



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 16, 2021

**Council District** 5

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** One person spoke

Continued Yes \_\_\_ No X  
Case Manager Monica Lafitte  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** TXI Operations LP

**Site Location:** 9201 Trinity Boulevard Acreage: 29.291

**Proposed Use:** Warehouse/Distribution Facility

**Request:** From: "PD32" and "J" Medium Industrial  
To: "I" Light Industrial

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

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

**Staff Recommendation:** Approval

**Background:**

The proposed site is located north of Trinity Boulevard and a few lots east of Precinct Line Road. The applicant is requesting to rezone from "PD32" Planned Development/Specific Use permitting an asphalt and concrete batching plant and "J" Medium Industrial to "I" Light Industrial for a warehouse and distribution facility.

**Site Information:**

- Surrounding Zoning and Land Uses:
- North N/A, not City of Fort Worth / railroad then industrial
  - East "PD32" PD/SU / concrete batch plant
  - South "PD693" PD/SU with base of A-5 / residential
  - West "PD32" PD/SU / concrete batch plant  
"AG" Agricultural / vacant  
"J" Medium Industrial / vacant

**Recent Relevant Zoning History:**

Zoning History: None

**Public Notification:**

300 foot Legal Notifications were mailed on December 22 , 2020.  
The following organizations were notified: (emailed December 21, 2020)

<b>Organizations Notified</b>	
Historic Randol's Mill Valley Alliance, Inc.	Lakes of River Trails East HOA
River Trails HA	East Fort Worth, Inc.
Streams and Valleys, Inc.	Trinity Habitat for Humanity
East Fort Worth Business Association	Hurst Euless Bedford ISD

*Not located within a registered Neighborhood Association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is requesting to rezone from "PD32" Planned Development/Specific Use permitting an asphalt and concrete batching plant and "J" Medium Industrial to "I" Light Industrial for warehouse and distribution use. Surrounding land uses are primarily industrial with some vacant property to the west and single family across Trinity Boulevard to the south.

As a result, 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 Heavy Industrial. The proposed "I" Light Industrial zoning district, is consistent with the following Comprehensive Plan policies.

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- 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 lines, highways, or airports within industrial growth centers and other appropriate locations.
- 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 conformance with the future land use map and policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

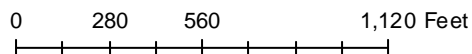
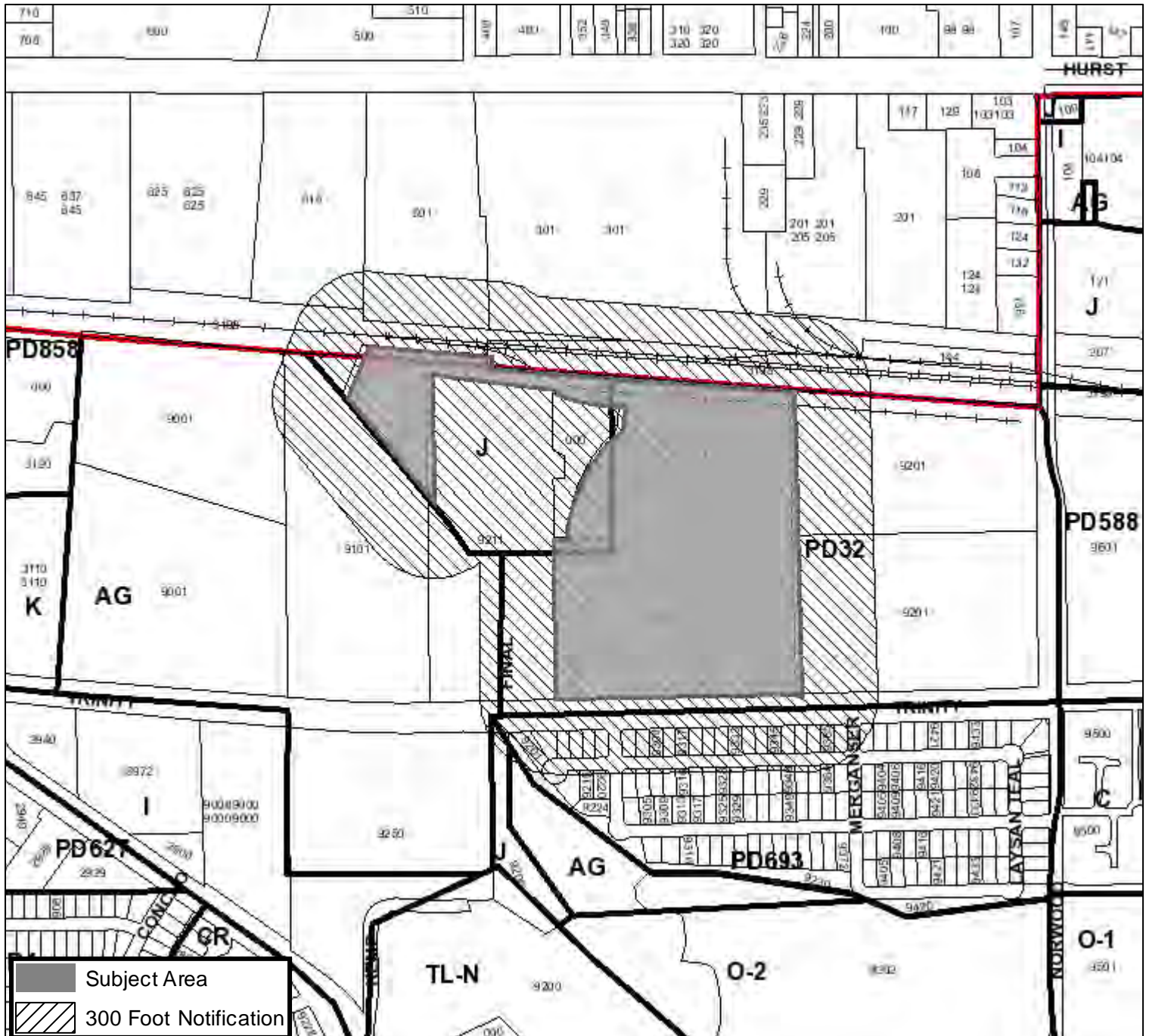
**Attachments:**

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



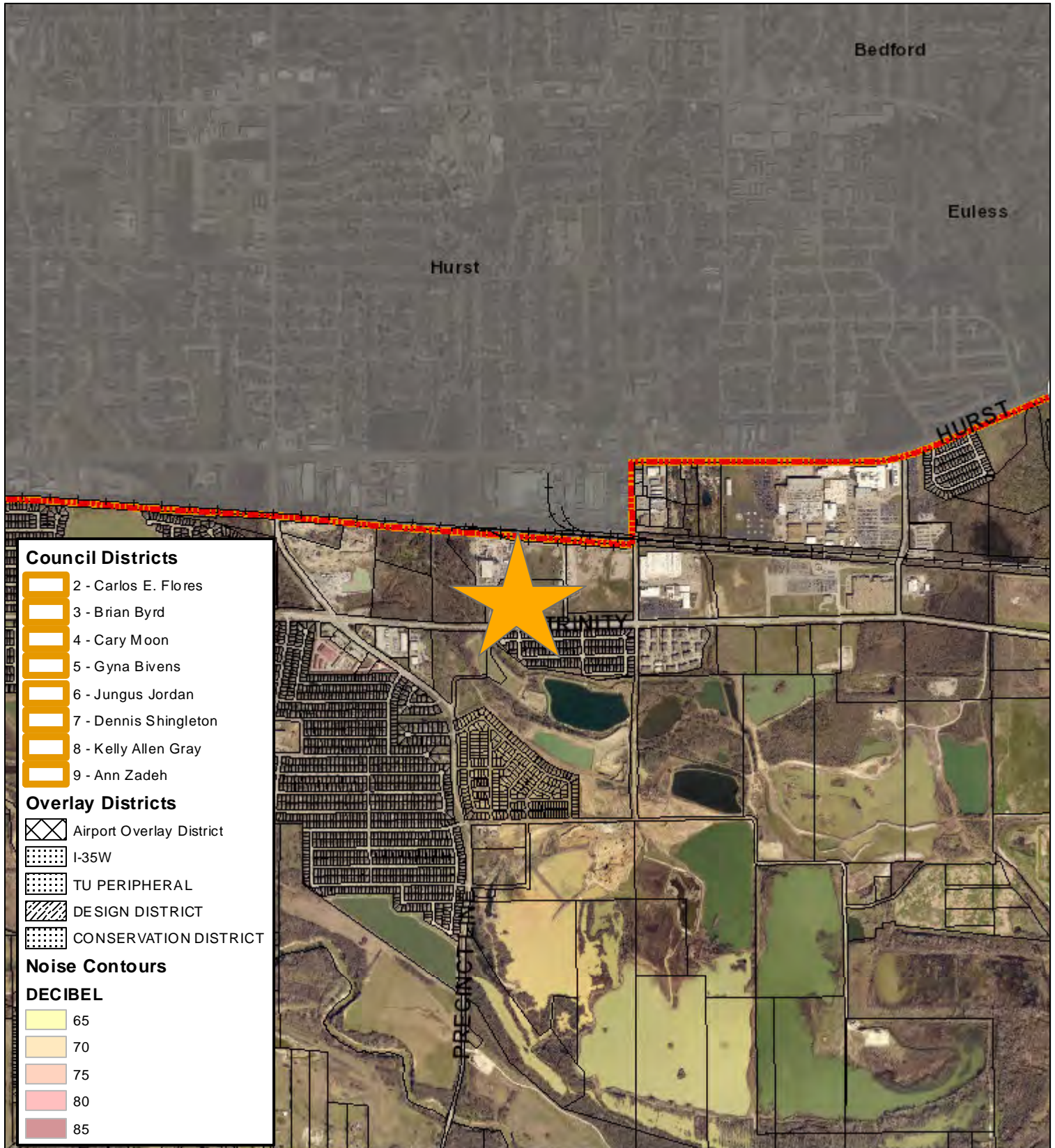
# Area Zoning Map

Applicant: TXI Operations LP  
 Address: 9201 Trinity Boulevard  
 Zoning From: J, PD 32  
 Zoning To: I  
 Acres: 29.5248971  
 Mapsco: 67AB  
 Sector/District: Eastside  
 Commission Date: 1/13/2021  
 Contact: 817-392-2806



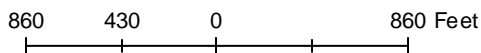
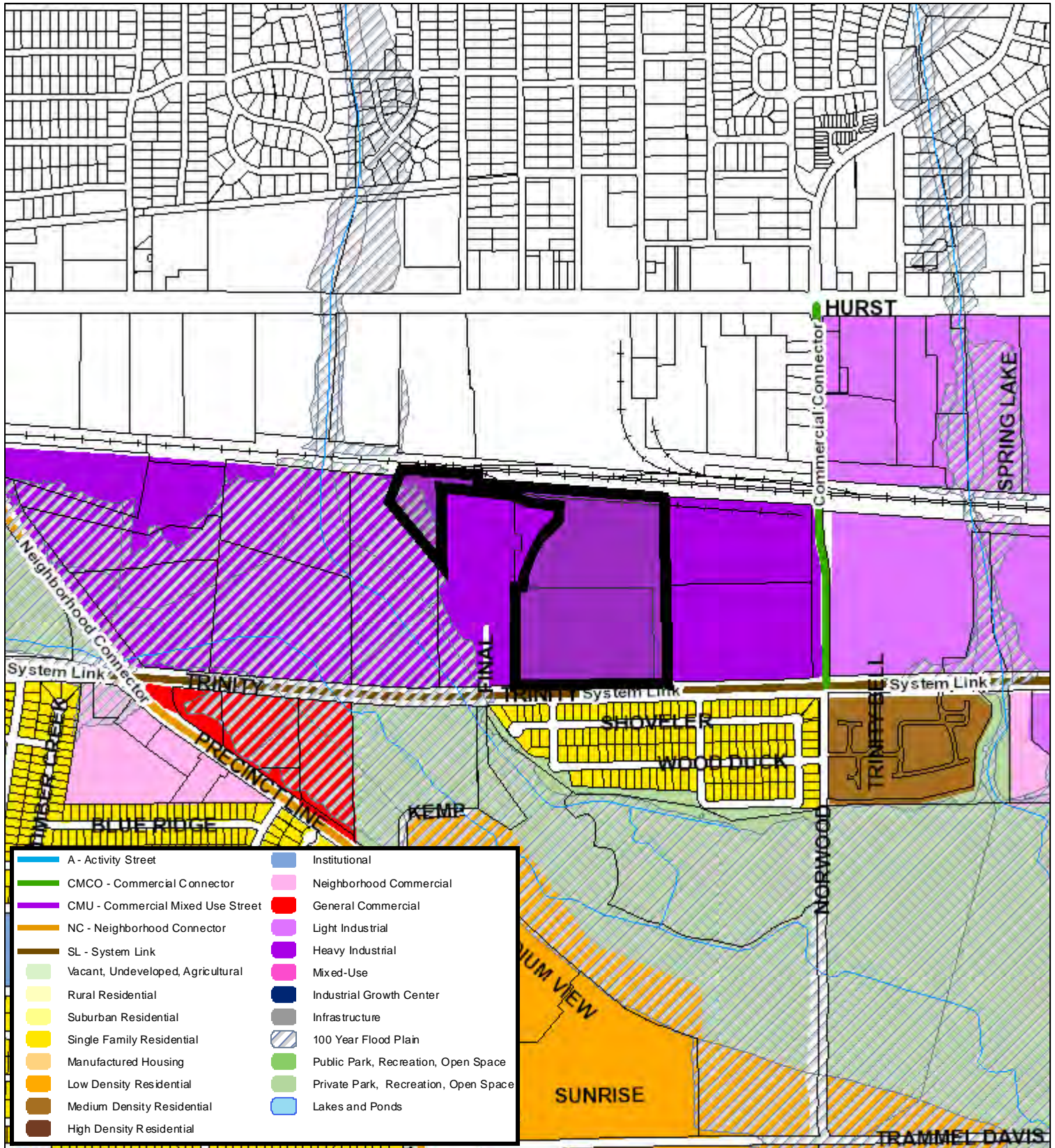


### Area Map





### Future Land Use

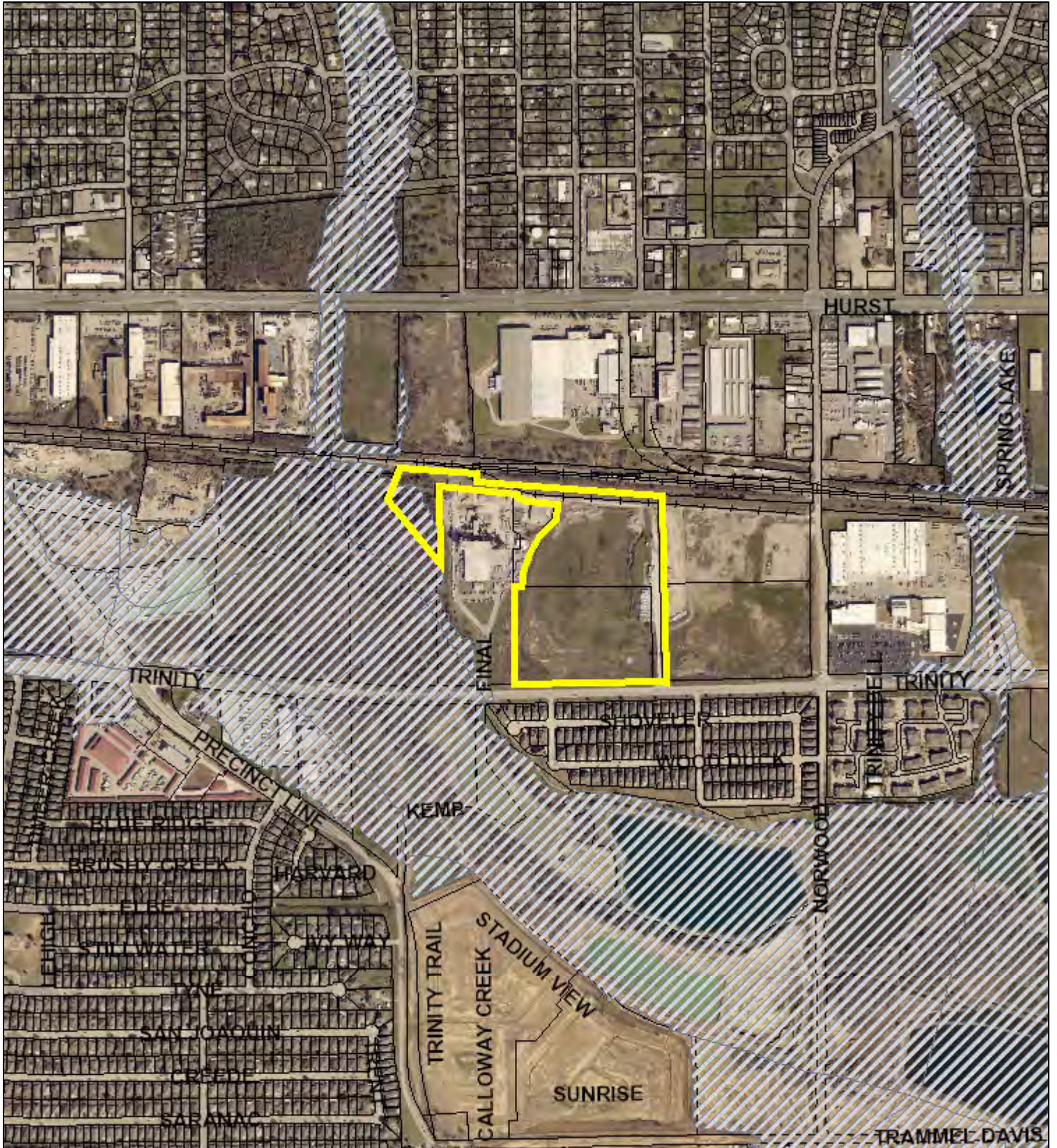


A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





## Aerial Photo Map



0 500 1,000 2,000 Feet

