



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 22, 2021

Council District 4

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

Opposition: None submitted
Support: White Lake Hills NA

Continued Yes ___ No X
Case Manager Monica Lafitte
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Jane White Irrevocable Trust

Site Location: 5301 E. 1st Street Acreage: 40.67

Proposed Use: Light Industrial/Warehouse

Request: From: "C" Medium Density Multifamily and "E" Neighborhood Commercial
To: "I" Light Industrial

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

Comprehensive Plan Consistency: Requested change is **consistent (Minor Boundary Adjustment)**.

Staff Recommendation: Approval

Background:

The proposed site is located on the north side of 1st Street just before it turns into Randol Mill Road as it continues east. The site is east of the West Fork Trinity River. I-30 is about a mile away, accessed by going east on 1st Street, then south on Oakland Boulevard. The applicant is requesting to rezone from "C" Medium Density Multifamily and "E" Neighborhood Commercial to "I" Light Industrial, for industrial/warehouse development.

The area around the proposed site is for the most part undeveloped and unplatted, with irregular zoning district boundaries. The site does share its eastern boundary with existing light industrial zoning for oil and gas companies. The surrounding land to the north and west are undeveloped with a few gas wells; most of this land is within the floodplain. Across 1st Street to the south is Gateway Park, which is also within the floodplain.

This case originally applied to be heard at the January 2021 Zoning Commission meeting but then withdrew before the meeting occurred. The applicant has now reapplied with a new case number; nothing in the application request has changed. The new case went to the April Zoning Commission meeting, where the applicant then requested a continuance to the May hearing.

Site Information:

Surrounding Zoning and Land Uses:

- North "C" Medium Density Multifamily and "E" Neighborhood Commercial / vacant, gas well site
- East "I" Light Industrial / industrial
- South "AG" Agricultural and "A-5" One-Family / Gateway Park
- West "C" Medium Density Multifamily, "E" Neighborhood Commercial, and "G" Intensive Commercial / gas well, vacant

Zoning History: ZC-16-096; AG, C, D-HR1, E, G to O-1, PD/E, PD/SU for concrete recycling facility; subject site and surrounding area to the east and north; Denied

Public Notification:

300 foot Legal Notifications were mailed on January 21, 2021.

The following organizations were notified: (emailed January 19, 2021)

Organizations Notified	
Riverside Alliance	Neighborhoods of East Fort Worth
Garden of Eden NA	White Lake Hills NA
Nolan Catholic High School	East Fort Worth, Inc.
Streams and Valleys Inc.	Trinity Habitat for Humanity
East Fort Worth Business Association	Birdville ISD
Fort Worth ISD	

Site not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from "C" Medium Density Multifamily and "E" Neighborhood Commercial to "I" Light Industrial for industrial warehouse use. East of the site is existing "I" Light Industrial, occupied by oil and gas companies. Additionally, multiple gas well pads surround the site. The northern portion of the site is bordered by power lines. Most of the surrounding area to the north and west are vacant and are located in the floodplain. Gateway Park to the south is also within the floodplain.

As it is very unlikely the surrounding areas will be developed due to the floodplain, and the existing industrial development adjacent to the east, 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 Mixed-Use. While the proposed zoning does not follow the intended Future Land Use, the "I" Light Industrial zoning and warehouse use, with the site's direct and clear access to I-30 and Highway 121, are supported by the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Locate large industrial uses along freight lines, highways, or airports within industrial growth centers and other appropriate locations.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan (**minor boundary adjustment**). Staff recommends designating the area as Light Industrial Future Land Use, especially if the requested zoning change is approved.

3. Economic Development Strategic Plan

The 2018 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 Plan includes performance metrics that place an emphasis on outcomes that create:

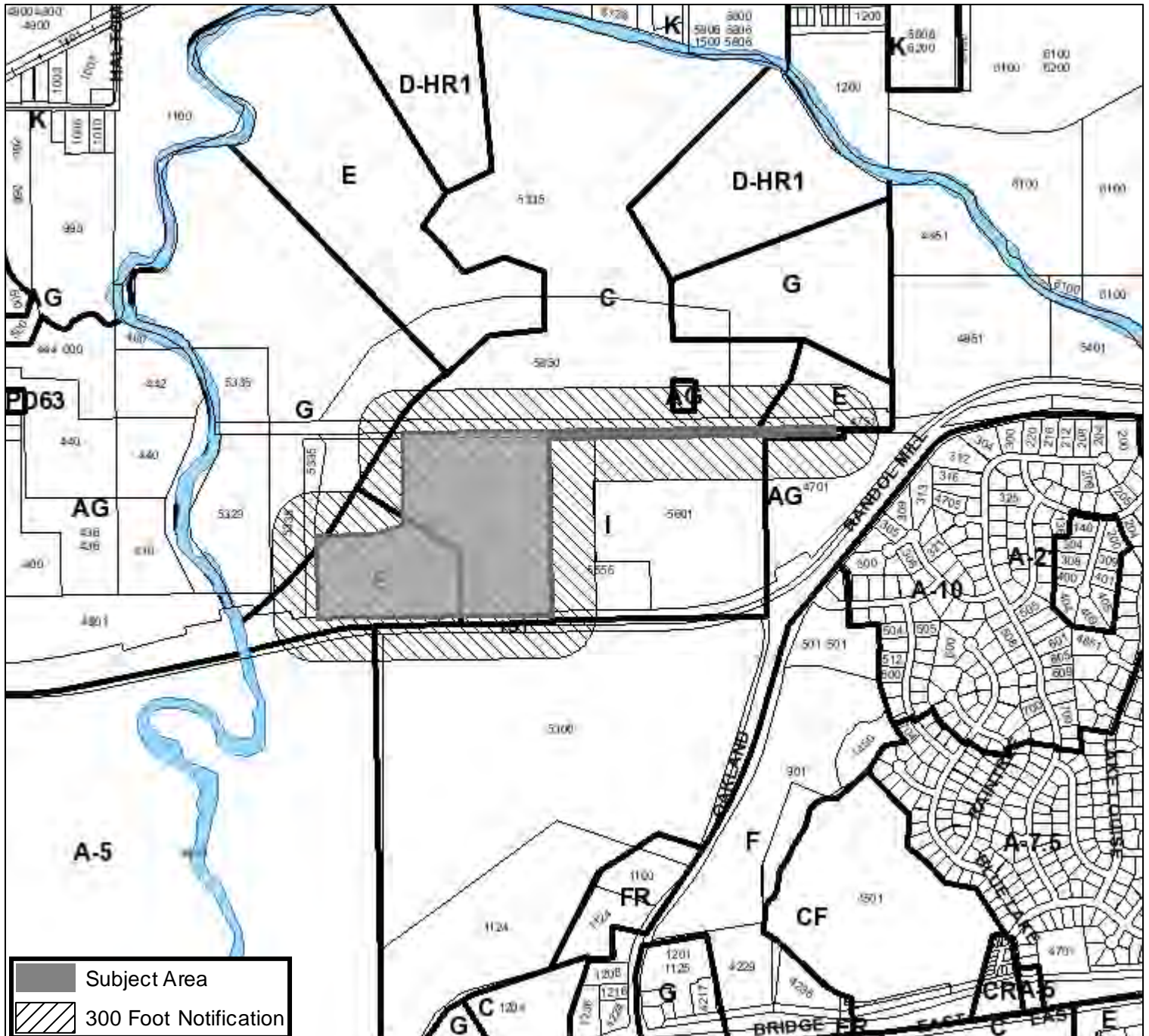
- High-wage job growth.
- A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.



Attachments:

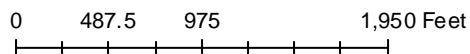
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

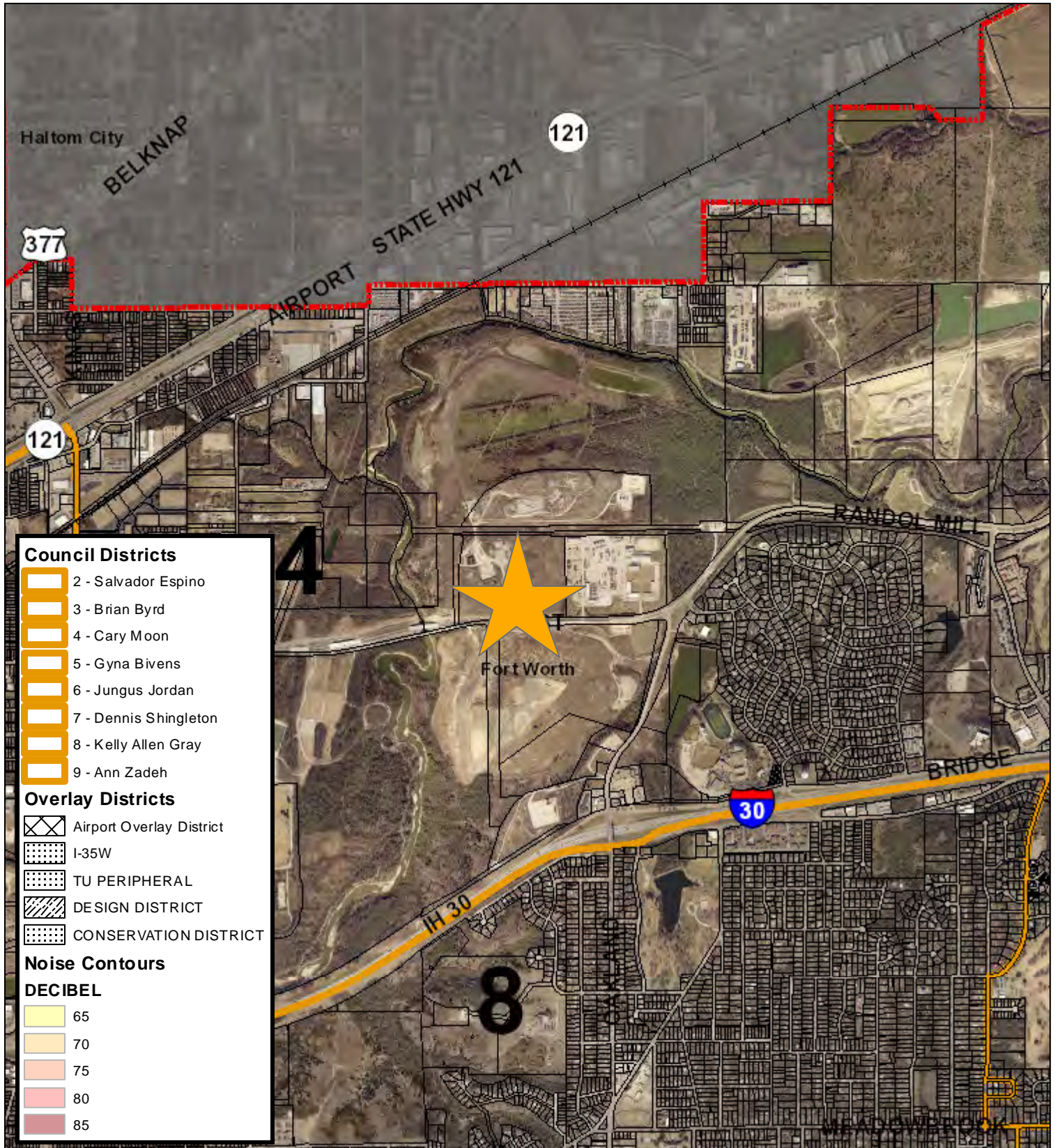
Applicant: Jane White Irrevocable Trust
 Address: 5301 & 5317 E. First Street
 Zoning From: C, E, G
 Zoning To: I
 Acres: 40.68771882
 Mapsco: 64V
 Sector/District: Eastside
 Commission Date: 4/14/2021
 Contact: 817-392-2806



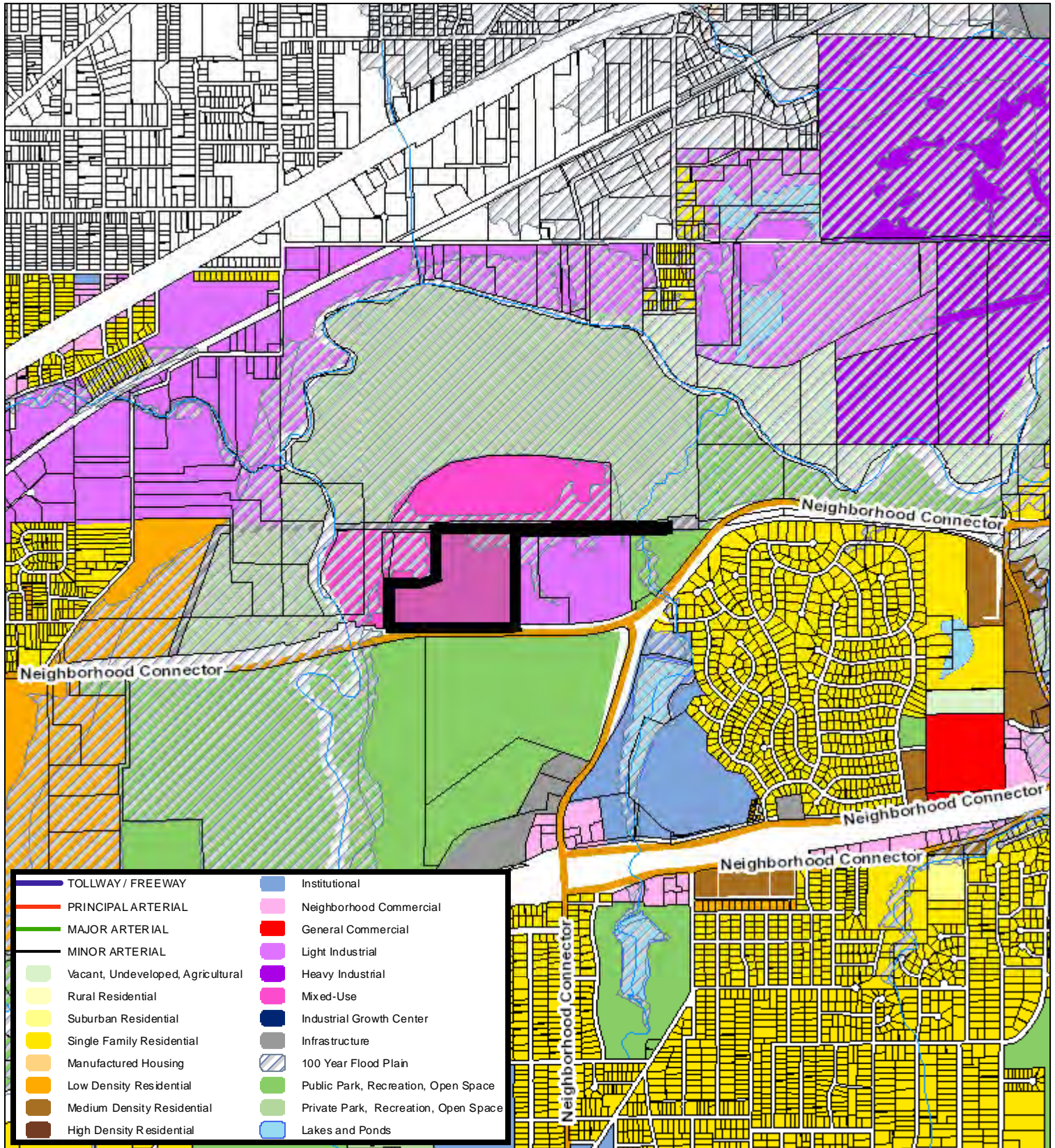
	Subject Area
	300 Foot Notification



Area Map



Future Land Use



1,600 800 0 1,600 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 6, 2018.



Aerial Photo Map



0 1,050 2,100 4,200 Feet

