



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 15, 2020

Council District 8

Zoning Commission Recommendation:
Approval by a vote of 9-0, as amended to PD/I with development standards; site plan included

Opposition: Four people spoke; 1 letter
Support: None submitted

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

Owner / Applicant: ARTEL, Inc.; D&KW Properties

Site Location: 5600 - 6200 blocks South Freeway 800 – 1000 Loop 820
Acreage: 99.508402

Proposed Use: Industrial

Request: From: A-5” One Family; “E” Neighborhood Commercial; “I” Light Industrial
To: “J” Medium Industrial

Land Use Compatibility: Requested change is compatible (I and E).
Requested change is not compatible (A-5).

Comprehensive Plan Consistency: Requested change is consistent (I and E).
Requested change is not consistent (Significant Deviation) (A-5).

Staff Recommendation: Approval of “I” and “E” to “J”
Denial of “A-5” to “J”

Applicant Request: Planned Development for all uses in “I” Light Industrial with a 40’ landscaping buffer, 50 building setback, 8’ screening fence, and no truck traffic on the eastern-most driveway; site plan included

Background:

The proposed site is located on the east side of IH-35, south of Loop 820. The applicant would like to develop the vacant property for an industrial development. The proposed site is surrounded by predominantly interstate right-of-way to the north and west, an industrial development to the south, and an established single family neighborhood directly to the east.

The Carter Industrial Park Growth Center is located directly south of the site. Primarily light industrial uses such as trucking and distribution exist in the area, with the exception of the Highland Hills neighborhood to the east. Commercial zoning and uses are across I-35 to the west.

Due to the reduced density of employees typically found in an industrial use versus a commercial or institutional use, an industrial use is appropriate in this location at the intersection of two highways. However, a medium industrial zoning district permits uses that can emit smoke, cause dust, and allow construction of facilities that could cause external effects that are not consistent with the adjacent neighborhood.

During the public hearing, the applicant stated that they would be okay with a Planned Development to add the development standards they promised to the neighborhood. These standards included a 40' landscaping buffer, 50 building setback, 8' screening fence, and not allowing any truck traffic on the eastern-most driveway which is adjacent to the neighborhood.

The case was continued from the April 7 City Council meeting to allow more time for the applicant to meet with the neighborhood.

Site Information:

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial / IH-20
 East "A-5" One Family / single family
 South "I" Light Industrial / industrial
 West "I" Light Industrial / IH-35W

Zoning History: ZC-17-061 from I to PD/I plus concrete recycling (withdrawn); portion of site

Public Notification:

300 foot Legal Notifications were mailed on January 24, 2020.
 The following organizations were notified: (emailed December 16, 2019)

Organizations Notified	
Oakridge Terrace NA	Highland Hills NA*
Hallmark Camelot Highland Terrace Assn.	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	Everman ISD
Crowley ISD	

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to "J" Medium Industrial for an industrial development. Surrounding uses consist of interstate right-of-way to the north and west, an industrial development to the south, and an established single family neighborhood directly to the east.

The proposed industrial zoning **is compatible with the existing I and E and is not compatible existing A-5** with surrounding uses.

2. Comprehensive Plan Consistency – Sycamore

The 2020 Comprehensive Plan designates the subject property as Light Industrial and Single Family, reflecting the current zoning. The proposed rezoning is consistent (I and E) and not consistent (Significant Deviation) (A-5) with the following Comprehensive Plan policies:

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Proposed uses that may be detrimental to health, safety, and welfare (such as hazardous materials, airports, mining, landfills, gun ranges, and manufacturing of certain materials) should continue to be evaluated on a case by case basis before approval.

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

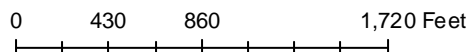
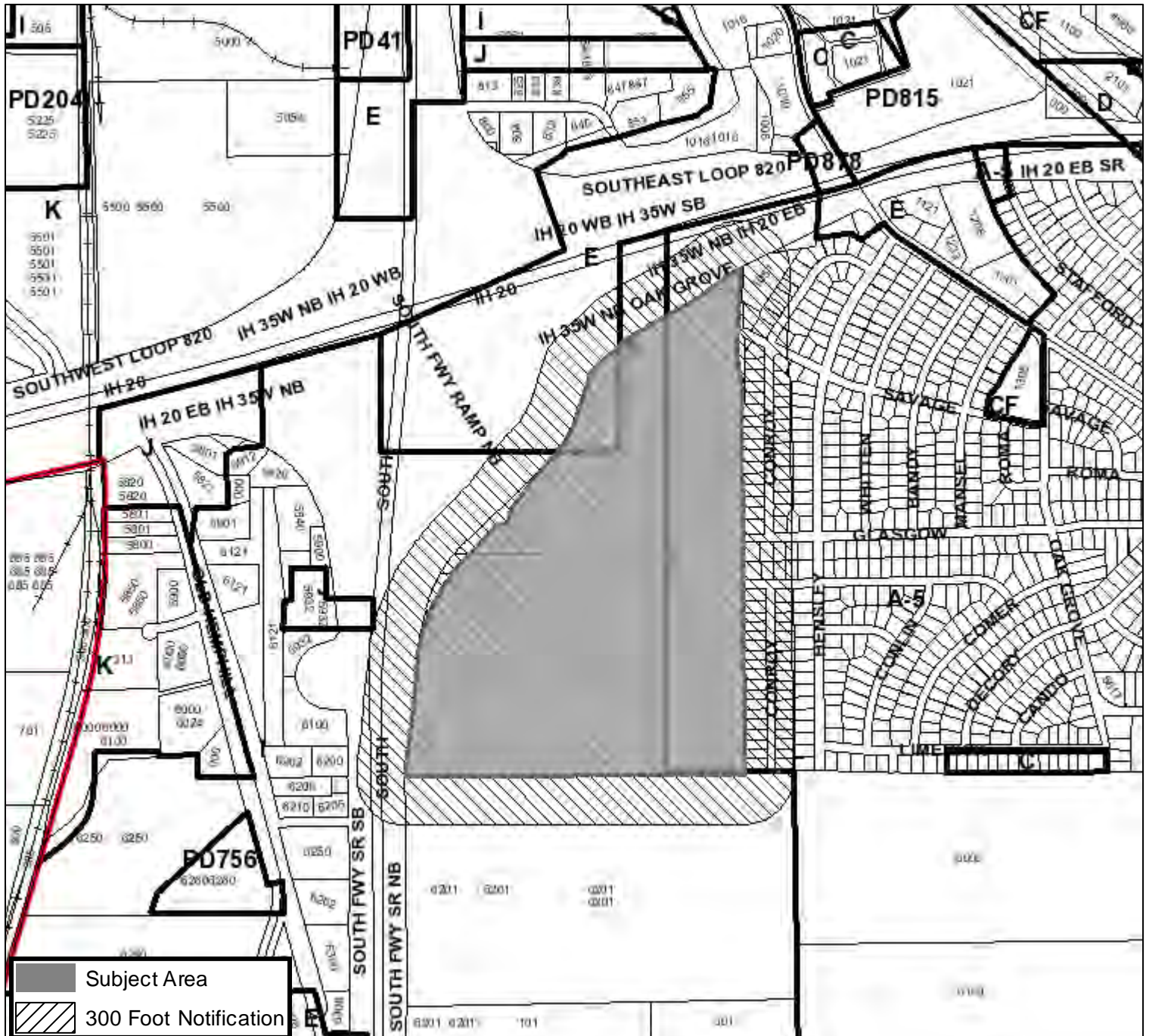
Based on the future land use map and the policies stated above, the proposed medium industrial zoning **is consistent (existing I and E)** and **not consistent (Significant Deviation) (existing A-5)** with the Comprehensive Plan.

Attachments:

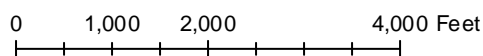
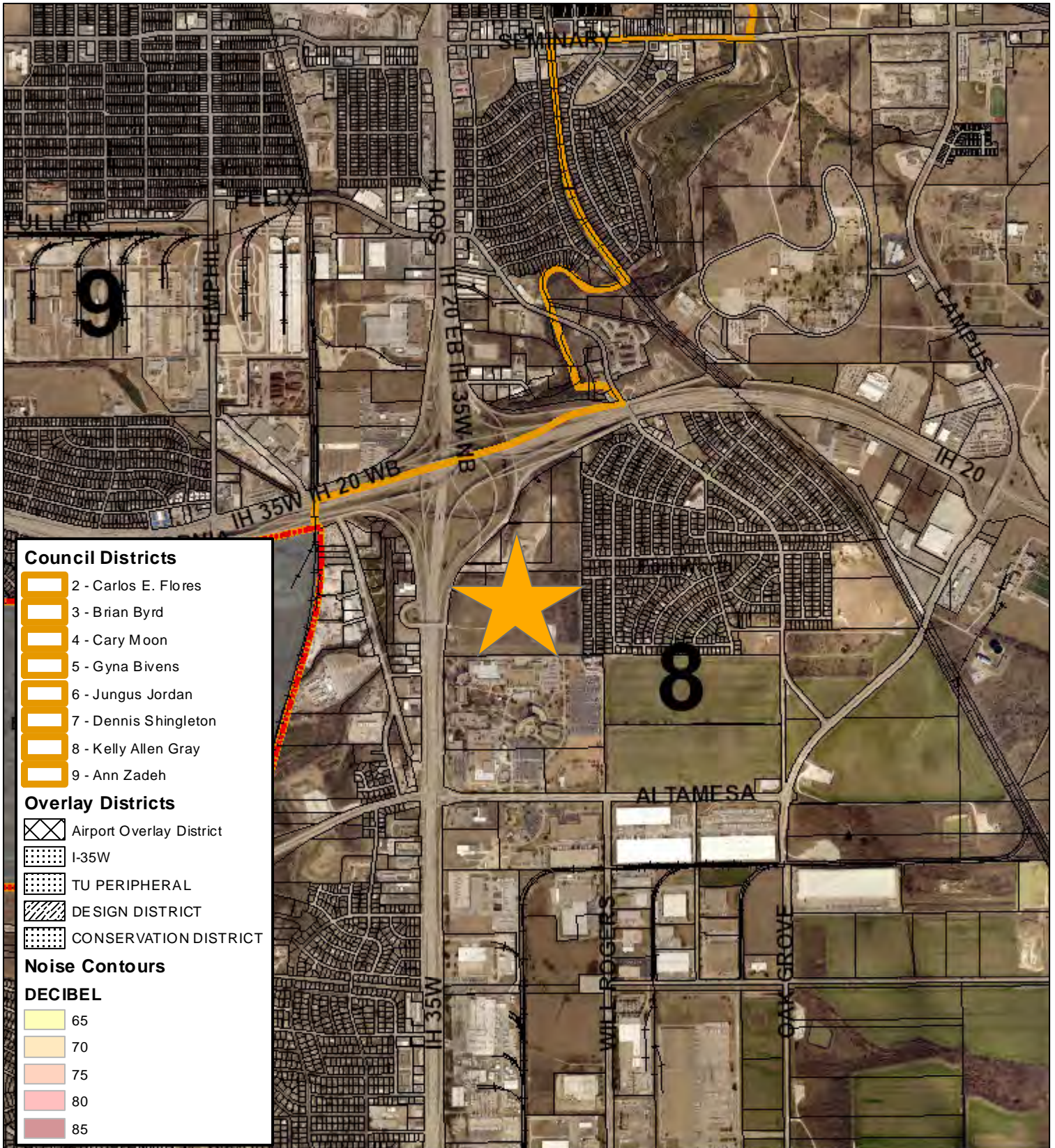
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

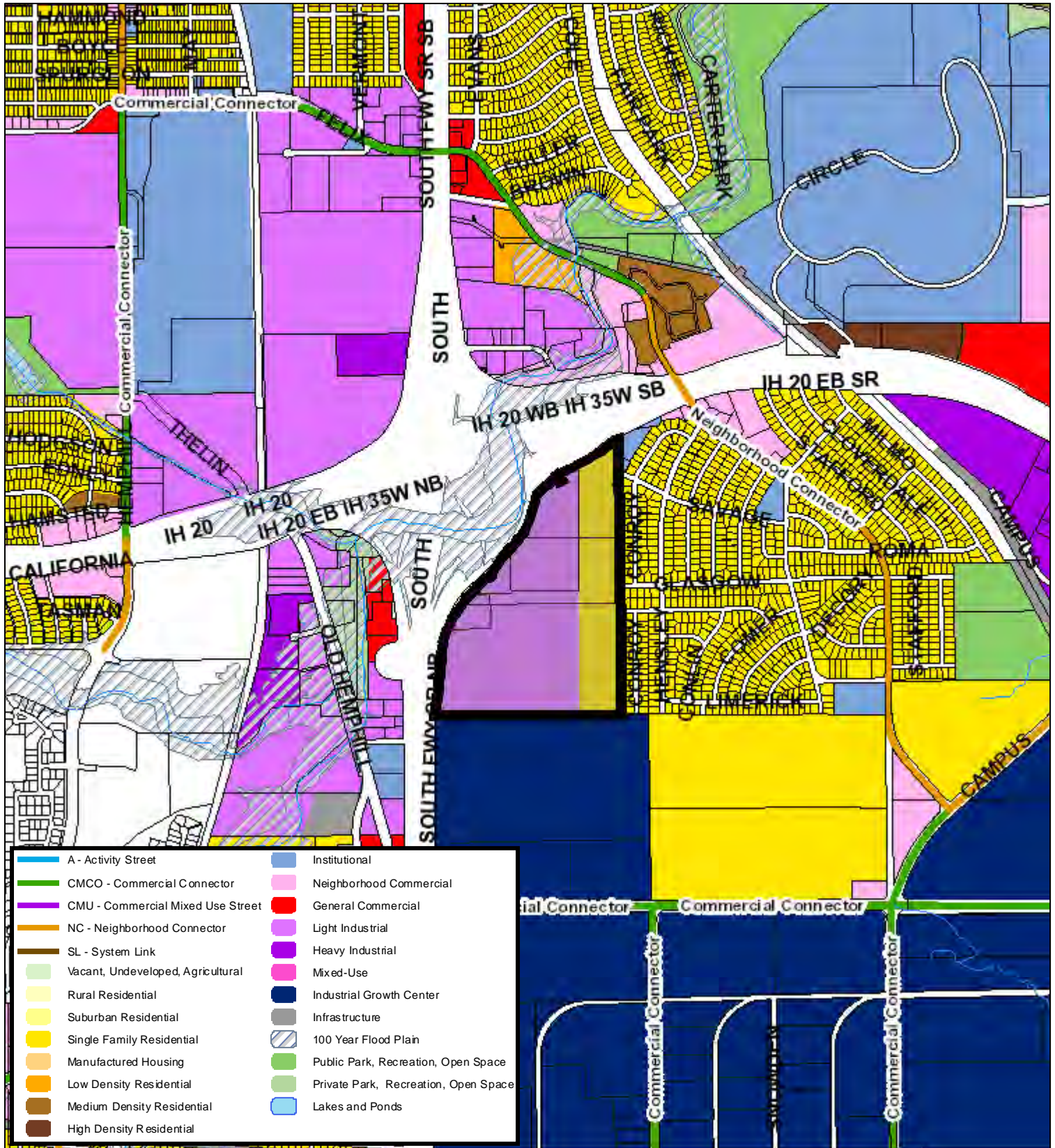
Applicant: ARTEL Inc., D&KW Properties
 Address: 5600 - 6200 blocks South Freeway
 Zoning From: A-5, E, I
 Zoning To: J
 Acres: 99.50840226
 Mapsco: 91TX
 Sector/District: Sycamore
 Commission Date: 2/12/2020
 Contact: 817-392-8043



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 5, 2019.



Aerial Photo Map



0 900 1,800 3,600 Feet

