



Zoning Staff Report

Date: May 9, 2023

Case Number: ZC-23-052

District (old/new): 8/8

Zoning Map Amendment & Site Plan

Case Manager: [Shad Rhoten](#)

Owner / Applicant: NewCold Fort Worth, LLC

Site Location: 6433 Campus Drive

Acreage: 76.55

Request

Proposed Use: Warehouse

Request: From: "J" Medium Industrial

To: "PD/J" Planned Development with a base of "J" Medium Industrial, excluding uses (see docket packet) with development standards for building height increase; site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a 6-0 vote**

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. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The subject property is located at 6433 Campus Drive, Neighborhood Empowerment Zone (NEZ) Area Six. The applicant requests to rezone to “PD/J” excluding uses (see docket packet) with development standards for increased building height from 120 feet to 150 feet. The proposed use of the property is an automated warehouse for the storage of frozen foods and processed and packaged foods. The application narrative is provided below for reference:

NewCold Advanced Cold Logistics is proposing to develop a highly-automated highbay warehouse facility that will receive, store, and distribute ambient and frozen goods via truck and rail transport to/from the facility. The facility will be located in the Industrial Park off of E Altemesa Blvd. near Campus Drive in Fort Worth.

Goods will be delivered directly to the NewCold facility from the manufacturer via truck and/or rail. Expected goods vary from fresh (frozen) foods to processed & packaged foods. The facility will operate 24 hours a day, 7 days a week with shift employees present at all times.

NewCold's automated warehouse solutions utilize automatic storage and retrieval systems (ASRS) to put away and retrieve products from a racking structure. The highbay allows for the storage of many pallets within a limited building footprint. For this solution to be viable, a height of up to 150 feet must be utilized. The requested variance will allow up to a 150-foot tall roof height of the highbay structure.

The property is currently being used for gas well/fracking activities. These uses are anticipated to remain and operate in conjunction with the proposed warehouse. The property is also situated in the Spinks Airport Height Review Overlay. The Spinks Airport Operations Manager will have an opportunity to review and comment on the proposal pertaining to use and height restrictions (if applicable) to the runway protection zones (RPZ). No comments have been provided at the time of drafting this report; however, staff will update the Zoning Commission during the scheduled meeting if comments are received. Approval of the rezoning request does not supersede applicable height standards per the Airport Overlay, nor can they be waived by the Planned Development district.

As a component of PD establishment, the application seeks to exclude the following uses from the base “J” zoning district:

1. Galvanizing, sheet or structural shapes
2. Glue manufacture
3. Metal foundry plant or fabrication plant
4. Metal stamping, dying, shearing or punching

As noted above, the applicant is also requesting a development standard waiver to increase the maximum building height in the “J” district from 120 feet to 150 feet. Staff **supports this request** pending review and comment by Spinks Airport Operations.

Surrounding Zoning and Land Uses

North “J” Medium Industrial / warehouse and undeveloped
East “J” Medium Industrial / undeveloped
South “J” Medium Industrial / warehouse and various industrial uses
West “J” Medium Industrial / warehouse and distribution

Recent Zoning History

- ZC-18-161: The northern half of the property was rezoned from “A-5” One Family district to ‘J’ Medium Industrial district in 2019 by Ordinance 23529-01-2019.

Public Notification

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

Organizations Notified	
Highland Hills NA	Fort Worth ISD
Streams And Valleys Inc*	Everman ISD
Trinity Habitat for Humanity*	

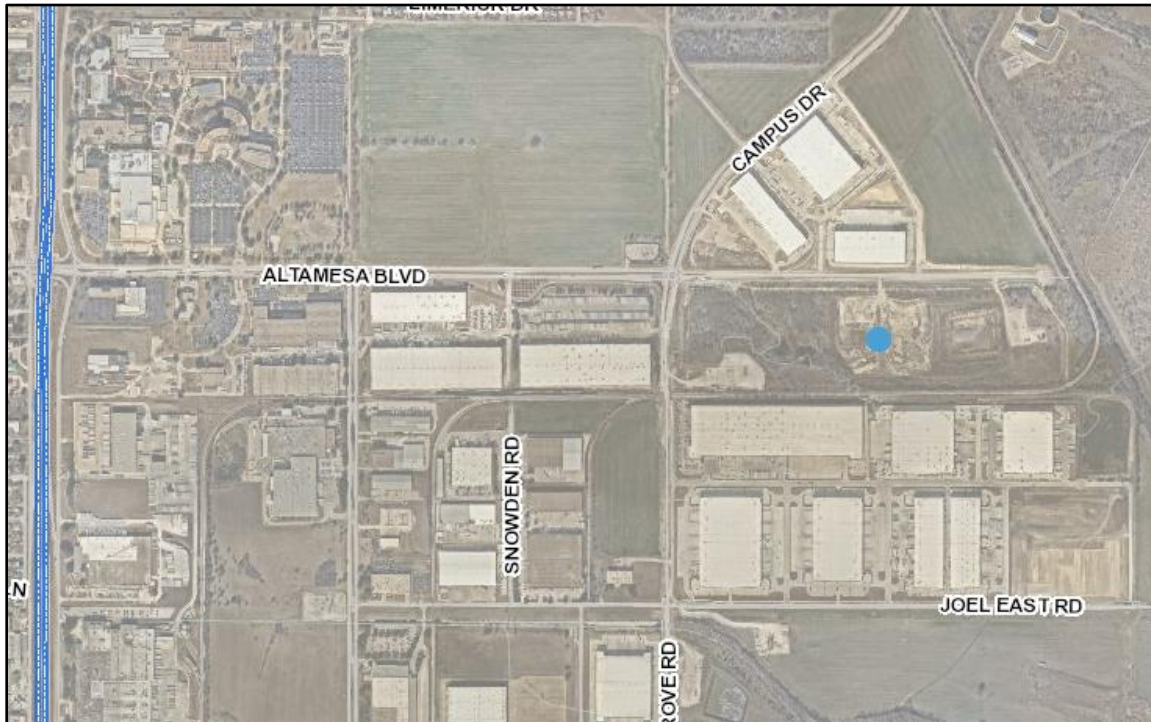
**Located within this registered Neighborhood Redevelopment Organizations*

Development Impact Analysis

Land Use Compatibility

Adjoining properties in all directions are currently zoned “J” Medium Industrial with active industrial uses on a majority of these properties. The adjacent street network consists of Altamesa Blvd, Campus Drive and Oakgrove, which are principle arterials. This network provides access to I-35W to the west within a mile from the site. The property is also proximate to rail to the east. These factors support the intended industrial use of the site. Therefore, the proposed zoning **is compatible** with surrounding land uses.

Figure 1- Aerial View



Comprehensive Plan Consistency – Sycamore

The 2022 Comprehensive Plan designates the subject property as a future Industrial Growth Center. Industrial Growth Centers provide for a mix of industrial and commercial uses that serve a large region. Appropriate zoning classifications for this area include all commercial and industrial zoning districts. The proposed rezoning also conforms to the following land use policies of the Comprehensive Plan:

- Promote industrial development within the Carter Industrial Park Industrial Growth Center.
- Link growth centers with major thoroughfares, public transportation, trails, and linear parks.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

The proposed zoning of “PD/J” **is consistent** with the Comprehensive Plan based on the policies cited above and conformance with the Future land Use map.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.

Site Plan Comments

Fire

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov or fireplanning@fortworthtexas.gov)

Buildings fall outside of setbacks for Habitable Uses and Zoning J.

Section 5706

Additional hydrants are required to meet building/hydrant hose lay and FDC/hose lay.

Maximum 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and

Maximum 500 ft. hose lay distance to all points of building.

Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided:

150 ft. for a standpipe system, and/or a sprinkler system.

Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants

Storage units are considered High Piled if ceilings are 14' or more (per floor.) Building hose lay is limited to 150' regardless of the presence of fire sprinkler systems.

Chapter 32

Section 503.1.1 Buildings and Facilities

Firefighter Air Replenishment Systems (FARS) are now required for any new building construction with 5 or more floors, 2 or more floors below grade, or 500,000 square feet or more.

Appendix L

Emergency Responder Radio Coverage Systems (ERCCS) may be required per Section 510. Signal strength testing required for any new building construction having 3 or more floors or anything over 50,000 square feet, or any basements, or any facility having Low-E or RF blocking windows.

Section 510

The following will only apply if there are multiple floors. If the space is open, this requirement will not apply.

A building where the topmost occupied floor level is more than 55' in height above the lowest level of fire department vehicle access shall be accessible by a public street or fire apparatus access road that is not less than 15' nor more than 25' from the inside curb to the building face along at least 1/2 of the length of 2 sides of the building. The measurement does not need to be contiguous.

Such buildings shall also be provided with 2 separate and approved fire apparatus access roads.

Section 503.1.4 Buildings Taller Than 55'

General information:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times. The comments listed here directed at access, water supply, and hose lay. Other requirements including but not limited to fire protection systems will be reviewed on building permits.

*The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.
<https://www.fortworthtexas.gov/departments/fire/services/bureau>*

Water Engineering Review

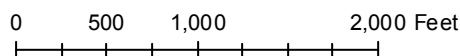
this lot Block A Lot 3 has access to water and sewer.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



Area Zoning Map

Applicant: Newcold Fort Worth LLC
 Address: 6433 Campus Drive
 Zoning From: J
 Zoning To: PD-J
 Acres: 76.62881032
 Mapsco: Text
 Sector/District: Sycamore
 Commission Date: 4/12/2023
 Contact: null



Potential Fort Worth Collaboration
Fort Worth, Texas



Key Characteristics

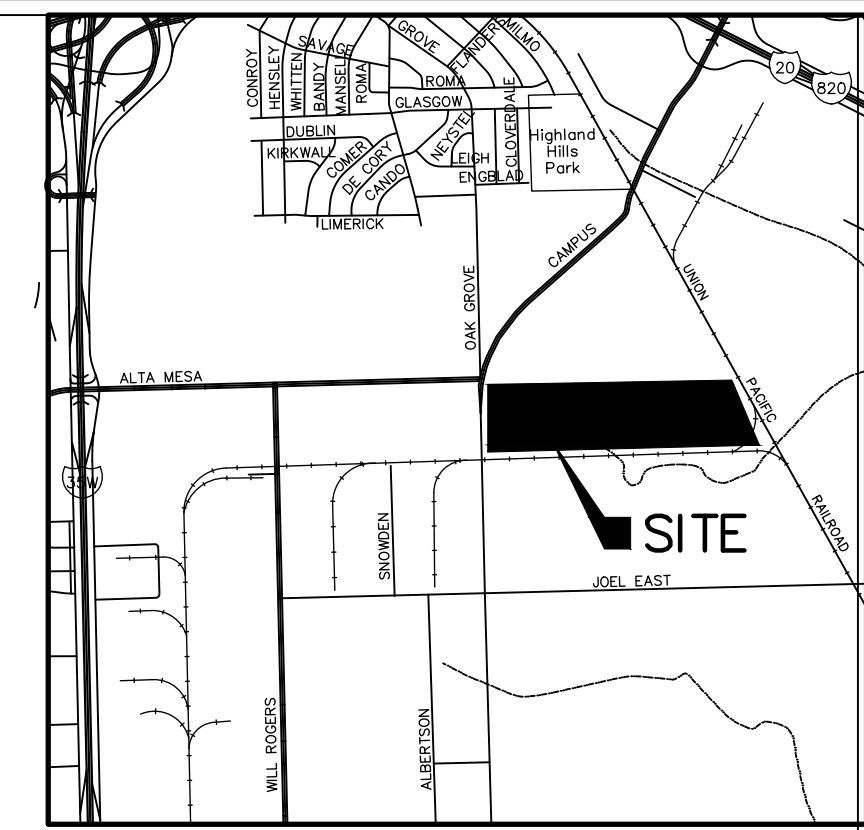
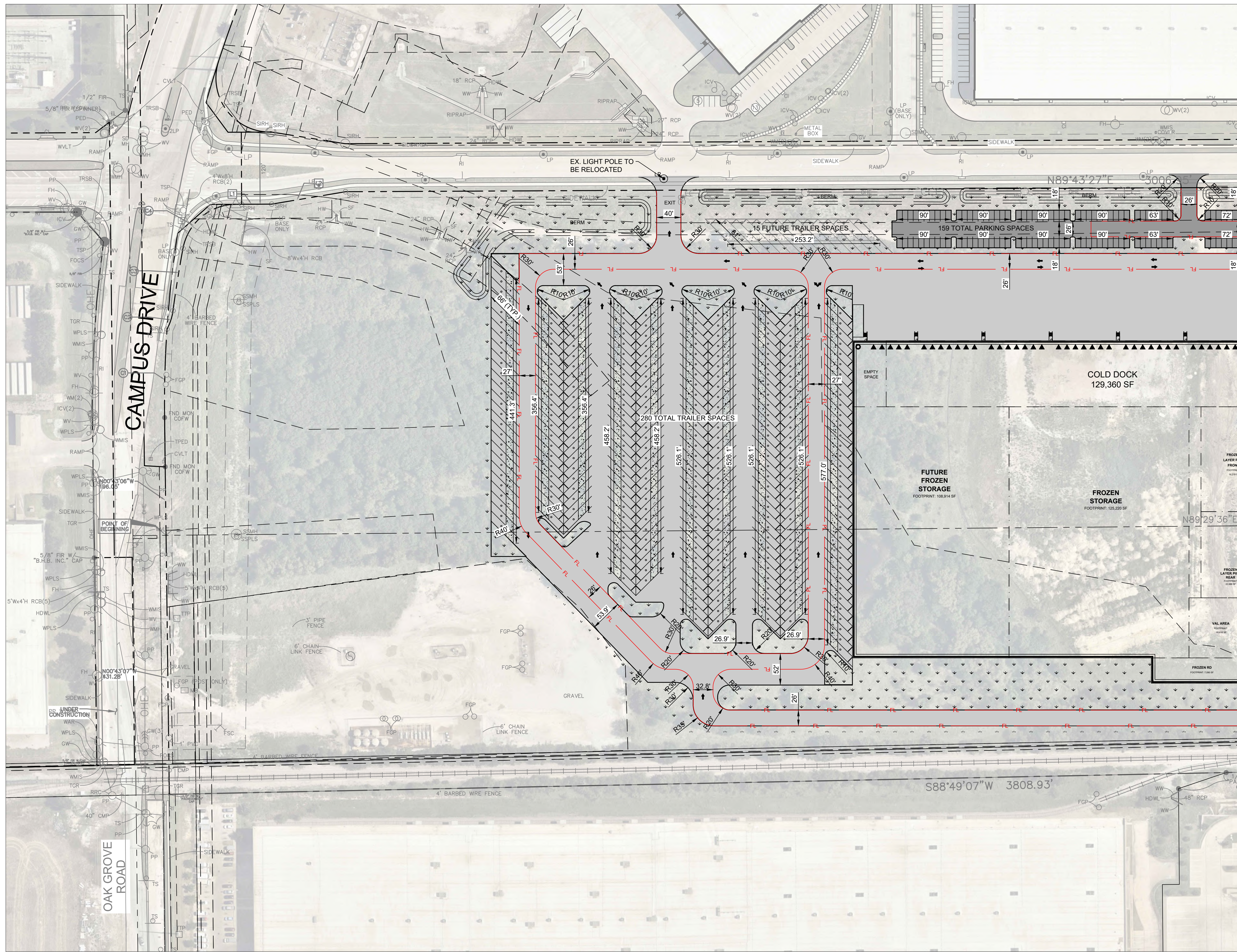
- ASRS high-bay, stacker cranes
- Large scale automated case picking
- Automated drop yard operation and rail dock
- Targeting **50** acre site, **150,000+** pallet positions in initial plan, with expansion opportunities to **double** footprint (**4** discrete building phases possible)
- **Launching customer:**
Undisclosed
- Start operation: Undisclosed

Fort Worth, Texas

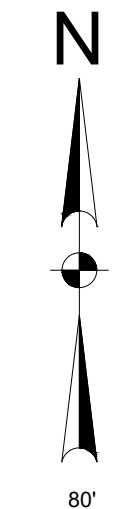
Site plan Written Description of the Intended Use

- a. Existing zoning is J (light industrial) within the development park and is to only be partially developed at the time of this submission.
- b. Current land use is leased for fracking operations for natural gas. Two (2) parcels on the property are currently leased, and will remain leased for those operations. Reference attached site development plan for intended developable area.
- c. Proposed land use is to remain as J.
- d. This development projects 0 residents, an estimated 125 full time and part time employees, and does not have any daily customers. Trucks arrive and leave daily. (60 estimated maximum employees per shift).
- e. Preliminary planning indicates; Dwelling units: 0, floor area: 775,000SF, Impervious (paved) surface area: 500,000SF, Landscape area: 200,000sf
- f. Hours of operation are 24/7. Normal/peak water usage is estimated around 60gmp, waste is expected to be significantly lower due to evaporative cooling. Traffic study forthcoming.
- g. The facility has a planned possible future expansion, if the need arises after 5+ years. The expansion will be a highbay warehouse and dispatch of similar sizing to the current plan located directly adjacent, and attached to, the planned facility. The truck parking and employee parking will also be extended. Please see attached drawings for illustration.
- h. Any other important info for understanding.

FILE NAME: I:\47000s\4722\001\CADD\Sheet\FRC-C-PLAN-SITE-4722.dwg DATE: February 6, 2023, TIME: 2:21 PM, USER: ah1746 AVO: 47422.001



VICINITY MAP
N.T.S.



LEGEND:

- FO FIBER OPTIC
- OHE TELEPHONE LINE
- GAS GAS LINE
- SS SANITARY SEWER
- OHE EXISTING OVERHEAD ELECTRIC
- UGE EXISTING UNDERGROUND ELECTRIC
- W EXISTING WATER LINE
- 460 EXISTING MAJOR CONTOUR LINE
- 461 EXISTING MINOR CONTOUR LINE
- PROPERTY LINE
- - - EASEMENT LINE
- - - EDGE OF PAVEMENT
- - - BARRIER FREE RAMP
- - - FIRE DEPARTMENT CONNECTION
- BFR POWER POLE
- FDC SANITARY SEWER MANHOLE
- PP WATER VALVE
- OW FIRE HYDRANT
- FH WATER METER
- WM LIGHT POLE
- LP EXISTING TREE
- 10" ASPHALT PAVEMENT
- 3" ASPHALTIC CONCRETE PAVEMENT
- 8" CONCRETE PAVEMENT
- FL 24' FIRE LANE
- LANDSCAPE AREAS

LOT 2, BLOCK A OF 46 RANCH ADDITION LIES WITHIN ZONE "X" (UNSHADED) AND ZONE "A" AS DELINEATED ON TARRANT COUNTY, TEXAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBERS 48439C0320L, EFFECTIVE 3/21/2019, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WITH ZONE "X" (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN" AND ZONE "A" DEFINED AS "SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION DETERMINED). LOMR 19-06-1552P, EFFECTIVE 12/5/2019 ALSO REGULATES THE SITE.

Site Data Summary Table

Existing Zoning	"J" Medium Industrial
Proposed Use for Each Structure	As shown on Site Plan
Total Lot Area	3,334,856 SF or 76.56 AC
Total Building Area	817,134 SF
Percent of Lot Coverage Total	24.50%
Required Parking Ratio	1 stall/4 employees
Total Parking Required	
Total Vehicular Parking Provided	159 stalls
Total Trailer Stalls Provided	280 trailer stalls
Total Future Trailer Stalls	42 trailer stalls
Total Handicap Parking Required	6 HC / 1 Van HC
Total Handicap Parking Provided	6 HC / 1 Van HC
Building Height	
Max. height allowed by zoning:	Max. Ht. 55'-0"
Proposed height:	134' 1"

NEWCOLD
ALTA MESA BLVD.
FORT WORTH, TEXAS



REVISION NO.	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
DYLAN B. HEDRICK 102108
NAME P.E. NO.
DATE 02/06/2023
TPELS ENGINEERING FIRM #F-312

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
DYLAN B. HEDRICK 102108
P.E. # 102108 ON 2/6/2023
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

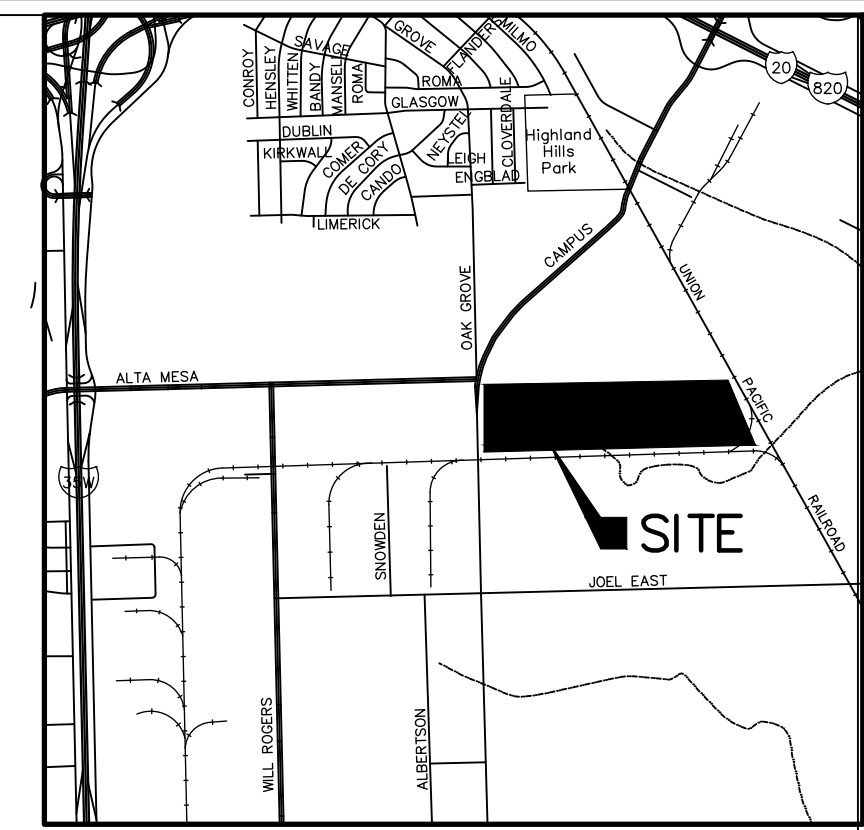
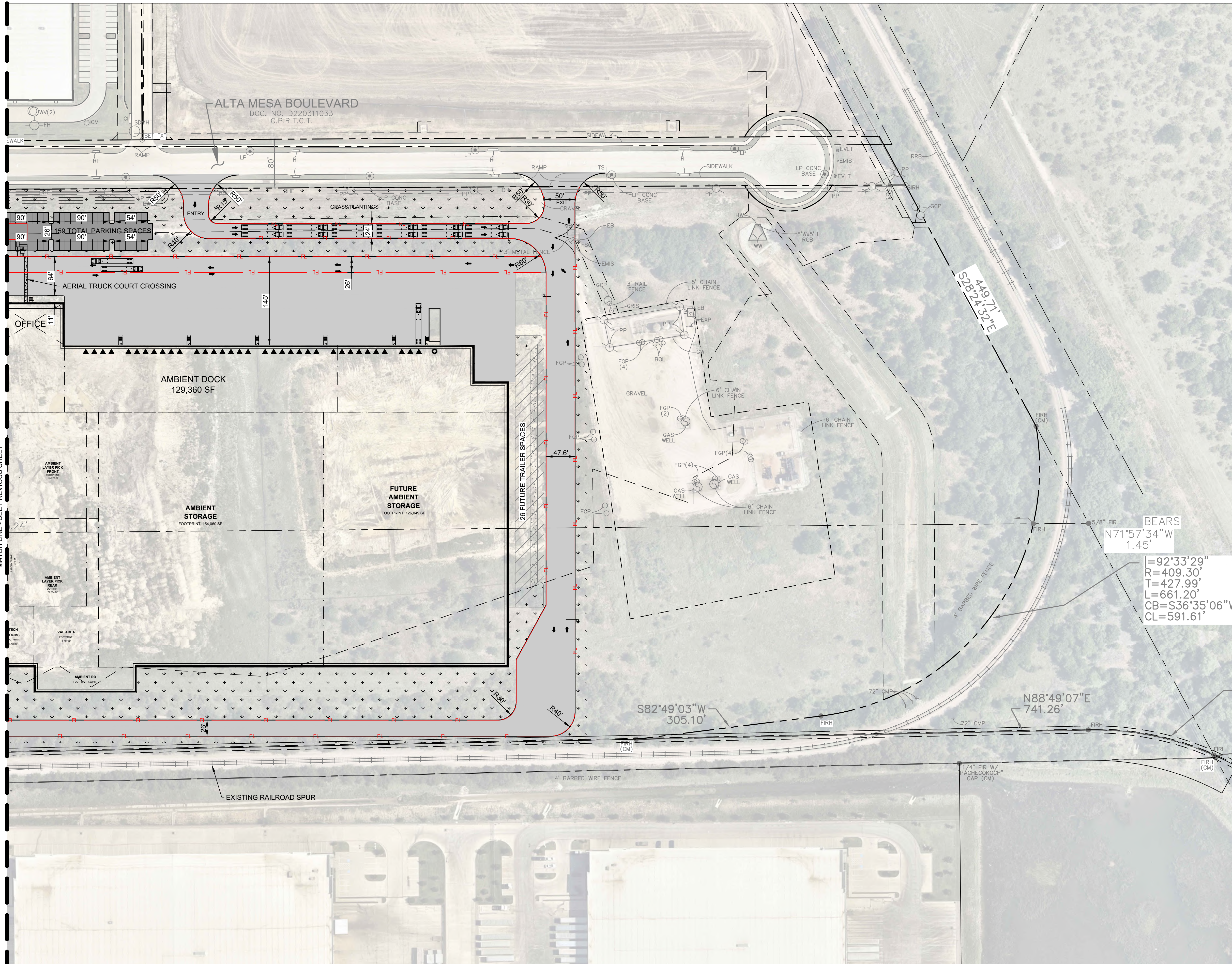
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
TPELS ENGINEERING FIRM #F-312

PROJECT NO.: 47422
ISSUED: 02/06/2023
DRAWN BY: DBH
CHECKED BY: DBH
SCALE: AS SHOWN
SHEET TITLE:

SITE PLAN

C101

FILE NAME: I:\47000s\4722\001\CADD\Sheet\FRC-C-PLAN-SITE-4722.dwg DATE: February 6, 2023, TIME: 2:22 PM, USER: ah1746 AVO: 47422.001



LEGEND:

- FO FIBER OPTIC
- OHE TELEPHONE LINE
- GAS GAS LINE
- SS SANITARY SEWER
- OHE EXISTING OVERHEAD ELECTRIC
- UGE EXISTING UNDERGROUND ELECTRIC
- W EXISTING WATER LINE
- 460 EXISTING MAJOR CONTOUR LINE
- 461 EXISTING MINOR CONTOUR LINE
- PROPERTY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- BARRIER FREE RAMP
- FIRE DEPARTMENT CONNECTION
- BFR
- FDC
- PP POWER POLE
- OWV SANITARY SEWER MANHOLE
- FH FIRE HYDRANT
- WM WATER METER
- LP LIGHT POLE
- EXISTING TREE
- 10" ASPHALT PAVEMENT
- 3" ASPHALTIC CONCRETE PAVEMENT
- 8" CONCRETE PAVEMENT
- FL 24' FIRE LANE
- LANDSCAPE AREAS

LOT 2, BLOCK A OF 46 RANCH ADDITION LIES WITHIN ZONE "X" (UNSHADED) AND ZONE "A" AS DELINEATED ON TARRANT COUNTY, TEXAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBERS 48439C0320L, EFFECTIVE 3/21/2019, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WITH ZONE "X" (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN" AND ZONE "A" DEFINED AS "SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION DETERMINED). LOMR: 19-06-1552P, EFFECTIVE 12/5/2019 ALSO REGULATES THE SITE.

Site Data Summary Table

Existing Zoning	"J" Medium Industrial
Proposed Use for Each Structure	As shown on Site Plan
Total Lot Area	3,334,856 SF or 76.56 AC
Total Building Area	817,134 SF
Percent of Lot Coverage Total	24.50%
Required Parking Ratio	1 stall/4 employees
Total Parking Required	
Total Vehicular Parking Provided	159 stalls
Total Trailer Stalls Provided	280 trailer stalls
Total Future Trailer Stalls	42 trailer stalls
Total Handicap Parking Required	6 HC / 1 Van HC
Total Handicap Parking Provided	6 HC / 1 Van HC
Building Height	
Max. height allowed by zoning:	Max. Ht. 55'-0"
Proposed height:	134' 1"

NEWCOLD
ALTA MESA BLVD.
FORT WORTH, TEXAS



REVISION NO.	DATE	DESCRIPTION

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

DYLAN B. HEDRICK 102108
NAME P.E. NO.
DATE 02/06/2023
TPELS ENGINEERING FIRM #F-312

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

DYLAN B. HEDRICK
P.E. # 102108 ON 2/6/2023
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.
1301 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
TPELS ENGINEERING FIRM #F-312

PROJECT NO.: 47422
ISSUED: 02/06/2023
DRAWN BY: DBH
CHECKED BY: DBH
SCALE: AS SHOWN
SHEET TITLE:

SITE PLAN

C102



PROJECT MOCKINGBIRD - PRELIMINARY RENDERINGS 2022-06-17 (DRB Stage 1 Concept Approval)



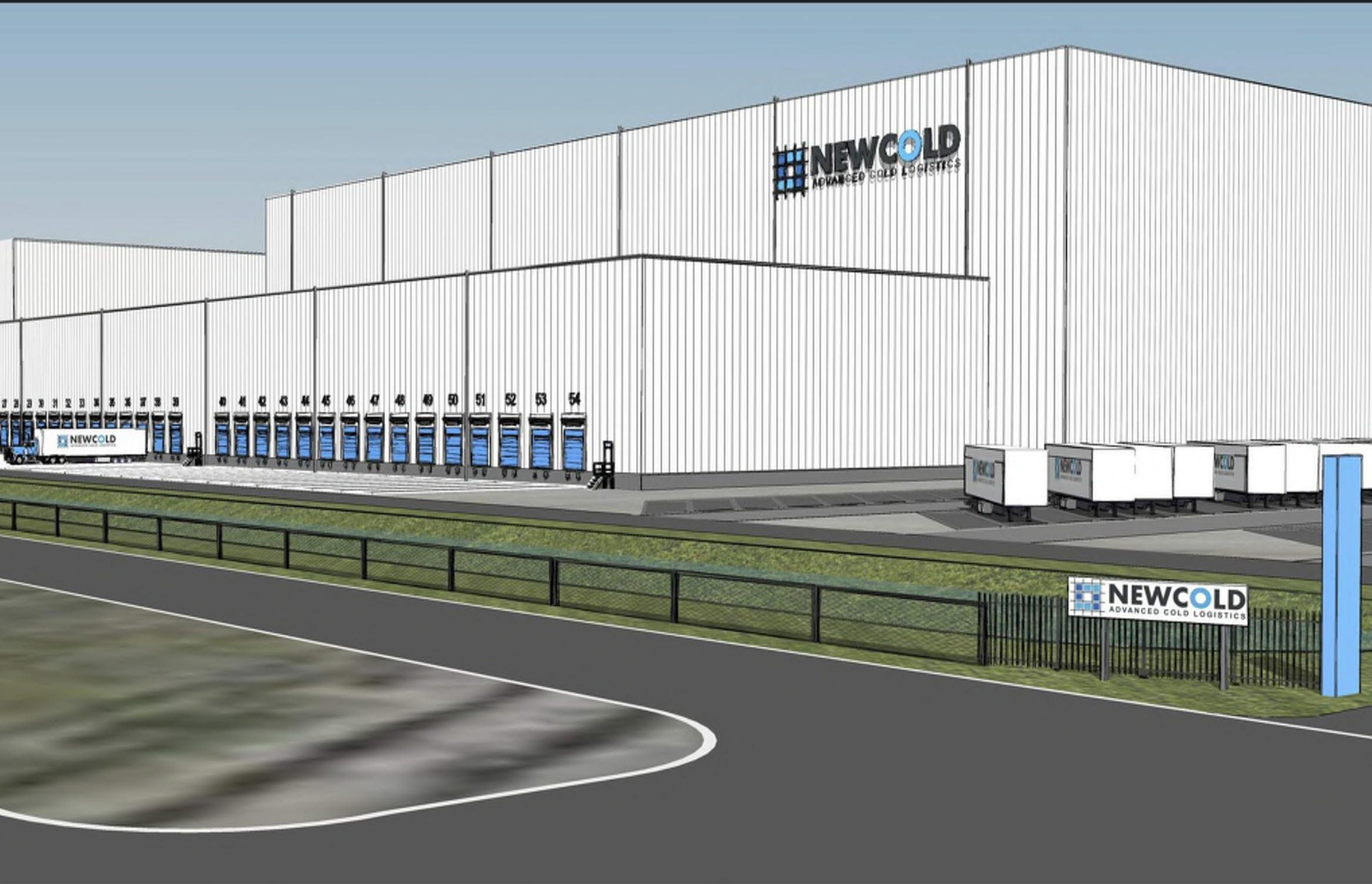


NEWCOLD
ADVANCED COLD LOGISTICS

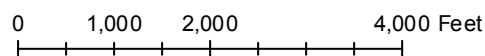
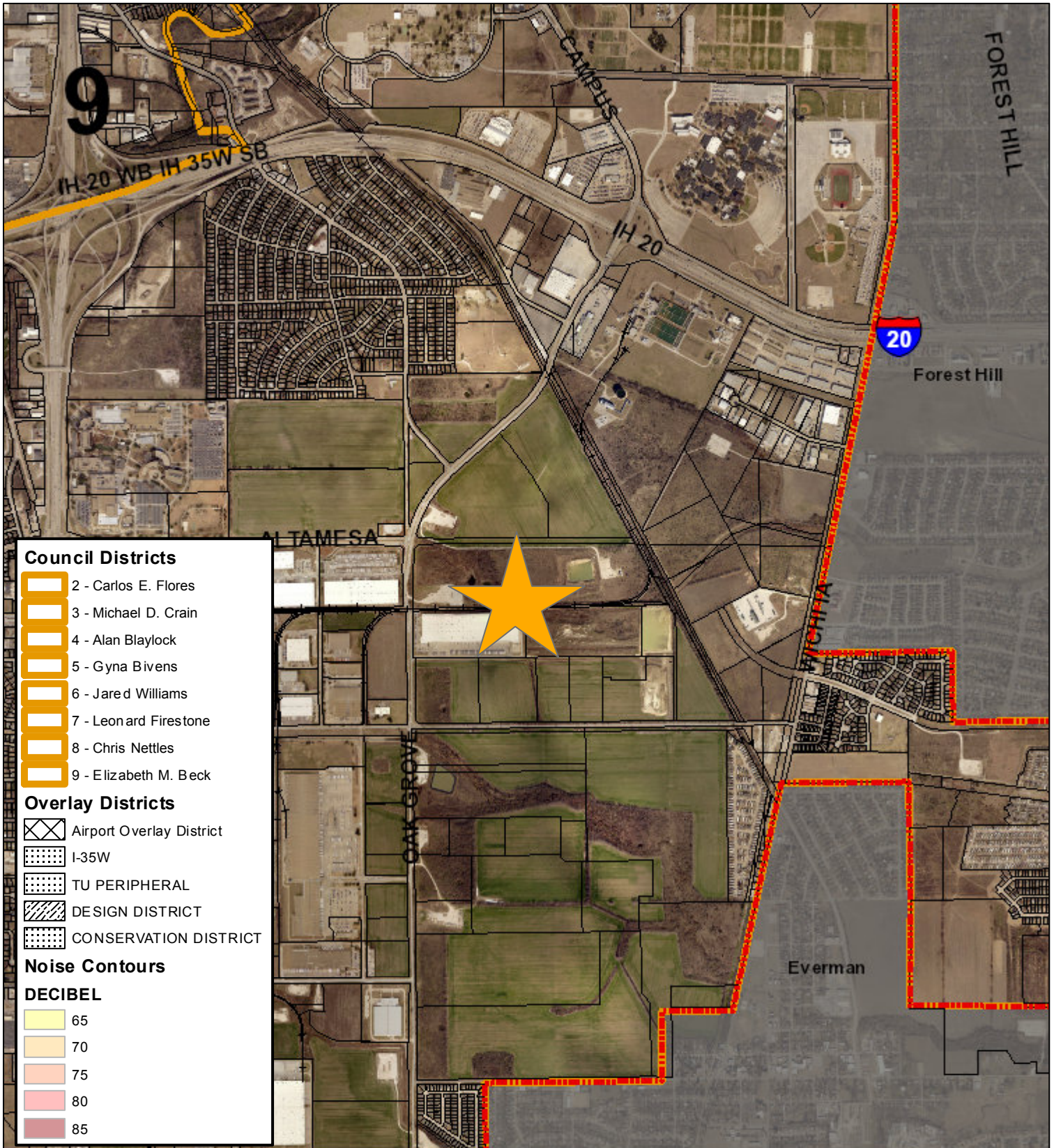
NEWCOLD
ADVANCED COLD LOGISTICS

NEWCOLD
ADVANCED COLD LOGISTICS

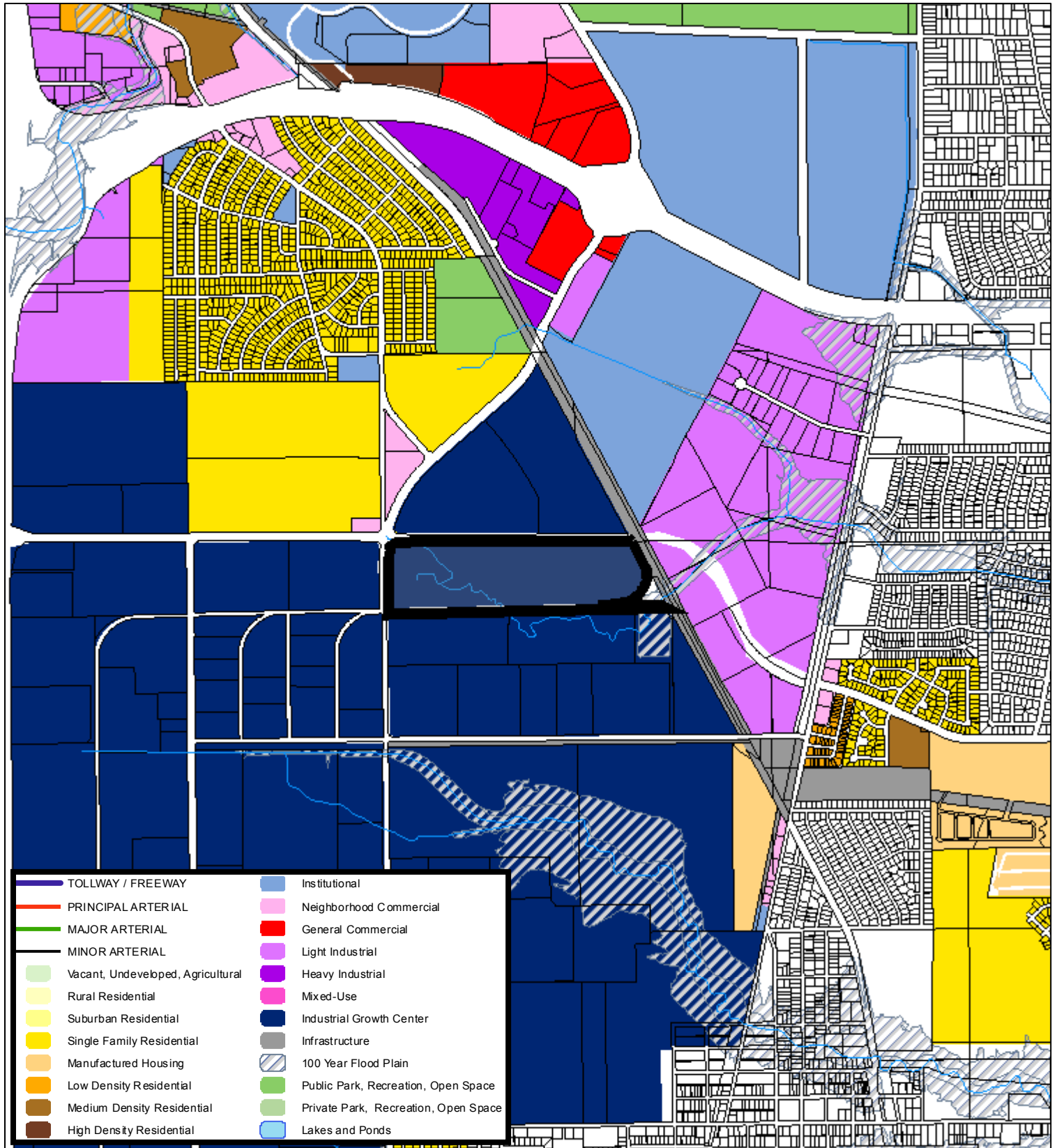
NEWCOLD



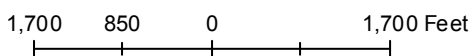
Area Map



Future Land Use



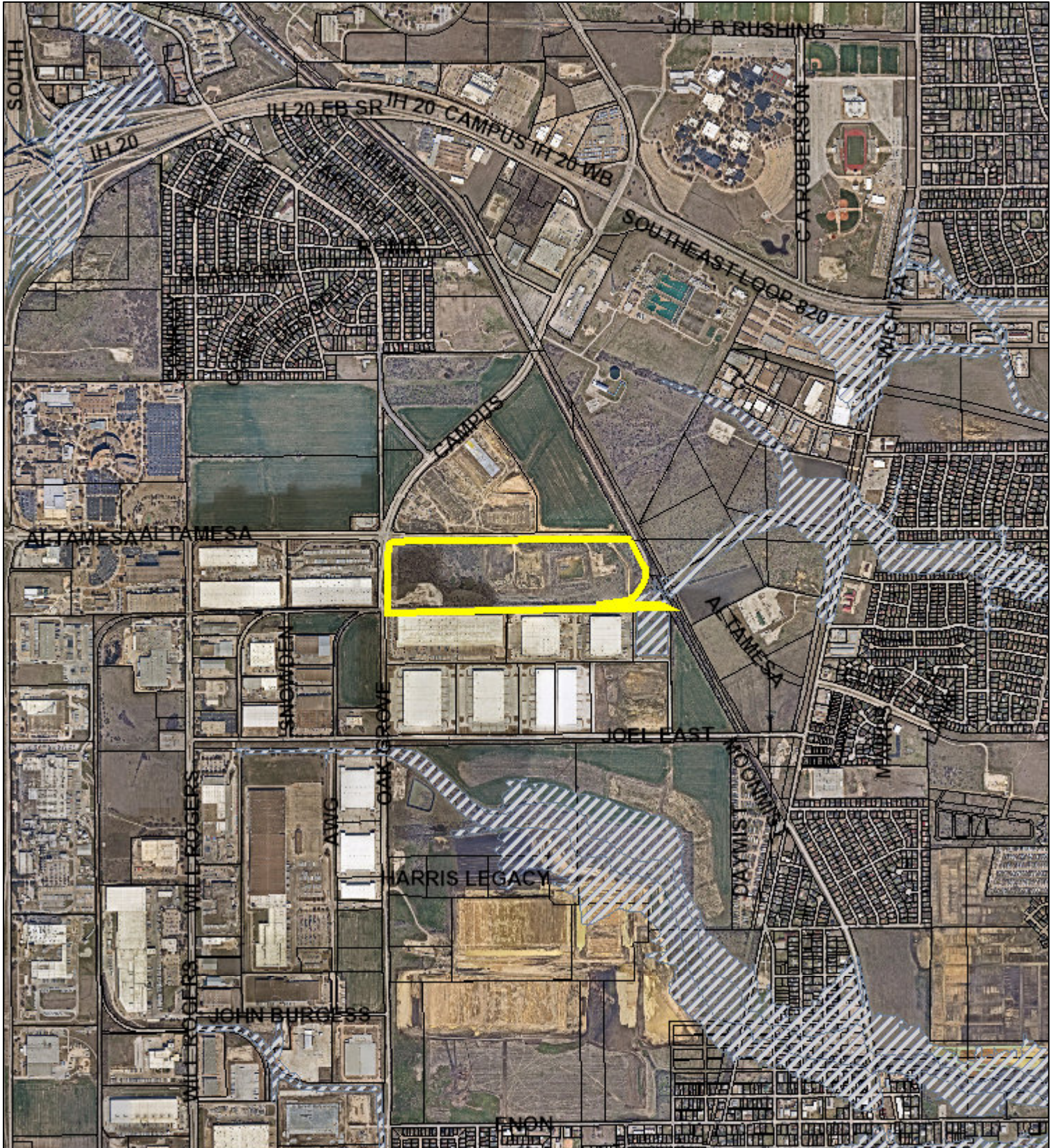
1,700 850 0 1,700 Feet



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



0 1,125 2,250 4,500 Feet

