



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 25, 2011

**Council District** 2

**Zoning Commission Recommendation:**  
Approved by a vote of 7-0  
  
**Opposition:** None

Continued Yes  No   
Case Manager Beth Knight  
Surplus Yes  No   
Council Initiated Yes  No

**Owner / Applicant:** Mitchell, Mitchell, & Mitchell Partners, Ltd.  
**Site Location:** 12700 block of Private Road 4716 Mapsco: 642R  
**Proposed Use:** Heavy Manufacturing Facility  
**Request:** From: Unzoned and "FR" General Commercial Restricted  
To: "K" Heavy Industrial

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

**Comprehensive Plan Consistency:** Requested change is not consistent.

**Background:**

The rezoning request lies in the northeast quadrant of SH 114 and FM 156, adjacent to the Texas Motor Speedway access road, and has access to a railroad along its western edge. The zoning case is split between a tract outside the city limits and a tract already inside the city limits, which was annexed in 1997 as part of the Texas Motor Speedway.

The rezoning case for ZC-11-052 coordinates with ZC-11-051, to be developed as a train engine manufacturing facility. This large manufacturing facility is anticipated to bring a large number of jobs and other economic benefits to this region, and as such is receiving economic development incentives.

Due to the timing of the annexation of part of the property in this case, it will be heard by the City Council on October 25, 2011, continued from the September 20, 2011 meeting.

**Site Information:**

Owner/Applicant: Mitchell, Mitchell, & Mitchell Partners, Ltd.  
618 W. 5<sup>th</sup> Street  
Justin, Texas 76247

Agent: Goodwin and Marshall/Edward Eckart  
Acreage: 38.22 ac.  
Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

North FR and PD 476 for TMS / Vacant land and Texas Motor Speedway access road  
East Unzoned, FR, & I / Two single family residences and vacant land  
South I / Vacant warehouse

West Unzoned / Vacant land and railroad track

**Public Notification:**

The following Neighborhood Associations were notified:

Harriet Creek Ranch  
North Fort Worth Alliance

Harriet Creek Code Blue  
Northwest ISD

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-09-130, south of site, Council-initiated with annexation, from unzoned to I, approved.

Platting History: PP-10-014, Speedway Distribution Center; no final plat

**Transportation/Access**

Street	Existing Size	Thoroughfare Plan classification	Current Plans/CIP
Private Road 4716	1 lane undivided	none – private rural road	none
Petty Place	4 lanes undivided	none – local road	none

Other factors to access: FM 156 is approximately ¼ south of this site; SH 114 is approximately ½ away; and a railroad track lies along the western edge of the property.

**Development Impact Analysis:**

1. **Land Use Compatibility**

The site is currently used as farm land. In 1997, the northern 350 feet of the property was annexed and zoned to “FR”, as part of the Texas Motor Speedway development. GE Transportation announced plans in mid-May 2011 to build train engines for the Burlington Northern Santa Fe railroad company at the site to the south and expanding onto this site.

To the north, agricultural uses have continued. Eastward are two single family residences that use the area closest to Texas Motor Speedway as informal parking and campgrounds. Texas Motor Speedway, which hosts large events with intensive traffic and noise impacts to the surrounding area, is found approximately ¼ mile to the east. A vacant warehouse is noted to the south. Found westward of this site is a railroad, FM 156, and vacant unincorporated land.

Based on the proposed industrial use for the site, the significant environmental impacts of Texas Motor Speedway, and access to both highways and a railroad, “K” Heavy Industrial zoning is **compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as general commercial, which is inconsistent with heavy industrial zoning. However, the proposed K zoning is consistent with the following Texas Motor Speedway Plan and Comprehensive Plan policies:

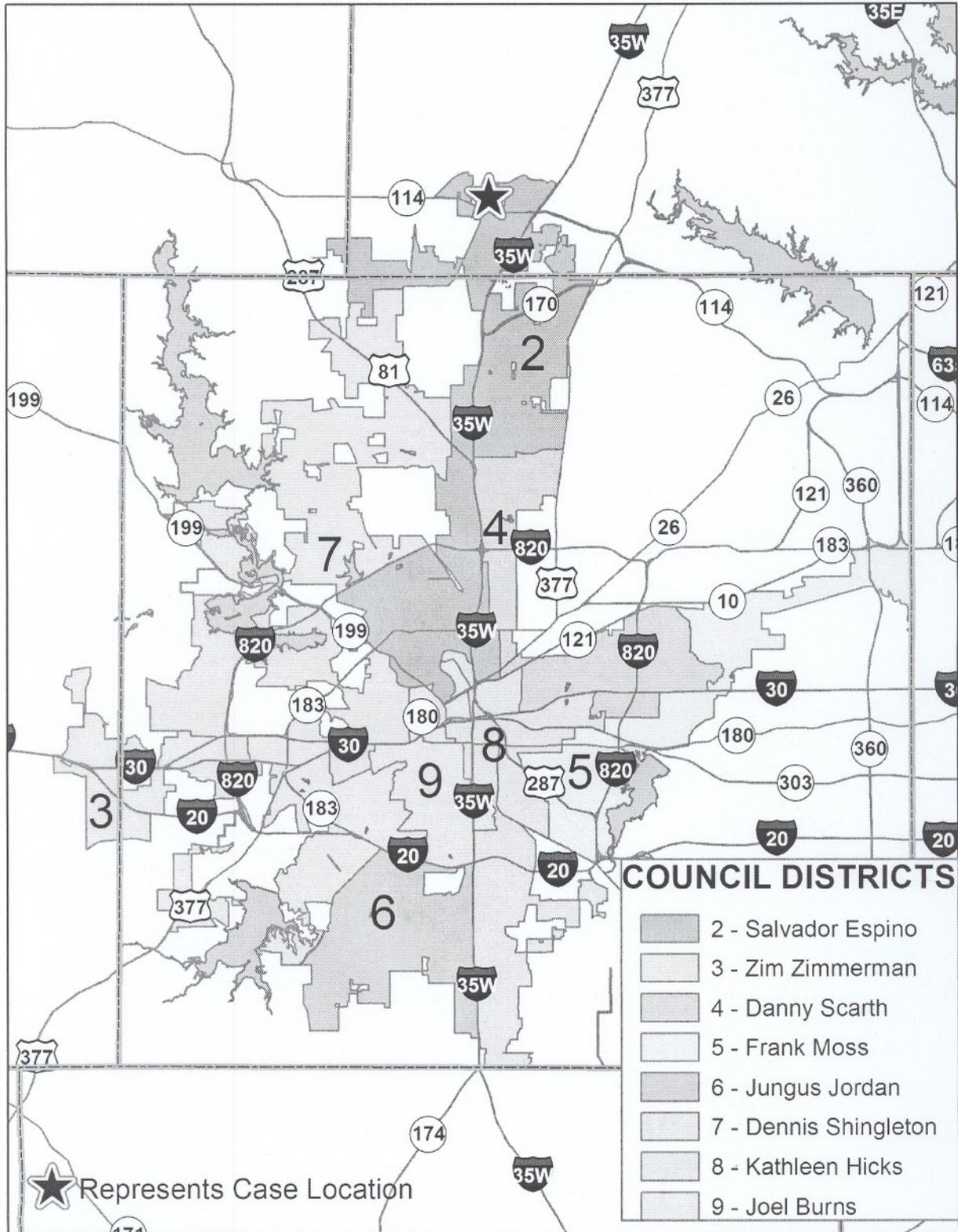
- Support annexation of area #66, a 510-acre enclave, planned for annexation by the City of Fort Worth in 2009, and approve zoning that facilitates appropriate non-residential and uses on the property. (TMS Plan, ch. 5)
- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate location. (pg. 38)
- Encourage new development in character with the surrounding neighborhood scale, architecture, and platting pattern of the surrounding neighborhood. (pg. 39)

Based on lack of conformance with the future land use map, the proposed zoning is **not consistent** with the Comprehensive Plan.

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the City Council meeting
- Minutes of the Zoning Commission meeting

## Location Map



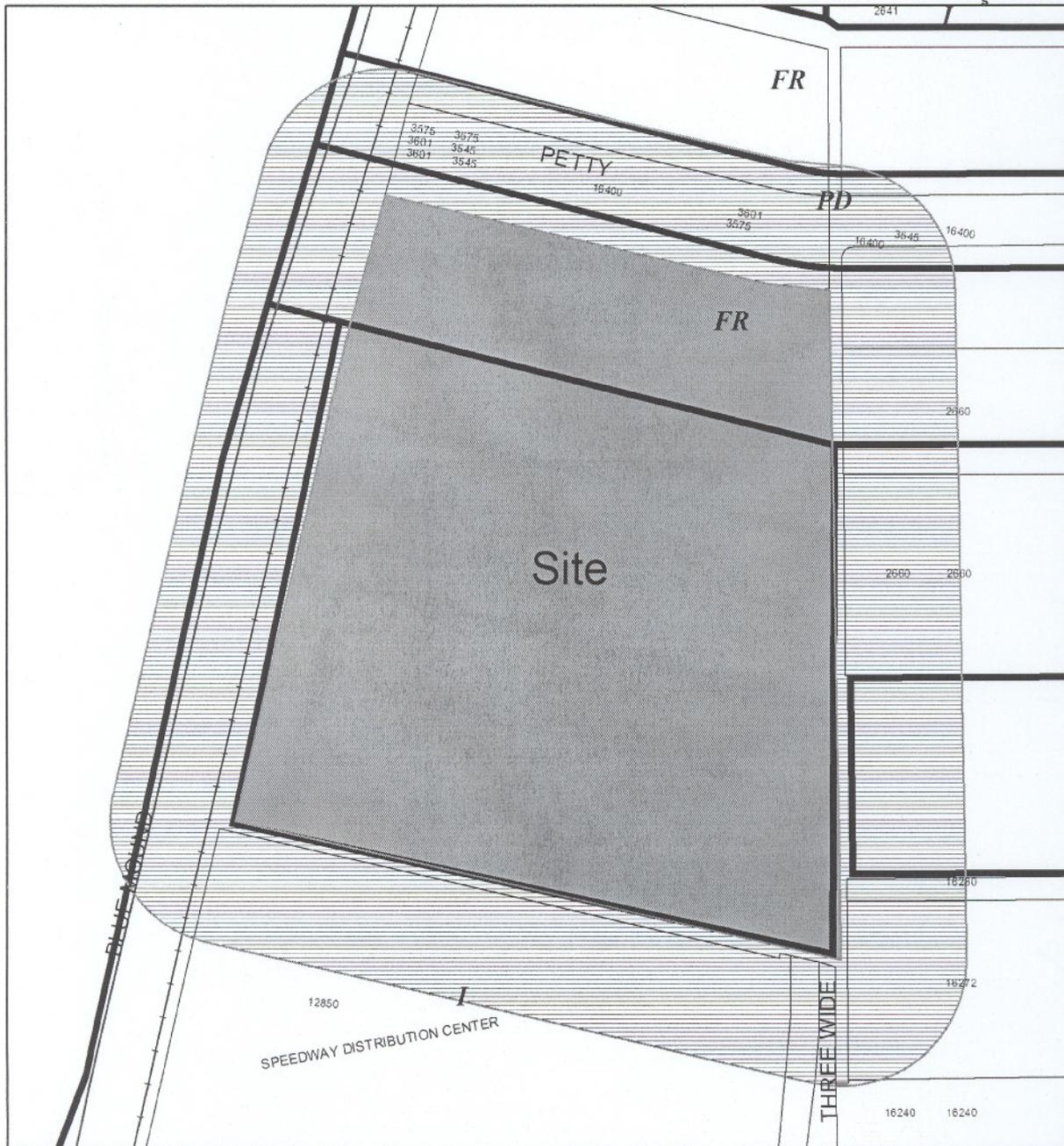


ZC-11-052

# Area Zoning Map

Applicant: Mitchell, Mitchell, & Mitchell  
 Address: 12700 block Private Road 4716  
 Zoning From: Unzoned, FR  
 Zoning To: K  
 Acres: 38.22  
 Mapsco: 642R  
 Sector/District: Far North  
 Commission Date: 07/13/2011  
 Contact: 817-392-8190

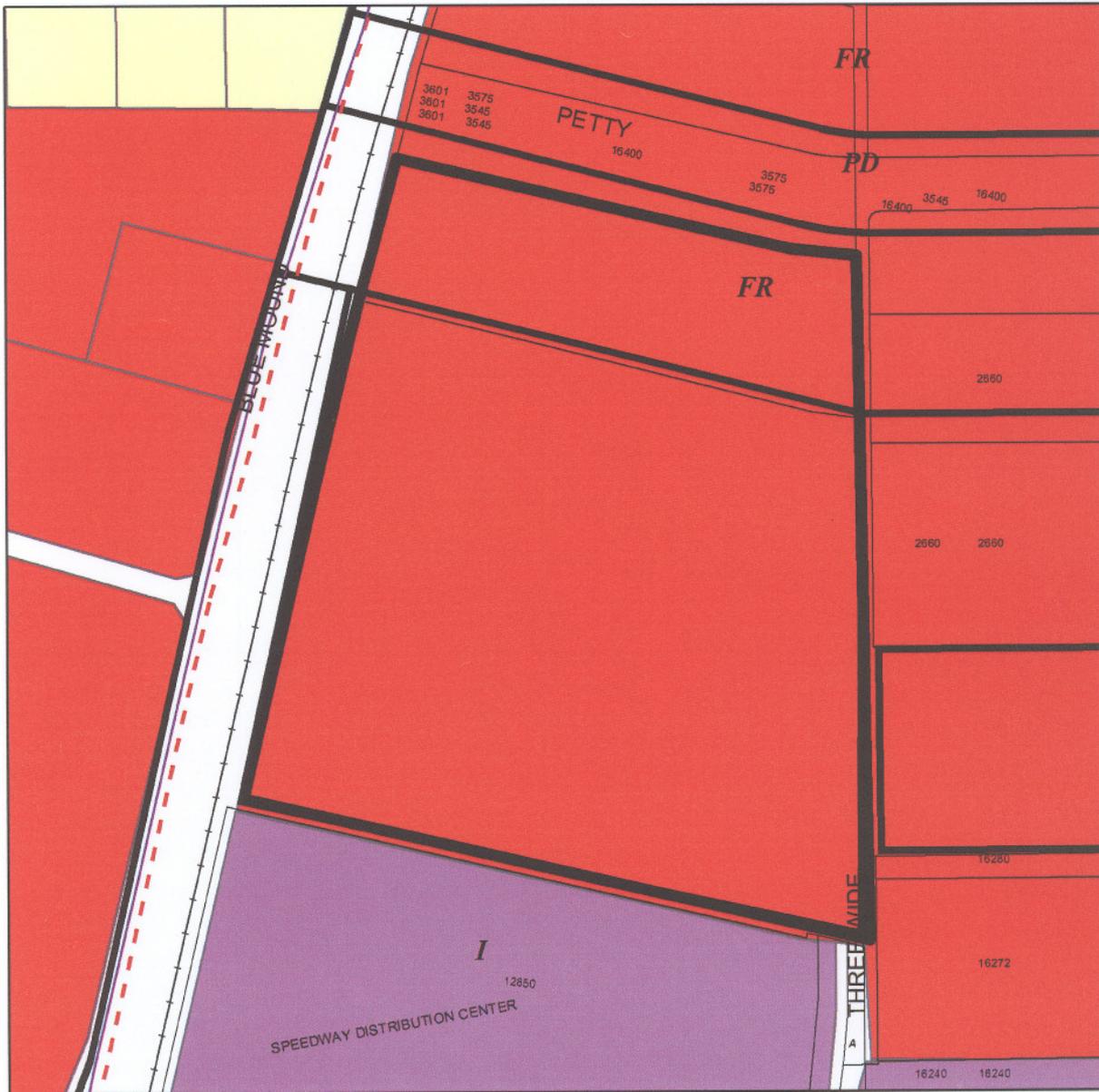
 300 Ft. Buffer





# Future Land Use

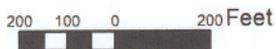
ZC-11-052



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

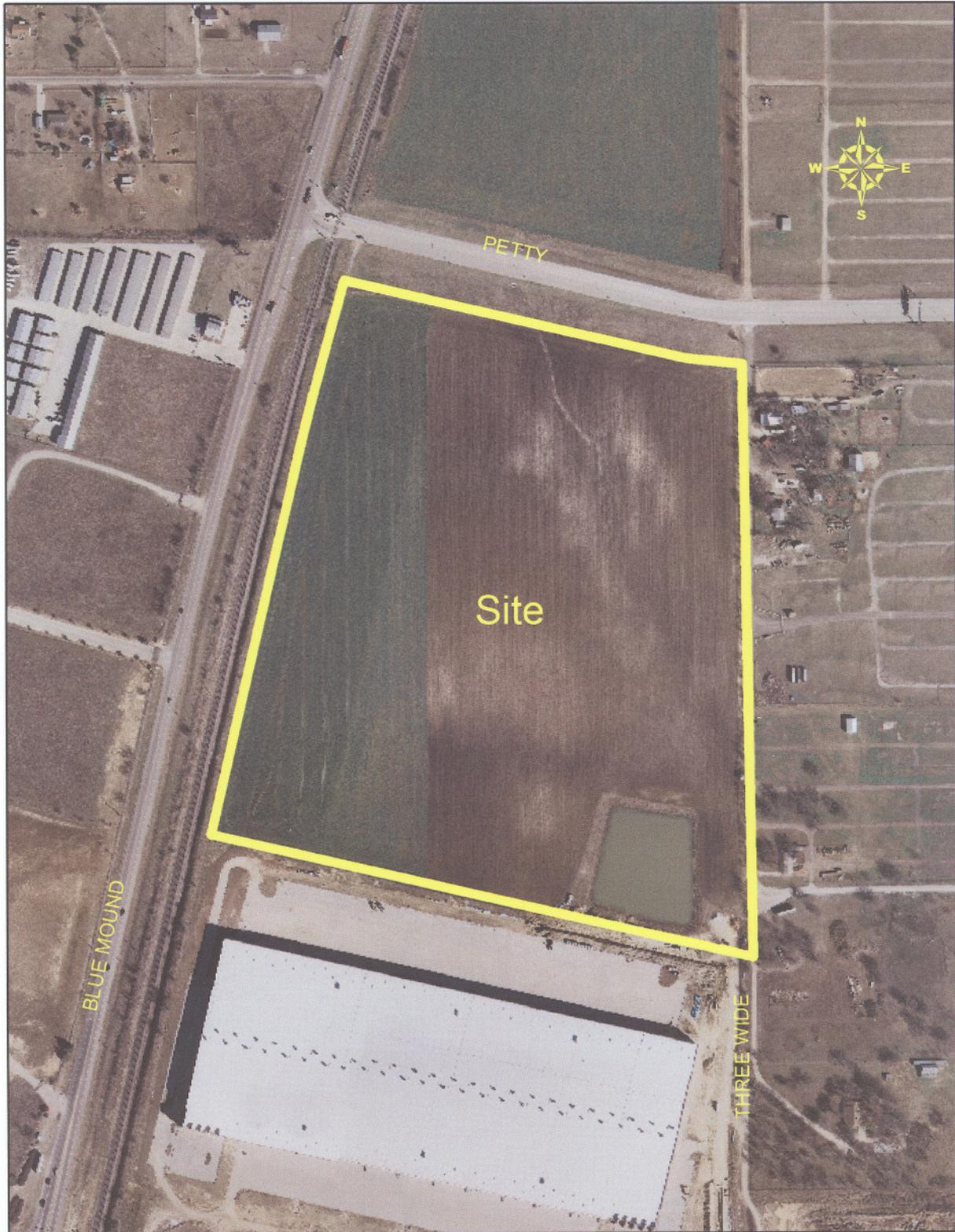
- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 1, 2011.



Aerial Photo Map



**CITY OF FORT WORTH, TEXAS  
REGULAR CITY COUNCIL MEETING  
AUGUST 23, 2011  
PAGE 26 of 27**

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**(XIV. BUDGET HEARING Continued)**

**3. Council Action**

Motion: Council Member Hicks made a motion, seconded by Council Member Burns, that the budget hearing and the tax rate public hearing be closed. The motion carried unanimously nine (9) ayes to zero (0) nays.

**XV. ZONING HEARING**

Mayor Price opened the public hearing.

**1. Zoning Docket No. ZC-11-043 - M & H Food Mart, 2484 Avondale-Haslet Road; from: Unzoned to: "E" Neighborhood Commercial (Recommended for Approval) (Continued from a Previous Meeting)**

This item was continued from the July 19, 2011, Council meeting.

There was no one present desiring to be heard in connection with the request.

Motion: Council Member Shingleton made a motion, seconded by Council Member Hicks that Zoning Docket No. ZC-11-043 be continued until the September 20, 2011, Council meeting. The motion carried unanimously nine (9) ayes to zero (0) nays.

It appeared to the City Council that the Notice of Special Hearing set today as the date for the hearing in connection with recommended changes and amendments to Zoning Ordinance No. 13896 and that notice of the hearing had been given by publication in the *Fort Worth Star-Telegram*, the official newspaper of the City of Fort Worth, on July 29, 2011.

**2. Zoning Docket No. ZC-11-052 - Mitchell, Mitchell, & Mitchell Partners, LTD., 12700 block of Private Road 4716; from: Unzoned and "FR" General Commercial Restricted to: "K" Heavy Industrial (Recommended for Approval)**

There was no one present desiring to be heard in connection with the request.

Motion: Council Member Espino made a motion, seconded by Council Member Hicks that Zoning Docket No. ZC-11-052 be continued until the September 20, 2011, Council meeting. The motion carried unanimously nine (9) ayes to zero (0) nays.

**XVI. CITIZEN PRESENTATIONS**

Ms. Sharon Short, 4509 Ebbtide, completed a citizen presentation card and was recognized by Mayor Price but was not present in the Council Chamber.

Mayor Price adjourned the regular session of the Fort Worth City Council into Executive Session at 11:27 a.m. in accordance with the requirement of the Open Meetings Law.

**(ZC-11-050 Continued)**

Motion: Council Member Shingleton made a motion, seconded by Council Member Espino that Zoning Docket No. ZC-11-050 be approved. The motion carried unanimously nine (9) ayes to zero (0) nays.

**3. ZC-11-052 - Mitchell, Mitchell, & Mitchell Partners, LTD., 12700 block of Private Road 4716; from: Unzoned and "FR" General Commercial Restricted to: "K" Heavy Industrial (Recommended for Approval) (Continued from a Previous Meeting)**

This item was continued from the August 23, 2011, Council meeting.

Motion: Council Member Espino made a motion, seconded by Council Member Shingleton that Zoning Docket No. ZC-11-052 be continued until the October 25, 2011, Council meeting. The motion carried unanimously nine (9) ayes to zero (0) nays.

**4. ZC-11-060 - Thomas Blanton & Keystone Equity Partners, Generally bounded by Angle Avenue, Old Decatur Road, Loop 820 W., Meacham Airport, and Limestone Terrace; from: "C" Medium Density Multifamily, "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial, and "PD-847" Planned Development for all uses in "J" plus biodiesel fuel processing to: "PD/K" Planned Development for "K" Heavy Industrial plus rolling mills, rock, cement crushers; wholesale storage of petroleum products; paper and pulp manufacture; oil drilling and production; manufacture of heavy rubber products, recycling center, household hazardous wastes or waste tire facility, recyclable materials for transportation at transfer stations, storage processing, bailing or reclamation of paper, glass, wood, metals, plastic rags, junk, concrete, asphalt and other materials and materials recovery facilities and recycling centers; composting for yard and wood wastes, municipal solid waste, and/or sludge at composting facilities; collection and storage of household hazardous wastes; and processing and storage of scrap tires at waste tire facilities. A site development plan shall be provided for administrative review by the Planning & Development Department for recycling and other uses per Section 4.305(D) of the Comprehensive Zoning Ordinance; a site plan waiver recommended for other uses. The following uses are prohibited: gambling facilities, circus, sexually oriented businesses.(Recommended for Approval) (Continued from a Previous Meeting)**

This item was continued from the September 13, 2011, Council meeting.

Mr. Jim Schell, 901 Fort Worth Club Building, appeared before Council in support of Zoning Docket No. ZC-11-060 and stated that the applicant amended the request to specifically prohibit the following uses:

Mr. Genua asked about senior living mentioned in the staff report. Ms. O'Quinn said the property owner is seeking older residents, however; it may end up being a mix of tenants.

Teresa Pilot, 3236 Hunter Park Circle, Fort Worth, Texas representing the property management group for Hunter Apartments mentioned the submarket occupancy being at 80% and will further decrease with new multifamily. There is too much competition in the area.

In rebuttal Ms. O'Quinn mentioned the Comprehensive Plan and it being based on current zoning. She also mentioned townhomes are not a market in this area.

Motion: Following brief discussion Mr. Genua recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 7-0.

**6. ZC-11-051 Industrial Development International (CD 2)- 12850 Three Wide Drive (Speedway Distribution Center, Block 1, Lot 2, 32.27 Acres): from "I" Light Industrial to "K" Heavy Industrial**

Eddie Eckart, 2405 Mustang Drive, Grapevine, Texas representing Industrial Development International explained to the Commissioners this is the future site of the GE plant for the assembly of locomotives. They are requesting K zoning based on the uses of the plant.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 7-0.

**7. ZC-11-052 Mitchell, Mitchell, and Mitchell Partners, LTD (CD 2)- 12700 Block of Private Road (Jeremiah Ivy Survey, Abstract 649, 38.22 Acres): from Unzoned and "FR" General Commercial Restricted to "K" Heavy Industrial**

Eddie Eckart, 2405 Mustang Drive, Grapevine, Texas representing the property owner, explained to the Commissioners the request to rezone the property is adjacent to the previous case and will be utilized by the plant.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 7-0.

**8. ZC-11-053 City of Fort Worth Police Department (CD 5)- 1591 Greenbelt Road (Portion of Block 2, Village Creek Plant Addition, 74.19 Acres): from "AG" Agriculture and "O-1" Floodplain to "PD/SU" Planned Development/Specific Use for wastewater treatment and Police firing range; site plan waiver recommended**

Officer Dennis Alise, Fort Worth PD SWAT Team, Fort Worth, Texas explained the presentation to the Commissioners. Mr. Alise mentioned they used to be at the Fort Worth Nature Center and need to relocate. They have been working with the Water Department on this