



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 12, 2019

Council District 4

Zoning Commission Recommendation: Approval by a vote of 7-0 Opposition: None submitted Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: LRB Holdings, Inc.

Site Location: 1700 block Handley Ederville Rd. & 7001 Jack Newell Blvd. S.
Acreage: 3.96

Proposed Use: Industrial

Request: From: "AG" Agricultural and "G" Intensive Commercial
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 west of Handley Ederville Road and south of Jack Newell Boulevard S within the Riverbend West Business Park. The applicant is requesting to rezone from "AG" Agricultural and "G" Intensive Commercial to "I" Light Industrial for industrial development.

The site is located within the Riverbend Industrial Growth Center. Surrounding properties are zoned "AG" Agricultural, "I" Light Industrial and "J" Medium Industrial, with the exception of the Oncor Transmission line to the west of the site, which is zoned "AG".

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 / vacant
 - East "G" Intensive Commercial / vacant
 - South "AG" Agricultural / vacant
 - West "AG" Agricultural / Oncor Transmission lines

Recent Relevant Zoning and Platting History:

Zoning History: ZC-16-003 Rezoned from “G” to “I”, Effective 3/19/17 (subject area to the north)

Public Notification:

300 foot Legal Notifications were mailed on September 17, 2019.

The following organizations were notified: (emailed September 16, 2019)

Organizations Notified	
Historic Randol’s Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth
Sunset Oaks HOA, Inc.	Riverbend HOA of Fort Worth, Inc.*
Woodhaven Na	East Fort Worth, Inc.
Streams and Valleys Inc.	Trinity Habitat for Humanity
Woodhaven Community Development Inc.	East Fort Worth Business Association
Birdville ISD	Fort Worth ISD

**Closest registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from “AG” Agricultural and “G” Intensive Commercial to “I” Light Industrial for some type of industrial development. Surrounding land uses are primarily vacant with some industrial uses within the block face.

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

2. Comprehensive Plan Consistency-Eastside

The 2019 Comprehensive Plan designates the subject property as Riverbend Industrial Growth center. The proposed “I” Light Industrial zoning district, is consistent with the following Comprehensive Plan policies.

- Locate large industrial uses along freight lines, highways, or airports within industrial growth centers and other appropriate locations.

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 Strategic 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:

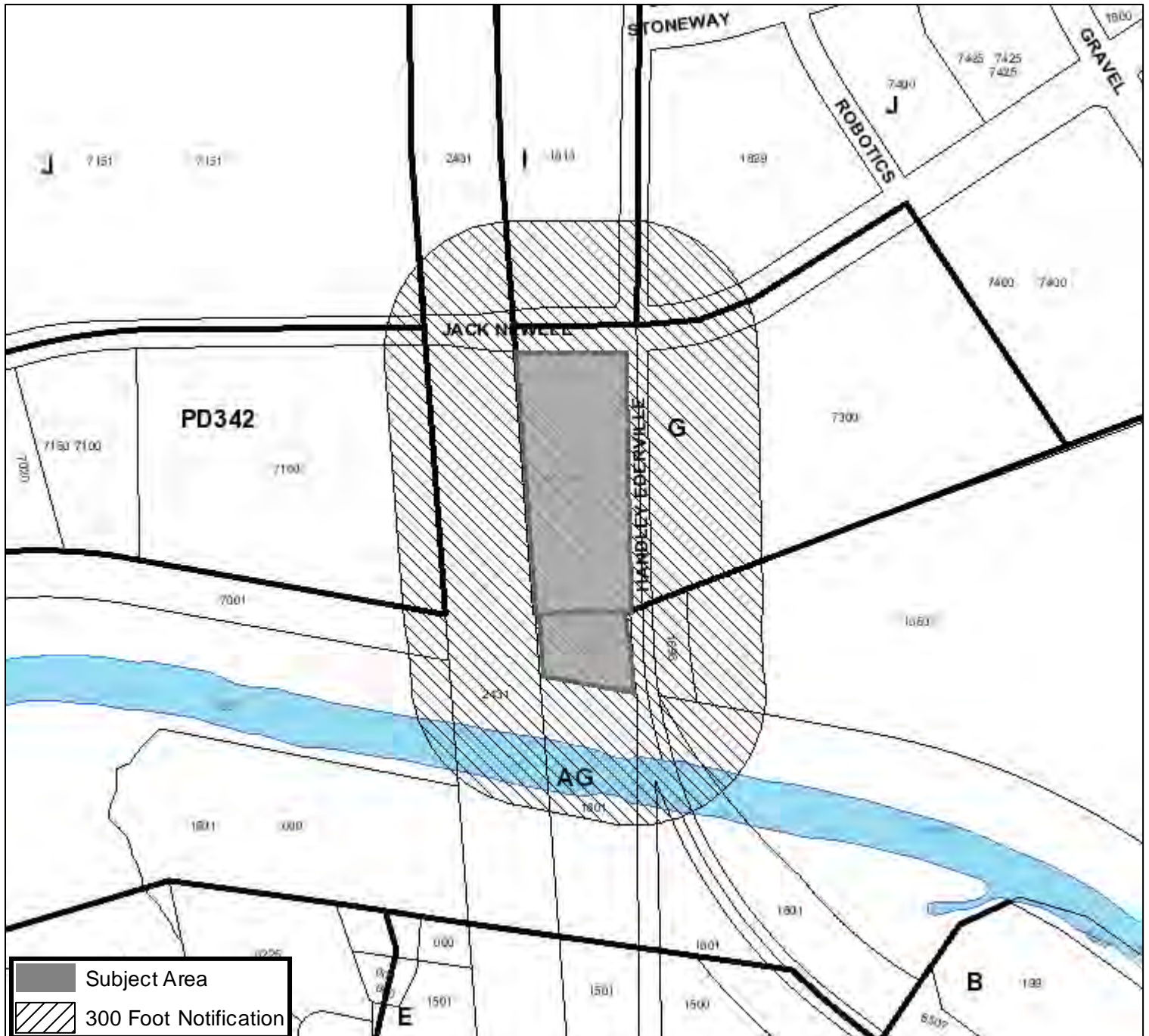
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



ZC-19-143

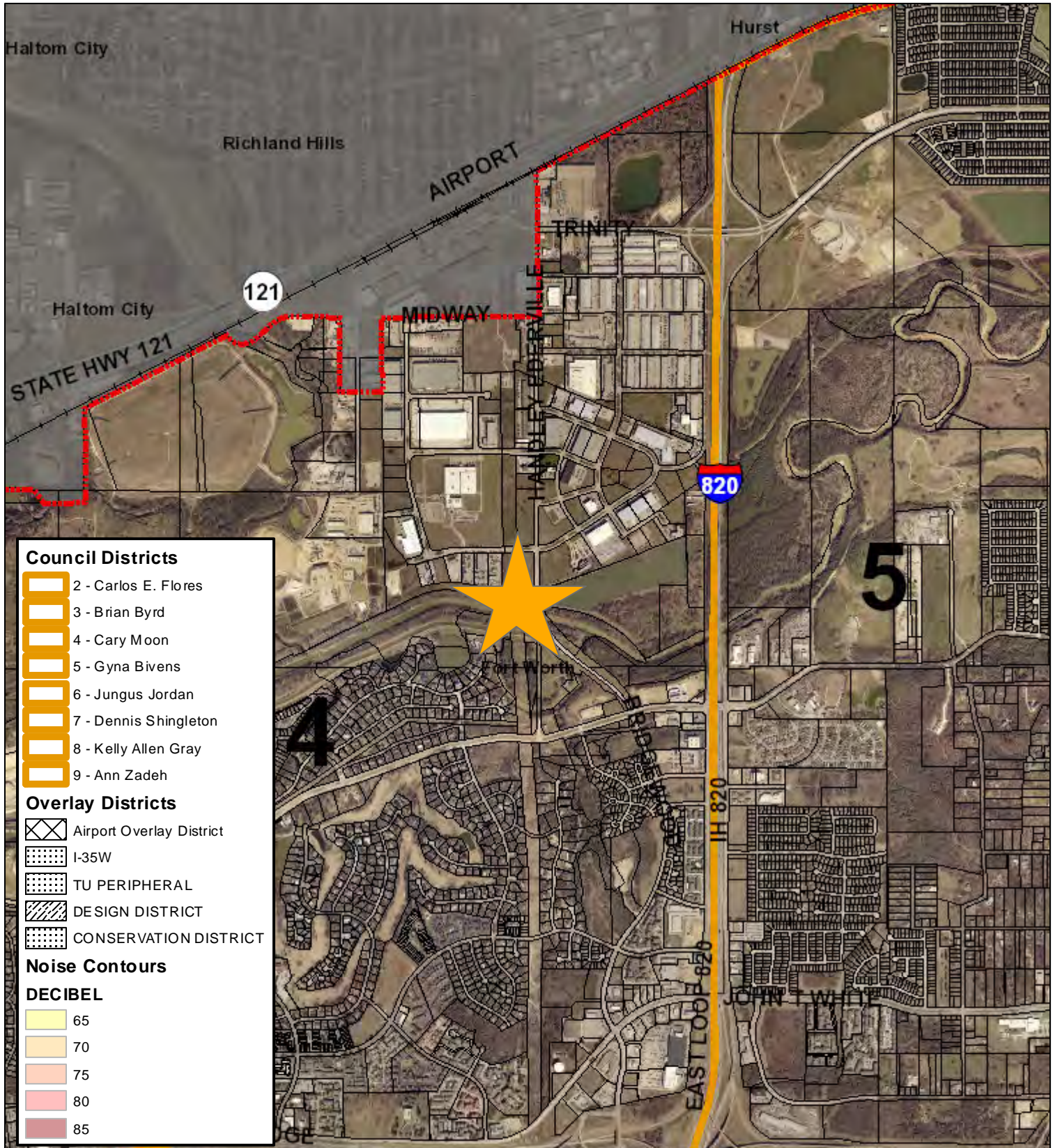
Area Zoning Map

Applicant: LRB Holdings, Inc.
Address: 1700 block Handley Ederville Road & 7001 Jack Newell Boulevard South
Zoning From: AG, G
Zoning To: I
Acres: 3.9620903
Mapsc0: 66J
Sector/District: Eastside
Commission Date: 10/9/2019
Contact: 817-392-2495











0 165 330 660 Feet






Area Map








Council Districts

-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

Overlay Districts

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

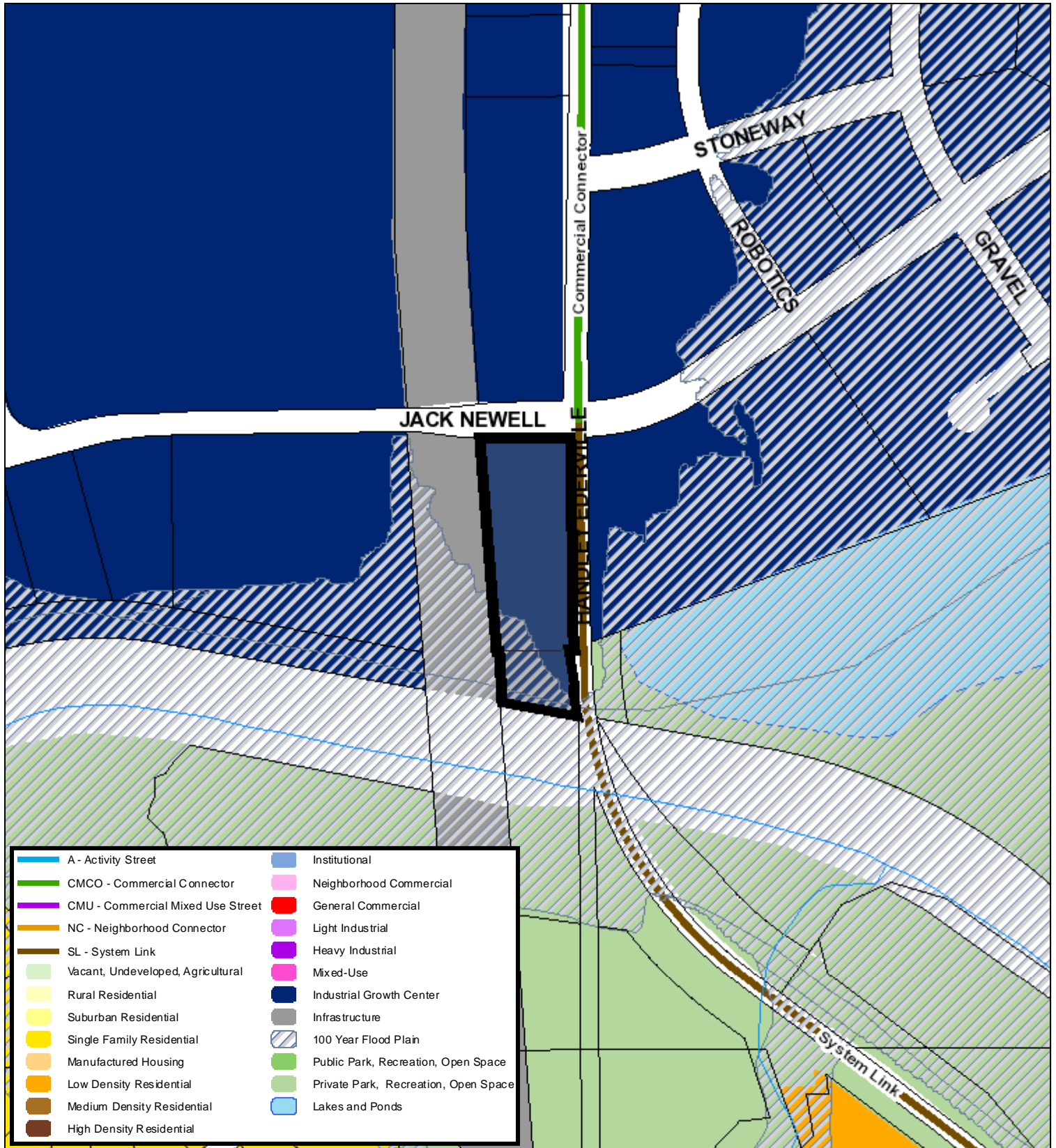
Noise Contours

- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85



0 1,000 2,000 4,000 Feet

Future Land Use



370 185 0 370 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 5, 2019.



Aerial Photo Map



0 237.5 475 950 Feet

