



# Zoning Staff Report

**Date:** August 9, 2022

**Case Number:** ZC-22-065

**Council District:** 5

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** James Parker McCulley

**Site Location:** 5100-5200 blocks Parker Henderson Rd

**Acreage:** 57.4 acres

### Request

**Proposed Use:** Distribution & Logistics Facility

**Request:** From: “AG” Agricultural

To: “I” Light Industrial

### Recommendation

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

**Comprehensive Plan Consistency:** **Tract 1: is not consistent (Significant Deviation).**  
**Tract 2: is consistent**

**Staff Recommendation:** **Denial**

**Zoning Commission Recommendation:** **Denial with Prejudice.**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
  - c. [Economic Development Plan](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The subject property is located at the intersection of Parker Henderson Road and David Strickland Rd. The site is currently vacant and it is zoned “AG” Agricultural District. The applicant intends to rezone the 57-acre tract to “I” Light Industrial for two warehouse/distribution/logistic centers. The site is located within ½ mile from East Loop 820 South Freeway and is surrounded by a mix of industrial, manufactured housing, school, and vacant land. Approximately half of the site is located within an industrial growth center.

The case was continued due significant opposition to the case and to allow the applicant to continue to meet with the neighborhood. Several concerns have been voiced related to the proposal.

1. Heavy truck traffic and toxic air emissions
2. Proximity to school and existing park
3. Environmental justice concerns

The applicant will address these concerns. The applicant intends to withdrawal Tract 2 at the Public Hearing.

## Surrounding Zoning and Land Uses

North “A-10” One-Family; “MH” Manufactured Housing / Prairie Dog Park, manufactured housing

East “J” Medium Industrial / Industrial

South “AG” Agricultural; “A-10” One-Family; “B” Two-Family; “MH” Manufactured Housing / school, single-family, stables, manufactured housing, vacant

West “A-10” One-Family / vacant

## Recent Zoning History

- ZC-20-008-From “AG” Agricultural to “J” Medium Industrial (approved and located northeast of the proposed site)

## Public Notification

300-foot Legal Notifications were mailed on April 29, 2022.

The following organizations were notified: (emailed April 22, 2022)

Organizations Notified	
Glen Park NA	Echo Heights NA*
Streams and Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

\* *This Neighborhood Association is located closest to the subject property*

# Development Impact Analysis

## Land Use Compatibility

---

The applicant is proposing to rezone this property from “AG” Agricultural to “I” Light Industrial. Surrounding land uses vary with Prairie Dog Park and manufactured housing to the north, industrial to the east, school, single-family, stables, manufactured housing, and vacant land just south, and vacant land to the west.

The proposed industrial is located in close proximity to an existing W.M. Green Elementary School and Prairie Dog Park. The proposed development could have negative implications for students and families trying to access the sites. At the time of development, a sidewalk and other street improvements will be required. The applicant will also have to complete and obtain an approved traffic study from the City.

The proposed zoning is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Southeast

---

The adopted Comprehensive Plan has two designations for the subject property.

Tract 1-Located west of David Strickland Rd is classified as “Open Space”. The future land use map was changed from single-family to open space in 2010. This proposed site is privately owned, contains a gas well, with no plans for purchase by the Parks and Recreation Department. The proposed zoning for this tract does not align with the following policies of the Comprehensive Plan:

- To protect water quality and provide for connected green spaces, encourage parks, bike trails, and open space within floodplains and along adjacent water bodies.
- Encourage the provision of open space within new developments, with the goal of linking open spaces within adjoining subdivisions

Based on conformance with the policies stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

Tract 2-Located on east of David Strickland Rd is classified as an “Industrial Growth Center” This site is intended to be developed for warehouse/distribution. The proposed zoning aligns with the following policies of the Comprehensive Plan:

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations

David Strickland Rd is designated as a minor arterial roadway on the City’s Master Thoroughfare Plan and this site is located within a ½ mile of East Loop 820 South Freeway. Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect industrial development in this location.

## Economic Development Plan

---

The adopted Economic Development Strategic Plan identified four different a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

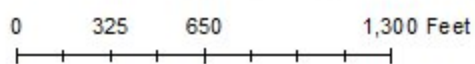
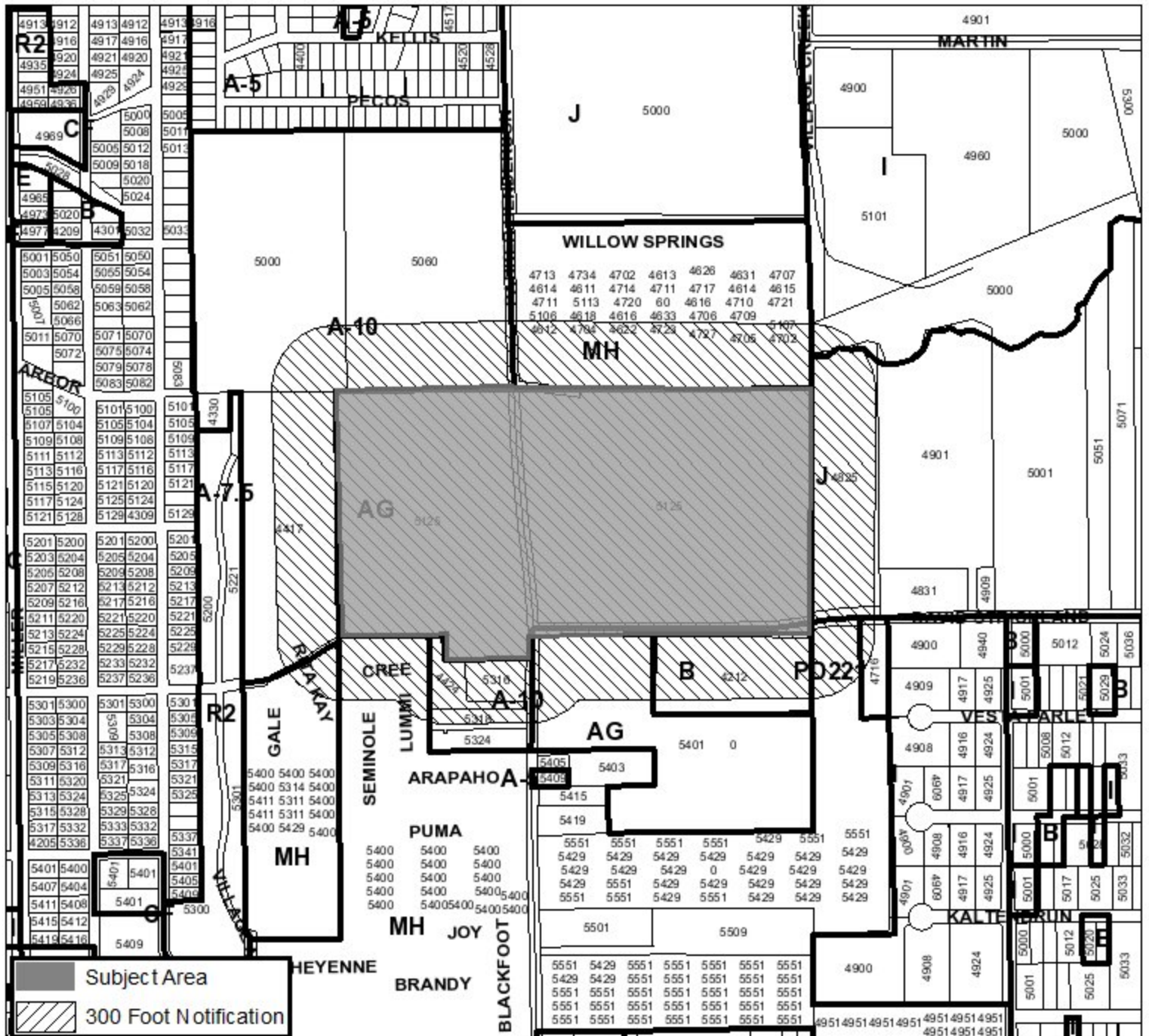
### PERFORMANCE METRICS

2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

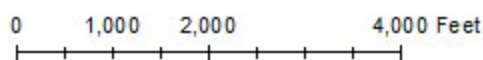
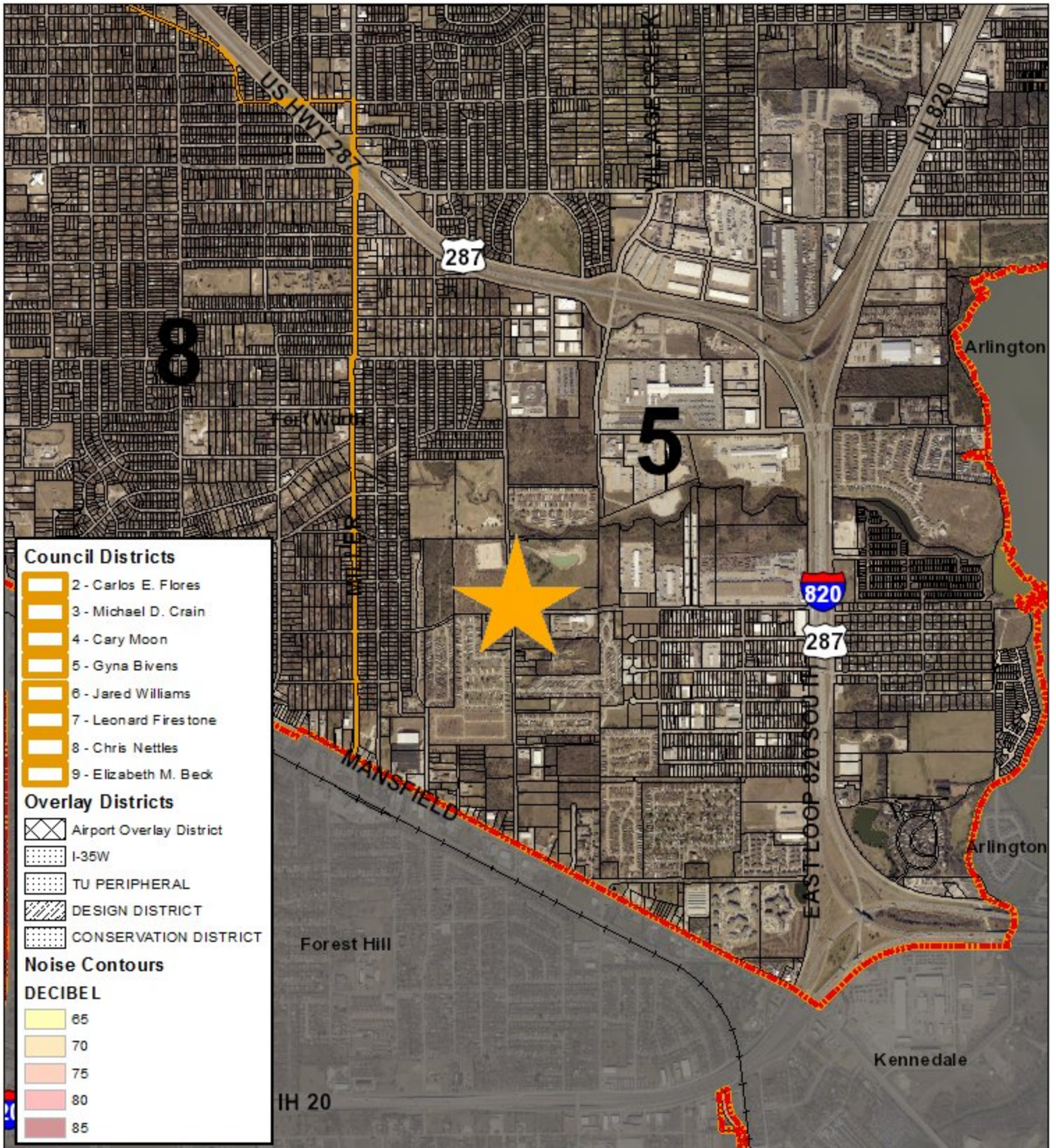


# Area Zoning Map

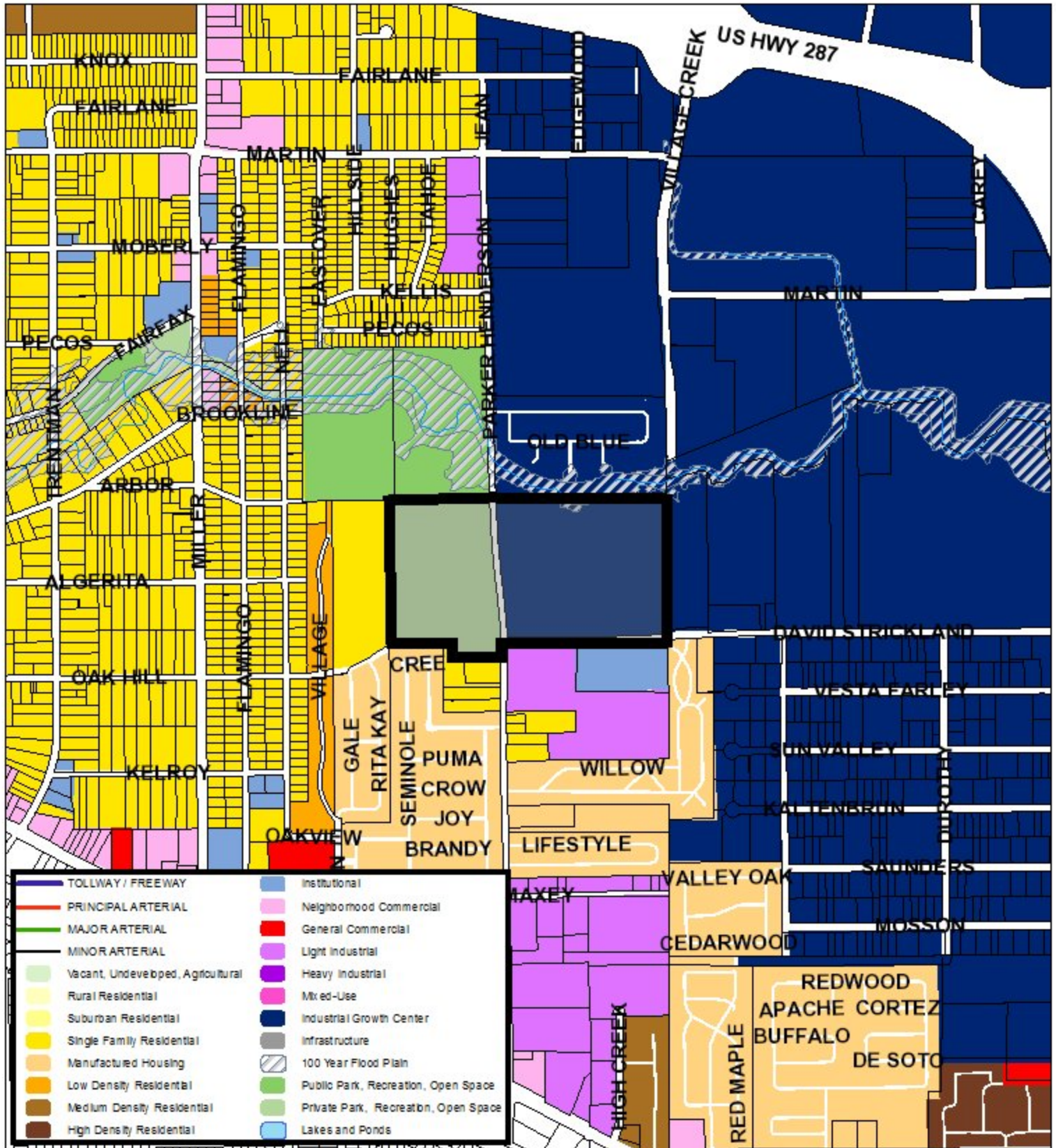
Applicant: James Parker McCulley  
 Address: 5100 - 5200 blocks Parker Henderson Road  
 Zoning From: AG  
 Zoning To: I  
 Acres: 57.41372147  
 Mapsco: 93J  
 Sector/District: Southeast  
 Commission Date: 5/11/2022  
 Contact: 817-392-6329



## Area Map



### Future Land Use



990 495 0 990 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

