



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** November 7, 2024
SUBJECT: ZC24-0110 Public hearing and consideration of a request from Community Enrichment Center for a revision to Planned Development 7 at 6250 NE Loop 820, being 4.06 acres described as Lots 1, 2, and 3R1, Block 7, Meadow Lakes Addition.
PRESENTER: Clayton Comstock, Managing Director of Development Services

SUMMARY:

The Community Enrichment Center is requesting a revision to the existing Planned Development on 4.06 acres located at 6250 NE Loop 820.

GENERAL DESCRIPTION:

The property is located at the southwest corner of NE Loop 820 and Meadow Lakes Drive. The 16,985-foot building on the site is occupied by the [Community Enrichment Center](#), a nonprofit agency that provides service to homeless, low-income families, and seniors across Tarrant County. These services include a food pantry, housing, adult education, and employment and financial coaching.

The property is currently zoned PD (Planned Development). The zoning was approved by City Council on October 26, 1992 (Ordinance 1849) and amended on March 26, 2012 (Ordinance 3193). The PD provides for a base zoning district of U (School, Church, and Institutional).

The Community Enrichment Center (CEC) is requesting a revision to the PD to allow for the use of a chain link fence with slat inserts as a screening fence for the outdoor storage area behind the building. The CEC proposes to place two shipping containers in the fenced area to use for storage of food, products, and materials associated with various programs operated by the agency. The shipping containers are typically forty (40) feet long, eight (8) feet wide, and eight and one-half (8.5) feet tall. A narrative provided by the applicant that describes the request is attached.

As required by [Section 118-871](#) of the zoning ordinance, outdoor storage areas must be screened with a minimum six-foot tall masonry wall. The existing storage area on the CEC property is screened with a chain link fence with slat inserts. The applicant is requesting that the existing chain link fence be allowed as the required screening for the outdoor storage area.



The proposed conditions of approval for this PD (Planned Development) district are attached. These conditions were approved as part of Ordinance 3193, with the addition of the proposed screening fence standards. Since this is a proposed amendment to the overall PD, these conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.

LAND USE PLAN: This area is designated on the Land Use Plan as Community Services. The Community Services land use category provides for nonprofit activities of an educational, religious, governmental, or institutional nature.

CURRENT ZONING: The property is currently zoned PD (Planned Development). The zoning was approved by City Council on October 26, 1992 (Ordinance 1849) and amended on March 26, 2012 (Ordinance 3193). The PD provides for a base zoning district of U (School, Church, and Institutional).

PROPOSED ZONING: The proposed zoning is an amendment to the PD (Planned Development) standards. The proposed change is intended to allow the use of a chain link fence with slat inserts as the screening fence of the outdoor storage area.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 (Commercial)	Urban Village	Vacant property
WEST	City of Haltom City (SF-2 Single-Family Residential)	Park	Iron Horse Golf Course
SOUTH	PD (Planned Development)	High Density Residential	Independent senior-living community (Morada Senior Living)
EAST	PD (Planned Development)	Community Services	Church (The Hills Church)

PLAT STATUS: The property is currently platted as Lots 1, 2, and 3R1, Block 7, Meadow Lakes Addition.

CITY COUNCIL: The City Council will consider this request at the November 11, 2024, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC24-0110.