



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 3, 2021

**Council District:** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0

**Opposition:** None  
**Support:** None

Continued Yes \_\_\_ No X  
Case Manager Sarah Bergman  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Westport Park No. 19, LTD / Kole Weber

**Site Location:** 3650 Elizabethtown Cemetery Road **Acreage:** 5.52 acres

**Proposed Use:** Industrial

**Request:** From: "AG" Agricultural  
To: "K" Heavy Industrial

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

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

**Staff Recommendation:** **Approval**

**Background:**

The subject property is 5.52 acres of land located at the northeast corner of Beach Street and Eagle Parkway near the northern edge of the Fort Worth City Limits. This site is currently zoned "AG" Agricultural District and the applicant is proposing to change the zoning to "K" Heavy Industrial. All adjacent property within a half mile radius of this site is already "K" Heavy Industrial. This development pattern continues further to the north and west.

**Surrounding Zoning and Land Uses:**

- North "K" Heavy Industrial / developing as industrial
- East "K" Heavy Industrial / industrial
- South "K" Heavy Industrial / vacant
- West "K" Heavy Industrial / vacant

**Recent Relevant Zoning History:** None

**Public Notification:**

300-foot Legal Notifications were mailed on May 21, 2021.  
The following organizations were notified: (emailed May 17, 2021)

Organizations Notified	
North Fort Worth Alliance	Northwest ISD
Streams and Valleys Inc	

Trinity Habitat for Humanity	
------------------------------	--

*Subject property is not located within a registered Neighborhood Association.*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to change the zoning of this site from “AG” Agricultural District to “K” Heavy Industrial. This site is surrounded by hundreds of acres of land zoned “K” Heavy Industrial. All adjacent properties are either vacant or developed for industrial use. Property directly to the west, across Beach Street, is developed with multiple large-scale warehouses including a Walmart Fulfillment Center.

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

**2. Comprehensive Plan Consistency – Far North**

The 2021 Comprehensive Plan currently designates the subject property as “Industrial Growth Center” on the Future Land Use Map. Specifically, this site is part of the Alliance Airport Industrial Growth Center. This site is easily accessible from Interstate 35W and is located in close proximity to the Fort Worth Alliance Airport. The proposed zoning is consistent with the land use designations for this area and 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.
- Promote industrial development within the Meacham, Alliance, and Alliance Gateway East Industrial Growth Centers.
- Promote commercial and industrial development near Alliance Airport, BNSF rail yards, and Texas Motor Speedway that would not be adversely affected by noise.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

**3. Economic Development Plan**

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

**INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)**

- 1.3.3. **Protect industrial areas from encroachment.** Through zoning, work with CFW Planning Department to ensure major current and future employment nodes and districts are protected from incompatible development and land uses.
- 1.3.3.1. Start with protection efforts aimed directly at **maintaining the appropriate land use and zoning regulations in and around the city’s three airports** (Alliance, Meacham, and Spinks) and Naval Air Station Joint Reserve Base (NAS-JRB) Fort Worth.
- 1.3.3.2. Ensure **protection for other significant industrial districts** with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

**Attachments:**

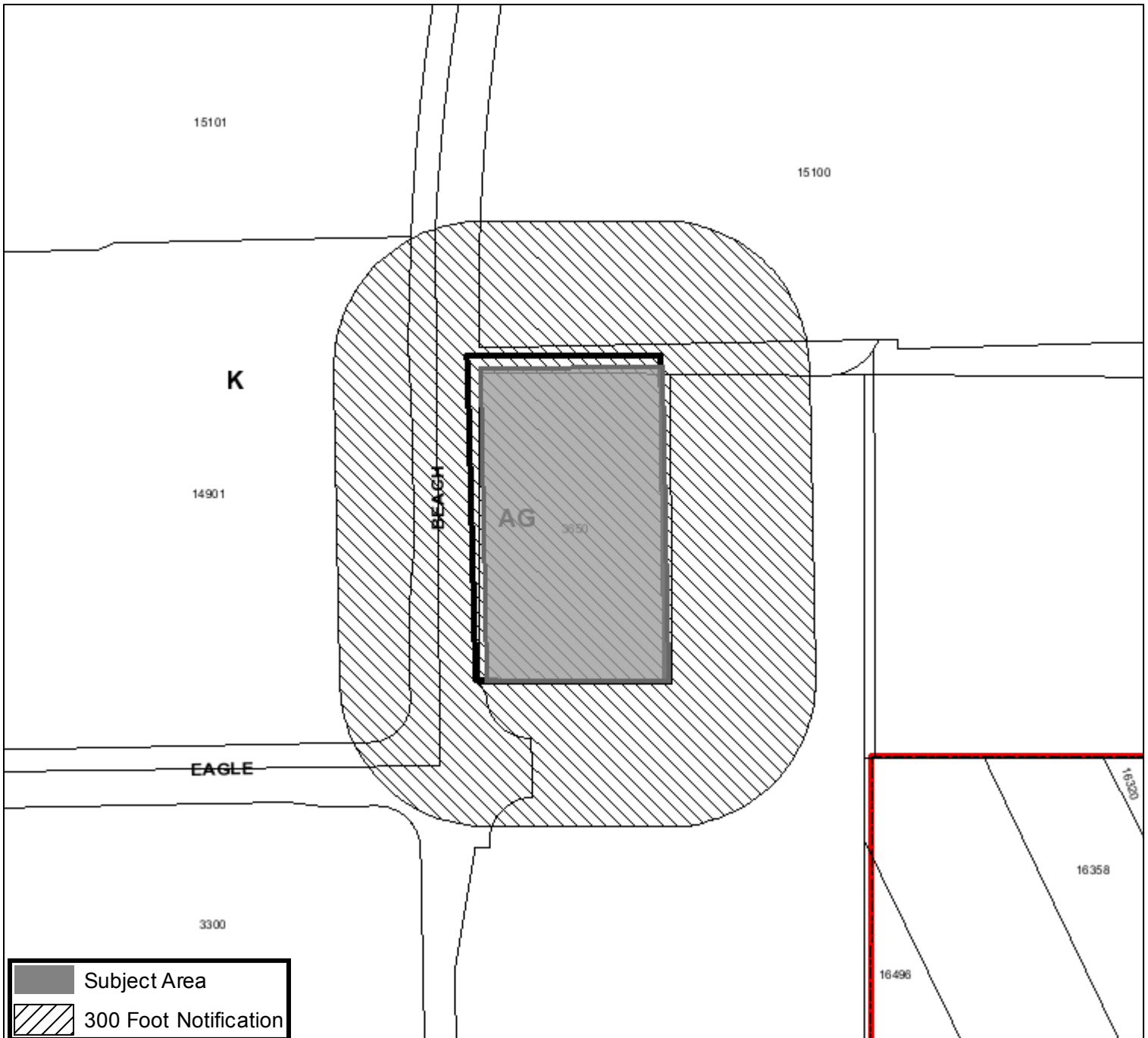
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



ZC-21-073

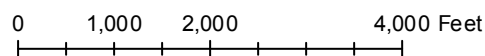
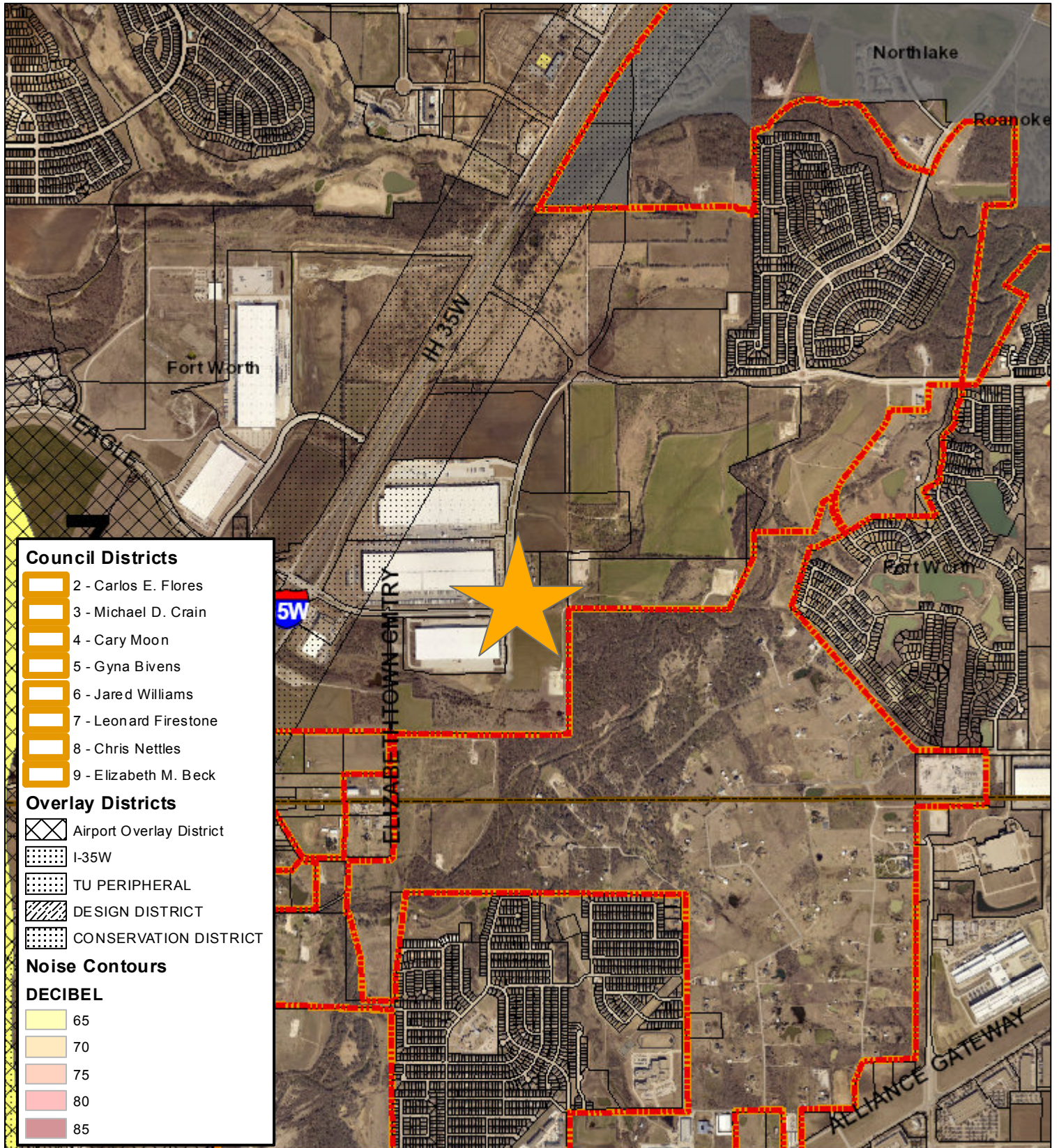
## Area Zoning Map

Applicant: Westport Park No. 19, LTD  
Address: 3650 Elizabethtown Cemetery Road  
Zoning From: AG  
Zoning To: K  
Acres: 5.51797445  
Mapsc0: 8B  
Sector/District: Far North  
Commission Date: 6/9/2021  
Contact: null

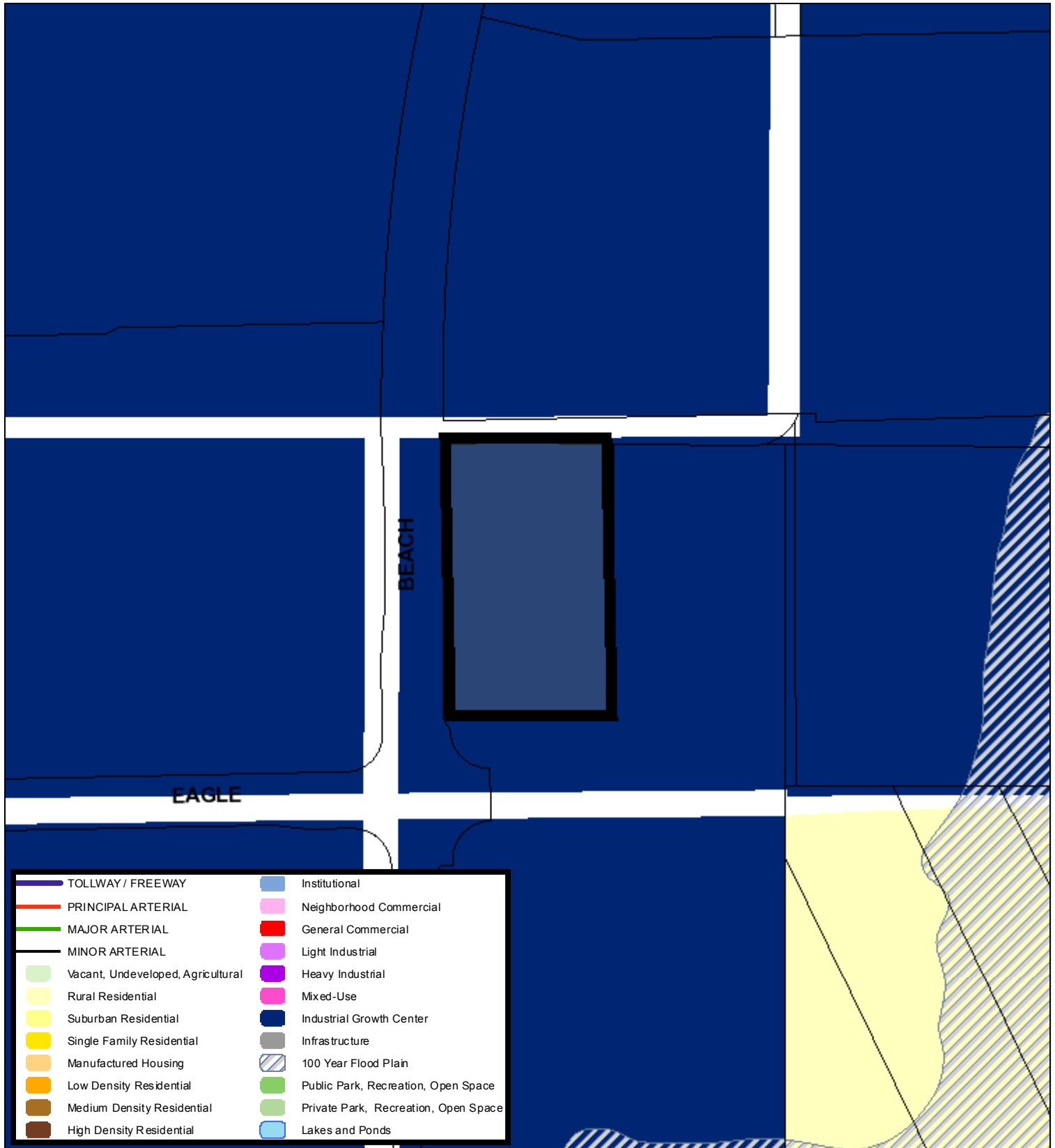


0 145 290 580 Feet

### Area Map



### Future Land Use



300 150 0 300 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



0 195 390 780 Feet

