



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 4, 2018

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None
Support: One received

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Wilson Boaz**

Site Location: 12650 Willow Springs Road Mapsco: 5YZ

Proposed Use: **Industrial**

Request: From: "A-7.5" One-Family and "I" Light Industrial
To: "I" Light 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 just east of Willow Springs in northwest Fort Worth. The applicant is requesting to rezone from "A-5" One-Family and "I" Light Industrial to "I" Light Industrial for industrial type uses. Out of the total acreage request, 16.26 acres is already zoned "I" Light Industrial.

Properties to the south and southwest are zoned Light Industrial therefore the rezoning would be an expansion of the existing industrial uses. Other properties on the north and east are zoned single family; A-5 and A-7.5 zoning to the north and east will trigger additional setbacks and buffer landscaping requirements. The single family zoning to the north is divided by a minimum 250 ft. wide floodplain which can serve as a natural buffer between the future uses. The single family zoning to the west includes a gas well pad site; any residential development will be required to be set a distance from this gas operation.

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.

Truck traffic and circulation is expected to be to the south through the existing industrial uses. Depending on the development of the property to the east, there may be some future access to this property from that north-south thoroughfare which will be determined through the Platting process. The applicant has listed some possible options for the property:

1. Plat and develop all of the Wilson Boaz industrial property as one large lot with frontage on Willow Springs Road.
2. Plat to subdivide with a public industrial street extending through the property
3. Sell the newly zoned industrial property to the industrial property owners to the south to be platted with their properties.
4. A fourth option could be future access to the Wagley-Robertson Road extension, depending on the character and alignment of that thoroughfare.

The proposed industrial development is consistent with the recent 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”.

Site Information:

Owner: Wilson Boaz
 11013 Maida Vale Lane
 Haslet, TX 76052
 Agent: Barry Hudson/Dunaway & Associates
 Acreage: 53.63 ac
 Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North “A-7.5” One-Family / undeveloped
 East “A-5” One-Family / undeveloped and gas wells
 South “J” Medium Industrial, “K” Heavy Industrial / undeveloped and industrial warehouse complex
 West “A-7.5” One-Family; “I” Light Industrial / undeveloped, single-family and gas wells

Recent Relevant Zoning and Platting History:

Zoning History: ZC-04-069 Adopted 4/27/04 from AG to A-7.5 and I zoning, Council-initiated, subject property
Platting History: PP-15-068 Spring Ranch Estates approved by the City Plan Commission 11/20/15; FP-16-057 Spring Ranch Estates 82 single family lots

Transportation/Access

Street/Thoroughfare	Existing	Proposed
Willow Springs	Neighborhood Connector	Neighborhood Connector

Public Notification:

300 foot Legal Notifications were mailed on October 16, 2018.
 The following organizations were notified: (emailed October 15, 2018)

Organizations Notified	
Spring Ranch HOA*	Streams And Valleys Inc
Trinity Habitat for Humanity	Northwest ISD

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from “A-7.5” One-Family and “I” Light Industrial to “I” Light Industrial for industrial type uses. Surrounding land uses are mostly vacant with single family to the north, industrial zoning to the west and south with heavy industrial uses further south, there are several gas wells within the immediate area.

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

2. Comprehensive Plan Consistency

The 2018 Comprehensive Plan designates the subject property as Single-Family. Since most of the industrial uses and future land use designations are south of the dividing property line, the

proposed zoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan and policies stated below:

- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect and other negative forces.

The future land use designation could be reconsidered for the larger area, using the creek as a natural separation between the uses. A planned zoning ordinance amendment to increase the buffering and landscaping, the separation of truck traffic and circulation and the ability to mitigate adjacencies through buffering and landscaping, the proposed zoning is consistent with the policies of the Comprehensive Plan.

The city's new Economic Development Strategic Plan encourages expansion of the commercial and industrial base. The proposed rezoning would support this goal. The below policies from the Strategic Plan apply to the proposed rezoning, with proper buffering and separation from the residential district.

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.

Attachments:

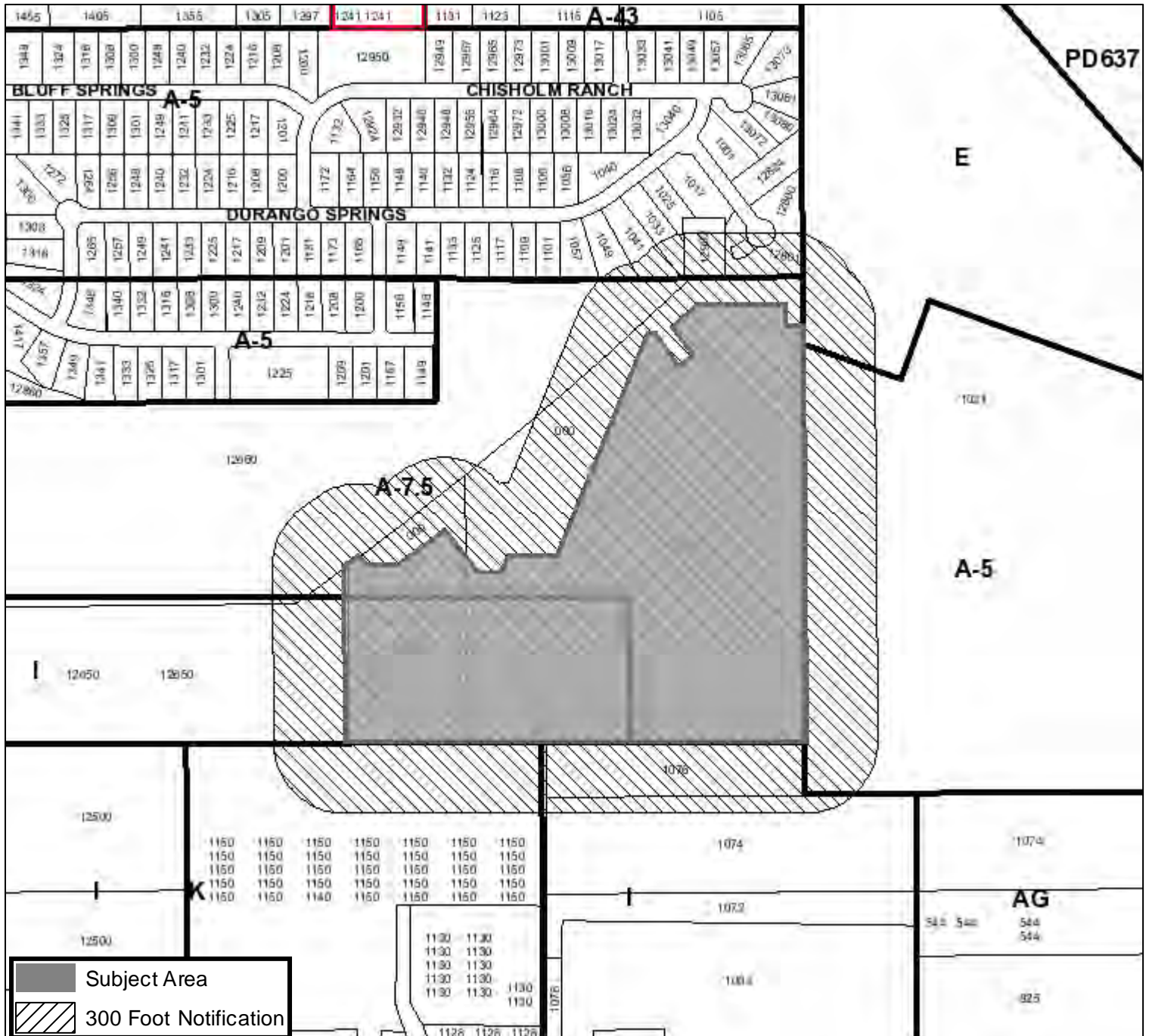
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from November 14, 2018 Zoning Commission hearing



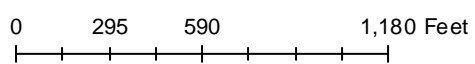
ZC-18-170

Area Zoning Map

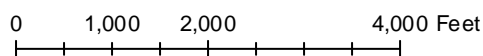
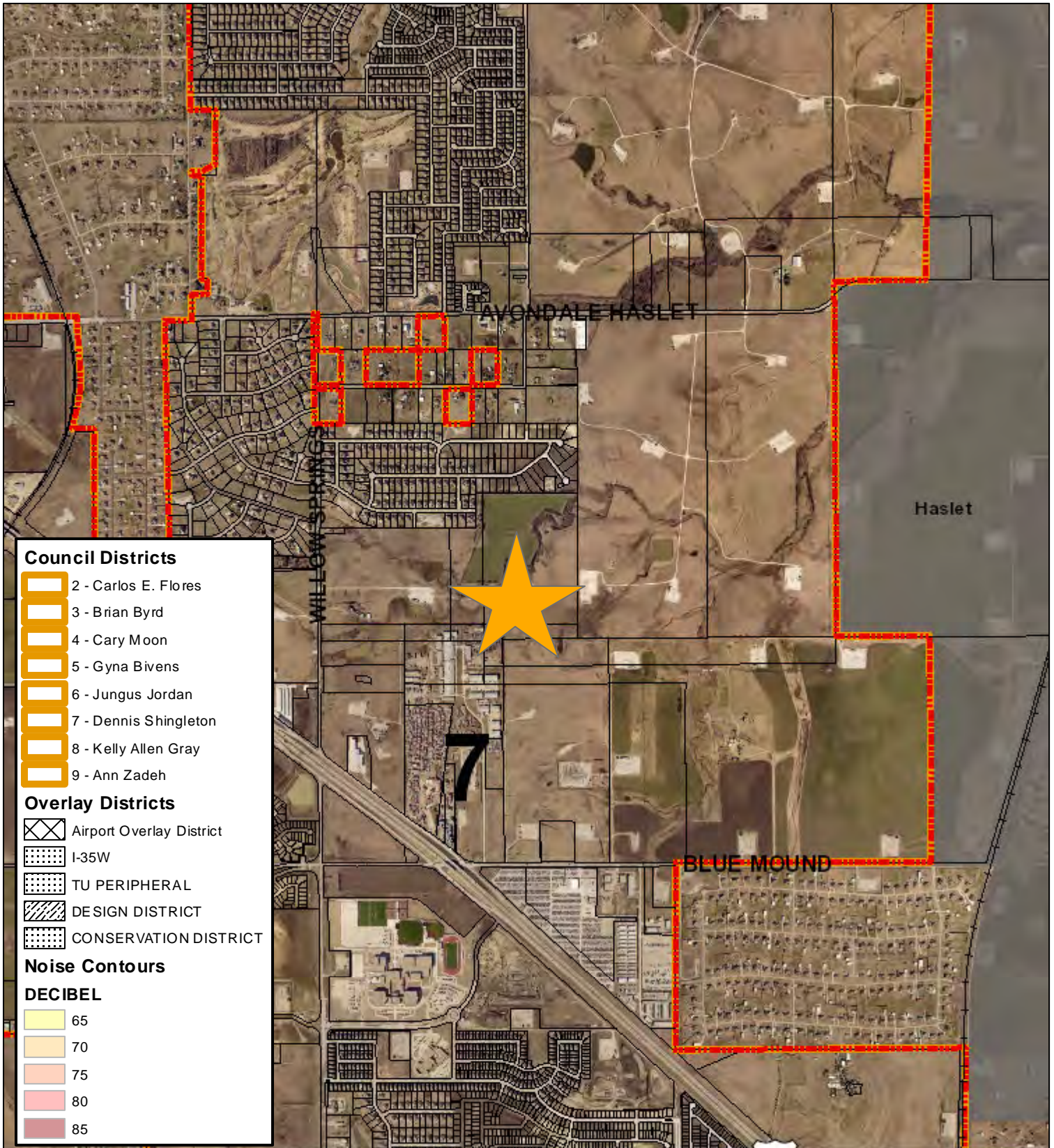
Applicant: Wilson Boaz
 Address: 12650 Willow Springs Road
 Zoning From: A-7.5, I
 Zoning To: I
 Acres: 53.63437163
 Mapsco: 5YZ
 Sector/District: Far North
 Commission Date: 11/14/2018
 Contact: 817-392-2495



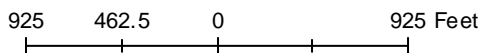
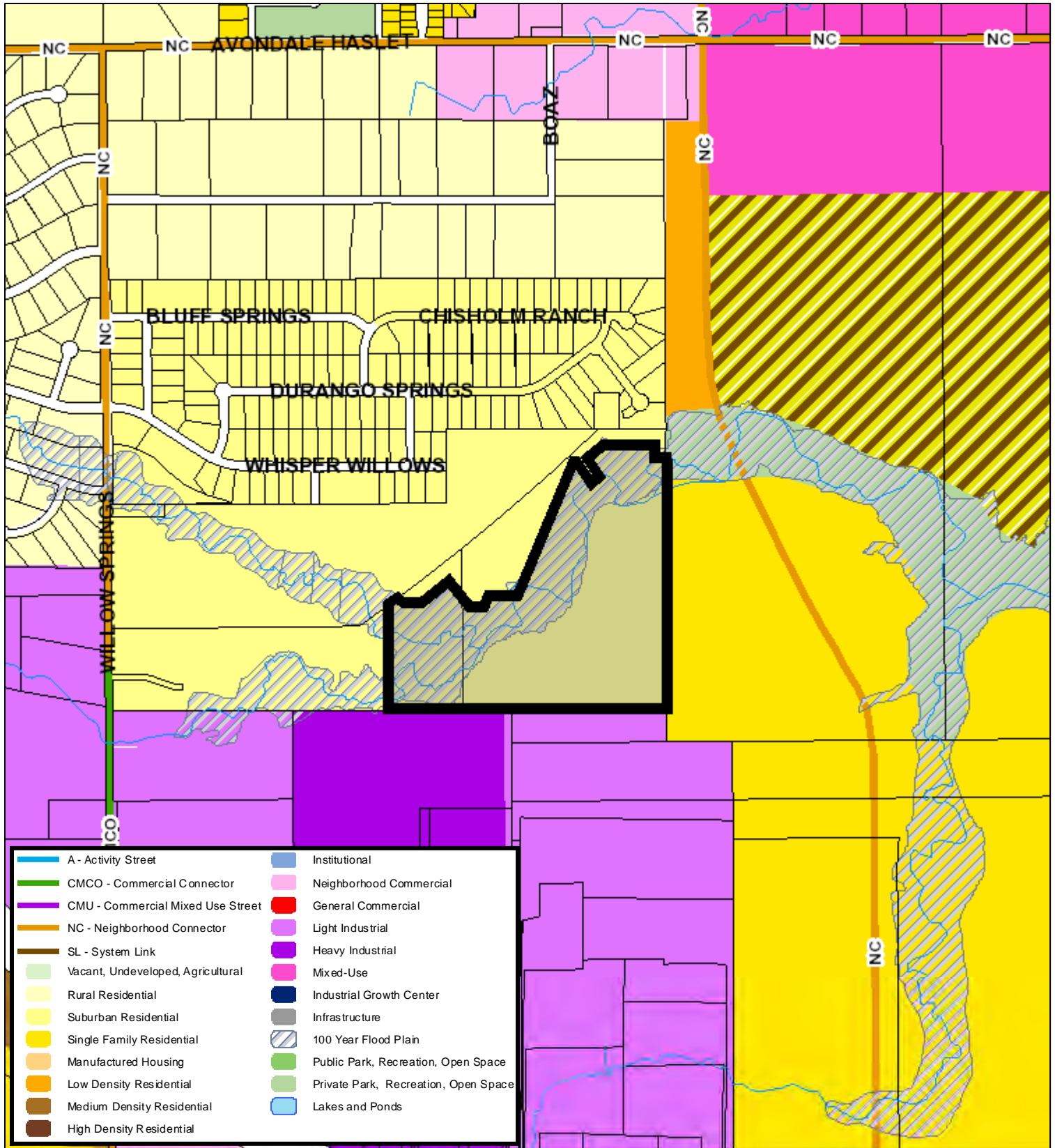
Subject Area
 300 Foot Notification



Area Map



Future Land Use



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

