



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 2, 2021

Council District 5

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Mizael Becerra**

Site Location: 4900 Parker Henderson Road Acreage: 2.06

Proposed Use: **Truck and trailer storage with office**

Request: From: "A-5" One-Family
To: "I" Light Industrial

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located on the west side of Parker Henderson Road, a Neighborhood Connector on the Master Thoroughfare Plan. The applicant is requesting to rezone from "A-5" One-Family to "I" Light Industrial for truck and trailer storage with office. The site is located adjacent to property which is zoned light industrial and has a light industrial future land use designation. The site is also located across the street from the edge of the Loop 820/Lake Arlington Industrial Growth Center.

Surrounding properties are zoned "I" Light Industrial and "A-5" One Family. Recent updates to the Zoning Ordinance added additional buffering and setback requirements for industrial zoned property that is adjacent to single family zoning that should mitigate any concerns with the proximity of single family and industrial uses.

The City of Fort Worth recently published an Economic Development Strategic Plan which stated four specific outcomes, one of which is "A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment".

Site Information:

Surrounding Zoning and Land Uses:

- North "I" Light Industrial / industrial
- East "K" Heavy Industrial / industrial
- 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 22, 2020.

The following organizations were notified: (emailed December 21, 2020)

Organizations Notified	
Glen Park NA	Village Creek NA
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	

**Site located within this registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from “A-5” One-Family to “I” Light Industrial for Truck and trailer storage with office. Surrounding land uses consist of single family to the west and south and industrial uses to the north and east. Access to the site is from Parker Henderson Road, which is a Neighborhood Connector on the Master Thoroughfare Plan.

As a result, the proposed "I" Light Industrial zoning is **compatible** at this location.

2. Comprehensive Plan Consistency – Southeast

The 2020 Comprehensive Plan designates the subject property as Light Industrial. The proposed “I” Light Industrial zoning is consistent with the following Comprehensive Plan policies.

- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.
- Promote industrial development within the Loop 820 East Industrial Growth Center.

Based on conformance with the future land use map and policies stated above, the proposed zoning is **consistent** 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.

1.3.3.3. Work with the real estate community to preserve strategically located sites within emerging employment/business districts to allow and encourage future development of high-value, high density employment nodes.

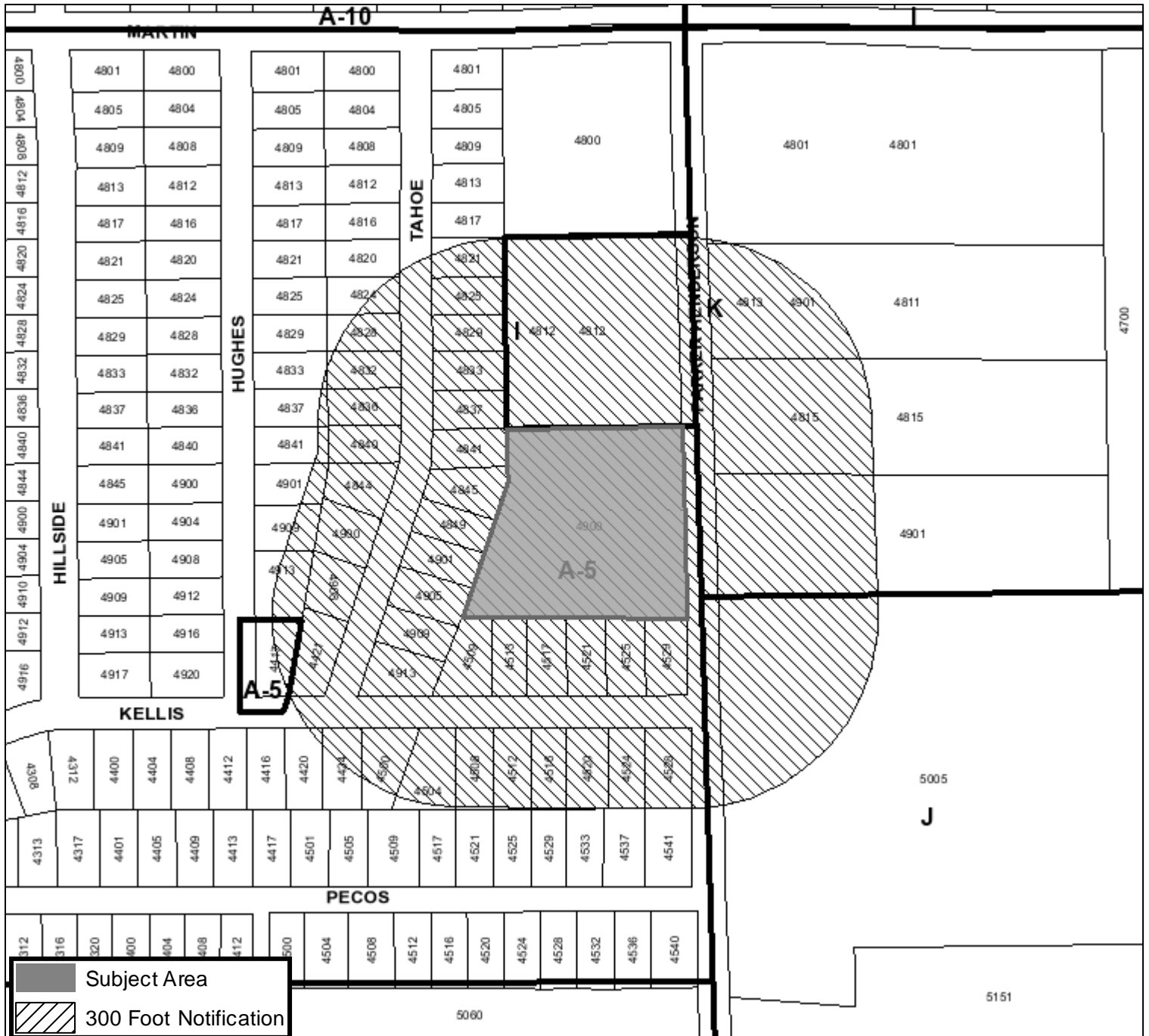
Attachments:



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

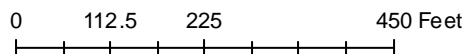


Area Zoning Map

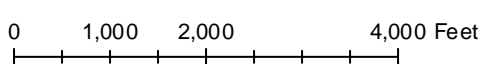
Applicant: Mizael Becerra
 Address: 4900 Parker Henderson Road
 Zoning From: A-5
 Zoning To: I
 Acres: 2.09760106
 Mapsco: 93E
 Sector/District: Southeast
 Commission Date: 1/13/2021
 Contact: 817-392-8043



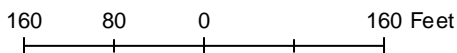
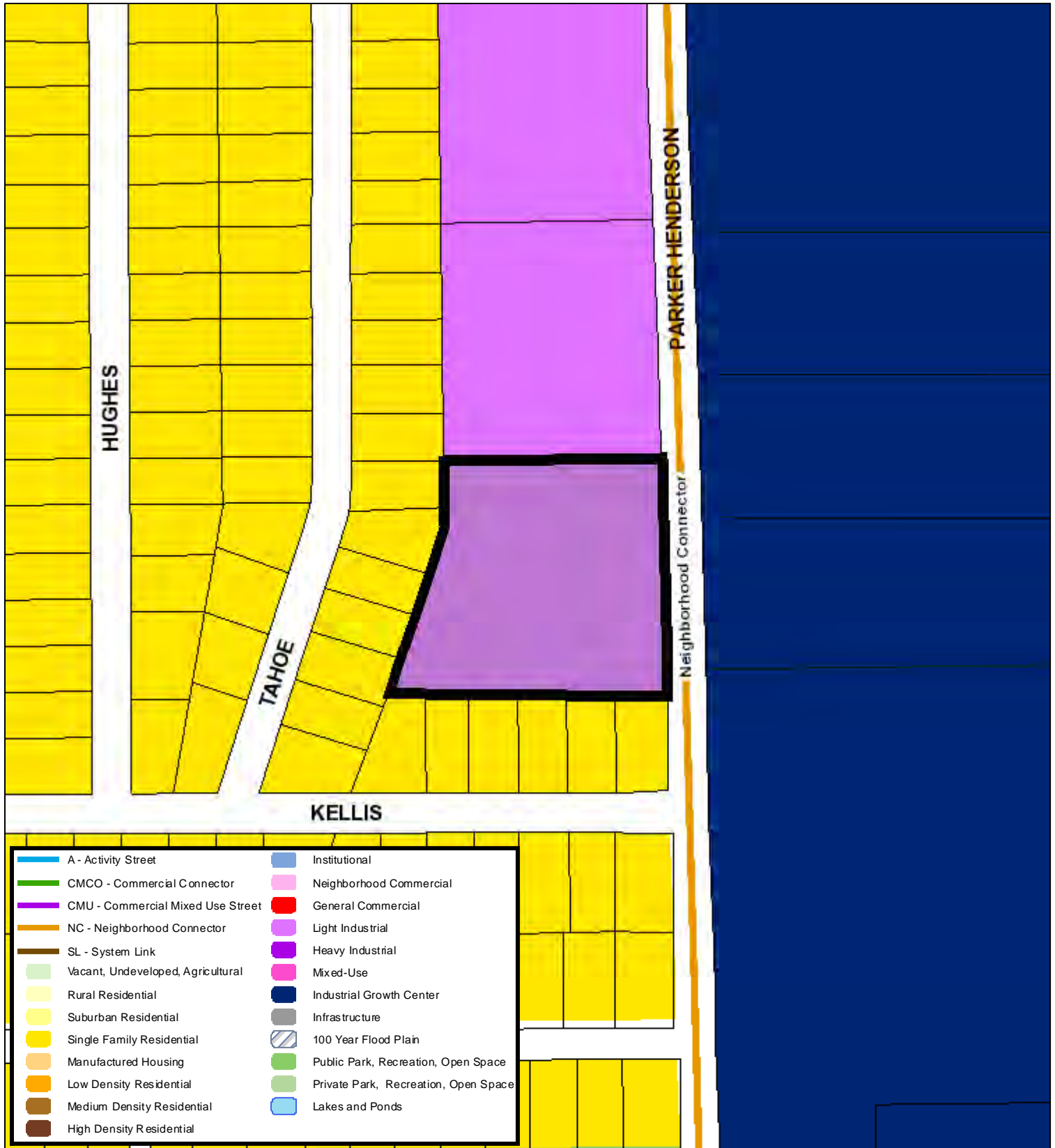
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



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.





ZC-20-181

Aerial Photo Map



0 105 210 420 Feet

