFICALLY INCLUDING WITHOUT LIMITATION WHITE, TAN, BROWN, AND GRAY. TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.



01 | SITE CONCEPT

SCALE: 1" = 40 FT.

SITE PLAN NOTES

AREA LIGHTING:

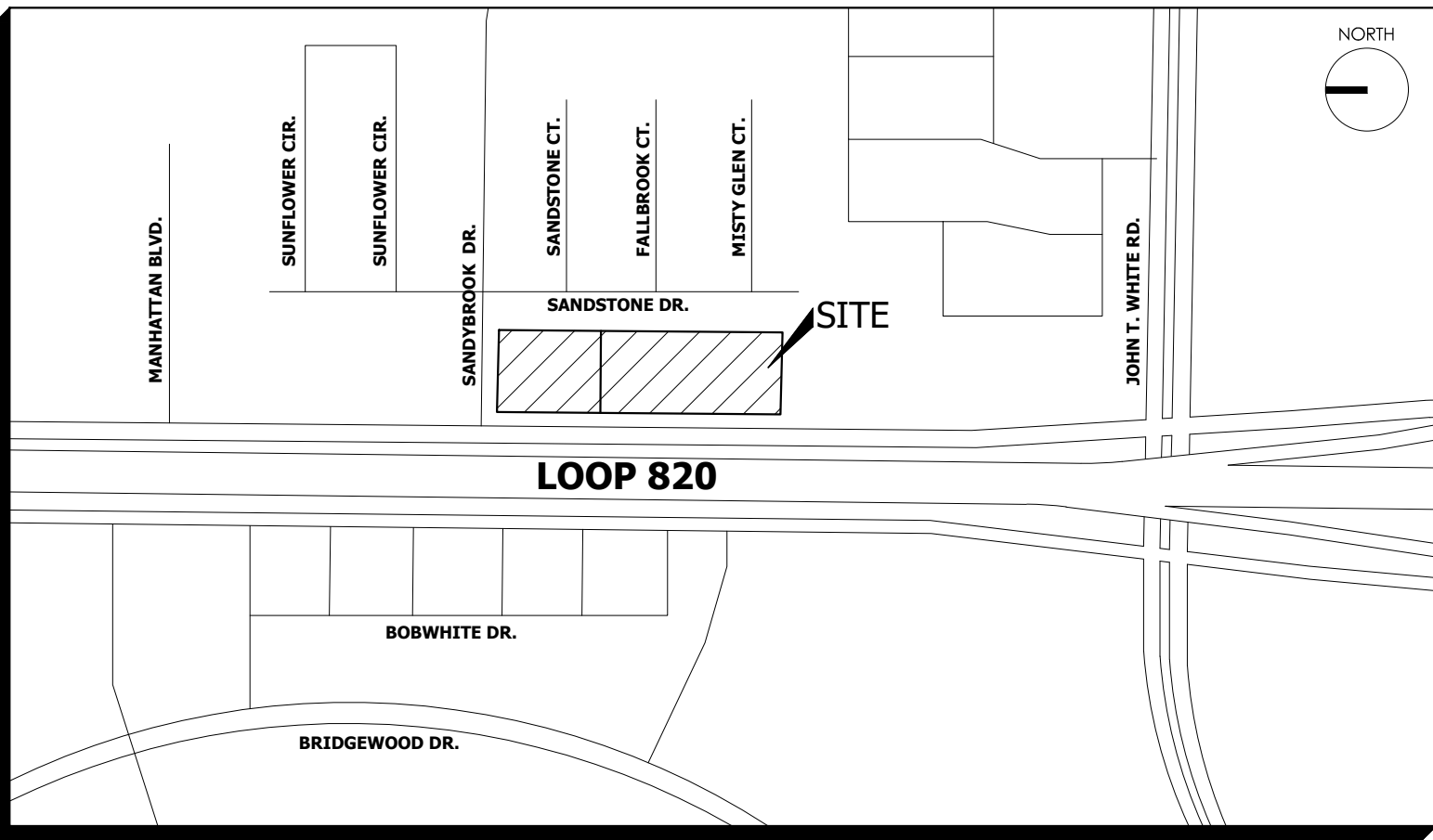
1. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

SIGNS:

2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.

LANDSCAPING:

3. PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
4. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.



VICINITY MAP

NTS

OWNER:
820 & Sandy Brook LLC
411 Harwood Rd.
Bedford, TX 76021
Phone: 817-903-8098
email:derek@deguireproperties.com
Attn: Derek

APPLICANT:
Peyco Southwest Realty, Inc.
1703 North Peyco Dr.
Arlington, TX 76001
Phone: 817-980-2999
email:jmaibach@peycosouthwest.com
Attn: Jim Maibach

CONTRACT PURCHASER:
LFP Properties Inc.
7505 Glenview Dr. Ste. 150
North Richland Hills, TX 76108
Phone: 817-896-1884
email:luis@lernic.com
Attn: Luis Pardo

CITY OF FORT WORTH, TEXAS

By: _____
Director of Planning and Development

Date: _____

LFP LOOP 820 DEVELOPMENT
CONCEPT SITE PLAN FOR PD

FT. WORTH ZONING CASE #:

ROBERT RAY SURVEY, ABSTRACT NO. 1290

6.443 ACRES

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

July 1, 2022

LEGAL DESCRIPTION

PROPOSED LOT 1

BEING a 2.3334 acre (101,643 square foot) tract of land situated in the Robert Ray Survey, Abstract No. 1290, City of Fort Worth, Tarrant County, Texas, and being part of a called 6.443 acre tract of land described in Executor's Deed to 820 & Sandy Brook, LLC recorded in Instrument No. D220217003, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

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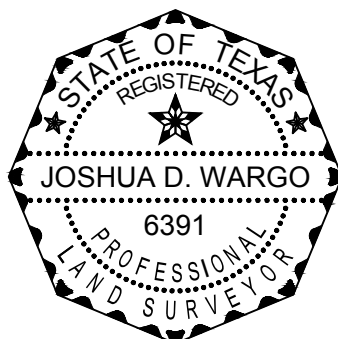
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NOTES

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This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com



ZONING EXHIBIT
ROBERT RAY SURVEY
ABSTRACT NO. 1290
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DMD	JDW	6/30/2022	061290715	1 OF 3

LEGAL DESCRIPTION

PROPOSED LOT 2

BEING a 4.1092 acre (178,996 square foot) tract of land situated in the Robert Ray Survey, Abstract No. 1290, City of Fort Worth, Tarrant County, Texas, and being part of a called 6.443 acre tract of land described in Executor's Deed to 820 & Sandy Brook, LLC recorded in Instrument No. D220217003, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

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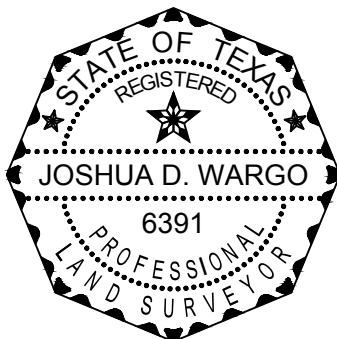
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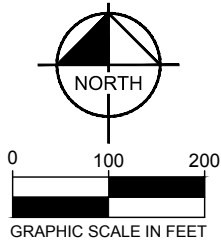


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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DMD	JDW	6/30/2022	061290715	2 OF 3



PROPOSED LOT 1
2.3334 ACRES
101,643 SQ. FT.

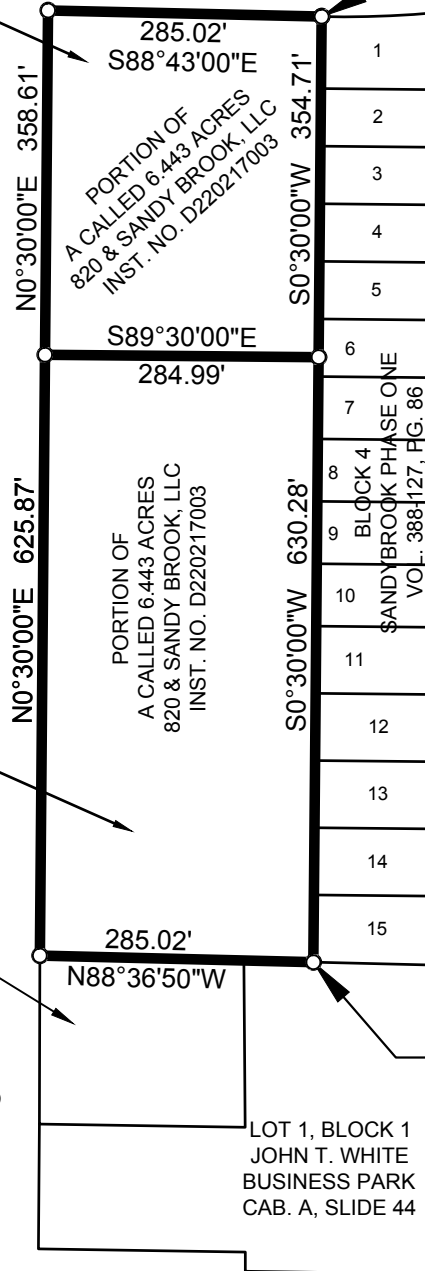
INTERSTATE HIGHWAY
 LOOP 820

PROPOSED LOT 2
4.1092 ACRES
178,996 SQ. FT.

LOT 4, BLOCK 1
 DAUGHERTY ADDITION
 VOL. 388-174, PG. 53

SANDYBROOK DR.

P.O.B.
 (LOT 1)



P.O.B.
 (LOT 2)

LOT 1, BLOCK 1
 JOHN T. WHITE
 BUSINESS PARK
 CAB. A, SLIDE 44

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	DMD	JDW	6/30/2022	061290715	3 OF 3



Zoning Staff Report

Date: November 8, 2022

Case Number: ZC-22-130

Council District: 5

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: 820 & Sandy Brook LLC / Oziel Vigil, Reliable Commercial

Site Location: 601 E. Loop 820

Acreage: 6.47 acres

Request

Proposed Use: Flex Office and Warehouse Space

Request: From: “E” Neighborhood Commercial

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus warehouse (warehouse use not to exceed 80% of square footage with a minimum of 20% office/showroom/retail); welding shop; assembly of pre-manufactured parts, except for vehicles, trailers, airplanes, or mobile homes; site plan included

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (Technical Consistency)**

Staff Recommendation: **Approval, conditional upon working with staff to correct the site plan**

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

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 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
 - d. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

This project is located east of E Loop 820, just south of Sandybrook Dr. The site is located about 1000 feet north of John T White Rd. and about 2000 feet south of Randol Mill Rd. The 820 Loop is to the west of the site and a single-family residential neighborhood is to the east. The site is currently undeveloped.

The applicant is requesting to rezone from “E” Neighborhood Commercial to a Planned Development “PD/E” plus the following additional uses:

- Warehouse (not to exceed 80% of the square footage, with a minimum of 20% to be office/showroom/retail)
- Welding Shop
- Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes, or mobile homes.

The intent is, besides the additional proposed uses, that all tenants be users allowed by right in the base “E” Neighborhood Commercial district. In “E” Neighborhood Commercial, buildings are allowed to have warehouse space, as long as it is the minority (49% or less) of the building’s square footage, with 51% or more of the square footage used for the use allowed in “E”. However, this Planned Development seeks to allow the proposed uses to have a larger percentage of the building used for warehouse space. The rear of the buildings will have roll-up bay doors to each suite, while the front of the suite will have an office/retail look and use.

The applicant has also submitted a site plan for the project. Any changes made to the site plan after its approval must either be handled administratively by staff (if it is deemed a minor amendment to the site plan) or must go back through the public hearing process if the changes are greater than what can be approved administratively, per the Zoning Ordinance.

Surrounding Zoning and Land Uses

North PD1083 / undeveloped
East “A-5” One-Family / Single Family Neighborhood
South “E” Neighborhood Commercial / commercial
PD74 / Public Storage mini-warehouse
West East Loop 820 with multifamily (“C” Medium Density) on the other side

Recent Zoning History

- ZC-22-074 from E to PD/CR for detached multifamily; case withdrawn; northwest of subject site
- ZC-21-074 from ER to CF; denied by City Council August 3, 2021; southeast of subject site
- ZC-21-036 from A-43 to A-7.5; case withdrawn; southeast of subject site
- SP-20-015 amend site plan for PD1071 for contractor yard; effective 9-24-2020; south of subject site
- ZC-19-156 713 acres from various to various; Council-Initiated Rezoning; effective 12-28-2019; east of subject site
- ZC-19-156R from C to R2 and from E to A-21; effective 3-19-2020; east of subject site

Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.
The following organizations were emailed on September 30, 2022:

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Sunset Oaks HOA, Inc
Woodhaven NA	Streams and Valleys Inc
Woodhaven Community Development	Fort Worth ISD
Neighborhoods of East Fort Worth	John T White NA
East Fort Worth, Inc.	Trinity Habitat for Humanity
East Fort Worth Business Association	

** Not located within an active registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The surrounding land uses are undeveloped tracts to the north, interstate highway to the west, single-family residential to the east, and commercial to the south. Further out are apartments, self-storage units, and a church.

While the overhead bay doors on the rear of the buildings are not necessarily compatible with the single-family to the rear, the buildings are placed roughly 100 feet away from the property line that abuts the neighborhood. A bufferyard with screening must be implemented. The bay doors are not true loading docks as typically seen in a warehouse. Additionally, just south of this project is a mini-warehouse (self-storage) facility which also has bay doors.

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

Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan currently designates the subject property as Neighborhood Commercial on the Future Land Use Map.

Below is a portion of a table from the Comprehensive Plan in “Ch. 4 Land Use” categorizing land use and zoning conformance.

FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1

The Planned Development's base of "E" Neighborhood Commercial is consistent, while the added uses not typically allowed in "E" zoning would technically not be consistent; Therefore, overall, the proposed use is consistent.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policy of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

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

Economic Development Plan

The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
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3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
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Site Plan Comments

Zoning

- The Zoning Commission Docket was published with a redlined version of the site plan. Applicant then worked with staff to revise all issues on the site plan and it moves forward to City Council with the revised site plan.
- The site plan is in general compliance with the Zoning Ordinance.

FYI Comments

- Tree placement can change from what is shown on the site plan, so long as it complies with the Ordinances.
- All parking spaces in excess of the maximum calculated parking required will need to mitigate for the additional parking spaces by installing additional trees, to comply with the Ordinance.

Fire Department

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
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 - ? 500 ft. hose lay distance to all points of building.
- Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided:
 - ? 150 ft. for a standpipe system, and/or a sprinkler system.

- IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1 (2) and (3)
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- General information:
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Development Services-Water Section

- Water and Sewer extensions required to serve each proposed lot

(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.)





Zoning Commission Decision Letter

ZC-22-130

Zoning Commission Date: **October 12th, 2022**

City Council Date: November 8th, 2022

Zoning Commission Recommendation
☒ Approval
☐ Denial
☐ Denial without Prejudice
☐ Denial with Prejudice
☐ Substitute motion _____
☐ Zoning Case is continued until _____

Zoning Commission actions are NOT final but are reviewed by City Council for final determination. It is important to emphasize that the applicant or representative must be present (in-person or virtually) during the City Council's review of this case scheduled **DATE at 6:00 P.M.** The meeting will be held at the Council Chambers on the second floor, in City Hall.

Please note in order to address the City Council, you must register to speak no later than two hours before the start of the meeting for both day and evening meetings. The link below provides information on how to appear and speak before the City Council.

[How to appear or speak before City Council – Welcome to the City of Fort Worth \(fortworthtexas.gov\)](https://www.fortworthtexas.gov/How-to-appear-or-speak-before-City-Council)

For questions related to your Zoning Case, please contact your case manager or Sandra Cejas, 817-392-8047.

Para preguntas sobre su caso de zona por favor hable con el planificador encargado del caso o con Sandra Cejas 817-392-8047.

For questions related to City Council registration and presentation, please contact the City Secretary's Office at 817-392-6150.

Thank you,

Stephen Murray
Zoning and Land Use Manager
817-392-6226
stephen.murray@fortworthtexas.gov



Zoning Staff Report

Date: October 12, 2022

Case Number: ZC-22-130

Council District: 5

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: 820 & Sandy Brook LLC / Oziel Vigil, Reliable Commercial

Site Location: 601 E. Loop 820

Acreage: 6.47 acres

Request

Proposed Use: Flex Office and Warehouse Space

Request: From: “E” Neighborhood Commercial

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus warehouse (warehouse use not to exceed 80% of square footage with a minimum of 20% office/showroom/retail); welding shop; assembly of pre-manufactured parts, except for vehicles, trailers, airplanes, or mobile homes; site plan included

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (Technical Consistency)**

Staff Recommendation: **Approval, conditional upon working with staff to correct the site plan**

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2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
 - d. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

This project is located east of E Loop 820, just south of Sandybrook Dr. The site is located about 1000 feet north of John T White Rd. and about 2000 feet south of Randol Mill Rd. The 820 Loop is to the west of the site and a single-family residential neighborhood is to the east. The site is currently undeveloped.

The applicant is requesting to rezone from “E” Neighborhood Commercial to a Planned Development “PD/E” plus the following additional uses:

- Warehouse (not to exceed 80% of the square footage, with a minimum of 20% to be office/showroom/retail)
- Welding Shop
- Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes, or mobile homes.

The intent is, besides the additional proposed uses, that all tenants be users allowed by right in the base “E” Neighborhood Commercial district. In “E” Neighborhood Commercial, buildings are allowed to have warehouse space, as long as it is the minority (49% or less) of the building’s square footage, with 51% or more of the square footage used for the use allowed in “E”. However, this Planned Development seeks to allow the proposed uses to have a larger percentage of the building used for warehouse space. The rear of the buildings will have roll-up bay doors to each suite, while the front of the suite will have an office/retail look and use.

The applicant has also submitted a site plan for the project. Any changes made to the site plan after its approval must either be handled administratively by staff (if it is deemed a minor amendment to the site plan) or must go back through the public hearing process if the changes are greater than what can be approved administratively, per the Zoning Ordinance.

Surrounding Zoning and Land Uses

North PD1083 / undeveloped
East “A-5” One-Family / Single Family Neighborhood
South “E” Neighborhood Commercial / commercial
PD74 / Public Storage mini-warehouse
West East Loop 820 with multifamily (“C” Medium Density) on the other side

Recent Zoning History

- ZC-22-074 from E to PD/CR for detached multifamily; case withdrawn; northwest of subject site
- ZC-21-074 from ER to CF; denied by City Council August 3, 2021; southeast of subject site
- ZC-21-036 from A-43 to A-7.5; case withdrawn; southeast of subject site
- SP-20-015 amend site plan for PD1071 for contractor yard; effective 9-24-2020; south of subject site
- ZC-19-156 713 acres from various to various; Council-Initiated Rezoning; effective 12-28-2019; east of subject site
- ZC-19-156R from C to R2 and from E to A-21; effective 3-19-2020; east of subject site

Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.
The following organizations were emailed on September 30, 2022:

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Sunset Oaks HOA, Inc
Woodhaven NA	Streams and Valleys Inc
Woodhaven Community Development	Fort Worth ISD
Neighborhoods of East Fort Worth	John T White NA
East Fort Worth, Inc.	Trinity Habitat for Humanity
East Fort Worth Business Association	

** Not located within an active registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The surrounding land uses are undeveloped tracts to the north, interstate highway to the west, single-family residential to the east, and commercial to the south. Further out are apartments, self-storage units, and a church.

While the overhead bay doors on the rear of the buildings are not necessarily compatible with the single-family to the rear, the buildings are placed roughly 100 feet away from the property line that abuts the neighborhood. A bufferyard with screening must be implemented. The bay doors are not true loading docks as typically seen in a warehouse. Additionally, just south of this project is a mini-warehouse (self-storage) facility which also has bay doors.

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

Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan currently designates the subject property as Neighborhood Commercial on the Future Land Use Map.

Below is a portion of a table from the Comprehensive Plan in “Ch. 4 Land Use” categorizing land use and zoning conformance.

FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1

The Planned Development's base of "E" Neighborhood Commercial is consistent, while the added uses not typically allowed in "E" zoning would technically not be consistent; Therefore, overall, the proposed use is consistent.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policy of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

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

Economic Development Plan

The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

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Site Plan Comments

Zoning

- Refer to redlined site plan. The site plan needs to have the following revisions made:
 - Revise square footage of Building B to be correct and consistent throughout plans; different square footage values are listed in different places on the plans and tables.
 - This can impact parking calculations.
 - Correct parking calculations
 - Must have a warehouse component. Currently table lists 50% office/professional building and 50% retail; if up to 80% of the square footage can be used as warehouse space, then the parking calculations need to include warehouse values.
 - Some values were incorrect; please revise per redlines on the site plan.
 - Parking values may be impacted by changing the square footage of Building B.
 - Remove "general retail sales" as an additional use; it is allowed by right in "E" zoning
 - Add the following note to the "Site Plan Notes" table.
 - Project will comply with Section 6.300, Bufferyards.
 - Add the case number to the title block.

FYI Comments

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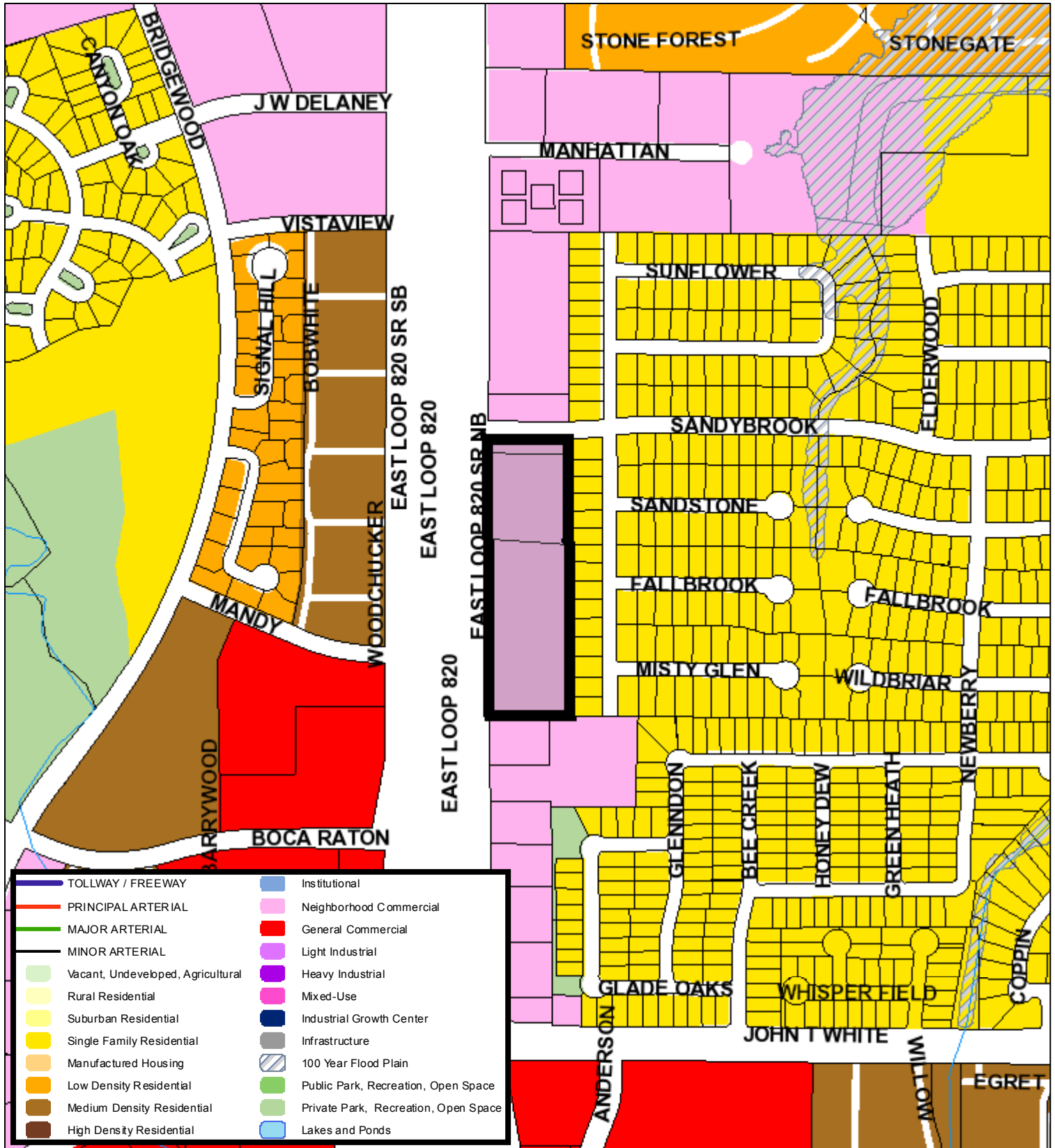
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ZC-22-130

Future Land Use



470 235 0 470 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.



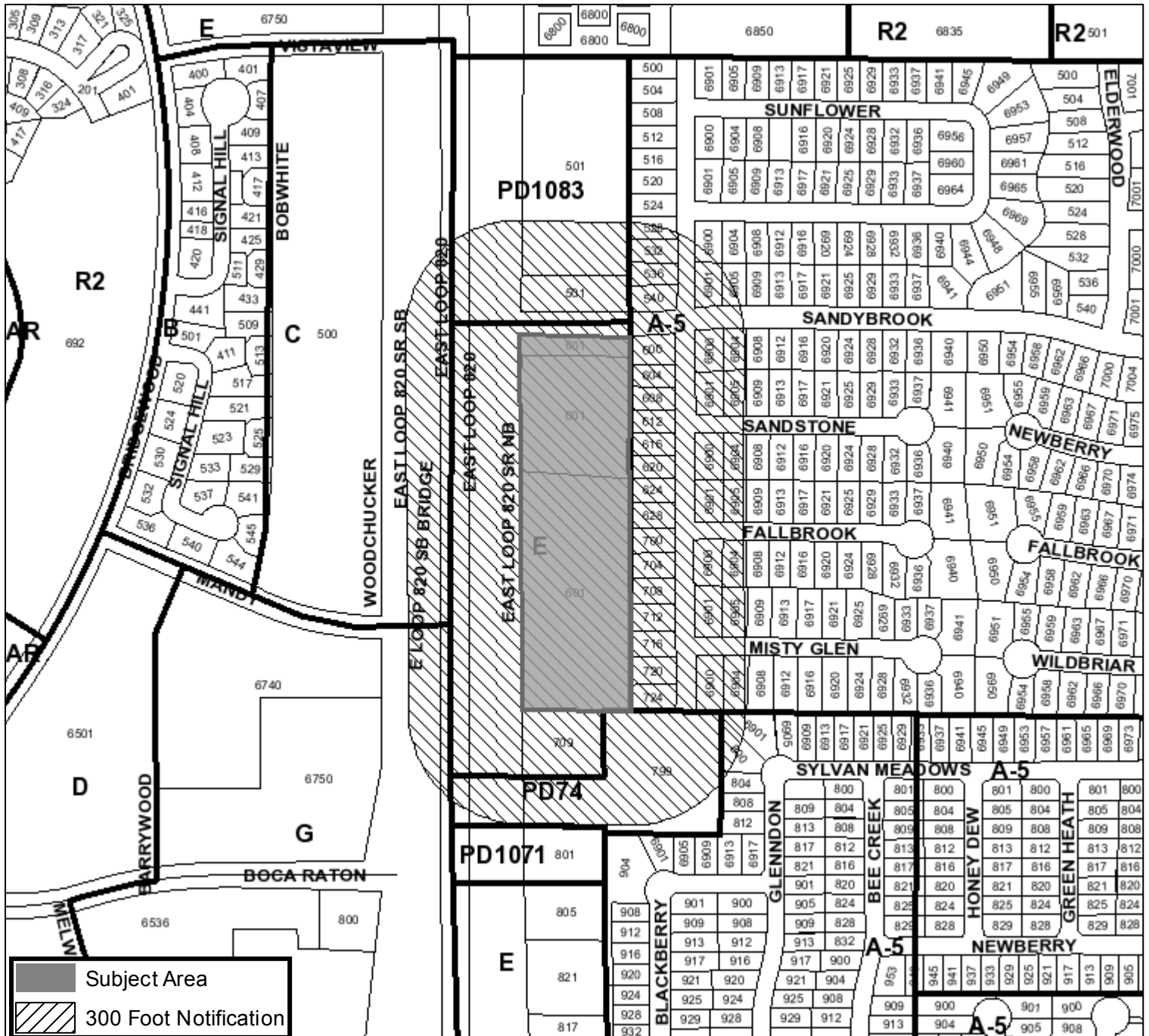




VC-22-130

Area Zoning Map

Applicant: 820 & Sandy Brook LLC
Address: 601 E. Loop 820
Zoning From: E
Zoning To: PD for E uses plus flex office and warehouse
Acres: 6.47423773
Mapsc0: 66PT
Sector/District: Eastside
Commission Date: 8/10/2022
Contact: <Null>



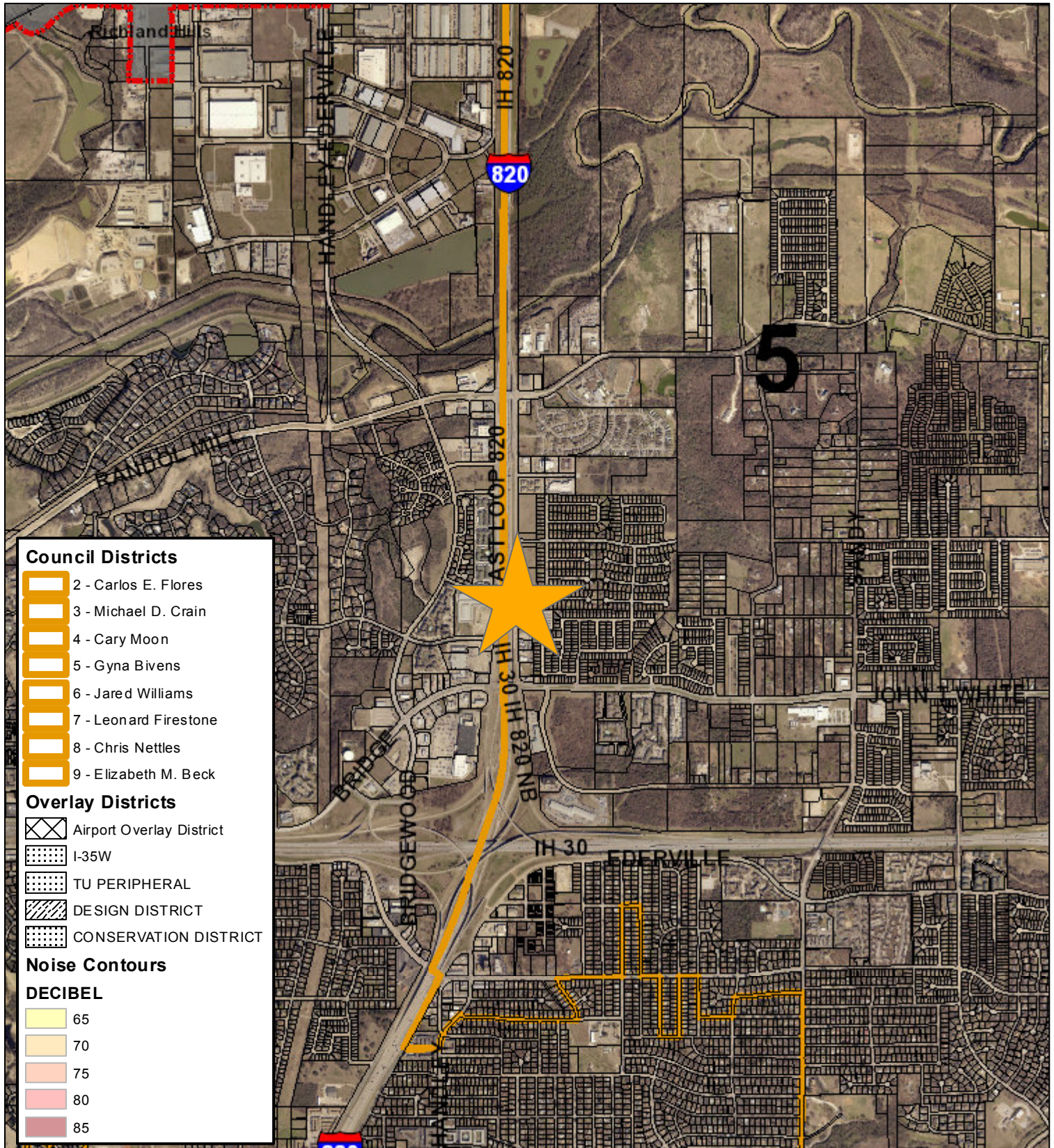
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ZC-22-130

Area Map



0 1,000 2,000 4,000 Feet