



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
July 16, 2013

**Council District** 7

**Zoning Commission Recommendation:**

Approval by a vote of 8-0

**Opposition:** none

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	Beth Knight	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Owner / Applicant:** Industrial Development International, Speedway  
Distribution Center Owners' Association

**Site Location:** 16100 block Three Wide Drive Mapsco: 642QR

**Proposed Use:** Future industrial development

**Request:** From: Unzoned  
To: "I" Light Industrial

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

**Comprehensive Plan Consistency:** Requested change is consistent.

**Background:**

The rezoning case lies in the northeast quadrant of SH 114 and FM 156, between SH 114 and the new GE locomotive manufacturing facility. At the request of the property owners, the area is proposed for annexation on July 16, 2013. This site is part of a larger 38 acre tract of land, scheduled for final platting in the next several months under the Speedway Distribution Center Addition preliminary plat. The site is currently vacant and is noted to be part of an approximately \$20 million industrial building. This case will be heard by the City Council at their July 16, 2013 meeting.

**Site Information:**

Owner/Applicant: Industrial Developments International and  
Speedway Distribution Center Owners' Association  
1100 Peachtree Street NE, Suite 1100  
Atlanta, Georgia 30309

Acreage: 8.02 ac.

Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

- North "I" Light Industrial / Vacant land
- East "I" Light Industrial / Emergency communication tower and vacant land
- South "K" Heavy Industrial / Gas wells and golf course
- West Unzoned / Vacant land

**Public Notification:**

The following Neighborhood Associations were notified:

Beechwood Creeks Residential  
North Fort Worth Alliance

Harriet Creek Code Blue  
Northwest ISD

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-09-130, north, east, and west surrounding site, from Unzoned to F and I, approved;  
ZC-11-051, north of site, from I to K, approved.

Platting History: PP-05-054, Oak Creek Trails; and PP-07-020, Speedway Distribution Center.

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
SH 114	FM Road	Freeway	No
Three Wide Drive	Local Road	Local Road	No

Other factors to access: NA.

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is annexing and zoning the subject site this year, prior to the anticipated construction of a 730,000-square foot industrial building. The land in northeast quadrant of SH 114 and FM 156 was a city-initiated annexation on November 17, 2009. At that time, this site maintained an agricultural tax exemption and was not annexed because the property owners signed a development agreement in lieu of annexation. The agricultural tax exemption has subsequently lapsed. The site is currently vacant.

North of the zoning site is the GE locomotive manufacturing and testing facility. Immediately surrounding the site is primarily vacant land, with one emergency communication tower and several gas wells. Further to the south, the Northwest ISD campus, a golf course, and residential subdivision are noted. Approximately 1/2 mile to the east is the Texas Motor Speedway, which periodically generates a significant amount of noise and traffic.

Based on the proposed industrial building, the surrounding industrial uses, and the proximity to Texas Motor Speedway, "I" Light Industrial zoning **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as light industrial, which is consistent with light industrial zoning. The site is also within the Texas Motor Speedway Area Master Plan boundaries. The proposed I zoning is consistent with the following Comprehensive Plan policies:

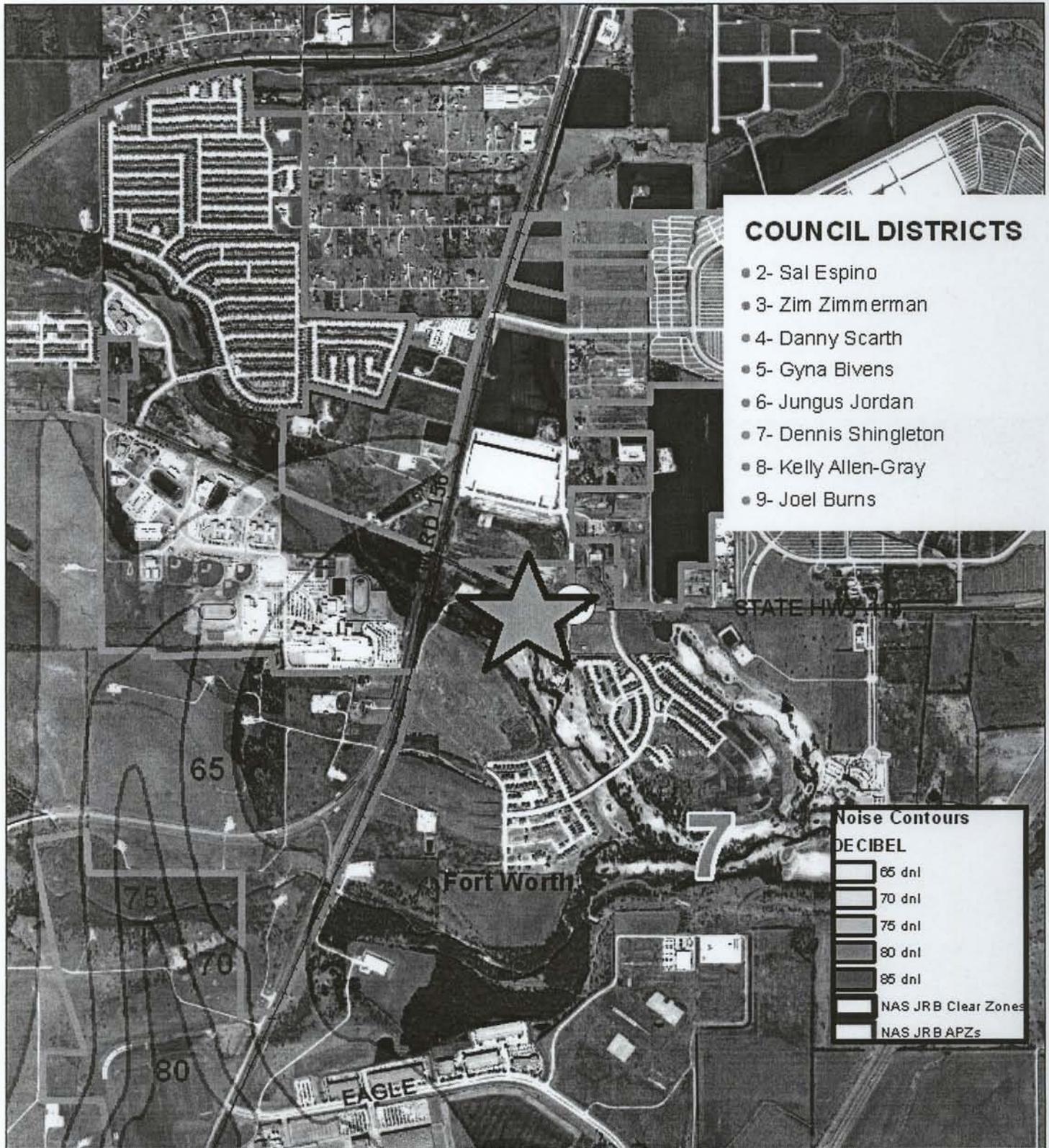
- Promote commercial and industrial development near Alliance Airport, BNSF rail yards, and Texas Motor Speedway that would not be adversely affected by noise. (pg. C-9)
- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate location. (pg. 38)
- Facilitate appropriate non-residential uses within one mile of Texas Motor Speedway. (TMS Master Plan).

Based on conformance with the future land use map and with the Comprehensive Plan policies, the proposed zoning **is consistent** with the Comprehensive Plan.

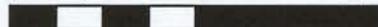
**Attachments:**

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

### Location Map



2,000 1,000 0 2,000 Feet



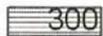


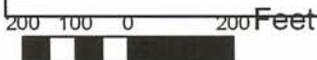
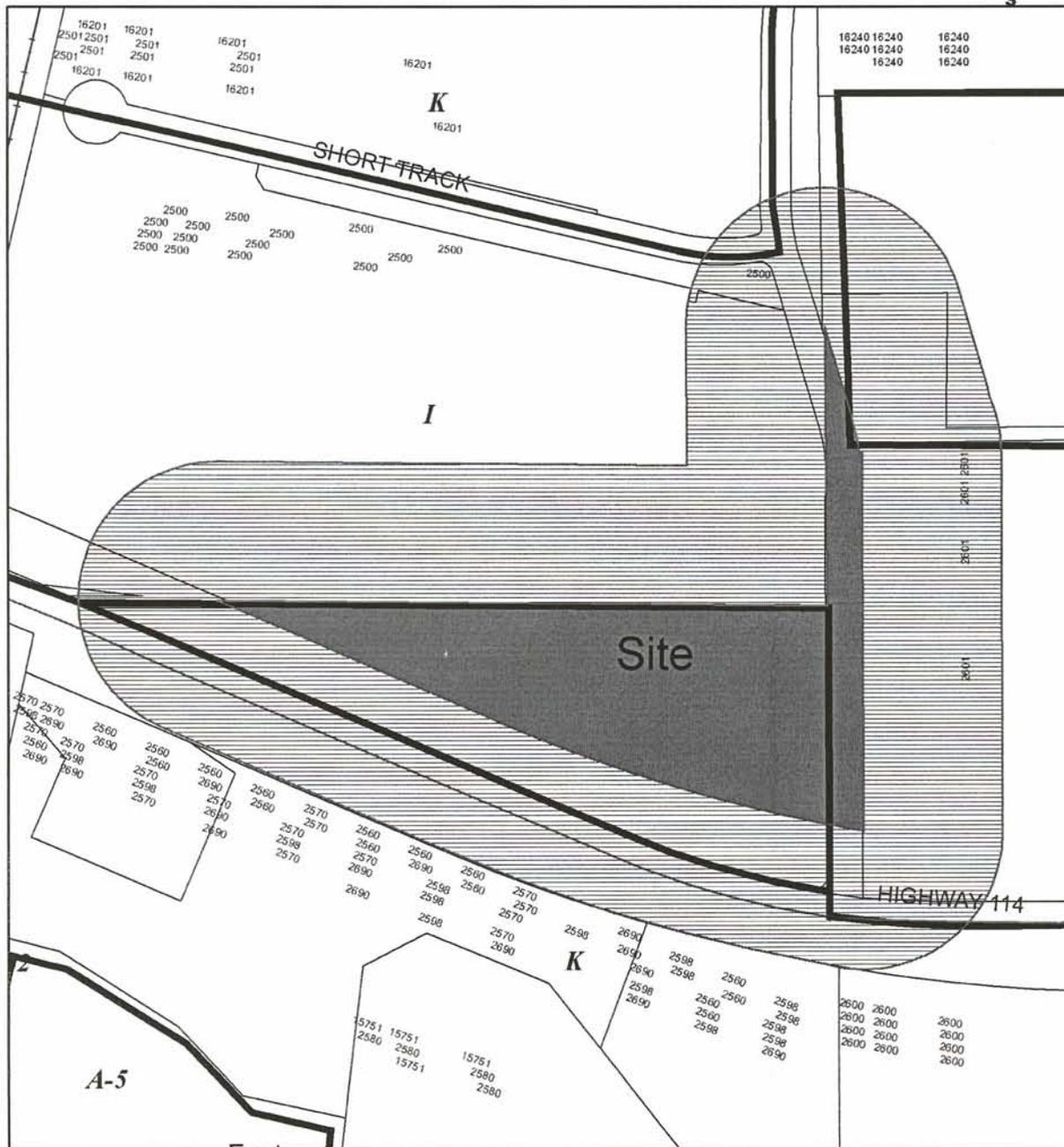
ZC-13-077

# Area Zoning Map

Applicant: Industrial Devel. Intl, Speedway Cntr Owners Assoc  
 Address: 16100 block Three Wide Drive  
 Zoning From: Unzoned  
 Zoning To: I  
 Acres: 9.72  
 Mapsco: 642QR  
 Sector/District: Far North  
 Commission Date: 06/12/2013  
 Contact: 817-392-8190



 300 Ft. Notification Buffer

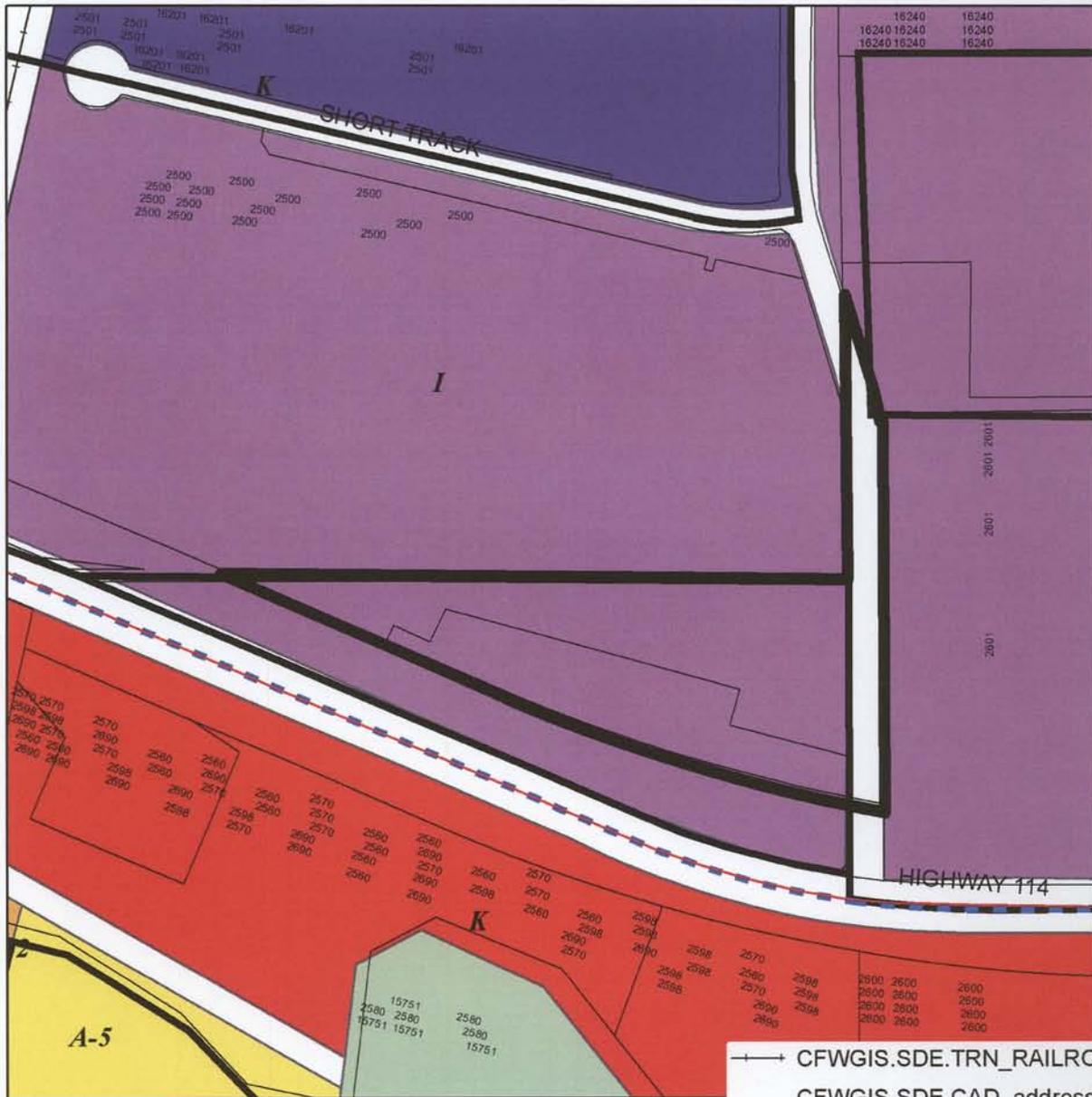


# FORT WORTH



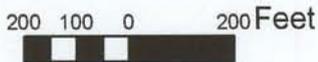
## Future Land Use

ZC-13-077



- 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

- 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



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 5, 2013.



## Aerial Photo Map



Luis Galindo, 306 W 7<sup>th</sup> Street, Fort Worth, Texas representing Francisco Medina explained to the Commissioners the use would not be inconsistent with the surrounding uses.

Mr. West asked whom he has contacted in the neighborhood. Mr. Galindo said his client met with the neighbors and it is his understanding there is no opposition. Mr. West read into the record a letter of support from the Northside Neighborhood Association.

Mr. Genua asked what he intended on doing for parking. Mr. Galindo said they will have to get variances for the parking. Mr. Genua asked if there will be any lighting issues to surrounding properties. Mr. Galindo said no.

Motion: Following brief discussion, Mr Edmonds recommended approval of the request, seconded by Ms. Conlin. The motion carried 7-0-1 with Mr. Flores recusing.

**6. ZC-13-075 Sanders Family Partnership/Royce Sanders (CD 5) 3912 Euless South Main Street (GW Couch Survey, Abstract 279, Tract 2C01, 0.60 Acres): from "AG" Agricultural to "I" Light Industrial**

Billy Sanders, 1317 Sarah Brook, Keller, Texas property owner explained to the Commissioners they would like to rezone this parcel to "I" like the rest of their property. They thought this property had been included in the prior zoning.

Motion: Following brief discussion, Mr. Ferrell recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

**7. ZC-13-077 Industrial Developments International Texas LP (CD 7)- 16100 block Three Wide Drive (Richard Matany Survey, Abstract No 878 and James Smith Survey, Abstract No 1149, 9.70 Acres): from "AG" Agricultural to "I" Light Industrial**

Eddie Eckart, 2405 Mustang Drive, Grapevine, Texas representing Industrial Developments International Texas LP explained to the Commissioners they are annexing and rezoning the remainder of their property for a 700,000 square foot industrial warehouse distribution center. The property is just south of the new GE building.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. West. The motion carried unanimously 8-0.

**8. ZC-13-078 Bell Helicopter Textron Inc. (CD 5)- 800 Block SH 10 E. Hurst (AB Howerton Survey, Abstract 677, 22.12 Acres): from "A-5" One-Family and "MU-1" Low Intensity Mixed Use to "PD-588" Planned Development/Specific Use for the following uses: day care center; government office facility; health Services facility including doctor's office or medical clinic; electric power substation (SE); telecommunications antenna (SE); telecommunications tower (SE); utility transmission or distribution line; health or recreation club; restaurant, cafe or cafeteria; offices convenience store; parking area or**