



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 3, 2019

Council District 6

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: Parks of Deer Creek letter submitted Support: Coventry HOA, District 6 Alliance	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: TFG Burleson LP

Site Location: 11600 – 11800 blocks South Freeway (I-35W)
Acreage: 16.67

Proposed Use: Industrial

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 proposed site is located west of South Freeway (I-35W) and within the Spinks/Huguley Commercial Mixed Use Growth Center. The applicant is requesting to rezone from "AG" Agricultural to "I" Light Industrial for industrial warehouse development. The majority of the property is already zoned "I" Light industrial. This portion was not zoned once it was annexed into the City therefore the default went to "AG" Agricultural zoning.

The City of Fort Worth recently published an Economic Development Strategic Plan which stated four specific outcomes, one of which is "A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment".

Site Information:

Surrounding Zoning and Land Uses:

- North "AG" Agricultural / Oncor Transmission lines, gas well
- East "CF" Community Facilities / I-35W
- South "I" Light Industrial / vacant
- West "A-5" One Family, "I" Light Industrial / single family, vacant, rail road tracks

Recent Relevant Zoning and Platting History:

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on October 23, 2019.

The following organizations were notified: (emailed October 22, 2019)

Organizations Notified	
Coventry HOA*	The Parks of Deer Creek HOA
District 6 Alliance	Streams and Valleys Inc.
Trinity Habitat for Humanity	Burleson ISD
Crowley ISD	

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from “AG” Agricultural to “I” Light Industrial for some type of industrial development. Surrounding land uses consist of Oncor Transmission line, gas well to the north, I-35W to the east, vacant land to the south and single family to the west of the railroad tracks.

As a result, the proposed "I" Light Industrial zoning is **compatible** at this location.

2. Comprehensive Plan Consistency-Far South

The 2019 Comprehensive Plan designates the subject property as being in the Spinks/Huguley Community Mixed Use Growth Center. The proposed “I” Light Industrial zoning district, is consistent with the following Comprehensive Plan policies.

- Locate large industrial uses along freight lines, highways, or airports within industrial growth centers and other appropriate locations.

Based on conformance with the future land use map and policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

3. Economic Development Strategic 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)

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

1.3.3.3. Work with the real estate community to preserve strategically located sites within emerging employment/business districts to allow and encourage future development of high-value, high density employment nodes.

Attachments:

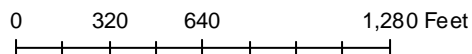
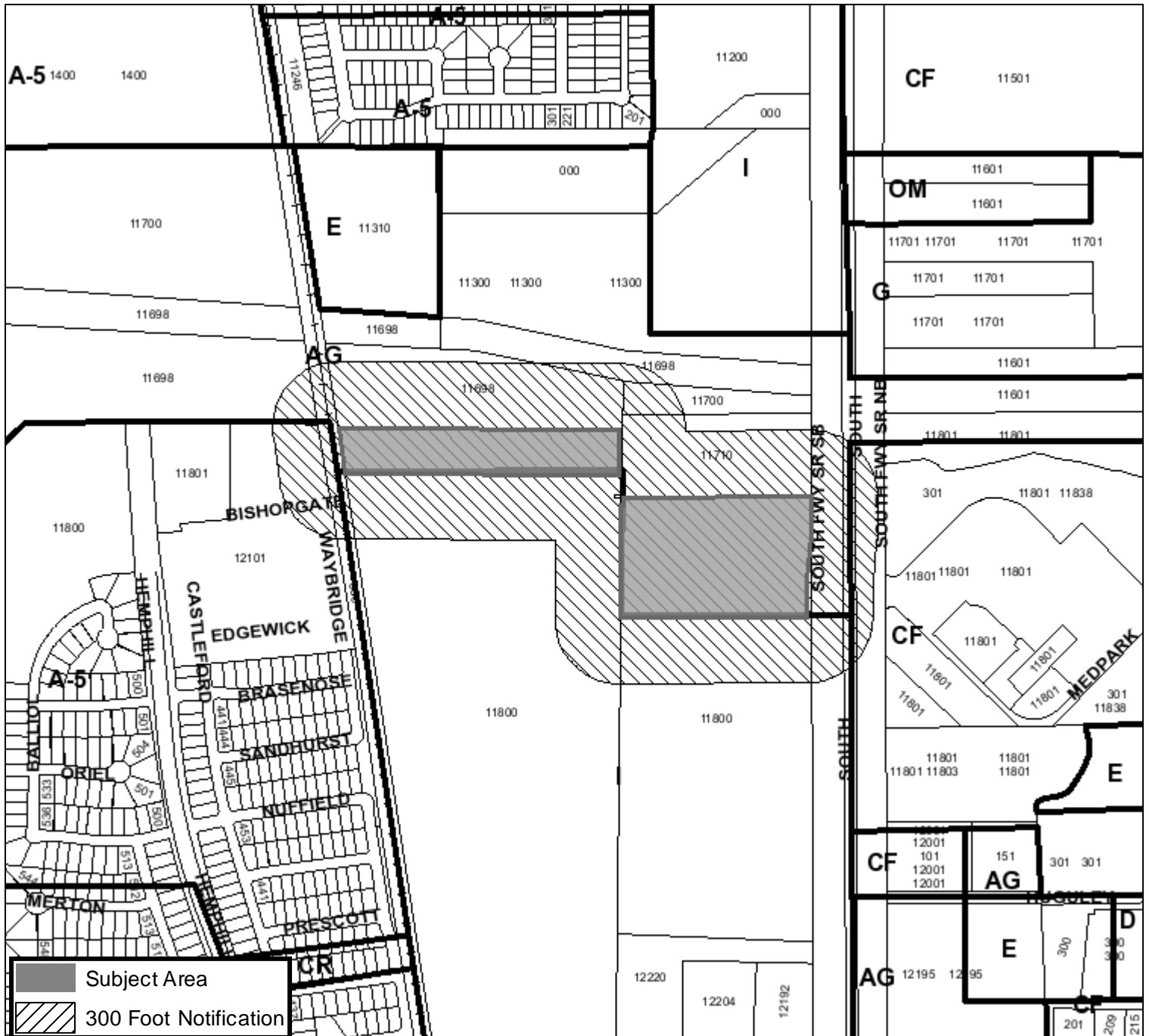
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



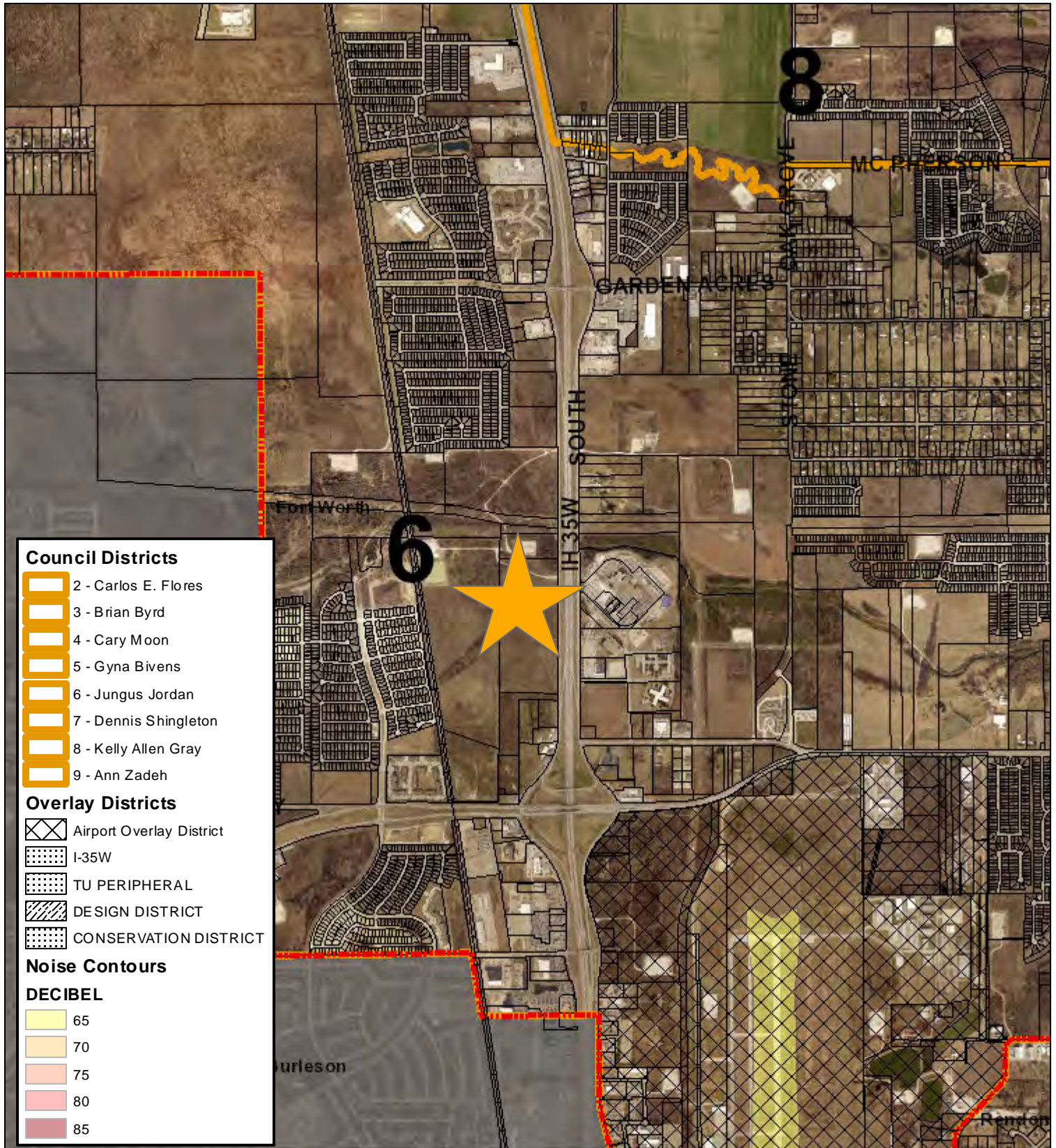
ZC-19-179

Area Zoning Map









Applicant: TFG Burleson LP
 Address: 11600 - 11800 blocks South Freeway (I-35W)
 Zoning From: AG
 Zoning To: I
 Acres: 16.6756755
 Mapsco: 119EF
 Sector/District: Far South
 Commission Date: 11/13/2019
 Contact: 817-392-2495








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

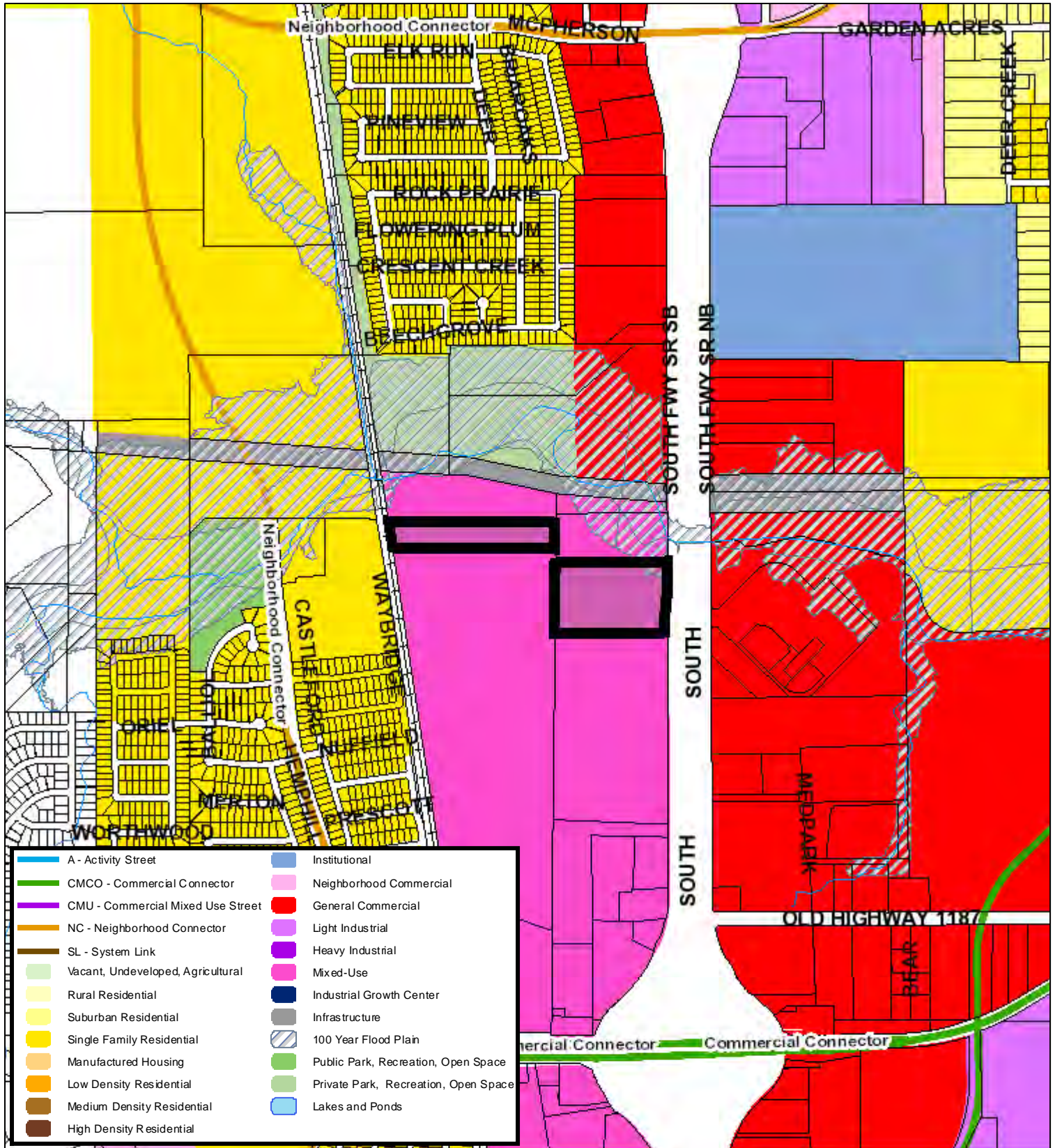
DECIBEL

-  65
-  70
-  75
-  80
-  85



0 1,000 2,000 4,000 Feet

Future Land Use

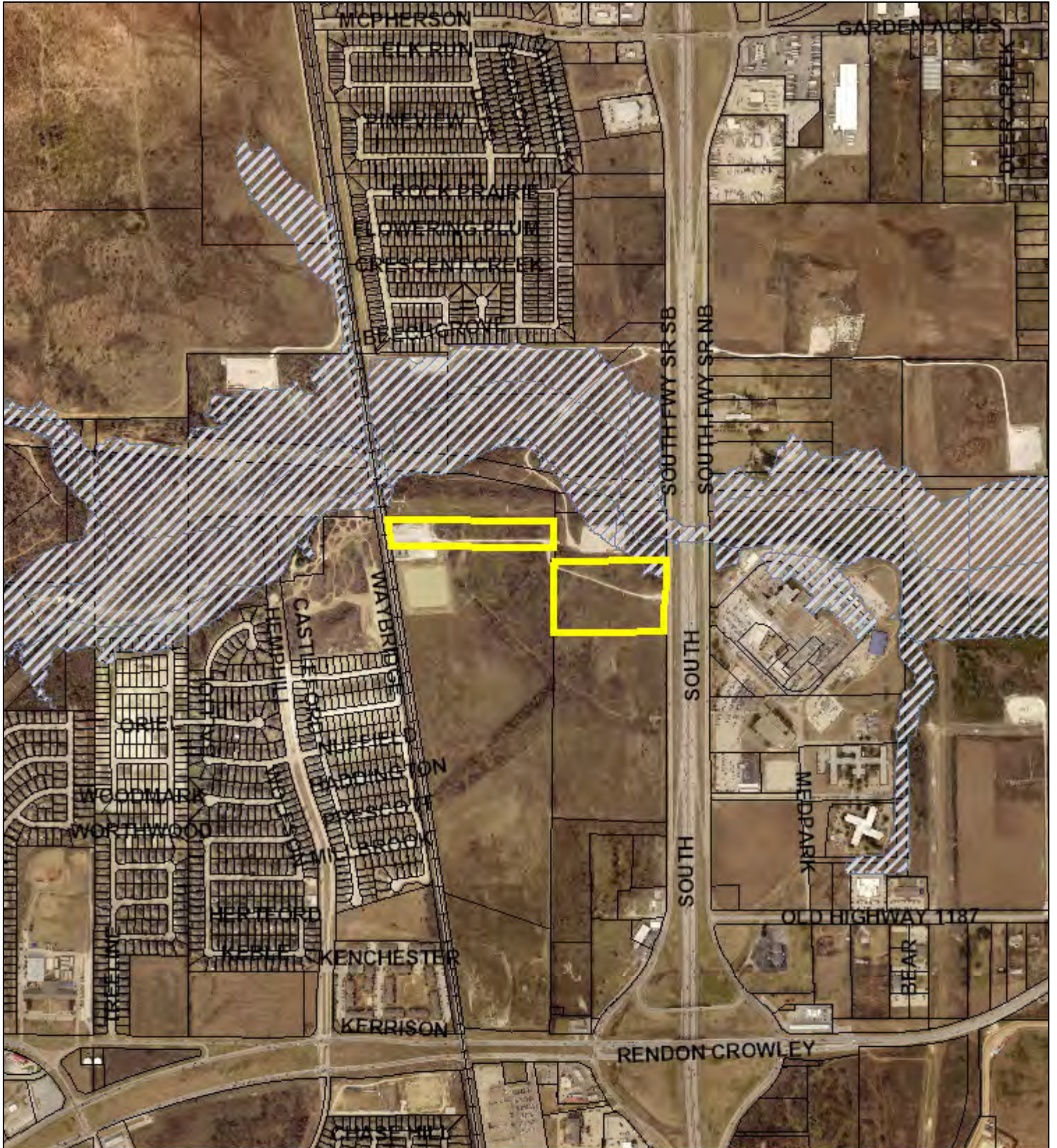


1,000 500 0 1,000 Feet

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



0 625 1,250 2,500 Feet

