



Zoning Staff Report

Date: October 12, 2021

Case Number: ZC-21-136

Council District: 7

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Joseph Palazzo Sr / Rangeline Pipeline Services, LLC

Site Location: 14459 Day Road **Acreage:** 2.99 acres

Request

Proposed Use: Light Industrial

Request: From: “A-43” One-Family / I-35W Corridor Design Overlay District

To: “I” Light Industrial / I-35W Corridor Design Overlay District

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

The subject property is located along the west side of Day Road just north of its intersection with Old Denton Road. The 2.99-acre site is currently vacant with the exception of one single-family dwelling. The applicant is requesting to change the zoning of this property from “A-43” One-Family District to “I” Light Industrial.

This property is located approximately 800 feet east of North Freeway (I-35W) and approximately one mile east of the Fort Worth Alliance Airport. The Alliance Airport Overlay District boundary stops just west of the subject property. However, the western portion of the site (approximately 0.5 acres) is located within the I-35W Corridor Design Overlay District. There is also a section of FEMA 100-year floodplain on the western portion of this site which overlaps the area included in the I-35W Overlay District.

Surrounding Zoning and Land Uses

North “I” Light Industrial / warehouse
East Unzoned (ETJ) / agricultural
South “I” Light Industrial / vacant
West Unzoned (ETJ) / vacant

Recent Zoning History

- ZC-19-014: Rezoned property immediately to the north from “A-43” One-Family to “I” Light Industrial.
- ZC-18-119: Rezoned property immediately to the south from “A-43” One-Family to “I” Light Industrial.
- ZC-11-116: Assigned “A-43” One-Family zoning to the subject site upon annexation in December 2011.

Public Notification

300-foot Legal Notifications were mailed on August 23, 2021.
The following organizations were notified: (emailed August 23, 2021)

Organizations Notified	
North Fort Worth Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Northwest ISD

* *Subject property is not located within a registered Neighborhood Association*

Land Use Compatibility

The applicant is requesting to rezone this property from “A-43” One-Family District to “I” Light Industrial. All surrounding property is either developed for industrial use or vacant. Property to the north is zoned “I” Light Industrial and is developed with warehouse buildings. Property to the south is also zoned “I” Light Industrial and is vacant. Property to the east and west is located outside of the Fort Worth City Limits in the City’s Extraterritorial Jurisdiction (ETJ).

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

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map. All surrounding properties are also designated for industrial use on the Future Land Use Map.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policy of the Comprehensive Plan:

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

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 below recommendations apply to this project:

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

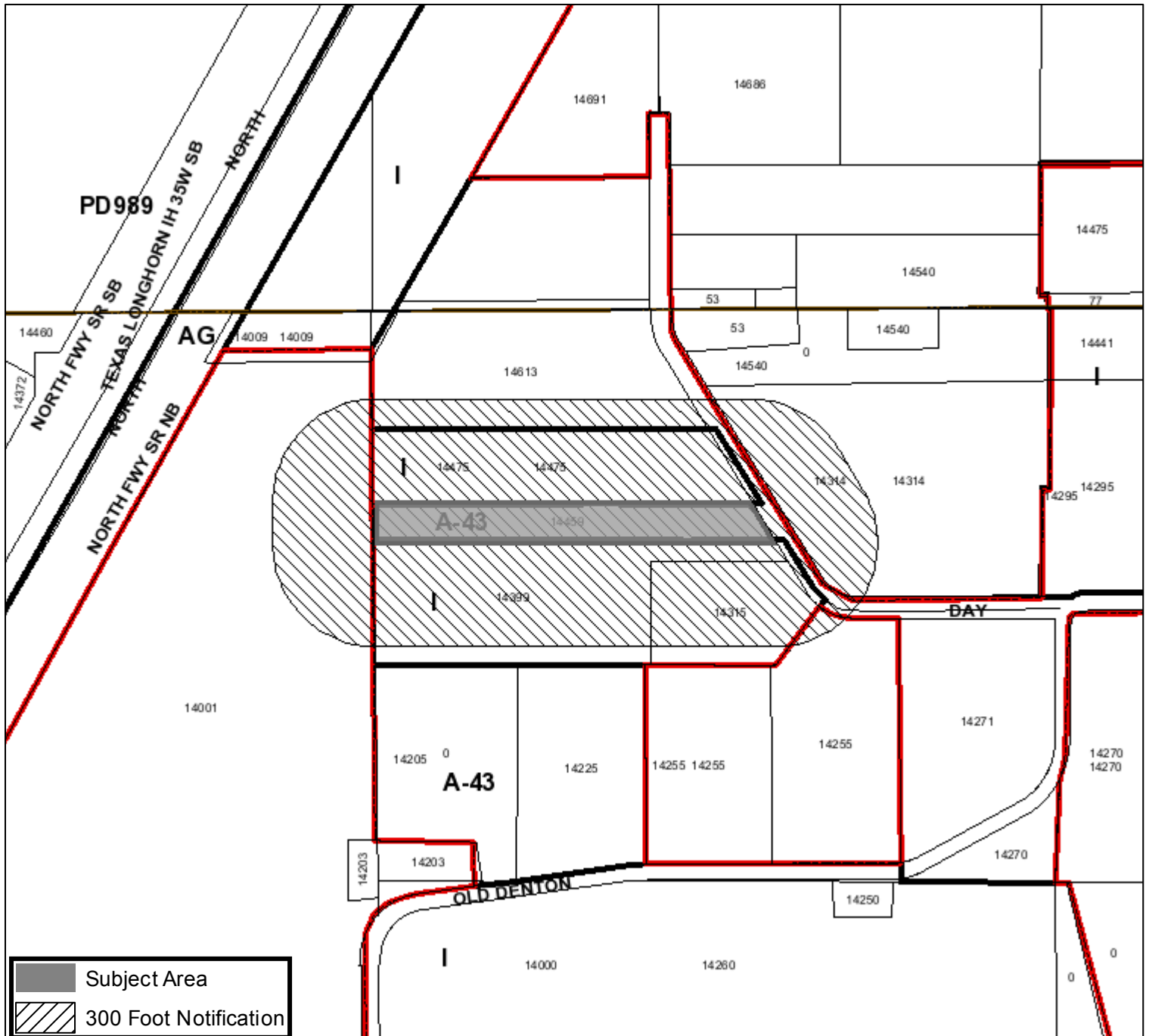
Improve the **competitiveness of existing businesses** and help them remain and grow in the community.



- 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.
- 1.3.3.1. Start with protection efforts aimed directly at **maintaining the appropriate land use and zoning regulations in and around the city’s three airports** (Alliance, Meacham, and Spinks) and Naval Air Station Joint Reserve Base (NAS-JRB) Fort Worth.

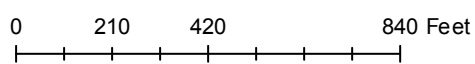


Area Zoning Map

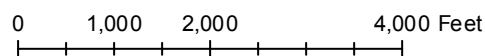
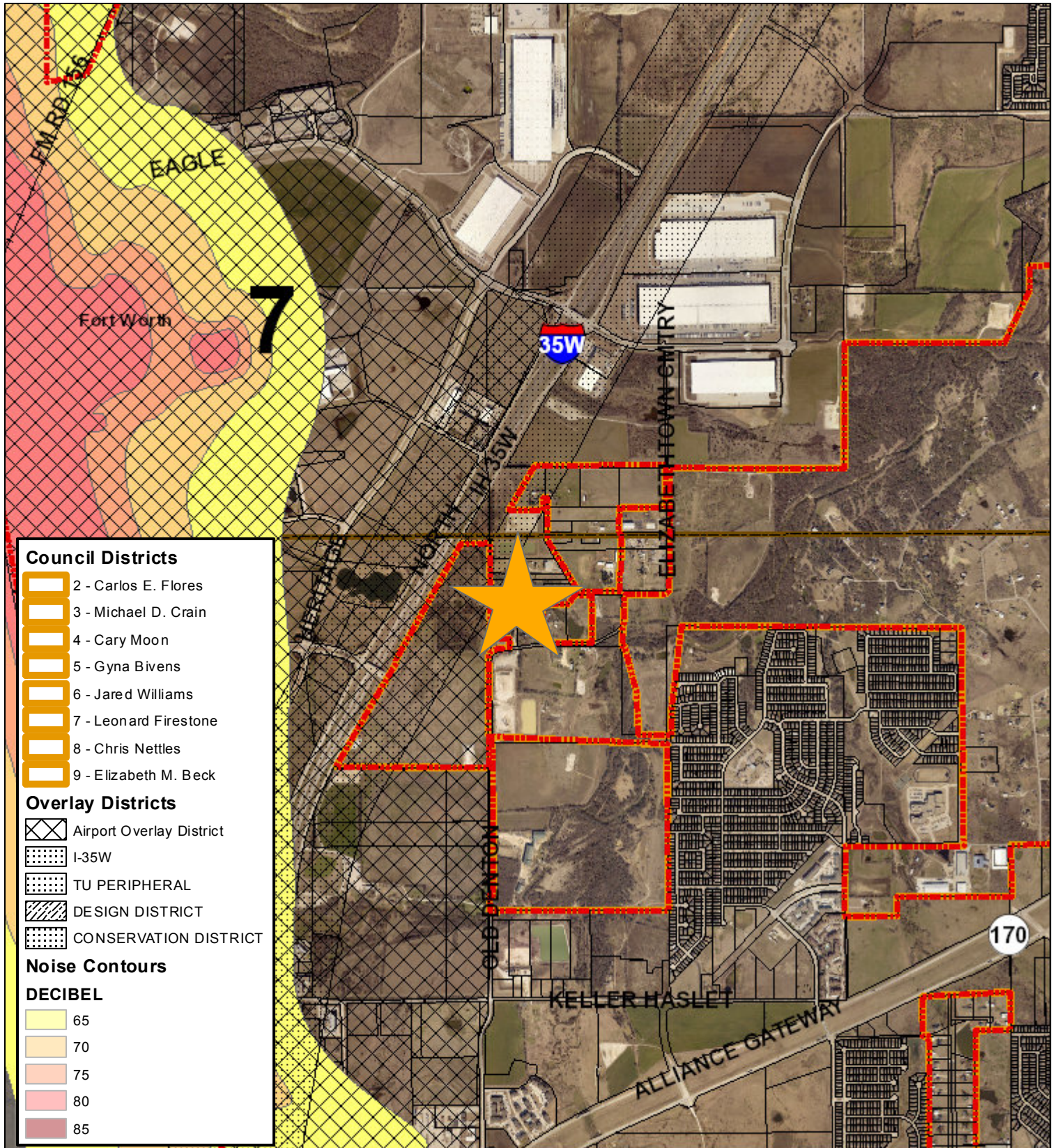
Applicant: Joseph Palazzo
 Address: 14459 Day Road
 Zoning From: A-43
 Zoning To: I
 Acres: 2.99999052
 Mapsco: 8J
 Sector/District: Far North
 Commission Date: 9/8/2021
 Contact: null



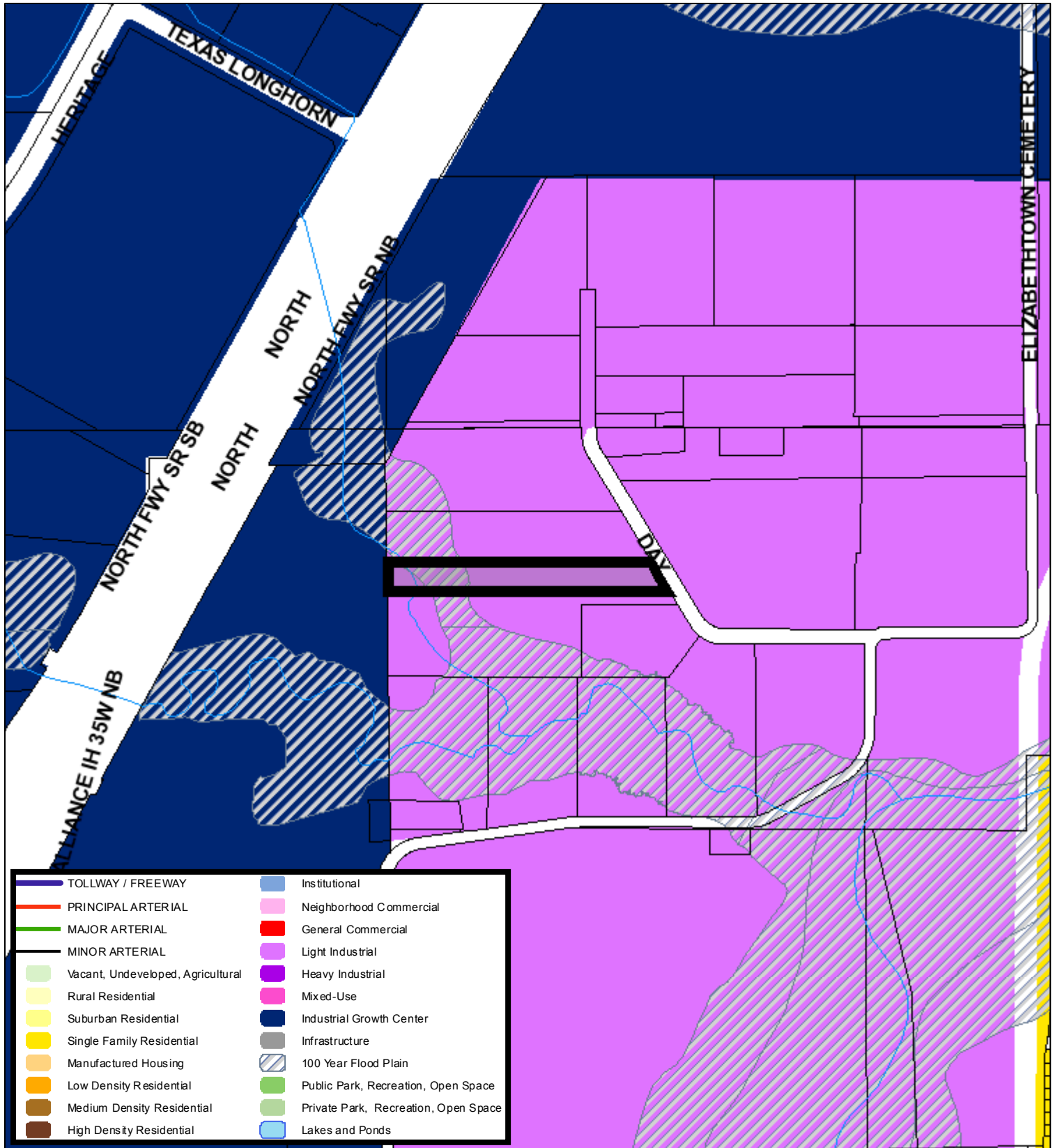
 Subject Area
 300 Foot Notification



Area Map



Future Land Use

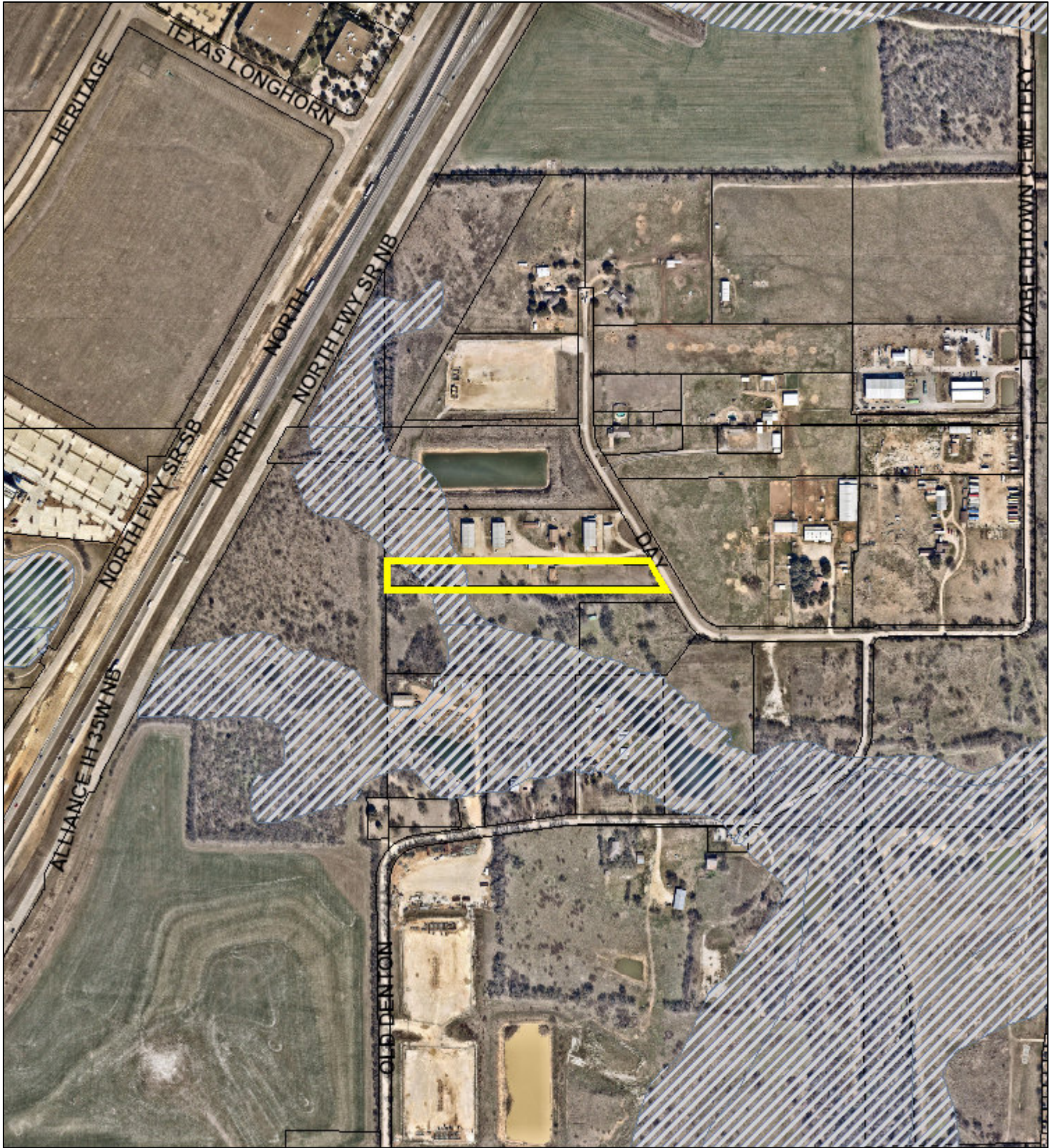


550 275 0 550 Feet

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



0 345 690 1,380 Feet

