



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 24, 2021

Council District: 8

Zoning Commission Recommendation:
Approved by a vote of 9-0.

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Sarah Bergman
Council Initiated Yes ___ No X

Owner / Applicant: Watts Investments, LLC / Pacheco Koch Consulting Engineers

Site Location: 8100 South Freeway **Acreage:** 5.82 acres

Proposed Use: New Industrial Building

Request: From: "F" General Commercial and "G" Intensive Commercial
To: Planned Development PD 1115 for all uses in "I" Light Industrial excluding truck washes, truck terminals, batch plants and outdoor kennels plus outdoor storage with development standards; site plan waiver requested.

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent (technical inconsistency).

Staff Recommendation: Approval

Background:

The subject property is located along the west side of South Freeway (I-35 West), approximately 1,000 feet north of its intersection with Everman Parkway. The site is currently vacant and is zoned "F" General Commercial along the southern portion and "G" Intensive Commercial along the northern portion. The applicant is requesting to expand the limits of an existing Planned Development District, PD 1115, which is located just south of this site. PD 1115 was approved by the City Council in November 2016 and allows all uses in "I" Light Industrial excluding truck washes, truck terminals, batch plants and outdoor kennels plus outdoor storage with the following development standards:

- 30' landscape buffer with raised berm and landscaping to be provided between residential areas on the west property line, to include live oak trees planted every 20' on top of 4' berm.
- Truck and trailer storage to be allowed, but if visible from residential property line, an 8' masonry wall with columns shall be provided between residential and storage area.
- If building is between trailer and truck storage area and the residential property line, no masonry wall required.
- No outdoor storage, other than trucks and trailers.
- No direct access to Sheridan Road from the site.

- Exterior portions and/or facades shall use colors consisting of neutral earth tone; trim and building may be a different neutral earth tone color.
- Exterior entrances shall consist of storefront glass, canopies and stone articulation.
- Any outdoor lighting within 150' of a residential property line shall not create any ambient light that trespasses onto a residential property per a photocell test.
- Site plan waived.

These development standards were designed in 2016 for the original PD request on property to the south of this site and were the result of collaboration with the adjacent residential neighborhood and City staff. The applicant for the current request would like to apply PD 1115 zoning, **including all development standards approved with the original PD**, to the subject property in order to develop a new industrial building. The development standards approved with PD 1115 in many ways exceed minimum requirements for standard commercial or industrial districts, including a 30-foot landscape buffer with raised berm and tree planting requirements and specific building material and façade requirements that help mitigate negative impact on adjacent residential properties.

Surrounding Zoning and Land Uses:

- North PD 281 / large retail (Home Depot)
- East PD 737 / construction equipment rental
- South PD 1115 / industrial warehouse buildings
- West "A-5" One-Family / single-family dwellings

Recent Relevant Zoning History:

- ZC-16-183: Established PD 1115 on 32.2 acres immediately south of the subject property for all uses in "I" Light Industrial with exclusions and development standards; site plan waived.
- ZC-09-094: Amended PD 281 on property to the north for all uses in "G" Intensive Commercial plus outdoor storage and display.
- ZC-06-186: Established PD 737 on property to the east for all uses in "G" Intensive Commercial plus equipment leasing with outdoor storage and display.

Public Notification:

300-foot Legal Notifications were mailed on June 25, 2021.
 The following organizations were notified: (emailed June 24, 2021)

Organizations Notified	
Hallmark Camelot Highland Terrace Assn*	Streams and Valleys, Inc.
Trinity Habitat for Humanity	Fort Worth ISD
Everman ISD	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to change the zoning of this property from a combination of "F" General Commercial and "G" Intensive Commercial to Planned Development PD 1115, which allows all land uses permitted in "I" Light Industrial with exclusions and development standards.

Surrounding properties are developed with a range of heavy commercial and light industrial uses. The property to the south, included in the original PD 1115 boundary, is developed with three new industrial/warehouse buildings. To the east is a construction equipment rental business with outdoor display and storage, and to the north is a Home Depot store.

There is an existing single-family subdivision to the west of this property. The development standards approved with PD 1115 were designed to provide buffering and protection for these residential properties, including a 30-foot landscape buffer with raised berm and tree plantings required every 20 feet along this property line. An 8-foot masonry wall is also required if truck and trailer storage is proposed and would be visible from a residential property line.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency – Sycamore

The 2021 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map, which is intended to provide “Retail, services, offices, and mixed uses serving occasional needs for a larger market area.” While the proposed “I” Light Industrial base of PD 1115 represents a higher-intensity use than General Commercial is intended to provide, several of the more intense uses allowed in “I” zoning are specifically excluded from this PD (truck washes, truck terminals, batch plants and outdoor kennels).

This property also has direct access to the Interstate 35 frontage road. However, the site is platted in a “flag lot” configuration with the majority of buildable land being located behind the existing equipment rental business immediately to the east. This configuration makes this site less suited to retail or general commercial development than if the property had significant frontage along the freeway.

The Future Land Use Map recommends industrial development across the majority of land surrounding this section of the I-35 West corridor and the area has seen significant industrial growth in recent years. Just south of this site, spanning from Everman Parkway to Risinger Road, the Future Land Use Map recommends “Light Industrial” use on all properties within approximately 5,000 feet of I-35. On the east side of I-35, the Future Land Use Designation is “Industrial Growth Center” for an even larger area spanning from south of Risinger Road to north of Altamesa Boulevard.

The proposed zoning also aligns with the following policies of the Comprehensive Plan:

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Protect residential areas from encroachment by commercial and industrial uses.
- Attract freeway commercial uses that portray a positive image and lasting investment.

Based on conformance with the policies stated above, the proposed zoning **is consistent (technical inconsistency)** with the Comprehensive Plan. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect the light industrial use on this property and surrounding lots.

Attachments:

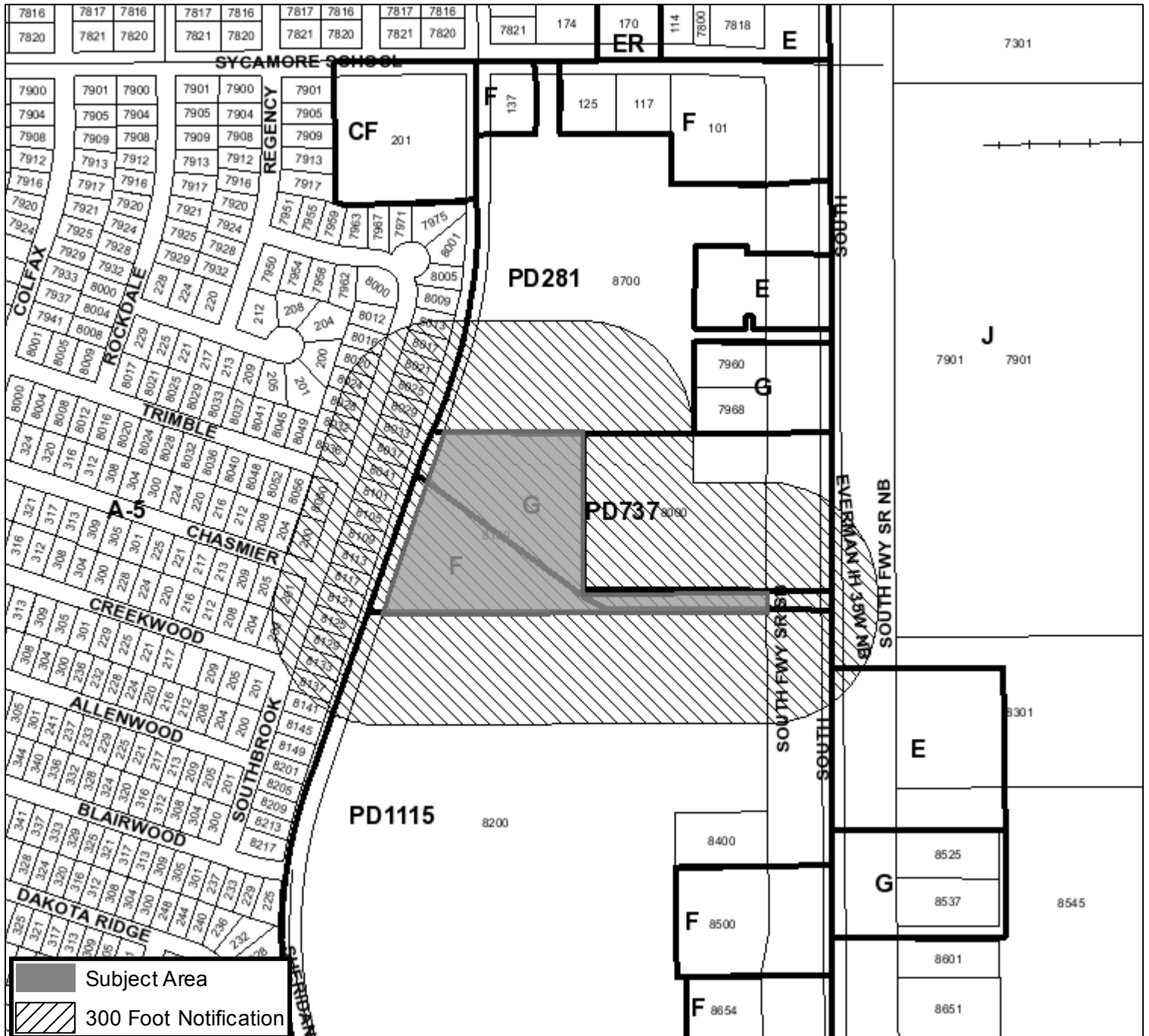
- Exhibit A – Proposed Development Standards
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Exhibit A
Development Regulations
PD 1115 (ZC-21-098)
8100 South Freeway

- 30' landscape buffer with raised berm and landscaping to be provided between residential areas on the west property line, to include live oak trees planted every 20' on top of 4' berm;
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- Site plan waived.

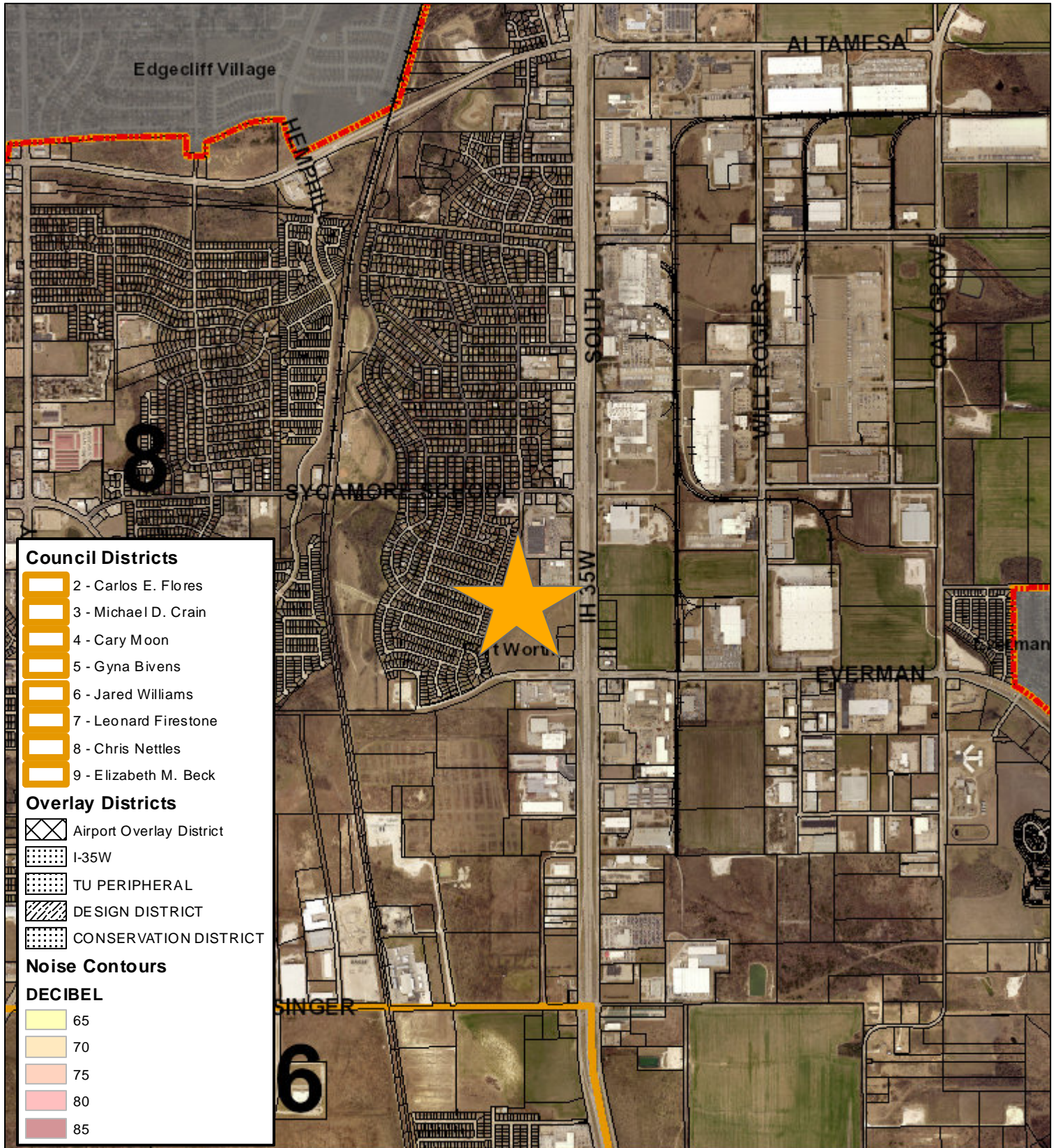
Area Zoning Map

Applicant: Watts Investments, LLC
 Address: 8100 South Freeway
 Zoning From: F, G
 Zoning To: PD 115 for I uses, site plan waived
 Acres: 5.82396589
 Mapsco: 105J
 Sector/District: Sycamore
 Commission Date: 7/14/2021
 Contact: 817-392-2806

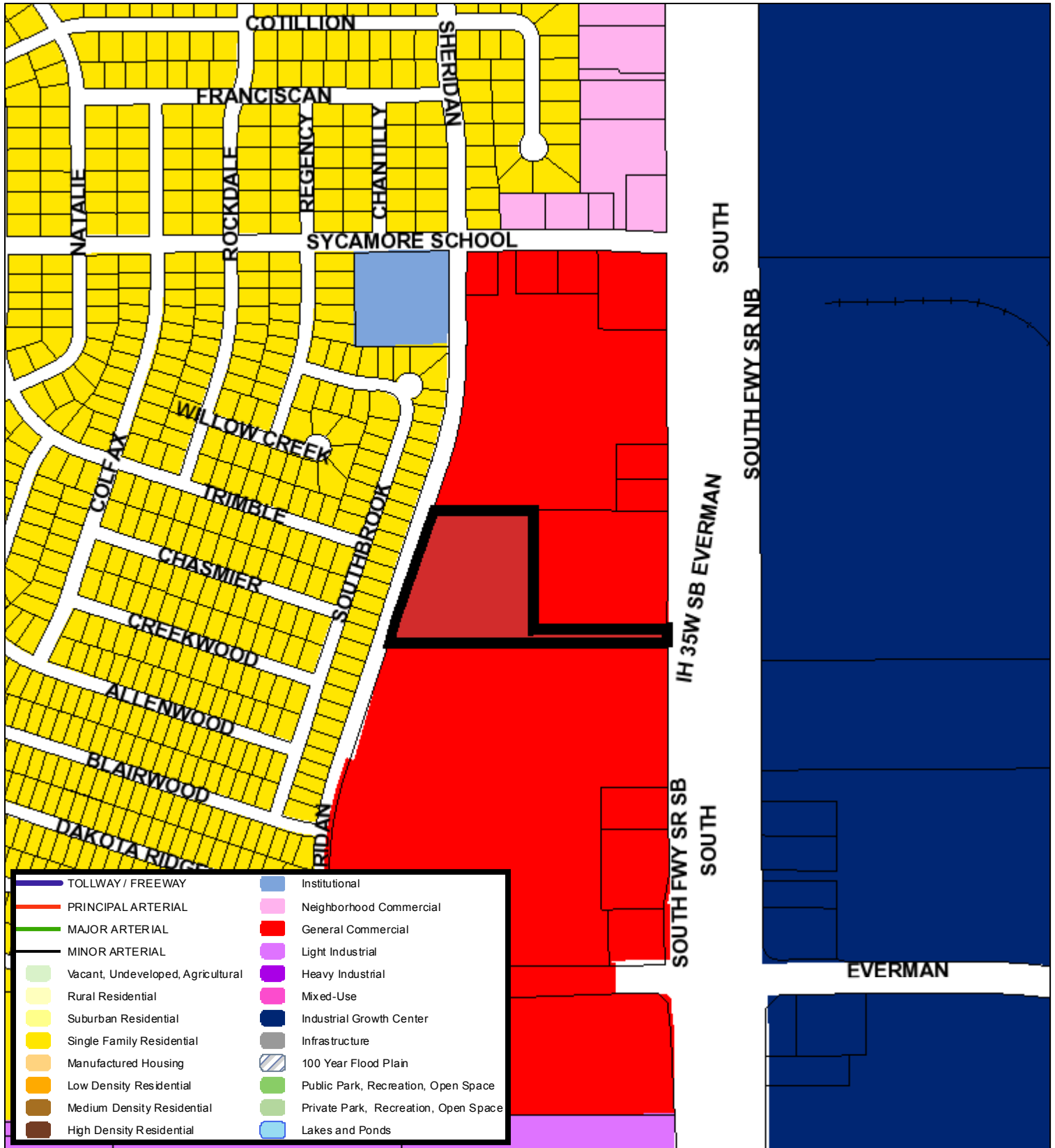


0 195 390 780 Feet

Area Map



Future Land Use



500 250 0 500 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



0 310 620 1,240 Feet

