



Zoning Staff Report

Date: February 13, 2024

Case Number: ZC-23-184

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Tyler Baucom, Rob Riner Companies

Site Location: 2601 Joel East Road **Acreage:** 16.16 acres

Request

Proposed Use: Industrial distribution, manufacturing, or cold storage facility

Request:
From: "I" Light Industrial
To: "J" Medium Industrial

Recommendation

Land Use Compatibility: Requested change **is compatible**
Comprehensive Plan Map Consistency: Requested change **is consistent**
Comprehensive Plan Policy Consistency: Requested change **is consistent**
Staff Recommendation: **Approval**
Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

The proposed site is located in Council District 8 on Joel East Road, west of Wichita Street. The applicant is requesting to rezone from the existing “I” Light Industrial to “J” Medium Industrial. The applicant provided the following statement in regards to the proposed land uses on the site:

"The planned use for the subject property is one of three potential uses, industrial distribution, manufacturing, and/or cold storage facility. The new J-Medium zoning would allow for improved height restrictions while at the same time aligning with the existing zoning of the bordering properties."

The site is located within the Carter Industrial Growth Center. Surrounding properties are zoned “J” Medium Industrial, with the exception of a small manufactured home subdivision to the south of the site, which is zoned “MH” Manufactured Housing. This subdivision does not have any direct access to or from Joel East Road, and is separated by an easement controlled by Oncor Electric.

A concept layout was included in the application to illustrate the intended functionality of the site. Please note that a bona fide Site Plan is not required for standard industrial zoning requests, so the developer would not be tied to developing the site as depicted.

Surrounding Zoning and Land Uses

North “J” Medium Industrial / undeveloped
East “J” Medium Industrial / undeveloped
South “J” Medium Industrial / undeveloped
West “J” Medium Industrial / warehouse & logistics

Recent Zoning History

- ZC-19-016, From: “A-5” One Family Residential, To: “I” Light Industrial
Approved unanimously by City Council on March 5, 2019

Public Notification

300-foot Legal Notifications were mailed on December 28, 2023.
The following organizations were emailed on December 28, 2023:

Organizations Notified	
Everman ISD	Fort Worth ISD
Streams & Valleys Inc	Trinity Habitat for Humanity

Development Impact Analysis

Land Use Compatibility

The 16-acre property is situated on a commercial connector road included in the City’s Master Thoroughfare Plan and is currently undeveloped. The current surroundings are largely undeveloped, but the areas nearby which are developed are predominately warehouse and logistics sites, which are industrial by nature.

With all of the surrounding properties already zoned “J” Medium Industrial, this request fits in well to the existing fabric of the area and does not require any special buffering or screening requirements that would be in place if the site bordered a residential zoned area. The nearest residential, a small section of “MH” Manufactured Housing zoned area to the south, is buffered by both the road right of way as well as the Oncor parcel and two transmission lines. The residential community has no functional interaction with Joel East Road and is primarily accessed to the south at Wichita Street.

The proposed rezoning to “J” Medium Industrial **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Sycamore

The 2023 Comprehensive Plan designates the subject property as *future Industrial Growth Center* on the Future Land Use [FLU] Map. “J” Medium Industrial zoning is included in the list of zoning classifications that are acceptable within this FLU designation. The proposed zoning of “PD-J” **is consistent** with the Comprehensive Plan Map designation.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
INDUSTRIAL		
Industrial Growth Center	Industrial and commercial uses serving a large region	MU-2, All Commercial & Industrial

In terms of Policy, this request **is consistent** and is supported by the Comprehensive Plan by aligning with the following Sycamore sector land use policy #1:

SYCAMORE SECTOR FUTURE LAND USE

Sector Land Use Policies

1. Promote industrial development within the Carter Industrial Park Industrial Growth Center.

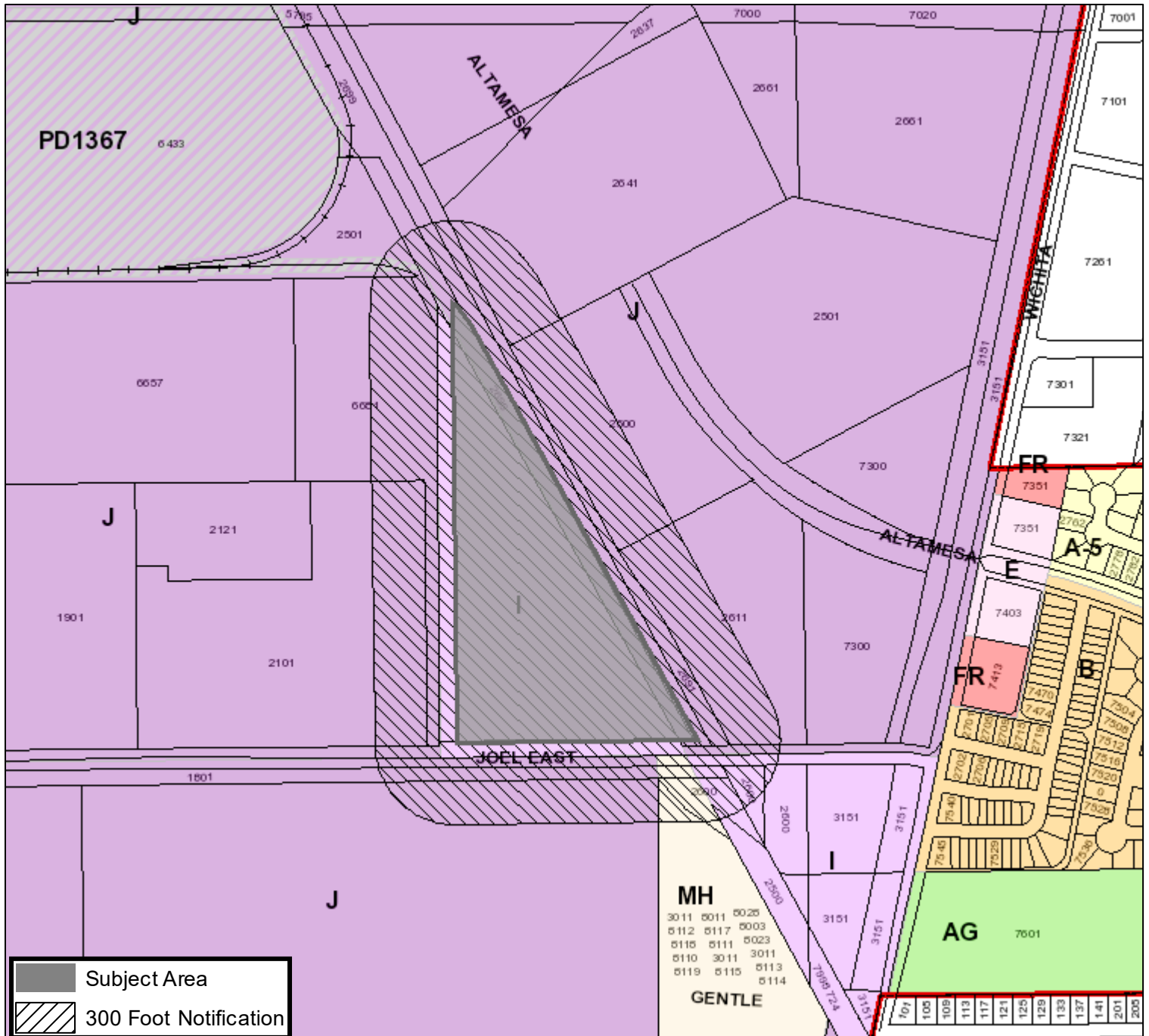
Additionally, the City of Fort Worth’s adopted Economic Development Strategic Plan supports the rezoning proposal. The plan states four specific outcomes, one of which is “A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment”.

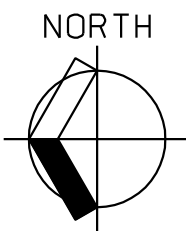
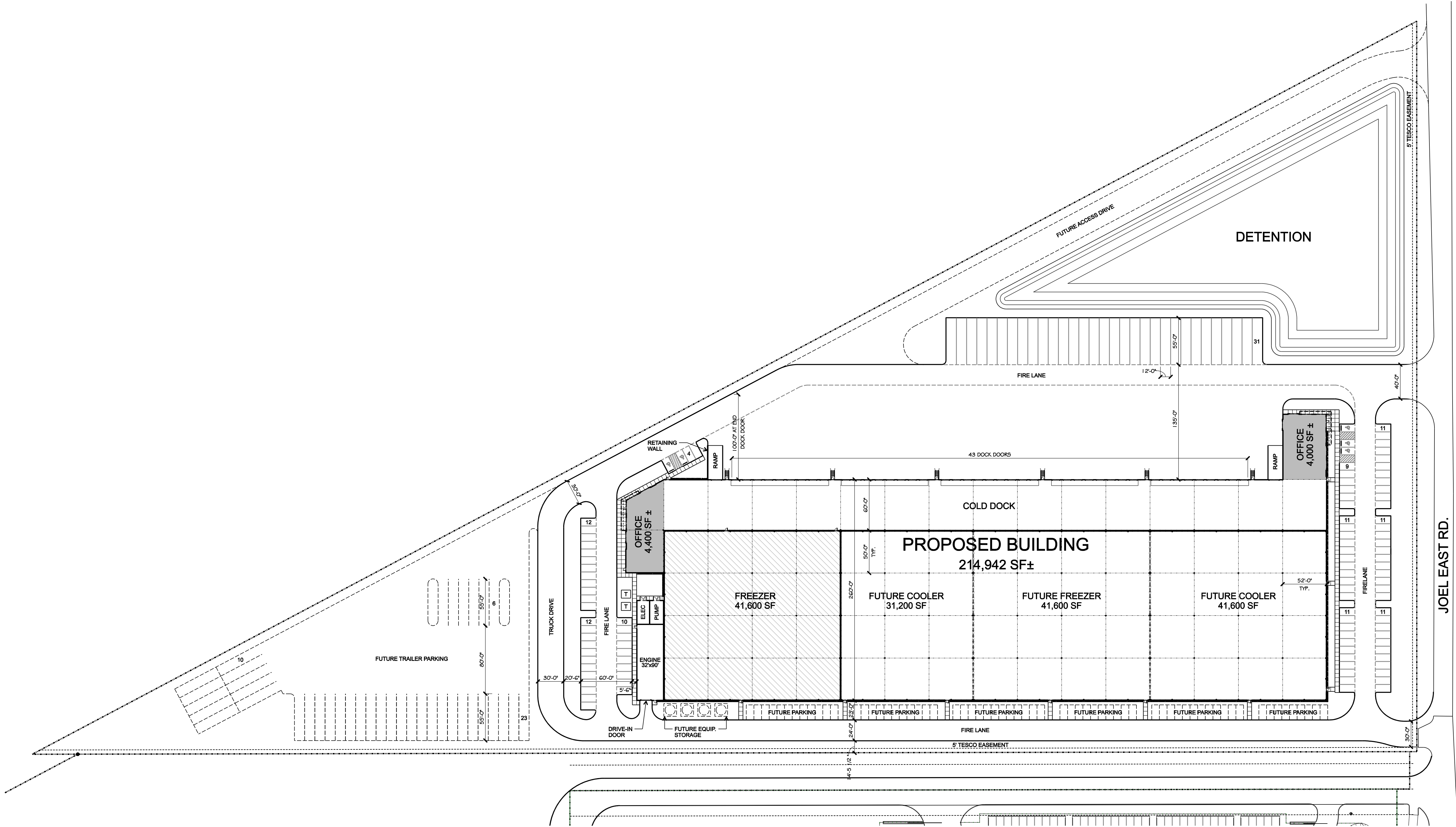


2023-2028
ZC-23-184

Area Zoning Map

Applicant: null
Address: 2601 Joel East Road
Zoning From: I
Zoning To: J
Acres: 16.8795628
Mapsc0: Text
Sector/District: Sycamore
Commission Date: 1/10/2024
Contact: 817-392-6226





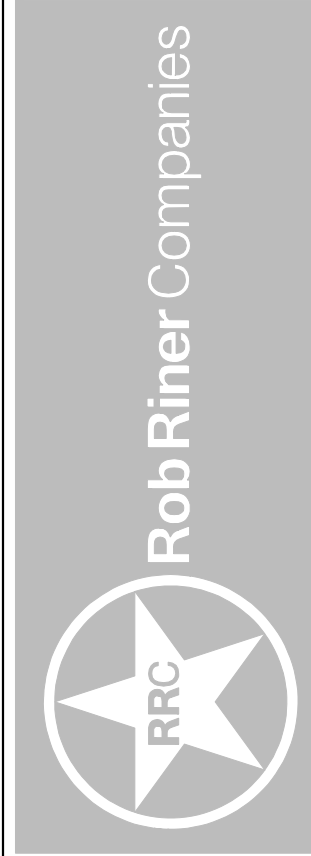
1 SITE PLAN
SCALE: 1"=60'-0"

CARTER DISTRIBUTION CENTER
2601 JOEL EAST RD.
FT. WORTH, TEXAS

job no
2208
sheet
A1.0

pross design group, incorporated
8010 Highway 111, Suite 100, Dallas, Texas 75243 972.758-1400

NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION



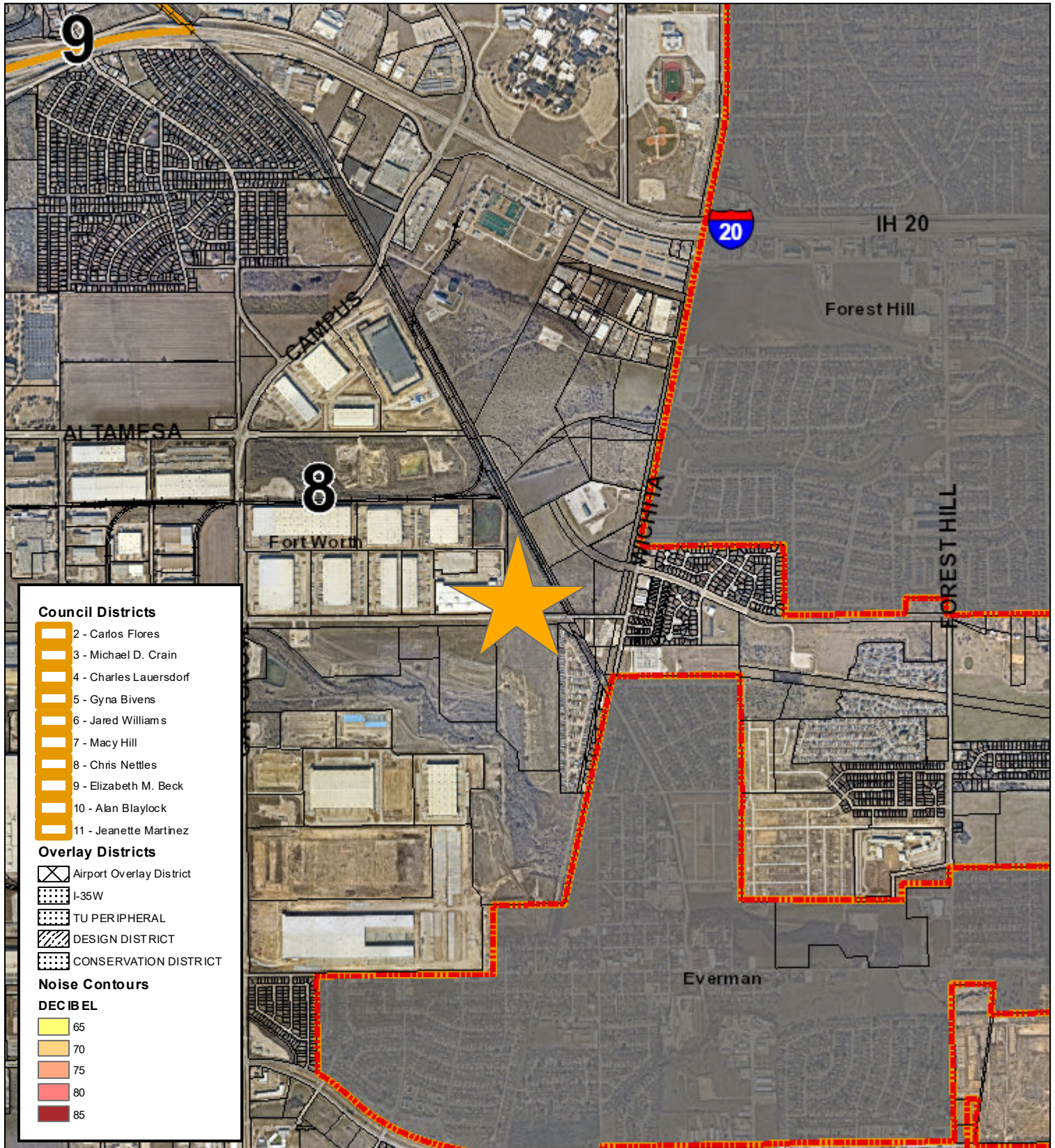
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drawn:
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designed:
date:
01/04/2023



ZC-23-184

Area Map

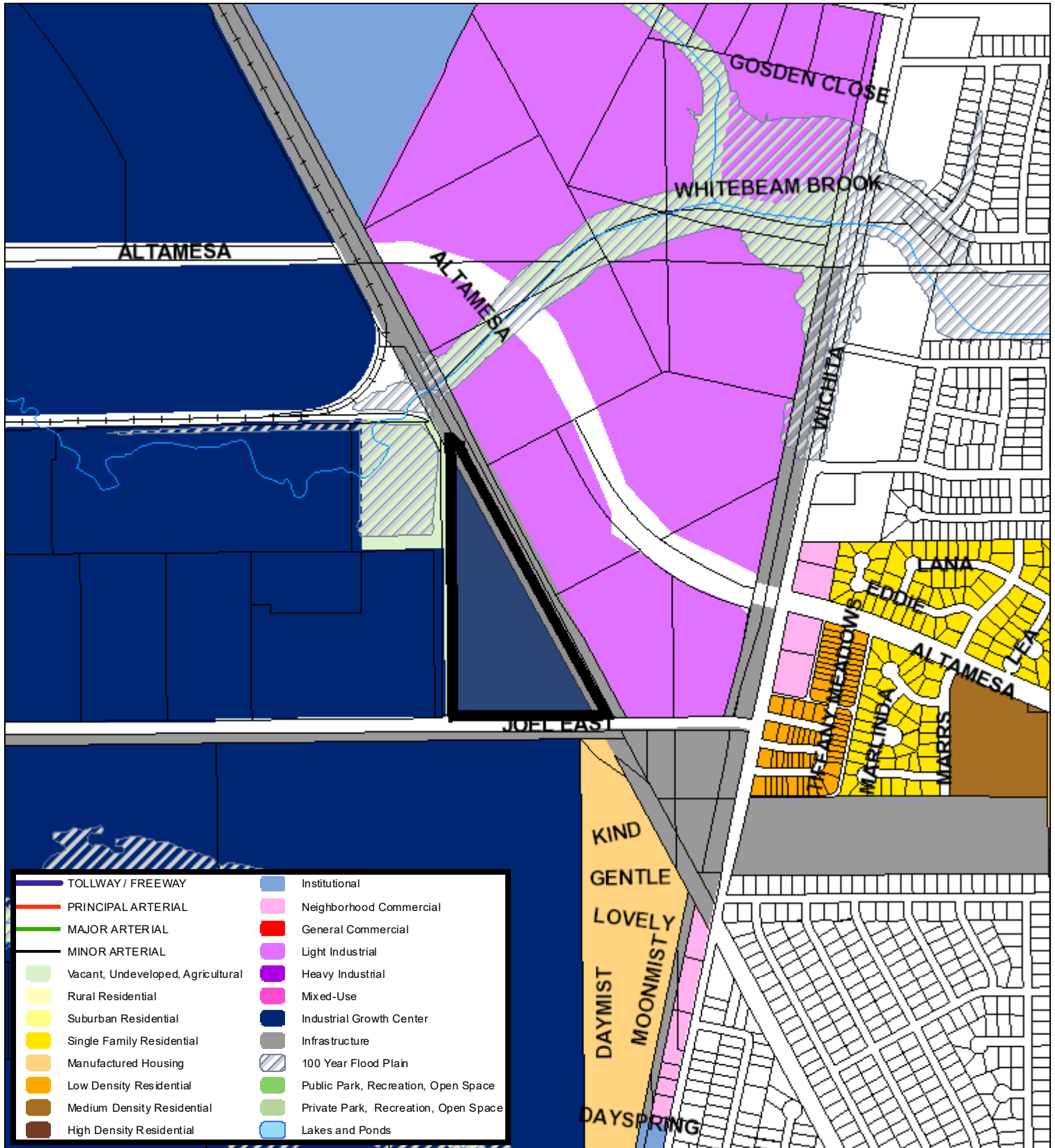


0 1,000 2,000 4,000 Feet



ZC-23-184

Future Land Use



770 385 0 770 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.



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Aerial Photo Map

