



Agent: Goodwin and Marshall/Eddie Eckart  
 Acreage: 14.09 ac.  
 Comprehensive Plan Sector: Far North  
 Surrounding Zoning and Land Uses:  
 North "I" Light Industrial / Williamson Dickie Distribution Center  
 East "G" Intensive Commercial, "IP" Industrial Park / vacant land  
 South "A-5" One-Family / vacant land  
 West "E" Neighborhood Commercial / vacant land

**Public Notification:**

300 foot Legal Notifications were mailed on (July 17, 2019)

The following organizations were notified: (emailed July 15, 2019)

Organizations Notified	
North Fort Worth Alliance	Berkshire HOA
Ridgeview HOA	Liberty Crossing HOA*
Quail Grove HOA	Harmon Ranch HOA
Streams and Valleys Inc.	Trinity Habitat for Humanity
Northwest ISD	Eagle Mountain-Saginaw ISD

\*Closest registered Neighborhood Organization

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-11-118 from "IP" to "A-5", effective 1/27/12, subject property to the south

Platting History: NA

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Blue Mound Rd	Neighborhood Connector	Neighborhood Connector	No
Heritage Trace Pkwy	Unimproved surface	Neighborhood Connector	

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is requesting to rezone from "G" Intensive Commercial and "IP" Industrial Park to "I" Light Industrial for industrial type uses. Surrounding land uses are primarily vacant land and a distribution center.

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

2. **Comprehensive Plan Consistency**

The 2019 Comprehensive Plan designates the subject property as Light Industrial. The proposed zoning **is consistent** with the Comprehensive Plan policies in the new Economic Development Strategic Plan in the 2018 Comprehensive Plan.

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

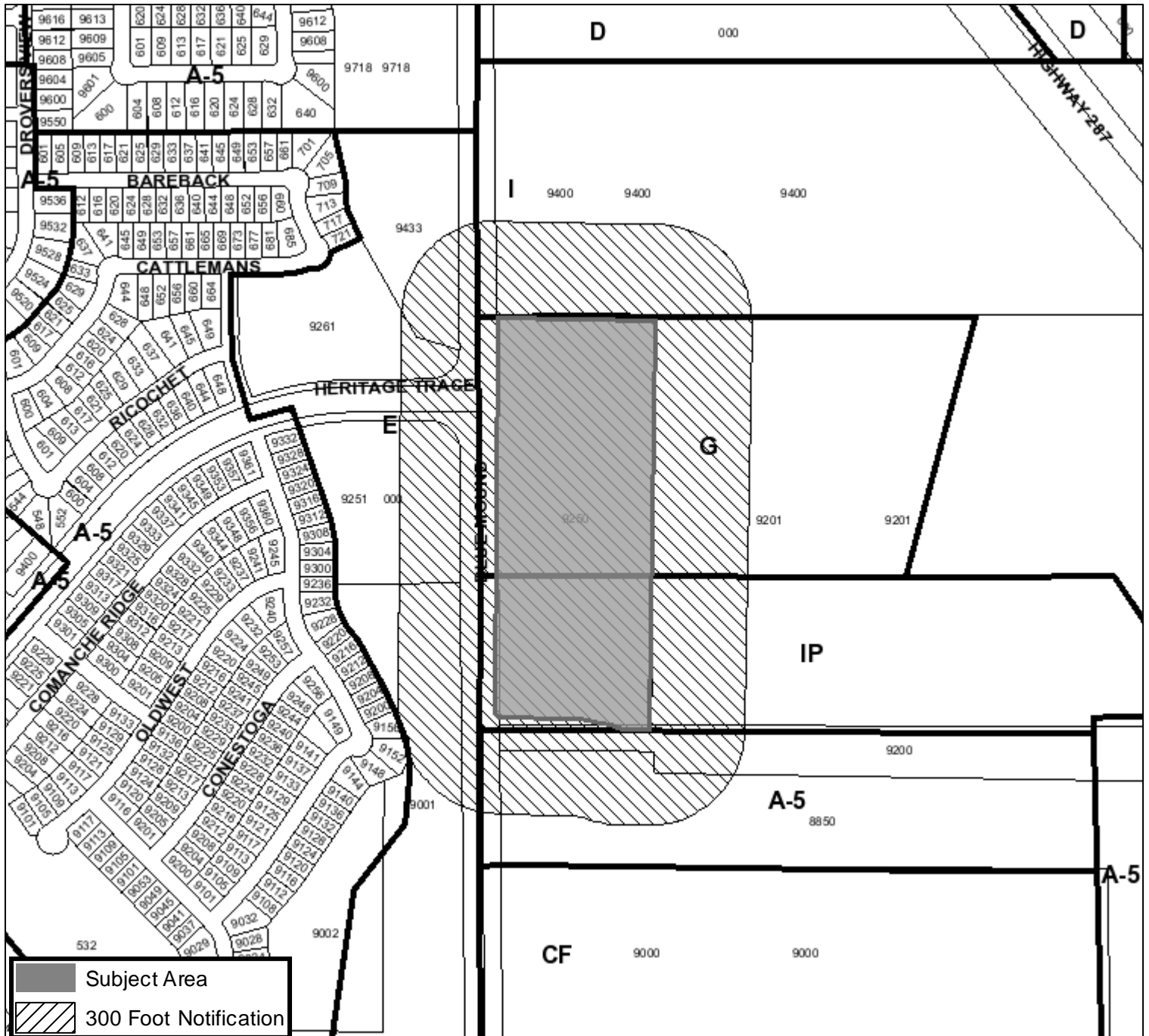
1.3.3.2. Ensure protection for other significant industrial districts with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.



**Attachments:**

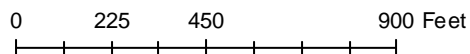
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

Applicant: Mike, Stacy, Benjamin et al Fritchen  
 Address: 9250 Blue Mound Road  
 Zoning From: G, IP  
 Zoning To: I  
 Acres: 14.09416053  
 Mapsco: 20Y, 34C  
 Sector/District: Far North  
 Commission Date: 8/14/2019  
 Contact: 817-392-2495

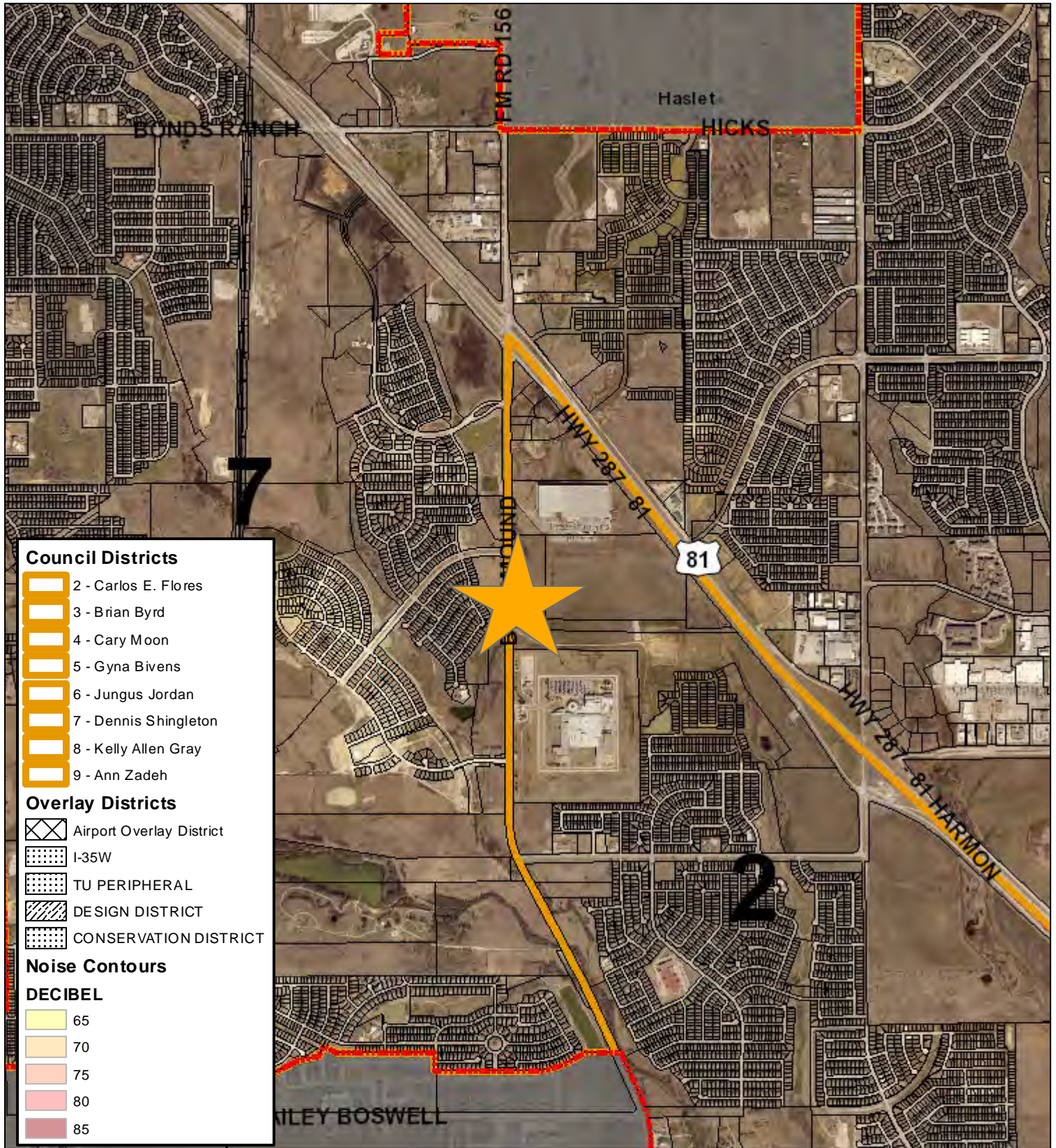


 Subject Area  
 300 Foot Notification


















## 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

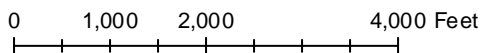
**Overlay Districts**

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

**Noise Contours**

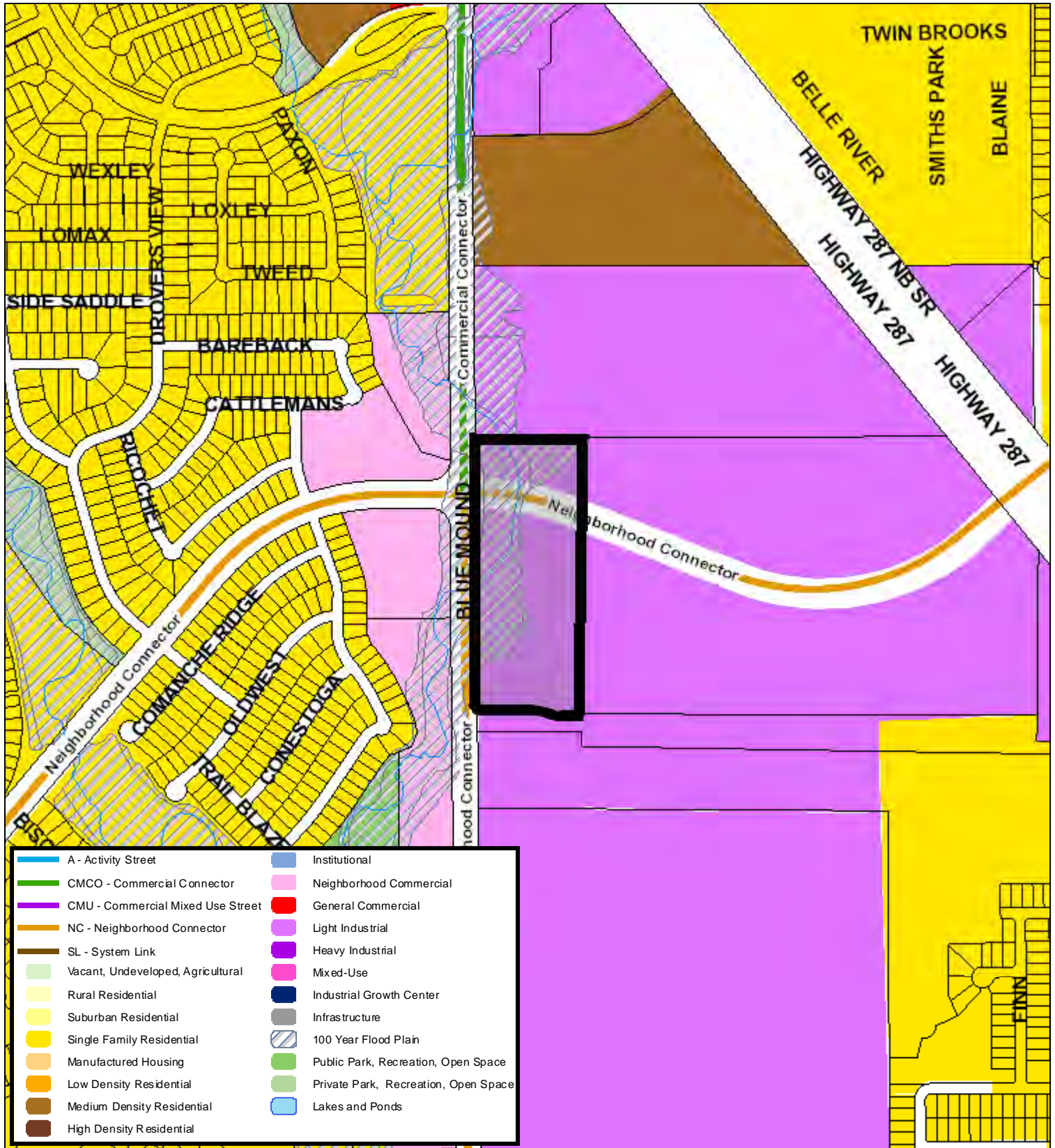
**DECIBEL**

-  65
-  70
-  75
-  80
-  85



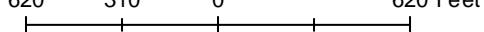


### Future Land Use



	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		

620 310 0 620 Feet

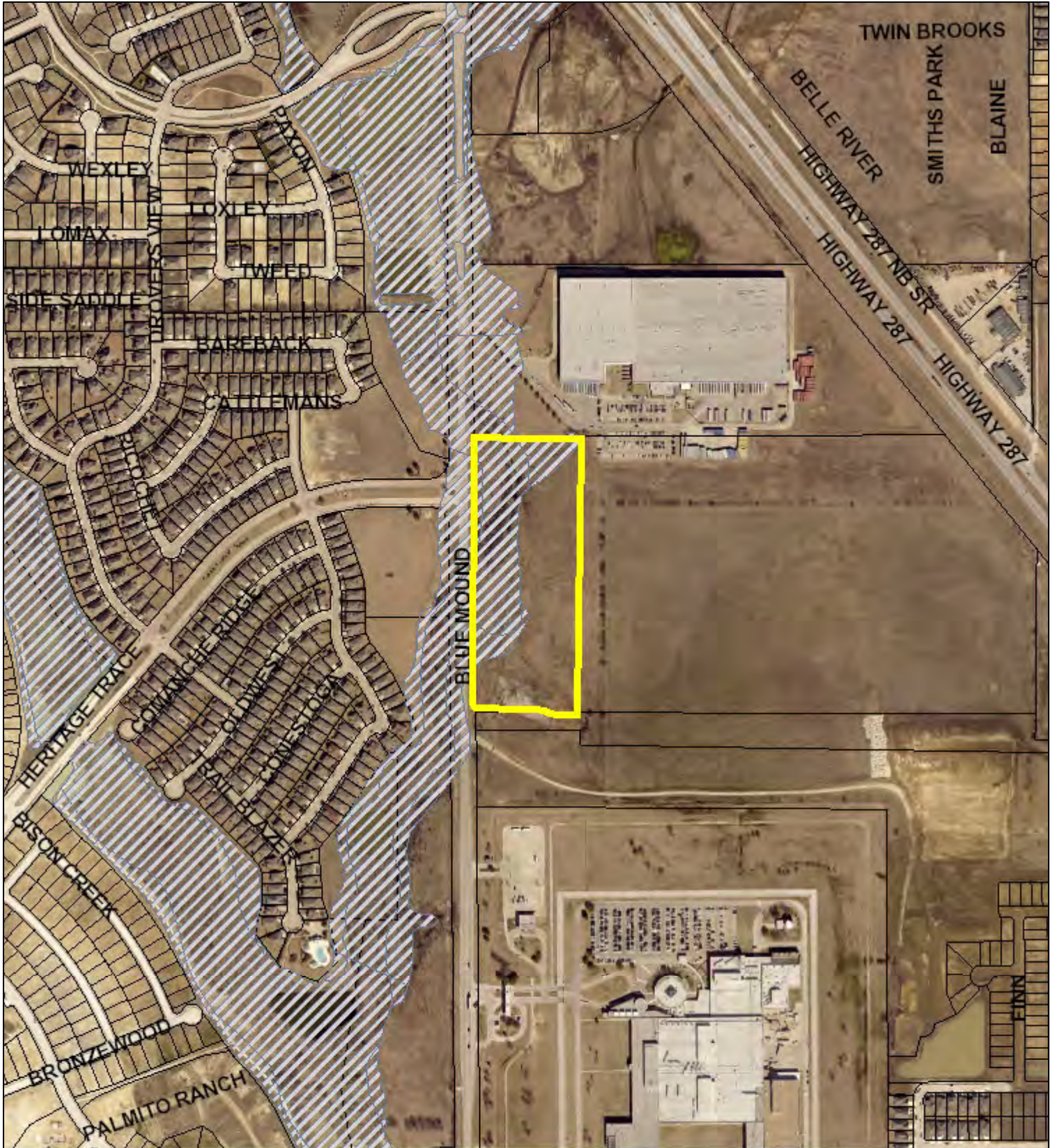


A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 5, 2019.





Aerial Photo Map



0 385 770 1,540 Feet

