



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 4, 2020

Council District 4

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: none submitted Support: none submitted	Case Manager	<u>Arty Wheaton-</u>	
	<u>Rodriguez</u>		
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>
	Continued	Yes ___	No <u>X</u>

Owner / Applicant: **Fossil Creek Owner, LLC**

Site Location: 5401 Sandshell Acreage: 9.7

Proposed Use: **Bell Textron Inc. Manufacturing Technology Center (MTC)**

Request: From: "J" Medium Industrial/I-35 Overlay South Zone

To: "PD/J" Planned Development for all uses in "J" Medium Industrial plus furnace/blast, forge/boiler and galvanizing; site plan included/I-35 Overlay South Zone

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

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

Staff Recommendation: **Approval**

Background:

The proposed rezoning of this site would allow for heavier industrial uses via a planned development with a base zoning district of "J" Medium Industrial. Three specific uses were identified to be included in this planned development: furnace/blast, forge/boiler and galvanizing. The warehouse on this site is existing and being leased by Bell Textron Inc. will be the company's MTC focused on developing state-of-the-art manufacturing process and capabilities for Bell to produce critical components for next generation of aircraft. Specifically, this includes the Bell V-280 for the U.S. Army's Future Long-Range Attack Aircraft program and Bell 360 Invictus for the U.S. Army's future Attack reconnaissance Aircraft, both part of the Future Vertical Lift (FVL) program.

The site is dedicated to the Research and Development of manufacturing processes to develop and refine key technologies:

- Automated Machining of metals for gears and transmission cases
- Heat treating and carburizing of metals for gears
- Producing Advanced Composite Blades and Rotors
- Use of ovens and chambers to cure composite components
- 3D Printining of components and tools
- Advanced Metrology to verify and measure the components produced

The intensity associated carburizing and curing composite components are more intense than those metal uses found in “J” Medium Industrial. These activities are close to those metal uses in “K” Heavy Industrial and included in the PD uses listed in this planned development as the process hardens metal by placing it in a furnace that reaches temperatures up to 2000 degrees Fahrenheit.

Site Information:

Surrounding Zoning and Land Uses:

- North “J” Medium Industrial, warehouse/distribution
- East “J” Medium Industrial, car dealership; “K” Heavy Industrial exists a little further east
- South Freeway interchange and “I” Light Industrial further south
- West “J” Medium Industrial, warehouse/distribution

Zoning History:

ZC-10-190: creation of I-35W Overlay Design District (SW portion of site)

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

Public Notification:

300 foot Legal Notifications were mailed on June 18, 2020.

The following organizations were notified: (emailed June 16, 2020)

Organizations Notified	
Inter-District 2 Alliance	Streams And Valleys Inc
Fairway Bend HOA*	Trinity Habitat for Humanity
Mark IV Business Association	

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from “J” to “PD/J”. Surrounding land uses consist of industrial to the north, east and west.

Due to the existing industrial uses to the east, west, and north, the proposed zoning is **compatible** with surrounding land uses.

2. Comprehensive Plan Consistency – Far North

The 2020 Comprehensive Plan designates the subject property as General Commercial. The proposed zoning is not consistent with the following Comprehensive Plan policies:

- 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.

Based on conformance with the future land use map and policy as 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 in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

Attachments:

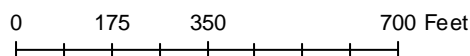
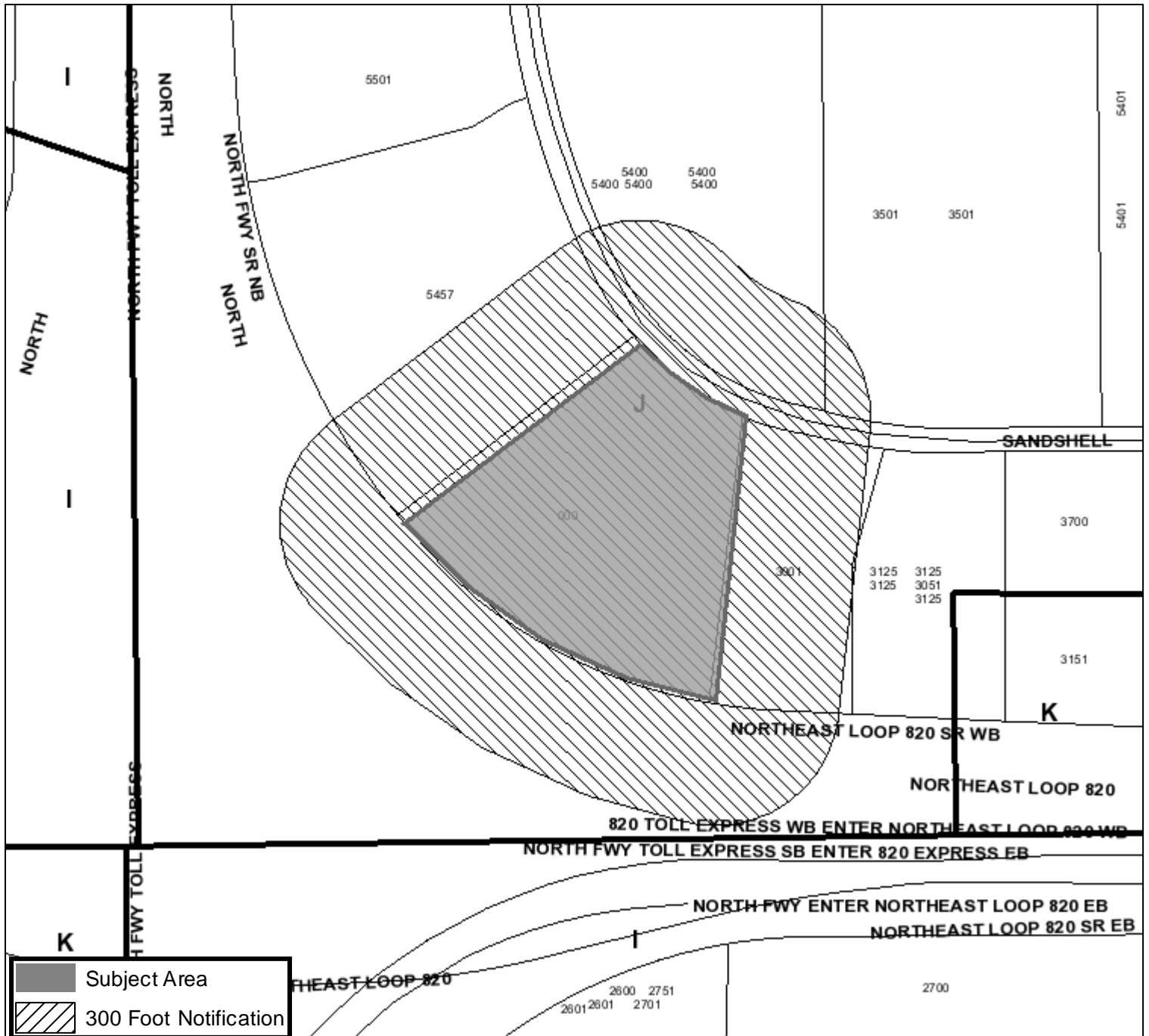
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph



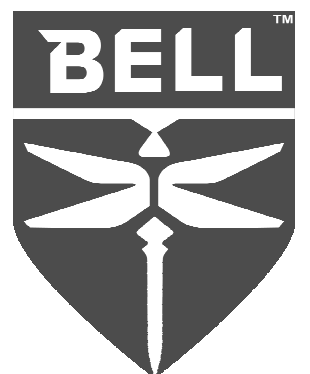
ZC-20-079

Area Zoning Map

Applicant: Fossil Creek II, LLC
 Address: 5401 Sandshell Dr
 Zoning From: J / I-35 Overlay South Zone
 Zoning To: PD/J plus furnace/blast forge/boiler works and galvanizing / I-35 Overlay South Zone
 Acres: 9.654742
 Mapsco: 49G
 Sector/District: Far North
 Commission Date: 7/8/2020
 Contact: 817-392-6226



BELL MANUFACTURING TECHNOLOGY CENTER



#23555.000

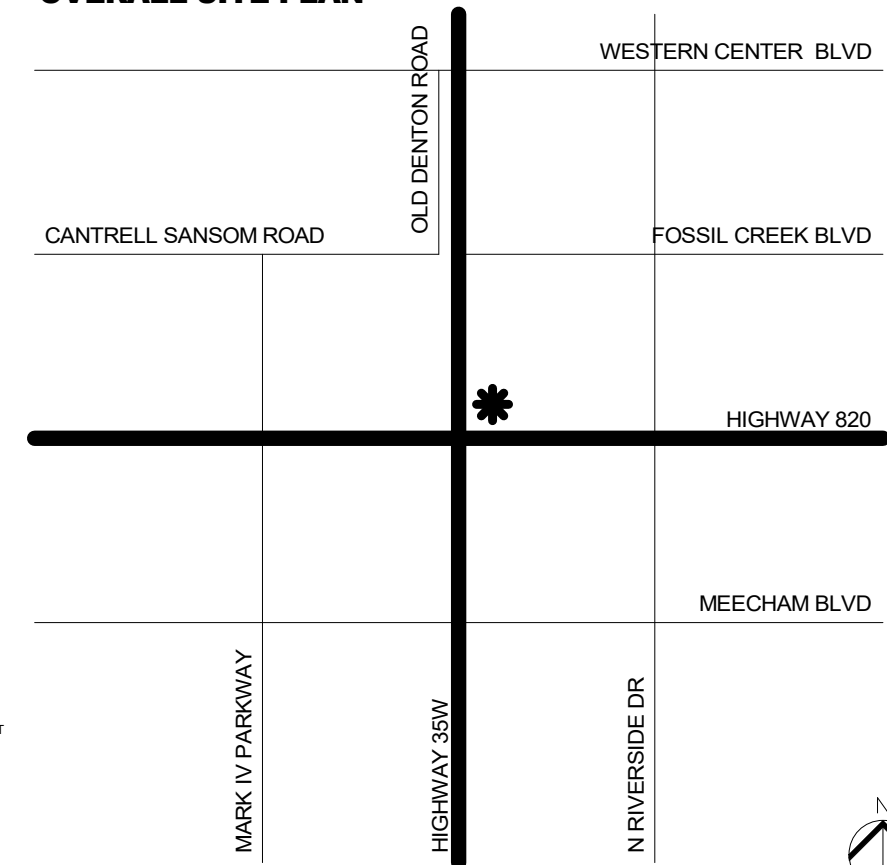
DATE
06/26/2020

ISSUE
CITY OF FT WORTH ZONING
SHEET TITLE
SITE PLAN ZONING EXHIBIT

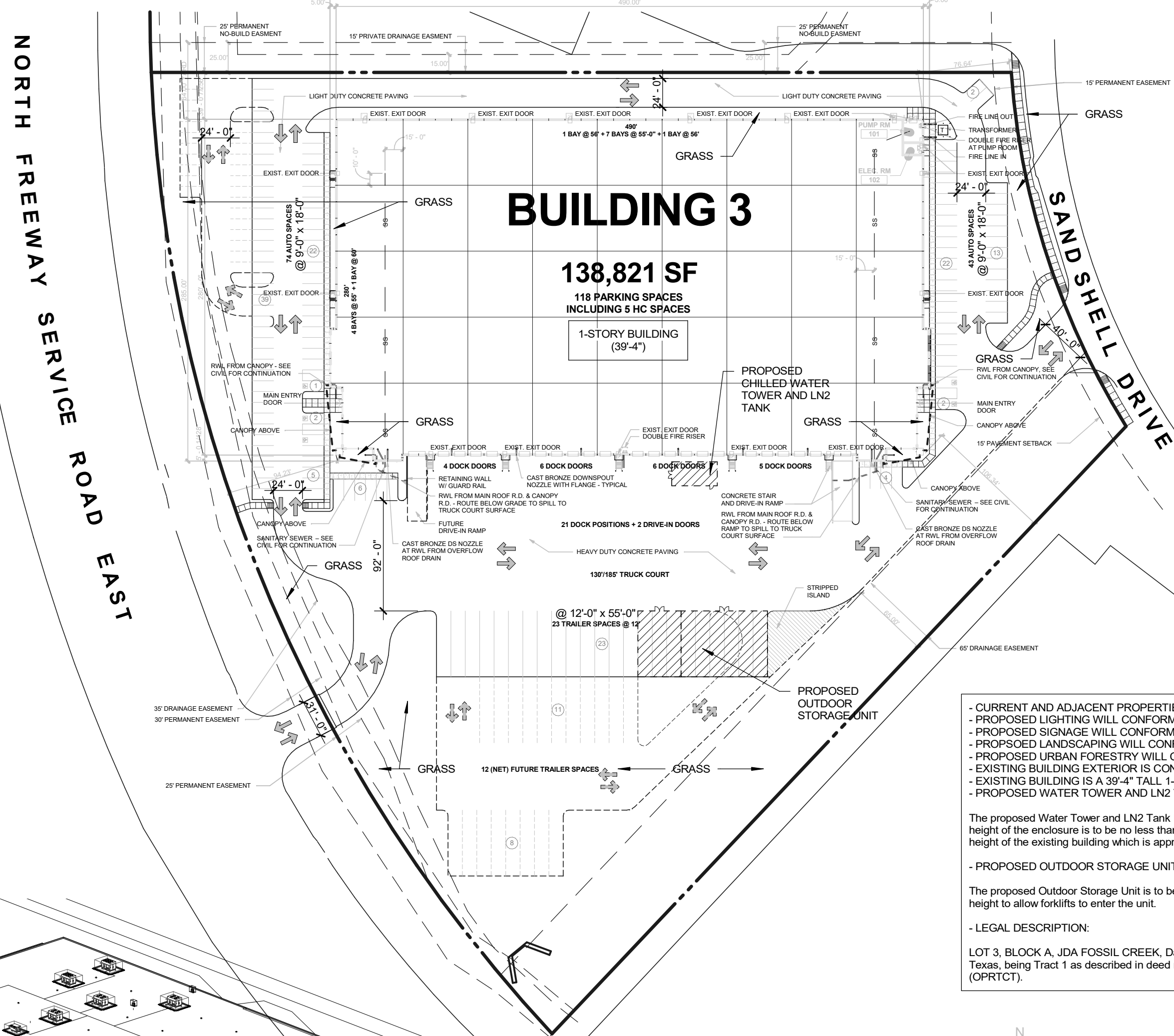
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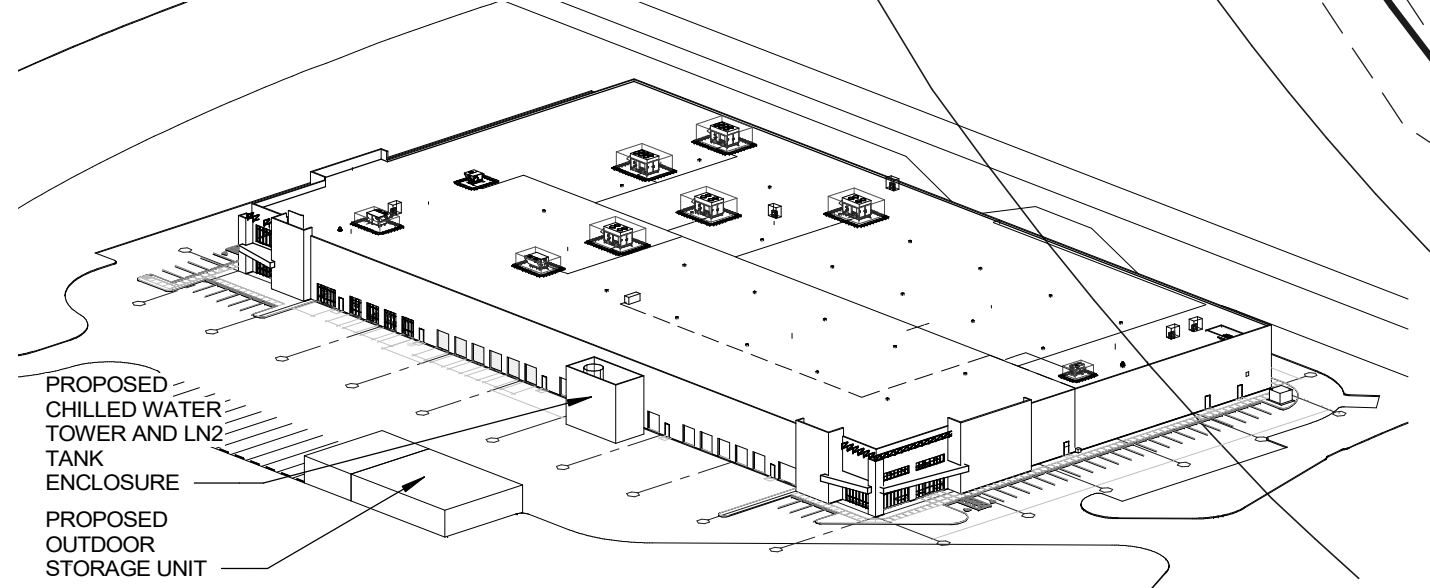
OVERALL SITE PLAN



02 BELL MTC - CONTEXT PLAN
1" = 1'-0"



- CURRENT AND ADJACENT PROPERTIES ARE ZONED AS "J".
- PROPOSED LIGHTING WILL CONFORM TO CURRENT LIGHTING CODE.
- PROPOSED SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- PROPOSED LANDSCAPING WILL CONFORM TO SECTION 6.301.
- PROPOSED URBAN FORESTRY WILL CONFORM TO SECTION 6.302.
- EXISTING BUILDING EXTERIOR IS CONSTRUCTED OF CONCRETE TILT WALL PANELS.
- EXISTING BUILDING IS A 39'-4" TALL 1-STORY BUILDING.
- PROPOSED WATER TOWER AND LN2 TANK ENCLOSURE DESCRIPTION:
The proposed Water Tower and LN2 Tank Enclosure is to be a 4-sided Structure with the roof open to the sky above. The height of the enclosure is to be no less than 32'-0" as to adequately hide the LN2 Tank located within but not to exceed the height of the existing building which is approximately 40' in height. The enclosure will comply with Section 6.301(d)(2).
- PROPOSED OUTDOOR STORAGE UNIT DESCRIPTION:
The proposed Outdoor Storage Unit is to be an enclosed Structure that will have access doors and be approximately 16' in height to allow forklifts to enter the unit.
- LEGAL DESCRIPTION:
LOT 3, BLOCK A, JDA FOSSIL CREEK, David Odum Survey, Abstract No. 1184, City of Fort Worth, Tarrant County, Texas, being Tract 1 as described in deed recorded in D218189536, Official Public Records, Tarrant County, Texas (OPR2CT).



03 3D View

CASE NO.: ZC-20-079

DIRECTOR OF PLANNING AND DEVELOPMENT: _____

DATE: _____


01 BELL MTC - SITE PLAN
1" = 80'-0"

ZONING CASE NUMBER: _____






Area Map








Council Districts

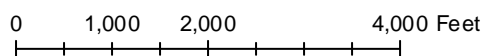
-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

Overlay Districts

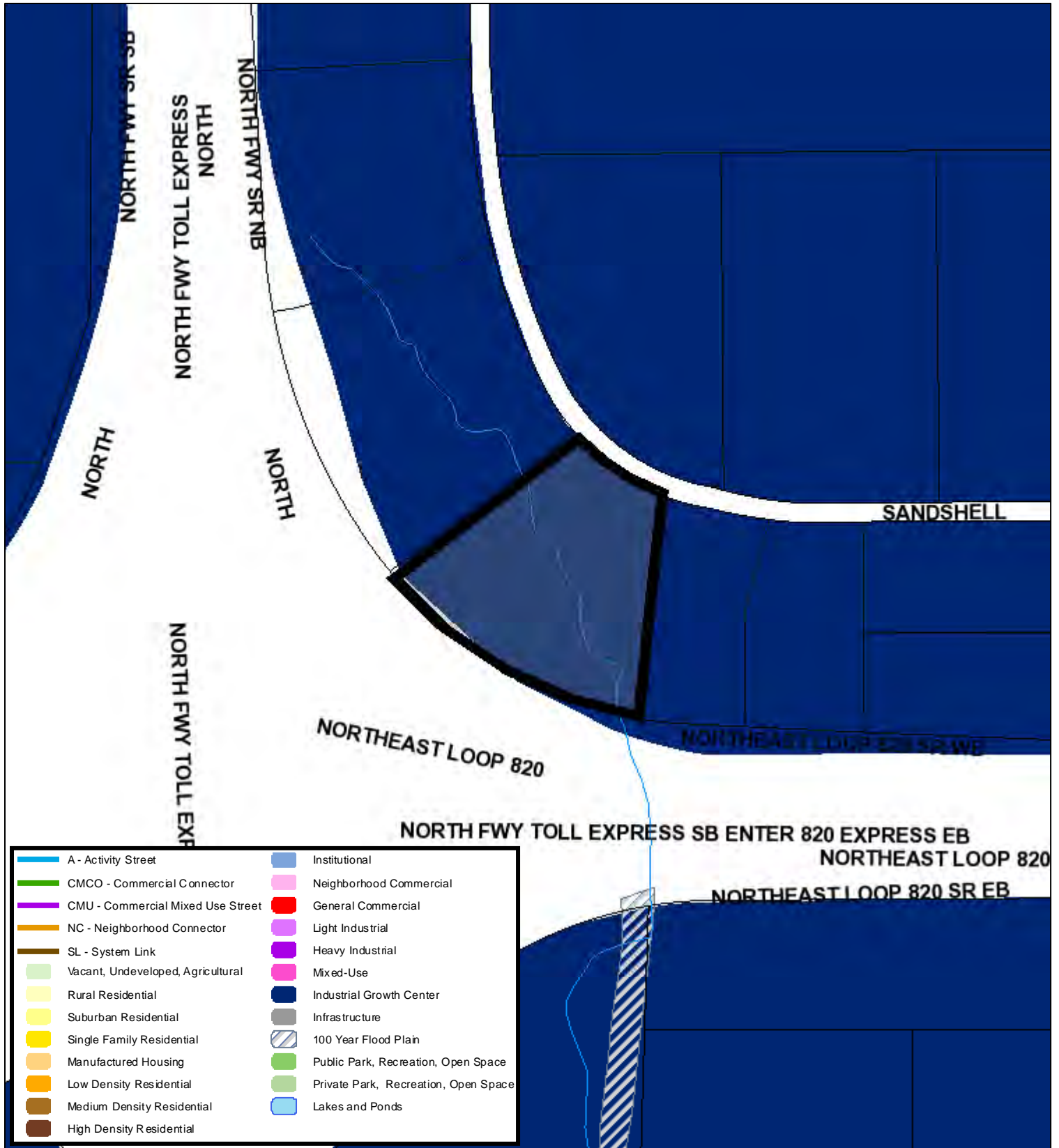
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85



Future Land Use



410 205 0 410 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 5, 2019.



Aerial Photo Map



0 260 520 1,040 Feet

