



Zoning Staff Report

Date: May 9, 2023

Case Number: ZC-23-045

District (old/new): 5 /11

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Bowie Holland / Barry Hudson (Dunaway Associates)

Site Location: 5000 David Strickland Rd, 5025-5029 Vesta Farley Rd, 5412 Durothy Rd, 5000-5004 Mosson Rd
Acres: 2.2 acres

Request

Proposed Use: Industrial

Request: From: "B" Two-Family Residential

To: "I" Light Industrial

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 5-1**

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. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The proposed sites are located within the Sun Valley Industrial Complex in southeast sector of the City near the intersection of David Strickland and IH 820 East. The rezoning request would change the zoning from the current “B” Two-Family residential to “I” Light Industrial. The following description was provided in the application packet:

“Per the Fort Worth 2022 Comprehensive Plan, the subject properties are included in the "Industrial Growth Center" future land use designation -- specifically the Loop 820 East industrial growth center. (See the attached "Sun Valley - Future Land Use" exhibit.) Within this area, the Plan encourages policies that promote industrial development and generally discourage residential uses (see page 4-10 of Chapter 4 "Land Use" and page C-13 of Appendix C "Future Land Use by Sector").

With the proposed "I" Light Industrial zoning, these properties could develop or redevelop in line the Comprehensive Plan in the future. The City's desired type of development is restricted by the existing "B" Two-Family zoning. The zoning change would also help eliminate zoning inconsistencies within the Sun Valley Industrial Park/ Public Improvement District No. 15, where around 95% of acreage within private property is zoned either as "I" Light Industrial or as an industrial-based Planned Development.

Due to the proposed light industrial zoning, the size of the platted lots, and the existing character of the area, the proposed zoning change should not lead to any nuisances or negative impacts to the surrounding properties. The "I" Light Industrial district allows only a limited range of low-intensity industrial uses that are not noxious or offensive due to odors, smoke, dust, noise, fumes, or vibrations (see Fort Worth Zoning Regulations § 4.1000). The average size of the subject lots is less than half an acre, which limits the magnitude of new development and its impacts. Lastly, the new light industrial development that would be permitted under the proposed zoning would fit in well with the existing predominate character of the Sun Valley area.”

Surrounding Zoning and Land Uses

North “I” Light Industrial; “J” Medium Industrial; “B” Two-Family / industrial
East “I” Light Industrial / industrial
South “I” Light Industrial; “MH” Manufactured Housing/ industrial, manufactured housing
West “I” Light Industrial; “MH” Manufactured Housing/ industrial, manufactured housing

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on March 30, 2023.
The following organizations were emailed on March 30, 2023:

Organizations Notified	
Southeast Fort Worth Inc.	Southeast Fort Worth Inc*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a rezoning of several single-lot “B” Two-Family zoned property to “I” Light Industrial. The areas surrounding the proposed sites are mostly developed as industrial with manufactured housing near the westernmost property. Removing the remaining B zoned property is appropriate in this industrial area.

The proposed “I” Light Industrial zoning **is compatible** in this location.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as future Industrial Growth Center. Appropriate zoning classifications for this location would be the “I”, “J”, or “K” Industrial zoning.

The proposed rezoning to “I” **is consistent** with the Comprehensive Plan.

Economic Development Plan

The adopted Economic Development Strategic Plan Update 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.

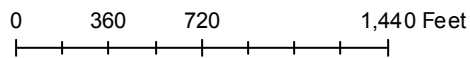
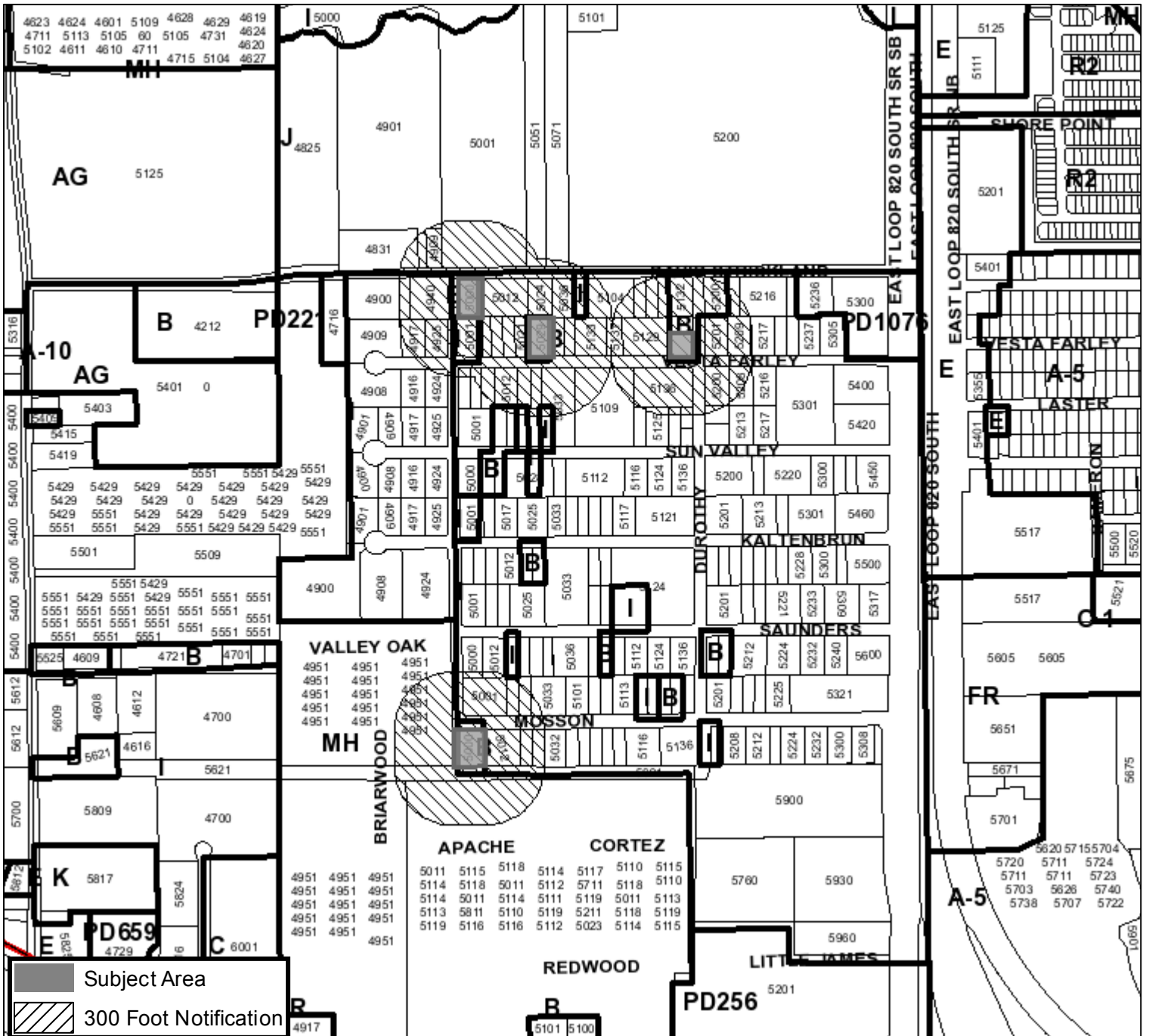
This zoning request will assist in high-wage job growth but does not contribute to the quality of place.



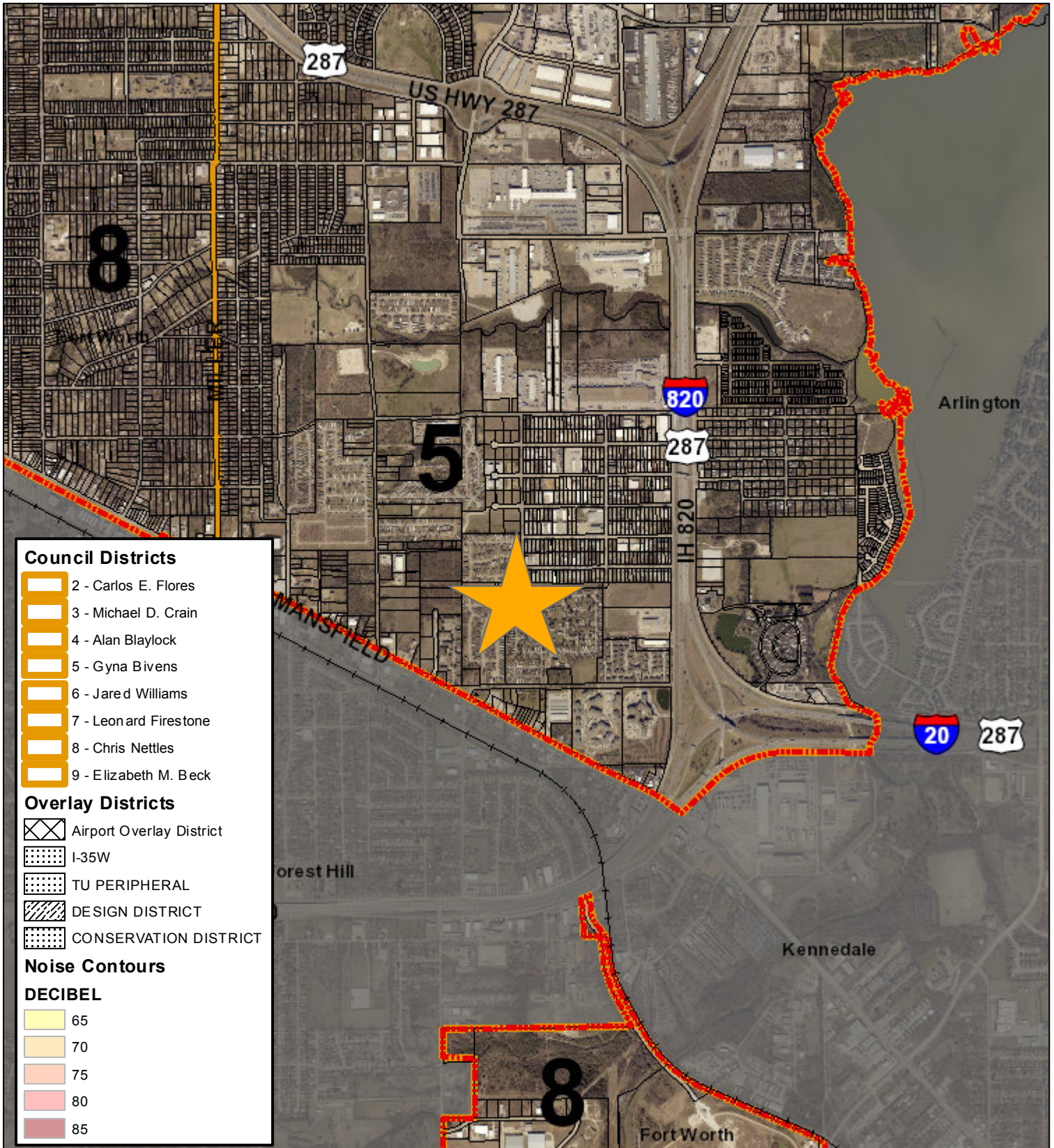
ZC-23-045

Area Zoning Map









Applicant: Barry Hudson
 Address: 5000 David Strickland Road; 5025-5029 Vesta Farley Road; 5412 Durothy Road; 5000-5001
 Zoning From: B
 Zoning To: I
 Acres: 2.19883422
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 4/12/2023
 Contact: 817-392-8028








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Alan Blaylock
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

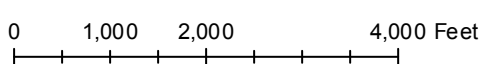
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

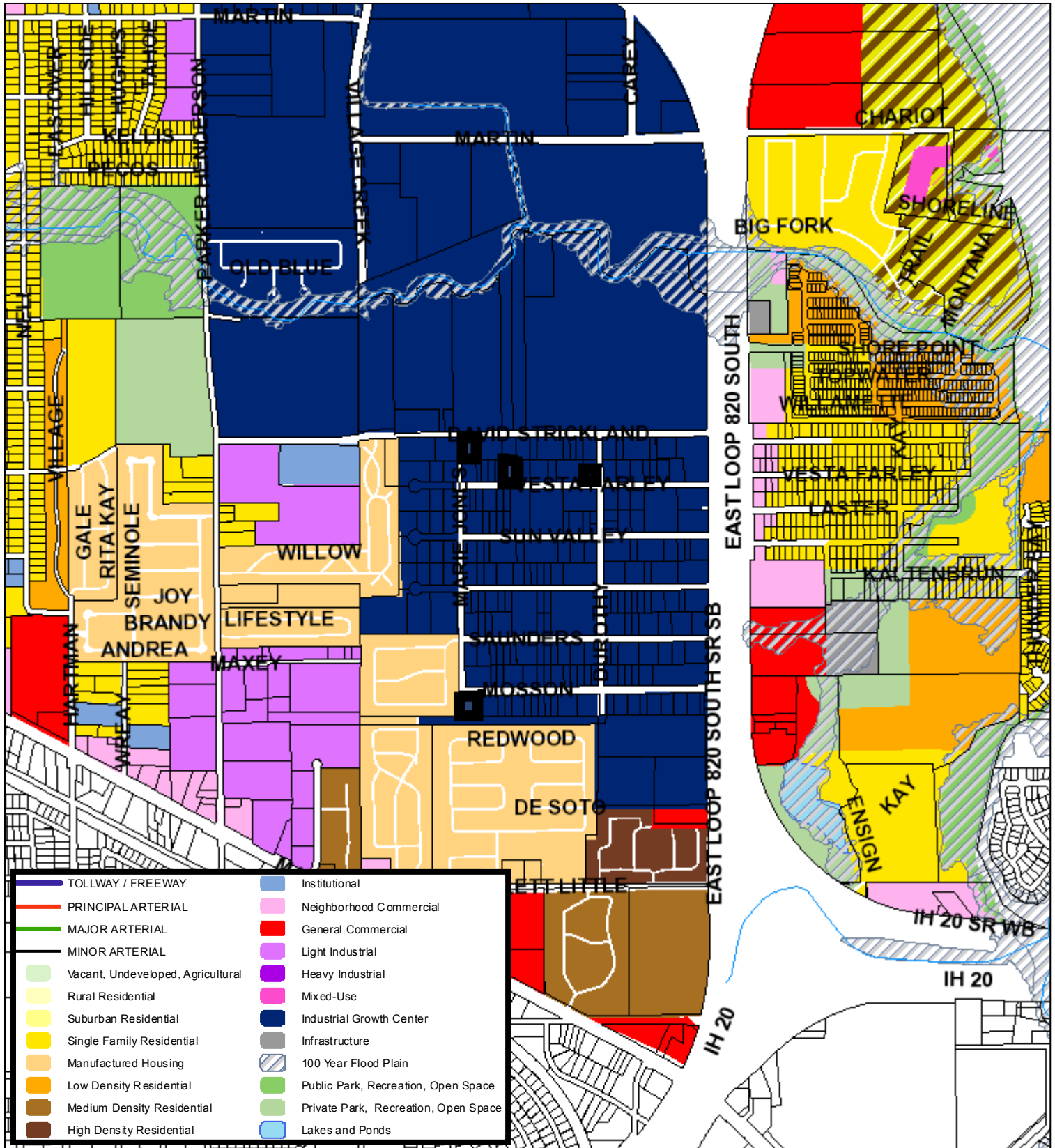
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



1,100 550 0 1,100 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

