

Recent Relevant Zoning and Platting History:

Zoning History: ZC-08-027, west of site, from Unzoned to K, approved.

Platting History: PP-07-004, Westport Addition; FS-012-172 JBH Westport Addition; FS-012-159 Alliance Logistics; and PP-05-087, Sendera Ranch East.

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
None	NA	none	NA

Other factors to access: This zoning case site is part of a larger tract that currently has access to FM 156, a proposed principal arterial, and N. Keller Haslet Road, a county road. When the final plat is completed, the lot will have access to Intermodal Parkway, which is proposed to be a principal arterial.

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is annexing and zoning the subject site this year, prior to the anticipated construction of an industrial building. The land in this vicinity was the subject of an extra-territorial jurisdiction exchange between Fort Worth and Haslet on March 1, 2011. The site is currently vacant.

Northwest of the zoning site is the Intermodal Transfer Station, covering more than 500 acres. Industrial buildings are found to the northeast. In all other directions, vacant land is noted. Surrounding the southeast to northwest sides of the site is unincorporated land. On January 23, 2013, the City Plan Commission recommended "K" Heavy Industrial zoning due to industrial development in the future.

Based on the industrial building proposal, the significant acreage devoted to rail activities adjacent to the lot that includes this site, and the surrounding industrial uses, "K" Heavy Industrial zoning **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as industrial growth center, which is consistent with heavy industrial zoning. The proposed K zoning is consistent with the following Comprehensive Plan policies:

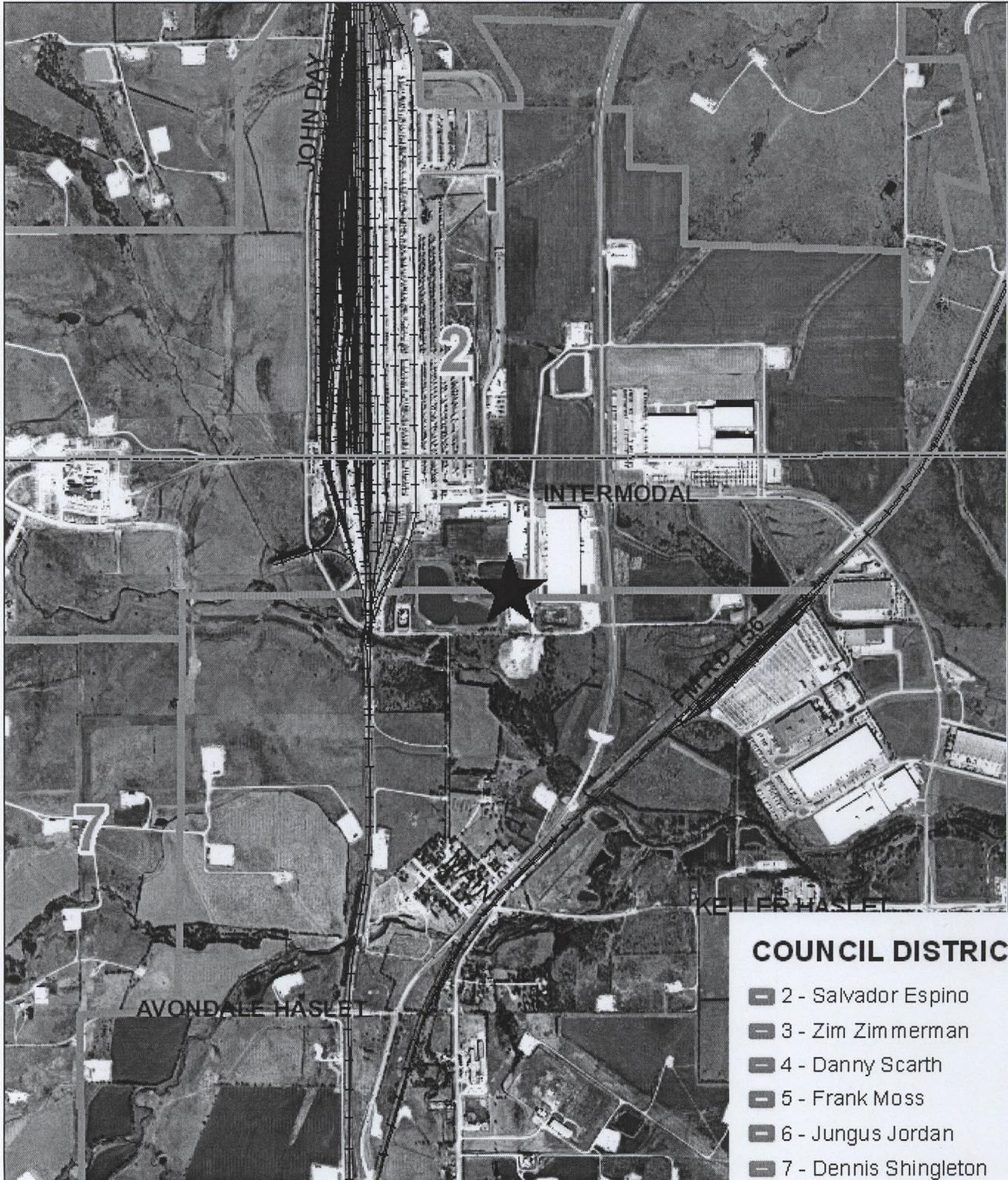
- Promote commercial and industrial development near Alliance Airport, BNSF rail yards, and Texas Motor Speedway that would not be adversely affected by noise. (pg. C-9)
- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate location. (pg. 38)

Based on conformance with the future land use map and with 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

Location Map



COUNCIL DISTRICTS

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

Aerial Photo Map



200 100 0 200 Feet

- Section 4.800 “Nonresidential District Use Table” and Section 4.1200 “Uses” to add Farmers’ Market as a permitted use in certain zoning districts;
- Section 6.201 Off Street Parking to add required parking ratios for farmers’ markets;
- Article 1 “Standards For Selected Uses”, of Chapter 5, “Supplemental Use Standards,” to add Section 5.145, Farmers’ Markets, to provide a maximum square footage in certain districts;

To review the proposed amendments:

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the purpose of the text amendment is to expand the ability for Farmers Markets to open in commercial districts. Currently they are treated as outdoor sales which is an industrial use whereas Farmers Markets are intended to be near homes which are typically neighborhood areas. This will allow them in commercial areas with some additional restrictions for the E Neighborhood Commercial districts that are typically near residential districts to protect them from being too large or too much parking, etc.

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

6. ZC-13-013 Palisade Custom Homes LP (CD 5) 3741 Elm Street (Town of Tarrant, Block A, Lot 11, 0.17 Acres): from “AG” Agricultural to “R1” Zero Lot Line/Cluster

Crystal Arnold, 732 Lonesome Dove, Hurst, Texas explained to the Commissioners she originally submitted an application for R1 based on surrounding requests after meeting with staff she is amending the application for A-5 for a single-family home.

Motion: Following brief discussion Mr. Ferrell recommended approval of the request as amended to A-5, seconded by Mr. Genua. The motion carried unanimously 9-0.

7. ZC-13-014 JB Hunt Transport Inc. (CD 2) 14051 FM 156 (Greenberry Overton Survey, Abstract No. 1185, 0.46 Acres): from “AG” Agricultural to “K” Heavy Industrial

Erik Head, 5751 Kroger Drive, Fort Worth, Texas with Peloton representing JB Hunt Transport explained to the Commissioners this half acre will be part of a larger tract to be developed into an industrial facility

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

8. ZC-13-015 International House of Prayer/James Howard (CD 5)- 4104 Martin Street (Trentman City Addition, Block 2, Lot 9, 0.80 Acres): from “A-5” One-Family to “E” Neighborhood Commercial