



Zoning Staff Report

Date: September 13, 2022

Case Number: ZC-22-129

Council District: 6

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Adventist Health System/Sunbelt Inc.

Site Location: 11501 & 11801 S. Freeway

Acreage: 88.75 acres

Request

Proposed Use: Four (4) warehouse distribution/office showroom buildings

Request: From: “CF” Community Facilities

To: “PD/J” Planned Development for uses in “J” Medium Industrial with development standards included in Exhibit A, site plan included.

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (technical inconsistency).**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval with the recommendation to speak to the neighborhood by a vote of 6-2**

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. [Site Plan Comments](#)
6. Area 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 approximately 1300 feet south of Garden Acres Drive facing Interstate Highway 35 West ("I-35") to the west and it is comprised of two parcels. The Property is zoned CF Community Facilities District. The proposed project area is approximately just under 1,500,000 square feet of floor area suited for office/showroom and warehouse uses. The purpose of the PD Request is to establish the "J" Medium Industrial District as the base zoning district, while requiring enhanced screening standards for the Project, in particular to respect the single family uses located to the east, and including a site plan.

The subject property shall meet regulations and uses permitted in the Medium Industrial ("J") District, except as follows:

I. Screening. Additional screening as set forth in this section is required for loading docks and trailer parking in the locations generally shown on the site plan. Such screening may be re-located in areas to avoid conflict with existing easements.

(a) A minimum 8-foot-tall wooden fence is required on the eastern boundary of the subject property in the area shown on the site plan.

(b) Otherwise, screening may consist of trees, enhanced landscaping, or fences in the areas shown on the site plan. Fence materials may consist of wood, architectural metal, or masonry.

II. Yard, Lot, and Space Standards. The following regulations apply to the development of the subject property:

(a) Maximum Total Building Floor Area: Two (2) Million square feet for all buildings combined;

(b) Minimum Landscape Setback from I-35: 30 feet;

(c) Minimum Building Setback Adjacent to Residential: 50 feet; and

(d) Minimum Landscape Setback Adjacent to Residential: 10 feet.

III. Phased Development. The subject property may be developed in phases.

Surrounding Zoning and Land Uses

North "I" Light Industrial / manufacturing and warehouse
East "A-5" One-Family / Cobb Park, floodplain for Sycamore Creek
South "G" Intensive Commercial & "OM" Office Midrise / Undeveloped
West "I" Light Industrial/ Frontage along I-35W/Undeveloped

Recent Zoning History

- (ZC-08-062) From “CF” to “A-5” - Approved

Public Notification

300-foot Legal Notifications were mailed on July 27, 2022.
The following organizations were notified: (emailed July 27, 2022)

Organizations Notified	
The Parks of Deer Creek HOA*	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Burleson ISD	Crowley ISD

* *This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

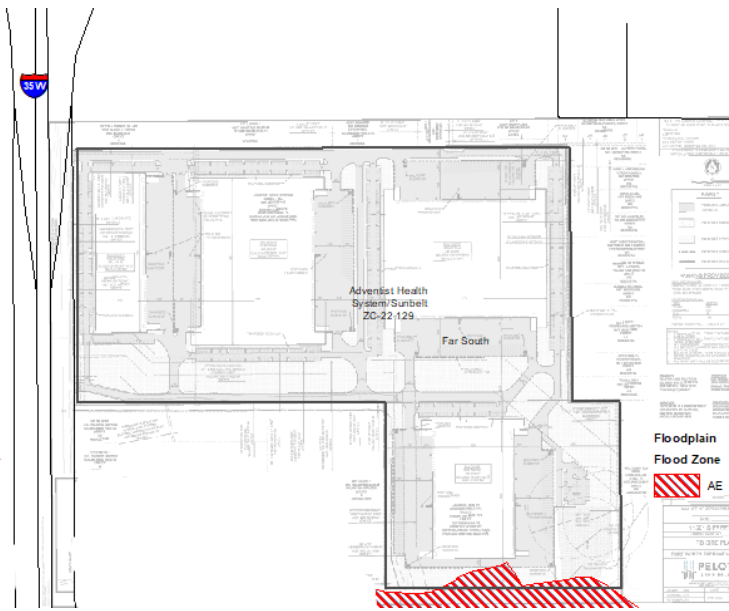
Land Use Compatibility

The applicant is proposing to change the zoning of this property from “CF” Community Facilities District to “PD/J” Planned Development for certain uses in “J” Medium Industrial.

The Property fronts I-35 W to the west which they plan to use to access the property. The property to the east is designated “A-5” One-Family Residential and is developed with residences. The property located to the north is zoned “I” Light Industrial and developed with a truck/trailer repair shop with outdoor truck/trailer parking and storage and an office/warehouse use with truck/trailer loading and parking. The land to the south east is designated” Office Midrise, and it is currently undeveloped, the land located the southeast has a “G” Intensive Commercial designation, is owned by the same applicant and it is undeveloped.

There is an existing gas well site on the property with three (3) producing gas wells, one lift compressor and tank batteries which would make more residential development unlikely due to the standard setbacks required by the Gas Well ordinance and Fire Code.

Part of the site is within the floodplain, Stormwater Management to review during the platting process.



The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far South

The 2022 Comprehensive Plan currently designates the subject property as Residential and Institutional on the Future Land Use Map.

The proposed zoning is not consistent with the land use designations for this area, however, it aligns with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations
- Protect industrial areas from encroachment. Through zoning, ensure that existing and planned major employment nodes and districts are protected from incompatible land uses and development.

The proposed zoning is **not consistent (technical inconsistency)** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

TPW - Stormwater

- No Comments

TPW Engineering

- No Comments

Fire Department

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
Access must be provided to both lots either by platting or connecting by platted access easements. One point of access required for each commercial lot.
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.7

Fire Lanes or access easements will need to be named and platted for addressing purposes.

All gas well setbacks shown correctly based on occupancy type. The following will have to be shown on the plat but will not impact the commercial building.

300' Building Setback radii from each gas well bore for Protected Use and Public Building Structures.
IFC 2021/CFW Adopted Amendments Ordinance No 25388-03-2022 Section 5706.3.1

Connection to Deer Creek Drive may require a waiver to CPC. Connection is not required for Fire Code.

Additional fire hydrants will be required.

Section 507 Hydrants IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022

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 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 that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

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(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.)

Economic Development Plan

The adopted Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

- A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

Although the proposed zoning request does not assist in high-wage job growth and is not a targeted high-growth industry, it will contribute to the quality of place for the neighborhood.



PLANNED DEVELOPMENT (PD) STANDARDS

Conformance with the City of Fort Worth Zoning Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the City's Zoning Ordinance (Ordinance No. 13896 as it currently exists or may be amended) shall apply.

General Conditions: The subject property shall meet regulations and uses permitted in the Medium Industrial ("J") District, except as follows:

I. **Screening.** Additional screening as set forth in this section is required for loading docks and trailer parking in the locations generally shown on the site plan. Such screening may be re-located in areas to avoid conflict with existing easements.

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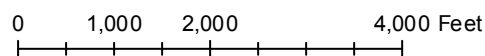
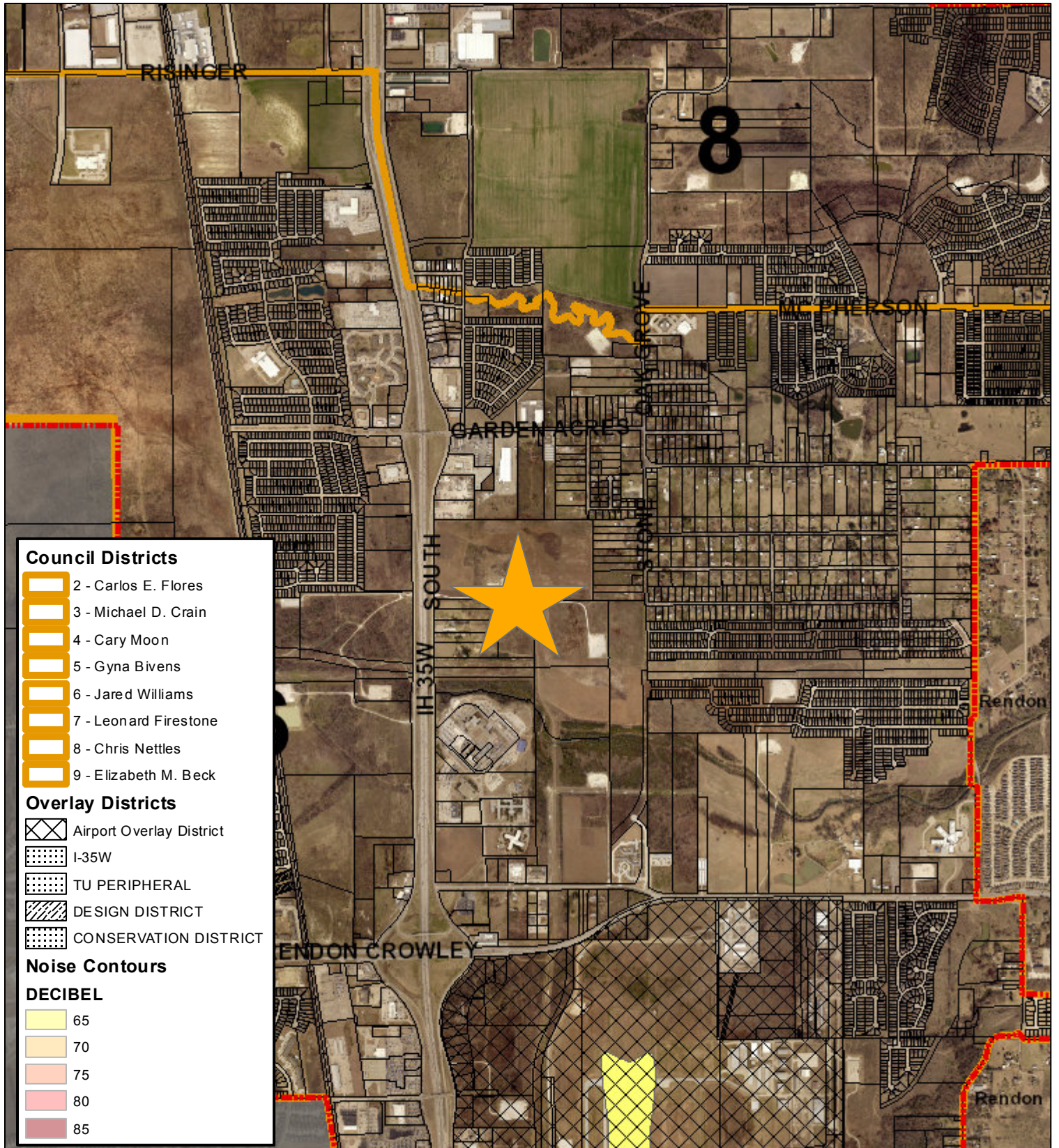
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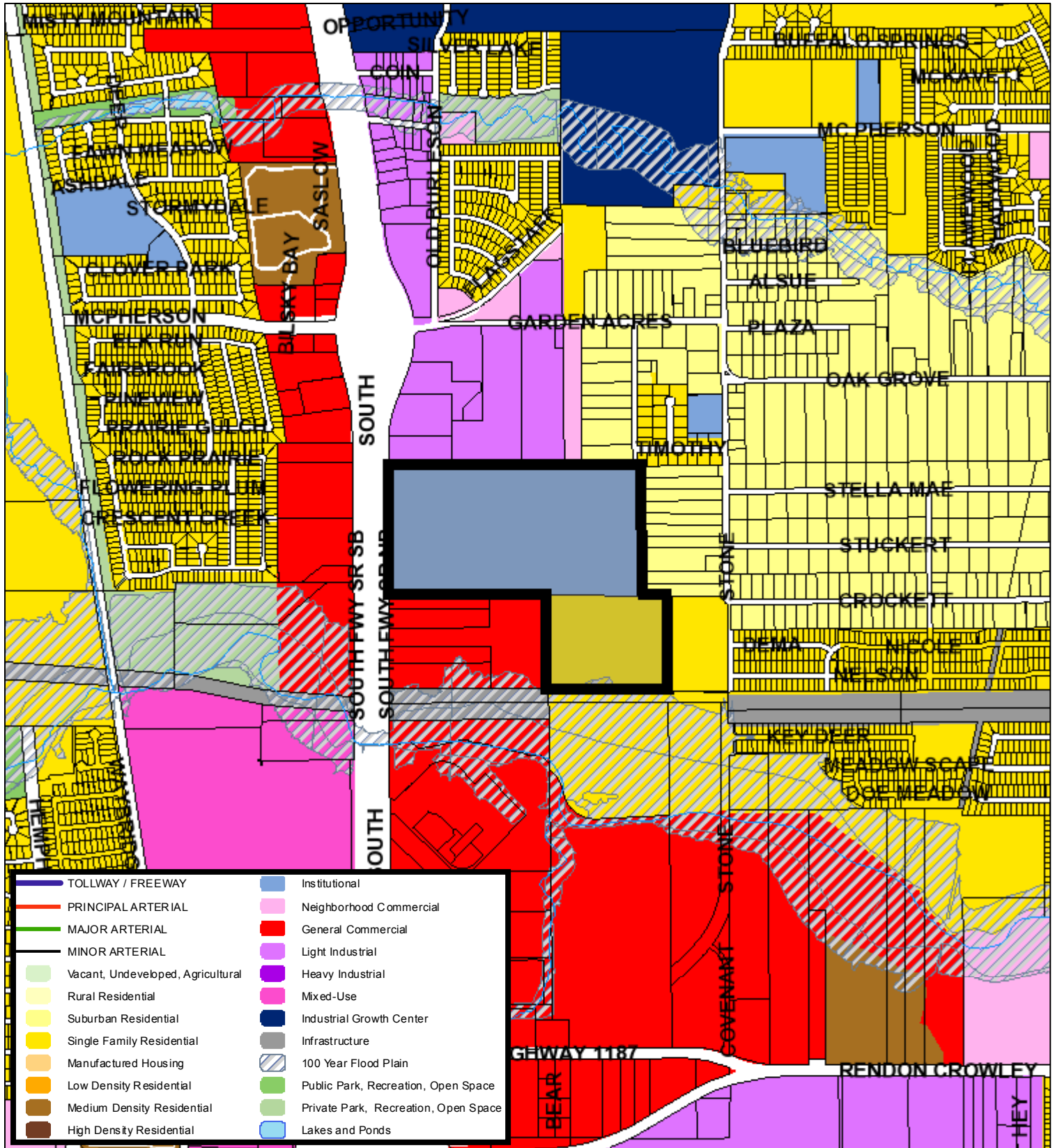
(d) Minimum Landscape Setback Adjacent to Residential: 10 feet.

III. **Phased Development.** The subject property may be developed in phases.

Area Map



Future Land Use

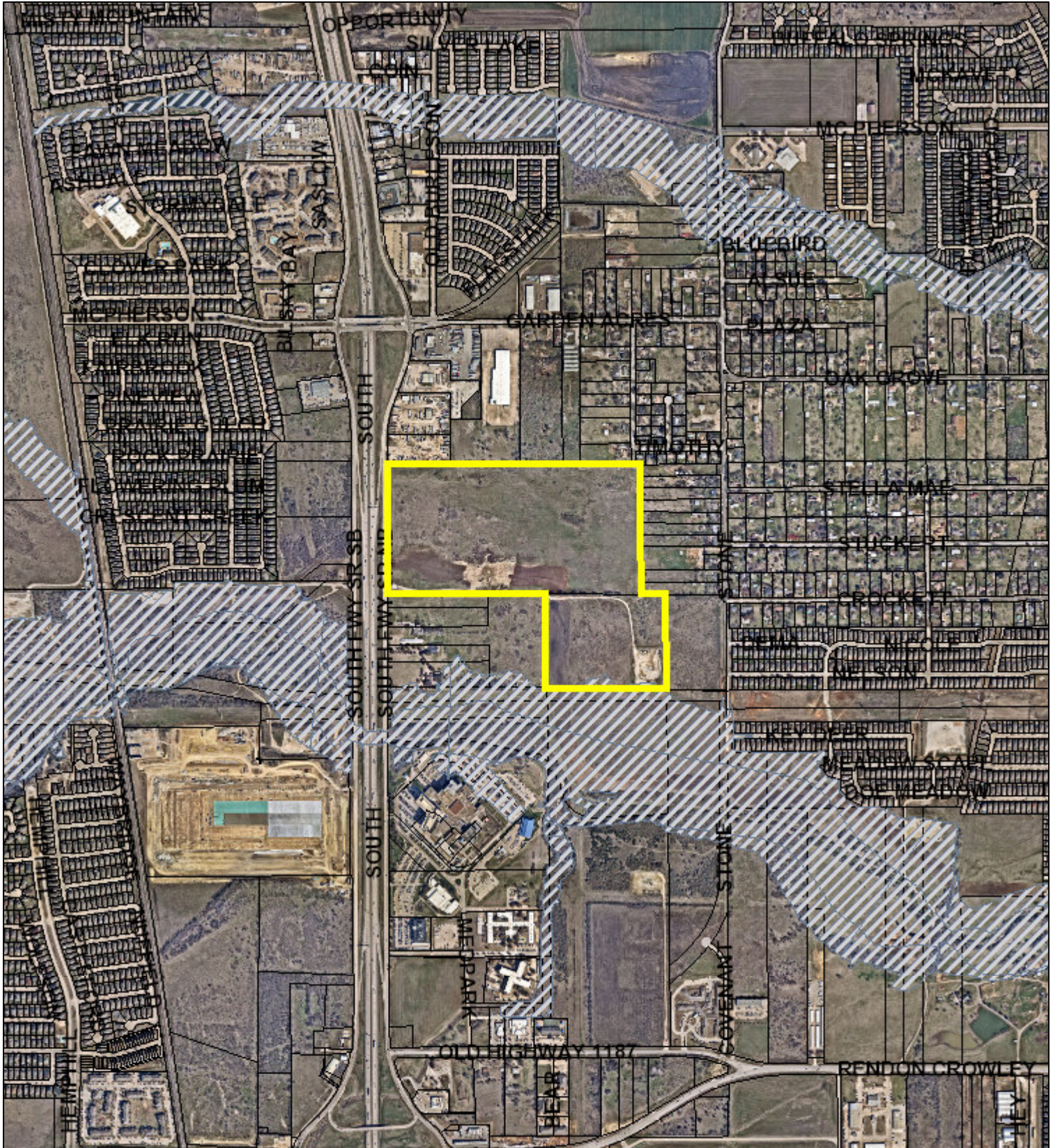


1,100 550 0 1,100 Feet

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



0 750 1,500 3,000 Feet

