



Zoning Staff Report

Date: August 8, 2023

Case Number: ZC-23-091

Council District: 3

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Walter Owen, Owen Equities LP

Site Location: 3028 & 3032 Joyce Drive

Acreage: 0.5 acres

Request

Proposed Use: Future Office/Warehouse

Request: From: “PD 381” Planned Development – Light Industrial with NASJRB APZ II Overlay

To: “I” Light Industrial with NASJRB APZ II Overlay

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 6-0**

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Project Description and Background

The subject site is in Council District 3, generally southwest of the intersection of Calmont Avenue and Alta Mere Boulevard. The owner is not proposing any new buildings or development at the present time, but seeks the rezoning in order to make the zoning consistent with the surrounding parcels in the vicinity.

Current zoning on the site is “PD-I”, Planned Development based on “I” Light Industrial standards. The PD number is PD-381 and follows all “I” Light Industrial standards, with the added stipulation that noise levels are not to exceed 86 decibels within 10 feet of the building and that hours of operation are limited to 8:00 AM to 5:30 PM, with the Site Plan requirement waived.. The rezoning request is to rezone Lots 16 and 17 to standard “I” Light Industrial. Additionally, the site lies within the NASJRB APZ II Overlay (Accident Potential Zone). This overlay was created by the City in partnership with the federal government to ensure compatible development in the area near the Naval Air Station-Joint Reserve Base and to promote safety. Industrial development is preferred within this area in order to minimize foot traffic, and because it does not require the same level of noise mitigation that residential or commercial development would require.

A narrative, provided by the applicant and included as part of the application, details the future plans for this site:

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City’s Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

At some point in the future, we will propose building an office warehouse building like the ones surrounding this property.

For now we want to remove the Planned Development (PD-381) designation from these two vacant lots and keep the standard "I" Light Industrial Zoning in place. The PD-381 has a noise limit of 86 decibels between 8 AM and 5:30 PM. By removing PD-381 this will make these two vacant lots compatible with the other surrounding properties which are Zoned "I" Light Industrial.

Surrounding Zoning and Land Uses

North “I” Light Industrial & NASJRB APZ II Overlay / office-warehouse
East “I” Light Industrial & NASJRB APZ II Overlay / undeveloped
South “I” Light Industrial & NASJRB APZ II Overlay / office-warehouse
West “I” Light Industrial & NASJRB APZ II Overlay / office-warehouse

Recent Zoning History

- NASJRB APZ II Overlay added in 2013.

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.
The following organizations were emailed on June 29, 2023:

Organizations Notified	
NAS Fort Worth JRB RCC*	Fort Worth ISD
Streams & Valleys Inc	Trinity Habitat for Humanity

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The half-acre property is situated one block off a major road corridor (Alta Mere Blvd/US Highway 183) and is currently undeveloped. The owner has filed the rezoning request to remove the “PD” Planned Development designation on the property and return the site to standard “I” Light Industrial in order to make his property match the zoning of the surrounding properties. Eliminating the PD by rezoning to “I” would eliminate the PD restrictions on hours of operation and decibel levels, but the site would remain in the NAS JRB APZ II overlay.

This area was originally developed in the 1950’s as a residential neighborhood, but laying directly in the pathway for planes landing at the nearby Naval Air Station Joint Reserve Base/former Carswell AFB means that the area has transitioned over several decades beginning around 1980 from residential to predominately non-residential uses. The noise generated by aircraft landing operations mean that it is not a suitable site for anything other than commercial or industrial enterprises.

With all of the surrounding properties already zoned “I” Light 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 subject site sits amongst other office/warehouse uses, which is what is being proposed to eventually be built on the site.

The presence of the APZ II (Accident Potential Zone) Overlay has a great impact on the City’s evaluation of the proposed rezoning. The APZ diminishes the attractiveness of the land for residential, commercial, and mixed use applications, industrial uses are ideally suited for this site. The proposed rezoning to “I” Light Industrial **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Western Hills/Ridglea

The currently adopted 2022 Comprehensive Plan designates the subject property as future Light Industrial on the Future Land Use Map. The proposed rezoning to “I” **is consistent** with the adopted Comprehensive Plan designation.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2 , I, All Commercial

This rezoning is also supported by land use policy #4 specific to the Western Hills/Ridglea planning sector, which encourages non-residential uses in the Accident Potential Zones.

WESTERN HILLS/RIDGLEA SECTOR FUTURE LAND USE

Sector Land Use Policies

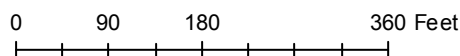
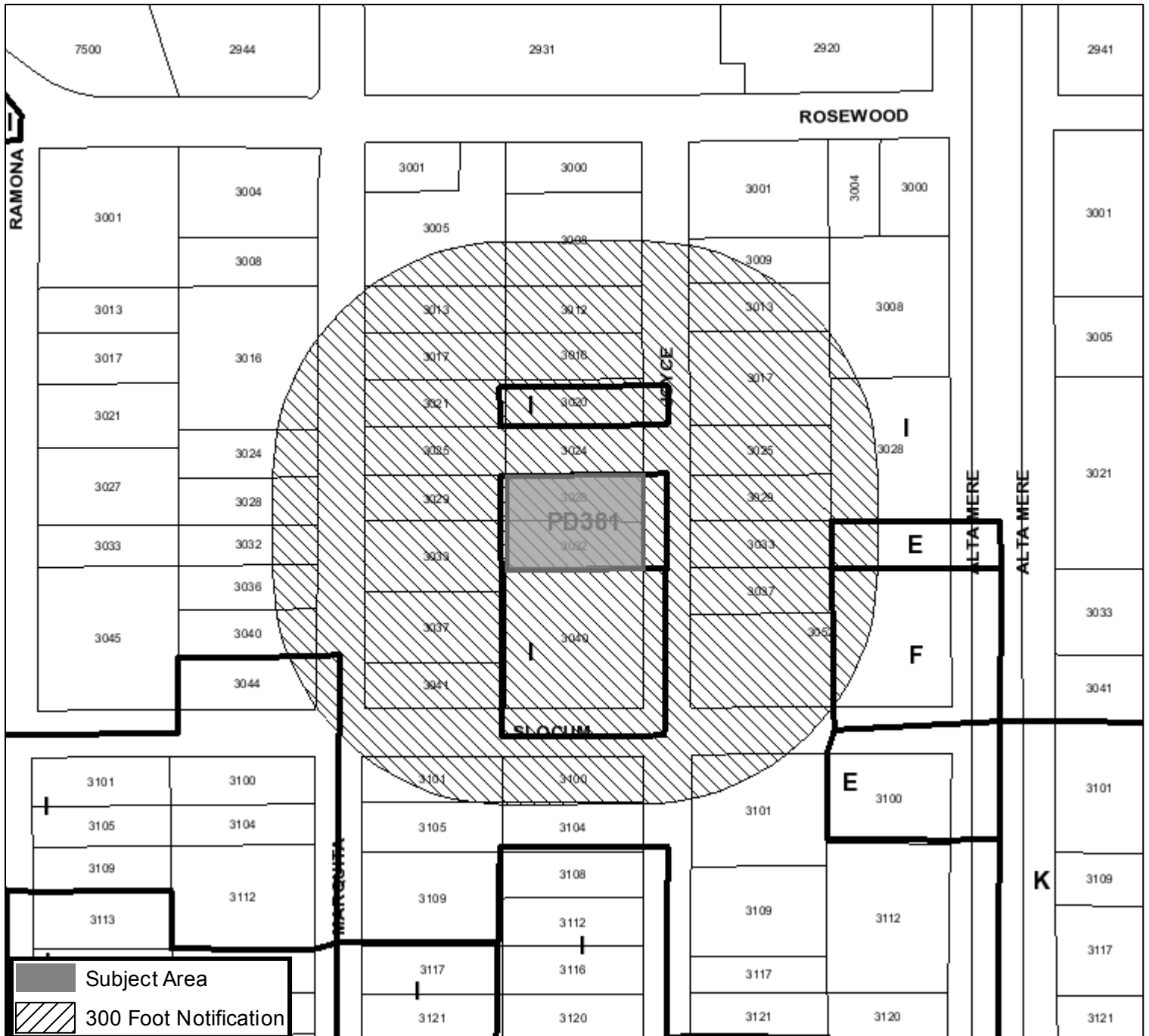
4. Discourage incompatible uses within the NASFW JRB runway Clear Zone and Accident Potential Zones. Discourage residential development or require sound mitigation within areas of noise levels greater than 65 decibels for all airports to ensure compatibility between surrounding land uses while providing additional protections to airport operations.



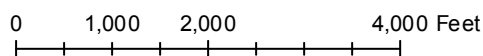
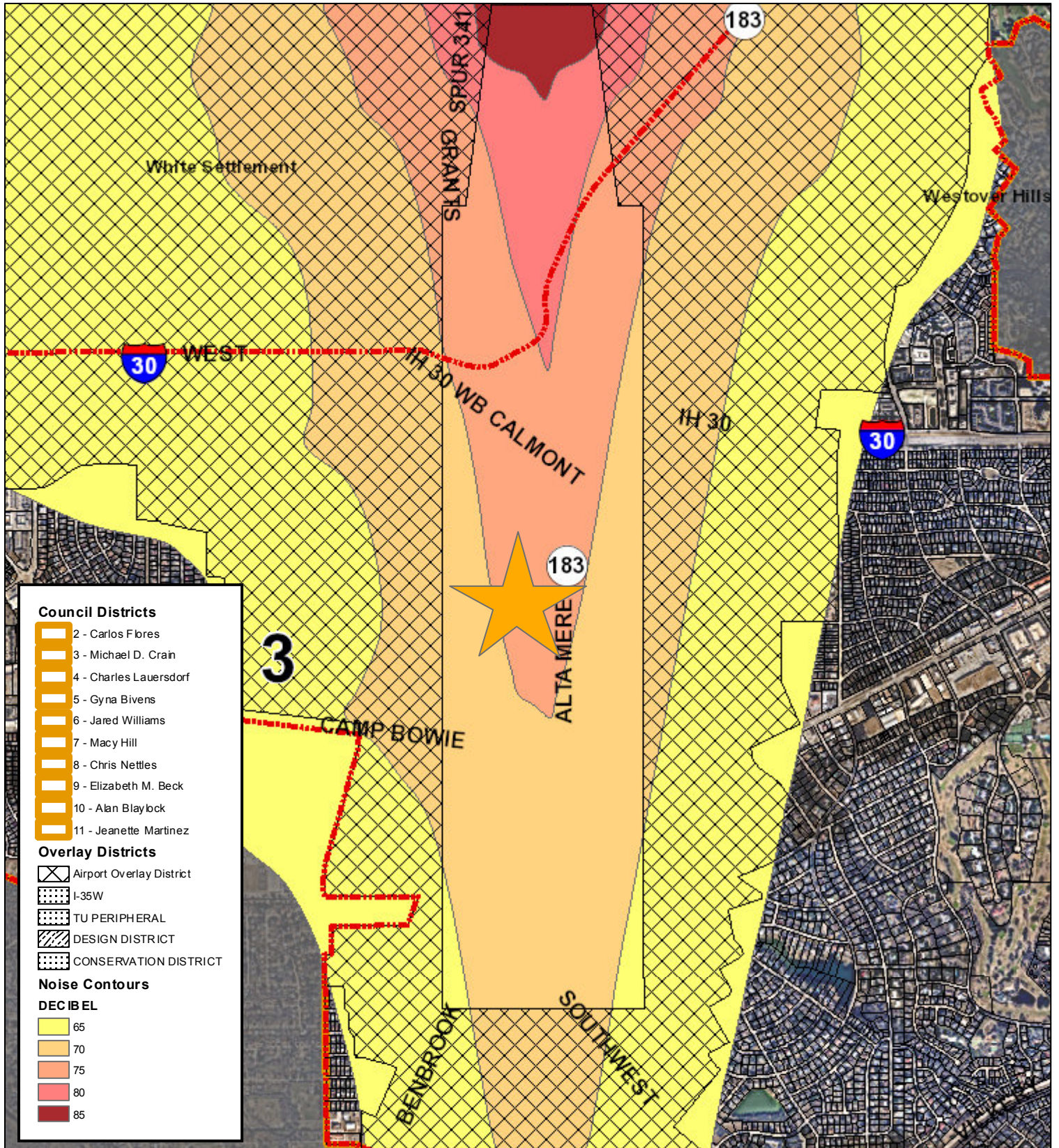
ZC-23-091

Area Zoning Map

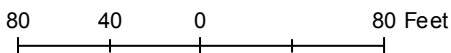
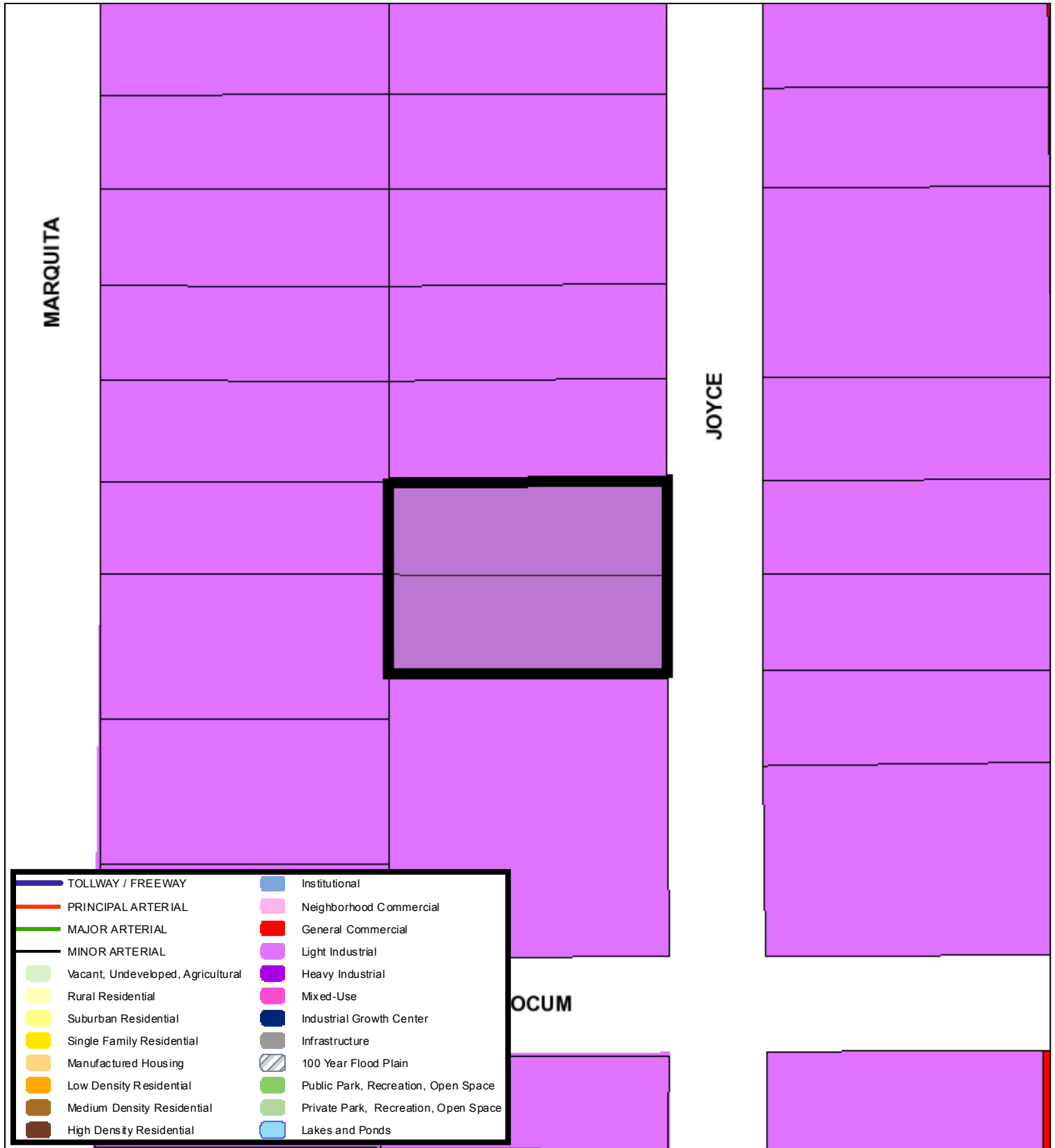
Applicant: Walter Owen
 Address: 3028 & 3032 Joyce Drive
 Zoning From: PD/I
 Zoning To: I
 Acres: 0.48280399
 Mapsco: Text
 Sector/District: W. Hill/Ridglea
 Commission Date: 7/12/2023
 Contact: null



Area Map



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 6, 2018.



Aerial Photo Map



0 50 100 200 Feet

