



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 20, 2020

Council District 7

Zoning Commission Recommendation: Denial by a vote of 8-0 Opposition: 5 letters; petition with approximately 71 signatures Support: 5 letters; petition with approximately 15 signatures	Continued	Yes <u>x</u>	No <u> </u>
	Case Manager	<u>Laura Evans</u>	
	Surplus	Yes <u> </u>	No <u>X</u>
	Council Initiated	Yes <u> </u>	No <u>X</u>

Owner / Applicant: **Fossilwood Investments, LP**

Site Location: 15400 - 15500 blocks of Double Eagle Boulevard Acreage: 22.97
22.97

Proposed Use: **Multifamily**

Request: From: "K" Heavy Industrial and PD 403
 To: "D" High Density Multifamily

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

Comprehensive Plan Consistency: Requested change is **not consistent (Significant Deviation)**.

Staff Recommendation: **Denial**

Background:

The applicant is requesting a zoning change from "K" Heavy Industrial and PD 403 to "D" High Density Multifamily for the development of future multifamily uses. The property is located on the south side of Double eagle Boulevard to the east of FM 156, a Commercial Connector on the Master Thoroughfare Plan. The site is located within the Alliance Airport Industrial Growth Center and is just outside of the Alliance Airport Overlay.

While "D" zoning may be able to act as a buffer between the surrounding industrial zoning and existing neighborhoods, the 2017 Economic Development Plan and 202 Comprehensive Plan have stated the importance of maintaining existing industrial zoning and promoting the protection of such areas.

This case was continued at the July Zoning Commission meeting to allow the applicant to reach out the nearby neighborhoods. At this time no update has been provided.

Site Information:

Surrounding Zoning and Land Uses:

- North "A-5" One Family / single family
- East "A-5" One Family / single family

South "K" Heavy Industrial / undeveloped
West "K" Heavy Industrial / undeveloped

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on June 19, 2020.
The following organizations were notified: (emailed June 16, 2020)

Organizations Notified	
North Fort Worth Alliance	Fairways of Champion Circle HOA*
Oak Creek Trails HOA	Streams And Valleys Inc
Trinity Habitat for Humanity	Northwest ISD

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to "D" for a multifamily development. Surrounding uses consist of single family to the north and east and undeveloped industrial land to the south and west.

The proposed use **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Far North

The 2020 Comprehensive Plan designates the subject property as Industrial Growth Center. The proposed use does not meet the below policies within the following Comprehensive Plan:

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

Based on lack of conformance with the policies stated above, as well as the future land use designation, the proposed zoning **is not consistent (Significant Deviation)** 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. **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.

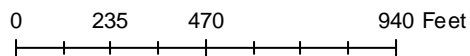
1.3.3.2. Ensure **protection for other significant industrial districts** with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

Attachments:

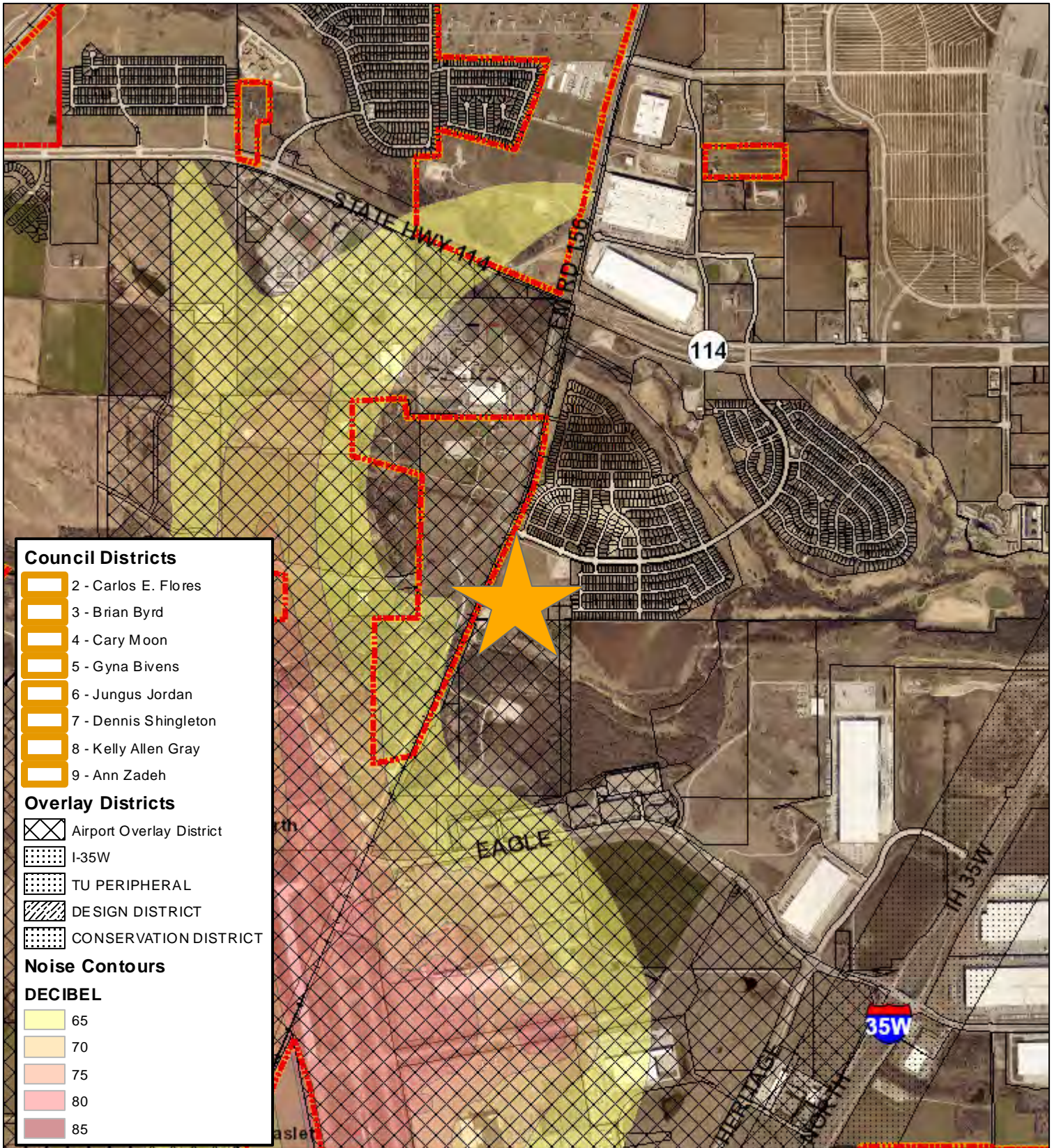
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

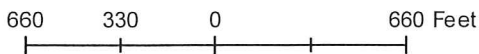
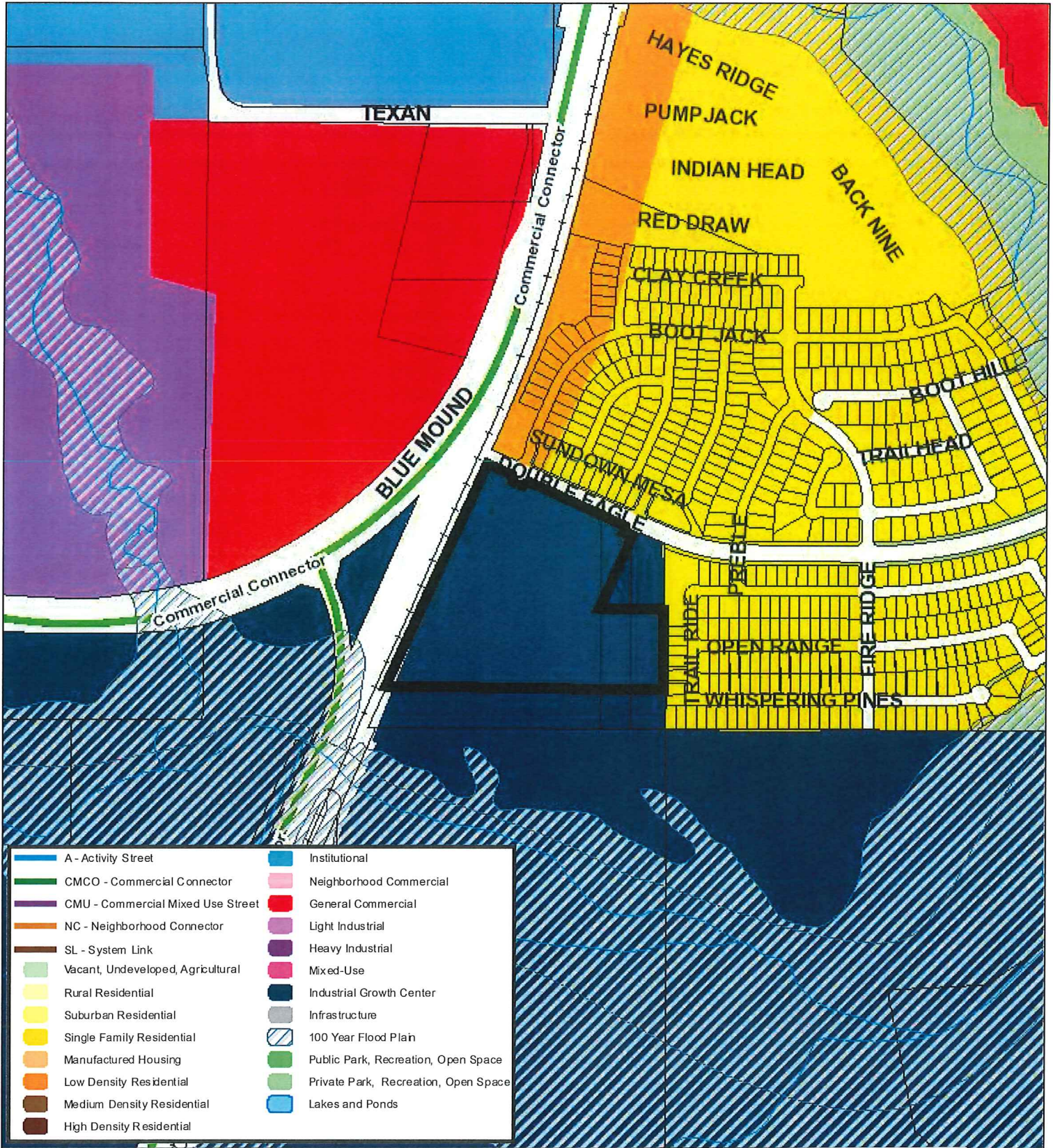
Applicant: Fossilwood Investments, LP
 Address: 15400 - 15500 blocks of Double Eagle Boulevard
 Zoning From: K, PD 403
 Zoning To: D
 Acres: 22.971556
 Mapsco: 642U
 Sector/District: Far North
 Commission Date: 7/8/2020
 Contact: 817-392-8043



Area Map



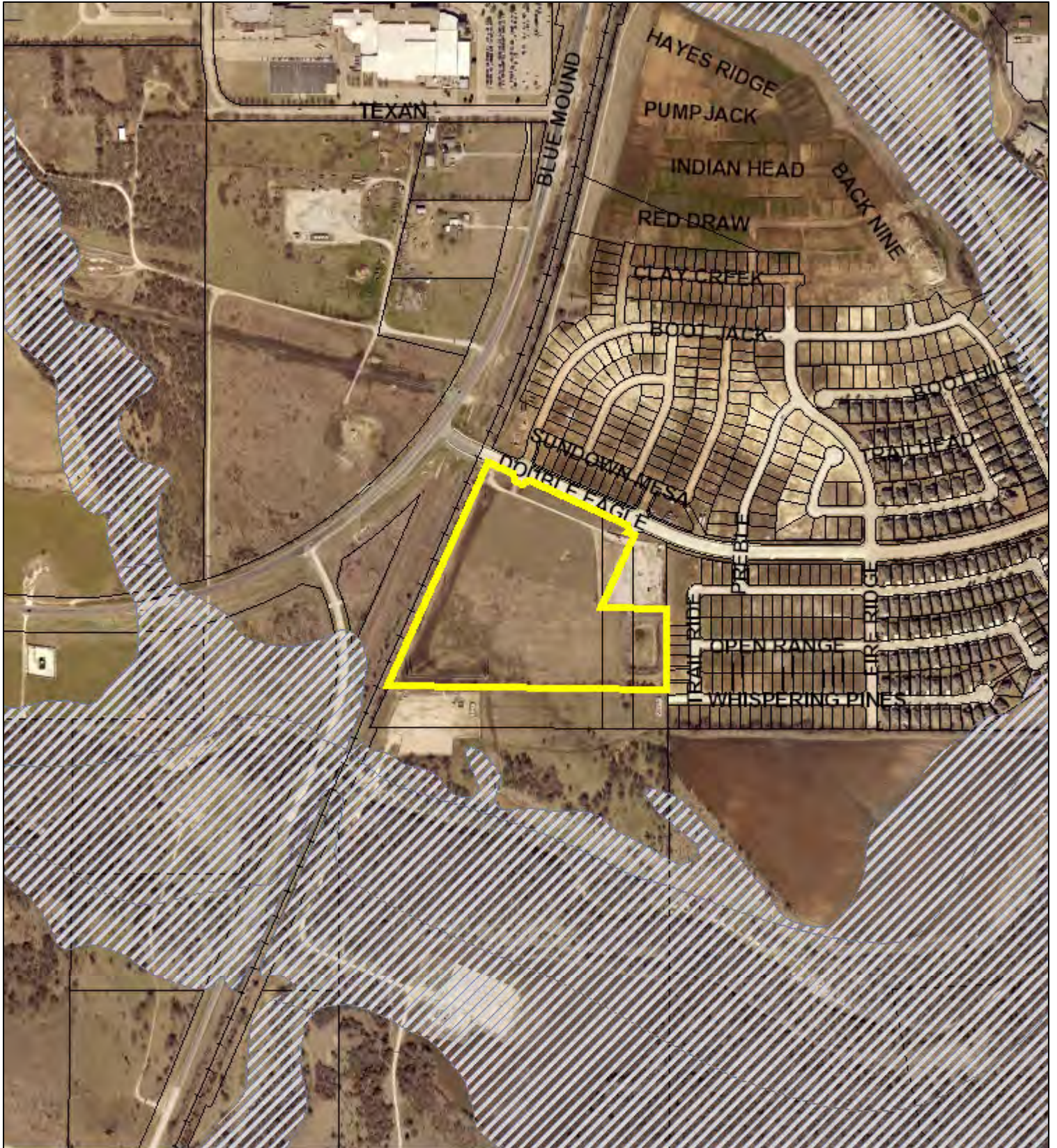
Future Land Use



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 3, 2020



Aerial Photo Map



0 412.5 825 1,650 Feet

