



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 10, 2020

Council District 7

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

Opposition: none submitted
Support: none submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: NP-OV Fort Worth Project 2, LLC

Site Location: 15100 - 15200 blocks FM 156 Acreage: 85.96

Proposed Use: Industrial

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

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

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

Staff Recommendation: **Approval**

Related cases: **AX-20-002**

Background:

The subject property is located west of Blue Mound Road. The owner-initiated annexation rezoning of approximately 85.96 acres of undeveloped land will prepare the property for an industrial type development.

Case AX-20-002 is a proposed owner-initiated annexation of approximately 85.96 acres of land. The proposed annexation site is anticipated to be developed for industrial uses which is consistent with the 2020 Comprehensive Plan identifying the area primarily as part of the Alliance Industrial Growth Center.

The City Council will conduct a public hearing on the proposed annexation. The hearing is scheduled for November 10, 2020. The public hearing is an opportunity for persons interested in the annexation to be heard. Once the City Council has conducted the required public hearing, consideration of the area for annexation will be held on November 10, 2020.

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:

Surrounding Zoning and Land Uses:

North ETJ / “A-5” One Family / undeveloped
 East “A-5” One Family / “K” Heavy Industrial / undeveloped
 South “K” Heavy Industrial / undeveloped
 West ETJ / undeveloped

Zoning History: ZC-19-039 from unzoned to K; south of subject site

Public Notification:

300 foot Legal Notifications were mailed on September 25, 2020.
 The following organizations were notified: (emailed September 21, 2020)

Organizations Notified	
Old Weatherford Road NA	Trinity Habitat for Humanity
Aledo ISD	

*Not located within a Neighborhood Association

Development Impact Analysis:

1. **Land Use Compatibility**

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

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

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

The 2020 Comprehensive Plan designates the subject property as Alliance Industrial Growth Center and Single Family. Based on the location of the Union Pacific locomotive plant in the area as well as other light to heavier industrial uses in the area. The proposed “K” Heavy Industrial zoning district is consistent with policies below:

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

Since the area is identified as being in the Alliance Industrial Growth Center, the proposed zoning **is consistent** with the Comprehensive Plan.

2. **Economic Development Plan**

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

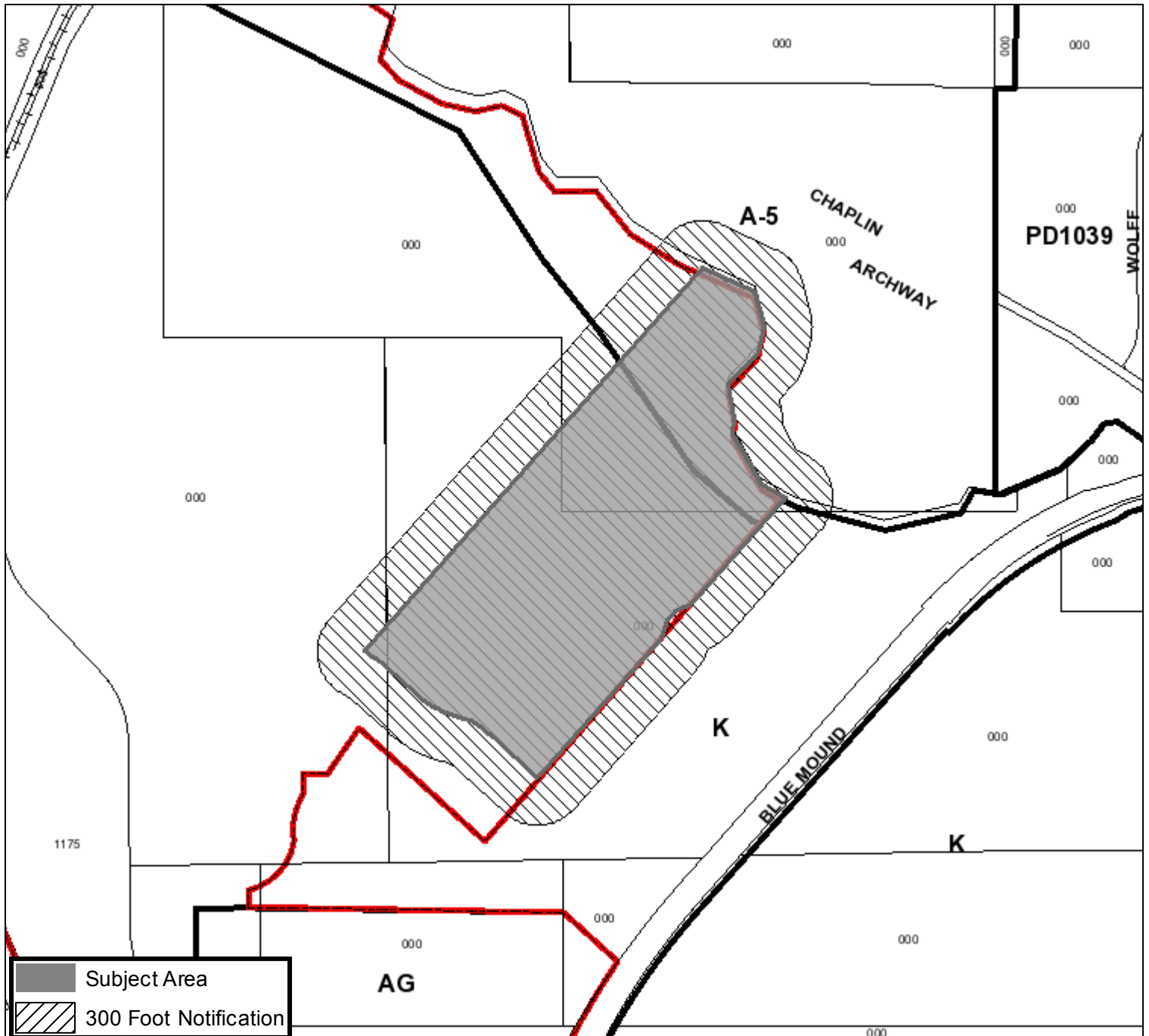
- 1.3.3.2. Ensure protection for other significant industrial districts with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

Attachments:

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

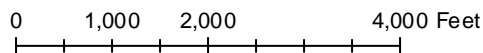
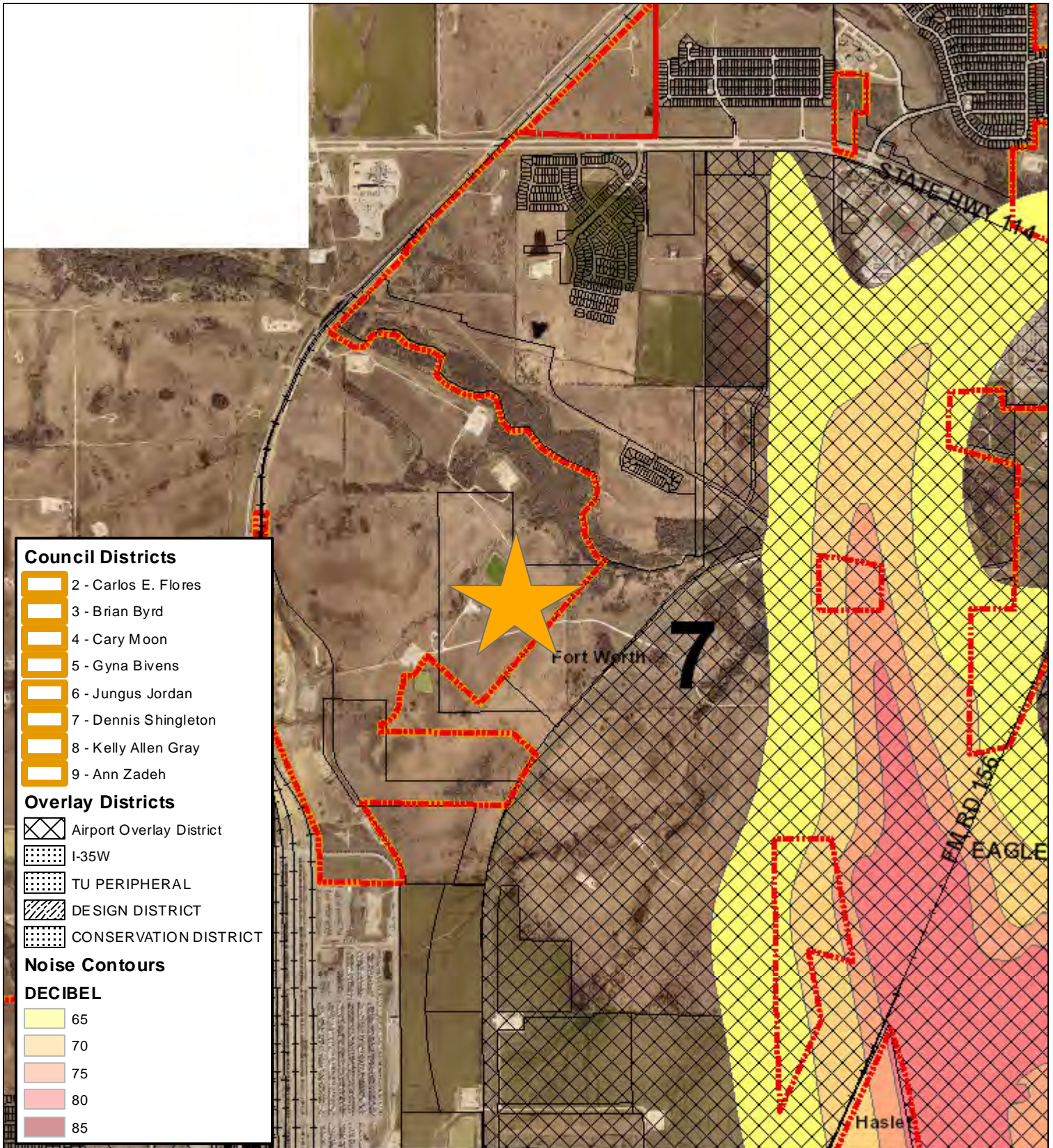
Area Zoning Map

Applicant: NP-OV Fort Worth Project 2, LLC
Address: 15100 - 15200 blocks FM 156
Zoning From: Unzoned
Zoning To: K
Acres: 85.96241111
Mapsc0: 641VZ
Sector/District: Far North
Commission Date: 10/14/2020
Contact: 817-392-8043

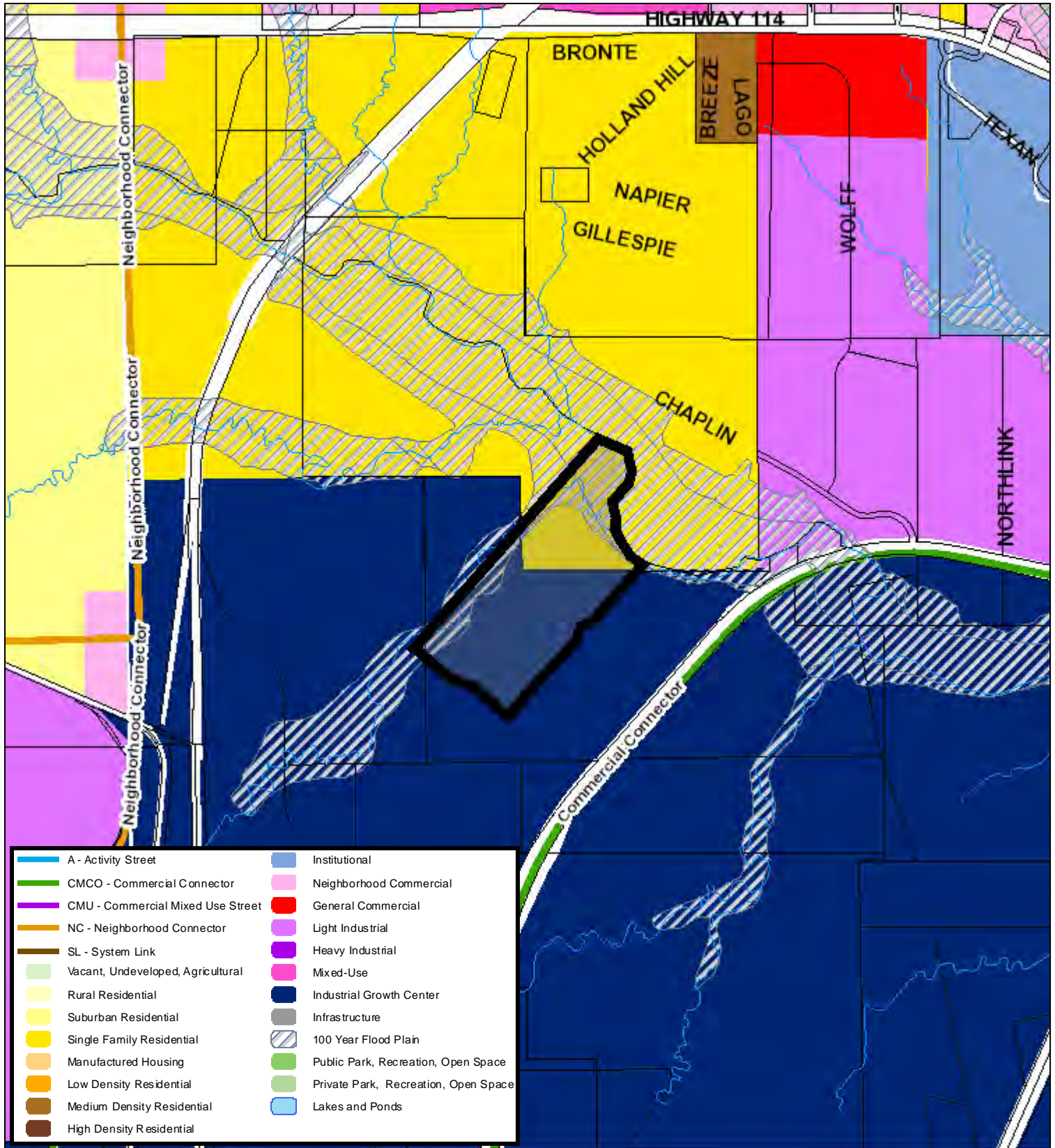


0 445 890 1,780 Feet

Area Map



Future Land Use

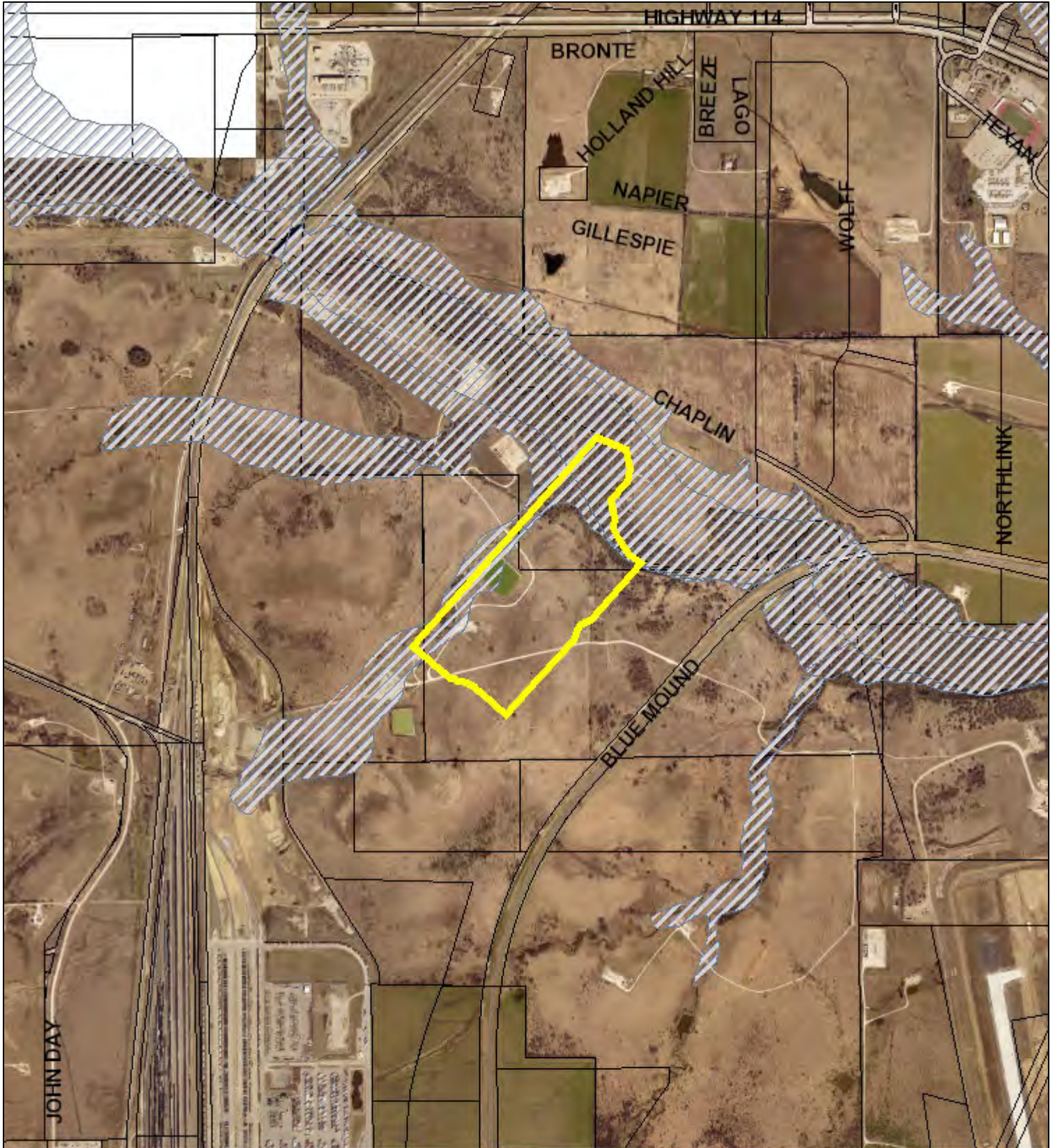


1,400 700 0 1,400 Feet

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



0 950 1,900 3,800 Feet



