



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 4, 2020

Council District **5**

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: One letter submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **James Parker McCulley**

Site Location: 4900 – 5000 blocks Parker Henderson Road Acreage: 36.27

Proposed Use: **Industrial**

Request: From: “AG” Agricultural
 To: “J” Medium Industrial

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located west of Village Creek and south of Martin Street. Both streets are neighborhood connectors as identified on the City’ Master Thoroughfare plan. The northern portion of the subject property falls within the Loop 820 East/Lake Arlington Industrial Growth Center. The applicant is requesting to rezone from “AG” Agricultural to “J” Medium Industrial for industrial development.

A portion of the site is located within the Loop 820/Lake Arlington Industrial Growth Center. Surrounding properties are zoned “K” Heavy Industrial, “I” Light Industrial, “A-5”, “A-10” One-Family with the exception of the property to the south, which is zoned “MH”.

The City of Fort Worth Economic Development Strategic Plan outlines how Fort Worth can achieve a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. This case is compatible and consistent with land use and the comprehensive plan representing an opportunity to help implement the Economic Development Strategic Plan.

Site Information:

- Surrounding Zoning and Land Uses:
- North “K” Heavy Industrial / industrial warehouse uses
 - East “I” Light Industrial / animal care center
 - South “MH” Mobile Home Park / vacant
 - West “A-5”, “A-10” One-Family / single family, vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on December 18, 2019.

The following organizations were notified: (emailed December 17, 2019)

Organizations Notified	
Glen Park NA	Village Creek NA
Fairhaven NA	East Fort Worth, Inc.
Streams and Valleys Inc.	Trinity Habitat for Humanity
Southeast Fort Worth, Inc.	Fort Worth ISD

Not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from “AG” Agricultural to “J” Light Industrial for some type of warehouse industrial development. Surrounding land uses consist of industrial uses to the north, commercial to the east, mobile home park to the south and single family and a park to the west.

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

2. Comprehensive Plan Consistency-Southeast

The 2019 Comprehensive Plan designates the northern portion of the subject property as Loop 820 East/Lake Arlington Industrial Growth Center. The proposed “J” Medium 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.

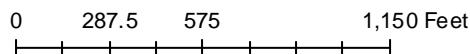
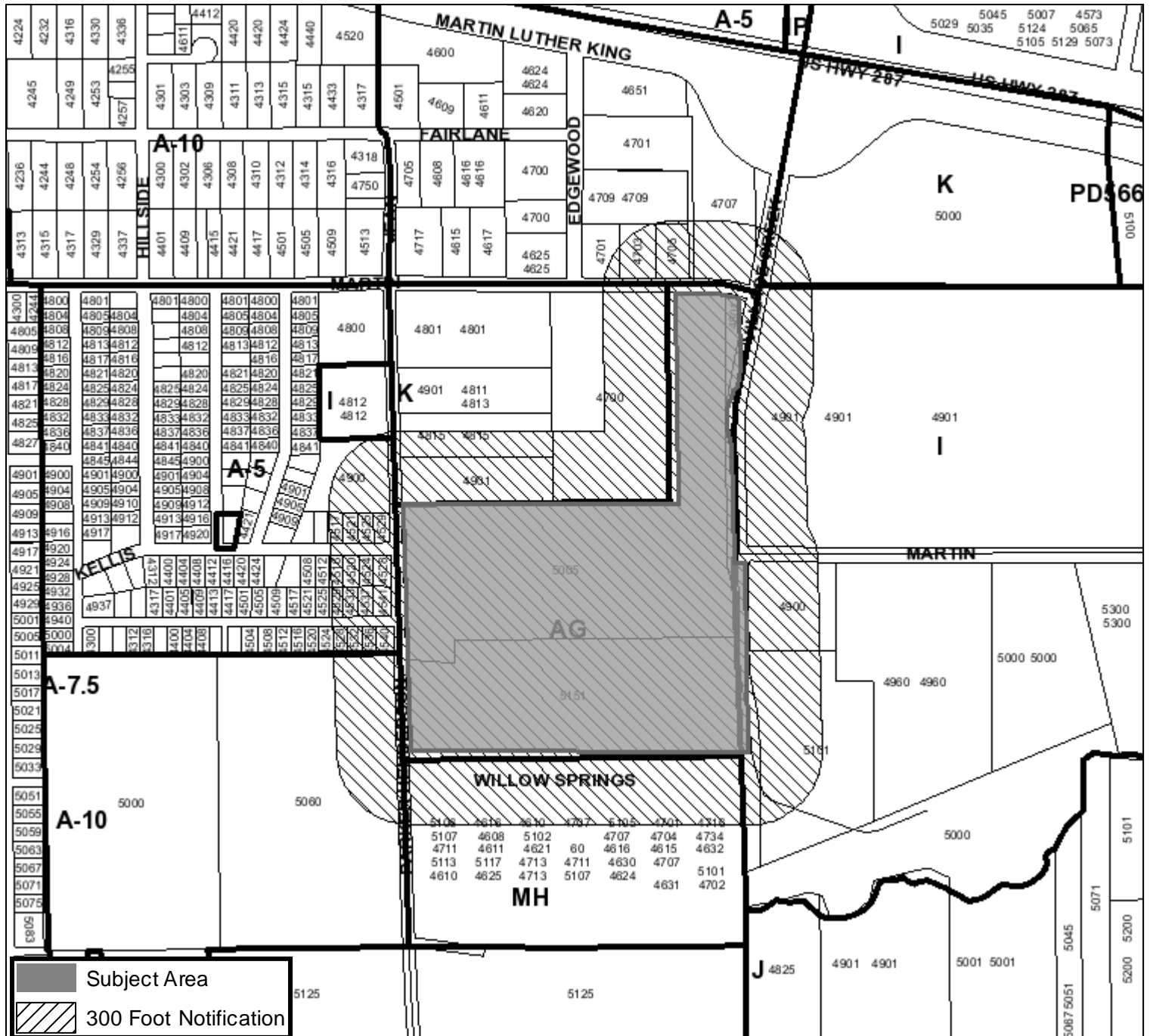
Attachments:

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

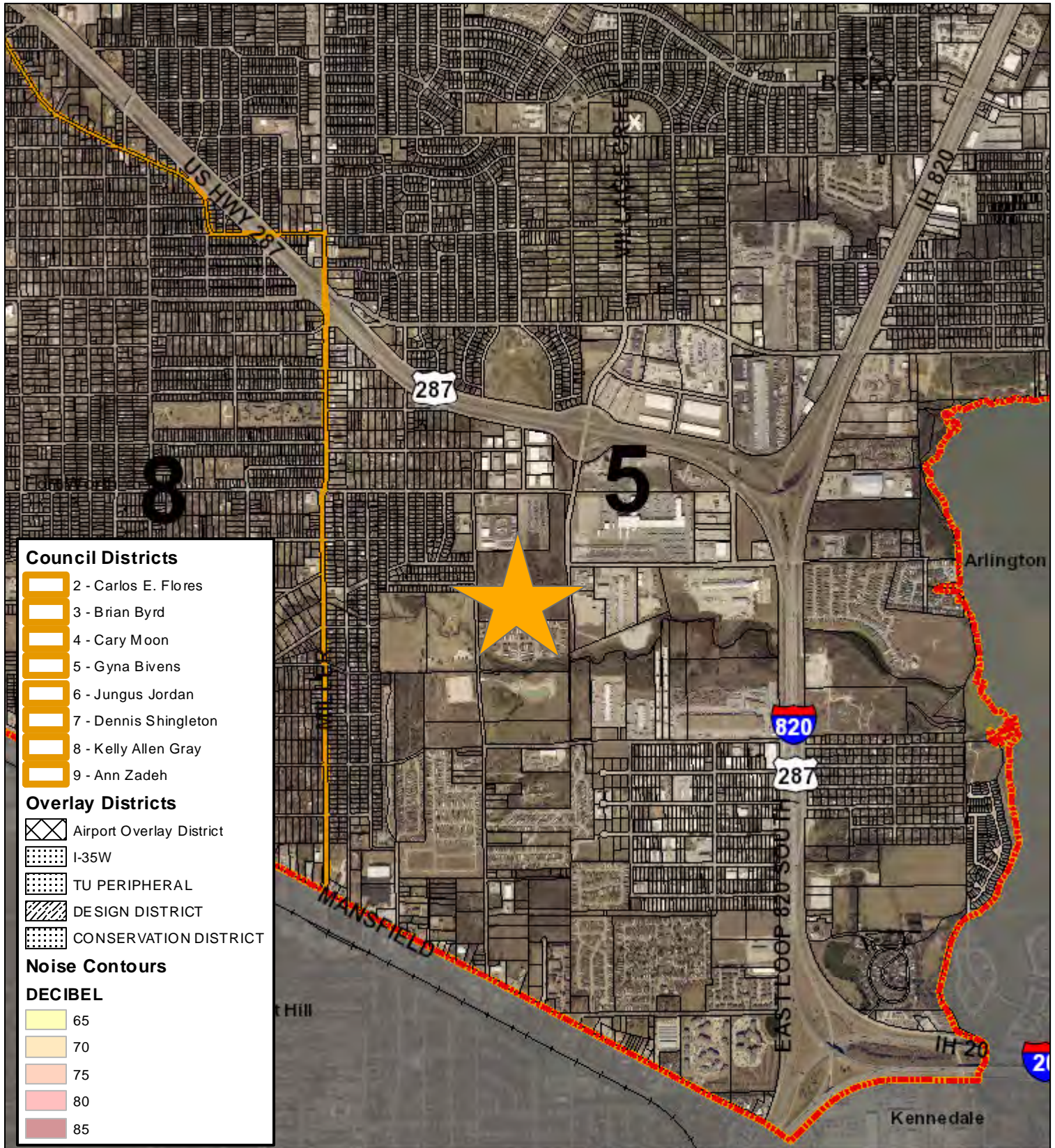


Area Zoning Map

Applicant: James Parker McCulley
 Address: 4900 - 5000 blocks Parker Henderson Road
 Zoning From: AG
 Zoning To: J
 Acres: 36.27589377
 Mapsco: 93E
 Sector/District: Southeast
 Commission Date: 1/8/2020
 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

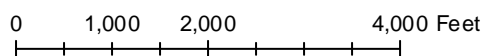
Overlay Districts

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

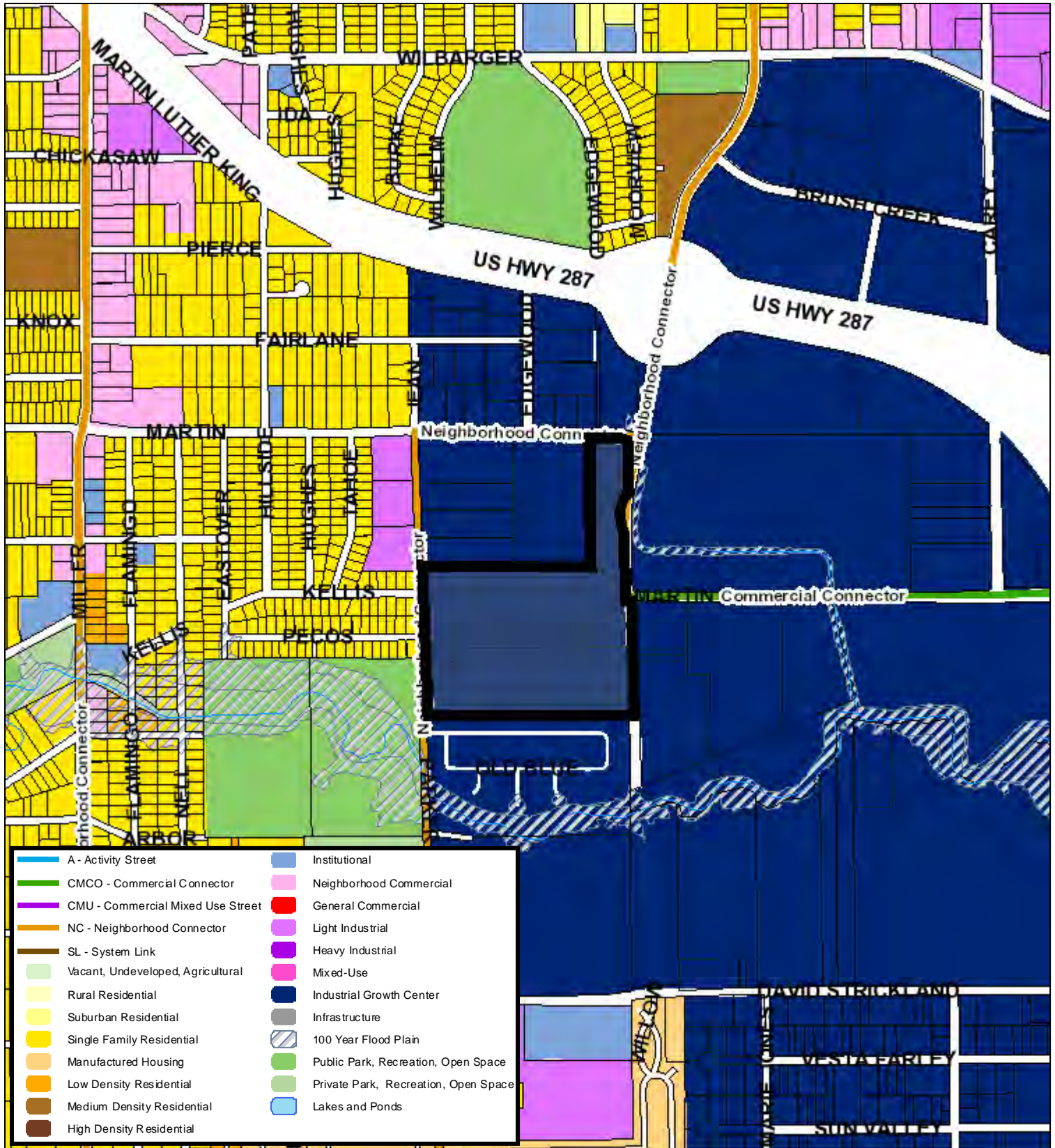
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



890 445 0 890 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

