



Zoning Staff Report

Date: January 23, 2024

Case Number: ZC-23-180

Council District: 10

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Kole Weber and Timothy Lucas / Trinity Broadcasting Inc.

Site Location: 5501 Alliance Gateway Freeway

Acreage: 3.60

Request

Proposed Use: Helipad

Request: From: “K” Heavy Industrial

To: “PD/K” Planned Development with a base of "K" Heavy Industrial, plus helipad site plan included

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The subject property is located at along Alliance Gateway Freeway near Independence Parkway. The applicant is requesting a rezoning from “K” Heavy Industrial to “PD/K” Planned Development with a base of "K" Heavy Industrial, plus helipad site plan included. The proposed use will be located in a parking area in-between existing industrial use. There are no residential uses near the proposed site. Noise and other impacts will be minimal at to location due to existing uses, proximity to existing airport and freeway.

Surrounding Zoning and Land Uses

North City of Roanoke / industrial
East “K” Heavy Industrial / industrial
South “K” Heavy Industrial / industrial
West “K” Heavy Industrial / industrial

Recent Zoning History

- none

Public Notification

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

Organizations Notified	
North Fort Worth Alliance	Northwest ISD
Streams And Valleys Inc*	Trinity Habitat for Humanity

**Located within this registered Neighborhood Redevelopment Organizations*

Development Impact Analysis

Land Use Compatibility

Adjoining properties in all directions are currently zoned “K” Heavy Industrial except for the northern property which lies within the City of Roanoke. All surrounding property have industrial uses. Therefore, the proposed zoning **is compatible** at this location.

Comprehensive Plan Consistency – Far North

The adopted Comprehensive Plan designates the subject property as a future Industrial Growth Center. Industrial Growth Centers provide for a mix of industrial and commercial uses that serve a large region. Appropriate zoning classifications for this area include all commercial and industrial zoning districts. The proposed rezoning also conforms to the following land use policies of the Comprehensive Plan:

- Link growth centers with major thoroughfares, public transportation, trails, and linear parks.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

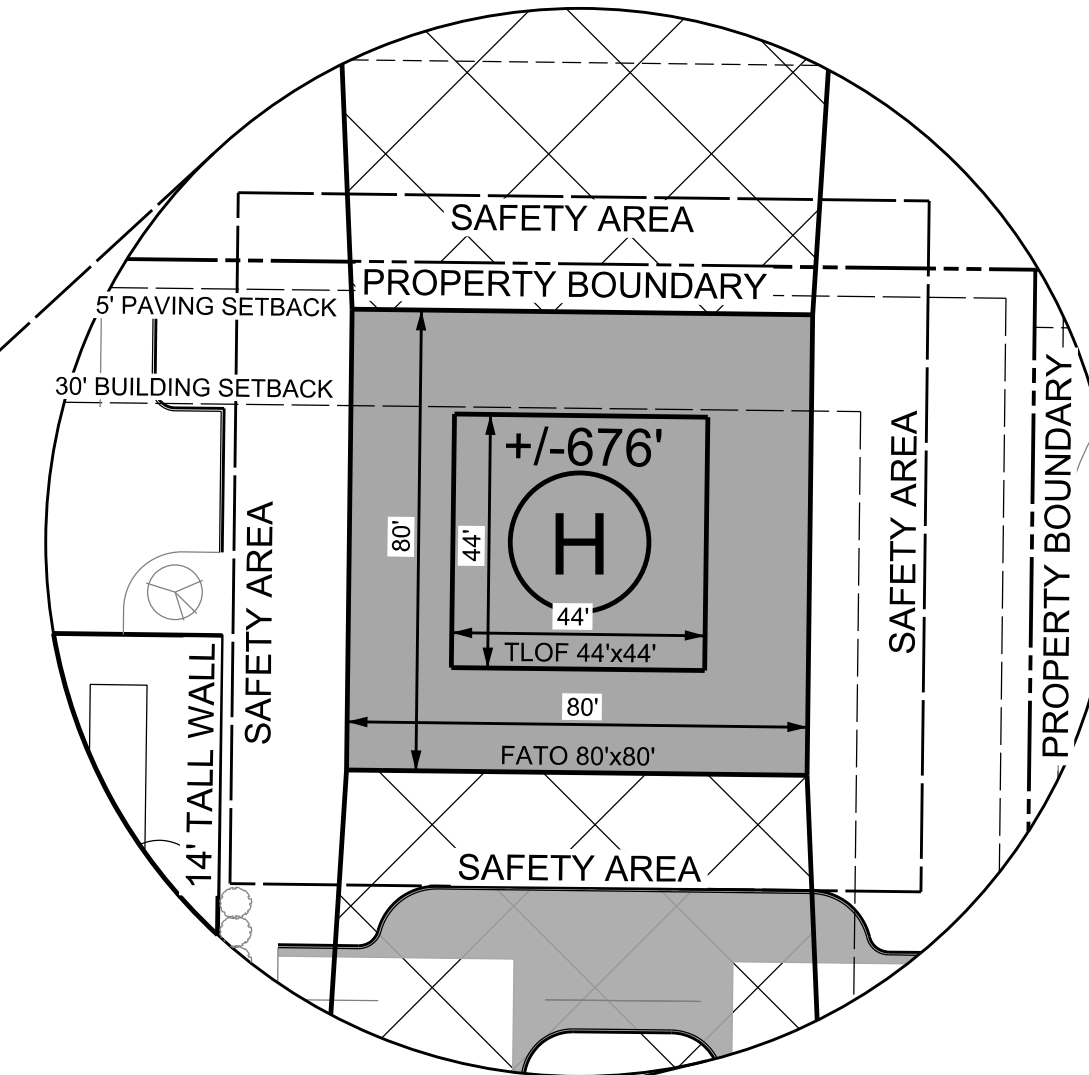
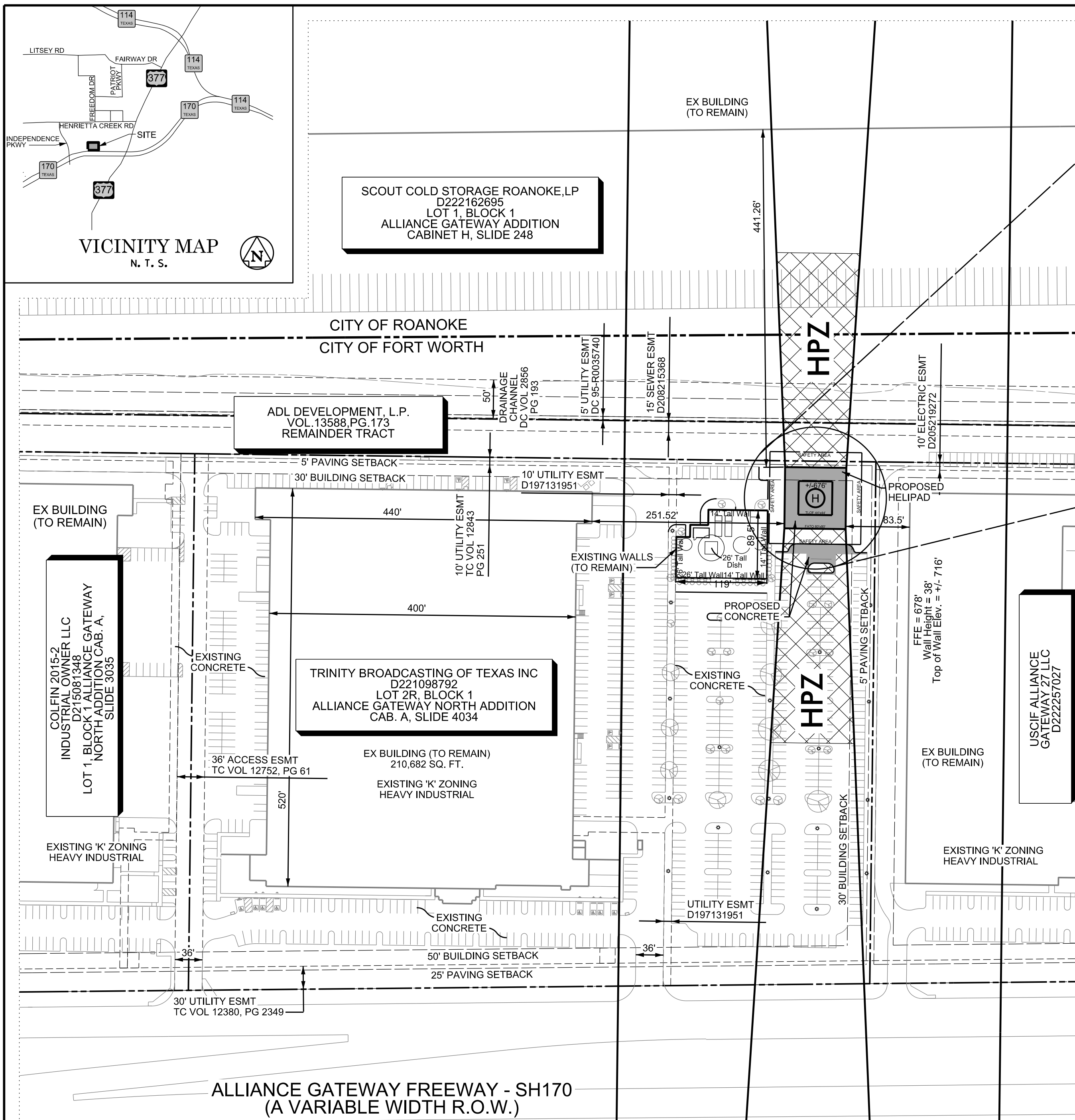
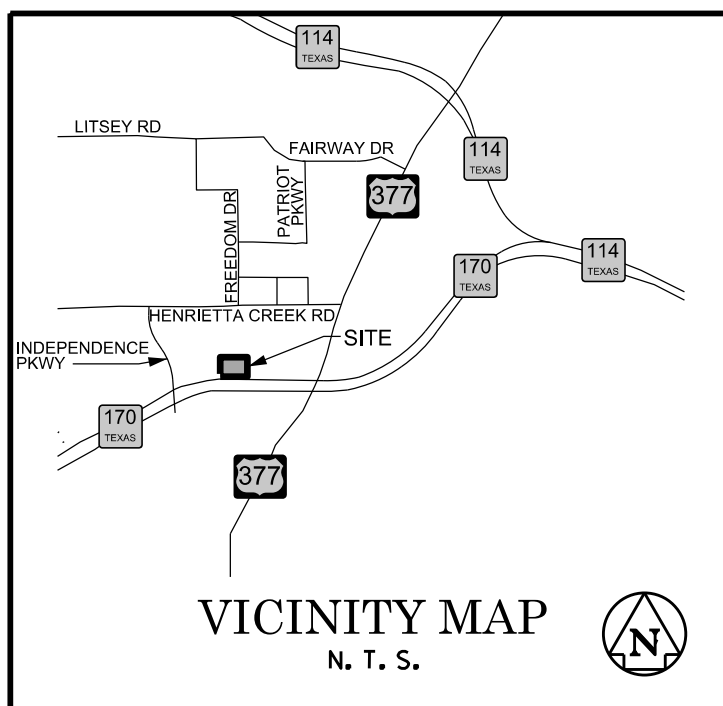
The proposed zoning of “PD/K” **is consistent** with the Comprehensive Plan based on the policies cited above and conformance with the Future land Use map.

Site Plan Comments

The site plan as submitted is in general compliance with zoning regulations.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)





HELIPAD DETAIL
N.T.S.

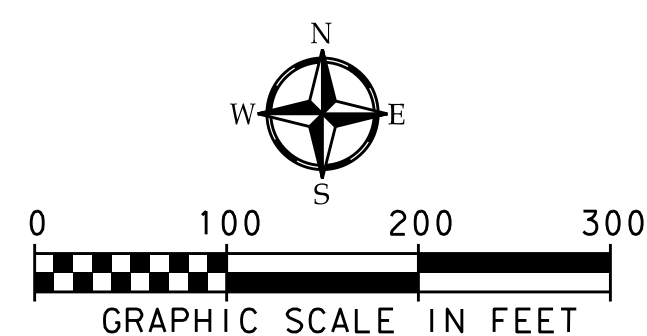
NOTES:

1. THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
2. THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
3. NO MINIMUM PARKING STANDARD APPLIES TO THIS SITE PER SECTION 6.201 OF THE CITY OF FORT WORTH'S ZONING ORDINANCE.
4. ALL LIGHTS SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES AND SHALL BE SHIELDED FULL CUTOFF LIGHTING.
5. ALL PROVIDED LIGHTING WILL CONFORM TO THE CITY OF FORT WORTH LIGHTING CODE.
6. ALL SIGNAGE SHALL CONFORM TO ARTICLE 4, SIGNS.

DIRECTOR OF DEVELOPMENT SERVICES

DATE

JOB #:	TBN23001
DRAWN BY:	TCG
CHECKED BY:	TL/KTW
DATE:	11/03/2023
DATE:	REVISIONS:



OWNER
TRINITY BROADCASTING OF
TEXAS, INC.
5501 ALLIANCE GATEWAY
FREEWAY, SUITE 125
FORT WORTH, TX 76177

PLANNER / ENGINEER /
SURVEYOR

 **PELTON**
LAND SOLUTIONS
a Westwood company

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177, PH. 817-562-3350

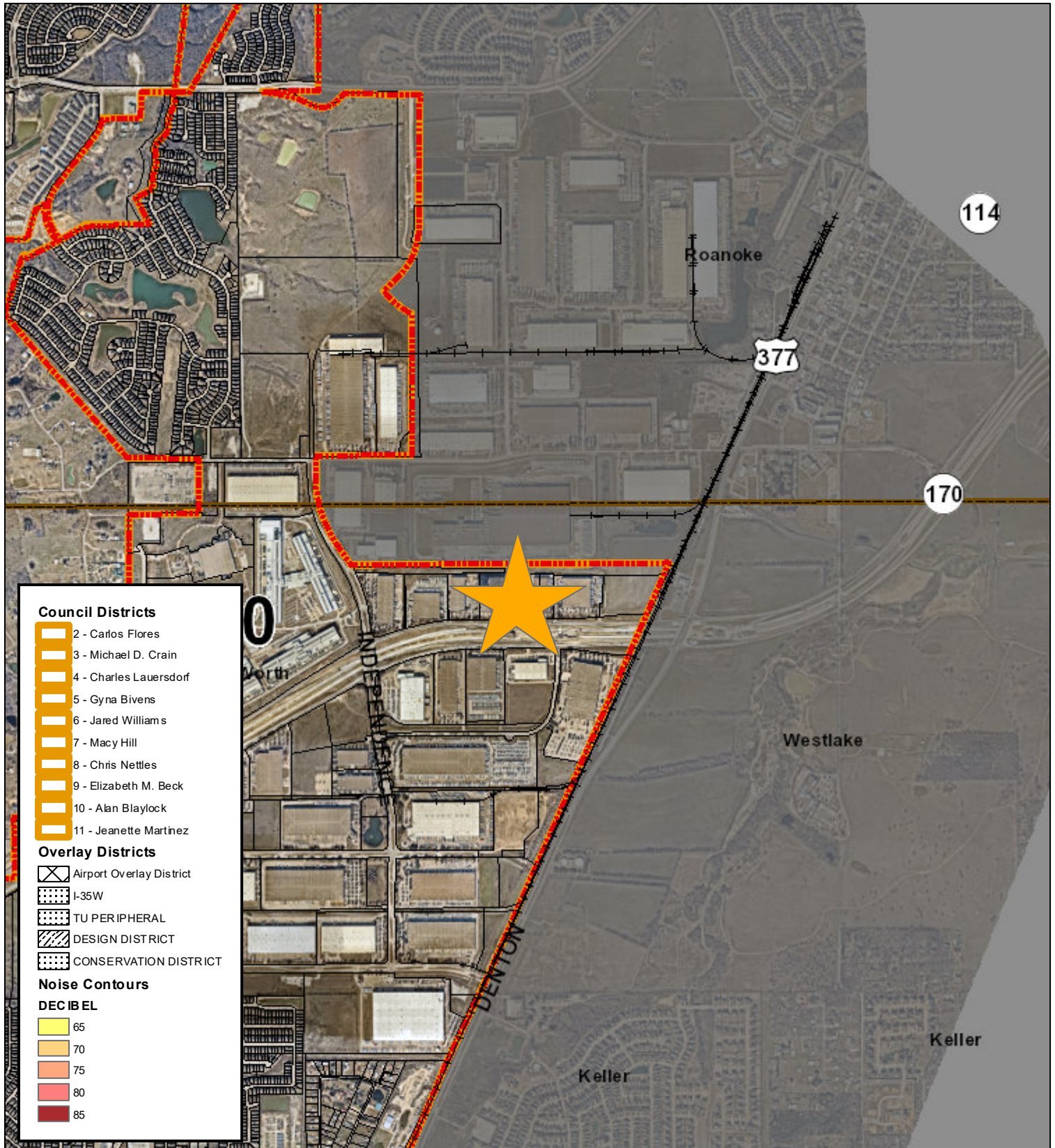
Conditional Use Permit Site Plan of TRINITY BROADCASTING HELIPAD

ZONING CASE NUMBER: ZC-



ZC-23-180

Area Map

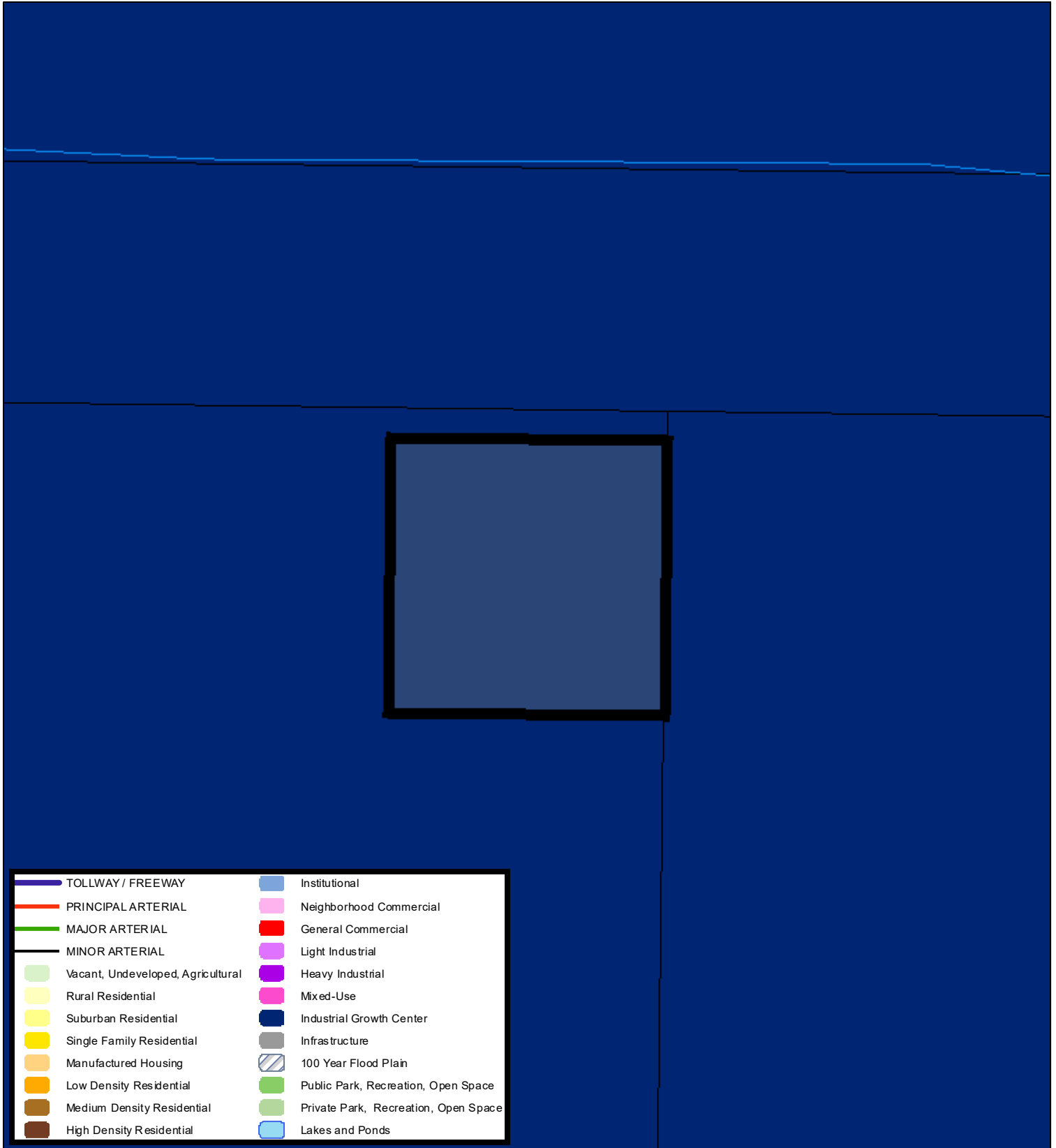


0 1,000 2,000 4,000 Feet



ZC-23-180

Future Land Use



30 15 0 30 Feet

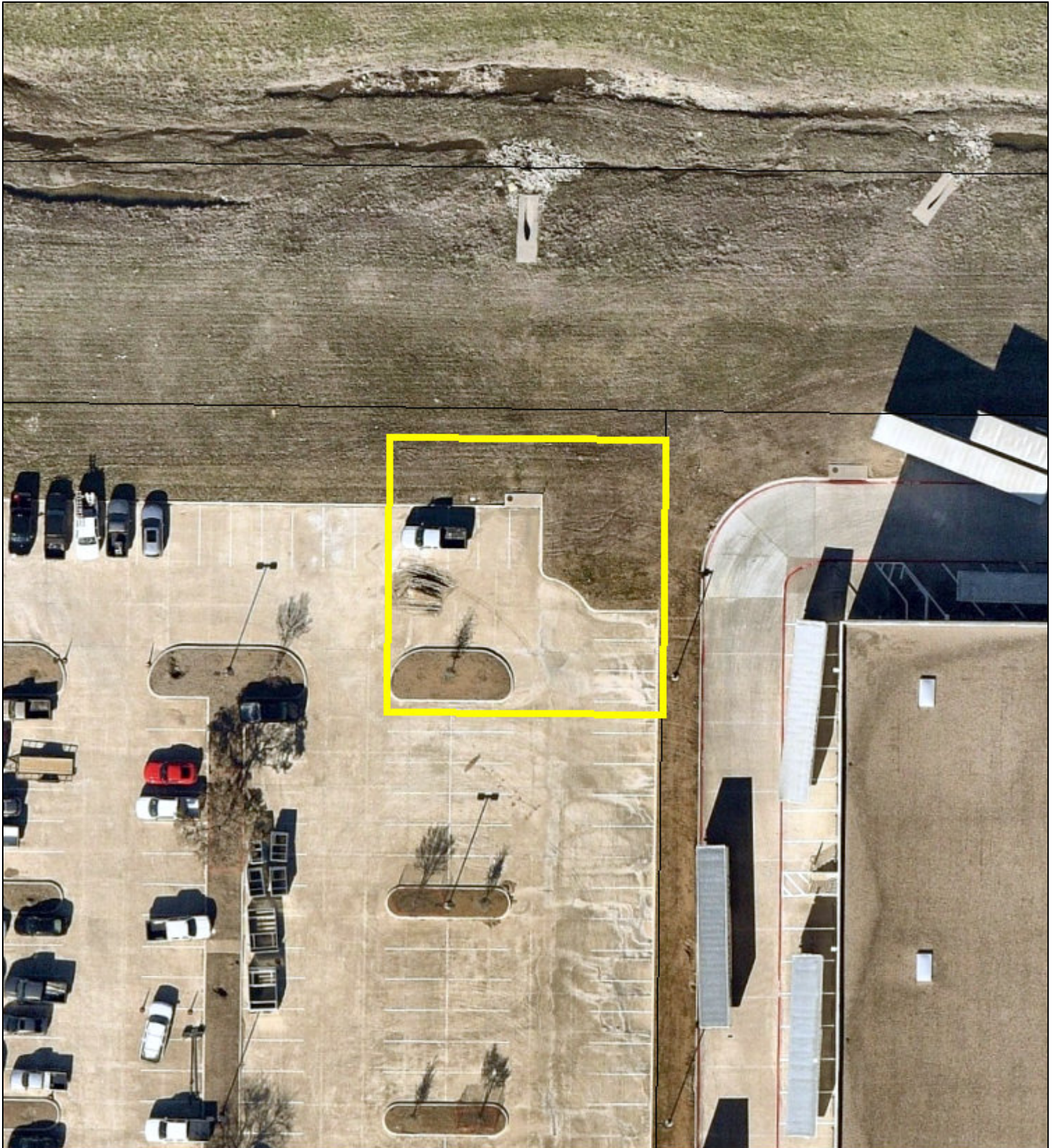
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-23-180

Aerial Photo Map



0 20 40 80 Feet

