



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 10, 2013

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: none

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

Owner / Applicant: City of Fort Worth

Site Location: 2400-2800 blocks SH 114 Mapsco: 642R

Proposed Use: Vacant land

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

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

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

Background:

The site is predominantly surrounded by the City of Fort Worth, along SH 114 and east of FM 156/Blue Mound Road. The area was originally considered for annexation in 2009, but the property owner signed a development agreement in lieu of annexation, leaving these parcels outside the city limits. The property owner has ceased the agricultural tax exemption that was the basis for the development agreement, which has triggered annexation.

The zoning case is a City-initiated annexation (AX-13-003) and is being zoned with the annexation, rather than leaving it in the default "AG" Agriculture zoning. Development of the site will depend on the timeframe of the property owner. The annexation and zoning cases are scheduled to be heard by City Council on December 10, 2013.

Site Information:

Owner/Applicant: City of Fort Worth Planning & Development Dept.
1000 Throckmorton Street
Fort Worth, TX 76102

Acreage: 36.4 ac.
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

- North "I" Light Industrial / Vacant residential building and vacant land
- East Unzoned and "I" Light Industrial / Industrial uses and vacant land
- South "K" Heavy Industrial / Vacant land
- West "I" Light Industrial / Industrial uses and vacant land

Public Notification:

The following Neighborhood Associations were notified:

Beechwood Creeks Residential NA
North Fort Worth Alliance
Northwest FW Community Alliance

Harriet Creek Code Blue
Northwest ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-09-130, surrounding site, Council-initiated, from Unzoned to AG and I, approved;
ZC-11-051, northwest of site, from I to K, approved; and
ZC-13-077, adjacent to site, from Unzoned to I, 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: SH 114 is currently under construction to widen the roadway.

Development Impact Analysis:

1. **Land Use Compatibility**

This Council-initiated zoning change request is intended to align the existing land uses, future land use map, and zoning.

The process for Council-initiated rezoning was adopted in November 2000 regarding the procedure for City-Council-initiated rezoning. The procedures involve:

- Verifying the zoning changes are consistent with the City's Comprehensive Plan (8/13);
- Providing for the Planning Department to brief the City Council on the proposed zoning changes, after which the City Council shall indicate whether or not it wishes to initiate the proposed zoning changes; (9/24/13), and
- Placing an appropriate Mayor and Council Communication on the agenda for the next regular City Council meeting authorizing the Planning and Development Department to prepare and submit an appropriate rezoning application (10/7/13), which shall schedule the application for the next available public hearing by the Zoning Commission (11/13/13).

The subject area covers 36.4 acres, SH 114 right-of-way, and three parcels. The request is to rezone the area to correspond to the surrounding land uses, in accordance with the future land use. On the basis of existing street right-of-way and the surrounding zoning, the proposed zoning change **is compatible** with the surrounding land uses.

2. **Comprehensive Plan Consistency**

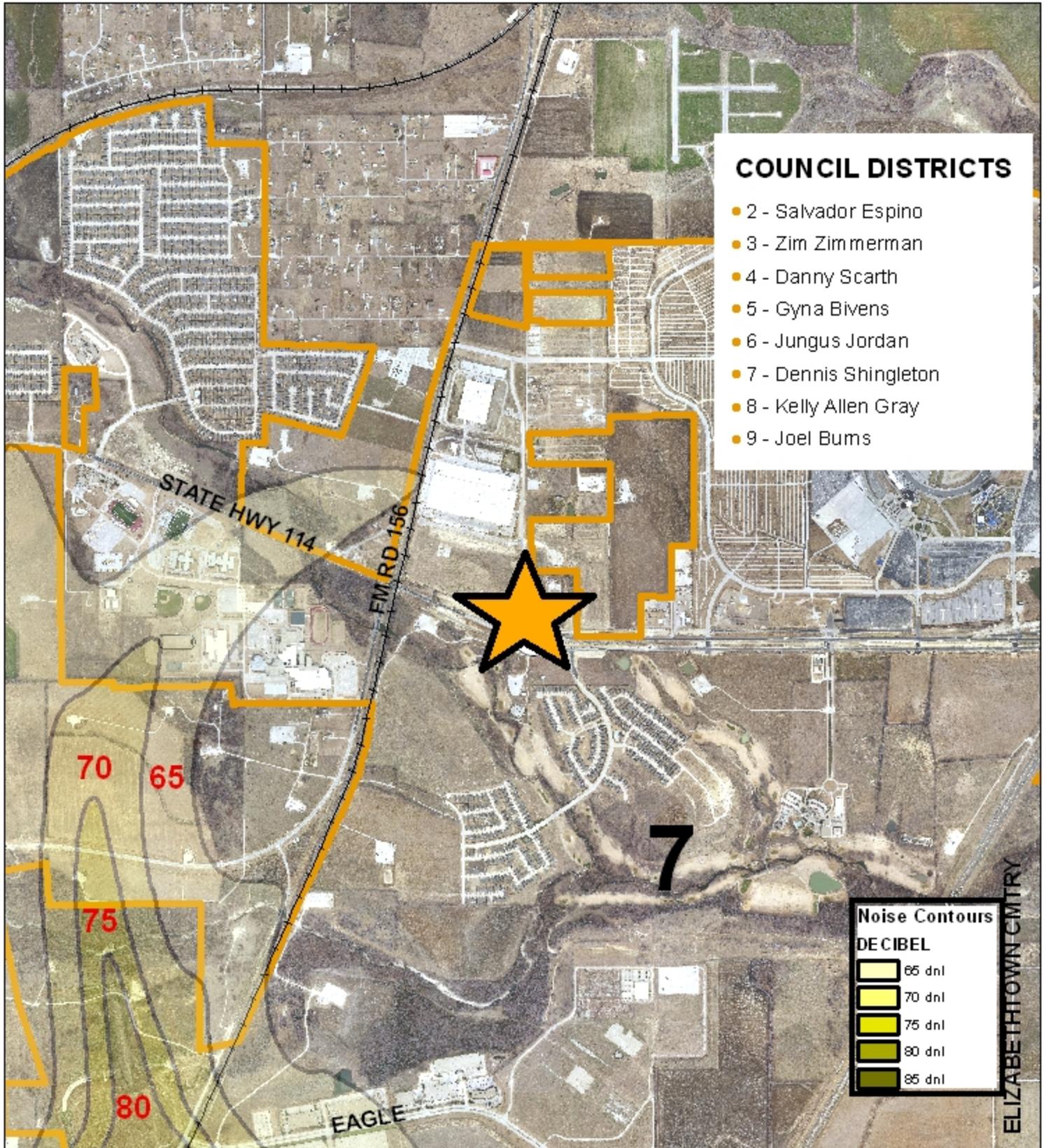
The 2013 Comprehensive Plan designates the subject property as light industrial. The requested zoning classification is appropriate for the land use designation.

Based on conformance with the future land use map, 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



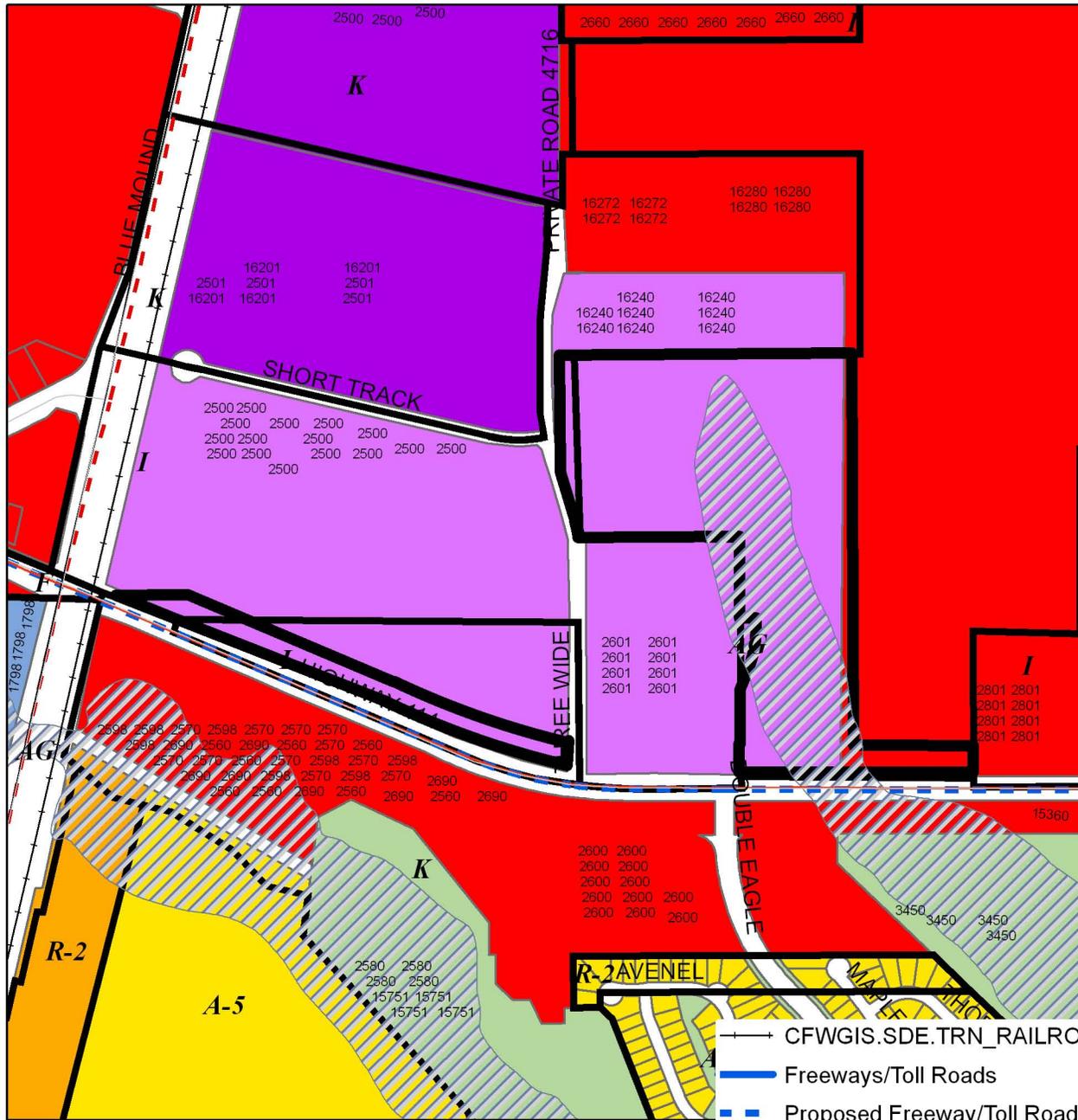
2,000 1,000 0 2,000 Feet



2400-2800 blocks SH 114

Future Land Use

ZC-13-169



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

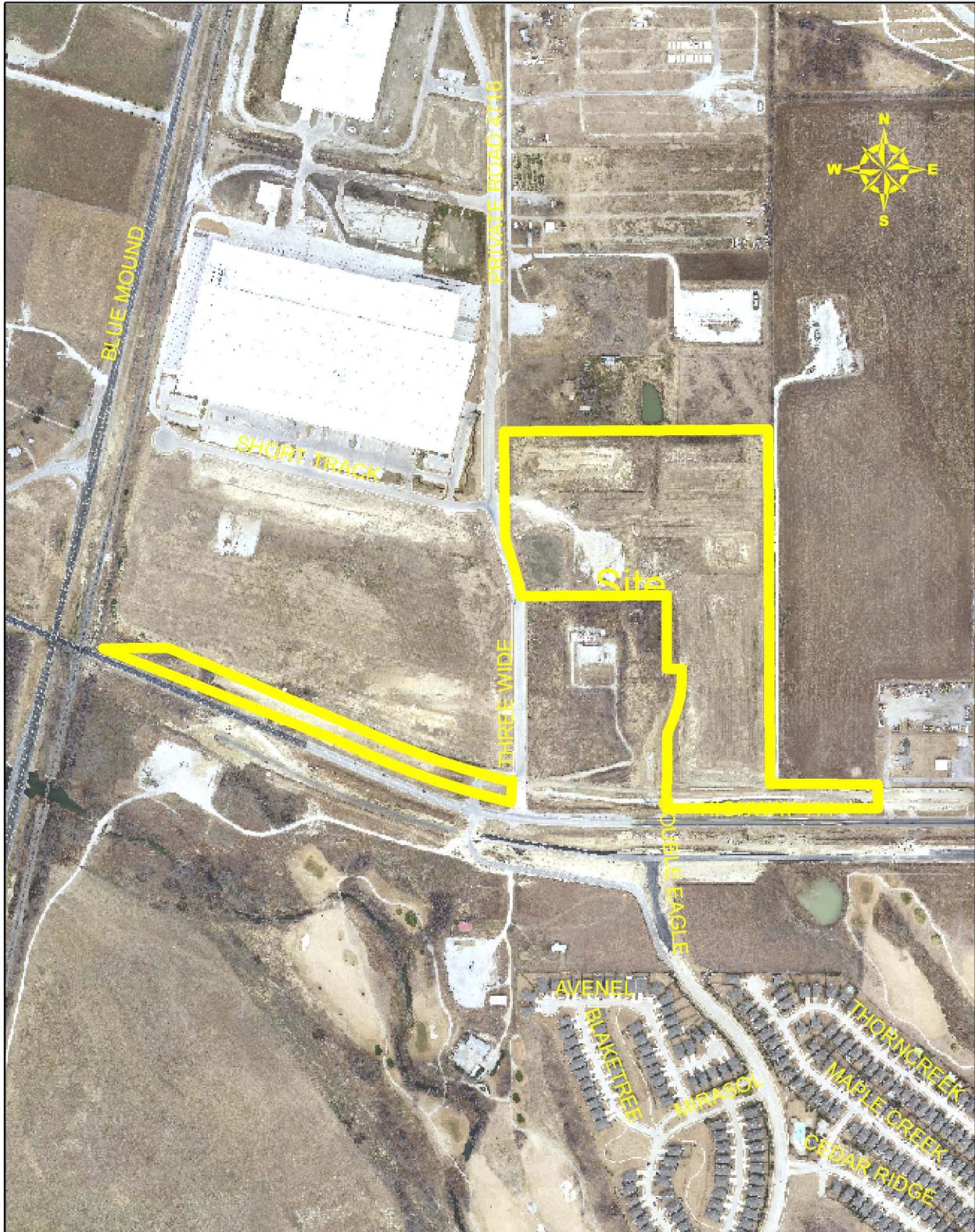
- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD_ZONE**
- Floodplain

200 000 200 Feet

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 5, 2013.



Aerial Photo Map



the Comprehensive Plan as a Major Arterial however, there are no plans in the CIP for improvements in the near future.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Mr. West. The motion carried unanimously 9-0.

13. ZC-13-168 RC Bluffs II, LP (CD 7) – 5200 White Settlement Road (B D Alford Survey, Abstract No. 37, 3.89 Acres): from “E” Neighborhood Commercial and “I” Light Industrial to “MU-1” Low Intensity Mixed-Use

Richard Smith, 2539 Cole Avenue, Suite 210, Dallas, Texas introduced himself as a limited partner and architect for a couple of projects in this area. He explained to the Commissioners they have been looking at this area for some time and have been trying to develop something. This particular property will be an outgrowth of what they are doing at Crystal Springs for mixed-use development.

Mr. Genua mentioned he has some concerns about traffic. Mr. Smith did mention it is a concern and they will have to address it.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Mr. West. The motion carried unanimously 9-0.

14. ZC-13-169 City of Fort Worth Planning & Development (CD 7) – 2400-2800 blocks SH 114 (Richard Matany Survey, Abstract No. 878, 36.44 Acres): from Unzoned to “I” Light Industrial

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners this property was originally proposed for annexation in 2009. The site had an agricultural exemption at the time and signed a Development Agreement. The property owner has ceased their Ag exemption which cancels their Development Agreement and triggers annexation. The surrounding zoning is I Light Industrial.

Edward Eckart, 2405 Mustang Drive, Grapevine, Texas representing the property owner IDI spoke in support.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-13-169
Name	Address	In/Out 300 notification area	Position on case		Summary
Eddy Eckart	2405 Mustang Dr.	Out		Support	Spoke at hearing
Industrial Development International	16101 Three Wide Dr.	In		Support	Sent letter in