



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 22, 2021

Council District: 4

Zoning Commission Recommendation:

Approval by a vote of 7-0

Opposition: 1 letter

Support: None

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

Owner / Applicant: Valentin Torres

Site Location: 440 - 460 Haltom Road (evens) **Acreage:** 20.99 acres

Proposed Use: Truck and Trailer Parking

Request: From: "AG" Agricultural

To: "I" Light Industrial

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

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

Staff Recommendation: **Approval**

Background:

The subject property is located along the east side of Haltom Road, north of its intersection with East 1st Street and south of State Highway 121. The site is currently zoned "AG" Agricultural District but has recently been used for outdoor storage of large commercial vehicles and trailers, resulting in a Code Compliance violation. In order to remedy this situation, the applicant is requesting to rezone the property to "I" Light Industrial District.

The Zoning Ordinance specifies that a Conditional Use Permit (CUP) is required when "Outdoor sales and storage including yards, contractors, lumber or storage, automobiles, storage yards, building materials" occurs without a primary use on the property. Therefore, if this zoning change is approved, the applicant will also need to seek approval of a CUP from the Zoning Commission at a future meeting.

The majority of surrounding land uses along Haltom Road are industrial. This site is bordered to the east by the West Fork Trinity River, and a large portion of land at the rear of the property is located within the FEMA 100-year floodplain, as are several of the surrounding properties to the east, south, and north.

Surrounding Zoning and Land Uses:

- North "K" Heavy Industrial / industrial use
- East "G" Intensive Commercial / vacant, floodplain
- South "AG" Agricultural / single-family dwelling, vacant/floodplain
- West "K" Heavy Industrial / industrial use

Recent Relevant Zoning History:

- ZC-16-211: Rezoned adjacent property located to the southwest from “B” Two-Family and “I” Light Industrial to “K” Heavy Industrial.

Public Notification:

300-foot Legal Notifications were mailed on April 22, 2021.

The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Riverside Alliance	Neighborhoods of East Fort Worth
Garden of Eden NA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
United Riverside Rebuilding Corporation, Inc.	East Fort Worth Business Association
Birdville ISD	Fort Worth ISD

Subject property is not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning of this property from “AG” Agricultural to “I” Light Industrial. Surrounding land uses are largely industrial. Properties to the north and west of this site are zoned “K” Heavy Industrial District, as are most other properties continuing along Haltom Road towards State Highway 121. The properties immediately north and west of the subject site are developed with similar industrial storage-type uses, and there is a BMX racing course to the northwest. Property to the south and east is primarily vacant, as much of it is located within the FEMA floodplain.

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

2. Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the majority of the subject property as “Light Industrial.” A small portion at the rear of the property, and located entirely within the floodplain, is designated as “Open Space.” The proposed zoning is consistent with the land use designations for this area and aligns with the following policies of the Comprehensive Plan:

- Identify and designate on future land use maps new industrial growth centers in rapidly developing areas, based on proximity to existing infrastructure and key transportation intersections.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations (This site is directly accessible from State Highway 121, which is located approximately 0.3 miles to the north, and there is also an existing railway line located to the north).
- Promote industrial development within the Riverbend and Centreport Industrial Growth Centers.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

3. Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The following are listed as initiatives for Business Retention & Expansion:

- 1.3.3. **Protect industrial areas from encroachment.** Through zoning, work with CFW Planning Department to ensure major current and future employment nodes and districts are protected from incompatible development and land uses.
- 1.3.3.2. Ensure **protection for other significant industrial districts** with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

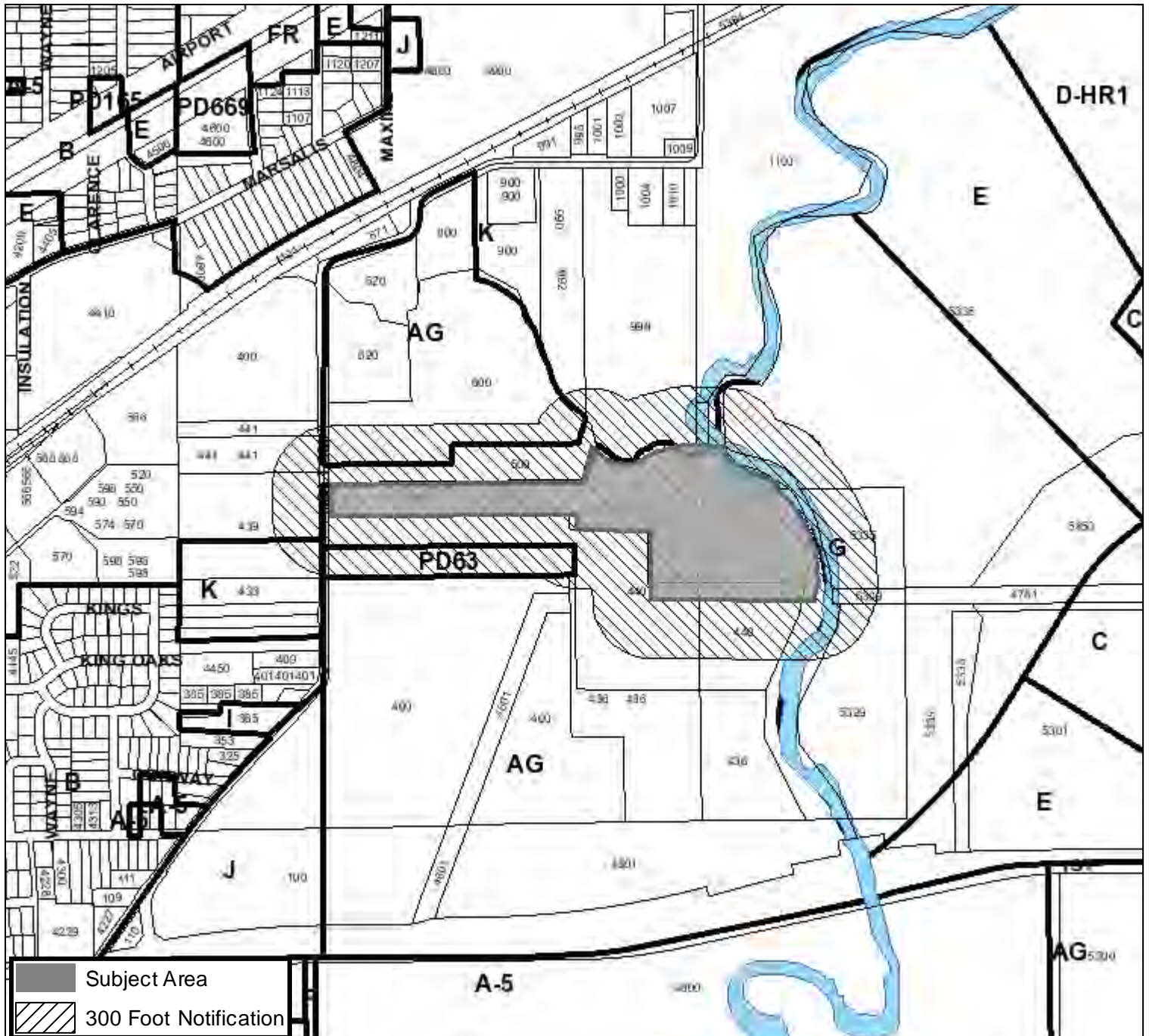
Attachments:

- Area Zoning Map with 300 ft. Notification Area

- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: Valentin Torres
 Address: 4440 - 460 (evens) Haltom Road
 Zoning From: AG
 Zoning To: I
 Acres: 20.99961761
 Mapsco: 64PQU
 Sector/District: Eastside
 Commission Date: 5/12/2021
 Contact: null








0 362.5 725 1,450 Feet






Area Map



Council Districts






-  2 - Salvador Espino
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

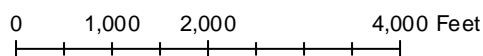
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

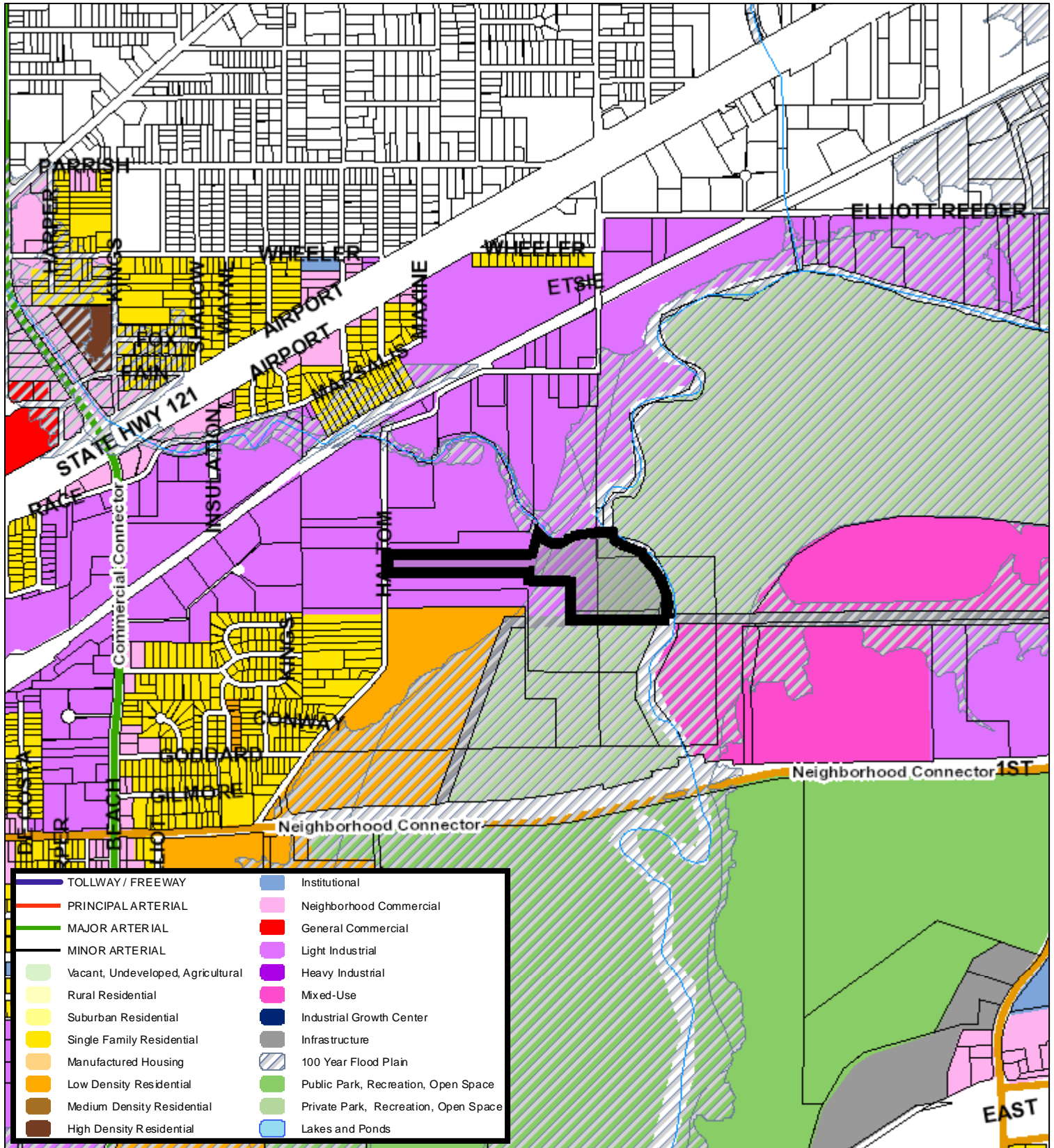
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



1,100 550 0 1,100 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

