



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 6, 2019

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: None submitted
Support: None Submitted

Continued Yes No
Case Manager Leo Valencia
Surplus Yes No
Council Initiated Yes No

Owner / Applicant: M. T. Cole Family Partnership #2, NP-OV Fort Worth Project 1

Site Location: 14500 – 15300 FM Road 156 Mapsco: 641YZ,642S

Proposed Use: Industrial

Request: From: Unzoned
To: "K" Heavy Industrial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent. (Minor Boundary Adjustment)

Staff Recommendation: Approval

Related cases: AX-19-001

Background:

The subject property is located west of FM 156. The subject area is primarily vacant land, gas wells with proposed industrial development to the south and northeast. The owner-initiated annexation rezoning of approximately 115.02 acres will prepare the property for an industrial type development.

Case AX-19-001 is a proposed owner-initiated annexation of approximately 115.02 acres of land, known as NorthPoint Phase 2. This annexation also includes approximately 35.59 acres of state right-of-way. The proposed annexation site is anticipated to be developed for industrial uses which is consistent with the 2018 Comprehensive Plan identifying the area as Industrial Growth Center.

The annexation case was presented to the City Plan Commission on February 27, 2019. The Commission voted to make a recommendation to the City Council to approve the annexation.

The City Council will conduct two public hearings on the proposed annexation. Hearings are scheduled for March 26, and April 9, 2019. Each public hearing is an opportunity for persons interested in the annexation to be heard. Once the City Council has conducted the two required public hearings, consideration of the area for annexation will be held on April 9, 2019.

An industrial development will be required to plat and install infrastructure to meet the industrial standards, including streets, water, and sewer lines. Drainage needs will be studied and mitigation determined during the platting process.

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:

Owner/Applicant: M. T. Cole Family Partnership NP-OV Fort Worth Project 1 LLC
 400 W. Oak St. Su#300 4825 NW 41st. St. Su#500
 Denton, Tx 76201 Riverside, MO 64150

Agent: Dunaway Associates/Barry Hudson

Acreage: 115.02 ac.

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North Unzoned / vacant land and gas wells
 East Unzoned / vacant land and gas wells
 South “K” Heavy Industrial / vacant land
 West Unzoned / vacant land

Public Notification:

300 foot Legal Notifications were mailed on (February 19, 2019)
 The following organizations were notified: (emailed February 15, 2019)

Organizations Notified	
North Fort Worth Alliance	Trinity Habitat for Humanity
Streams And Valleys Inc	Northwest ISD

*Closest registered Neighborhood Organization

Recent Relevant Zoning and Platting History:

Zoning History: none
 Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
FM 156	Two-Lane State Farm to Market Road	Commercial Collector/ State Road	No

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting to rezone from Unzoned to “K” Heavy Industrial for industrial warehouse uses. Surrounding land uses consist of the vacant land and a few gas well sites to the north, south, east and west.

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

2. **Comprehensive Plan Consistency**

The 2018 Comprehensive Plan designates the subject property as Alliance Industrial Growth Center. Based on close proximity to Alliance Airport and as other proposed light to heavier industrial uses in the area. The proposed “K” Heavy Industrial zoning district is consistent with policies in the new Economic Development Strategic Plan included in the 2018 Comprehensive Plan.

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

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

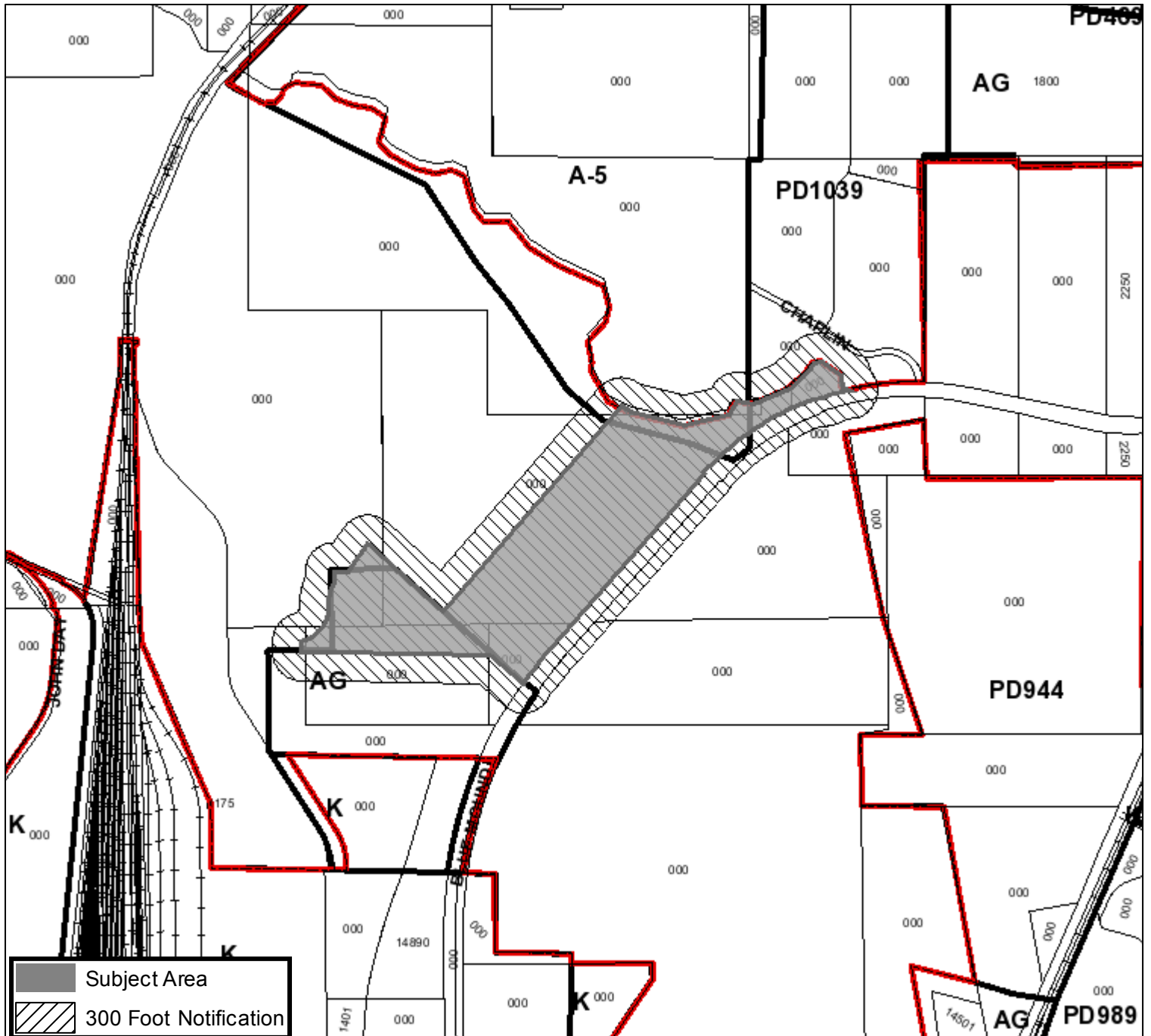
Since the area is identified for Industrial Growth Center the proposed zoning **is consistent** with the Comprehensive Plan.



Attachments:

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

Area Zoning Map

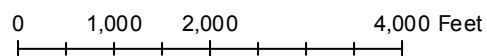
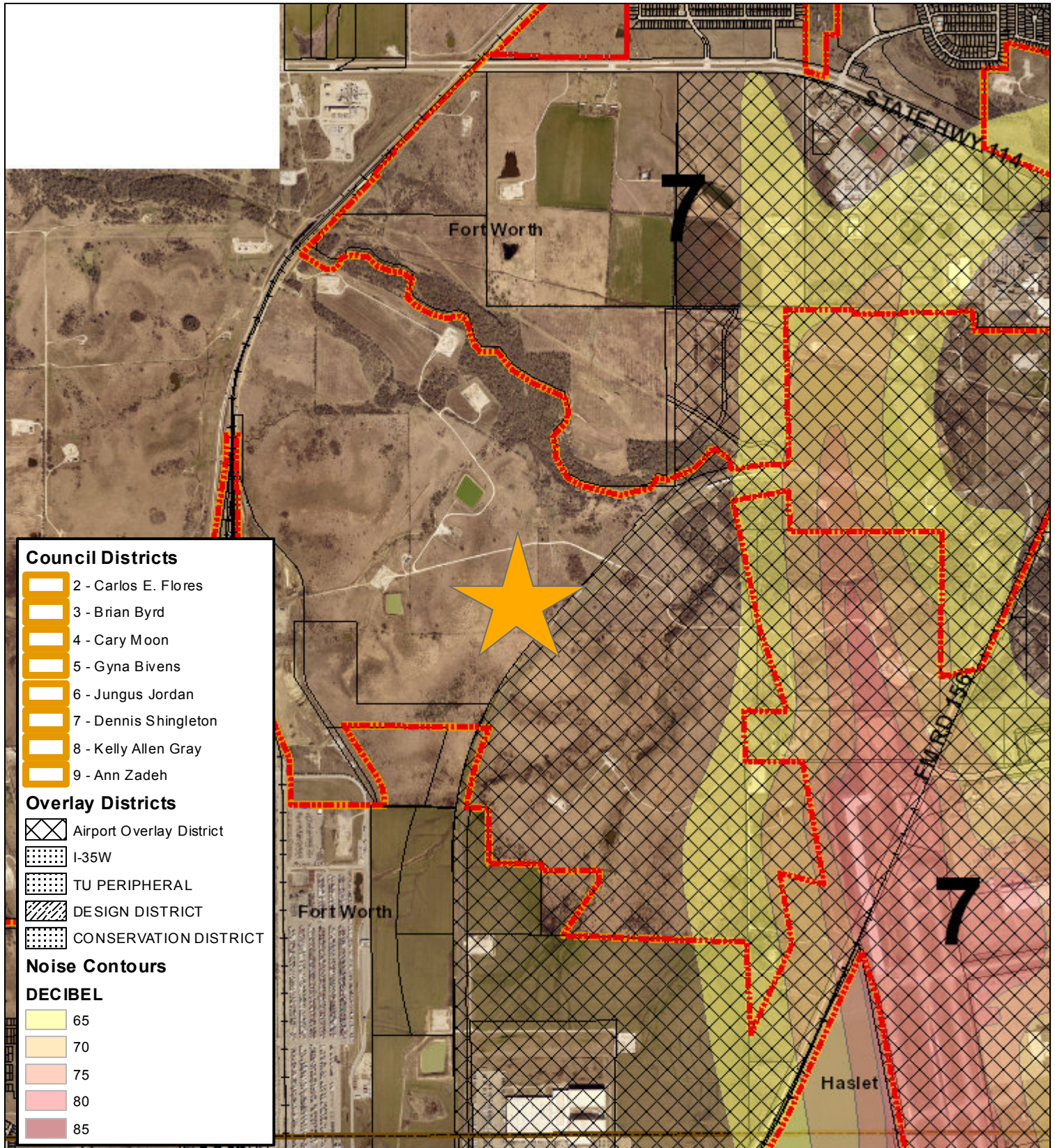
Applicant: Cole Family Partnership #2, NP-OV FW Project 1
 Address: 14500 - 15300 FM Road 156
 Zoning From: Unzoned
 Zoning To: K
 Acres: 115.01326485
 Mapsco: 641YZ,642S
 Sector/District: Far North
 Commission Date: 3/6/2019
 Contact: 817-392-2497



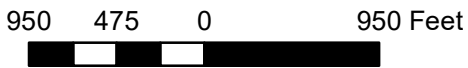
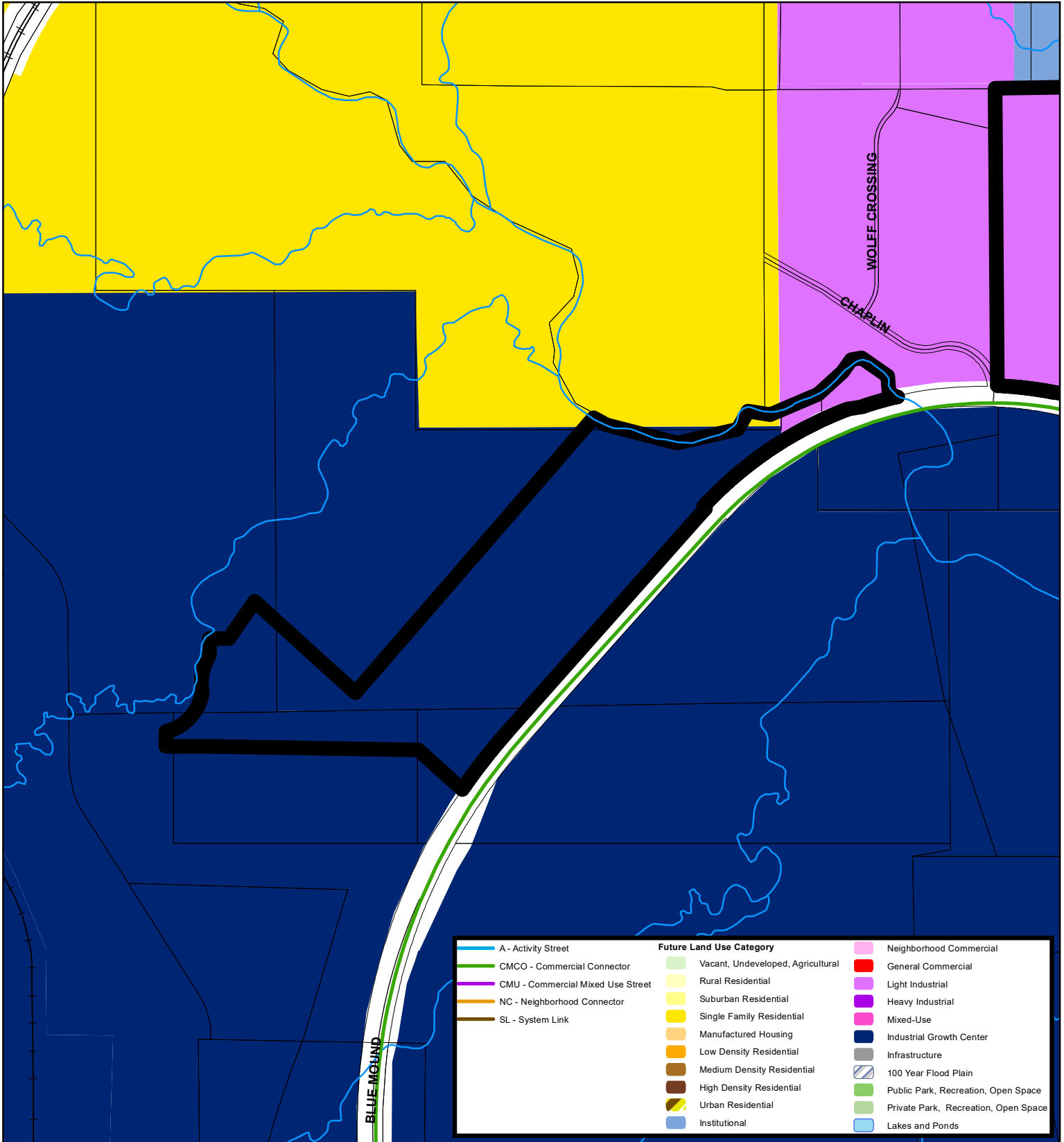
 Subject Area
 300 Foot Notification

0 700 1,400 2,800 Feet

Area Map



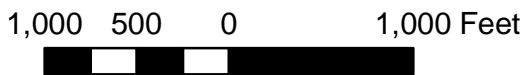
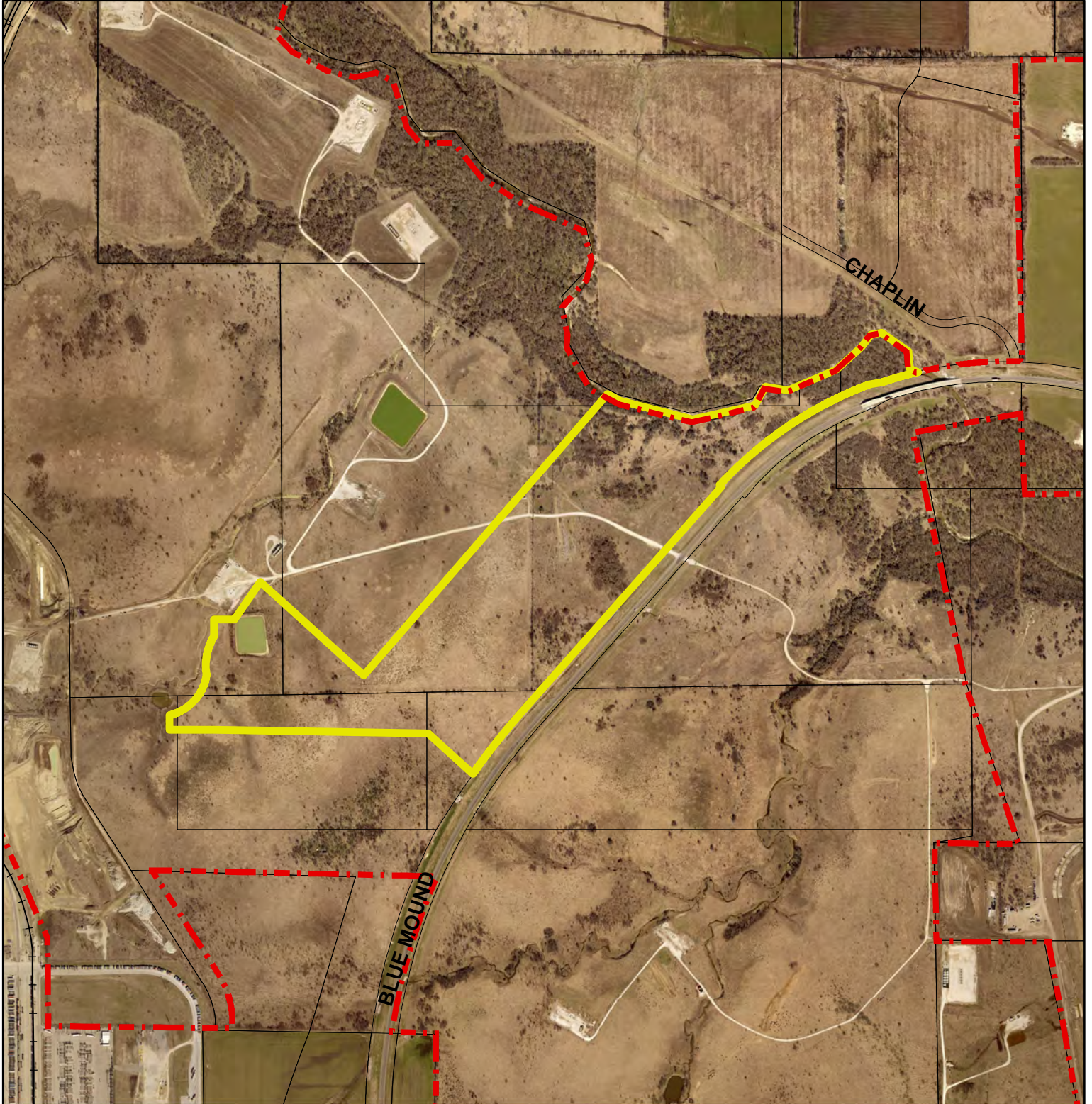
Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photograph



Aerial Photography Date February 2017

