



# Zoning Staff Report

**Date:** August 8, 2023

**Case Number:** ZC-23-107

**Council District:** 10

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** T&T Construction Inc. / John Davis, Acme Fence Services

**Site Location:** 1305 Boaz Road

**Acreage:** 2.3 acres

### Request

**Proposed Use:** Warehouse & Outdoor Storage

**Request:** From: “A-43” One Family Residential

To: “J” Medium Industrial

### Recommendation

**Land Use Compatibility:** Requested change **is not compatible**

**Comprehensive Plan Consistency:** Requested change **is not consistent**

**Staff Recommendation:** **Denial**

**Zoning Commission Recommendation:** **Denial by a vote of 6-0**

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## Project Description and Background

The subject site is a 2.3 acre property located in far northern Fort Worth in Council District 10. This rezoning request would change the zoning from the current “A-43” One-Family residential to “J” Medium Industrial. The following description was provided in the application packet:

The property will be used as a commercial construction fence installation company with office space for 5 employees and a storage shop for. There will be no sells to the public and no customers coming to the office or shop. The lot will be used for our company trucks and trailers. The yard where all material is stored will have an 8ft tall privacy screen fence that will obstruct view from the street and adjacent properties. The lot has been used as a concrete construction company for many years. The change of property occupants would only be the type of construction company.

The proposal would fall under the “Warehouse” and “Outdoor storage” uses found in the City of Fort Worth Zoning Ordinance. These uses are only allowed by right in the industrial zones (“I”, “J”, and “K” for light, medium, and heavy industrial, respectively).

## Surrounding Zoning and Land Uses

North “A-43” One Family Residential / residential  
East “A-43” One Family Residential / residential  
South “A-5” One Family Residential / residential  
West “A-43” One Family Residential / residential

## Recent Zoning History

- Annexed into the City in 2013.

## Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.  
The following organizations were emailed on June 29, 2023:

Organizations Notified	
Spring Ranch HOA*	Sendera Ranch HOA
North Fort Worth Alliance	Northwest ISD
Streams and Valleys Inc.	Trinity Habitat for Humanity

*\*Located closest to this registered Neighborhood Association*

# Development Impact Analysis

## Land Use Compatibility

The areas surrounding the subject site are predominately of a residential nature. Homes on large lots (1+ acre) proliferate along Boaz Road between Willow Springs Road and Avondale Haslet Road. More modern subdivisions are located to the south, west, and north, including Spring Ranch, Willow Springs Ranch, and Sendera Ranch. What few non-residential land uses are in the vicinity are limited to the strip directly along Avondale Haslet Road. The subject site does not have direct access on to Avondale Haslet Road, which is designated on the City’s Master Thoroughfare Plan (MTP). The only access to and from the site is off Boaz Road, which is a rural two lane road that is not on the MTP and unlikely to be improved in the near future. The condition of the road does not appear ideal for industrial type traffic with trucks and other such heavy non-passenger vehicles, not withstanding any major roadway improvements.

To the west, east, and south are residentially zoned areas. If “J” zoning is approved, adjacency rules will come into force for the subject site, requiring a building setback of 50 feet off the rear property line, a 5 foot landscaped buffer, and a 6 foot height solid screening fence. The required building setback substantially reduces the buildable envelope, since the lot is of relatively small width (180 to 215 feet).

It appears that this property developed to county standards rather than City standards, and annexed in at a later date (2013). “J” zoning would allow all uses permitted in Medium Industrial, including but not limited to: food processing, outdoor kennels, transportation terminals, temporary batch plants, breweries, cement products, power plants, grain elevators, poultry slaughtering, and light manufacturing. These uses would be allowed in “J” by right with no zoning review, and are not appropriate in such close proximity to residential areas.

The proposed “J” Medium Industrial zoning **is not compatible** in this location. If the zoning change is approved, any residential component on site must be ceased as the “J” zone does not allow mixed uses.

## Comprehensive Plan Consistency – Far North

The 2022 Comprehensive Plan currently designates the subject property as future rural residential. Appropriate zoning classifications for this location would be the large lot “A-2.5” or “A-43” One-Family Residential categories. The current “A-43” zoning is in alignment with the Comprehensive Plan designation.

FUTURE LAND USE	DEFINITION	ZONING
<b>RESIDENTIAL</b>		
Rural Residential	1+ acre single-family	A-2.5A, A-43

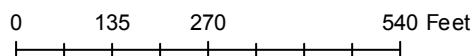
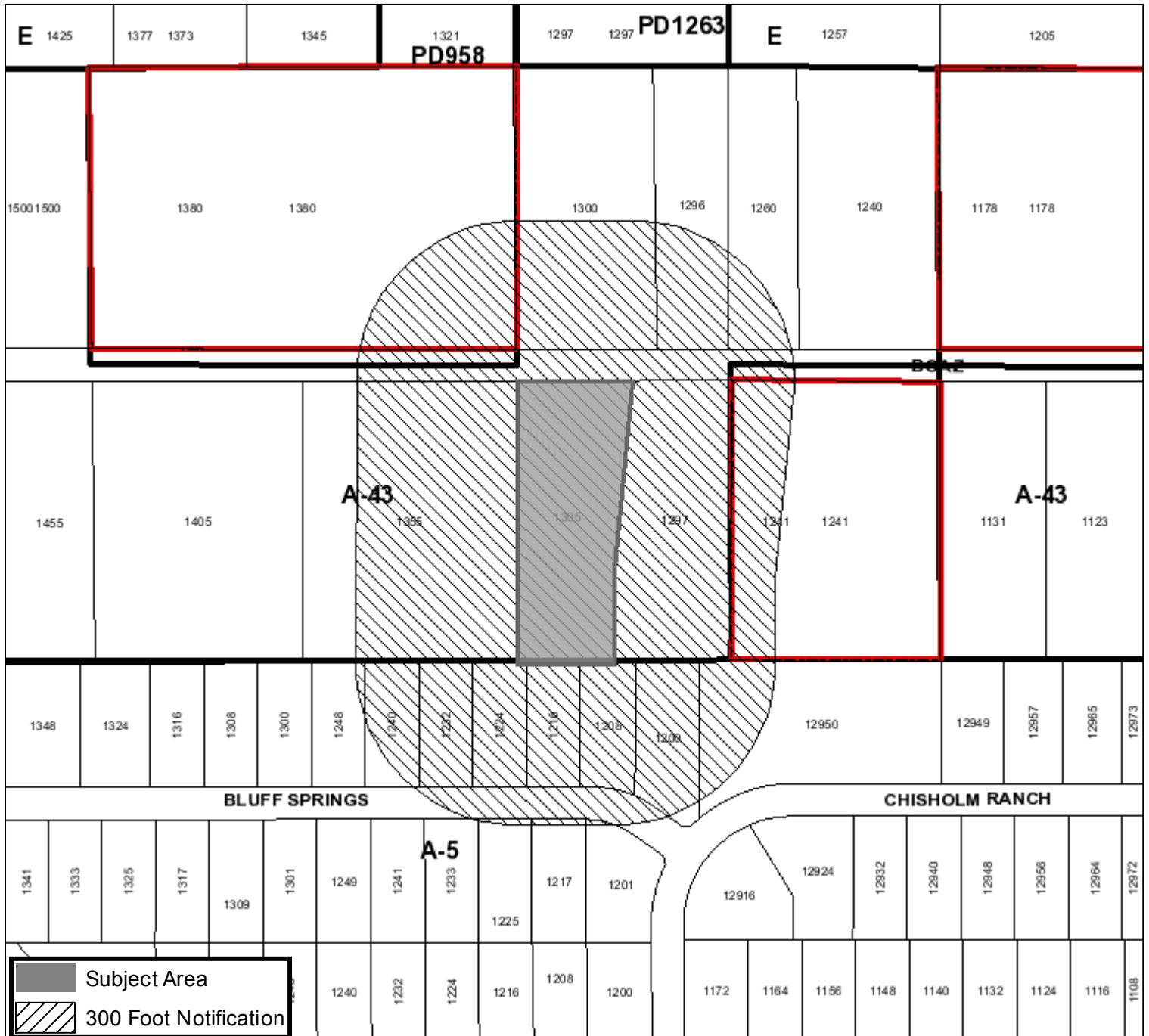
Looking at the land use policies specific to the Far North sector of Fort Worth, there are no policies in place that would support the rezoning to “J” Medium Industrial. Rezoning to “J” would not be in harmony with the City Council’s vision for the neighborhood as expressed through the Comprehensive Plan.

The proposed rezoning to “J” **is not consistent** with the Comprehensive Plan. If the zoning change is approved as presented, staff suggests that the Comprehensive Plan be updated to reflect this change.

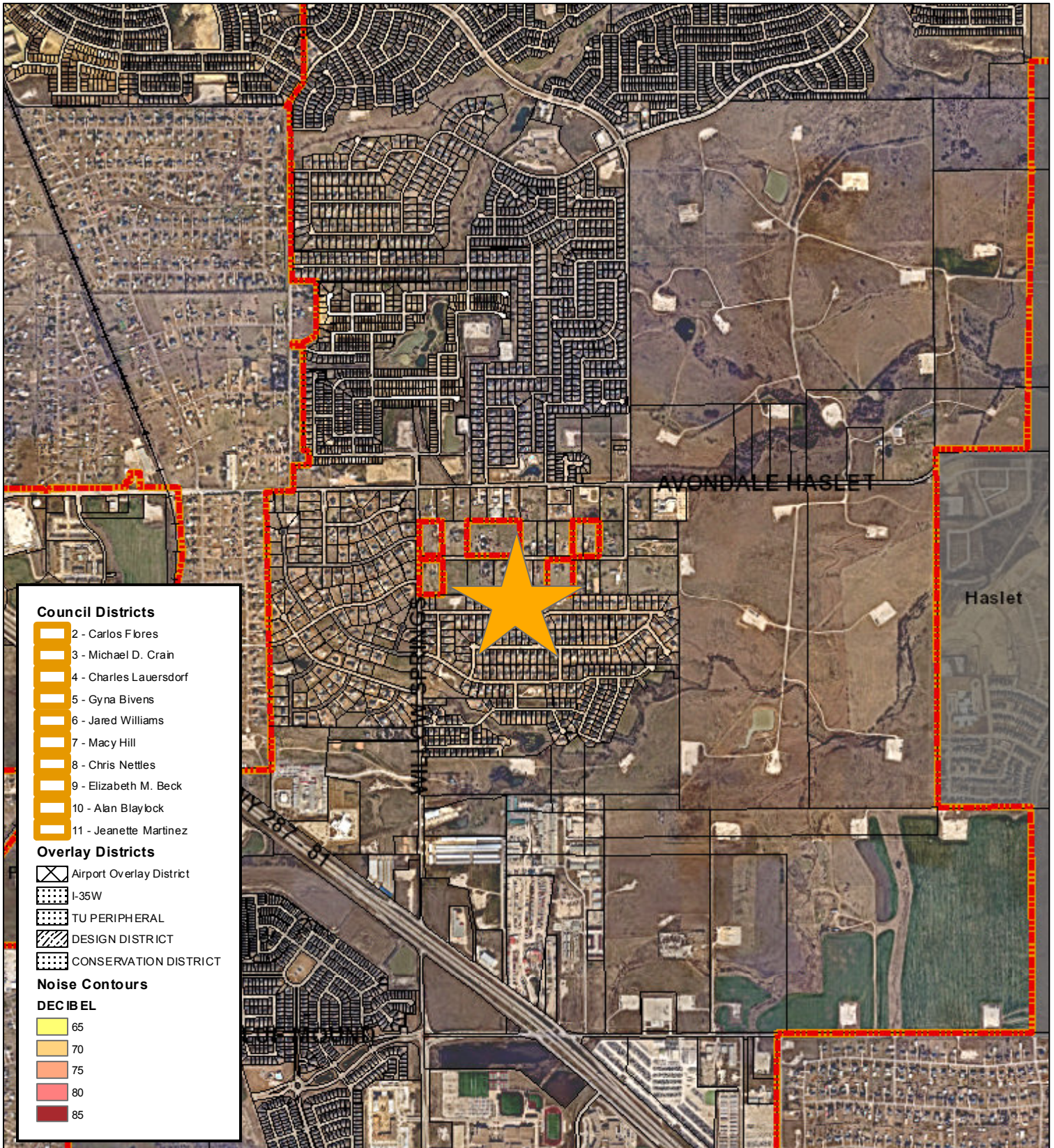


# Area Zoning Map

Applicant: T&T Construction Inc./John Davis  
 Address: 1305 Boaz Road  
 Zoning From: A-43  
 Zoning To: I  
 Acres: 2.31615069  
 Mapsco: Text  
 Sector/District: Far North  
 Commission Date: 7/12/2023  
 Contact: null



### Area Map



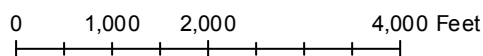
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdsdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

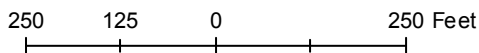
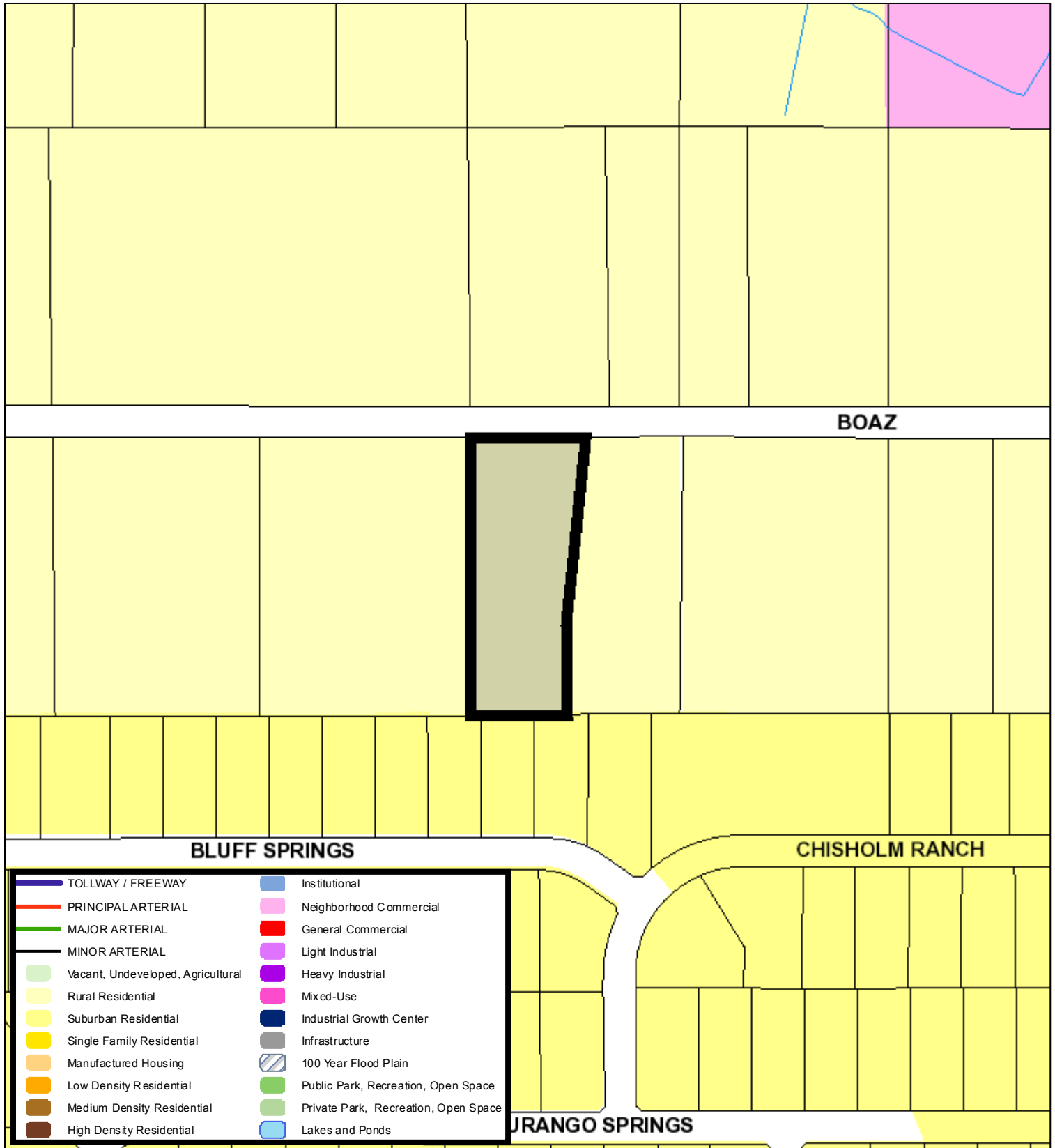
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



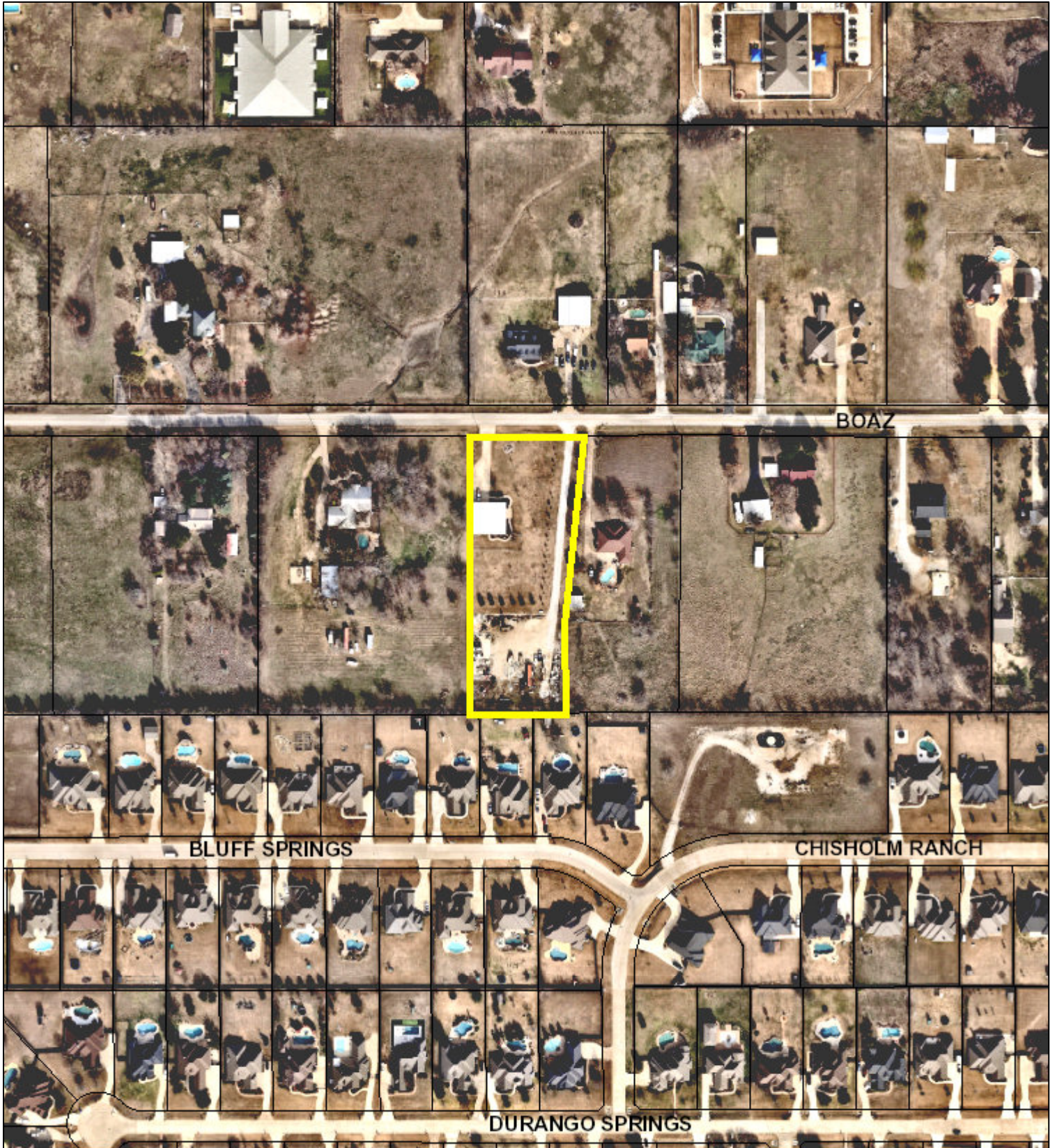
### Future Land Use



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 6, 2018.



## Aerial Photo Map



0 160 320 640 Feet

