



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 9, 2014

**Council District** 2

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Beth Knight  
Surplus Yes \_\_\_ No X  
Council Initiated Yes X No \_\_\_

**Owner / Applicant:** City of Fort Worth

**Site Location:** 300 block Longhorn Road Mapsco: 48AE

**Proposed Use:** Existing industrial uses and vacant land

**Request:** From: "Unzoned"  
To: "I" Light Industrial and "K" Heavy Industrial

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

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

**Background:**

The enclave lies along Longhorn Road, south of Saginaw and west of Main Street. The area is a City-initiated annexation (AX-14-004), scheduled for Council action on December 9, 2014. The site's zoning is occurring with the annexation, rather than leaving it in the default "AG" Agriculture zoning. The "K" zoning is consistent with the existing zoning to the east.

Little additional development is anticipated since the northern portion is completely developed and the southern portion contains a large amount of floodplain. The northern portion of the annexation area is occupied by a company that manufactures welded steel pipe with pieces weighing more than 300 pounds.

**Site Information:**

Owner/Applicant: City of Fort Worth Planning & Development Dept.  
1000 Throckmorton Street  
Fort Worth, TX 76102

Acreage: 69.18 ac.  
Comprehensive Plan Sector: Far Northwest

**Surrounding Zoning and Land Uses:**

- North City of Saginaw / Single family
- East "K" Heavy Industrial / Outdoor storage, gas compressors, and vacant land
- South "I" Light Industrial / Outdoor recreation and vacant land
- West "A-5" One-Family and Unzoned / Single family and county facility

**Public Notification:**

The following Neighborhood Associations were notified:

Trailwood Estates NA  
Remington Point NA  
Trinity Habitat for Humanity

Streams & Valleys, Inc  
Eagle Mt-Saginaw ISD

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-13-172, southeast of site, from addition of Meacham Airport Overlay, approved.

Platting History: SMN Holdings Addition, PP-07-030, and Longhorn/Business 287 Addition PP-13-037.

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Longhorn Road	Major Arterial	Major Arterial	Inside Saginaw

**Development Impact Analysis:**

1. **Land Use Compatibility**

This Council-initiated zoning change request is intended to align the existing land uses, future land use map, and zoning. The process for Council-initiated rezoning was adopted in November 2000 regarding the procedure for City-Council-initiated rezoning. The procedures involve:

- Verifying the zoning changes are consistent with the City's Comprehensive Plan (8/2014);
- Providing for the Planning Department to brief the City Council on the proposed zoning changes, after which the City Council shall indicate whether or not it wishes to initiate the proposed zoning changes; (10/21/14), and
- Placing an appropriate Mayor and Council Communication on the agenda for the next regular City Council meeting authorizing the Planning and Development Department to prepare and submit an appropriate rezoning application (10/28/14), which shall schedule the application for the next available public hearing by the Zoning Commission (11/12/2014).

The subject area covers 69.18 acres and approximately 4 parcels. The request is to rezone the area to correspond to existing land uses, in accordance with the future land use. On the basis of existing land uses, the proposed zoning change **is compatible** with the surrounding land uses.

2. **Comprehensive Plan Consistency**

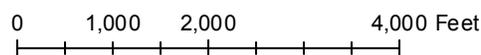
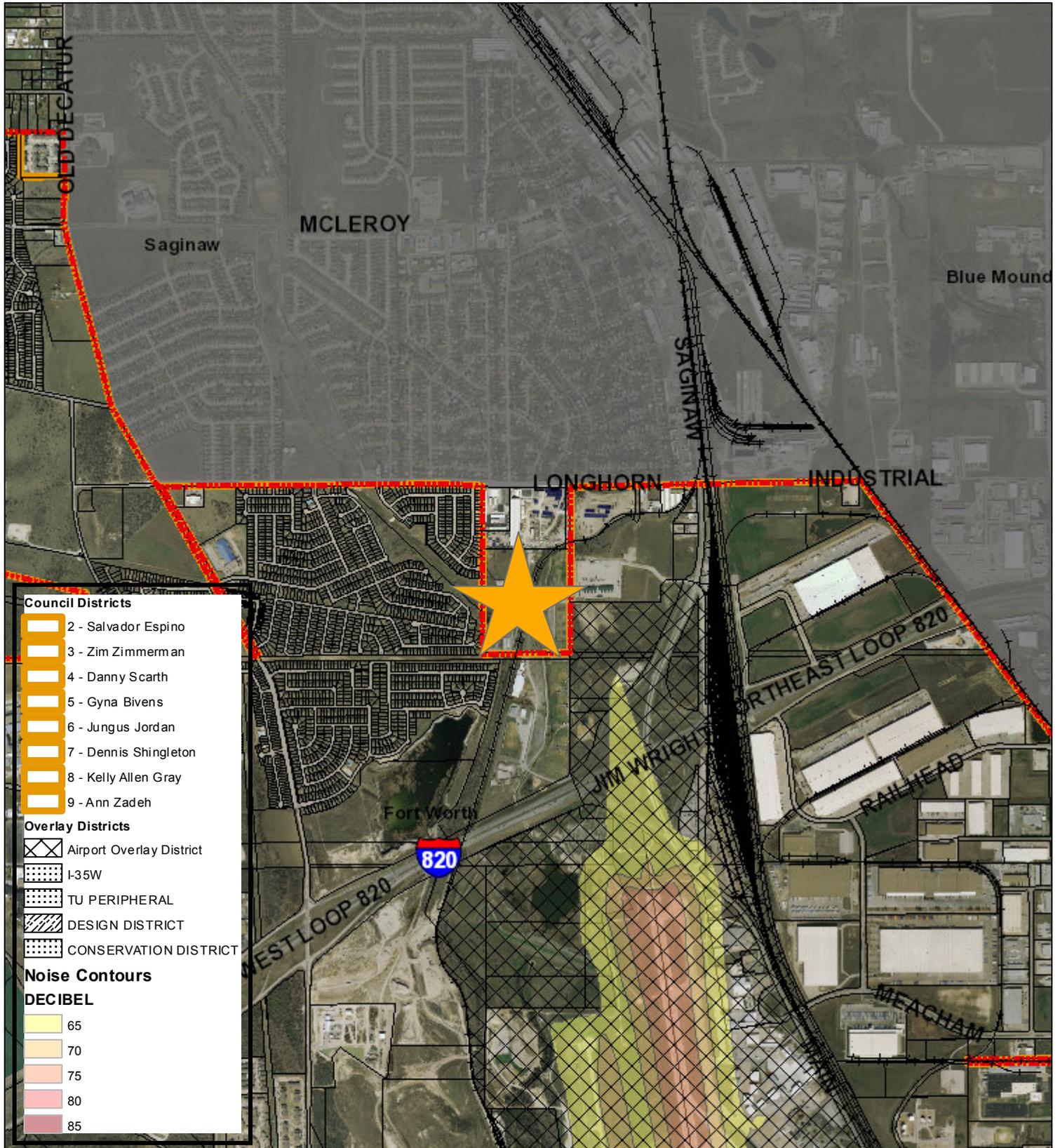
The 2014 Comprehensive Plan designates the subject property as light industrial. The requested zoning classifications are appropriate for the land use designations, with an amendment for the northern portion to heavy industrial.

Based on an amendment to the future land use map, the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

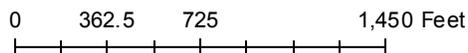
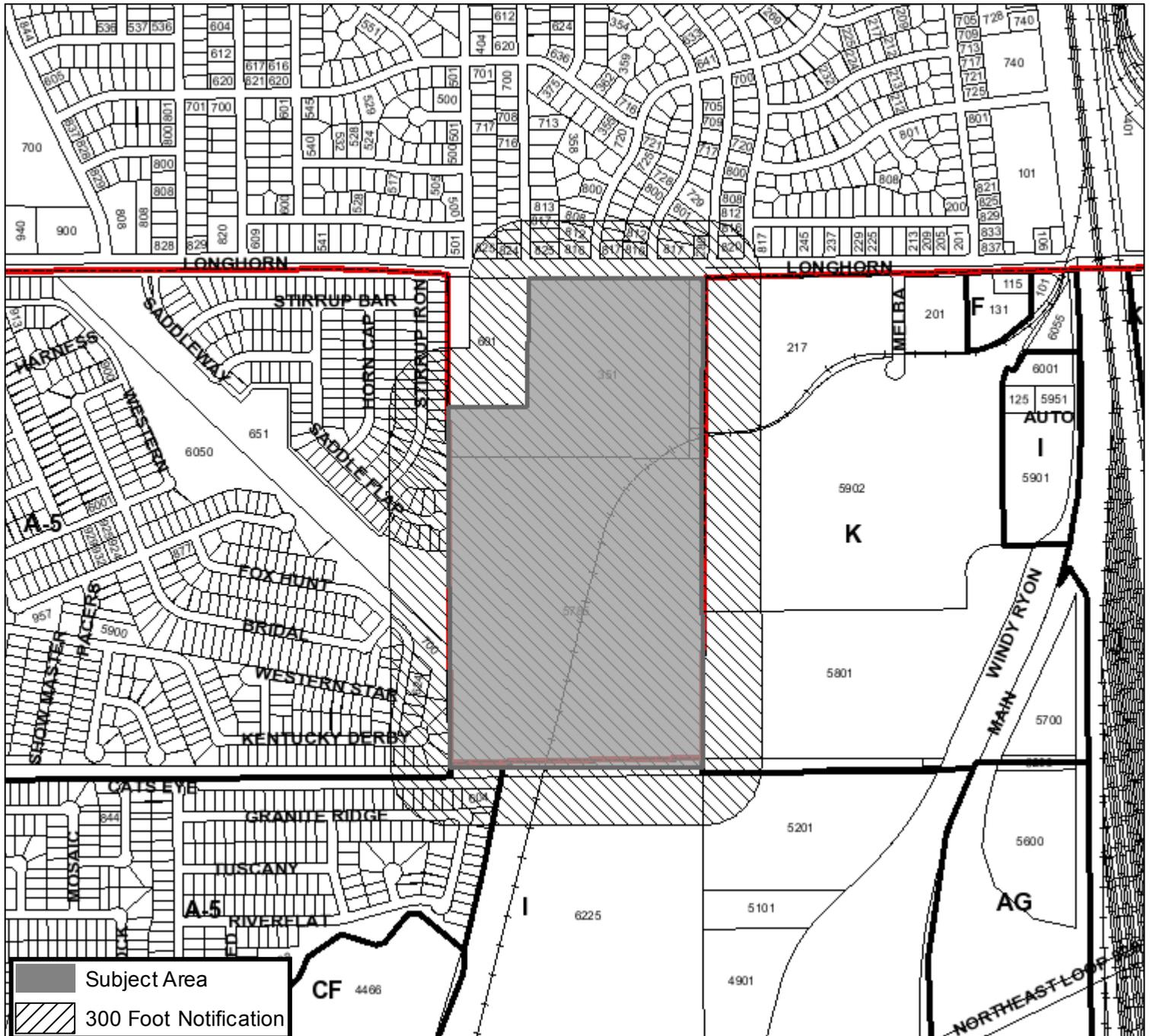
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

### Area Map

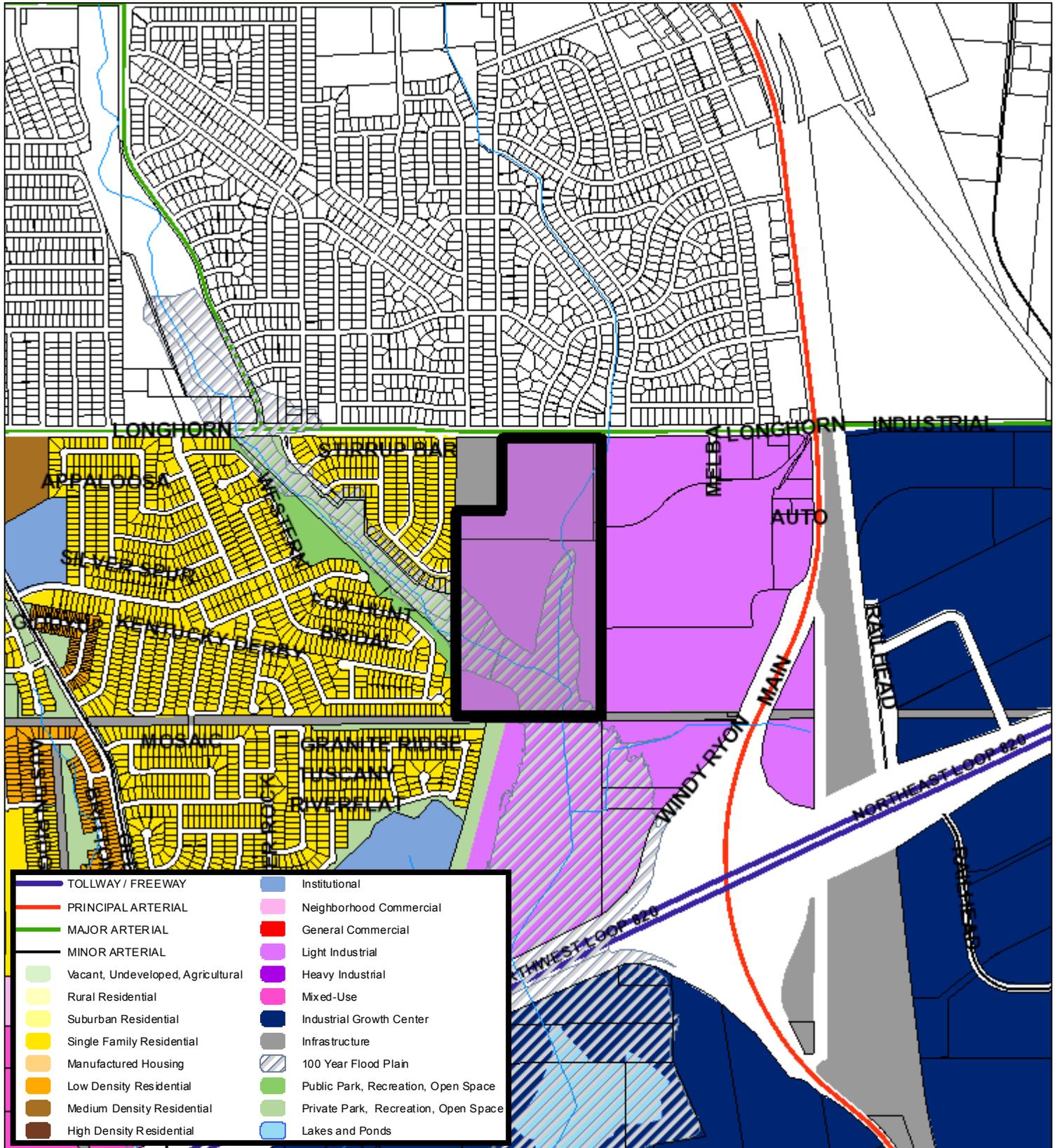


### Area Zoning Map

Applicant: City of Fort Worth Planning & Development  
 Address: 300 block Longhorn Road  
 Zoning From: Unzoned  
 Zoning To: I, K  
 Acres: 69.17769257  
 Mapsco: 48AE  
 Sector/District: Far Northwest  
 Commission Date: 11/12/2014  
 Contact: 817-392-8190



### Future Land Use

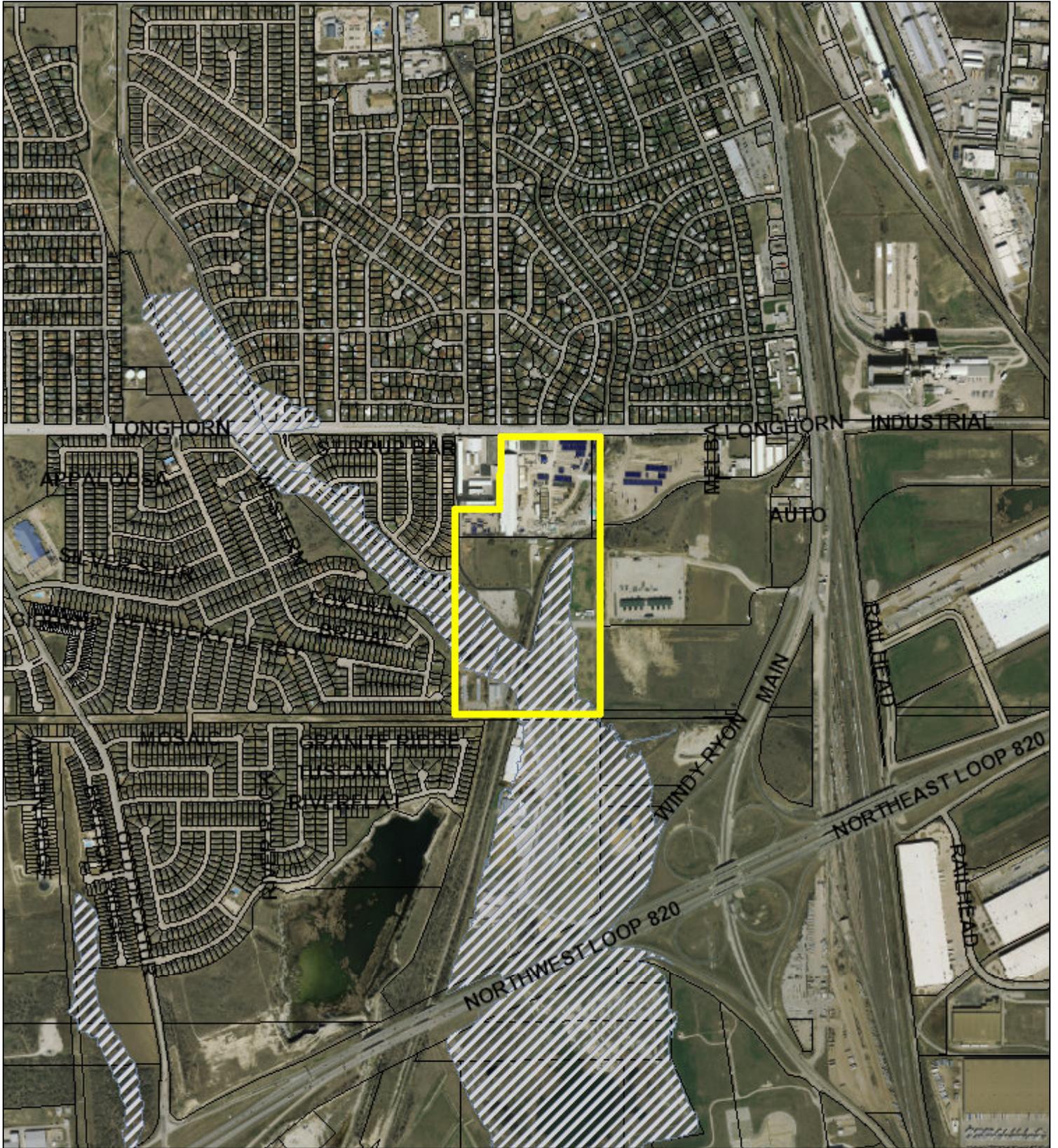


1,100 550 0 1,100 Feet

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 18, 2014.



## Aerial Photo Map



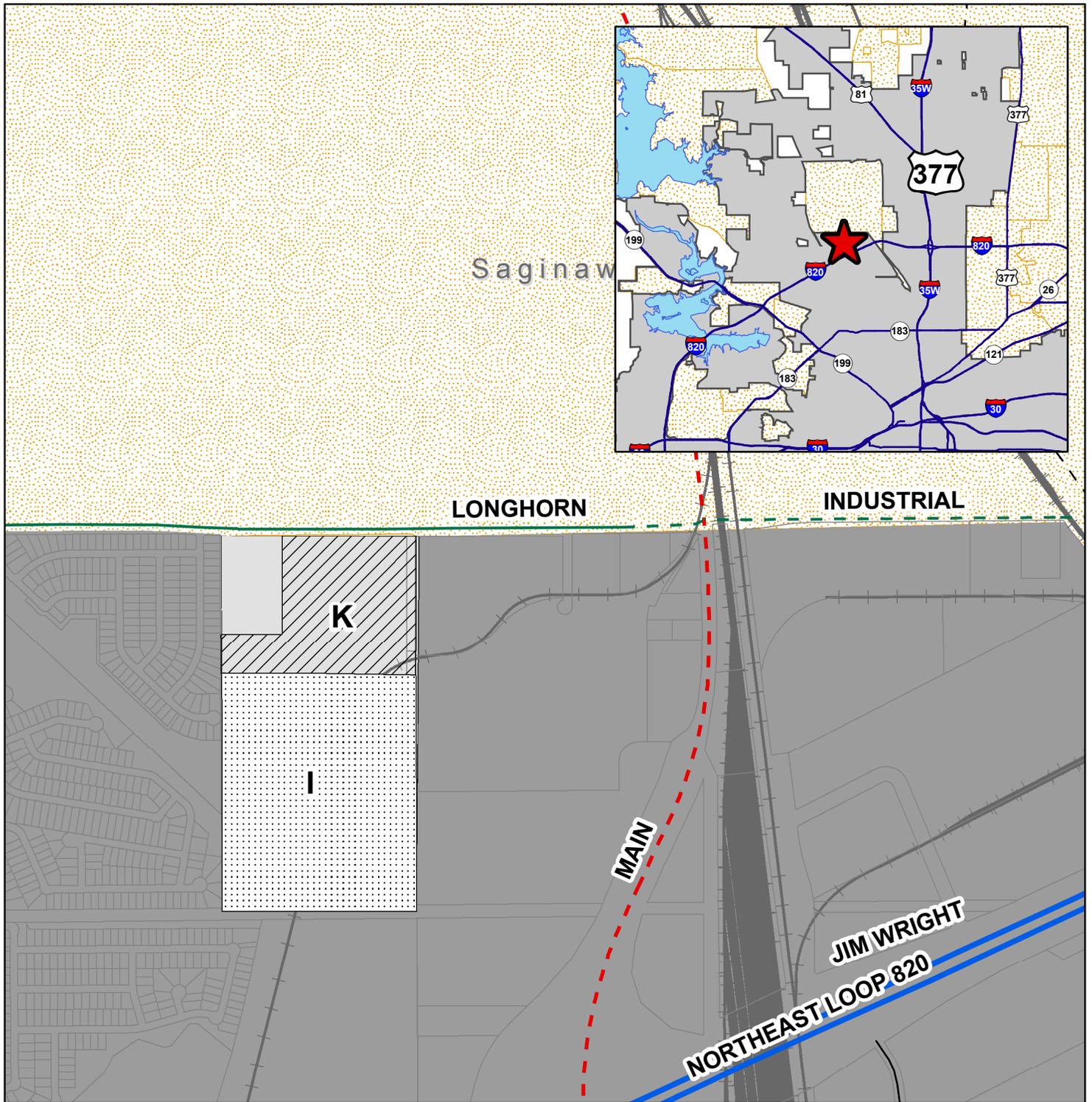
0 750 1,500 3,000 Feet



# Area 36-1 (AX-14-004): Proposed Zoning

Exhibit A

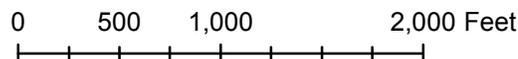
Currently unzoned to "K" Heavy Industrial and "I" Light Industrial



## Legend

-  Fort Worth City Limits
-  Adjacent City
-  Fort Worth ETJ

Proposed Process Schedule		Map Reference	
1st Public Hearing	11/05/14	Mapsco	47HV
2nd Public Hearing	11/12/14	48A	48E
Date of Institution	11/18/14		
Current Full-Purpose Incorporated Area		335.96 Square Miles	



Planning & Development Department  
9/10/2014

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Will & Jen Regian	4801 Winthrop	Out	Opposition		Signed petition
Leslie Gray	4733 Winthrop W	Out	Opposition		Signed petition
Robert Mcan	6105 Valley View	Out	Opposition		Signed petition
Lou Ann Tebley	6113 Valley View	Out	Opposition		Signed petition
Val Allen	6101 Valley View	Out	Opposition		Signed petition
Janice & Joe Harrison	6129 Valley View	Out	Opposition		Signed petition
Stephen Salley	6121 Valley View	Out	Opposition		Signed petition
Brian Thomas	6055 Valley View	Out	Opposition		Signed petition
Whitney Regian	4909 Winthrop E	Out	Opposition		Signed petition
Melissa & Eric Powers	4901 Winthrop E	Out	Opposition		Signed petition
Alice Walters	6300 Valley View	Out	Opposition		Signed petition
Judy Wood	6050 Valley View	Out	Opposition		Signed petition
Luis Galindo	4757 Winthrop W	Out	Opposition		Signed petition
Camille & Justin Lev	4916 Winthrop W	Out	Opposition		Signed petition
Stuart Himmelstein	4708 Winthrop W	Out	Opposition		Signed petition
Chris Kopp	4800 Winthrop W	Out	Opposition		Signed petition
Ernest Johnson	6117 Lenway	Out	Opposition		Signed petition
Harley Puff	4420 Westridge	In	Opposition		Sent letter in
Dennis Mynatt	4500 Westridge #20	In	Opposition		Sent letter in
Joe & Judy Jopling	4608 Westridge	In	Opposition		Sent letter in
Eddie Lesok/Gardens of Westridge	4900 Westridge	Out		Support	Signed petition
Margaret Meeker	4900 Westridge #13	Out		Support	Signed petition
Bobby & Marlene Dalton	4900 Westridge #10	Out		Support	Signed petition
Steven & Bryne Sotman	4900 Westridge #14	Out		Support	Signed petition
Nathan McGrew	4900 Westridge #2	Out		Support	Signed petition
Chandra Geren	4900 Westridge #1	Out		Support	Signed petition

**12. ZC-14-152 City of Fort Worth Planning & Development (CD 2) AX-11-004 – 300 Block of Longhorn Road (See addresses in case file, 69.20 Acres): from Unzoned to “I” Light Industrial and “K” Heavy Industrial**

Ms. Burghdoff explained the annexation case.

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

**13. ZC-14-137 City of Fort Worth Planning & Development (CD All) - Text Amendment: TCU Residential Overlay District; An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as Amended, Codified as Appendix “A” of the Code of The City of Fort Worth, by amending:**

- **Article 4 “Overlay Districts”, of Chapter 4, “District Regulations” to add a new Section, Section 4.406, “TCU Residential Overlay”; providing regulations for TCU Residential Overlay Zone (“TCU”)**
- **Amending Chapter 9, “Definitions” to amend the definition of “Fraternity” and add a new definition for “Unrelated”**

Jocelyn Murphy, Planning Manager called this case and the following related case, ZC-14-138, to be heard and discussed together.

**14. ZC-14-138 City of Fort Worth Planning & Development (CD 3,7) – Map Amendment: TCU Residential Overlay District; Generally bounded by Park Place, 8<sup>th</sup> Avenue, FW & W Railroad, Overton Park and Trinity River (see metes and bounds in case file, 2479.51 Acres): from Multiple Districts to Add TCU Residential Overlay (TCU) District**

Fernando Costa, Assistant City Manager explained to the Commissioners the findings of the mediation group and to allow for the legal non-conforming rentals to be continued if approved by City Council. He stated that this is the same grandfathering clause as in the Zoning Ordinance.

John Sampson, 100 East 15<sup>th</sup> Street, Fort Worth, Texas with the Greater Fort Worth Builders Association spoke in support of the ordinance recommended by the mediation group.

Bryan Eppstein, 2908 Alton Road, Fort Worth, Texas spoke in support of the ordinance recommended by the mediation group.

Jim Schell, representing Chris Powers spoke in support.

Paula Traynham, 2624 Lubbock Avenue, Fort Worth, Texas representing Frisco Heights NA spoke in support of the ordinance recommended by the mediation group.

Jeremy Chalker, 3105 Stadium Drive, Fort Worth, Texas spoke in support but not sure changing it to three may not fix the problem.

Chris Powers, 3005 Preston Hollow, Fort Worth, Texas spoke in support of the ordinance recommended by the mediation group.