



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 15, 2020

**Council District** 2

<b>Zoning Commission Recommendation:</b> Approval by a vote of 8-0  <b>Opposition:</b> 1 letter <b>Support:</b> 1 letter; Northwest FW Alliance	Continued	Yes <u>X</u> No ___
	Case Manager	<u>Laura Evans</u>
	Surplus	Yes ___ No <u>X</u>
	Council Initiated	Yes ___ No <u>X</u>

**Owner / Applicant:** NTP35 LP

**Site Location:** 8100 - 8500 blocks Horseman Road Acreage: 63.17

**Proposed Use:** Required Plan for PD 1275

**Staff Recommendation:** Approval

**Background:**

The property is located south of the intersection of Harmon Road and Highway 287. The applicant is proposing a site plan for an industrial development. PD 1275 was approved in 2019 for all uses in "I" Light Industrial with revised development regulations for a 60 foot building setback adjacent to residential, 40 foot landscape buffer, and a masonry screening wall; site plan required

The site plan meets all applicable zoning ordinance regulations.

This case was continued at the October Zoning Commission meeting in order for staff to renote the site with additional property.

**Site Information:**

Surrounding Zoning and Land Uses:

- North PD 1275 / undeveloped
- East PD 1270 / undeveloped
- South "A-5" One Family / single family
- West PD 1270; PD 1274 / undeveloped

Zoning History: ZC-19-172 from AG to PD/I and PD/G; subject site and surrounding

**Site Plan Comments:**

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

***(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)***

**Public Notification:**

300 foot Legal Notifications were mailed on November 20, 2020.  
The following organizations were notified: (emailed November 16, 2020)

<b>Organizations Notified</b>	
North Fort Worth Alliance	West Fork Ranch HOA
Ridgeview OA	Chisholm Ridge HOA
Basswood Village HOA	Streams And Valleys Inc
Trinity Habitat for Humanity	Keller ISD
Northwest ISD	Eagle Mountain-Saginaw ISD

*\*Not located within a registered Neighborhood Association*

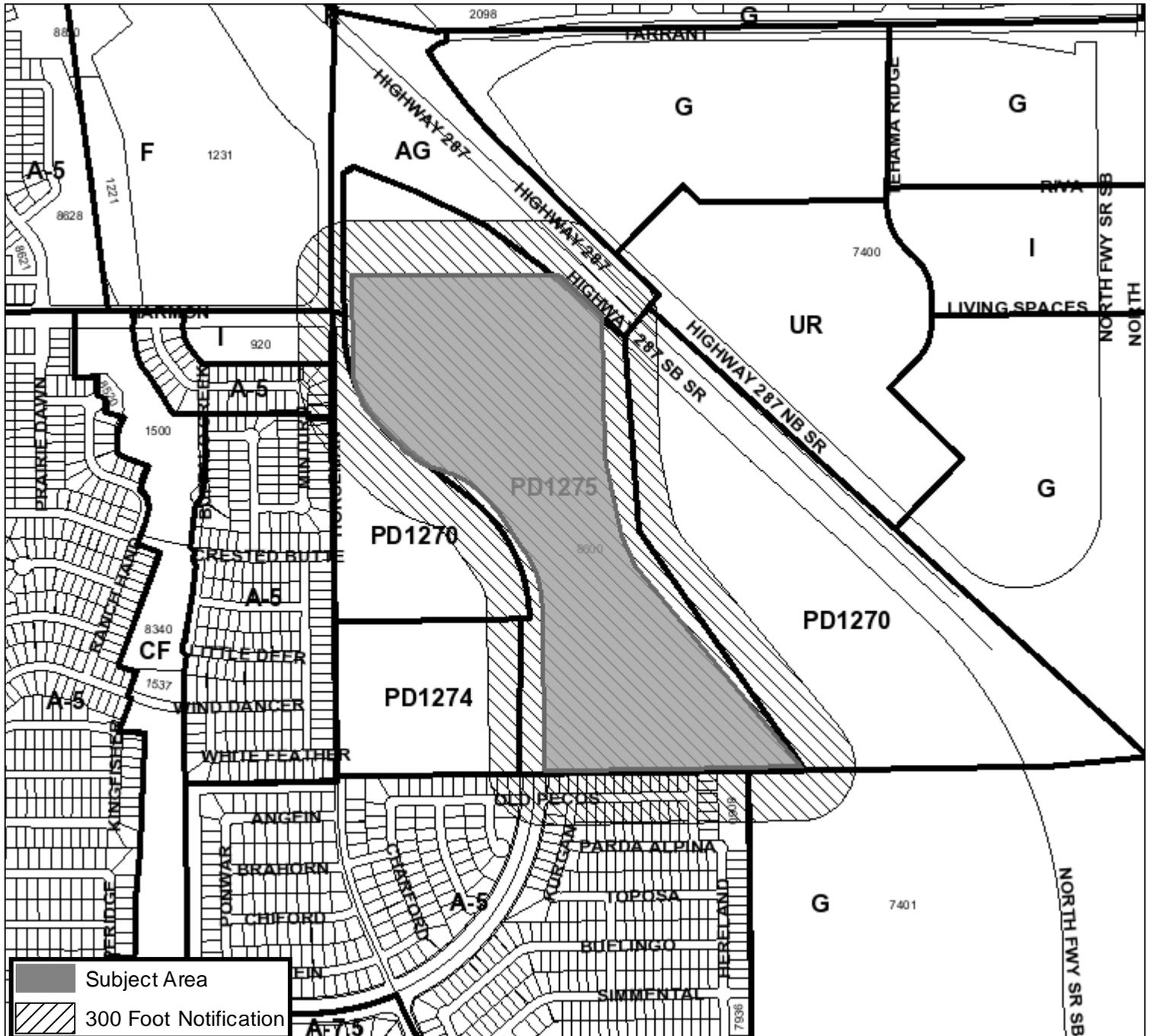
**Attachments:**

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

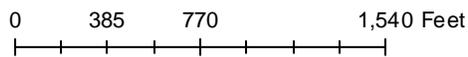


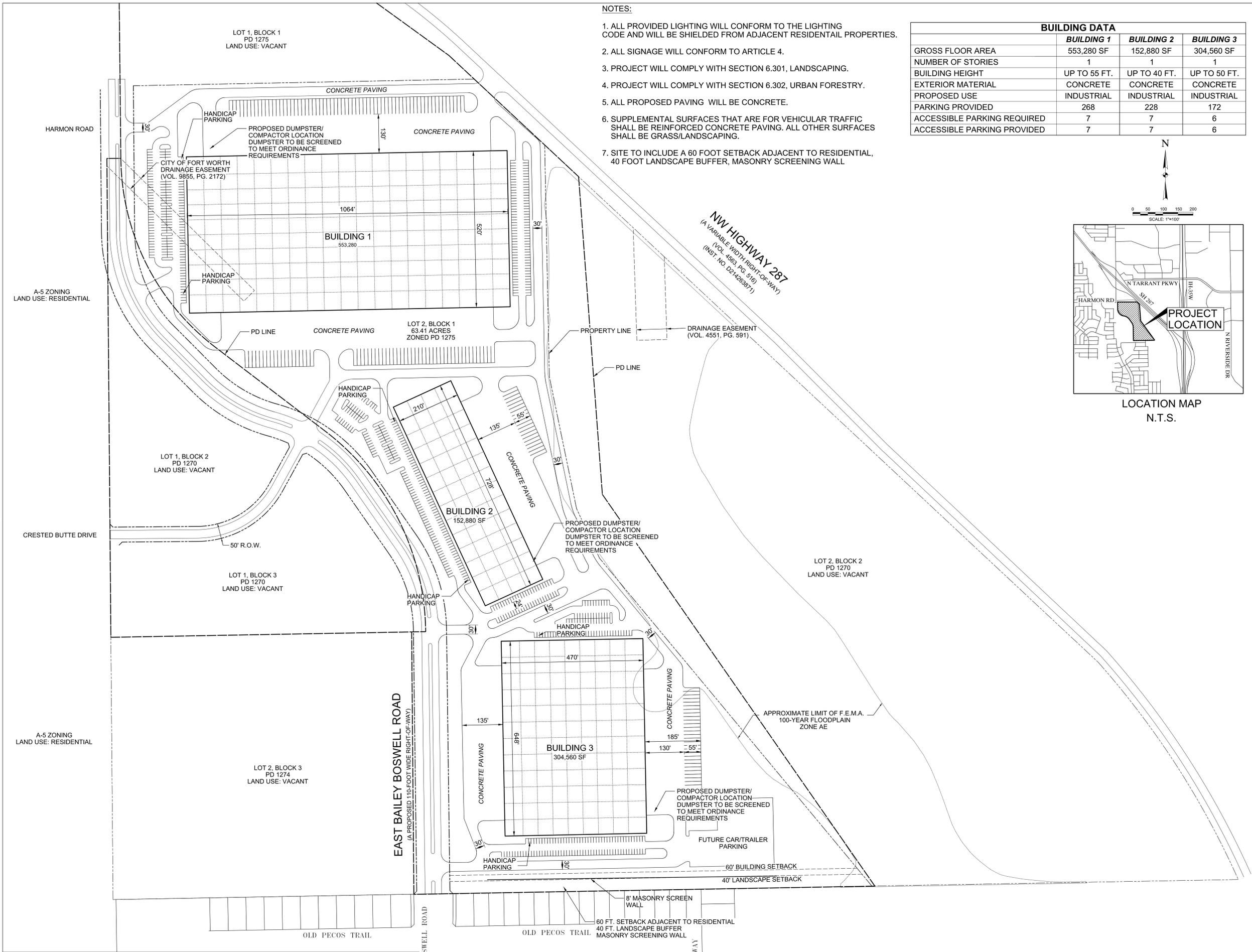
# Area Zoning Map

Applicant: NTP35 LP  
 Address: 8100 - 8500 blocks Horseman Road  
 Zoning From: PD 1275  
 Zoning To: Required Site Plan for industrial uses  
 Acres: 63.17162502  
 Mapsco: 35EJ  
 Sector/District: Far North  
 Commission Date: 12/9/2020  
 Contact: 817-392-8043



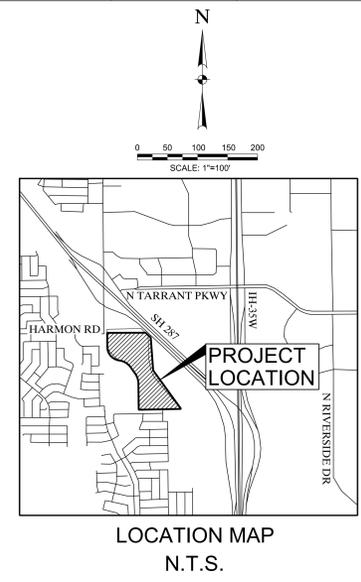
 Subject Area  
 300 Foot Notification





- NOTES:**
1. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE AND WILL BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES.
  2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4.
  3. PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
  4. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
  5. ALL PROPOSED PAVING WILL BE CONCRETE.
  6. SUPPLEMENTAL SURFACES THAT ARE FOR VEHICULAR TRAFFIC SHALL BE REINFORCED CONCRETE PAVING. ALL OTHER SURFACES SHALL BE GRASS/LANDSCAPING.
  7. SITE TO INCLUDE A 60 FOOT SETBACK ADJACENT TO RESIDENTIAL, 40 FOOT LANDSCAPE BUFFER, MASONRY SCREENING WALL

BUILDING DATA			
	BUILDING 1	BUILDING 2	BUILDING 3
GROSS FLOOR AREA	553,280 SF	152,880 SF	304,560 SF
NUMBER OF STORIES	1	1	1
BUILDING HEIGHT	UP TO 55 FT.	UP TO 40 FT.	UP TO 50 FT.
EXTERIOR MATERIAL	CONCRETE	CONCRETE	CONCRETE
PROPOSED USE	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL
PARKING PROVIDED	268	228	172
ACCESSIBLE PARKING REQUIRED	7	7	6
ACCESSIBLE PARKING PROVIDED	7	7	6



**NORTH COWTOWN CROSSING**  
**SITE PLAN**  
 FORT WORTH, TEXAS



Revision No.	Date	Description

**PRELIMINARY**  
 FOR INTERIM REVIEW ONLY  
 THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

JOSEPH W. BUCHANAN 136549  
 NAME P.E. NO.  
 DATE 11/24/2020  
 TBP# FIRM #F-312

Project No.:	42487
Issued:	11/24/2020
Drawn By:	CAD
Checked By:	JWB
Scale:	AS NOTED
Sheet Title	SITE PLAN
<b>C1.01</b>	
Sheet Number	

**OWNER/DEVELOPER**  
 TRANSWESTERN DEVELOPMENT COMPANY  
 2300 NORTH FIELD STREET  
 DALLAS, TX 75201  
 CONTACT: DENTON WALKER  
 EMAIL: DENTON.WALKER@TRANSWESTERN.COM  
 (469) 444-8073

**ENGINEER**  
 HALFF ASSOCIATES, INC.  
 3803 PARKWOOD BLVD  
 FRISCO, TX 75034  
 CONTACT: JOSEPH BUCHANAN, P.E.  
 EMAIL: JBUCHANAN@HALFF.COM  
 TEL: (214) 937-3936

**SURVEYOR**  
 HALFF ASSOCIATES, INC.  
 1201 N BOWSER ROAD  
 RICHARDSON, TX 75081  
 CONTACT: GETSY SUTHAN, RPLS  
 EMAIL: GSUTHAN@HALFF.COM  
 TEL: (214) 217-6418

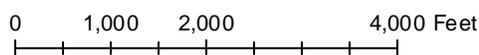
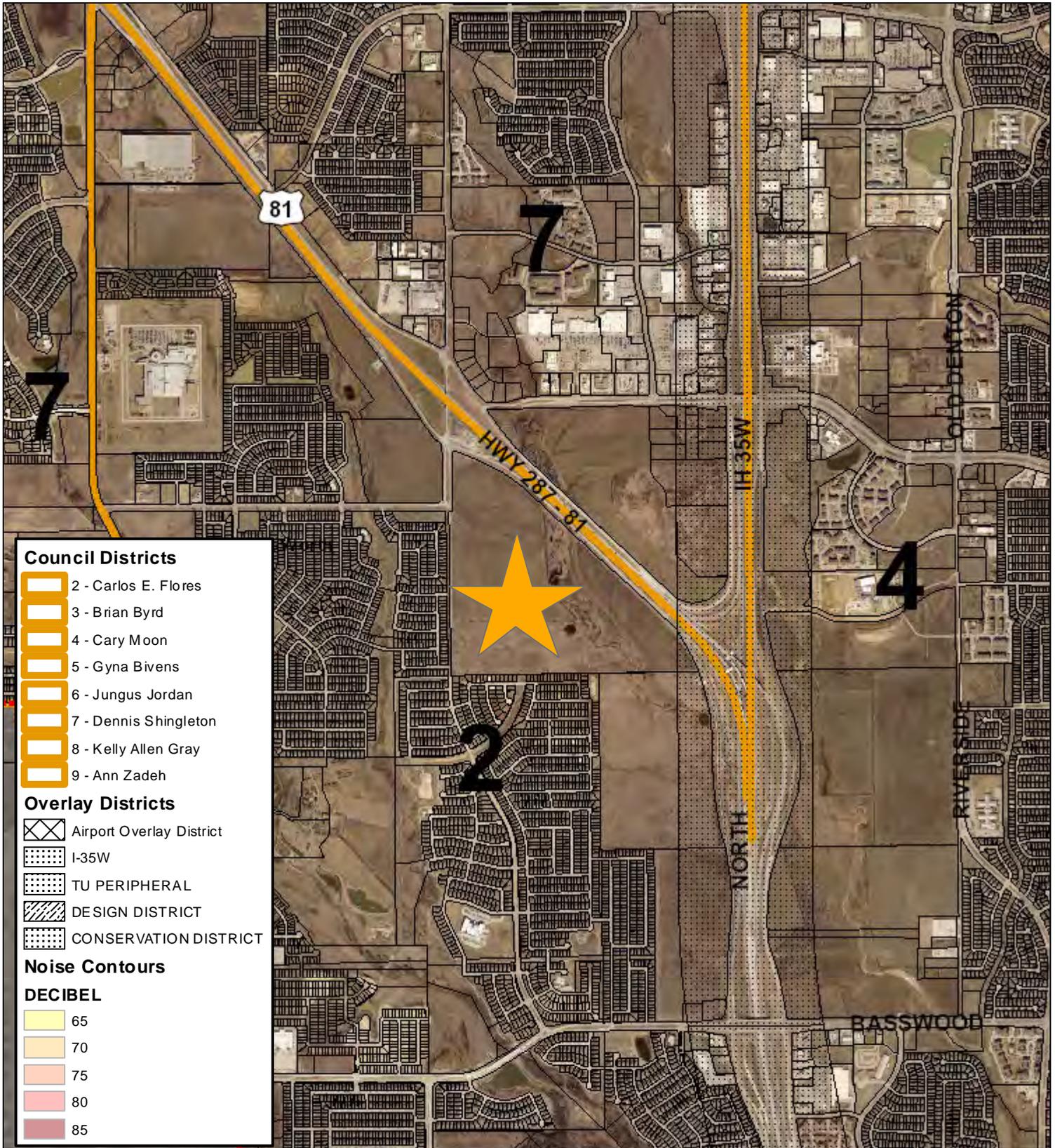


A-5 ZONING  
LAND USE: RESIDENTIAL

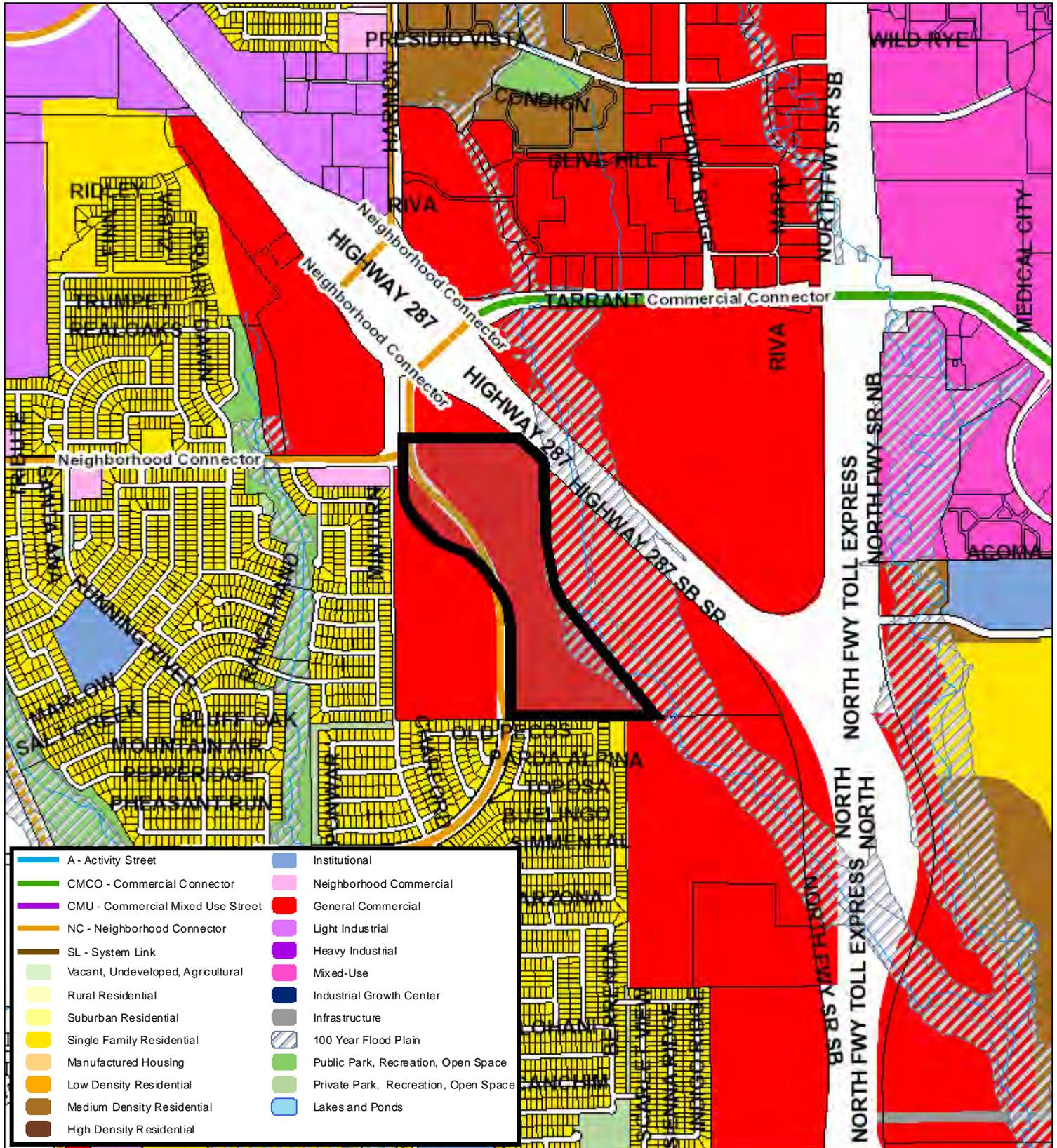
DIRECTOR OF PLANNING AND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

ZONING CASE SP-20-031

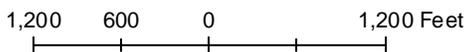
## Area Map



### Future Land Use



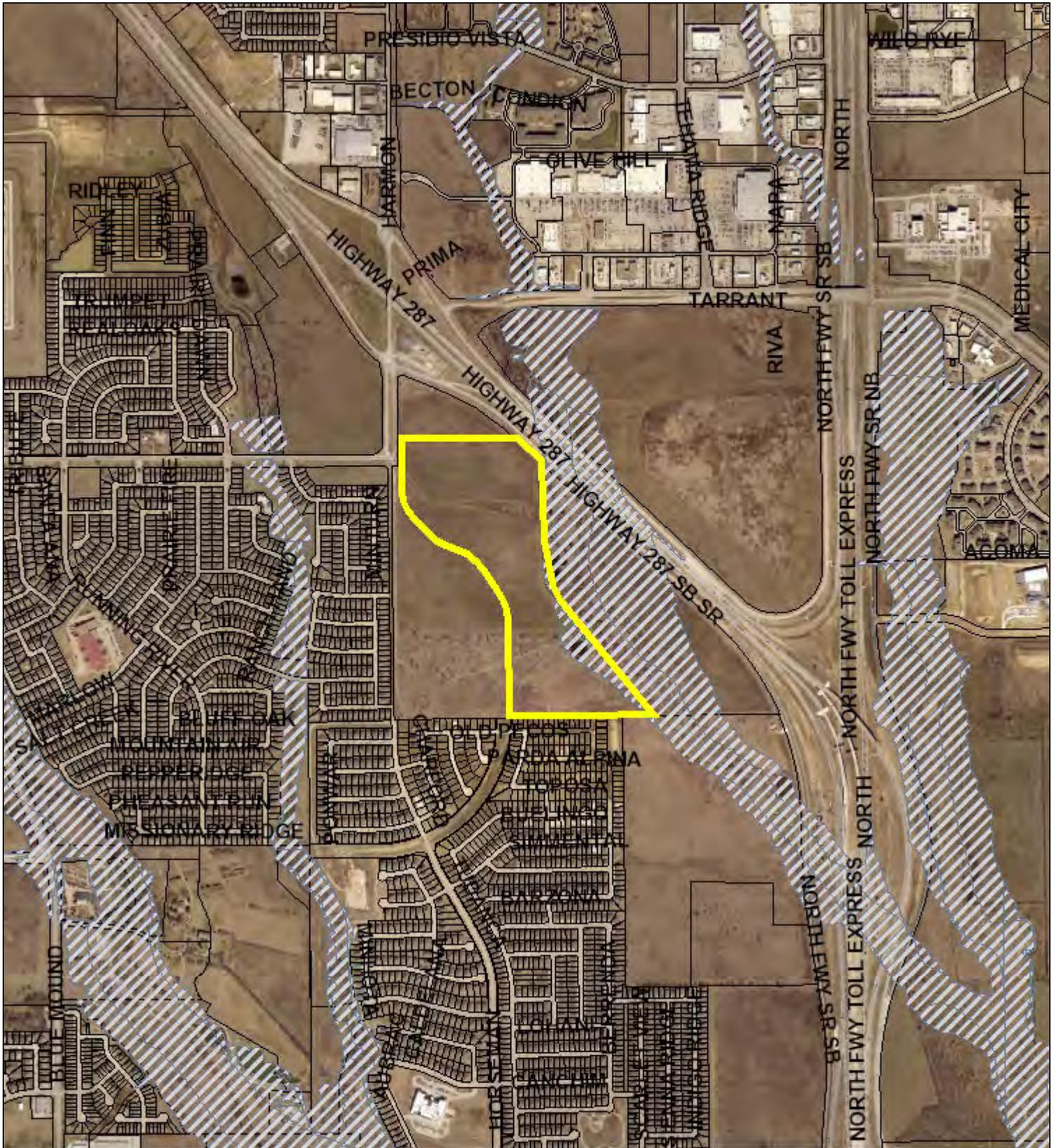
	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial 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 6, 2018.



## Aerial Photo Map



0 800 1,600 3,200 Feet

