



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 3, 2019

Council District 7

Zoning Commission Recommendation: Approval by a vote of 8-0 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: 287 Willow Springs Storage, LP

Site Location: 12460 Northwest Highway 287

Acreage: 2.50

Proposed Use: Industrial

Request: From: PD 1009
To: "I" Light Industrial

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

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

Staff Recommendation: Approval

Background:

The proposed site is located north of NW Highway 287 and just west of Willow Springs. The applicant is requesting to rezone from PD 1009 Planned Development for "I" Light Industrial plus mini warehouse use to "I" Light Industrial for industrial development. The applicant has informed staff that the northwest quadrant, approximately 2.50 acres, will not be developed as part of the mini-warehouse development and is being sold for some type of industrial development. Should the property be approved the PD would have to be amended to remove that portion from the site plan

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".

Site Information:

- Surrounding Zoning and Land Uses:
- North "I" Light Industrial / vacant
 - East PD 1009 Planned Development / mini-warehouse storage
 - South PD 1009 Planned Development / Business Highway 287
 - West PD 1009 Planned Development / Business Highway 287

Recent Relevant Zoning and Platting History:

Zoning History: ZC-14-047 Rezoned from "I" to PD/I plus mini-warehouse, Effective 7/01/14 (subject area)

Public Notification:

300 foot Legal Notifications were mailed on October 23, 2019.

The following organizations were notified: (emailed October 22, 2019)

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 PD 1009 Planned Development to "I" Light Industrial for some type of industrial development. Surrounding land uses are vacant to the north, mini-warehouse storage to the east and Business Highway 287 to the south and west.

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

2. Comprehensive Plan Consistency-Far North

The 2019 Comprehensive Plan designates the subject property as Light Industrial. The proposed "I" Light Industrial zoning district is consistent with the following Comprehensive Plan policies.

- Locate large industrial uses along freight lines, highways, or airports within industrial growth centers and other appropriate locations.

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

3. Economic Development Strategic Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

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.

1.3.3.3. Work with the real estate community to preserve strategically located sites within emerging employment/business districts to allow and encourage future development of high-value, high density employment nodes.

Attachments:

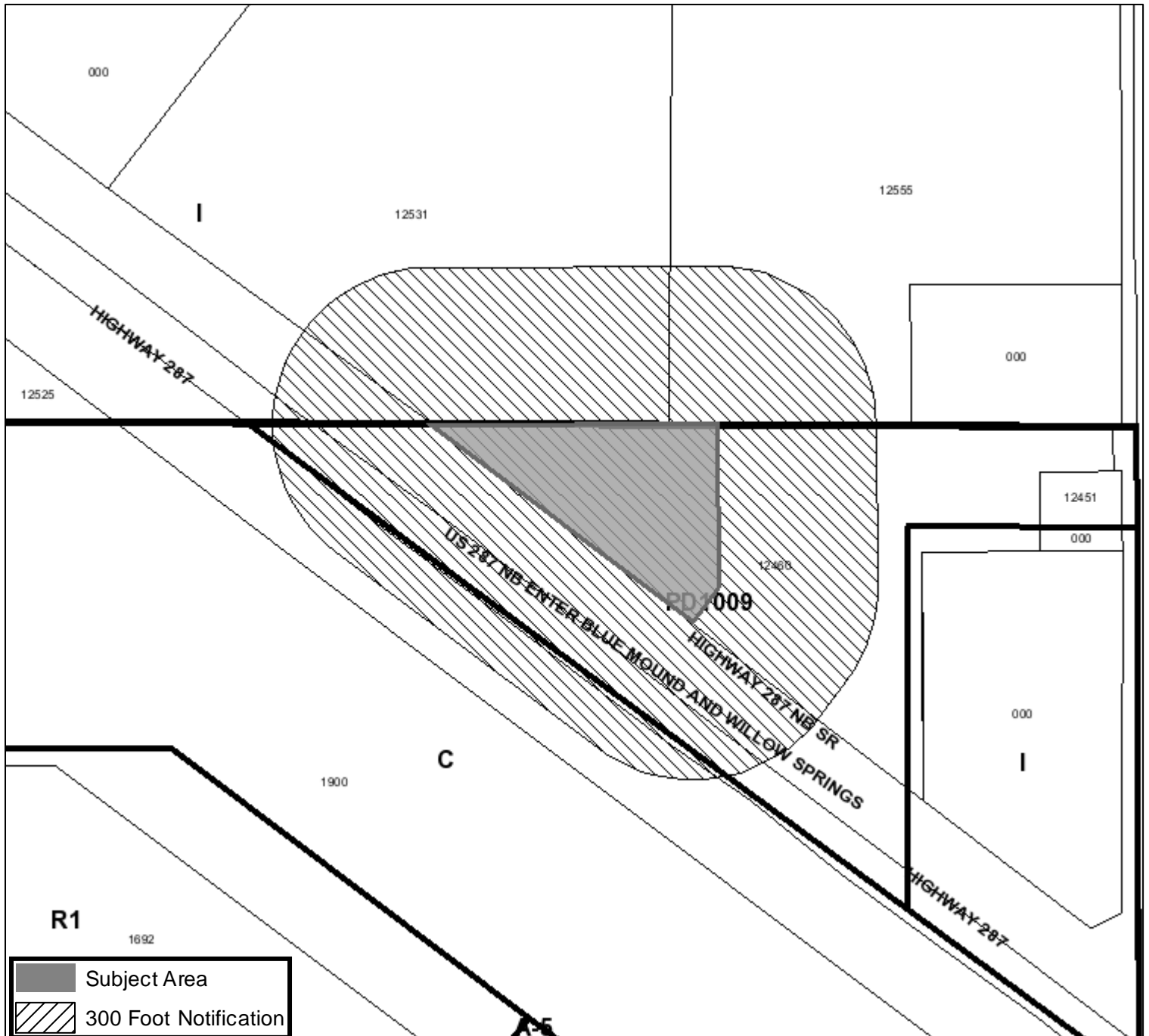
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



ZC-19-171

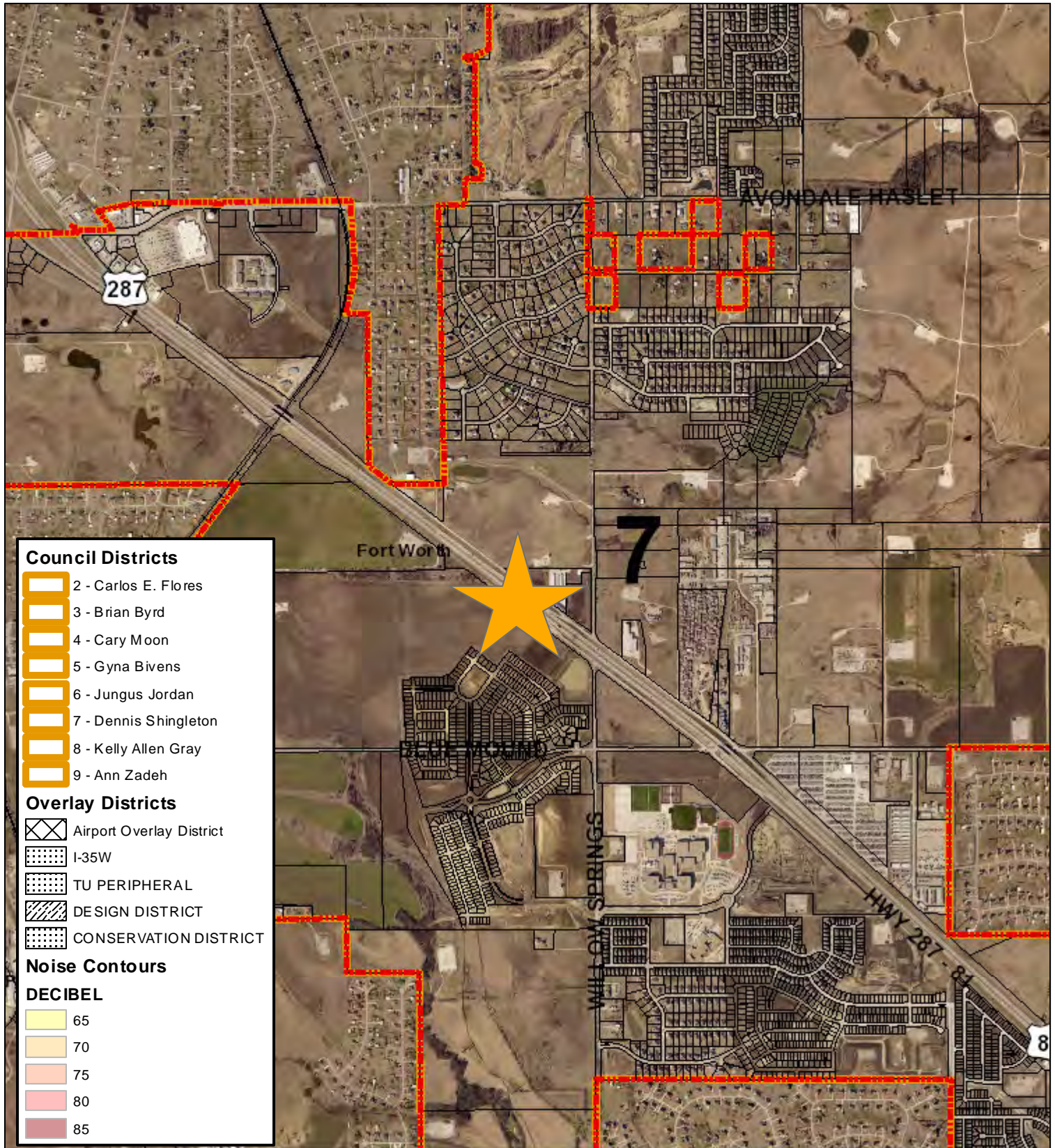
Area Zoning Map

Applicant: 287 Willow Springs Storage, LP
Address: 12460 NW Highway 287
Zoning From: PD 1009 for I uses plus mini-warehouse
Zoning To: I
Acres: 2.50694493
Mapsc0: 19B
Sector/District: Far North
Commission Date: 11/13/2019
Contact: 817-392-2495

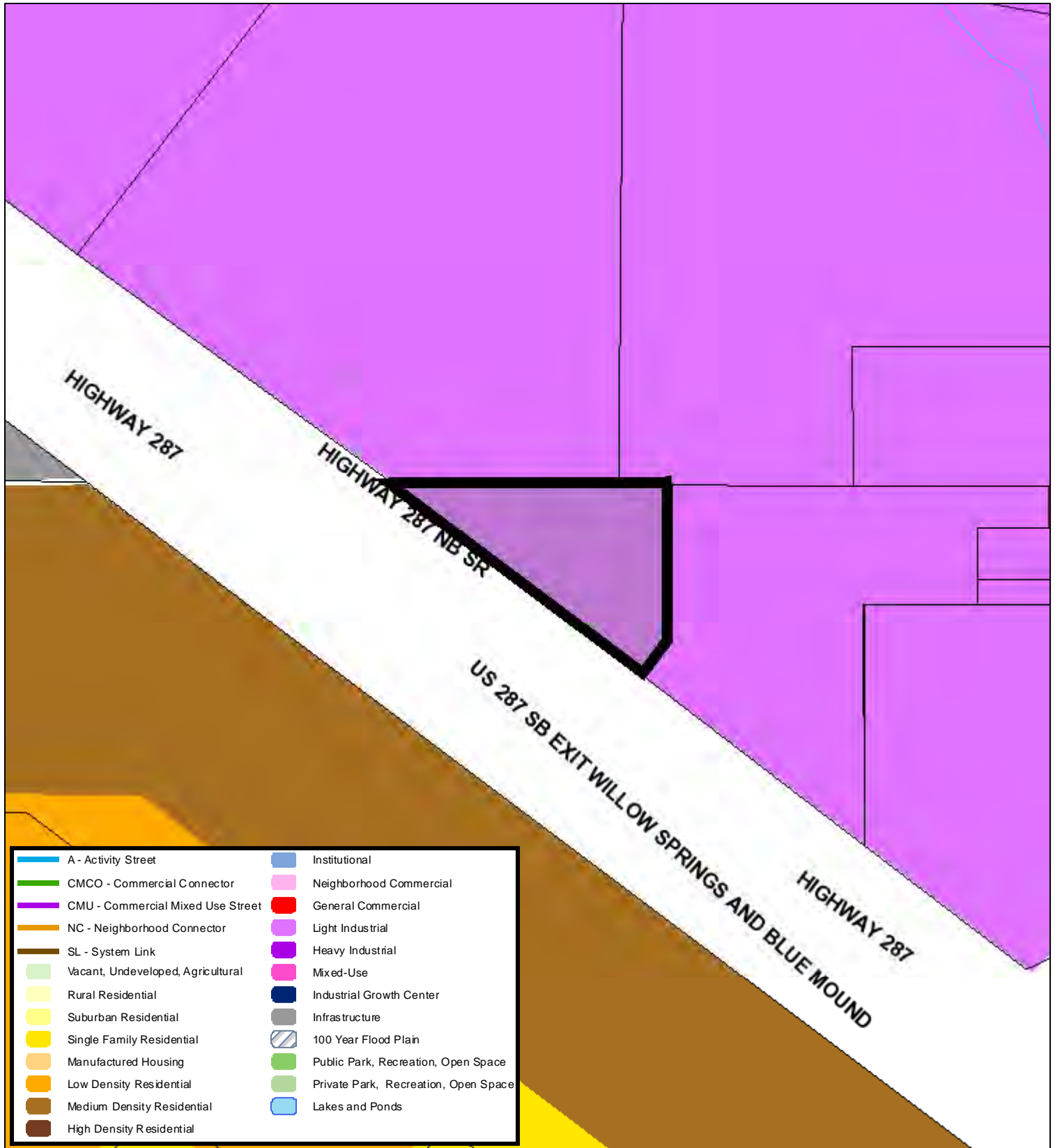


0 137.5 275 550 Feet

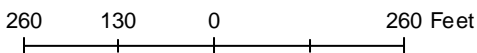
Area Map



Future Land Use



 A - Activity Street	 Institutional
 CMCO - Commercial Connector	 Neighborhood Commercial
 CMU - Commercial Mixed Use Street	 General Commercial
 NC - Neighborhood Connector	 Light Industrial
 SL - System Link	 Heavy Industrial
 Vacant, Undeveloped, Agricultural	 Mixed-Use
 Rural Residential	 Industrial Growth Center
 Suburban Residential	 Infrastructure
 Single Family Residential	 100 Year Flood Plain
 Manufactured Housing	 Public Park, Recreation, Open Space
 Low Density Residential	 Private Park, Recreation, Open Space
 Medium Density Residential	 Lakes and Ponds
 High Density Residential	



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 5, 2019.



Aerial Photo Map



0 165 330 660 Feet

