# ZONING MAP CHANGE
## STAFF REPORT

### City Council Meeting Date:
June 11, 2019

### Case Number: ZC-19-039

### Zoning Commission Recommendation:
Approval by a vote of 7-0

### Opposition:
None submitted

### Support:
None Submitted

### Owner / Applicant:
M. T. Cole Family Partnership #2, NP-OV Fort Worth Project 1

### Site Location:
14500 – 15300 FM Road 156
Mapasco: 641YZ,642S

### Proposed Use:
Industrial

### Request:
From: Unzoned
To: "K" Heavy Industrial

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

### Comprehensive Plan Consistency:
Requested change **is consistent. (Minor Boundary Adjustment)**

### Staff Recommendation:
Approval

### Related cases:
AX-19-001

### Background:
The subject property is located west of FM 156. The subject area is primarily vacant land, gas wells with proposed industrial development to the south and northeast. The owner-initiated annexation rezoning of approximately 115.02 acres will prepare the property for an industrial type development.

Case AX-19-001 is a proposed owner-initiated annexation of approximately 115.02 acres of land, known as NorthPoint Phase 2. This annexation also includes approximately 35.59 acres of state right-of-way. The proposed annexation site is anticipated to be developed for industrial uses which is consistent with the 2018 Comprehensive Plan identifying the area as Industrial Growth Center.

The annexation case was presented to the City Plan Commission on February 27, 2019. The Commission voted to make a recommendation to the City Council to approve the annexation.

The City Council will conduct two public hearings on the proposed annexation. Hearings are scheduled for March 26, and April 9, 2019. Each public hearing is an opportunity for persons interested in the annexation to be heard. Once the City Council has conducted the two required public hearings, consideration of the area for annexation will be held on April 9, 2019.
An industrial development will be required to plat and install infrastructure to meet the industrial standards, including streets, water, and sewer lines. Drainage needs will be studied and mitigation determined during the platting process.

The City of Fort Worth recently published an Economic Development Strategic Plan which stated four specific outcomes, one of which is “A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment”.

**Site Information:**

Owner/Applicant: M. T. Cole Family Partnership  NP-OV Fort Worth Project 1 LLC  
400 W. Oak St. Su#300  4825 NW 41st. St. Su#500  
Denton, Tx  76201  Riverside, MO  64150

Agent: Dunaway Associates/Barry Hudson

Acreage: 115.02 ac.

Comprehensive Plan Sector:  Far North

Surrounding Zoning and Land Uses:

- **North**: Unzoned / vacant land and gas wells
- **East**: Unzoned / vacant land and gas wells
- **South**: “K” Heavy Industrial / vacant land
- **West**: Unzoned / vacant land

**Public Notification:**

300 foot Legal Notifications were mailed on (February 19, 2019)

The following organizations were notified:  (emailed February 15, 2019)

<table>
<thead>
<tr>
<th>Organizations Notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Fort Worth Alliance</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>Streams And Valleys Inc</td>
</tr>
<tr>
<td>Northwest ISD</td>
</tr>
</tbody>
</table>

*Closest registered Neighborhood Organization

**Recent Relevant Zoning and Platting History:**

- **Zoning History**: none
- **Platting History**: none

**Transportation/Access**

<table>
<thead>
<tr>
<th>Street/Thoroughfare</th>
<th>Existing</th>
<th>Proposed</th>
<th>In Capital Improvements Plan (CIP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>FM 156</td>
<td>Two-Lane State Farm to Market Road</td>
<td>Commercial Collector/ State Road</td>
<td>No</td>
</tr>
</tbody>
</table>

**Development Impact Analysis:**

1. **Land Use Compatibility**

   The applicant is requesting to rezone from Unzoned to “K” Heavy Industrial for industrial warehouse uses. Surrounding land uses consist of the vacant land and a few gas well sites to the north, south, east and west.

   As a result, the proposed "K" Heavy Industrial zoning is compatible at this location.

2. **Comprehensive Plan Consistency**

   The 2018 Comprehensive Plan designates the subject property as Alliance Industrial Growth Center. Based on close proximity to Alliance Airport and as other proposed light to heavier industrial uses in the area. The proposed “K” Heavy Industrial zoning district is consistent with policies in the new Economic Development Strategic Plan included in the 2018 Comprehensive Plan.

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)
1.3.3.2. Ensure protection for other significant industrial districts with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

Since the area is identified for Industrial Growth Center 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 City Council meeting
- Minutes from the Zoning Commission
Applicant: Cole Family Partnership #2, NP-OV FW Project 1
Address: 14500 - 15300 FM Road 156
Zoning From: Unzoned
Zoning To: K
Acres: 115.01326485
Mapsco: 641YZ,642S
Sector/District: Far North
Commission Date: 3/6/2019
Contact: 817-392-2497

Subject Area
300 Foot Notification
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 6, 2018.