



Zoning Staff Report

Date: December 12, 2023

Case Number: ZC-23-127

Council District: 10

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: GRBK Edgewood LLC / LJA Engineering, Inc

Acreage: 573.897

Site Location: N of Rancho Canyon Way, W of John Day Road, and S of Eagle Mountain Parkway

Request

Proposed Use: Single family residential – 497.788 acres and Heavy Industrial – 76.109 acres

Request: From: Unzoned

To: “A-5” One-Family and “K” Heavy Industrial

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent**

Staff Recommendation: **Approval**

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

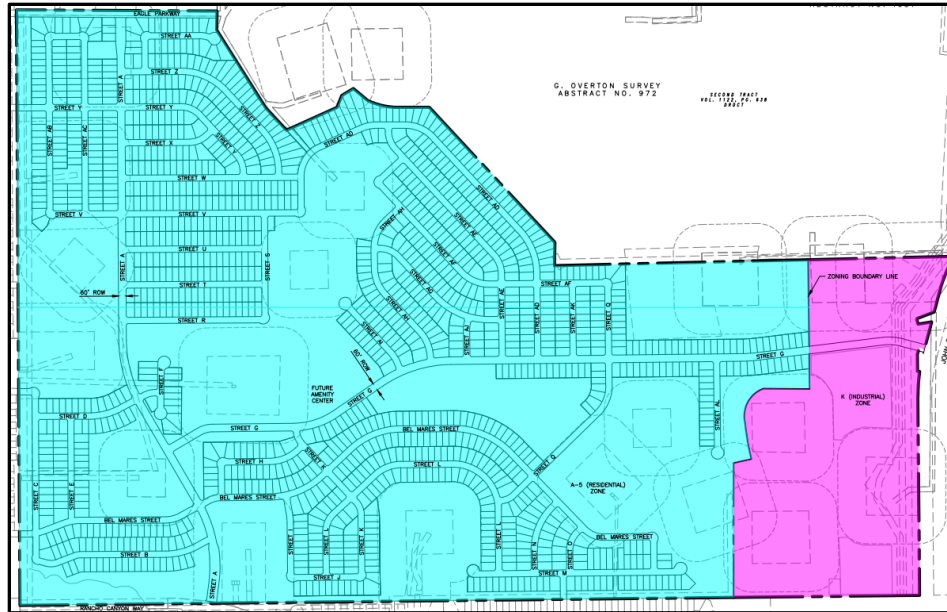
Table of Contents

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

Project Description and Background

This item was continued from the September 13, 2023 regular meeting by motion of the Zoning Commission to allow the applicant time to conduct community outreach with neighborhood organizations proximate to the subject site.

This request seeks to rezone the property into two (2) zoning districts. The majority 497 acres are requested for rezoning to “A-5” One-Family for future single-family development. The remaining 76 acres are proposed for “K” Heavy Industrial. A map of the proposed zoning districts is provided below for reference:



The subject site is a 573+-acre piece of property situated north of Rancho Canyon Way, west of John Day Road, and south of Eagle Mountain Parkway in Council District 10. This site is undeveloped with the exception of several gas well pad sites and is currently located within the extra-territorial jurisdiction (ETJ). This agenda item has a concurrent annexation case (AX-23-0003) and preliminary plat (PP-23-024). Additionally, the City Plan Commission approved a recommendation to City Council to adopt Comprehensive Plan Future Land Use Map amendments from Suburban Residential and Light Industrial to Single-Family Residential and Heavy Industrial for the Terra Vella - GRBK Annexation application (AX-23-003) to support the requested A-5 and K zoning, which are inconsistent with the adopted Comprehensive Plan. The annexation case will be considered by City Council prior to the rezoning case and is tracking to the December 12, 2023 regular City Council meeting. The Future Land Use Map amendments are anticipated to be included in the 2050 Comprehensive Plan update upon approval by the City Council in 2025.

This property was also subject to a Development Agreement executed on January 25, 2023. Article II of the development agreement states the following in terms of the property land use:

2.01 Permitted Uses. The Residential Tract shall be developed in accordance with the permitted uses and development regulations applicable to the City's "A-5" One-Family Residential District, as set out in Sections 4.603 and 4.705 of the Zoning Ordinance. The Industrial Tract shall be developed in accordance with the permitted uses and development regulations applicable to the City's "K" Heavy Industrial District, as set out in Sections 4.803 and 4.1004 of the Zoning Ordinance.

The applicant has provided the following narrative in support of this application:

Upon the approval of the annexation request, the default zoning district of the property will be "AG." For this reason, this zoning request includes the zoning district changes from "AG" to both "A-5" and "K." The proposed land use of the property will consist of single-family residential lots and a small portion of heavy industrial.

The proposed land use is compatible with the surrounding land uses in the area, as the tract is bordered by single-family master-planned communities to the South and West, as well as an industrial growth center immediately to the East. The proposed zoning reclassifications are consistent with the future land use categories shown on the City's Zoning & Annexation maps.

Surrounding Zoning and Land Uses

North ETJ / Undeveloped

East "K" Heavy Industrial / Undeveloped

South "CF" Community Facilities, "A-5" One-Family, "I" Industrial / Single-family residential and undeveloped

West "A-5" One-Family, "AG" Agricultural District / Single-family residential and undeveloped

Recent Zoning History

- ZC-12-074: Adjoining property to the east rezoned from "AG" to "K"
- ZC-18-018: Adjoining property to the south was denied a rezoning from "I" to "A-5"

Public Notification

300-foot Legal Notifications were mailed on August 29, 2023.

The following organizations were emailed on August 29, 2023:

Organizations Notified	
North Fort Worth Alliance	Sendera Ranch HOA*
Streams and Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	

**Located closest to this registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The majority of the property is requested to be rezoned to single-family residential under the “A-5” zoning district. This use is compatible with single family development either existing or occurring to the south and west of the subject property.

The property adjoins the Alliance Airport Industrial Growth Center to the east containing heavy industrial zoning and uses. The requested “K” zoning is a compatible use within the growth center. The requested K zoning district has additional supplemental requirements to buffer/separate it from adjoining residential uses including increased building setbacks, increased landscape buffers and screening walls. As noted above, the property is inundated with several gas well pad sites that will provide an additional separation of the two (2) uses on the property.

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

Comprehensive Plan Consistency – Far North

The adopted 2023 Comprehensive Plan designates the subject property as a mix of Suburban Residential (west) and Light Industrial (east). The Suburban Residential category is intended for larger lot (1/2+ acre) single family residential development. The requested “A-5” zoning is supported by a slightly denser “Single-Family Residential” land use category. Furthermore, the Future Land Use Map suggests the eastern portion of the property for Light Industrial. This category includes warehousing, transportation, light assembly and outside storage but does not include heavy manufacturing.

The requested rezoning is not consistent with the Future Land Use Map; however, it does appear to align with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Promote commercial and industrial development near Alliance Airport, BNSF rail yards, and Texas Motor Speedway that would not be adversely affected by noise
- Discourage residential development within areas affected by noise levels from Alliance Airport greater than 65 decibels and especially at the ends of the runways.

The proposed rezoning **is not consistent** with the Comprehensive Plan; however, the City Plan Commission approved a recommendation to City Council to adopt Comprehensive Plan Future Land Use Map amendments from Suburban Residential and Light Industrial to Single-Family Residential and Heavy Industrial for the Terra Vella to support the requested A-5 and K zoning on August 23, 2023. The Future Land Use Map amendments are anticipated to be included in the 2050 Comprehensive Plan update upon approval by the City Council in 2025.



ZC-23-127

Area Zoning Map

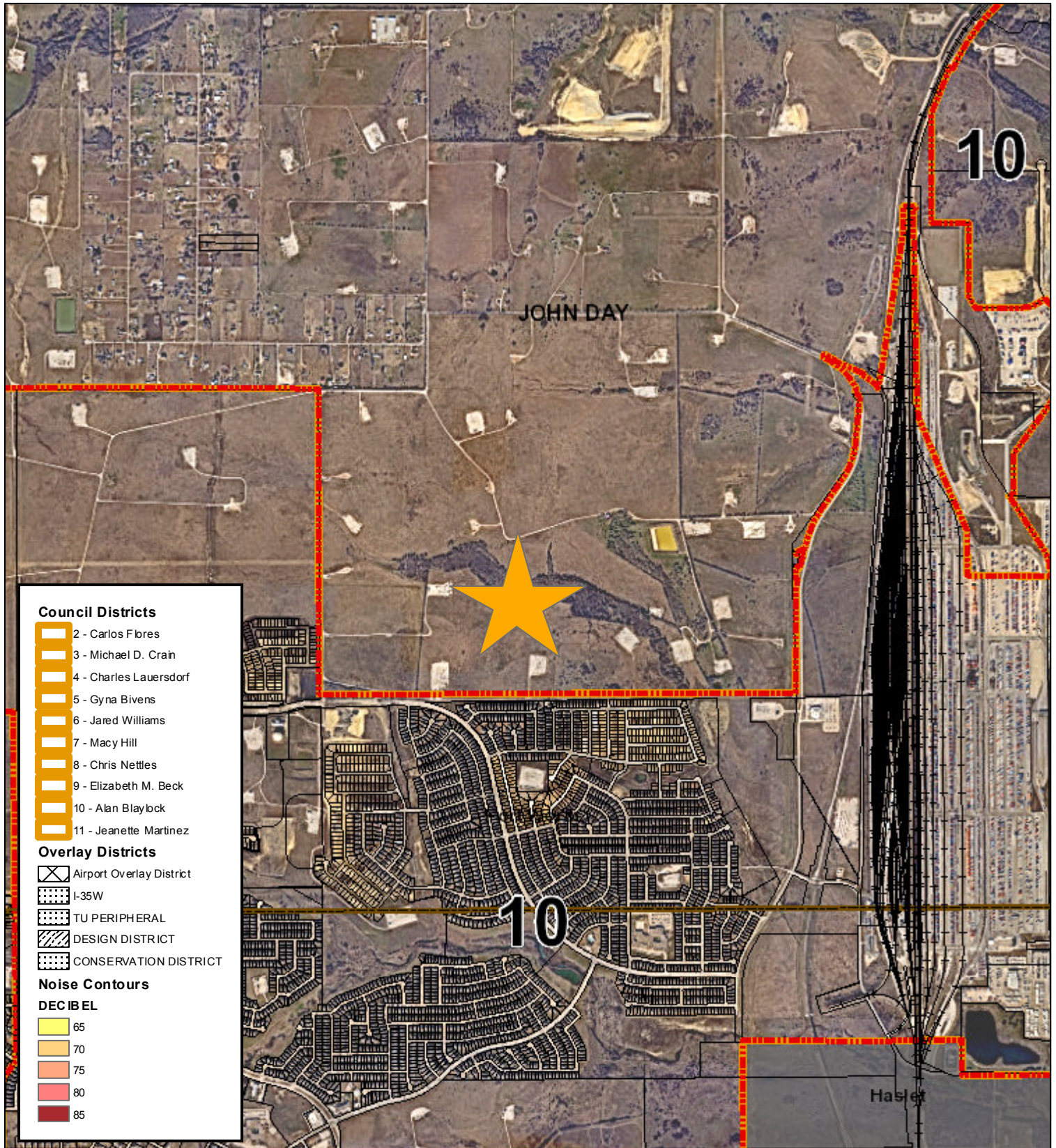
Applicant: GRBK Edgewood LLC/LJA Engineering, Inc.
Address: 14500 - 14900 blocks John Day Road
Zoning From: Unzoned
Zoning To: A-5, K
Acres: 574.03946671
Mapsc: Text
Sector/District: Far North
Commission Date: 9/13/2023
Contact: null



0 900 1,800 3,600 Feet

Created: 8/28/2023 1:32:32 PM

Area Map

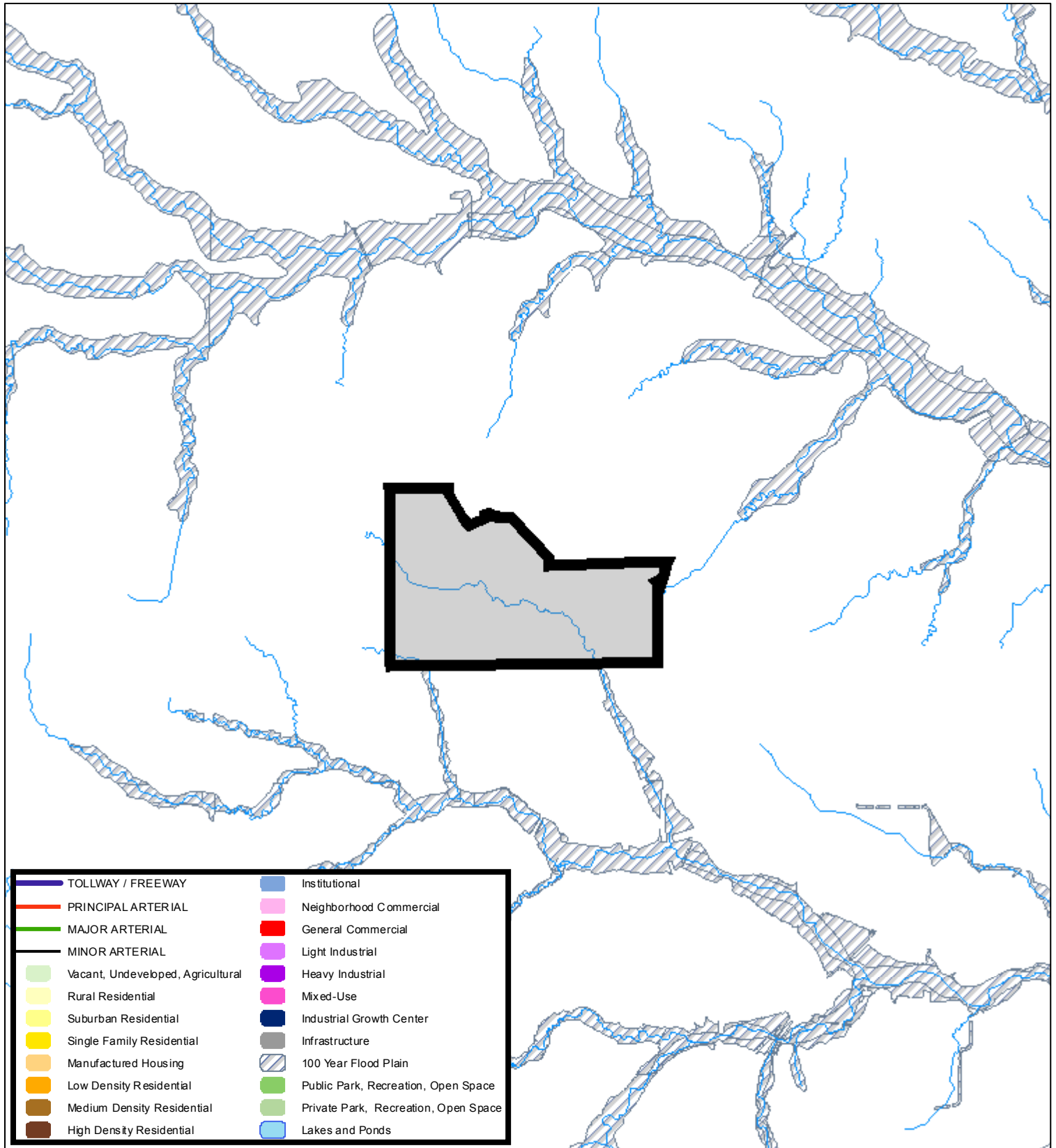


0 1,000 2,000 4,000 Feet



ZC-23-127

Future Land Use



3,300 1,650 0 3,300 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.

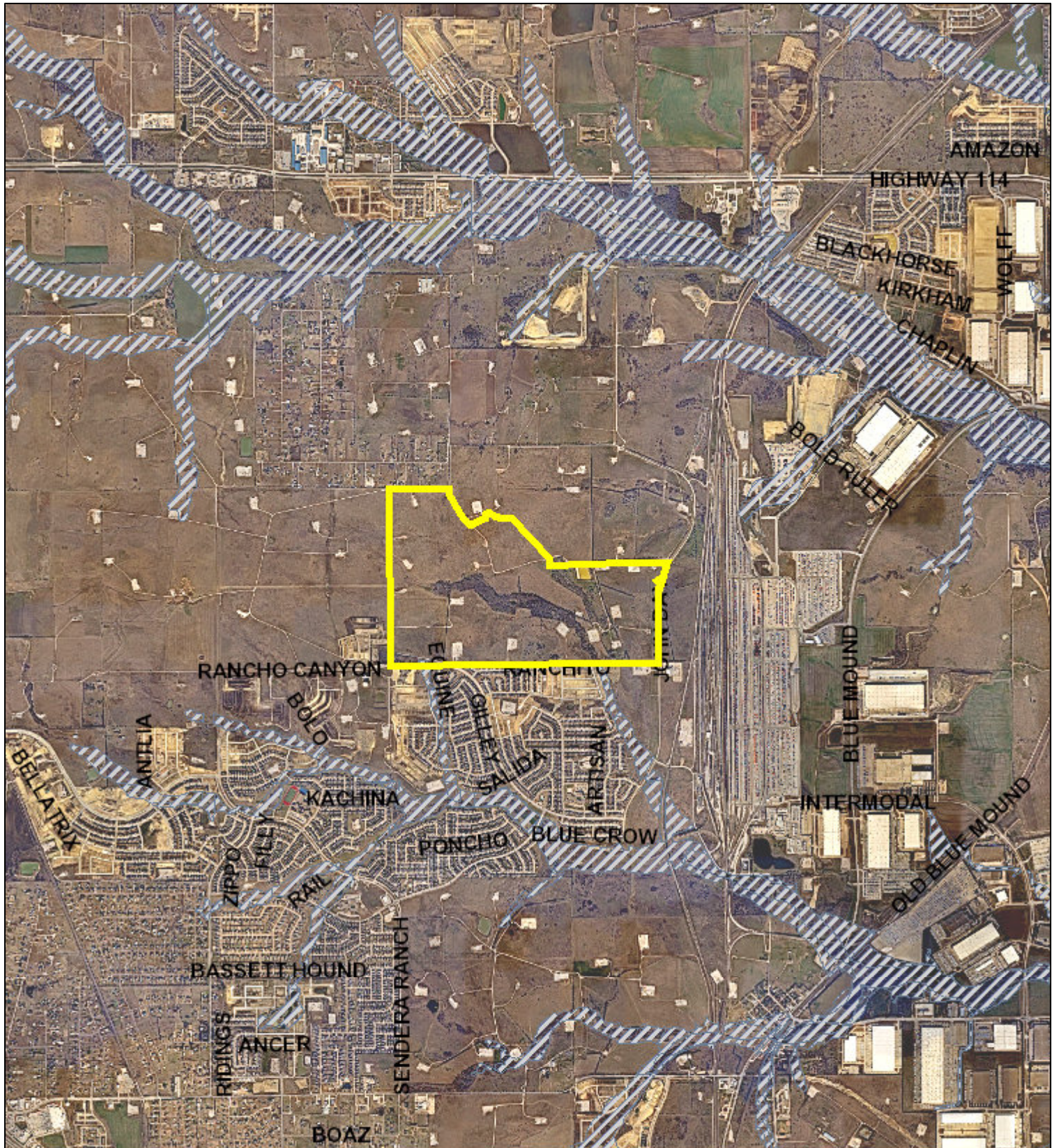


Created: 8/28/2023 1:32:36 PM



ZC-23-127

Aerial Photo Map



0 2,200 4,400 8,800 Feet

