

Fort Worth, Texas 76102
 Agent: John Blacker
 Acreage: 11.807 acres
 Comprehensive Plan Sector: Sycamore

Surrounding Zoning and Land Uses:

North "I" Light Industrial / Police/Fire training facility
 East "I" Light Industrial; "PD 204" recycling of roofing materials / recycling, training facility
 South "PD 204" recycling of roofing materials; "K" Heavy Industrial / industrial
 West "I" Light Industrial / Federal archives facility, training facility

Recent Relevant Zoning and Platting History:

Zoning History: None
 Platting History: None

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|---------------------|----------------|----------------|------------------------------------|
| Hemphill Street | Major Arterial | Major Arterial | No |
| Felix Street | Minor Arterial | Minor Arterial | No |

Public Notification:

The following Neighborhood Associations were notified:

| Organizations Notified | |
|----------------------------|-----------------------------|
| North Greenbriar NA | Hemphill Corridor Taskforce |
| Neighbors Working Together | FWISD |

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD" for two separate tracts for a Police weapons firing range on Tract 1 and a 100 ft. tall burn building for Tract 2. Surrounding land uses vary with the Police/Fire training facility to the north, recycling collection to the east, and industrial uses to the south and west. The proposed zoning is part of an overall project to consolidate both fire and police training facilities. The overall nature of the area is industrial and warehousing. The proposed administration, offices, and various forms of training are compatible with surrounding land uses.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as institutional. The requested zoning change is consistent with the following Comprehensive Plan policy.

- Locate commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways. (pg. 37)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 38)

Based on conformance with the future land use map and the policies stated above; 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

Location Map



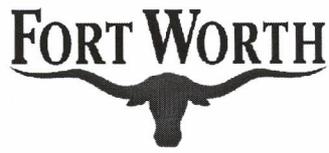
COUNCIL DISTRICTS

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Danny Scarth
-  5 - Frank Moss
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Joel Burns



2,000 1,000 0 2,000 Feet





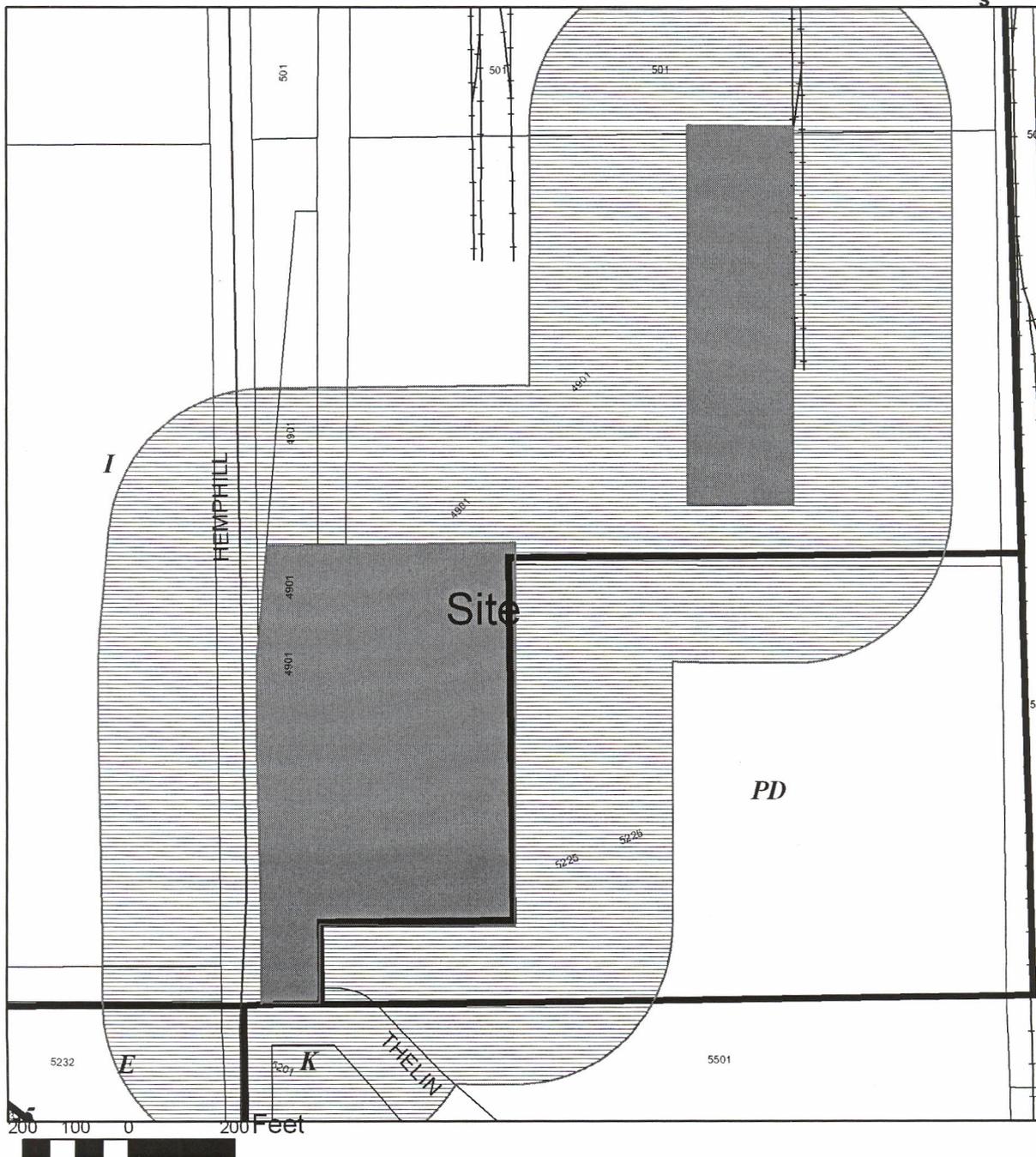
ZC-13-002

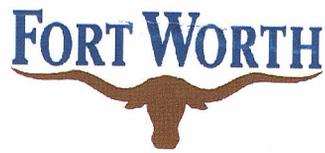
Area Zoning Map

Applicant: City of Fort Worth Project Management Office
Address: 5000 Hemphill Street
Zoning From: I
Zoning To: PD for I uses plus shooting range and fire training center w/ 100 ft burn tower
Acres: 11.81
Mapsc0: 91N
Sector/District: Sycamore
Commission Date: 02/13/2013
Contact: 817-392-8043



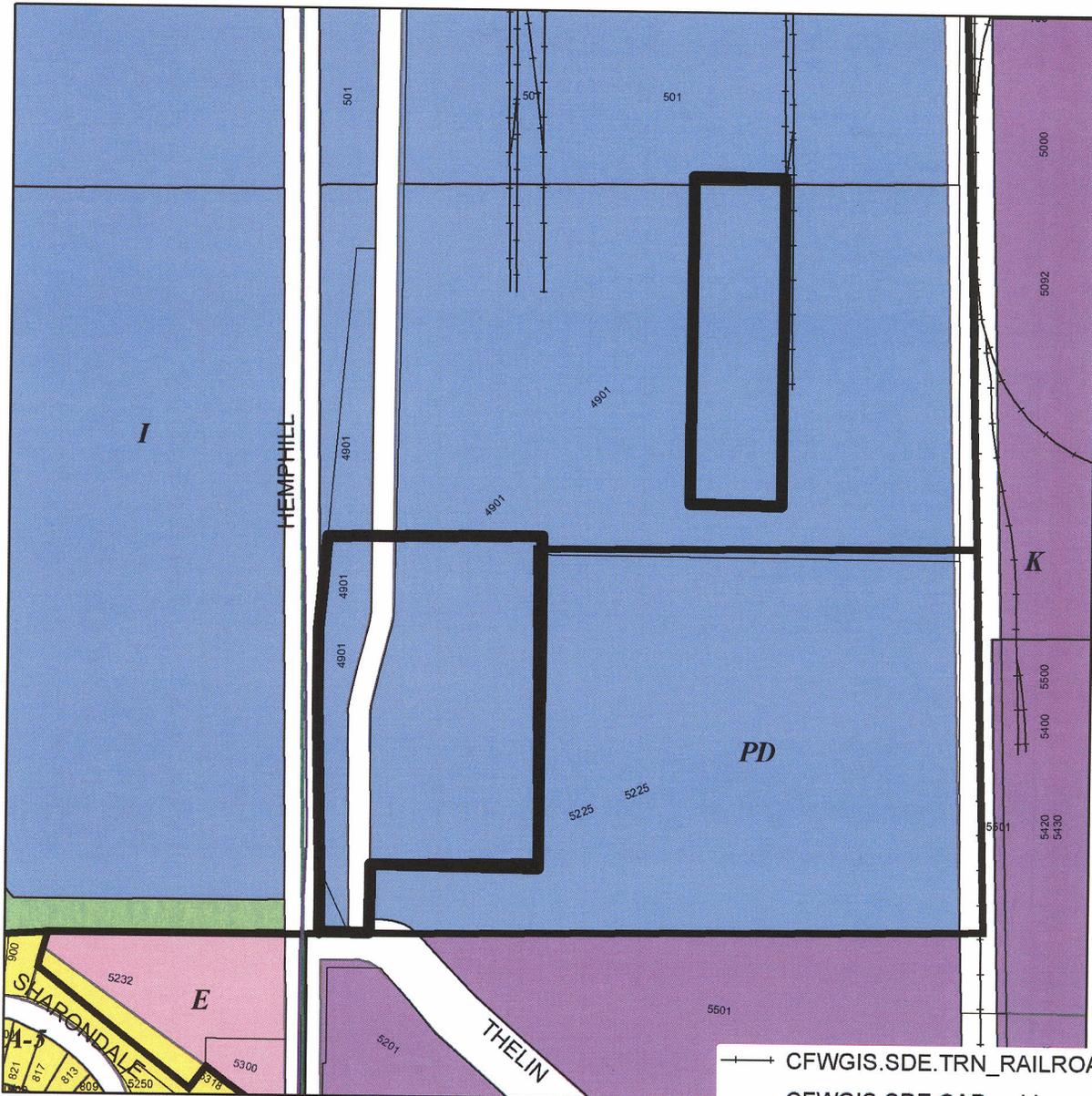
 300 Ft. Notification Buffer





Future Land Use

ZC-13-002



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

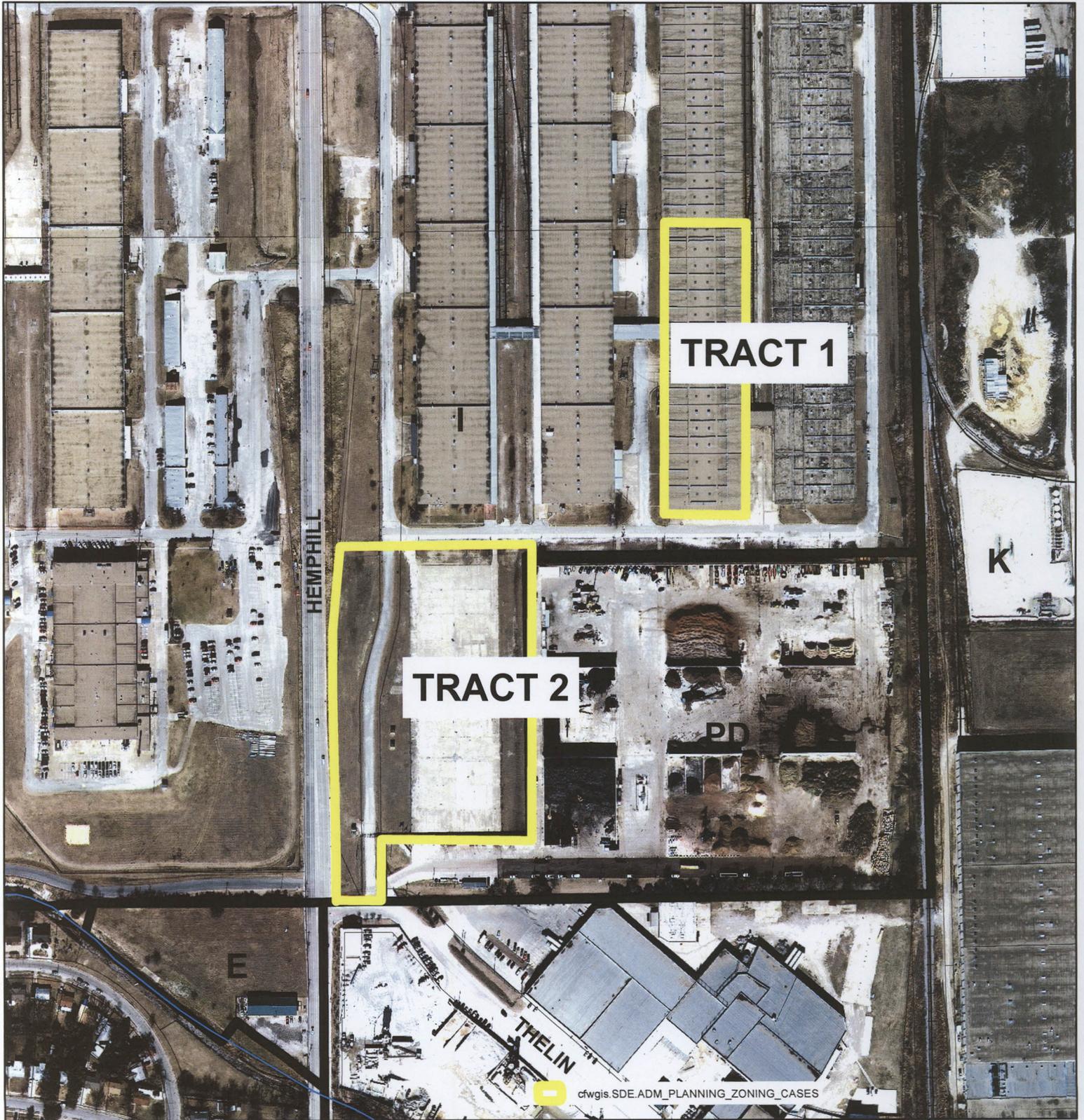
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- 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



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 6, 2012.

Aerial Photograph



300 150 0 300 Feet

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Revised 10/16/12

Mr. Flores made a motion to deny with prejudice, seconded by Mr. Genua for purposes of discussion. Mr. Flores withdrew his motion.

Motion: Following brief discussion, Mr. Flores recommended a 30 day continuance of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

3. ZC-13-002 City of Fort Worth (CD 9)- Tract 1: 1001 W. Fuller Avenue, Tract 2: 4900 – 5000 Hemphill (J. Thornhill Survey, Abstract No. 1519, 11.81 Acres): (Tract 1): from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial plus indoor firing range for public safety training; site plan waiver requested; (Tract 2): from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial for outdoor fire training center with 100 ft. tall burn tower; site plan waiver requested

John Blacker with Hart Gagler representing the project said he was present to answer any questions the Commission may have.

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

4. ZC-13-009 Legend Bank, Tarrant County Water District (CD 2)- 1351, 1801, and 1811 E. Northside Drive (W. W. Wheat Survey, Abstract No. 1647 and S. K. Smith Survey, Abstract No. 1417, 15.26 Acres): from “O-1” Floodplain, “PD-399” Planned Development for all uses in “F” General Commercial excluding the following: probation or parole, blood bank, electric power sub-station, water supply, treatment or storage facility, ambulance dispatch station, hospital, utility transmission or distribution line, bowling alley, club, commercial or business, massage therapy, swimming pool commercial, rv park, clothing wearing apparel sales, used, convenience store, furniture sales used (in a building), gunsmithing, repairs or sales, liquor or package store, newspaper distribution center, print center, commercial with offset printing, car wash full or self service, gasoline sales, service station, amusement, outdoor, bar, tavern, cocktail lounge, private or teen, drive-in restaurant or business, sexually oriented business, theater, drive-in, business college or commercial school, cold storage plant or ice plant, express office, firewood sales, furniture upholstery, refinishing or resale, laundry, dry cleaning or washateria, mini-warehouses, pawnshop, tattoo parlor, automotive repair, paint and body shop, garage, storage only, parking area, aviation field, heli-stop or landing area, passenger station, recycling collection facility.

The following limited uses will be permitted: a parking area or garage, so long as such use is in conjunction with or auxiliary to an on-site business, a temporary residence for security purposes, a temporary trailer (portable) used for construction or storage purposes, a bar, tavern, or cocktail lounge if such use is part of, or in connection with a hotel, motel, or restaurant. Property development standards will be set forth in the “F” General Commercial District, except for height. A height of 5 stories or 75’ maximum shall be permitted if approved on required site plan; and “PD-717” Planned Development for same uses and exclusions plus adding a hotel use; to “PD/D” Planned Development for all uses in “D” High Density Multifamily, with waivers to the site plan.