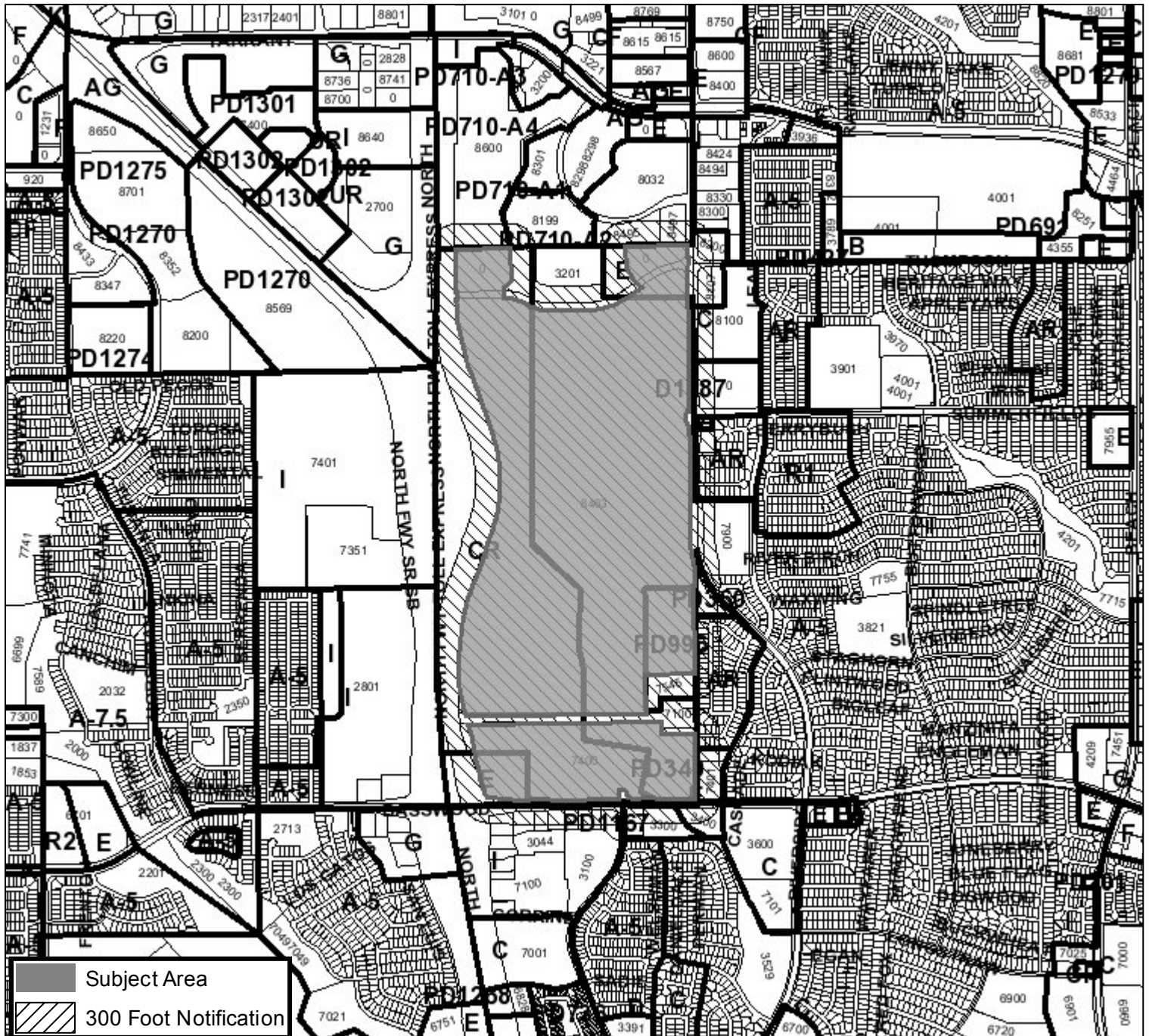


Area Zoning Map

Applicant: Basswoods35 Land LLC
 Address: 7400 - 8500 blocks North Freeway (I-35W)
 Zoning From: A-5, CR, E, PD 996 for electronic data storage center
 Zoning To: Planned Development for A-5, R2, C, D, CF, G, and I uses
 Acres: 297.24008622
 Mapsco: Page 35
 Sector/District: Far North
 Commission Date: 7/13/2022
 Contact: 817-392-6329



Subject Area
 300 Foot Notification

0 850 1,700 3,400 Feet



Zoning Staff Report

Date: August 9, 2022

Case Number: ZC-22-113

Council District: 4

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Basswoods35 Land LLC

Acreage: 297.2 acres

Site Location: 7400-8500 blocks North Freeway (I-35W)

Request

Proposed Use: Single-family, Commercial, Industrial and Multifamily uses

Request: From: “A-5” One-Family; “CR” Low Density Multifamily; “E” Neighborhood Commercial; “PD 996” PD/SU Planned Development/Specific Use for electronic data storage center; site plan required.

To: “PD/A-5, R-2, C, D, CF, E, F, G, and I” Planned Development for “A-5” One Family, “R2” Townhouse Cluster, “C” Medium Density Multifamily, “D” High Density Multifamily, “CF” Community Facilities, “E” Neighborhood Commercial, “F” General Commercial, “G” Intensive Commercial, and “I” Light Industrial, IH-35W Overlay, site plan waiver requested.

Recommendation

Land Use Compatibility: Requested change see table below.

Comprehensive Plan Consistency: Requested change see table below.

Staff Recommendation: Approval

Zoning Commission Recommendation: Approval



Zoning Staff Report

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2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
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 - 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
10. Exhibit

Project Description and Background

The request is being made to rezone the Site from CR, E, A5, PD and E to a Planned Development. The Planned Development is approximately 361 acres of land located east of Interstate 35W (at the Hwy 287 split), north of Basswood Boulevard, south of Thompson Road and west of Riverside Drive. The Site is composed of four parcels of land separated by land owned by Brazos Electric Power Coop and ONCOR ENERGY.

The zoning request is for a Planned Development (PD) containing seven tracts. The overall base zonings include A-5, R-2, C, D, CF, E, F, G, and I. The purpose of the zoning request as a PD is to allow for the highest and best uses in this area and flexibility in each tract. The proposed uses also provide a transition between the highway and the residential uses on the east as well as allowing connection to the school to the north. The development of the Site would also allow connection to a transition from the adjacent commercial to the south.

The following is the breakdown of acreages and requested zonings in each tract:

Tract	Proposed Zoning	Acreage
1	“R2” Townhouse Cluster, “D” High Density Multifamily, “G” Intensive Commercial	24.5
2	“A-5” One-Family, “R2” Townhouse/Cluster, “C” Medium Density Multifamily & “E” Neighborhood Commercial	105
3*	“A-5” One-Family, “R2” Townhouse/Cluster, “CF” Community Facilities, “F” General Commercial	119.0
4	“C” Medium Density Multifamily, “E” Neighborhood Commercial	16.0
5	“D” High Density Multifamily, “G” Intensive Commercial	39.0
6	“A-5” One-Family, “R2” Townhouse/Cluster, “D” High Density Multifamily; “G” Intensive Commercial; “I” Light Industrial	42.0
7	“D” High Density Multifamily, “G” Intensive Commercial	19.6

**Tract 3 is currently under negotiation with the City of Fort Worth. The intent is for the City to purchase a portion and develop such as a stadium. The proposed uses would allow for flexibility in this case should the City not make the purchase.*

Staff has concerns about the amount of potential multifamily within this PD. If approved, the majority of the site would allow multifamily by right. TPW has also expressed concerns about potential traffic issues. Staff has directed the applicant to meet with Kelly Porter, Assistant Transportation/Public Works Director to discuss.

Surrounding Zoning and Land Uses

North “A-5” One-Family; “PD 710” “PD/SU” Planned Development/Specific Use, for all uses in “C” Medium Density Multi Family; plus: Home Office with development standards / multifamily, school
 East “AR” One-Family Restricted; “A-5” One-Family; “C” Medium Density Multifamily; “E” Neighborhood Commercial “PD 360” PD/SU for commercial uses; “PD 1287” PD/D for independent living/ single-family, multifamily, school, undeveloped land
 South “I” Light Industrial; “PD 1167” PD/E plus miniwarehouse/ commercial, miniwarehouse, industrial
 West “I” Light Industrial / IH-35W

Recent Zoning History

- NA

Public Notification

300-foot Legal Notifications were mailed on July 1, 2022.

The following organizations were notified: (emailed June 24, 2022)

Organizations Notified	
North Fort Worth Alliance	Pine Meadows HOA
Carriage Hills HOA	West Fork Ranch HOA
Arcadia Park Estates HOA	Carrington Court HOA
Basswood Village HOA	Santa Fe Enclave HOA
Summerfields NA	Streams and Valleys Inc
Trinity Habitat for Humanity	Keller ISD
Northwest ISD	

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of to “PD” for a variety of uses within a set of tracts. The applicant is requesting the PD in order to have flexibility of uses moving forward. This site is basically self-contained with I-35W to the west, Thompson Rd to the north, Basswood Blvd. to the south, and N Riverside Drive to the east. This is a large tract so surrounding land uses vary. Land uses to the south are commercial and minwarehouses, school to the north, single-family and multifamily to the east, and I-35W to the west. The table below describes the compatibility with surrounding uses for each tract.

Tract	Proposed Zoning	Compatible
1	“R2” Townhouse Cluster, “D” High Density Multifamily, “G” Intensive Commercial	Yes (adjacent I-35W to the west and floodplain to the east)
2	“A-5” One-Family, “R2” Townhouse/Cluster, “C” Medium Density Multifamily & “E” Neighborhood Commercial	Yes (frontage along I-35, interior to the site, separated by North Riverside Dr.)
3*	“A-5” One-Family, “R2” Townhouse/Cluster, “CF” Community Facilities, “F” General Commercial	Yes (interior to the overall site, single-family uses separated by North Riverside Dr.)
4	“C” Medium Density Multifamily, “E” Neighborhood Commercial	Yes (along Basswood Blvd, floodplain to the west and Oncor easement to the east)

5	“D” High Density Multifamily, “G” Intensive Commercial	Yes (located along Basswood and I-35, across the street from industrial zoned land with commercial uses)
6	“A-5” One-Family, “R2” Townhouse/Cluster, “D” High Density Multifamily; “G” Intensive Commercial; “I” Light Industrial	Yes
7	“D” High Density Multifamily, “G” Intensive Commercial	Yes

Comprehensive Plan Consistency – Far North

Since this is a large zoning case, the Comprehensive Plan Consistency has been divided into tracts. The table below describes the consistency with the Comprehensive Plan:

Tract	Proposed Zoning	Future Land Use	Consistency
1	“R2” Townhouse Cluster, “D” High Density Multifamily, “G” Intensive Commercial	General Commercial	Not Consistent (Technical Inconsistency)
2	“A-5” One-Family, “R2” Townhouse/Cluster, “C” Medium Density Multifamily & “E” Neighborhood Commercial	Single-family; Neighborhood Commercial	Not Consistent (Significant Deviation) due to predominance of single-family
3*	“A-5” One-Family, “R2” Townhouse/Cluster, “CF” Community Facilities, “F” General Commercial	Single-family; Medium Density Multifamily	Not Consistent (Technical Inconsistency)
4	“C” Medium Density Multifamily, “E” Neighborhood Commercial	General Commercial	Not Consistent (Technical Inconsistency)
5	“D” High Density Multifamily, “G” Intensive Commercial	General Commercial	Not Consistent (Technical Inconsistency)
6	“A-5” One-Family, “R2” Townhouse/Cluster, “D” High Density Multifamily; “G” Intensive Commercial; “I” Light Industrial	General Commercial	Not Consistent (Technical Inconsistency)
7	“D” High Density Multifamily, “G” Intensive Commercial	General Commercial	Not Consistent (Technical Inconsistency)

Economic Development Plan

The adopted Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.

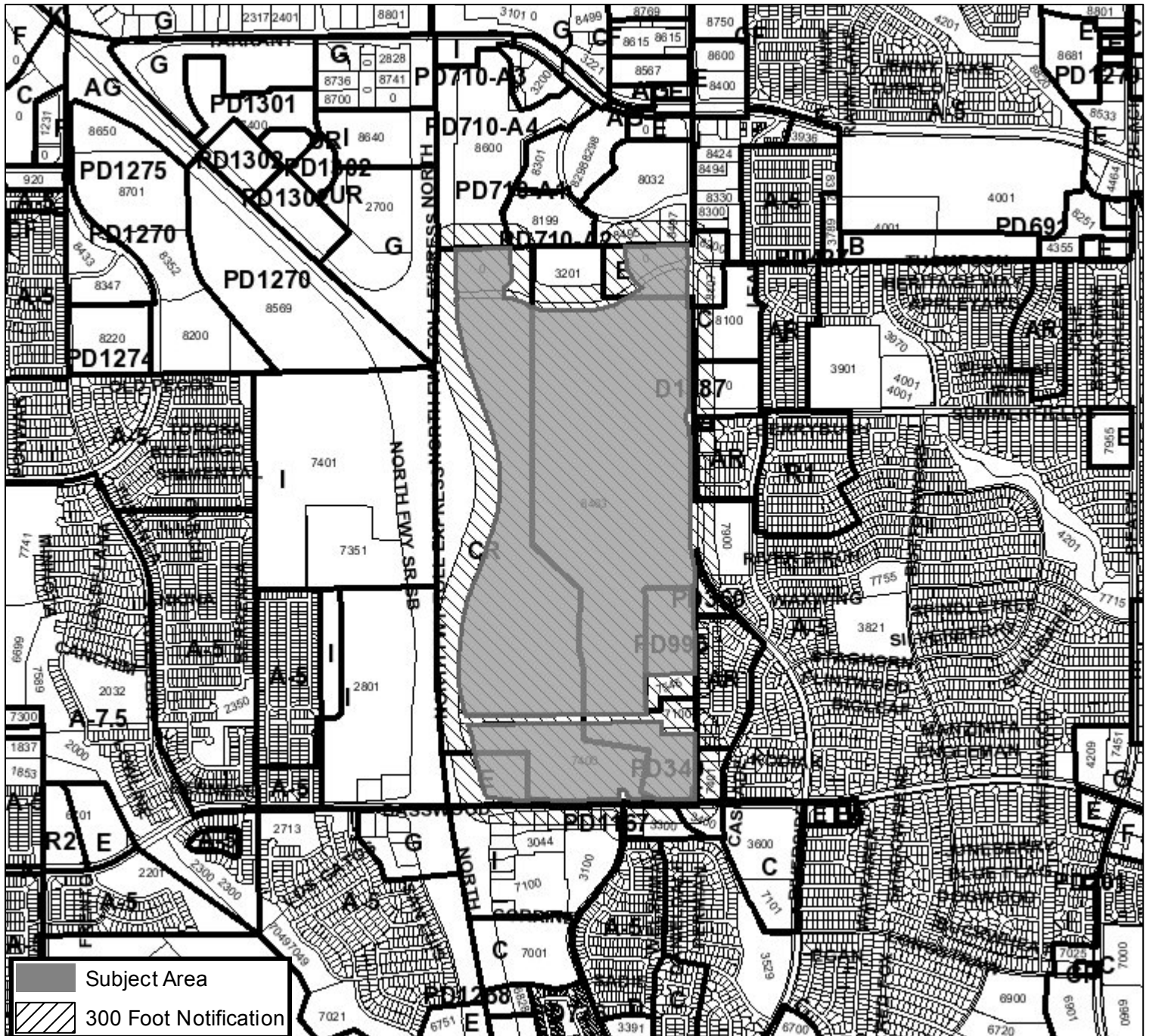
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

The proposed zoning may assist in high-wage job growth and targeted high-growth industry, it will also contribute to the quality of place for the neighborhood.

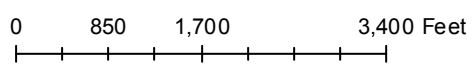


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 Mapsco: Page 35
 Sector/District: Far North
 Commission Date: 7/13/2022
 Contact: 817-392-6329



[Shaded Box] Subject Area
 [Hatched Box] 300 Foot Notification



TRACT 2 - ± 105.0 AC. NET

- R2 - TOWNHOME
- A5 - SINGLE FAMILY
- C - MEDIUM DENSITY MULTI FAMILY
- E - NEIGHBORHOOD COMMERCIAL

N RIVERSIDE DR (110' R.O.W.)

THOMPSON DR

SUMMERFIELDS BLVD (110' R.O.W.)

N RIVERSIDE DR (110' R.O.W.)

PROPOSED ZONING LINE

TRACT 1 - ± 24.5 AC. NET

- G - COMMERCIAL
- D - HIGH DENSITY MULTI FAMILY
- R2 - TOWNHOME

287



TRACT 3 - ± 119.0 AC. NET

- CF - STADIUM
- F - COMMERCIAL
- R2 - TOWNHOME
- A5 - SINGLE FAMILY

TRACT 7 - ± 19.6 AC. NET

- G - COMMERCIAL
- D - HIGH DENSITY MULTI FAMILY

TRACT 6 - ± 42.0 AC. NET

- R2 - TOWNHOME
- A5 - SINGLE FAMILY
- I - LIGHT INDUSTRIAL
- G - COMMERCIAL
- D - HIGH DENSITY MULTI FAMILY

TRACT 4 - ± 16.0 AC. NET

- C - MEDIUM DENSITY MULTI FAMILY
- E - NEIGHBORHOOD COMMERCIAL

TRACT 5 - ± 39.0 AC. NET

- D - HIGH DENSITY MULTI FAMILY
- G - COMMERCIAL

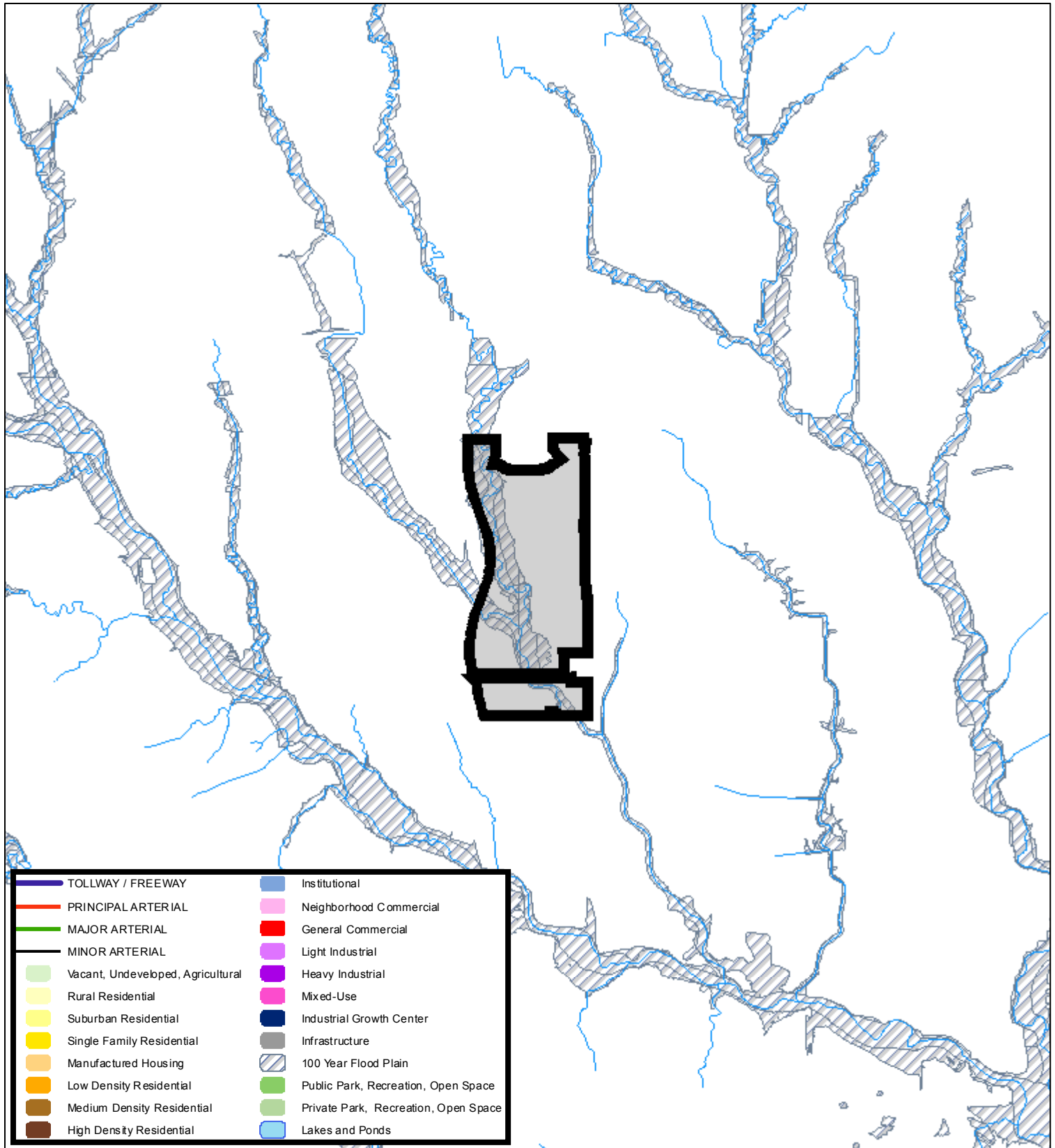
BASSWOOD BLVD (130' R.O.W.)



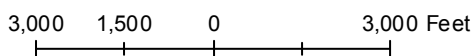
Area Map



Future Land Use



3,000 1,500 0 3,000 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 2,000 4,000 8,000 Feet

