



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 13, 2015

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **Newton Business Park, Inc.**

**Site Location:** 10555 North Freeway Mapsco: 21P

**Proposed Use:** **Mini-warehouse**

**Request:** From: "I" Light Industrial  
To: "J" Medium Industrial

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

**Comprehensive Plan Consistency:** Requested change **is not consistent (Significant Deviation).**

**Background:**

The proposed site is located on IH 35W near Golden Triangle Blvd. The applicant is proposing to change the zoning from "I" Light Industrial to "J: Medium Industrial for a mini-warehouse. The site falls within the I-35 overlay, which regulates screening, setbacks, landscaping, lighting, and building orientation. The applicant will have to obtain a Certificate of Appropriateness prior to being issued a building permit.

Mini-warehouses are allowed by right in "J" and "K" industrial districts. In 2007 Ordinance No. 17093 excluded mini-warehouses from the FR, F, G and I zoning districts. As a result, the applicant is requesting the change. Surrounding uses vary with heavy industrial uses directly south.

**Site Information:**

Owner: Newton Business Park, Inc.  
2800 Golden Triangle Blvd.  
Fort Worth, TX 76177  
Agent: JAB Engineering, LLC-Joshua A. Baren, P.E.  
Acreage: 5.00 acres  
Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

North "I" Light Industrial / vacant  
East "G" Intensive Commercial / I-35W  
South "K" Heavy Industrial / industrial  
West "I" Light Industrial / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
IH-35W	Freeway	Freeway	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
North Fort Worth Alliance	Streams And Valleys Inc
Northwest Fort Worth Community Alliance	Northwest ISD
Trinity Habitat for Humanity	Keller ISD

\*Located within this Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “J” Medium Industrial for a mini-warehouse. Surrounding land uses vary with vacant land immediately north and west, industrial to the south, and IH 35 to the east. Mini-warehouses typically have a small office and have minimal traffic due to operational characteristics. The zoning to the south is “K” and many of the uses are more intense than what is proposed.

As a result, the proposed zoning **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Light Industrial. The proposed “J” zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan. However, mini-warehouse uses typically do not negatively impact the surrounding area based on the height, operational characteristics, appearance or traffic generated usually associated with industrial type uses. The policies below apply to this development.

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 40)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

**Attachments:**

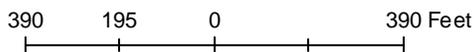
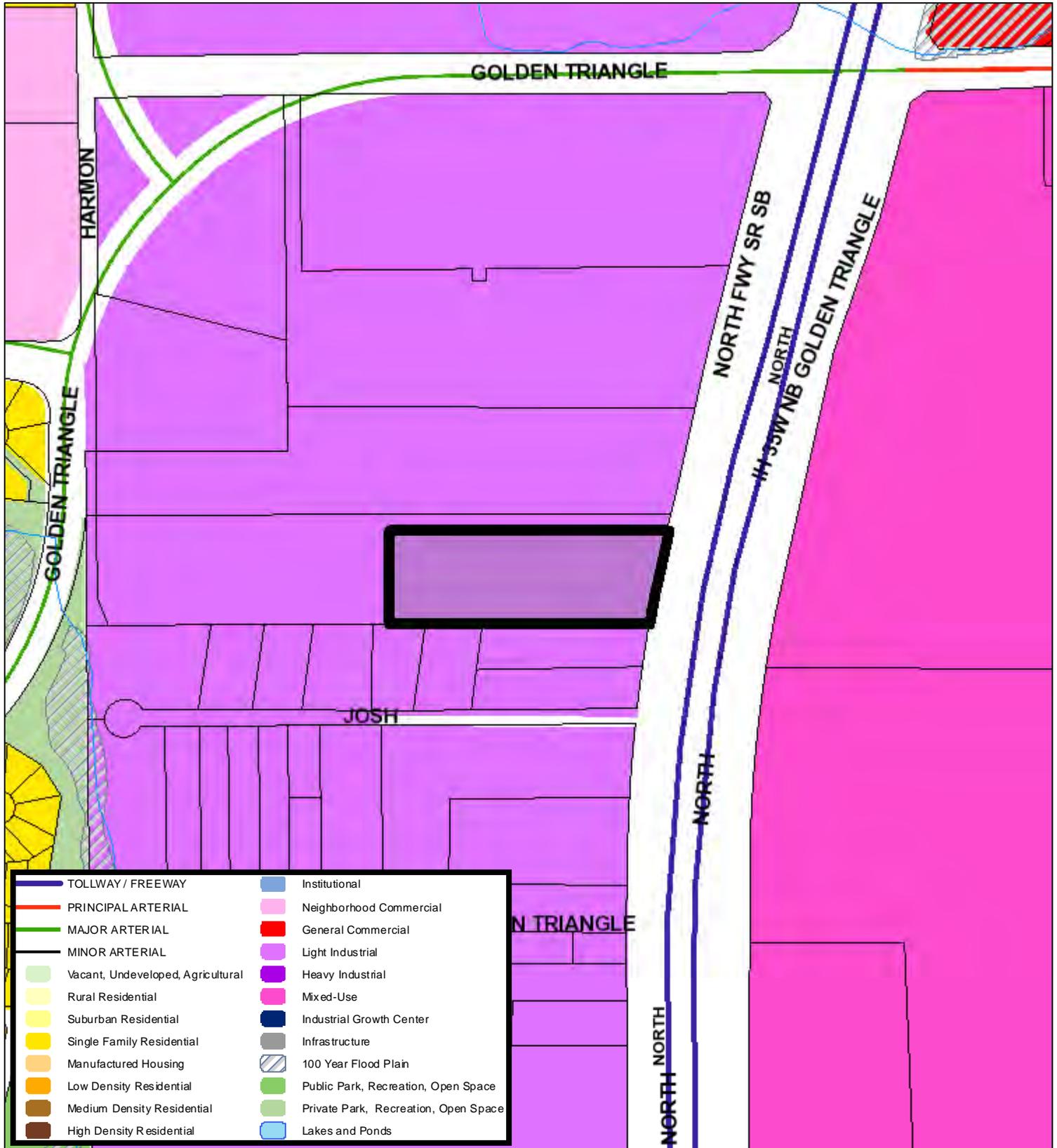
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

### Area Map





### Future Land Use



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 17, 2015.



## Aerial Photo Map



0 250 500 1,000 Feet



Motion: Following brief discussion, Ms. Reed recommended Approval of the request as Amended to PD/ER for professional offices and medical clinic only, seconded by Mr. Cockrell. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-15-121	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Terri West/ Ryan Place	2530 5 <sup>th</sup> Ave	Out		Opposition to specific use	Spoke at hearing

**9. ZC-15-122 Martina Castilleja and Jay Claunch (CD 9) 2733-2737 Weisenberger and 2824 Wingate (Weisenberger Addition, Block 12, Lots 1-2; Linwood Addition, Block 7, Lot 1, 0.50 Acres): from “A-5” One-Family to “UR” Urban Residential**

Mary Nell Poole, 2918 Wingate, Fort Worth, Texas representing Conrad Homes explained to the Commissioners they are requesting to rezone to “UR”. Ms. Poole mentioned they met with Linwood NA on August 27<sup>th</sup> and received support as long as they considered using masonry or stone completely around the buildings which they have agreed to.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-15-122	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Eva Bonilla/ Linwood NA	NA	Out		Support for masonry and or stone	Sent letter in

**10. ZC-15-123 Newton Business Park (CD 7) – 10555 North Freeway (William McGowan Survey, Abstract 999, 5.00 Acres): from “I” Light Industrial to “J” Medium Industrial**

Joshua Baran, 313 Cedar Lake Boulevard, Georgetown, Texas representing Newton Business Park explained to the Commissioners the request to rezone to “J” for mini-warehouse.

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

**11. ZC-15-124 Whitehead Equities JV. John C. and Barbara Henderson, Jan Rhinefort (CD 9) – 3000 Blocks Bledsoe and Morton Street, 1001-1013 University Drive (Van Zandt Park Addition, Block 11, Lots 14-18 and 1-4, 1.41 Acres): from “MU-2” High Intensity Mixed-Use to “PD/MU-2” Planned Development for all uses in “MU-2” High Intensity Mixed-Use allowing a single use building to have a maximum 85 ft. height, 0’ rear yard, façade variation for two scaling elements, low e efficient glass, integrated mechanical**