



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 9, 2014

Council District 6

| | | | |
|--|-------------------|--------------------|-------------|
| Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: None submitted | Continued | Yes ___ | No <u>X</u> |
| | Case Manager | <u>Lynn Jordan</u> | |
| | Surplus | Yes ___ | No <u>X</u> |
| | Council Initiated | Yes ___ | No <u>X</u> |

Owner / Applicant: Tarrant County

Site Location: 800 E. Rendon Crowley Road Mapsco: 34AB

Proposed Use: Maintenance Facility/Sheriff Office

Request: From: "AG" Agricultural and "I" Light Industrial
To: "I" Light Industrial

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The applicant is requesting a zoning change from "AG" Agricultural and "I" Light Industrial to "I" Light Industrial to expand the existing uses. The property is south along East Rendon Crowley Road, a principal arterial, and northeast of Spinks Airport within the Airport Overlay.

The site currently has a maintenance facility and sheriff's office for Tarrant County. When the property was annexed, a portion came into the City as AG zoning. They would like to expand the facility and have the proper zoning for the remainder of the lot.

Site Information:

Owner: Tarrant County
 100 East Weatherford Street
 Fort Worth, Texas 76106

Agent: Pape Dawson Engineers/Nikki Sopchak

Acreage: 15.35 acres

Comprehensive Plan Sector: Far South

Surrounding Zoning and Land Uses:

North "CR" Low Density Multifamily & "F" General Commercial / vacant
 East "I" Light Industrial / vacant
 South "I" Light Industrial / vacant
 West "J" Medium Industrial / Spinks Airport

Recent Relevant Zoning and Platting History:

Zoning History: "PD-998" ZC-13-173 approved by City Council 01/07/14 from E to PD/E subject property to the west and north;

Platting History: None

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|---------------------|--------------------|--------------------|------------------------------------|
| E Rendon Crowley Rd | Principal Arterial | Principal Arterial | No |

Public Notification:

The following organizations were notified:

| Organizations Notified | |
|------------------------|--------------|
| Garden Acres area* | Burleson ISD |
| | |

closest neighborhood organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "I" Light Industrial to expand on the current uses. Surrounding land uses are primarily vacant, with Spinks Airport to the west.

The proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Light Industrial. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations (pg. 38).

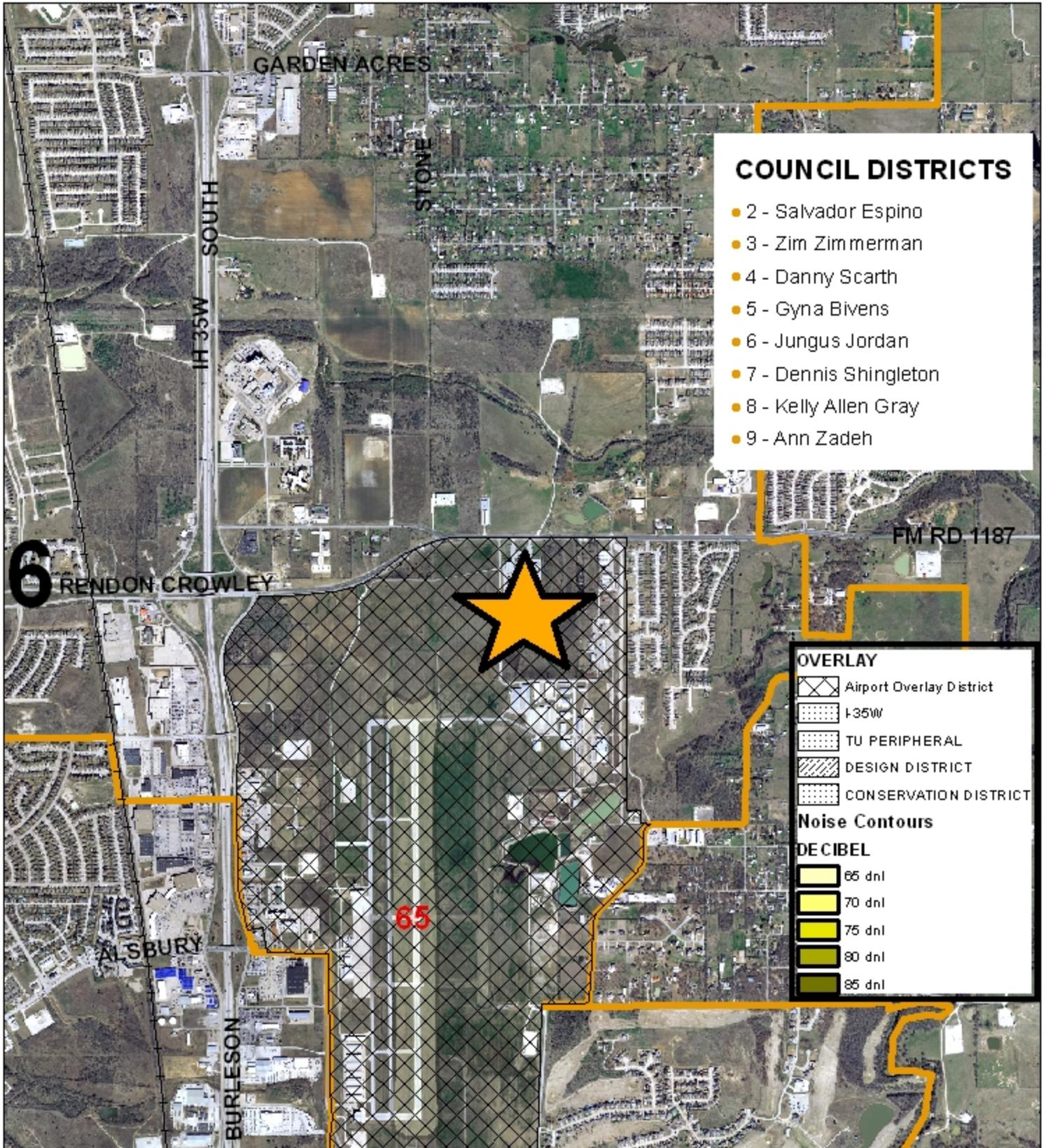
Based on conformance with the future land use map and policies stated above the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

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

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh

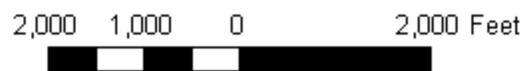
OVERLAY

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

DECIBEL

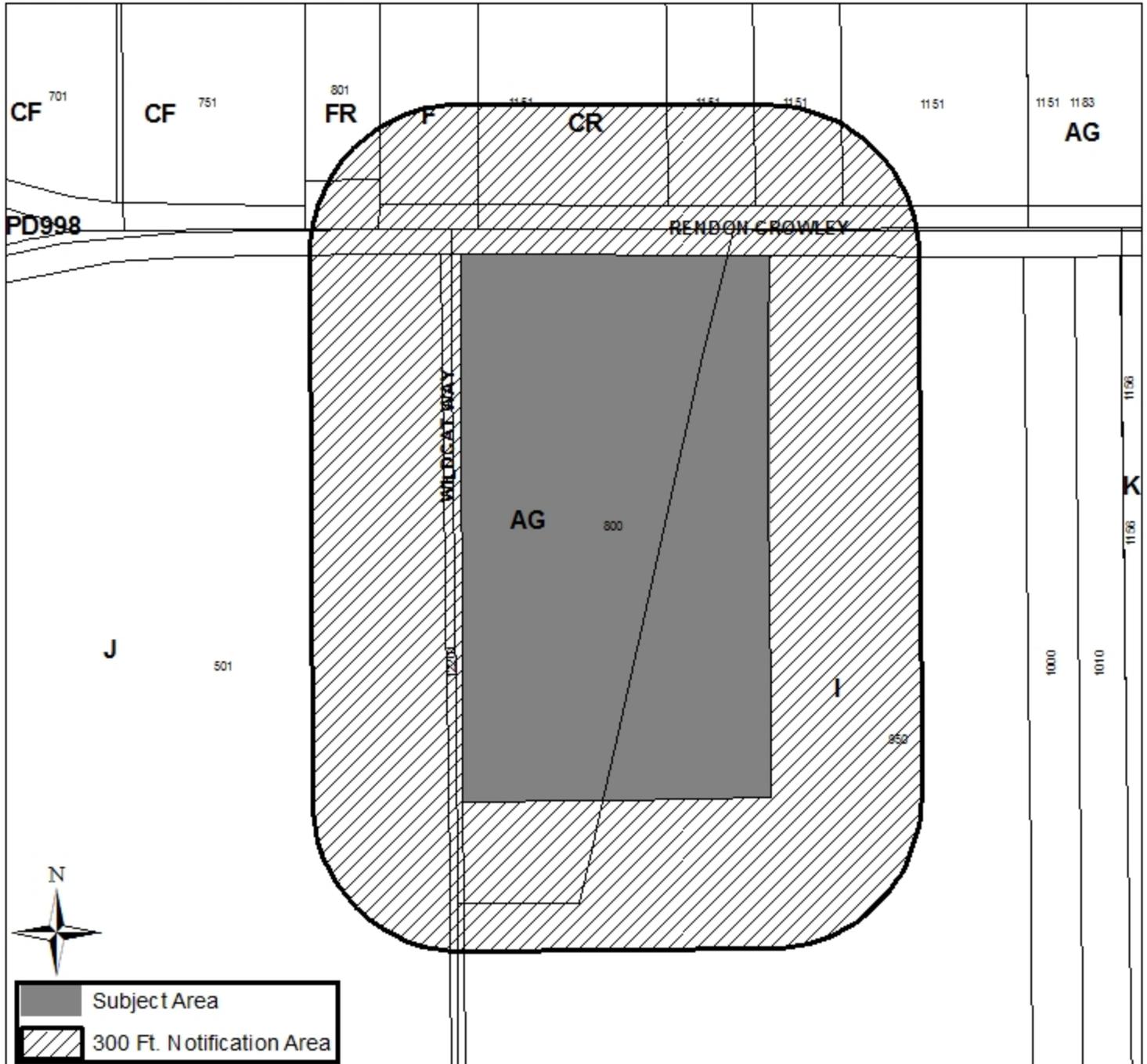
- 65 dnl
- 70 dnl
- 75 dnl
- 80 dnl
- 85 dnl



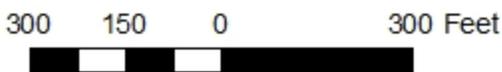
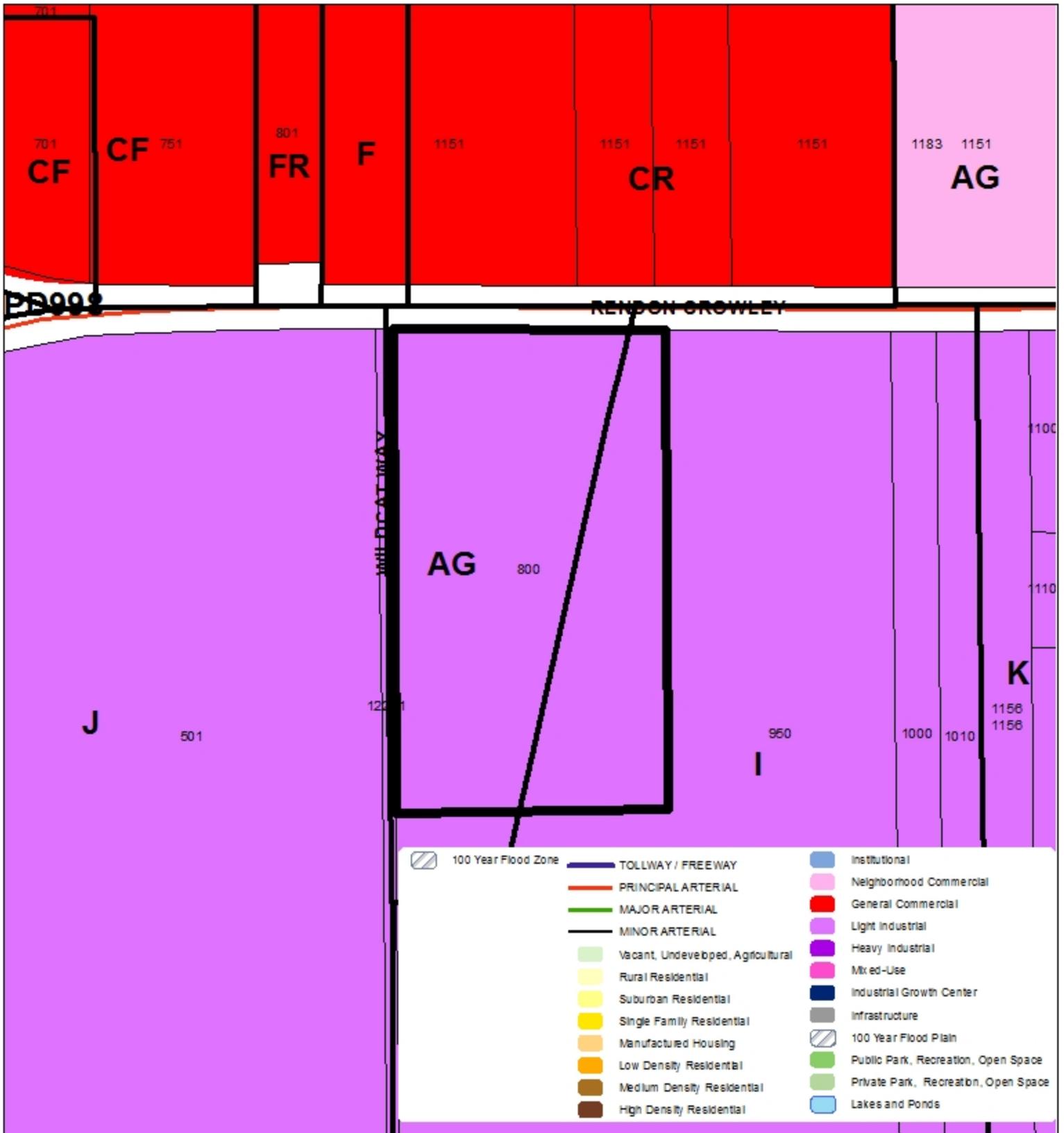


Area Zoning Map

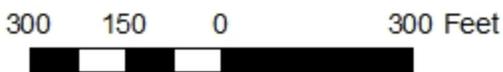
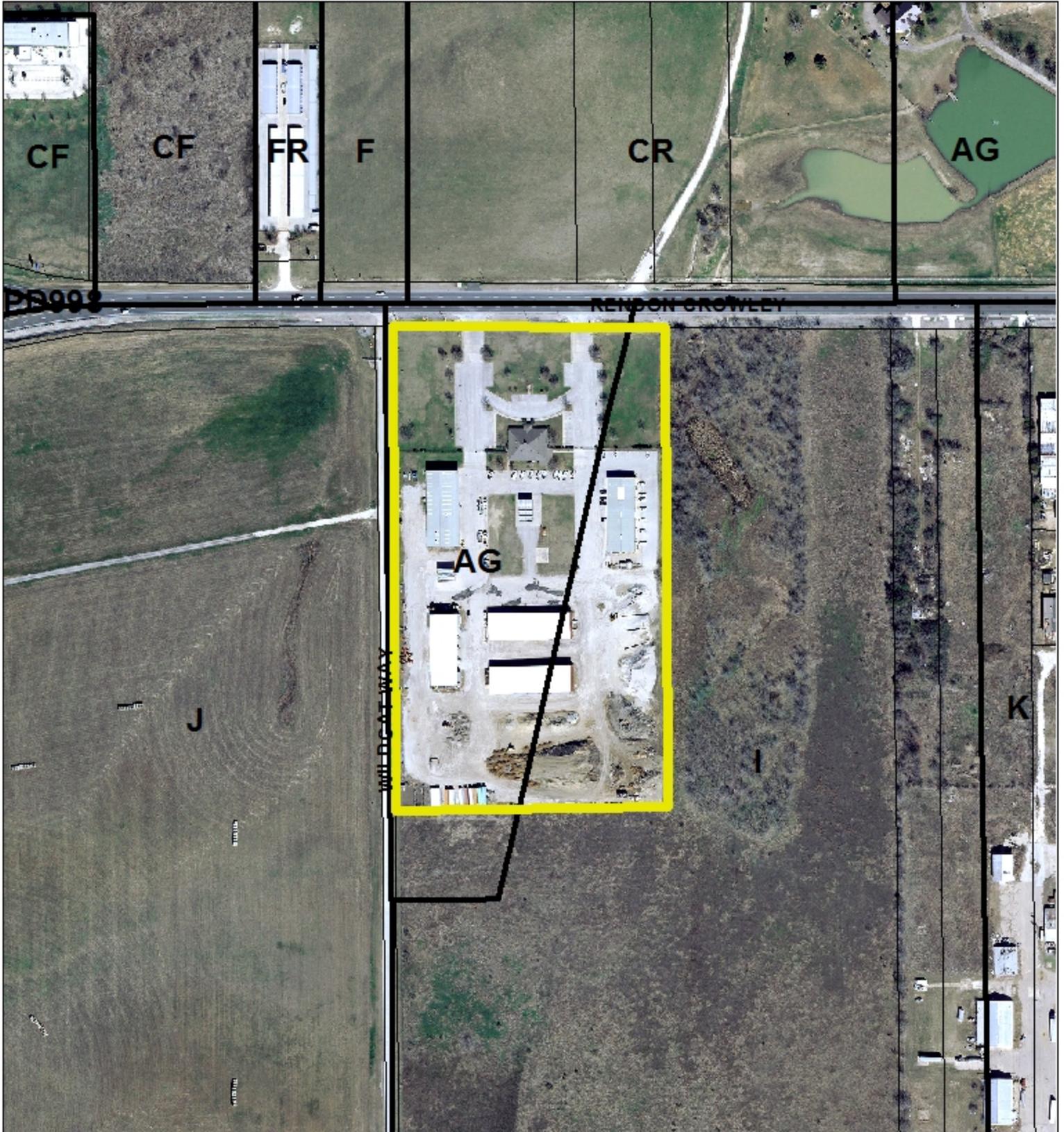
Applicant: Tarrant County
Address: 800 E. Rendon Crowley Road
Zoning From: AG, I
Zoning To: I
Acres: 15.394008
Mapsc0: 119L
Sector/District: Far South
Commission Date: 8/13/2014
Contact: 817-392-2495



Future Land Use



Aerial Photograph



 100 Year Flood Zone

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 18, 2014.



property owners who provided support for the proposal. She said they are heavily regulated by various state entities.

Ms. Conlin mentioned there will be changes they will have to adhere to based on the new location.

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

| <i>Document received for written correspondence</i> | | | | | <i>ZC-14-090</i> |
|---|----------------|--|-------------------------|---------|------------------|
| Name | Address | In/Out 300 ft notification area | Position on case | | Summary |
| George Westhoff Jr. | 4800/4890 Esco | In | | Support | Sent letter in |
| Lucy Faram | 7317 Anglin | In | | Support | Sent letter in |
| Joan Benton | 4750 Esco | In | | Support | Sent letter in |
| Terry Benton | 4725 Esco | In | | Support | Sent letter in |
| Ralph Romero Jr | 4760 Freeman | Out | | Support | Sent letter in |
| James Dunnagan | 7233 Anglin | In | | Support | Sent letter in |

4. ZC-14-091 Tarrant County (CD 6) – 800 East Rendon Crowley Road (Precinct 1 Addition, Block 1, Lot 1, 15.35 Acres): from “AG” Agricultural and “I” Light Industrial to “I” Light Industrial

James Yu, 500 W. 7th Street, Suite 350, Fort Worth, Texas representing Tarrant County explained to the Commissioners this is the county facility for Precinct 1. When it was annexed into the City of portion of it remained AG. They are proposing to expand, including an 8,400 sq. ft. building on the north side of the center.

Mr. West asked if they reached out to the neighborhood that is to the east of them. Mr. Yu said no since they weren’t changing the use.

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

5. ZC-14-092 4905 White Settlement LLC (CD 7) – 4901, 4905, 4911, 4915 White Settlement Road and 104-106 Nursery Lane (The Ridge, Lots A, B, & C, 1.70 Acres): from “B” Two-Family and “E” Neighborhood Commercial to “MU-1” Low Intensity Mixed-Use

Phillip Poole, 2918 Wingate, Fort Worth, Texas representing White Settlement LLC explained to the Commissioners that they are requesting MU-1 to allow for the flexibility of retail on the first