



# Zoning Staff Report

**Date:** June 27, 2023

**Case Number:** ZC-23-084

**Council District:** 3

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Walter Welborn

**Site Location:** 3221 Joyce Drive

**Acres:** 0.24 acres

### Request

**Proposed Use:** Industrial

**Request:** From: “FR” General Commercial Restricted with NASJRB APZ II Overlay

To: “I” Light Industrial with NASJRB APZ II Overlay

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is not consistent**

**Staff Recommendation:** **Approval**

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

### 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. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The subject site is in Council District 3, generally northwest of the intersection of Camp Bowie Blvd. West and Alta Mere Boulevard. The owner is not proposing any new buildings or changes in land use, but seeks the rezoning in order to make the zoning consistent with the adjoining parcels.

Current zoning on the site is “FR” General Commercial Restricted, and the request is to rezone Lot 6 to “I” Light Industrial. The current auto repair land use is allowed by right in both zones. Additionally, the site lies within the NASJRB APZ II Overlay (Accident Potential Zone). This overlay was created by the City in partnership with the federal government to ensure compatible development in the area near the Naval Air Station-Joint Reserve Base and to promote safety. Industrial development is preferred within this area in order to minimize foot traffic, and because it does not require the same level of noise mitigation that residential or commercial development would require.

## Surrounding Zoning and Land Uses

North “I” Light Industrial & NASJRB APZ II Overlay / undeveloped  
East “I” Light Industrial & NASJRB APZ II Overlay / nursery & garden center  
South “I” Light Industrial & NASJRB APZ II Overlay / nursery & garden center  
West “I” Light Industrial & NASJRB APZ II Overlay / vacant

## Recent Zoning History

- NASJRB APZ II Overlay added in 2013.

## Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.

The following organizations were emailed on May 26, 2023:

Organizations Notified	
Ridglea Area Neighborhood Alliance	
Ridglea Hills NA*	NAS Fort Worth JRB RCC
Streams & Valleys Inc	Trinity Habitat for Humanity
Camp Bowie District, Inc	Fort Worth ISD

*\*Located closest to this registered Neighborhood Association*

# Development Impact Analysis

## Land Use Compatibility

The quarter-acre property is situated one block off a major road corridor (Alta Mere Blvd/US Highway 183) and currently hosts an auto repair shop. The owner has filed the rezoning request from “FR” General Commercial Restricted to “I” Light Industrial in order to make his property match the zoning of “I” on all the surrounding properties. This area was originally developed in the 1950’s as a residential neighborhood, but laying directly in the pathway for planes landing at the nearby Naval Air Station Joint Reserve Base/former Carswell AFB means that the area has transitioned over several decades beginning around 1980 from residential to predominately non-residential uses. The noise generated by aircraft landing in the vicinity mean that it is not a suitable site for anything other than commercial or industrial enterprises.

With all of the surrounding properties already zoned “I” Light Industrial, this request fits in well to the existing fabric of the area and does not require any special buffering or screening requirements that would be in place if the site bordered a residential zoned area. The subject site borders a nursery to the east and south, and undeveloped property to the north.

The presence of the APZ II (Accident Potential Zone) Overlay has a great impact on the City’s evaluation of the proposed rezoning. The APZ diminishes the attractiveness of the land for residential, commercial, and mixed use applications, industrial uses are ideally suited for this site. The proposed rezoning to “I” Light Industrial **is compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Western Hills/Ridglea

The currently adopted 2022 Comprehensive Plan designates the subject property as future General Commercial on the Future Land Use Map. The proposed rezoning **is not consistent** with the adopted Comprehensive Plan designation.

### FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2

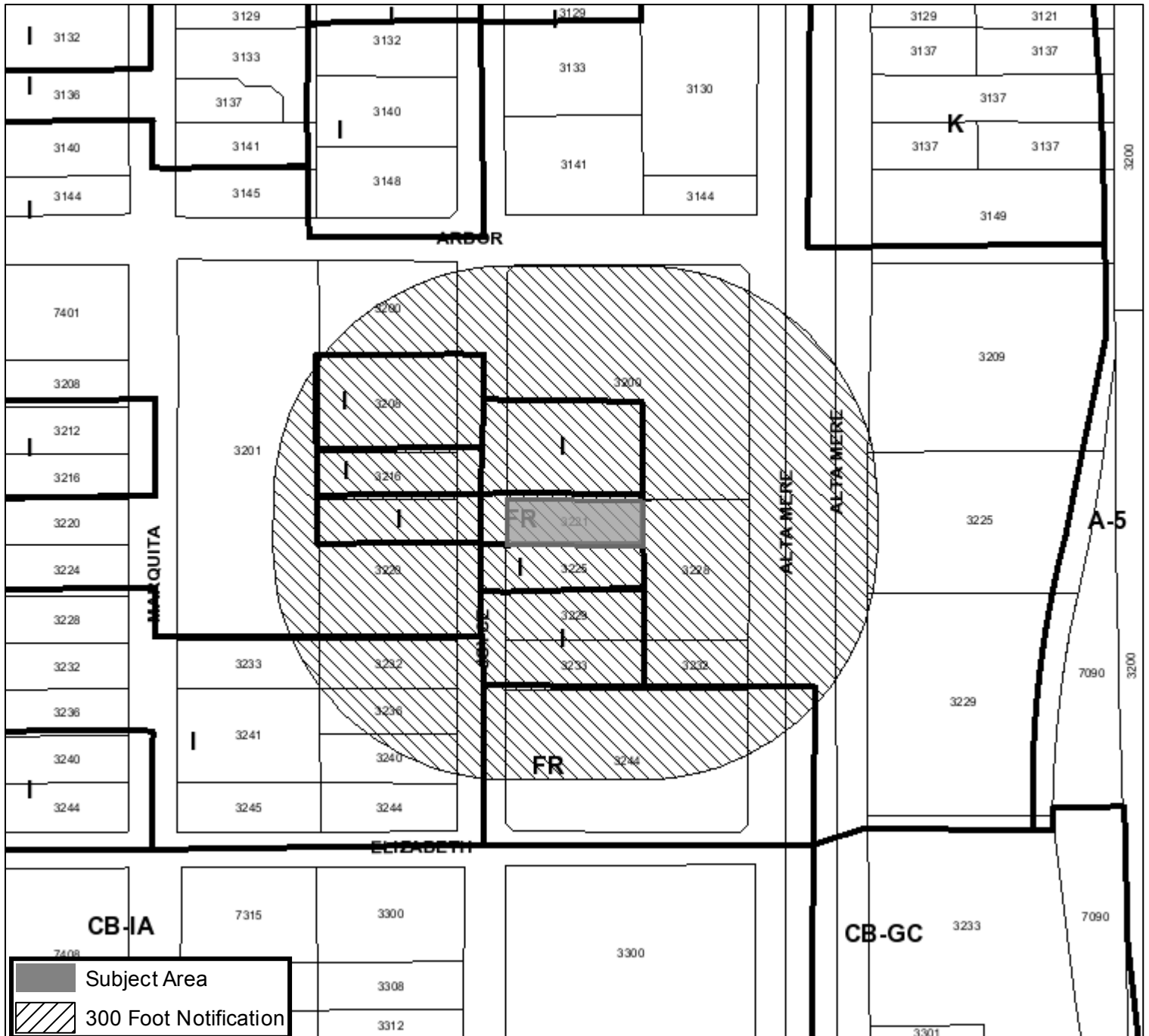
If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.





ZC-23-084

# Area Zoning Map

Applicant: Walter Welborn  
 Address: 3221 Joyce Drive  
 Zoning From: null  
 Zoning To: null  
 Acres: 0.23378864  
 Mapsco: Text  
 Sector/District: W. Hill/Ridglea  
 Commission Date: 6/14/2023  
 Contact: 817-392-8043

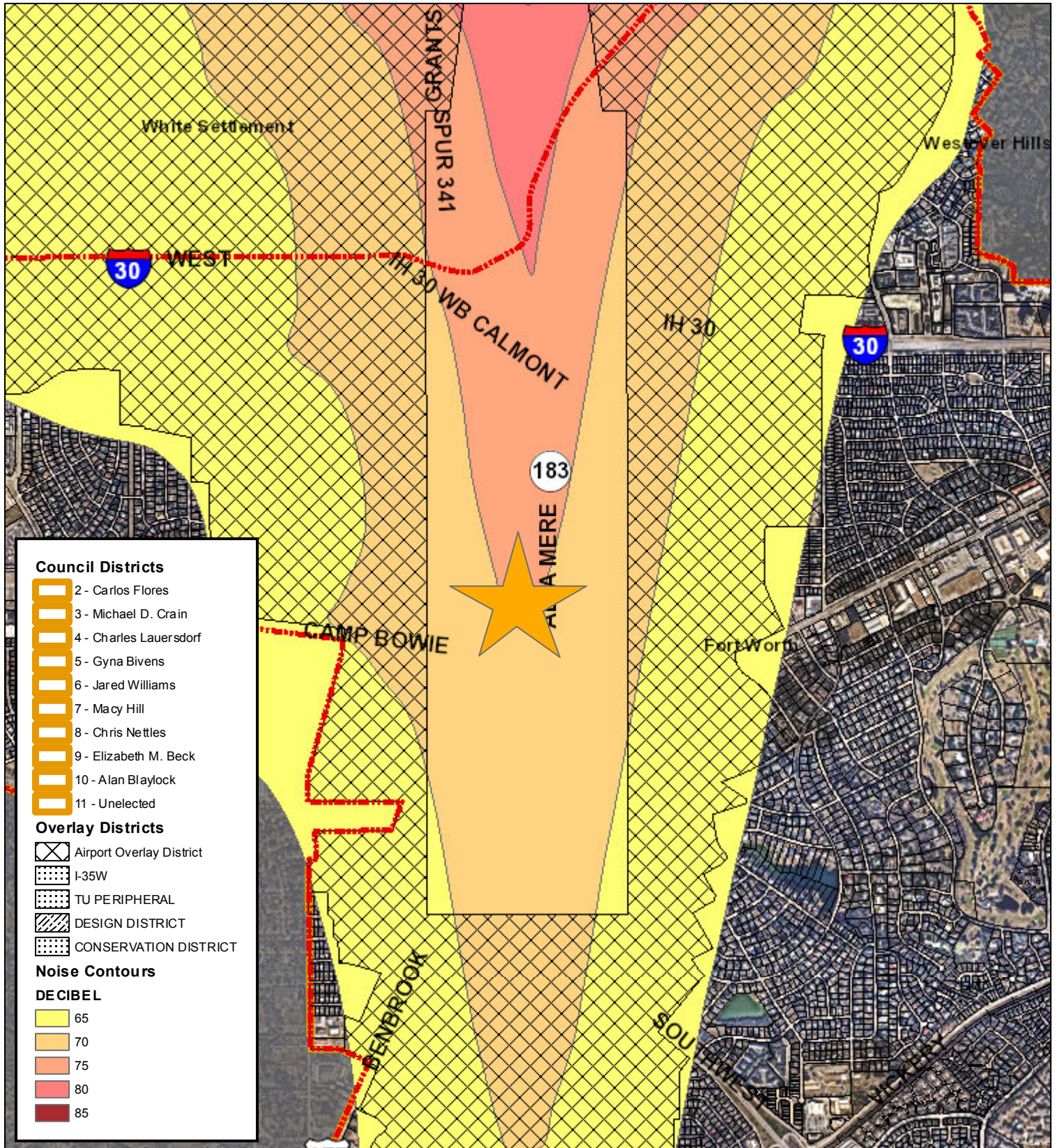


 Subject Area  
 300 Foot Notification

0 90 180 360 Feet



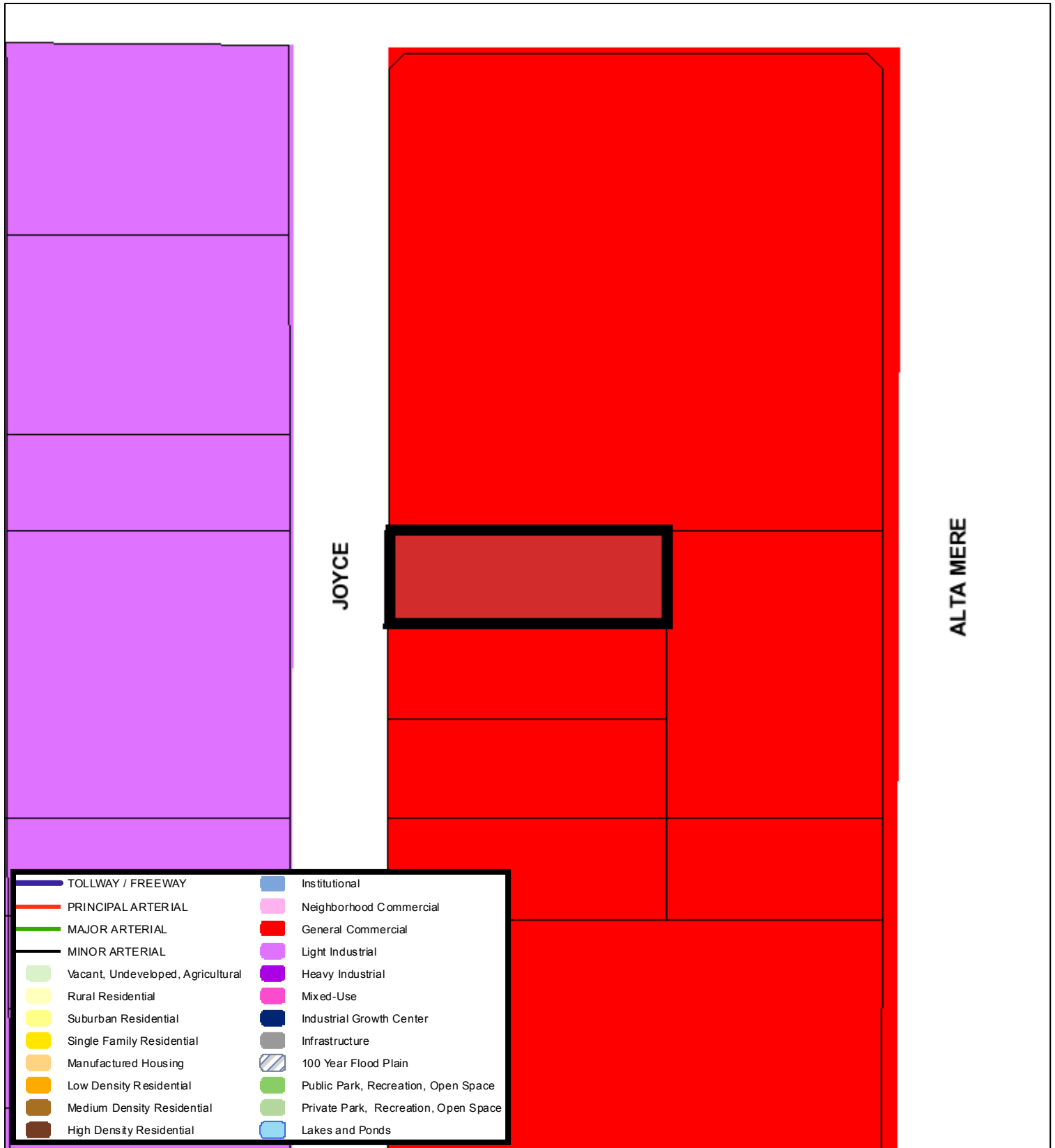
### Area Map



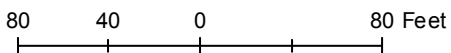
0 1,000 2,000 4,000 Feet



### Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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 50 100 200 Feet

