



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 4, 2020

Council District 2

<p>Zoning Commission Recommendation: Approval as Amended to PD/G with 60 ft. setback, 40 ft. landscape buffer, masonry screening wall; site plan waiver and PD/I same development standards; site plan required by a vote of 8-0</p> <p>Opposition: West Fork Ranch, one person spoke, several letters submitted</p> <p>Support: Chisholm Ridge HOA, one person spoke</p>
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Continued	Yes ___	No <u>X</u>
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: 7400 - 9000 blocks NW Highway 287 (south side) Acreage: 151.49

Proposed Use: Light Industrial

Request: From: "AG" Agricultural / I-35 Overlay

To: "G" Intensive Commercial / I-35 Overlay and "I" Light Industrial / I-35 Overlay (applicant request); PD/G/I-35 Overlay with 60 ft. setback, 40 ft. landscape buffer, masonry screening wall; site plan waiver and PD/I/I-35 Overlay with 60 ft. setback, 40 ft. landscape buffer, masonry screening wall; site plan required (Zoning Commission recommendation)

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent (Technical Inconsistency).

Staff Recommendation: Approval

Background:

The applicant is requesting a zoning change from "AG" Agricultural to "I" Light Industrial and "G" Intensive Commercial for industrial and commercial development. The property is located at the northwest corner of I-35W and Highway 287. This area was annexed in 1971 and the zoning district defaulted to "AG" Agricultural.

This case was continued at the November and December commission meetings to allow the applicant further discussions with the surrounding neighborhoods. The original proposal was for the entire tract to be rezoned to "I". The applicant has offered rezoning a large portion of the site to "G" Intensive Commercial.

At the Zoning Commission meeting several citizens were present in opposition. Their main concerns were Horseman/Harmon connection, property values and not knowing the intended uses for the I zoning district.

Site Information:

Surrounding Zoning and Land Uses:

North "I" Light Industrial / undeveloped
East "I" Light Industrial / undeveloped
South "A-5" One Family / single family
West "A-5" One Family / single family

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on December 20, 2019.

The following organizations were notified: (emailed December 23, 2019)

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

**Not located within a registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to "I" Light Industrial for a future light industrial development. Surrounding uses consist of single family and undeveloped land.

Due to the location on to highways, and the supplemental standards for industrial uses that are adjacent to "A" or "B" zoning, the proposed future light industrial development is **compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Far North

The 2019 Comprehensive Plan designates the subject property as General Commercial. The requested zoning change is consistent with the following Comprehensive Plan policy:

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers or other appropriate locations. (pg. 40)

While an industrial based use is not typically appropriate in a general commercial land use, the location of the site adjacent to two highways allows the use to have adequate access while not encroaching into any nearby established neighborhoods. Therefore, the proposed zoning is **not consistent (Technical Inconsistency)** with the Comprehensive Plan.

3. Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

- 1.3.3.2. Ensure protection for other significant industrial districts with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

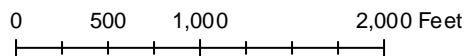
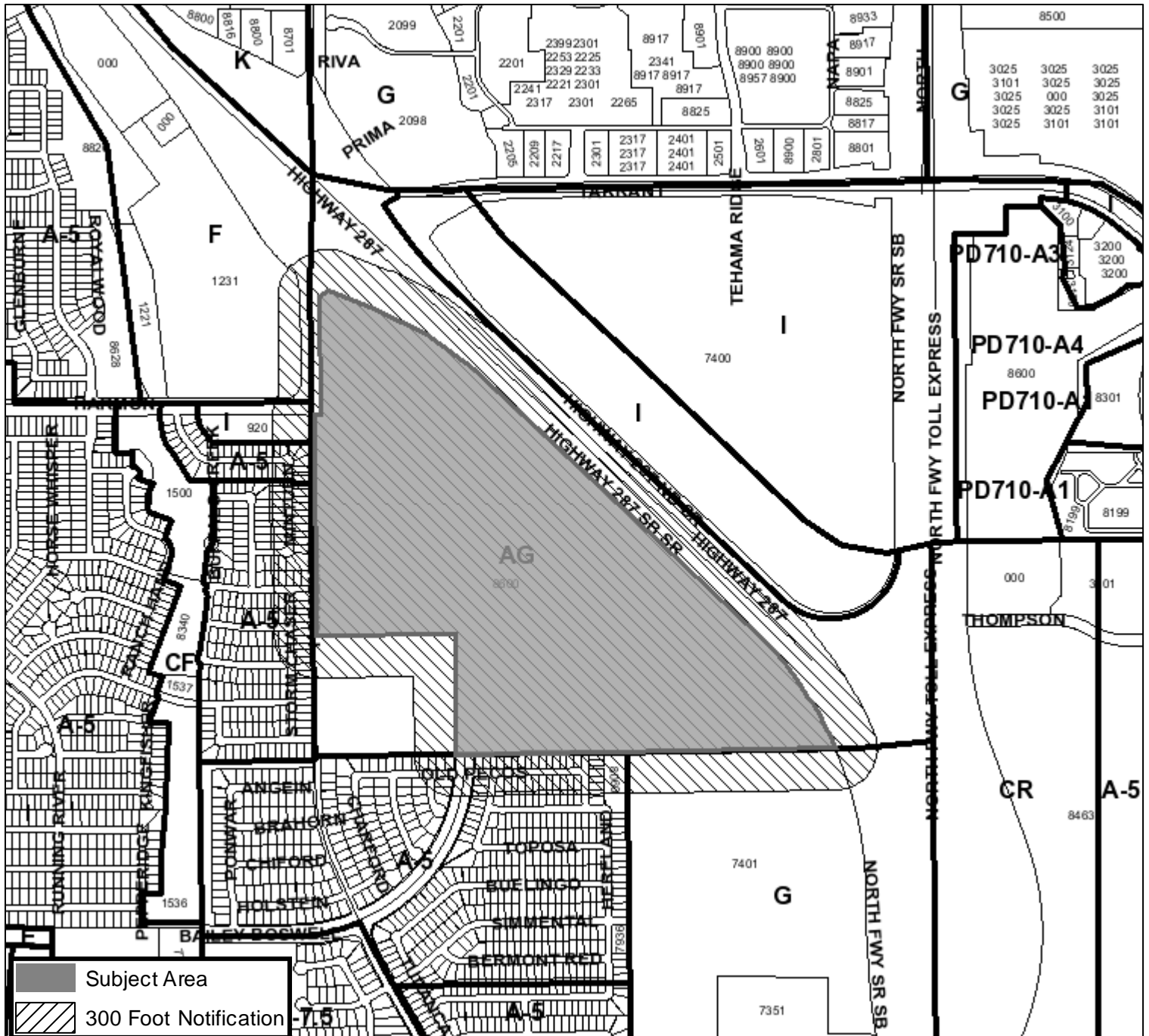
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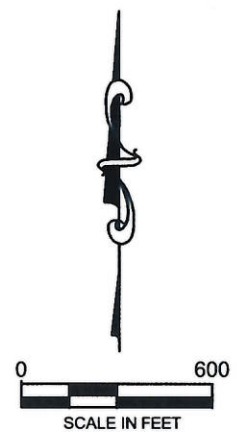
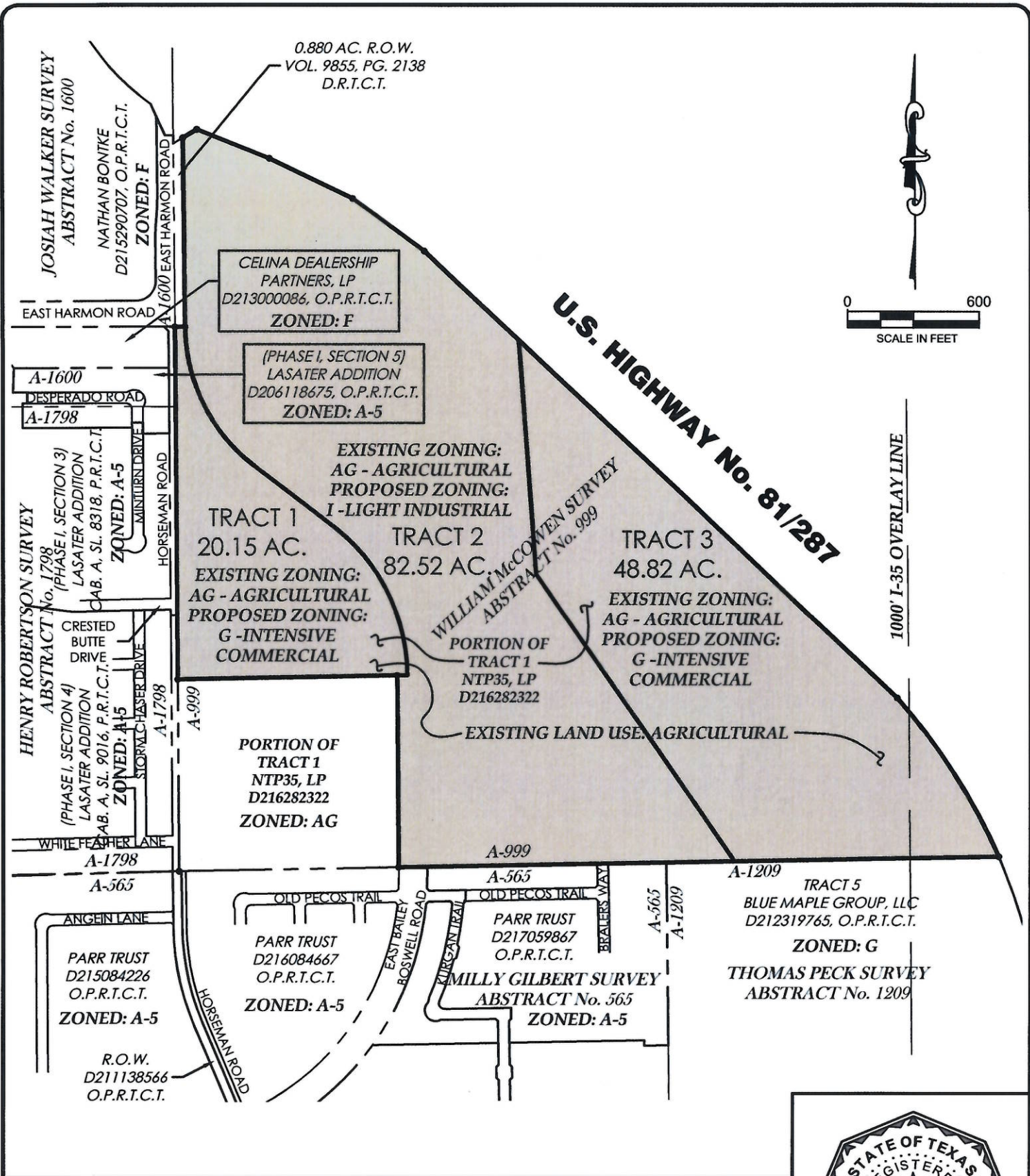
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph
- Exhibit
- Minutes from the Zoning Commission meeting



Area Zoning Map

Applicant: NTP35 LP
 Address: 7400 - 9000 blocks NW Highway 287 (south side)
 Zoning From: AG with I-35 Overlay
 Zoning To: I, G with I-35 Overlay
 Acres: 151.49145367
 Mapsco: 35EFJK
 Sector/District: Far North
 Commission Date: 1/8/2020
 Contact: 817-392-8043





GOODWIN AND MARSHALL INC

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

Job No.: 10860

Scale: 1"=600'

Sheet

Drafted: T.J.M.

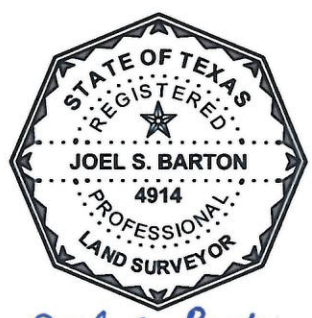
Checked: J.S.B.

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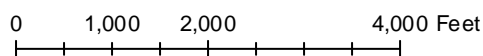
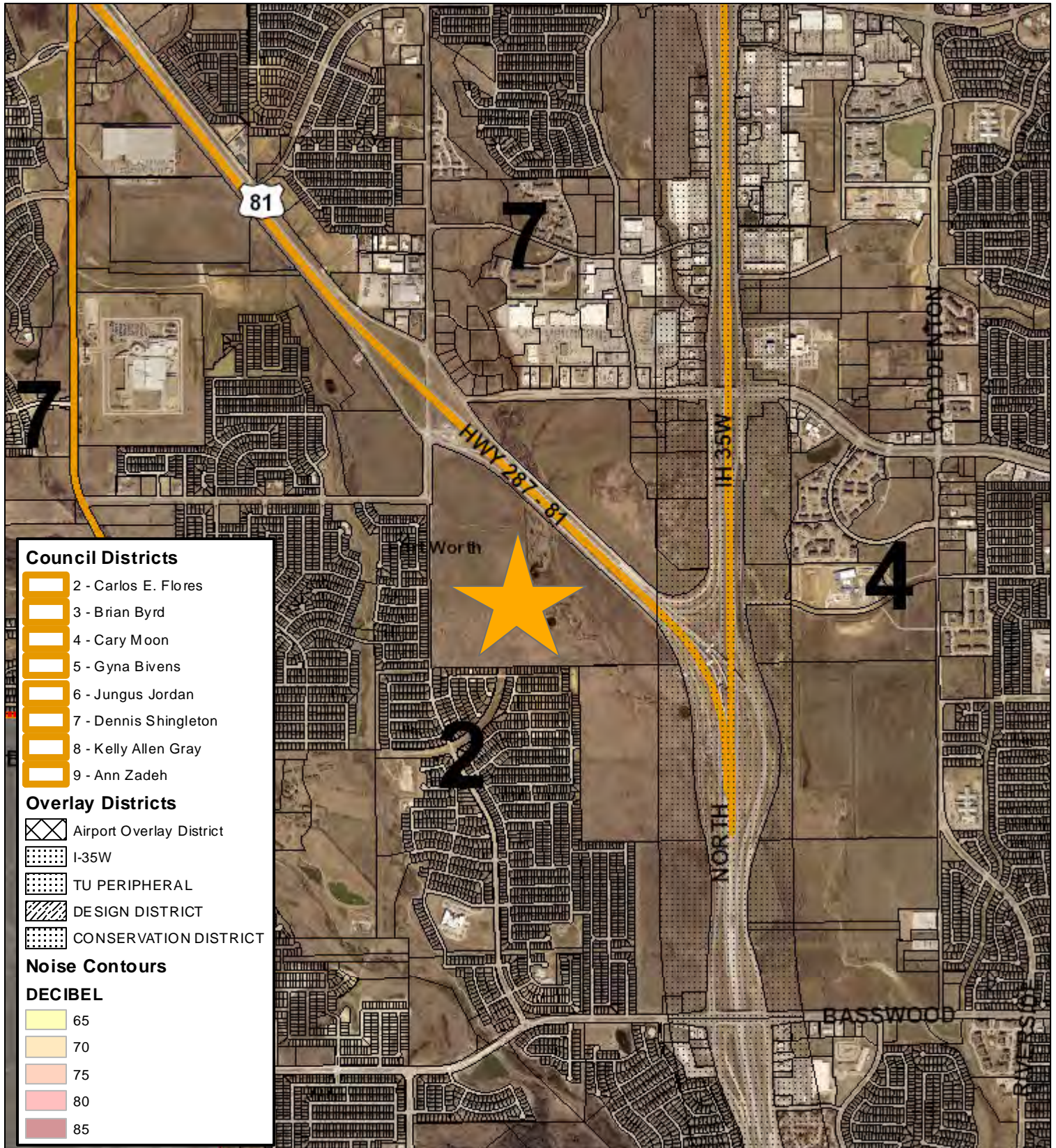
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Date: 12/18/2019

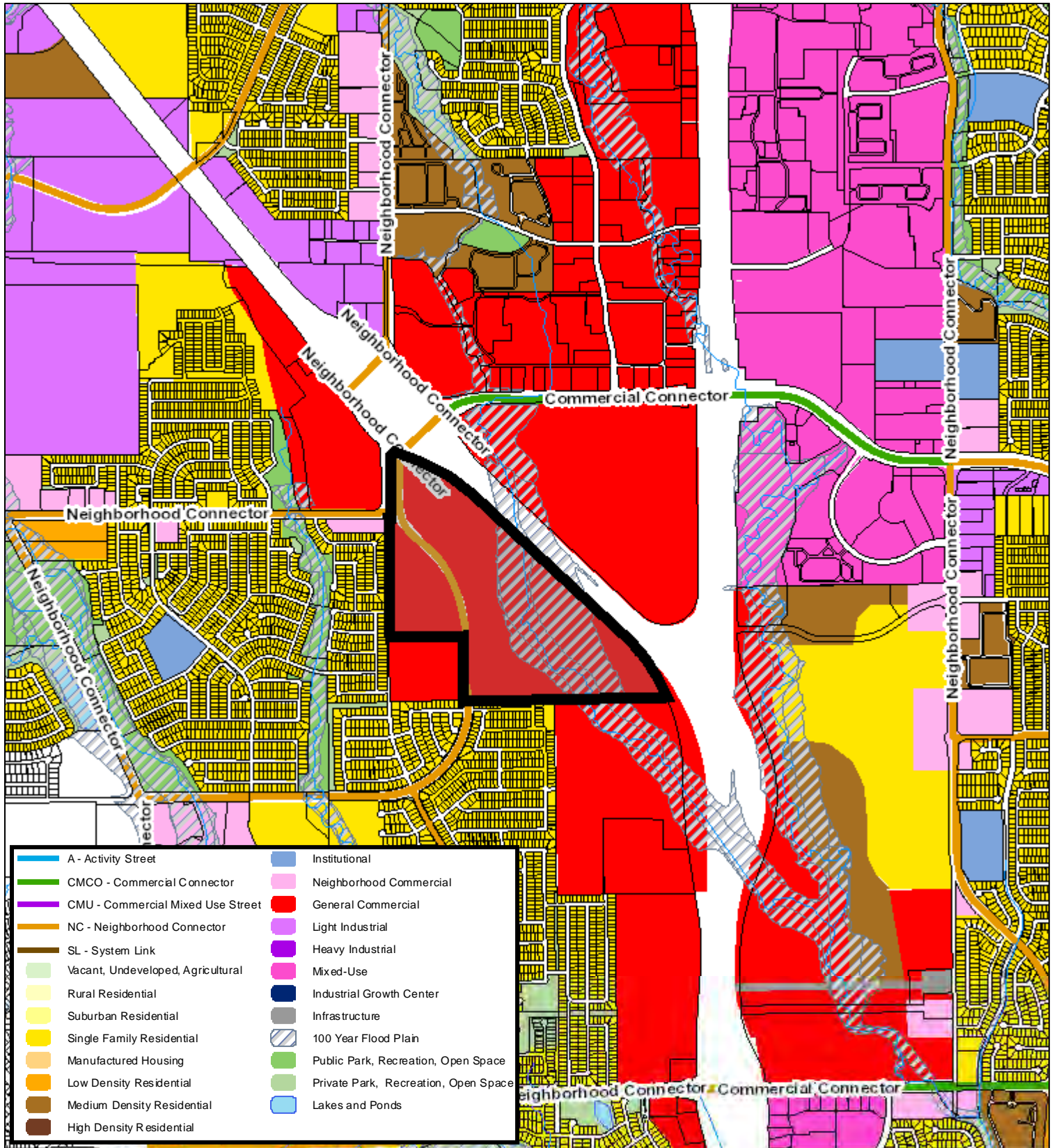


Joel S. Barton

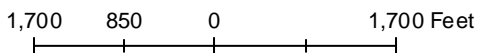
Area Map



Future Land Use



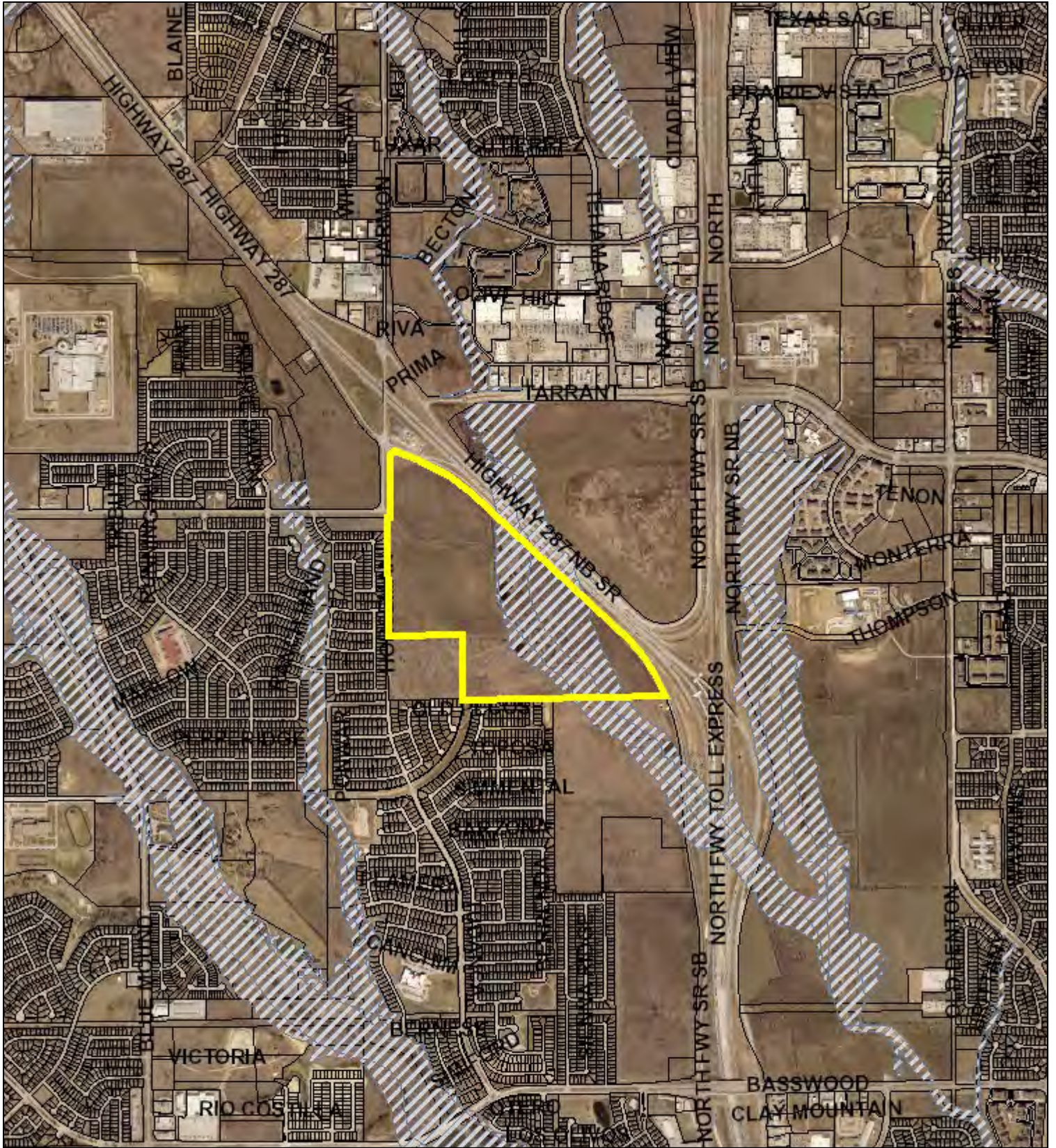
	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial 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 5, 2019.



Aerial Photo Map



0 1,125 2,250 4,500 Feet

