



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 2, 2020

**Council District** 5

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0  
  
**Opposition:** none submitted  
**Support:** none submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Bill and Jerry Drennan

**Site Location:** 10750 and 10770 Tube Drive Acreage: 3.52

**Proposed Use:** Industrial

**Request:** From: "AG" Agricultural and "K" Heavy Industrial  
To: "I" Light Industrial

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

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

**Staff Recommendation:** Approval

**Background:**

The proposed site is located south of Tube Drive and just west of Raider Drive. The applicant is requesting to rezone from "AG" Agricultural and "K" Heavy Industrial to "I" Light Industrial for industrial development. The applicant is proposing to build two, one story industrial warehouse buildings.

The City of Fort Worth 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 "I" Light Industrial / warehouse
- East "I" Light Industrial, "K" Heavy Industrial / warehouse
- South "AG" Agricultural / vacant
- West "C" Medium Density Multifamily / proposed multifamily

**Recent Relevant Zoning and Platting History:**

Zoning History: None

**Public Notification:**

300 foot Legal Notifications were mailed on April , 2020.

The following organizations were notified: (emailed April , 2020)

<b>Organizations Notified</b>	
Streams and Valleys, Inc.	Trinity Habitat for Humanity
Fort Worth ISD	East Fort Worth, Inc.

*Not located within a registered Neighborhood Association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is requesting to rezone from “AG” Agricultural and “K” Heavy Industrial to “I” Light Industrial for industrial development. Surrounding land uses are primarily industrial with some vacant property to the west.

As a result, the proposed "I" Light Industrial zoning **is compatible** at this location.

**2. Comprehensive Plan Consistency-Eastside**

The 2020 Comprehensive Plan designates the subject property as Light Industrial. The proposed “I” Light Industrial zoning district, is consistent with the following Comprehensive Plan policies.

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

Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

**3. Economic Development Strategic 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.

1.3.3.3. Work with the real estate community to preserve strategically located sites within emerging employment/business districts to allow and encourage future development of high-value, high density employment nodes.

**Attachments:**

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

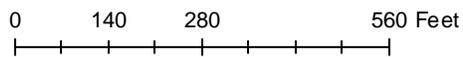


# Area Zoning Map

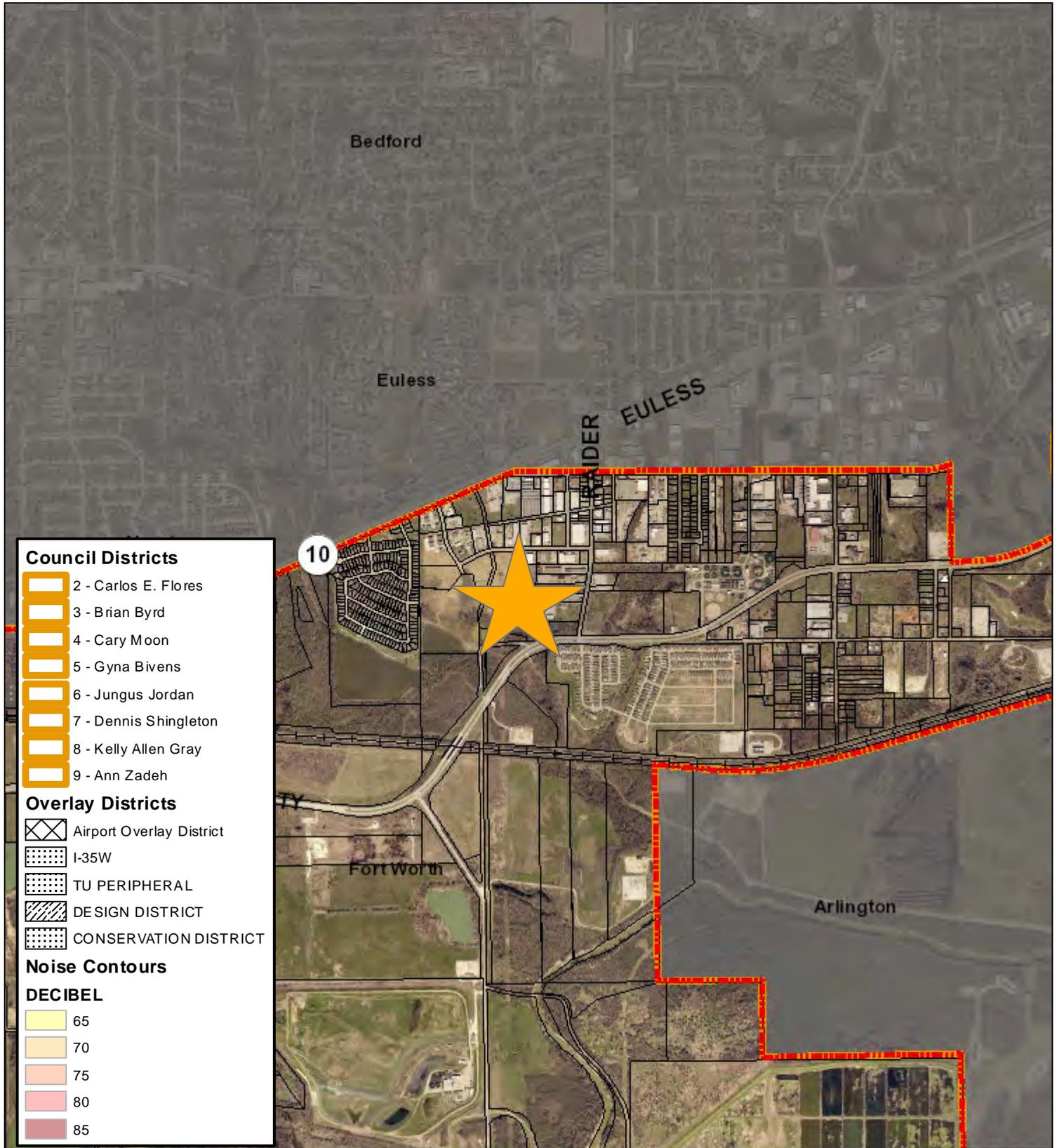
Applicant: Bill & Jerry Drennan  
 Address: 10750 & 10770 Tube Drive  
 Zoning From: AG, K  
 Zoning To: I  
 Acres: 3.52605343  
 Mapsco: 54X  
 Sector/District: Eastside  
 Commission Date: 5/13/2020  
 Contact: 817-392-2495



 Subject Area  
 300 Foot Notification

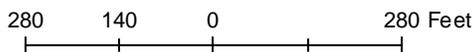
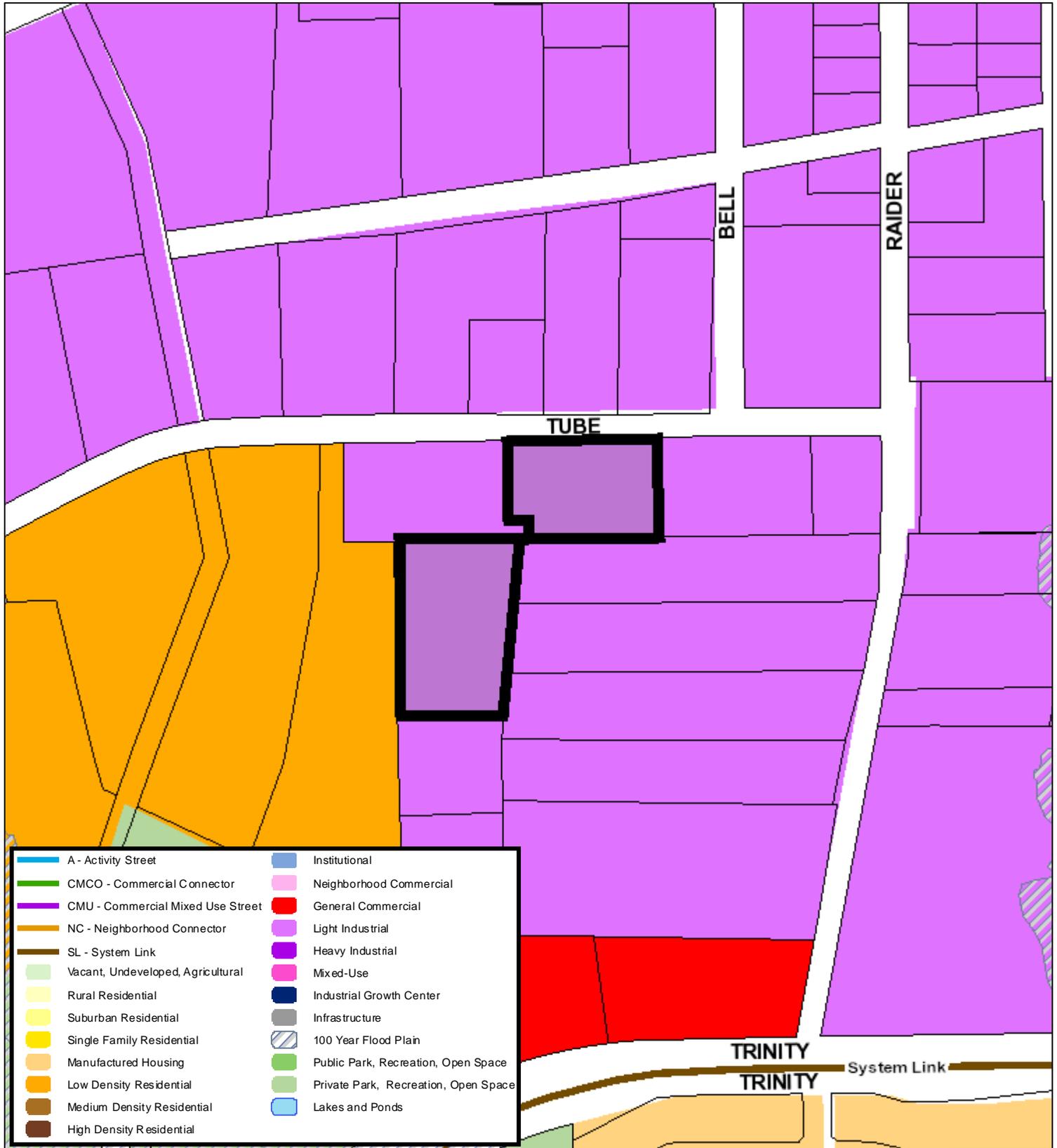


## Area Map



0 1,000 2,000 4,000 Feet

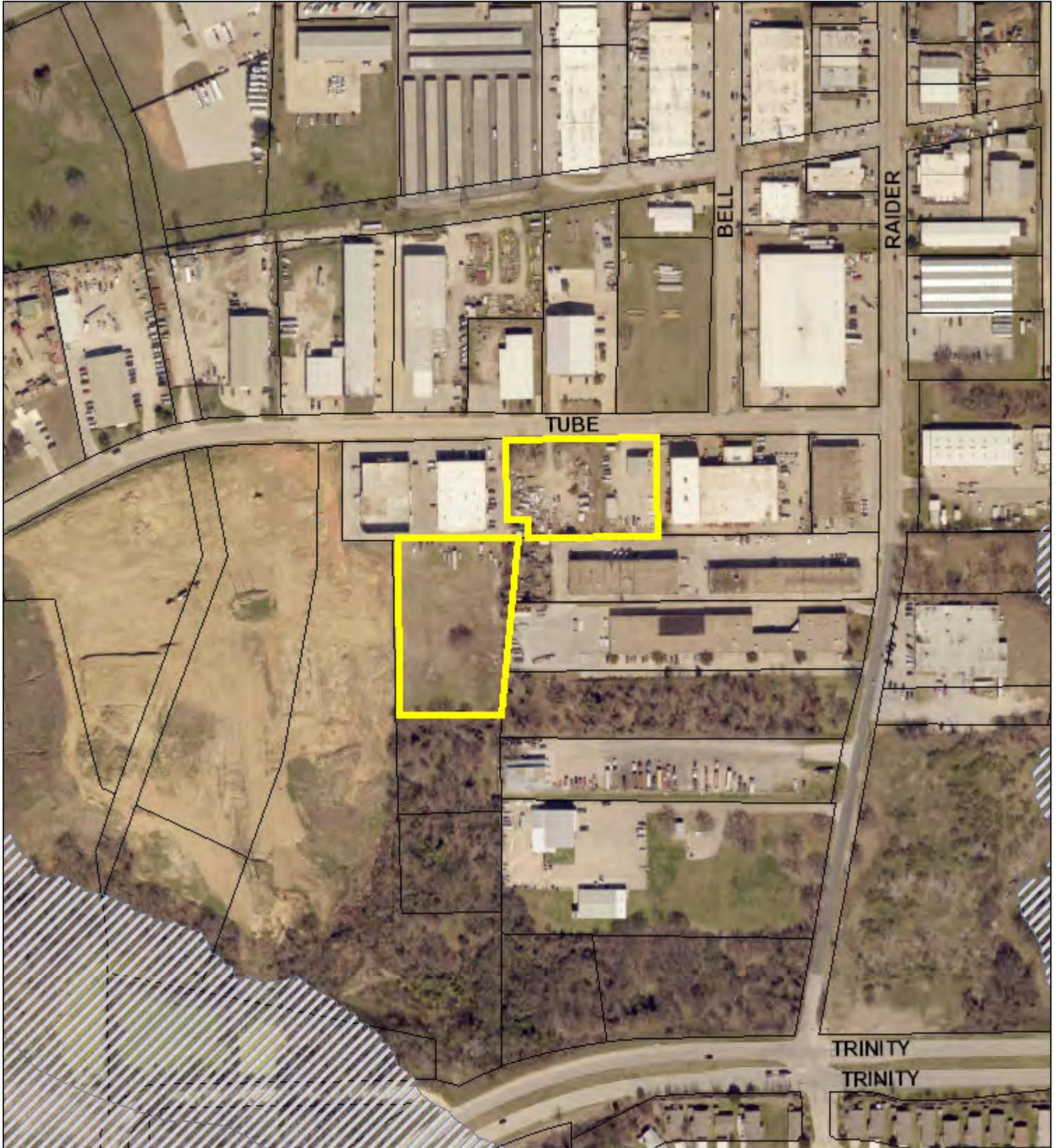
### Future Land Use



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 5, 2019.



**Aerial Photo Map**



0 180 360 720 Feet

