



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 4, 2018

Council District 8

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: 1 Letter, Petition with 41 signatures

Continued Yes X No ___
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Amon Carter Estate, et al**

Site Location: 6501 Oak Grove Rd Mapsco: 91WZ

Proposed Use: **Industrial**

Request: From: "A-5" One-Family
To: "K" Heavy Industrial

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

Comprehensive Plan Consistency: Requested change **is consistent (Minor Boundary Adjustment).**

Staff Recommendation: **Approval**

Background:

The proposed site is located on Oak Grove Road, south of I-20 north of the Carter Industrial Park. The applicant is requesting to rezone from "A-5" One-Family and "J" Medium Industrial to "K" Heavy Industrial for industrial uses. 46 Ranch is expected to be the developer of the property.

The site is located just north of and partially within the Carter Industrial Growth Center. Property to the south and east is zoned Medium Industrial. Other properties on the north and west are zoned single family; a companion zoning case has been submitted for the property to the northwest across Campus Dr. The rezoning will leave a strip of A-5 zoning to the south which could trigger additional setbacks and buffer landscaping if it remains A-5.

The developer has had several meetings with the adjacent Highland Hills neighborhood representatives, primarily concerning the companion case's adjacency to the residential zoning.

An industrial development will be required to plat and install infrastructure to meet the industrial standards, including streets, water, and sewer lines. Drainage needs will be studied and mitigation determined during the platting process.

The City of Fort Worth recently published an Economic Development Strategic Plan which stated four specific outcomes, one of which is "A more sustainable tax base, driven less by residential property

valuation and more by commercial and industrial investment". This property is at the boundary of industrial and residential uses which are typically two conflicting intensities.

The case was continued from the November 13 hearing in order to be on the council agenda with the companion case, ZC-18-162.

Site Information:

Owner: Amon G. Cater III Trust Nenetta Brown Carter Trust George Ann Carter Bahan
 640 Taylor St 600 W 6th St Suite 300 4915 Crestline Dr
 Fort Worth, TX 76102 Fort Worth, TX 76102 Fort Worth, Texas 76107

Agent: Ray Oujesky
 Acreage: 142.5 ac
 Comprehensive Plan Sector: Sycamore

Surrounding Zoning and Land Uses:

North "A-5" One Family / undeveloped
 East "J" Medium Industrial / undeveloped
 South "J" Medium Industrial / undeveloped
 West "A-5" One-Family; "J" Medium Industrial / undeveloped

Recent Relevant Zoning and Platting History:

Zoning History: ZC-18-101 from A-5 to J; effective 7/15/18 (south of subject site)
Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed
Oak Grove Rd	Neighborhood & Commercial Connector	Neighborhood & Commercial Connector
Campus Drive	Neighborhood Connector	Neighborhood Connector
Altamesa	Commercial Connector	Commercial Connector

Public Notification:

300 foot Legal Notifications were mailed on September 21, 2018.
 The following organizations were notified: (emailed September 17, 2018)

Organizations Notified	
Highland Hills NA*	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	Everman ISD

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from "A-5" One-Family to "K" Heavy Industrial for industrial uses. Surrounding land uses are mostly vacant and single family with an industrial growth center and industrial uses to the east and south.

Due to the Carter Industrial Growth Center to the south and adjacency to railroad lines, the proposed rezoning is compatible at this location.

As a result, the proposed "K" Heavy Industrial zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2018 Comprehensive Plan designates the subject property as Single-Family and Industrial Growth Center. The following Comprehensive Plan policies apply to this project:

- Promote industrial development within the Carter Industrial Park Industrial Growth Center.

Economic Development Strategic Plan

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

1.3.3.2. Ensure protection for other significant industrial districts with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

Based on the lack of conformance with the future land use map and policies stated above, the proposed zoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

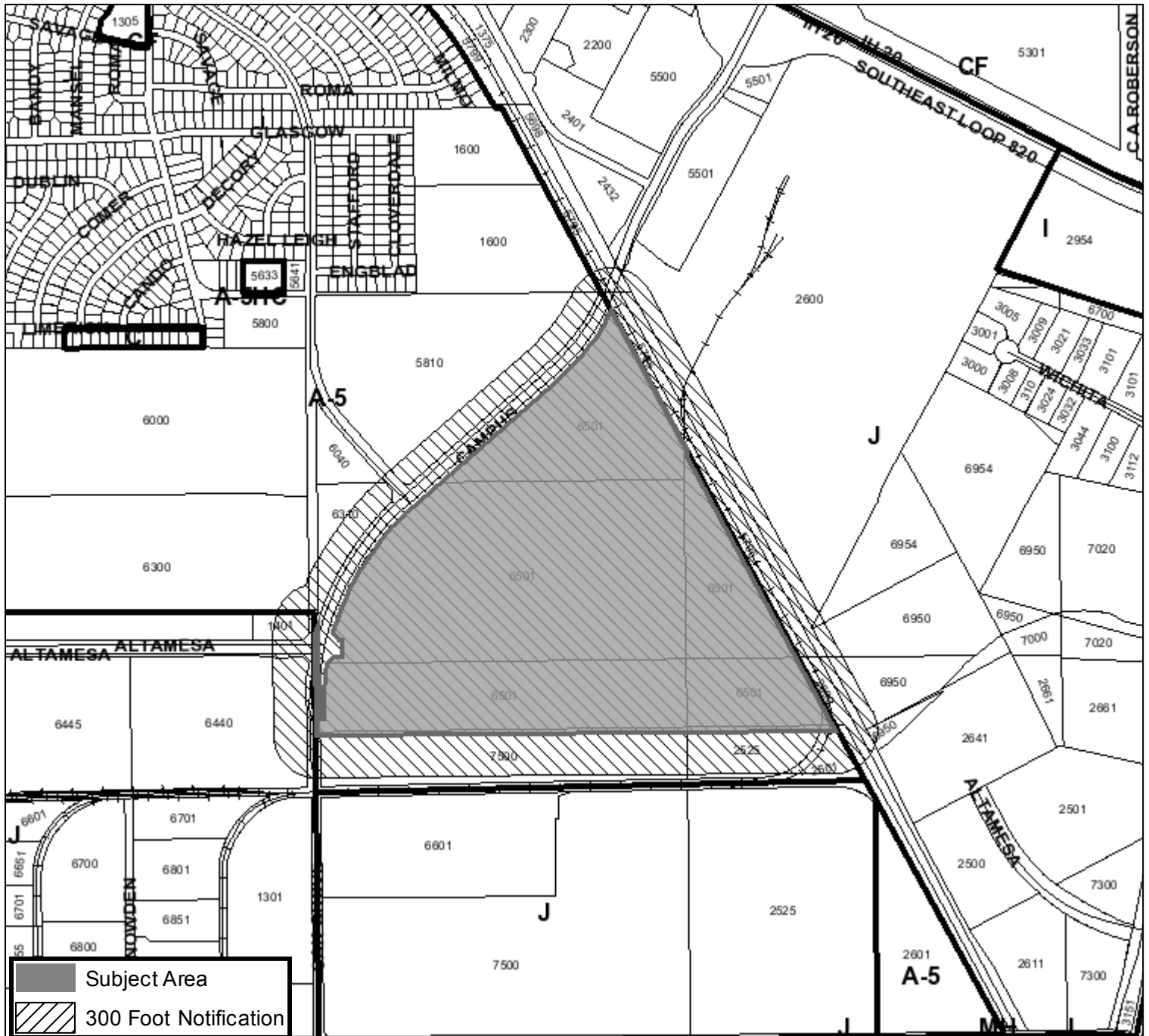
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



Area Zoning Map

Applicant: Amon G Carter Estate, et al
 Address: 6501 Oak Grove Road
 Zoning From: A-5
 Zoning To: K
 Acres: 142.52212586
 Mapsco: 91Z, 92W
 Sector/District: Sycamore
 Commission Date: 10/10/2018
 Contact: 817-392-8043



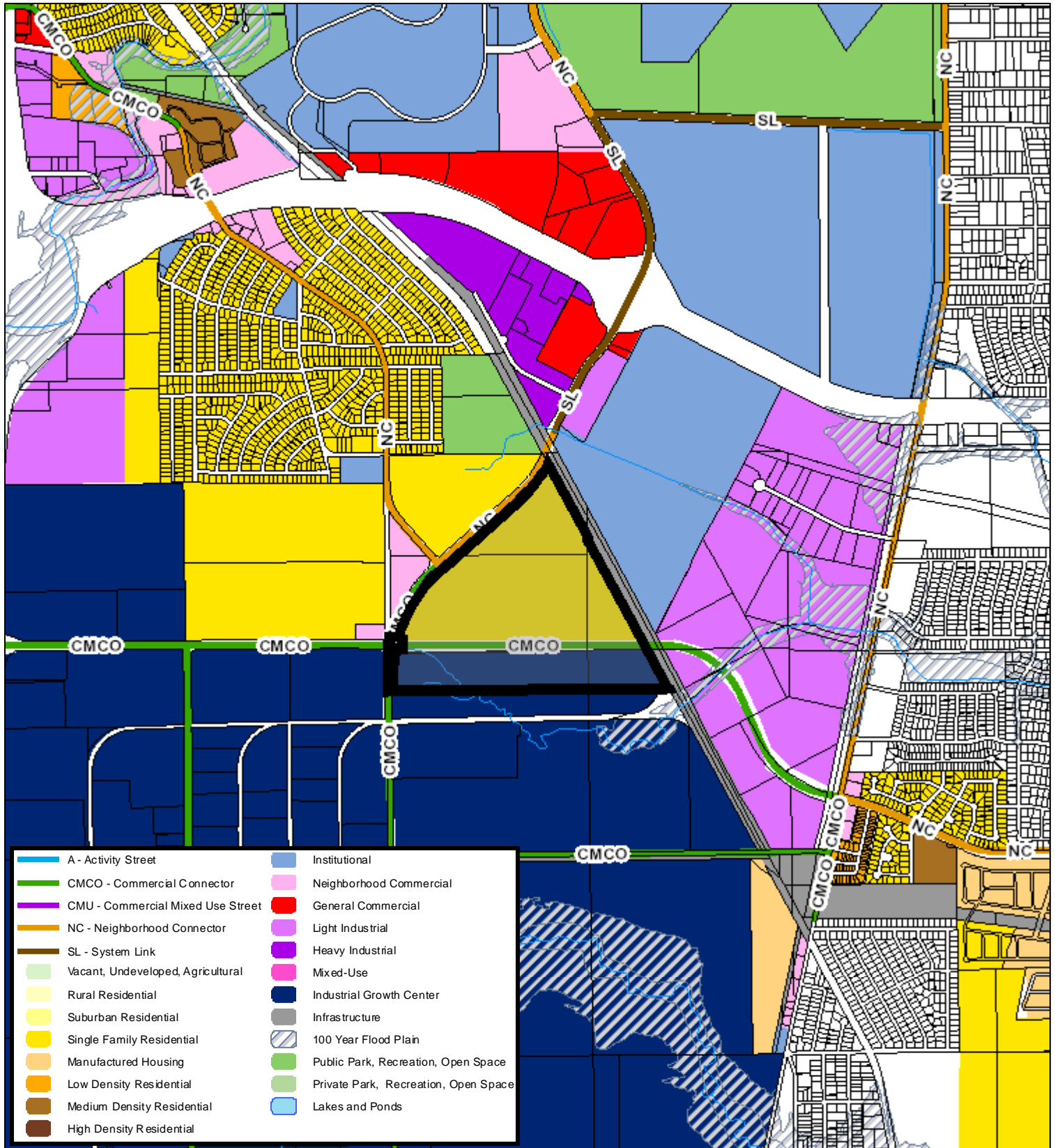
0 500 1,000 2,000 Feet

Area Map



0 1,000 2,000 4,000 Feet

Future Land Use

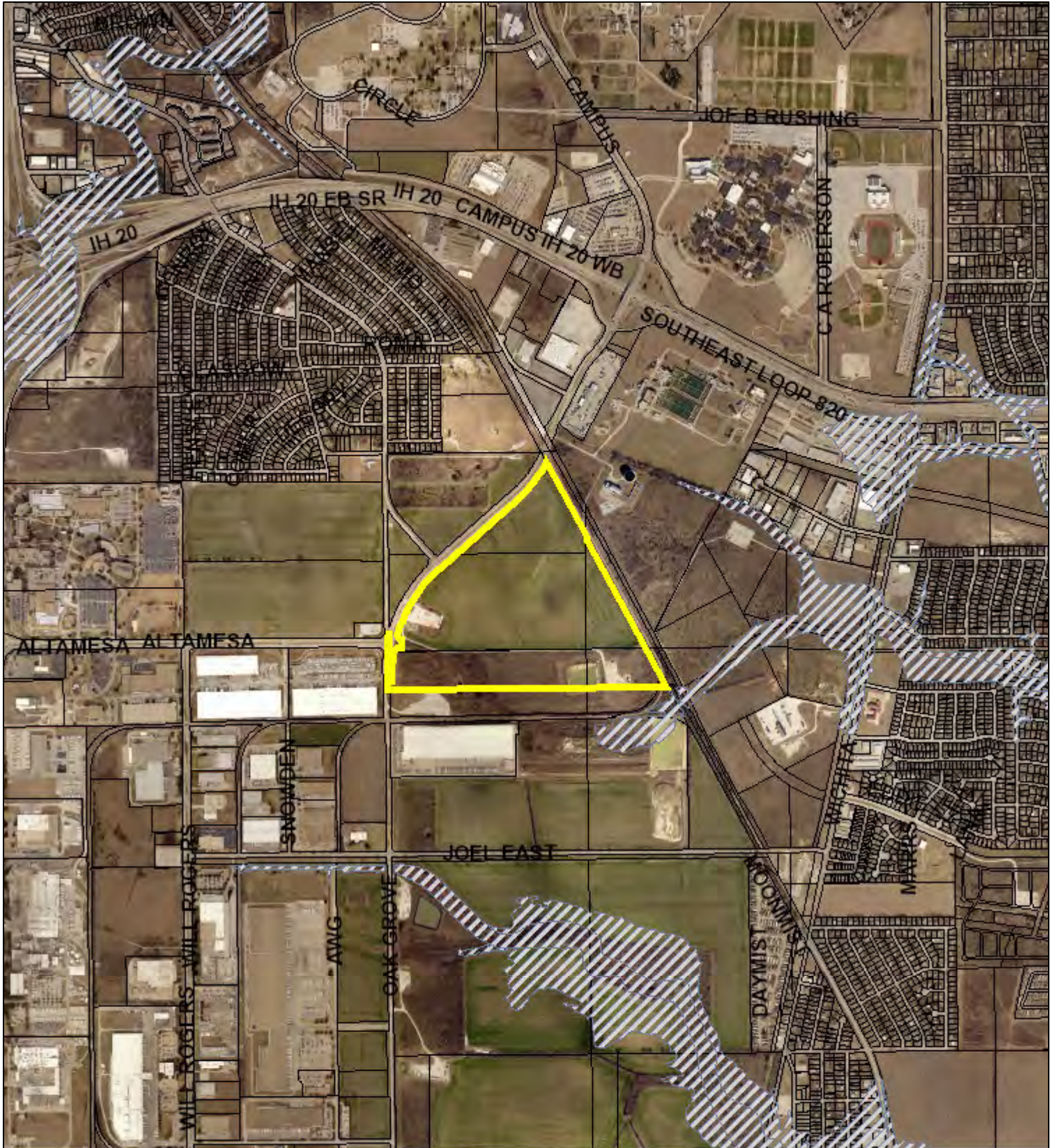


1,600 800 0 1,600 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photo Map



0 1,100 2,200 4,400 Feet



14. ZC-18-161 Amon Carter Estate, Et Al (CD 8) – 6501 Oak Grove Road (Shelby County School Land Survey, Abstract No. 1375, 142.52 ac.) From: “A-5” One Family To: “K” Heavy Industrial

Ray Oujesky, Kelly Hart, representing the applicant, gave a presentation over the proposed development. He stated it is a 140 acre tract with no adjacent residential uses and with access to I-35 and I-20 and rail service. He stated Jackson Shaw is the proposed user with four industrial buildings, outdoor space, public art, and enhanced landscaping. They will also extend Altamesa St. He stated they worked closely with Jerome Johnson with the neighborhood and have a petition in support.

Eunice Givens, a neighbor, spoke in opposition. She stated she has lived in Highland Hills for 50 years and does not think “K” zoning is appropriate as most of the area is “J”. She would like more information.

During the rebuttal, Mr. Oujesky stated they had two meetings with the neighborhood where they discussed both cases in one presentation. He also stated they are actively engaged in a negotiation to relocate a Fort Worth business to this area that needs the “K” zoning.

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

<i>Document received for written correspondence</i>					ZC-18-161
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Ray Oujesky	201 Main St Ste 2500		Support		Representing the applicant
Eunice Givens	5500 Stafford Dr	Out		Opposition	Spoke at hearing
Jerome Carlos Johnson	1441 Stafford Dr	Out	Support		Sent letter
Various	Various		Support		Petition with 41 signatures

~~**15. ZC-18-162 Amon Carter Estate, Et Al (CD 8) – 5810 Oak Grove Road (Shelby County School Land Survey, Abstract No. 1375, 39.95 ac.) From: “A-5” One Family To: “PD/I” Planned Development for all uses in “I” Light Industrial with Development Standards and excluding correction facility; amusement, outdoor; baseball/softball facility (commercial), bar, tavern, cocktail lounge, club, private or teen, dance hall; massage parlor; theater, drive-in; kennel; liquor or package store; mortuary or funeral home; tattoo parlor; veterinary clinic with outdoor kennels; crematorium; batch plant, concrete or asphalt (temporary); game room as primary use; smoke shop; site plan waiver requested**~~

~~Ray Oujesky, Kelly Hart, representing the applicant, gave a presentation over the proposed development. He understands that the protection for the neighborhood is paramount for this~~