



Zoning Staff Report

Date: October 17, 2023

Case Number: ZC-23-130

Council District: 7

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Stratoflex/Parker Hannifin Corporation

Site Location: 220 Roberts Cut Off Road

Acreage: 17.70 acres

Request

Proposed Use: Aerospace Manufacturing

Request: From: “B” Two-Family; “I” Light Industrial; “K” Heavy Industrial

To: “PD/I” Planned Development for all uses in “I” Light Industrial plus aerospace manufacturing with development standards for bufferyard and screening fence; site plan included

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent**

Staff Recommendation: **Approval**

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

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Project Description and Background

The subject property is near the corner of White Settlement Road and Roberts Cut off Road. The applicant requests to rezone to “PD/I” Light Industrial plus aerospace manufacturing with Development Standards for bufferyard and screening fence, site plan included. The applicant intends to maintain the current operation and build a new facility while the older one is phase out. The proposed rezoning would downzone the majority “K” Heavy Industrial to a “PD/I” which is more palpable near existing one- and two-family districts. The application narrative is provided below for reference:

“Existing industrial/manufacturing facility has been at this location since the 1950's. At this time the facility no longer meets the needs for the owner or their clients. The same processes and manufacturing will continue but new technology and industry upgrades require a modern expanded facility. A portion of the existing zoning is B residential and needs to be changed to allow I district uses. Another portion of the existing zoning is K and that zoning is not required. The importance of this facility requires that manufacturing must continue during the construction of the new building; the old facility will then be demolished allowing additional parking and a new greenspace. A PD will allow this transition considering for the timing of the demo for landscaping and infrastructure. the present facility provides much needed jobs for this area and the proposed new facility and expansion will allow those jobs to remain in Fort Worth and possibly increase.

As a component of PD establishment, the application seeks to exclude “K” Heavy Industrial uses hence the downzone to PD/I.

The applicant is also requesting a development standard waiver for bufferyard and fencing requirements. Staff **does not support this request** and would like to see compliance in these areas due to the proximity to single-family. Unless the applicant can provide ample reasoning for this.

	Current Zoning	Proposed PD
Supplemental Setback	Adjacent One- or Two-Family District and greater than 500' in depth and therefore requires a minimum 20' bufferyard with trees and shrubs within the 50' supplemental building setback	10 ft bufferyard (Development Standard Required) Staff does not support
Screening Fence	Required adjacent One or Two-Family District	Would like to use existing screening fence adjacent one and two family (Development Standard Required) Staff does not support

Surrounding Zoning and Land Uses

North “B” Two-Family; “I” Light Industrial / commercial, single-family

East “B” Two-Family / single-family

South “D” High Density Multifamily; “E” Neighborhood Commercial; “I” Light Industrial” “MU-1” Low Intensity Mixed-Use / multifamily and commercial uses

West “I” Light Industrial / commercial uses

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on August 29, 2023.

The following organizations were emailed on August 30, 2023:

Organizations Notified	
The Grove at the River District HOA	FW Rivercrest Bluffs HOA
FW River Heights HOA	Eastgate Neighbors
River District NA*	Tarrant Regional Water District
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Castleberry ISD

**Located within this registered Neighborhood Redevelopment Organizations*

Development Impact Analysis

Land Use Compatibility

Surrounding uses vary with primarily single-family north and east of the site, commercial and multifamily just south and commercial to the west. The adjacent street network consists of Roberts Cut Off and White Settlement Road which distribute traffic to larger arterial in close proximity to the area. The proposed use primarily takes place indoors with limited truck bays and is in close proximity to their end user. These factors support the continued industrial use of the site. Therefore, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northside

The adopted Comprehensive Plan designates the subject property as a future Urban Residential and Mixed-Use. The proposed zoning of “PD/I” **is not consistent** with the Comprehensive Plan based.

- 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.

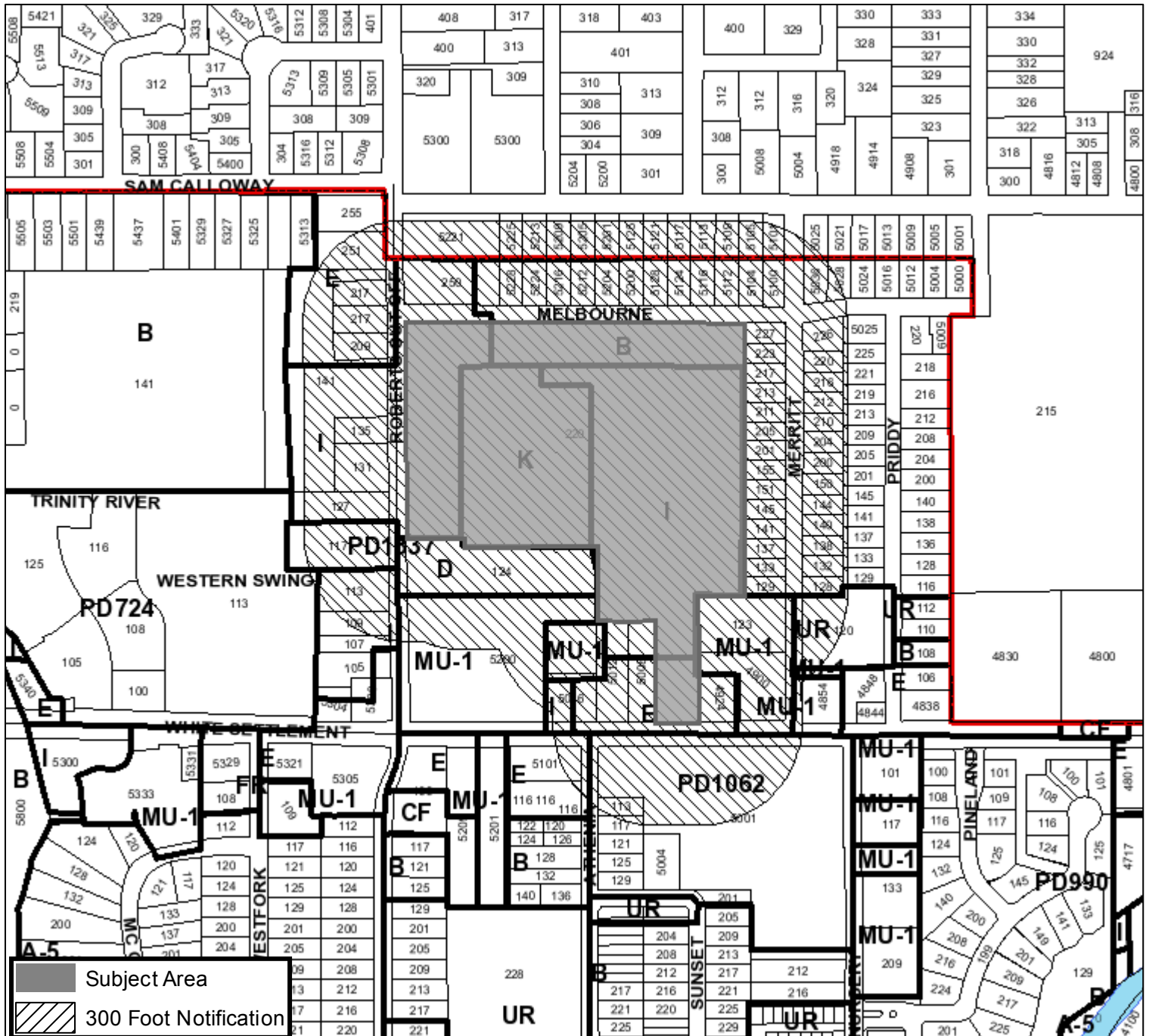
However, it is important to note that this use has been prevalent since the 50's. The applicant also intends to build a brand-new facility, which will have better sound attenuation and upgraded equipment to reduce other impacts to nearby residential.

Site Plan Comments

(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: Stratoflex/Parker Hannifin Corporation
 Address: 220 Roberts Cut Off Road
 Zoning From: K, I, B
 Zoning To: I
 Acres: 17.7044507
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 9/13/2023
 Contact: null



0 210 420 840 Feet

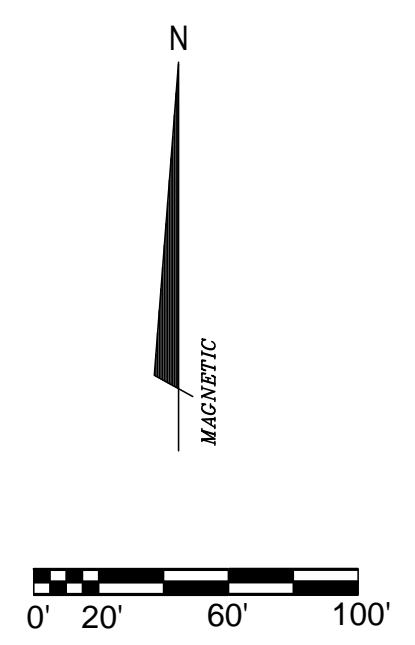
I CONTINUE USE OF EXISTING TRUCK ENTRANCE

B

B

E

B to I



GENERAL NOTES:
 The development will comply with the below development standards of Chapter 6 unless otherwise provided on the site plan.

1. Exterior construction material and building design;
2. location and dimensions of signs;
3. Lighting, including shielding and ambient light level not to exceed one (1) foot candle when adjacent to one- or two- family residential zoning districts or uses.
4. Landscaping requirements

PARKING NOTES:

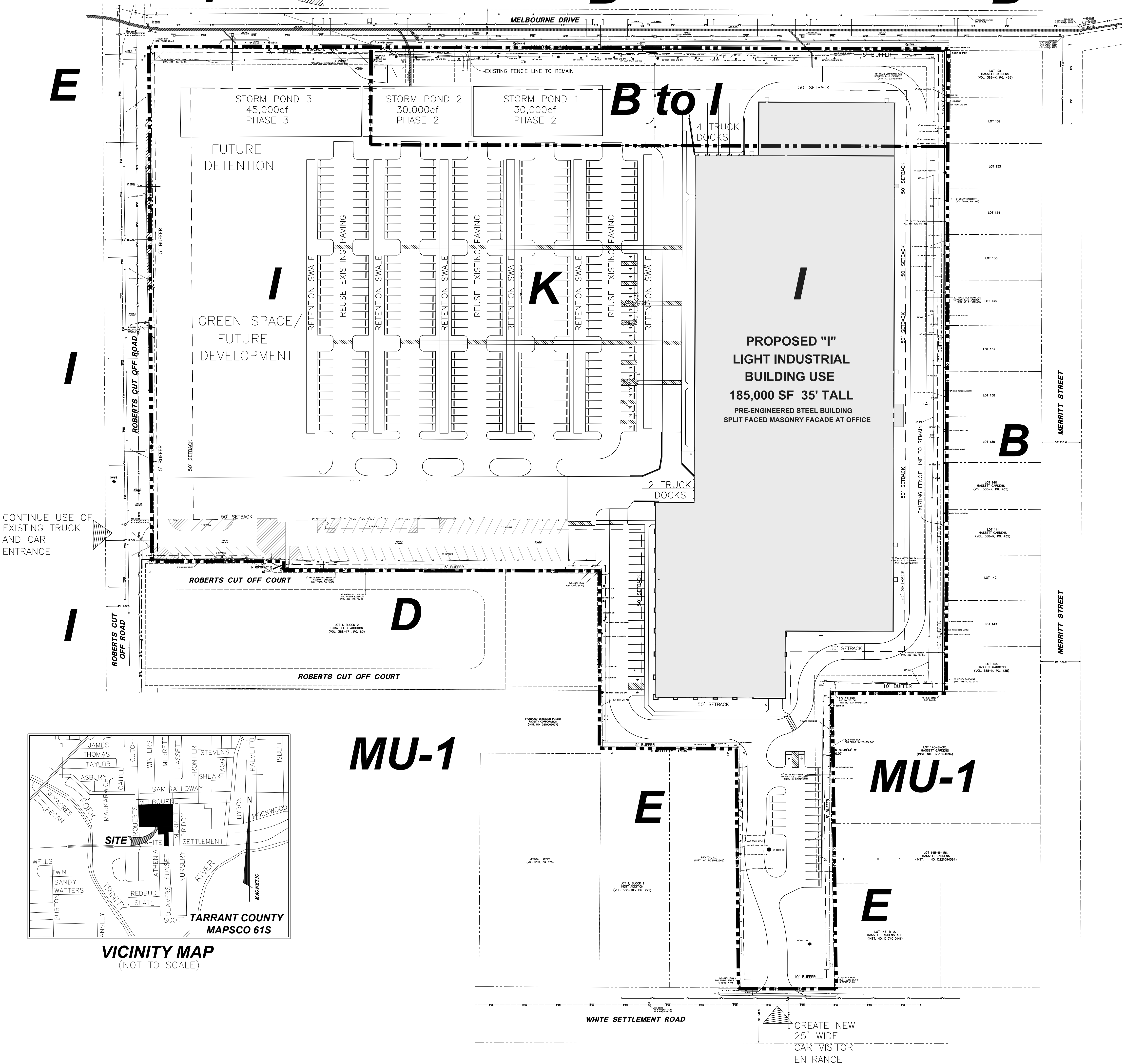
1. 300 spaces required per Zoning Ordinance.
2. 340 spaces provided with space for growth to 440 projected in 5 years.

UTILITY NOTES:

1. Existing utilities are expected to be adequate to support the new development.
2. Storm detention ponds are planned to be staged with demolition activities of the existing building.
3. No detention is proposed during construction due to site constraints.

SITE DATA				
ZONING/LAND USE:	I WITH K, B AND E PARCELS			
OWNER:	PARKER HANNIFIN CORPORATION			
TAX MAP:	04465083			
ADDRESS:	220 ROBERTS CUT OFF ROAD, FORT WORTH, TX			
TOTAL LAND AREA:	17.48 ACRES			
SETBACKS:	50' FRONT, SIDE AND REAR			
PARKING DATA				
FACILITY TYPE	AREA (SF)	REQUIREMENT	REQUIRED	PROVIDED
INDUSTRIAL	155,000	2 SPACES PER 1,000SF GROSS	310	325
OFFICE	30,000	2.5 SPACES PER 1,000SF GROSS	75	75

- This project will comply with Section 6.301, Landscaping.
 - This project will comply with Section 6.302, Urban Forestry.
 - All signage will conform to Article 4, Signs.
 - All provided lighting will conform to the Lighting Code.
- EXCEPT:
 A NEW 6' WOODEN FENCE WILL NOT BE PROVIDED IN THE LANDSCAPE BUFFER. THE EXISTING 6' HIGH CHAIN LINK SECURITY FENCE WILL REMAIN IN PLACE IN LIEU OF A NEW 6' HIGH WOOD FENCE. LEAVING THE EXISTING FENCE IN PLACE WILL CAUSE THE LEAST CHANGE TO EXISTING VIEWS.



CONTINUE USE OF EXISTING TRUCK AND CAR ENTRANCE

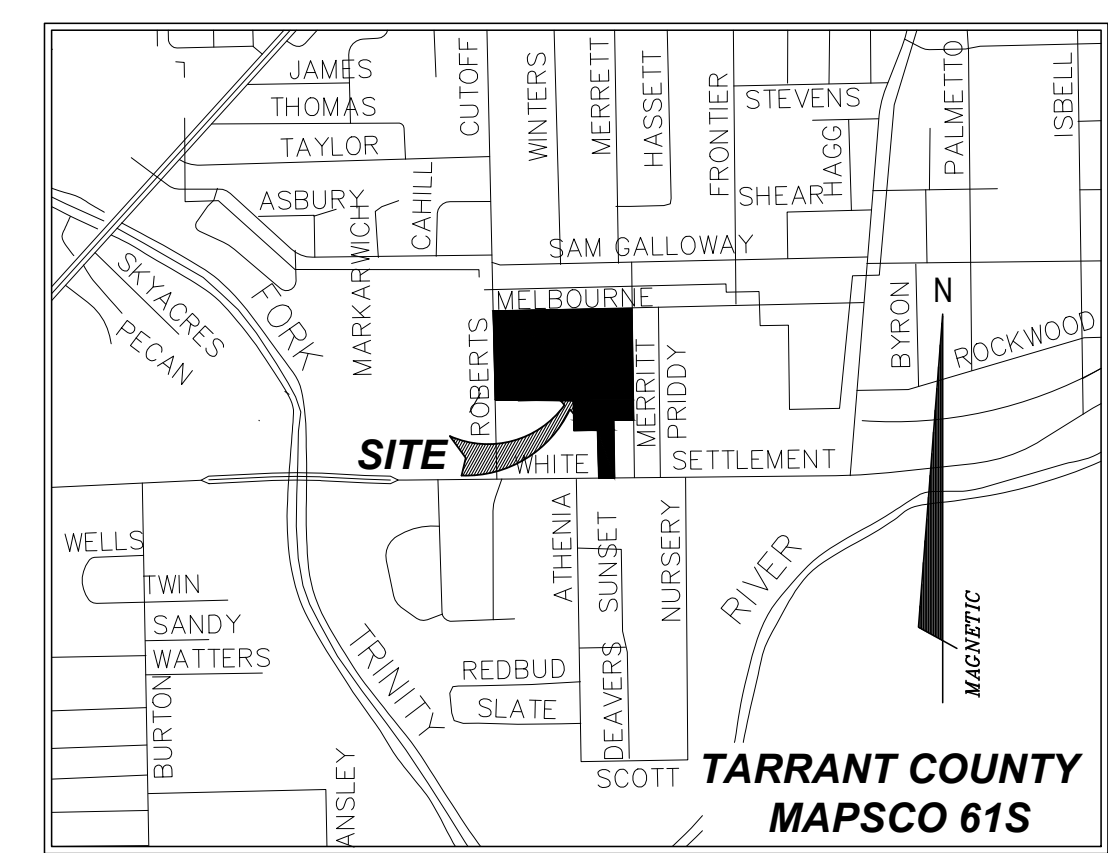
CREATE NEW 25' WIDE CAR VISITOR ENTRANCE

MU-1

MU-1

E

E



VICINITY MAP (NOT TO SCALE)

O'NEAL
 THE BUSINESS OF PROJECT DELIVERY

10 Falcon Crest Drive, Suite 300
 Greenville, SC 29607
 P.O. 10269 Greenville, SC 29603
 Tel: 864.298.2000 - Fax: 864.298.2200
 www.onealinc.com

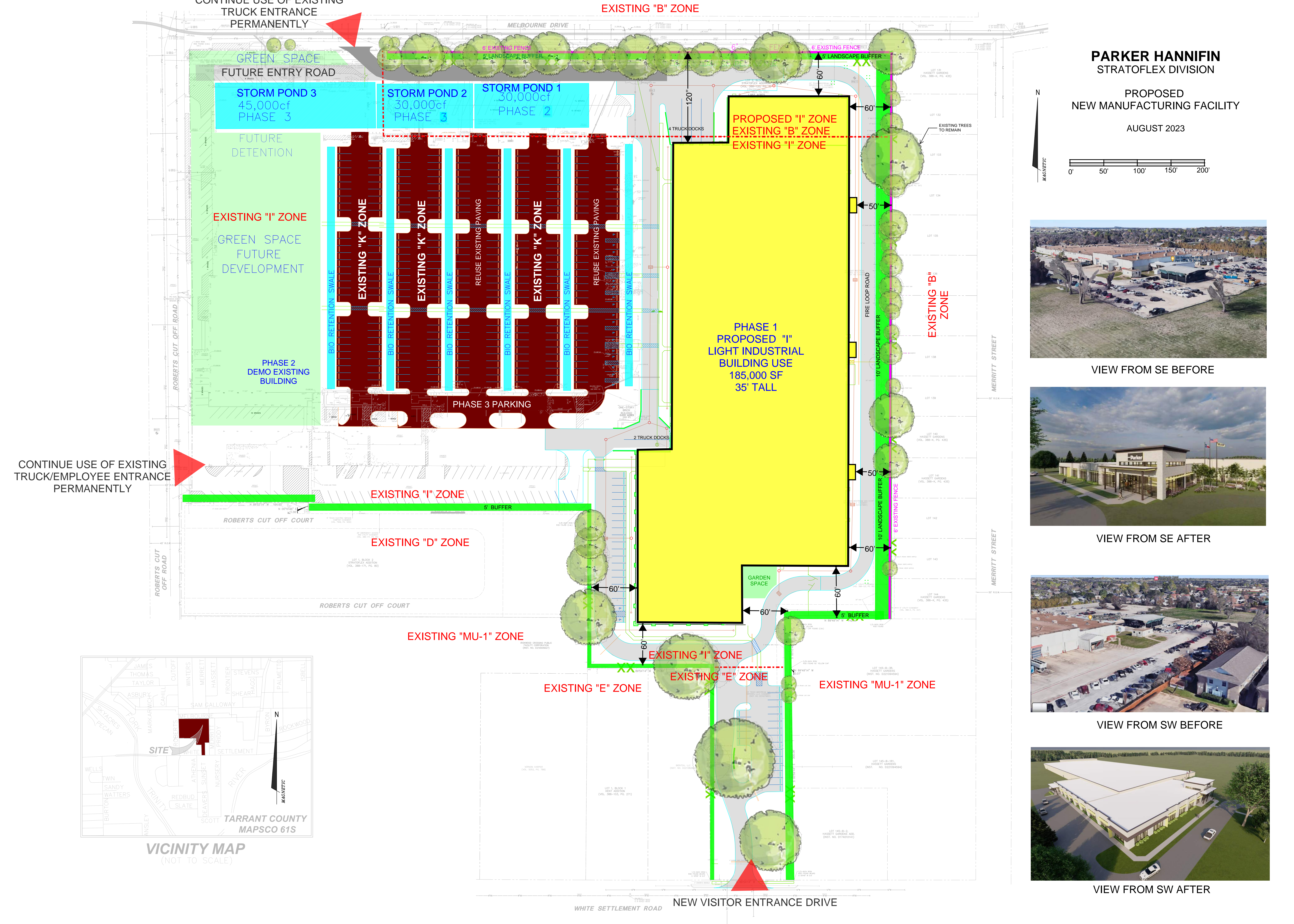
PARKER HANNIFIN
 STRATOFLEX DIVISION
 220 ROBERTS CUT OFF ROAD
 CITY OF FORT WORTH, TEXAS

REV	DATE	BY	DESCRIPTION
B	09/07/23	DH	ADDED ZONING COMPLIANCE NOTES
A	08/04/23	DH	ISSUED FOR ZONING REVIEW

PROJECT: 202300157
 DRAWING NO: A0-101
 SCALE: AS NOTED
 SHEET: B

CONTINUE USE OF EXISTING TRUCK ENTRANCE PERMANENTLY

EXISTING "B" ZONE

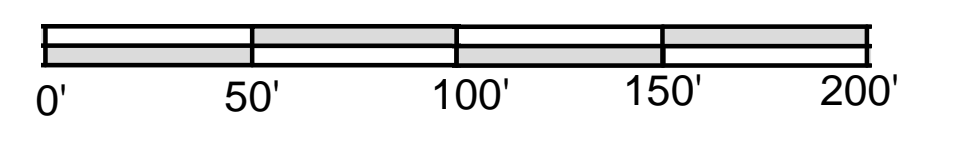
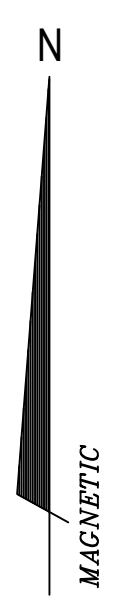


CONTINUE USE OF EXISTING TRUCK/EMPLOYEE ENTRANCE PERMANENTLY

PARKER HANNIFIN
STRATOFLEX DIVISION

PROPOSED
NEW MANUFACTURING FACILITY

AUGUST 2023



VIEW FROM SE BEFORE



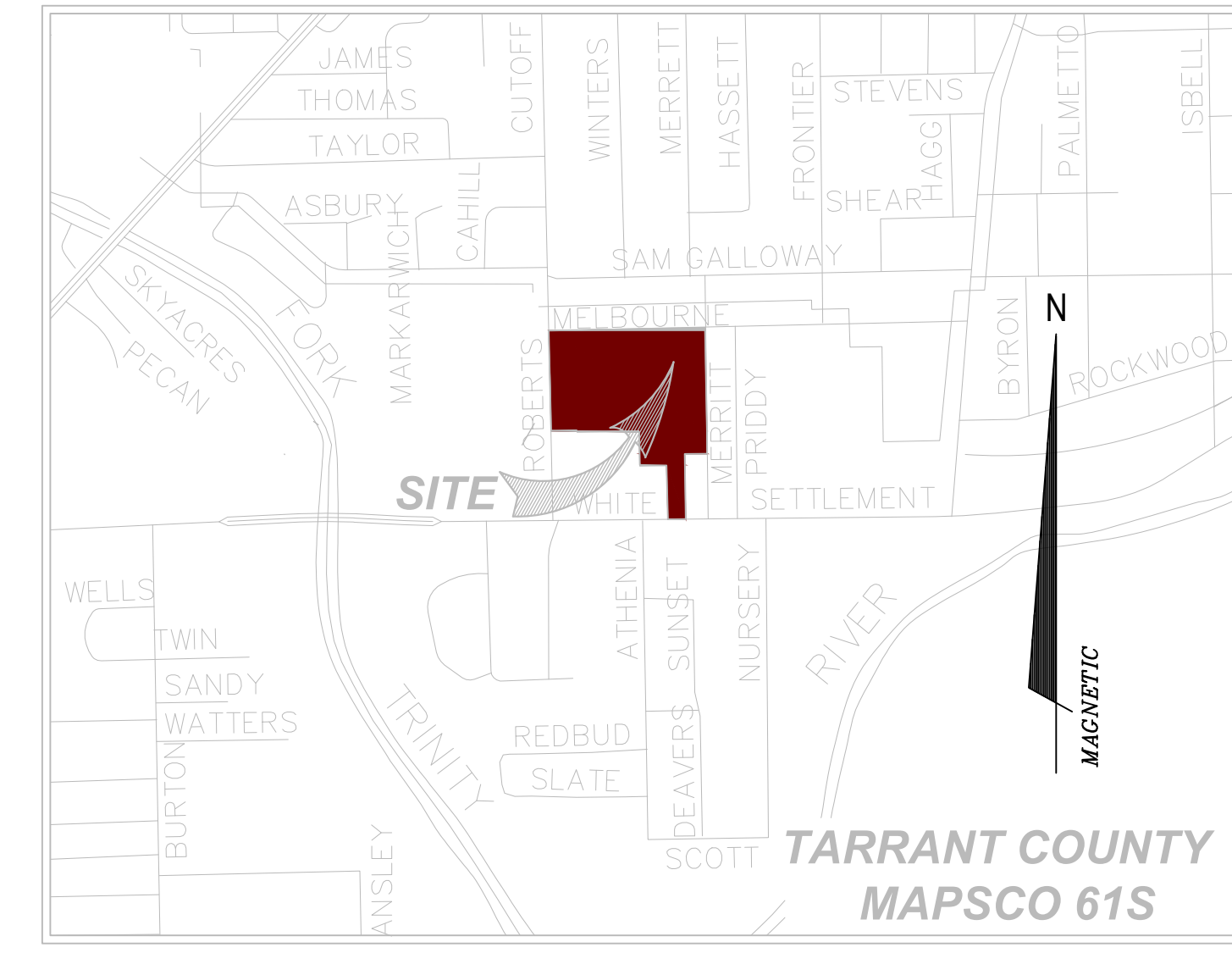
VIEW FROM SE AFTER



VIEW FROM SW BEFORE

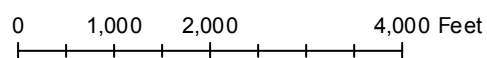
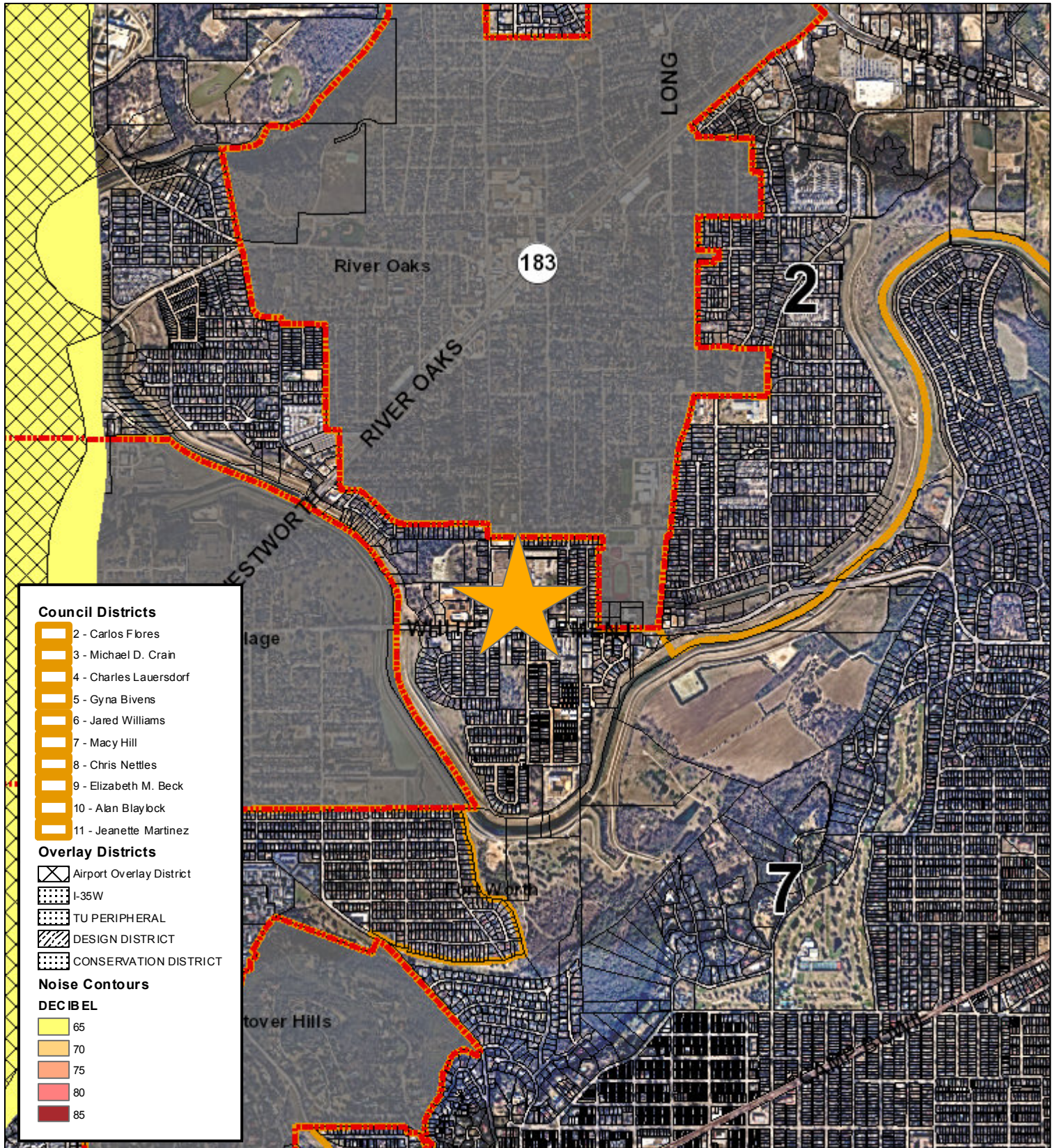


VIEW FROM SW AFTER

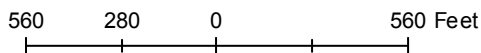
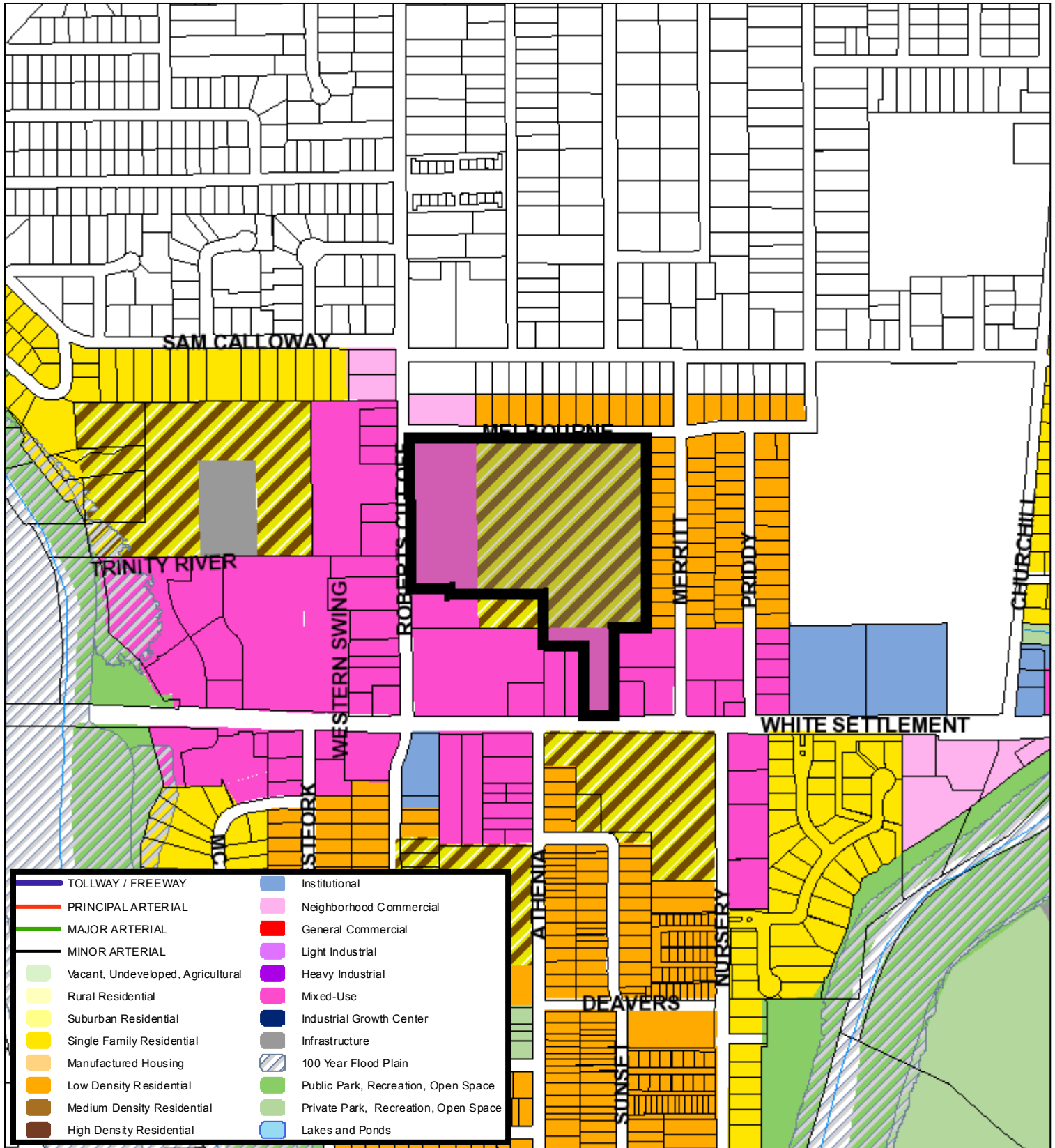


VICINITY MAP
(NOT TO SCALE)

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.



Aerial Photo Map



0 350 700 1,400 Feet

