

Agent: Goodwin and Marshall/Eddie Eckart
 Acreage: 35.75 ac.
 Comprehensive Plan Sector: Far North
 Surrounding Zoning and Land Uses:
 North "I" Light Industrial / Williamson Dickie Distribution Center
 East "I" Light Industrial / NW Highway 287, industrial
 South "A-5" One-Family / vacant land, single-family
 West "E" Neighborhood Commercial / vacant land

Public Notification:

300 foot Legal Notifications were mailed on (July 17, 2019)

The following organizations were notified: (emailed July 15, 2019)

Organizations Notified	
North Fort Worth Alliance	Berkshire HOA
Ridgeview HOA	Liberty Crossing HOA*
Quail Grove HOA	Harmon Ranch HOA
Streams and Valleys Inc.	Trinity Habitat for Humanity
Northwest ISD	Eagle Mountain-Saginaw ISD

*Closest registered Neighborhood Organization

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-118 from "IP" to "A-5", effective 1/27/12, subject property to the south

Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Blue Mound Rd	Neighborhood Connector	Neighborhood Connector	No
Heritage Trace Pkwy	Unimproved surface	Neighborhood Connector	

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting to rezone from "G" Intensive Commercial, "IP" Industrial Park and "I" Light Industrial to "I" Light Industrial for industrial type uses. Surrounding land uses are primarily vacant land and a distribution center.

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

2. **Comprehensive Plan Consistency**

The 2019 Comprehensive Plan designates the subject property as Light Industrial. The proposed zoning **is consistent** with the Comprehensive Plan policies in the new Economic Development Strategic Plan in the 2018 Comprehensive Plan.

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

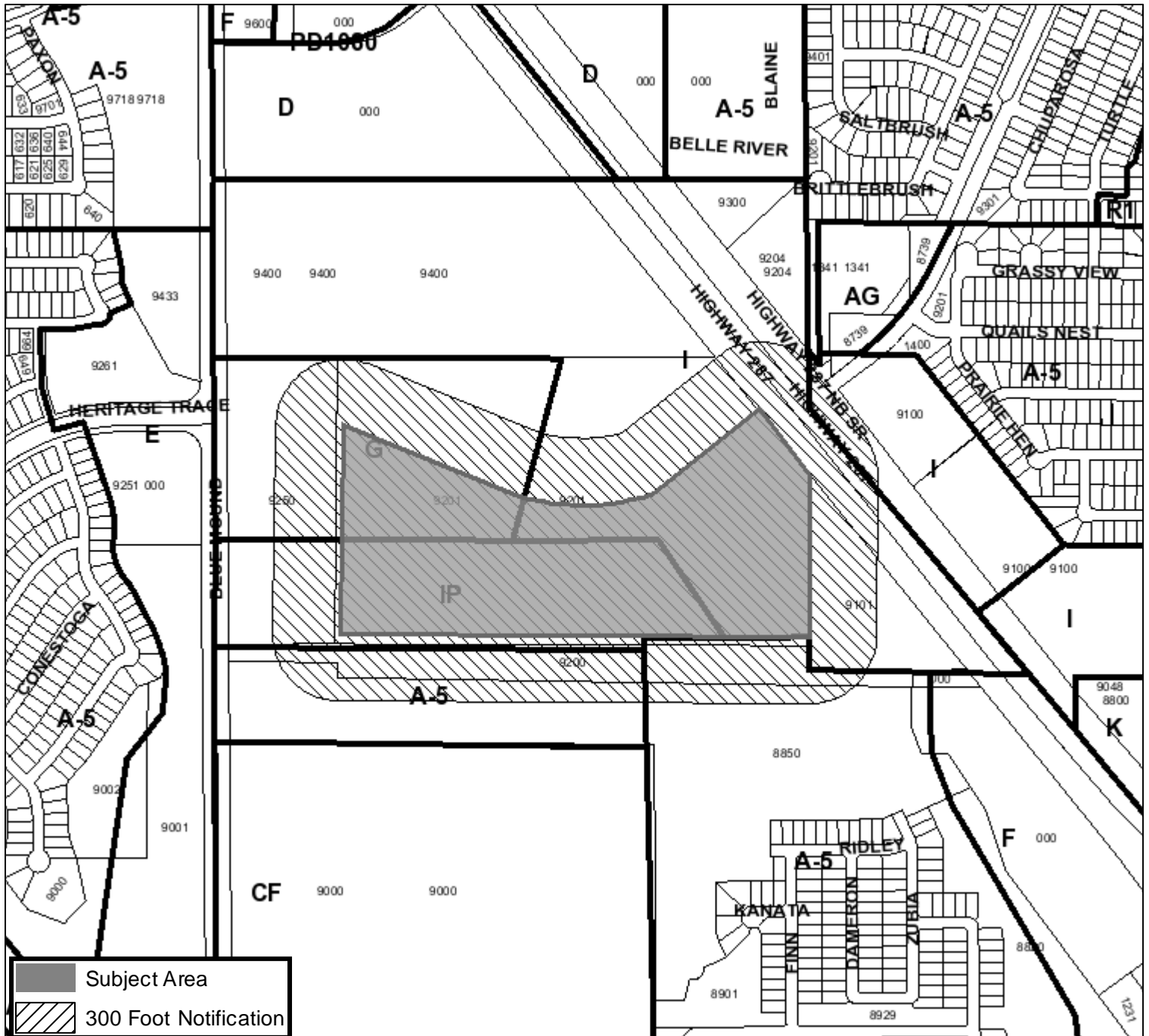
1.3.3.2. Ensure protection for other significant industrial districts with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

Attachments:

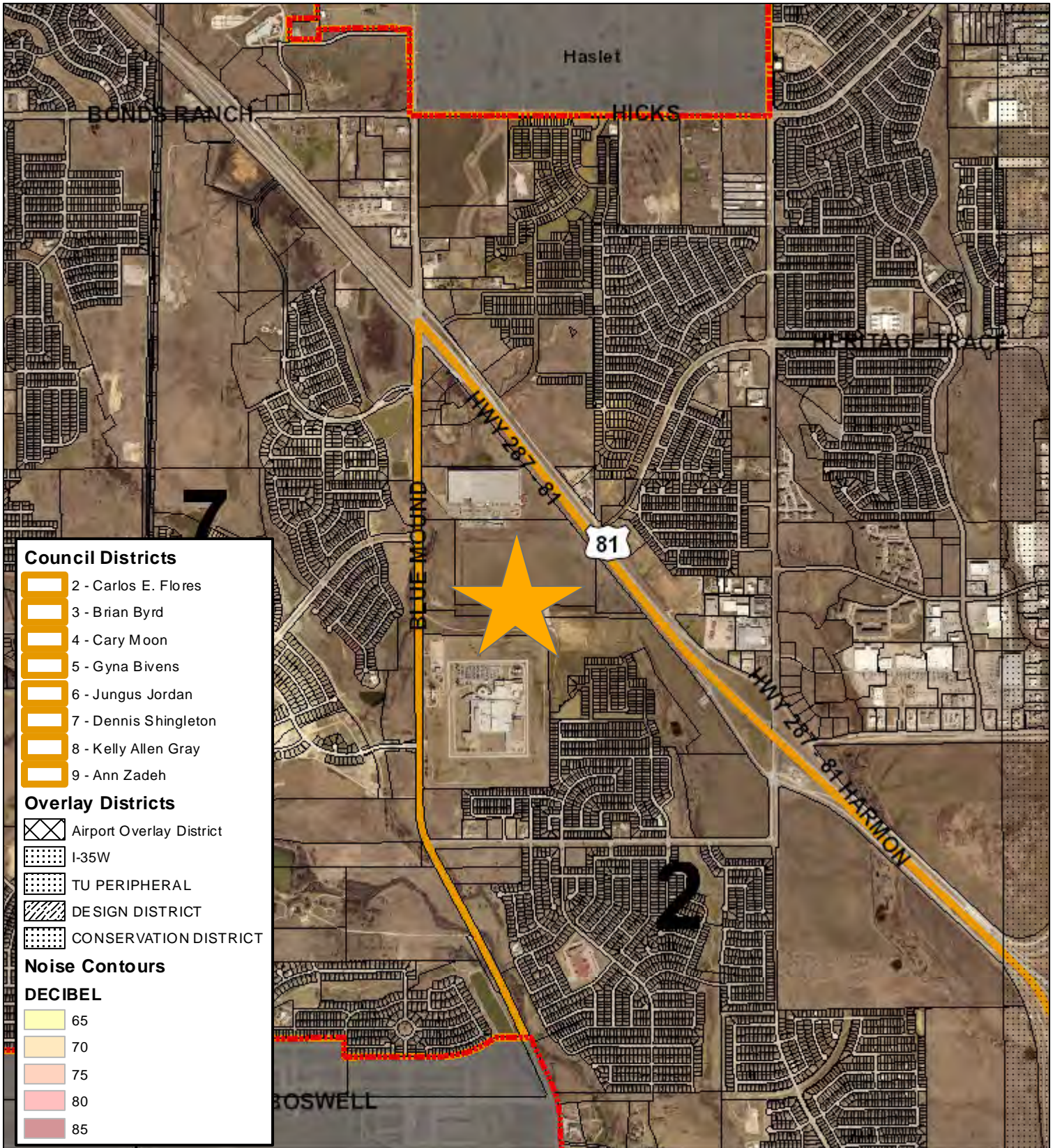
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Exhibit

Area Zoning Map

Applicant: Williamson-Dickie Manufacturing Company
 Address: 9201 NW Highway 287
 Zoning From: G, IP, I
 Zoning To: I
 Acres: 35.75165517
 Mapsco: 34CD
 Sector/District: Far North
 Commission Date: 8/14/2019
 Contact: 817-392-2495








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

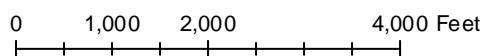
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

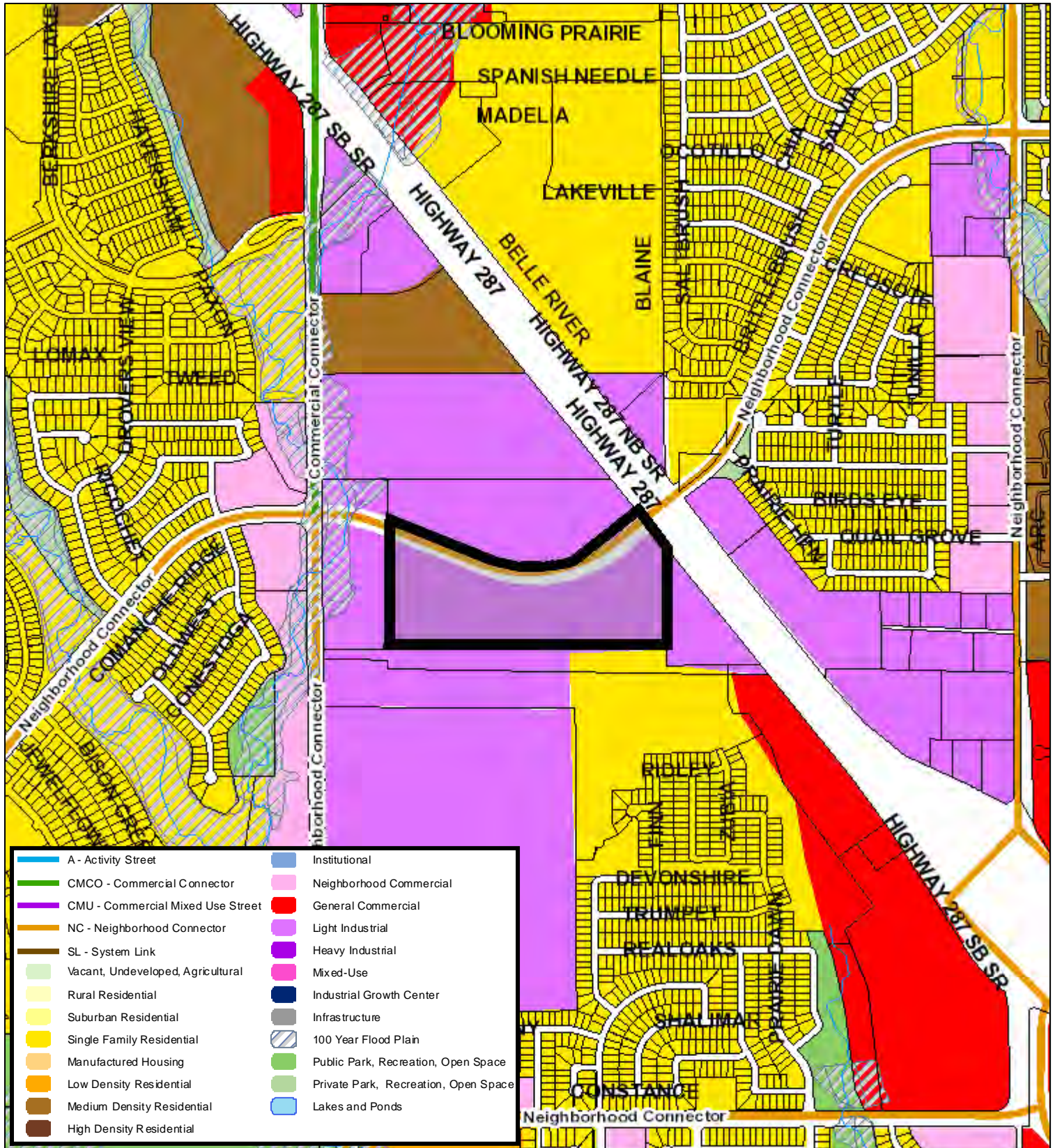
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use

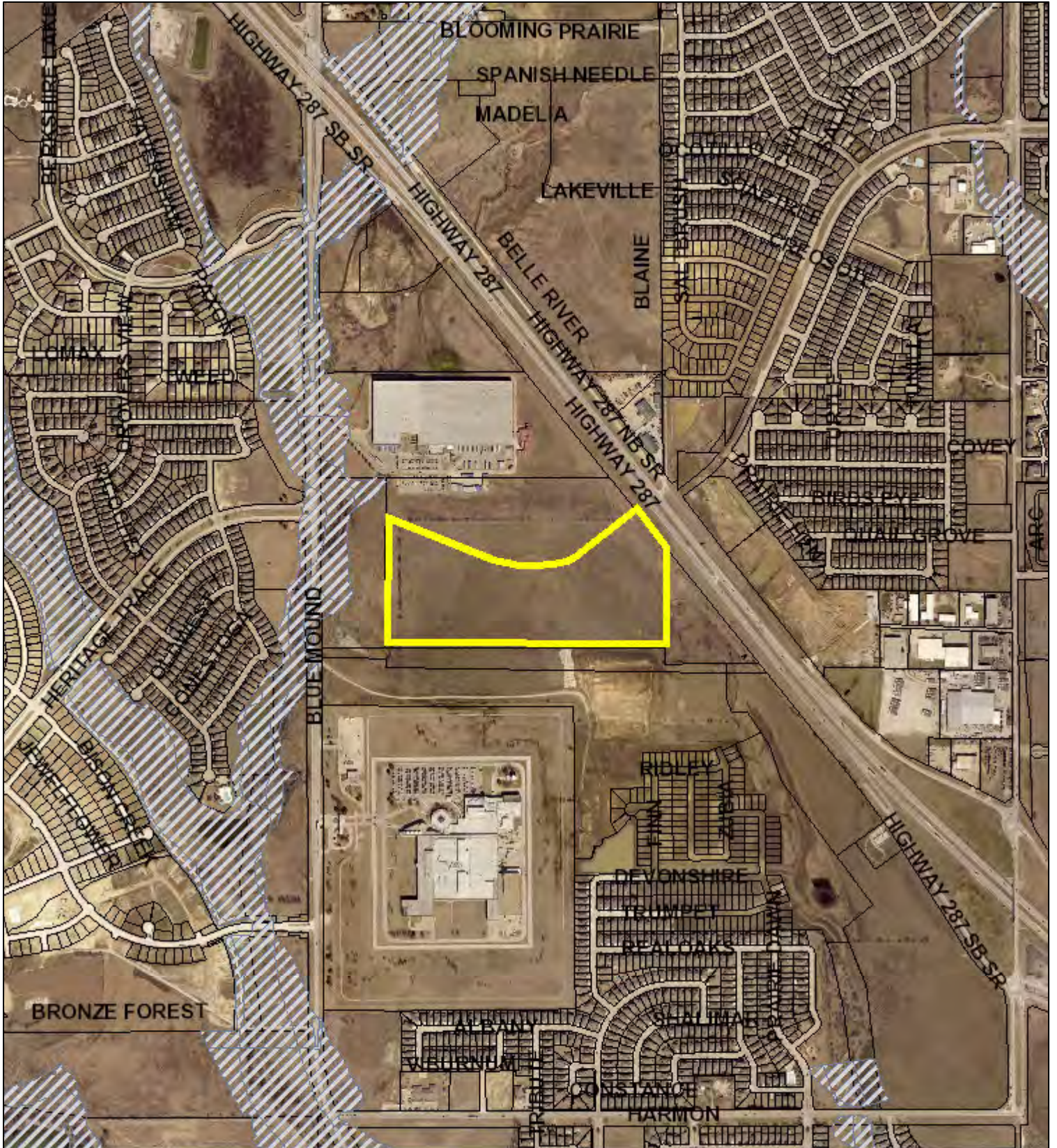


1,000 500 0 1,000 Feet

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 5, 2019.



Aerial Photo Map



0 625 1,250 2,500 Feet

