



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 15, 2020

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0

**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** LCT Properties

**Site Location:** 11100 - 12900 blocks Harmon Road Acreage: 29.43

**Proposed Use:** Industrial

**Request:** From: Unzoned  
To: "J" Medium Industrial

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

**Comprehensive Plan Consistency:** Requested change is consistent (Technical Inconsistency).

**Staff Recommendation:** Approval

**Related cases:** AX-20-007

**Background:**

The subject property is located on the west side of Harmon Road, north of Golden Triangle Boulevard. The owner-initiated annexation rezoning of approximately 29.43 acres of undeveloped land will prepare the property for an industrial type development.

Case AX-20-007 is a proposed owner-initiated annexation of approximately 29.43 acres of land. The proposed annexation site is anticipated to be developed for industrial uses which is consistent (technical inconsistency) with the 2020 Comprehensive Plan identifying the area as Light Industrial.

The City Council will conduct a public hearing on the proposed annexation. The hearing is scheduled for December 15, 2020. The public hearing is an opportunity for persons interested in the annexation to be heard. Once the City Council has conducted the required public hearing, consideration of the area for annexation will be held on December 15, 2020.

An industrial development will be required to plat and install infrastructure to meet the industrial standards, including streets, water, and sewer lines. Drainage needs will be studied and mitigation determined during the platting process.

The City of Fort Worth recently published an Economic Development Strategic Plan which stated four specific outcomes, one of which is “A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment”.

**Site Information:**

Surrounding Zoning and Land Uses:

North ETJ / undeveloped  
East "I" Light Industrial / undeveloped  
South ETJ / undeveloped  
West ETJ / undeveloped

Zoning History: None

**Public Notification:**

300 foot Legal Notifications were mailed on October 26, 2020.  
The following organizations were notified: (emailed October 19, 2020)

Organizations Notified	
North Fort Worth Alliance	Tehama Ridge HOA
Streams And Valleys Inc	Trinity Habitat for Humanity
Keller ISD	Northwest ISD

\*Not located within a Neighborhood Association

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is requesting to rezone from Unzoned to “J” Medium Industrial for industrial type uses. Surrounding land uses consist of the vacant land and industrial uses.

As a result, the proposed zoning is compatible at this location.

2. **Comprehensive Plan Consistency – Far North**

The 2020 Comprehensive Plan designates the subject property as Light Industrial. The proposed zoning district is consistent with policies below:

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Promote commercial and industrial development near Alliance Airport, BNSF rail yards, and Texas Motor Speedway that would not be adversely affected by noise.

The proposed zoning **is consistent** with the Comprehensive Plan.

3. **Economic Development 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)

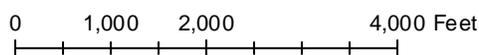
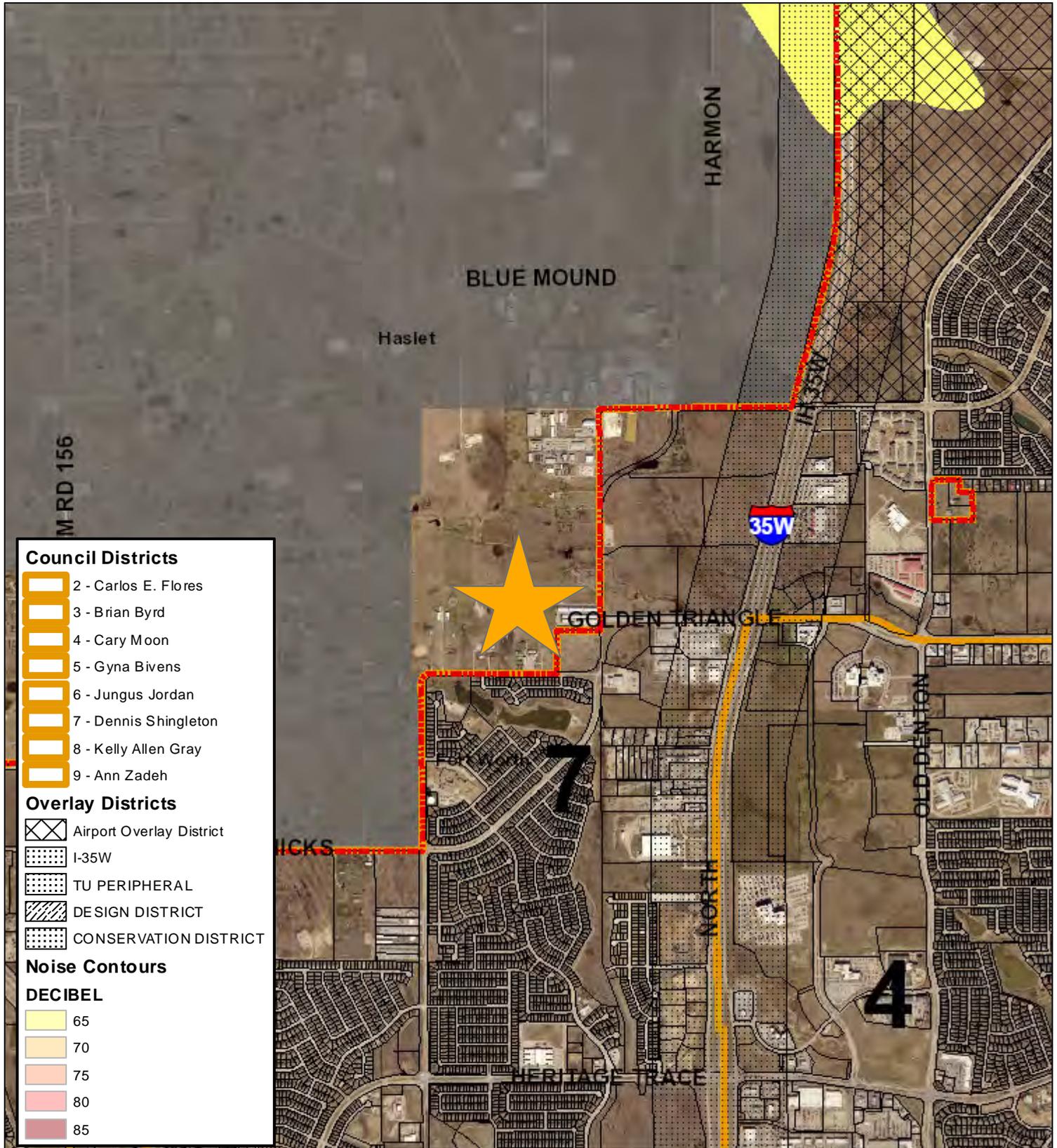
1.3.3.2. Ensure protection for other significant industrial districts with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

**Attachments:**

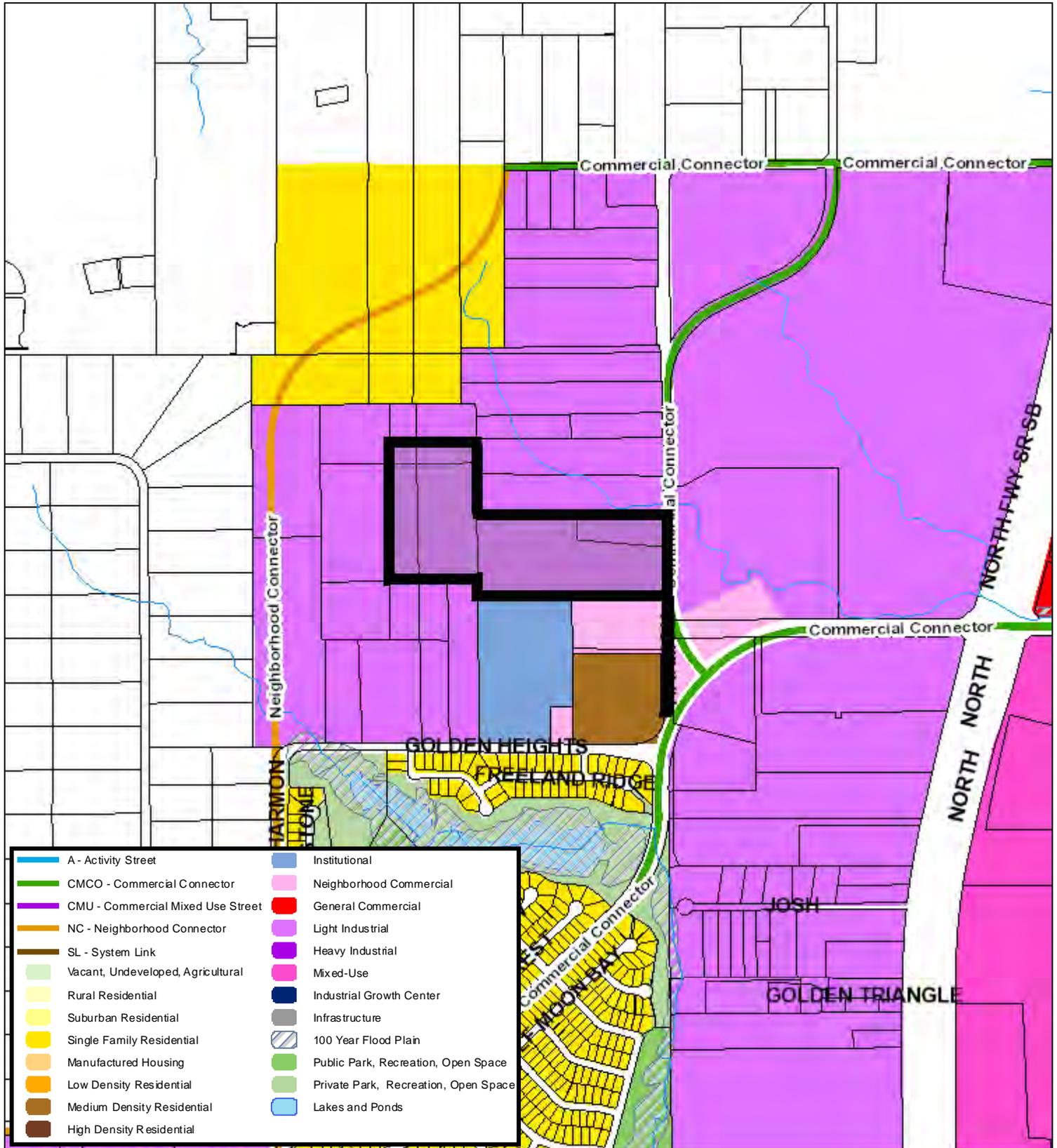
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



### Area Map



### Future Land Use



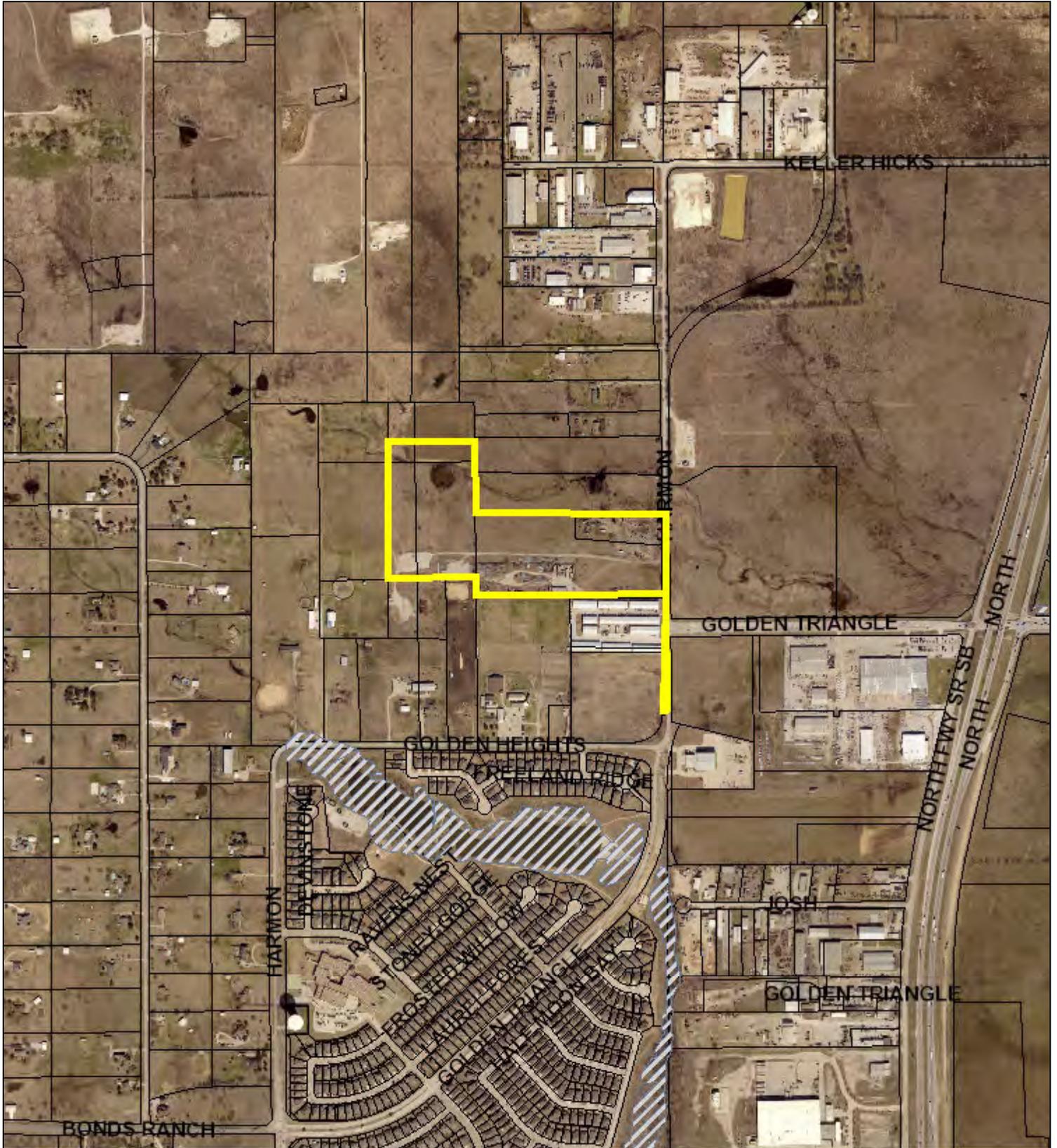
	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		

910 455 0 910 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



0 550 1,100 2,200 Feet

