

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 7, 2012

Council District 2

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 ___ No X

Owner / Applicant: City of Fort Worth/BNSF Railroad

Site Location: 14000-14600 blocks of John Day Road Mapsco: 641X, 6BF

Proposed Use: Future railroad use

Request: From: "AG" Agricultural
To: "K" Heavy Industrial

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

Comprehensive Plan Consistency: Requested change **is consistent** (with the recommendation to amend the Comprehensive Plan.

Background:

The rezoning request lies in the northeast quadrant of Intermodal and FM 156, adjacent to the existing BNSF railyard and freight transfer facility. John Day Road has recently been relocated from the eastern side of the subject site to the western side. The area was annexed on June 12, 2012 at the request of the property owners. The site is currently vacant and is slated for additional rail activity in the future.

Site Information:

Owner/Applicant: BNSF Railway Company
P.O. Box 961089
Fort Worth, Texas 76161

City of Fort Worth
1000 Throckmorton Street
Fort Worth, Texas 76102

Acreage: 127.87 ac.
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

- North Unzoned & "K" Heavy Industrial / Vacant land and BNSF railyard
- East "K" Heavy Industrial / BNSF railyard
- South "I" Light Industrial / Vacant land
- West Unzoned & "I" Light Industrial / Vacant land

Public Notification:

The following Neighborhood Associations were notified:

Sendera Ranch

North Fort Worth Alliance

Northwest ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-285, southwest of site, from AG, A-7.5, CF, and PD 493 for A-5 uses plus recreational uses to A-7.5, A-5, and I, approved;
ZC-06-268, east of site, from AG to K, approved; and
ZC-08-027, southeast of site, from unzoned to K, approved.

Platting History: PP-05-087, Sendera Ranch East, Blocks 70-138; and PP-07-004, Westport Addition.

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
John Day Road	2 lane undivided	none – County road	relocation and expansion

Other factors to access: John Day Road is being relocated up to 1,000 feet westward and expanded into a 4-lane roadway.

Development Impact Analysis:

1. **Land Use Compatibility**

The subject site was annexed on June 12, 2012 to avoid creating a new enclave, or hole, in the city limits due to a relocation of John Day Road westward from its current location. John Day Road currently lies between the newly annexed area and the existing 530-acre Burlington Northern Santa Fe (BNSF) railyard and the Intermodal transfer facility. The zoning case area is largely owned by BNSF, with a small portion under the control of the City of Fort Worth.

The site is currently used as ranch land. Other than the rail activities east of the rezoning area, agricultural uses have continued in all directions. Found northerly and westward of this site is vacant unincorporated land. The Sendera Ranch East project to the southwest has an "I" Light Industrial buffer between its residential portion and the BNSF property. On May 23, 2012, the City Plan Commission recommended "K" Heavy Industrial zoning due to railroad development in the future.

Based on the proposed industrial use for the site, the significant acreage devoted to rail activities adjacent to the site, and less intensive zoning buffering the residential uses to the southwest, "K" Heavy Industrial zoning is **compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as suburban residential, neighborhood commercial, and light industrial, which are inconsistent with heavy industrial zoning. However, the City Plan Commission also recommended amending to the future land use map to industrial growth center. The proposed K 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)

Based on an amendment to the future land use map and with conformance to 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 of the Zoning Commission meeting

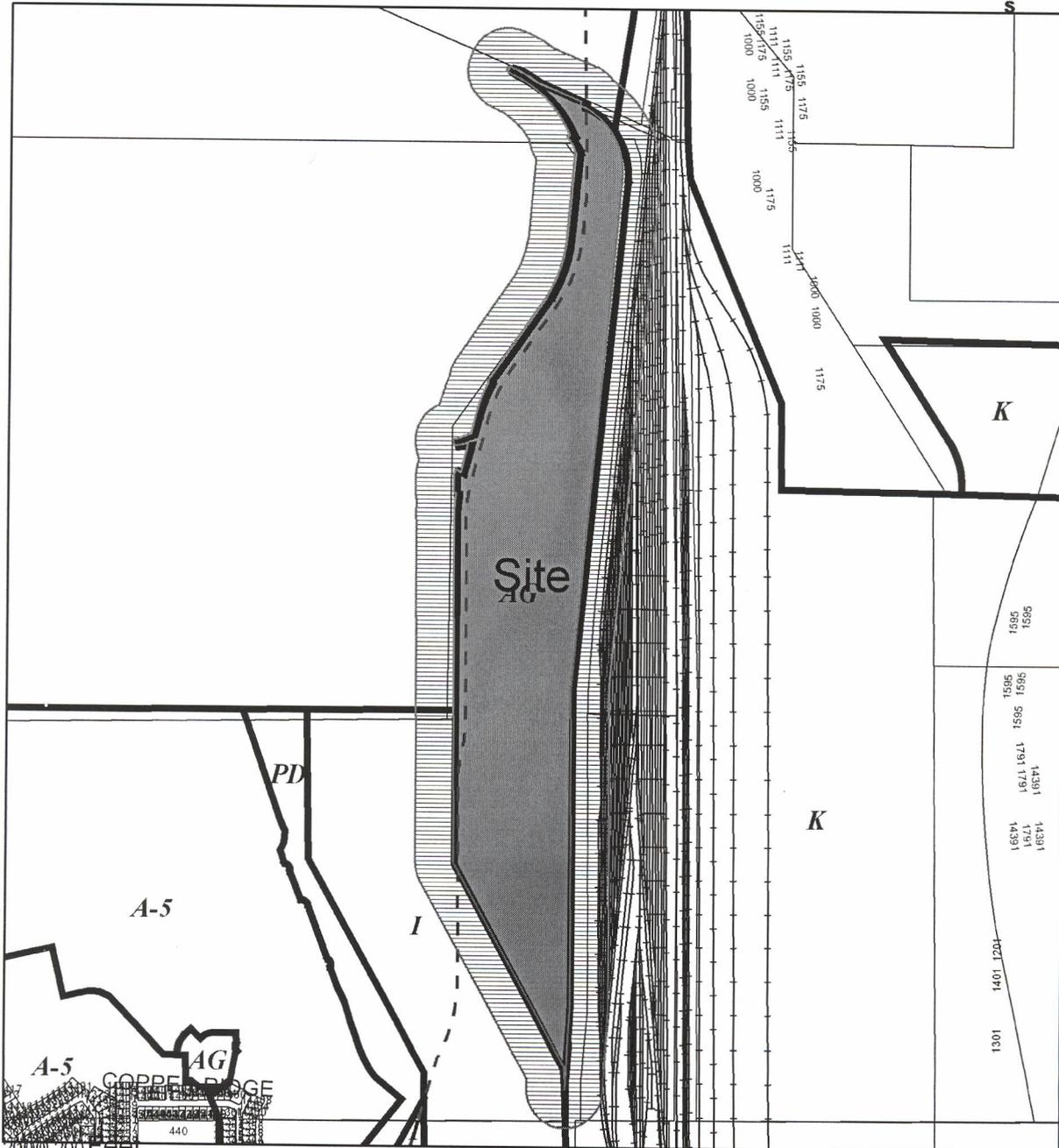


ZC-12-074

Area Zoning Map

Applicant: City of Fort Worth, BNSF Railroad
 Address: 14000 – 14600 blocks of John Day Road
 Zoning From: AG
 Zoning To: K
 Acres: 127.87010524
 Mapsco: 641X, 6BF
 Sector/District: Far North
 Commission Date: 7/11/2012
 Contact: 817-392-8190

 300 Ft. Notification Buffer

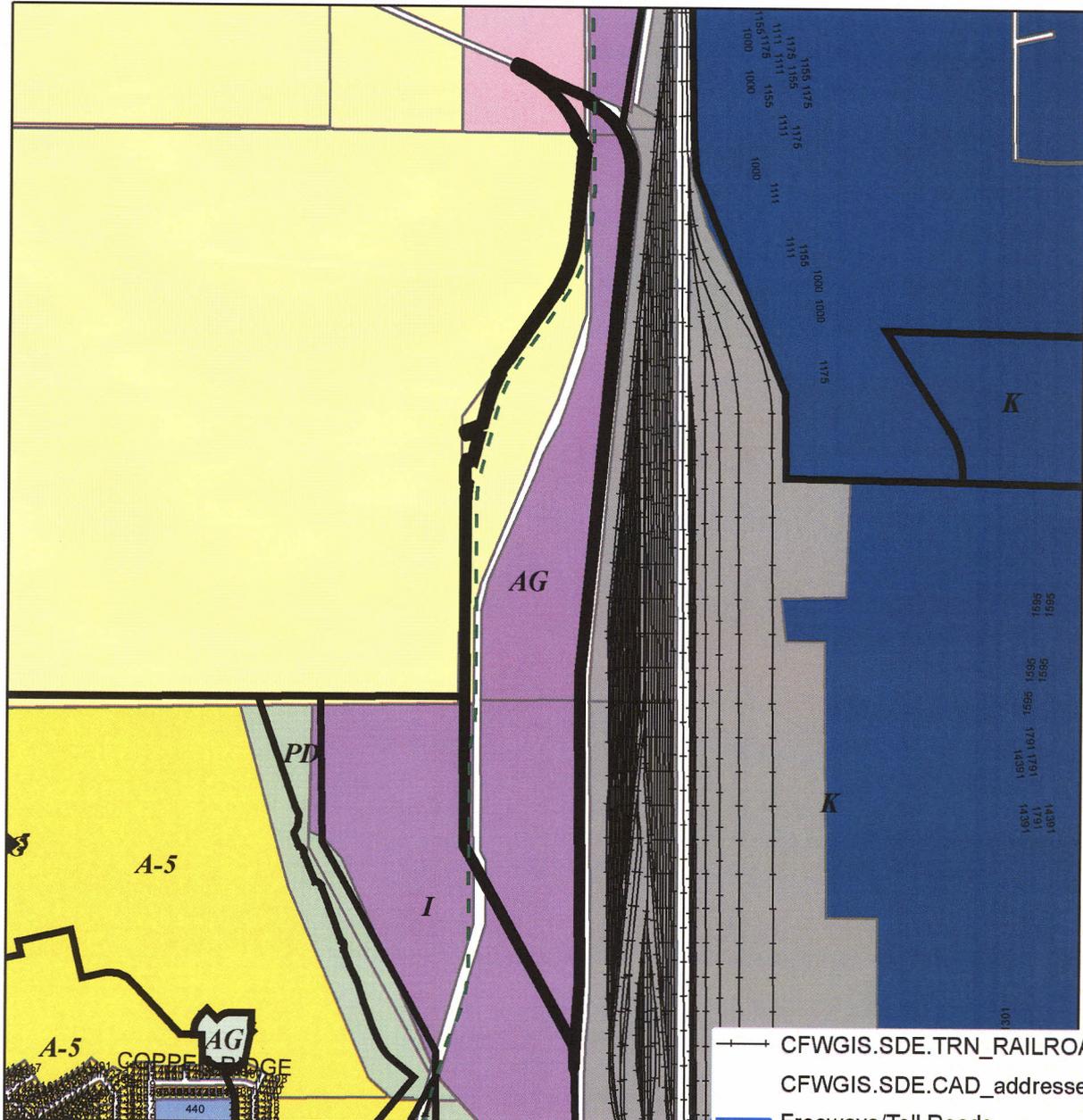




14000 – 14600 blocks of John Day Road

Future Land Use

ZC-12-074



- 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

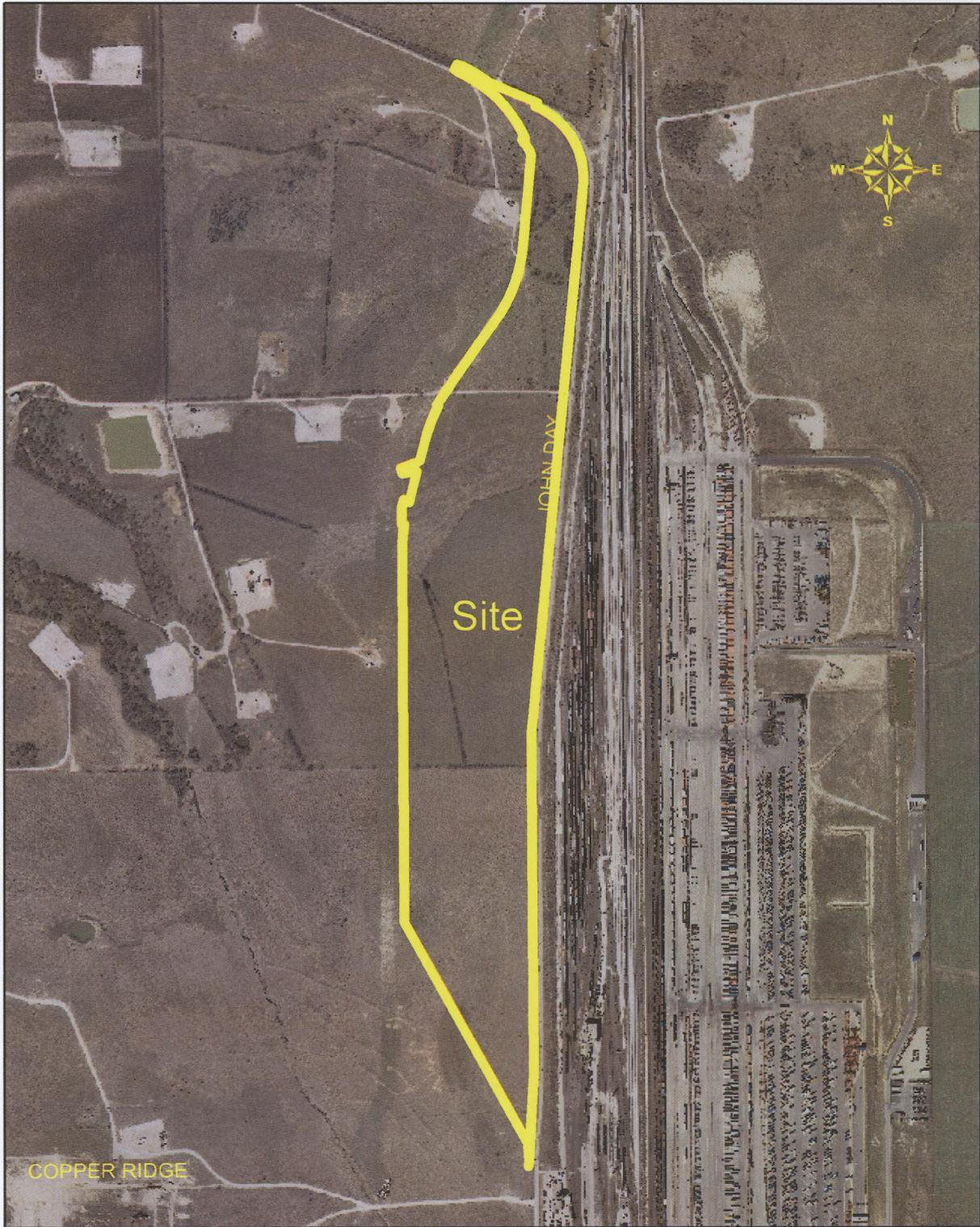
- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain

2000 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 06, 2012



Aerial Photo Map



10. ZC-12-074 City of Fort Worth/BNSF Railroad (CD 2)- 14000-14600 Blocks of John Day Road (Greenberry Overton Survey, Abstract 972 and Crockett Perry Survey, Abstract 1031, 127.80 Acres): from: "AG" Agricultural to: "K" Heavy Industrial

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is property being realigned.

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

11. ZC-12-075 City of Fort Worth Planning & Development Department (CD 9)- 3658 Joe Frazier Road (Weisenberger Sunny Hill Garden, Block 21, Lot 22, 0.15 Acres): from "B" Two-Family to "A-5" One-Family

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is surplus property.

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

12. ZC-12-076 City of Fort Worth Planning & Development (CD 8)- 3106 Finley Street (Carver Place, Block , Lot 15, 0.1 Acres): from "B" Two-Family to "A-5" One-Family

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is surplus property.

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

13. ZC-12-077 City of Fort Worth Planning & Development (CD 8)- 1721 E. Tucker Street (Glenwood Addition, Block 22, Lot 15, 0.15 Acres): from "B" Two-Family to "A-5" One-Family

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is surplus property.

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

14. ZC-12-078 City of Fort Worth Planning & Development (CD 5)- 3100 Louise Street (Ross, D S Addition, Block 1, Lot E 100' 3, 0.17 Acres): from "B" Two-Family to "A-5" One-Family