



Zoning Commission

Date: October 12, 2021

Case Number: ZC- 21-138

Council District: 7

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: FW Sports Authority, Inc.

Site Location: 3575 Lone Star Circle

Acreage: 50.231 acres

Request

Proposed Use: Warehouse Distribution Center

Request: From: PD 476 for Texas Motor Speedway

To: "I" Light Industrial

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (Minor Boundary Adjustment)**.

Staff Recommendation: **Approval**

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

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Project Description and Background

The proposed site is located west of the Texas Motor Speedway, just north of Highway 114. The applicant is requesting to rezone from PD 476- Texas Motor Speedway to "I" Light Industrial for industrial warehouse uses. The application does not indicate an intended layout or user.

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 proposed use for industrial warehouse is permitted by right in "I" Light Industrial and is appropriate. Light Industrial typically provides office/warehouse uses and is limited to a height of 45 feet.

Surrounding Zoning and Land Uses

North: Unincorporated/ Vacant

East: PD 476 – Texas Motor Speedway/ Vacant

South: "K" Heavy Industrial / Vacant and Warehouse Distribution

West: "I" Light Industrial / Warehouse

Recent Zoning History

- ZC-18-134 Unzoned to "K", subject property to the south
- ZC-18-056 "FR" and "I" to "I" and "K", subject property to the west
- ZC-13-169 Unzone to "I"; eff. 12/31/13, subject property to the southwest,
- ZC-11-051 "I" to "K"; eff. 8/13/11
- ZC-11-052 Unzoned and "FR" to "K"; eff. 10/31/11, subject properties to the west

Public Notification

300-foot Legal Notifications were mailed on August 25, 2021.

The following organizations were notified: (emailed August 23, 2021)

Fort Worth League of Neighborhood Assoc.	North Fort Worth Alliance
Beechwood Creeks HOA	Streams and Valleys Inc.
Trinity Habitat for Humanity	Northwest ISD

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from PD 476 – Texas Motor Speedway to “I” Light Industrial for industrial type uses. Surrounding land uses consist of the Texas Motor Speedway property to the east, vacant land to the north and industrial warehouse uses to the west and south.

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

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

Comprehensive Plan Consistency

The 2021 Comprehensive Plan designates the subject property as General Commercial and is in proximity of the Texas Motor Speedway and surrounding industrial type uses. Based on the location of the Union Pacific locomotive plant in the area as well as other industrial uses in the area, the proposed “I” Light Industrial zoning district is consistent with policies in the new Economic Development Strategic Plan and the 2021 Comprehensive Plan.

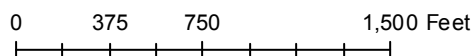
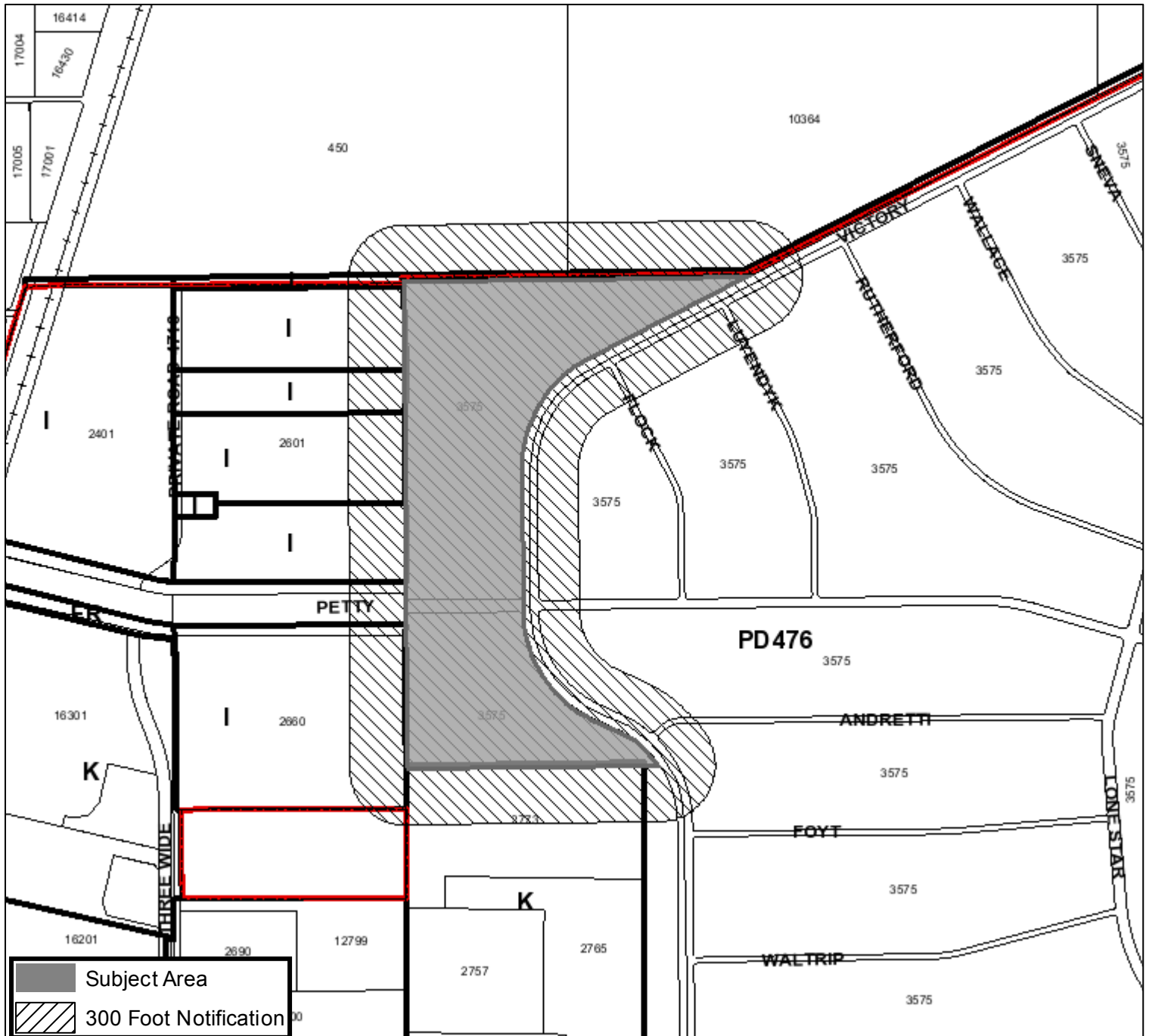
Since the area is identified for General Commercial Uses and the proposed uses are more intensive, the proposed zoning is **not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

Economic Development Plan

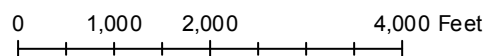
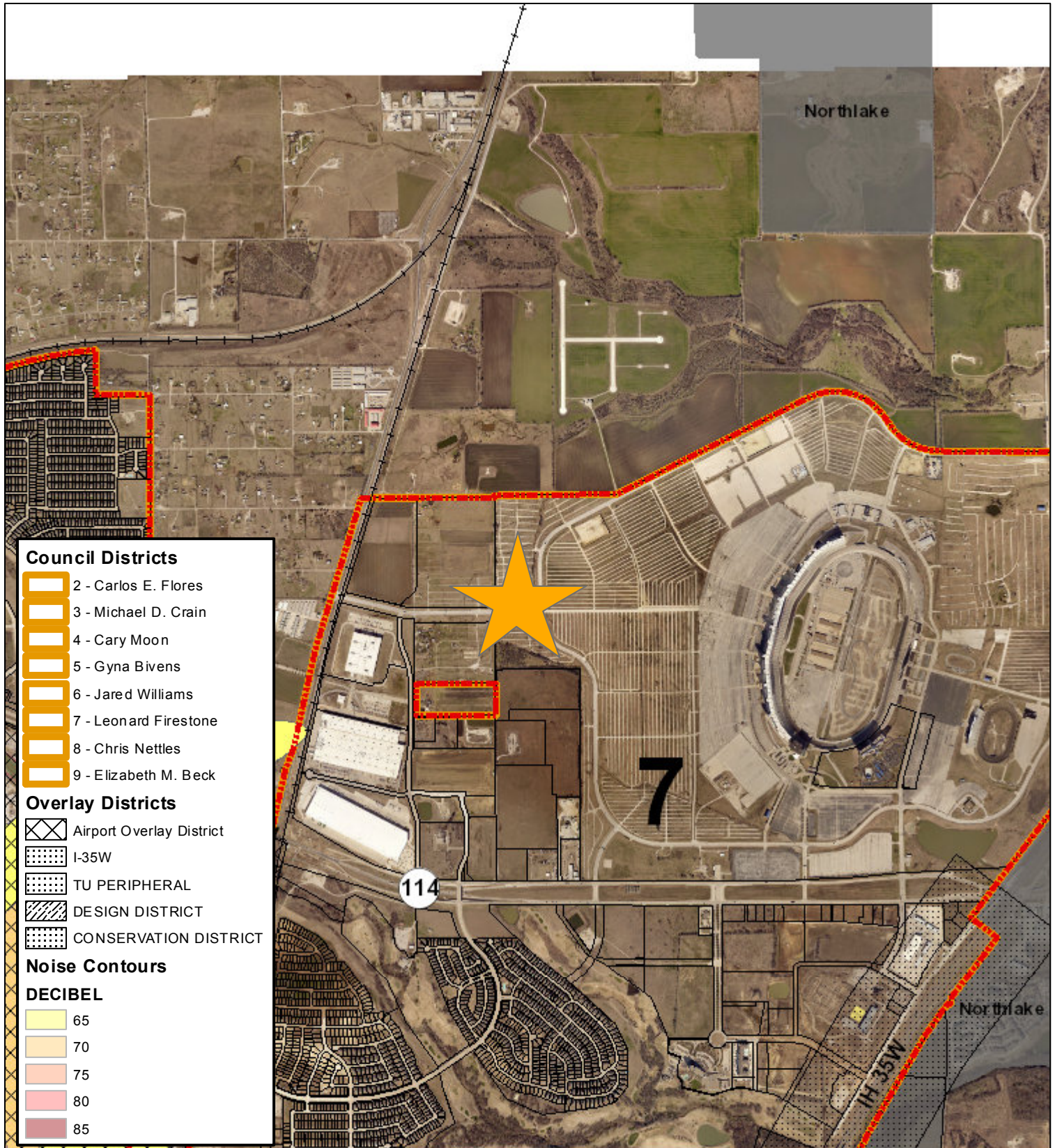
The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. It stated four specific outcomes, one of which is “A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment”.

Area Zoning Map

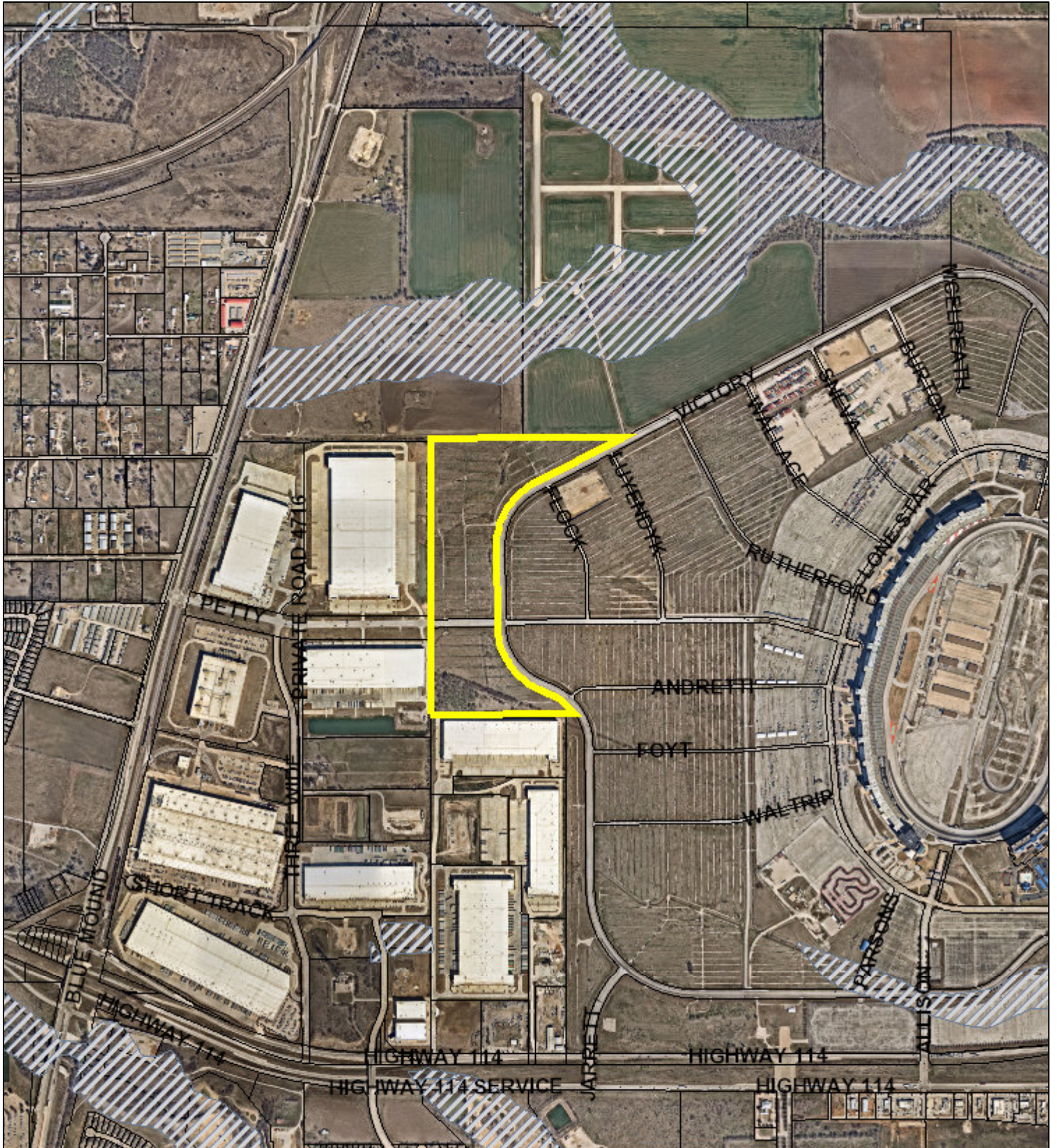
Applicant: FW Sports Authority, Inc.
 Address: 3575 Lone Star Circle at Petty Place & Victory Circle W.
 Zoning From: PD 476 for Texas Motor Speedway
 Zoning To: I
 Acres: 50.23193809
 Mapsco: 643J
 Sector/District: Far North
 Commission Date: 9/8/2021
 Contact: null



Area Map



Aerial Photo Map



0 750 1,500 3,000 Feet

