



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 14, 2020

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: 5054 South Freeway, LLC

Site Location: 5400 block South Freeway (I-35W) Acreage: 8.259

Proposed Use: Industrial Warehouse

Request: From: "E" Neighborhood Commercial and "K" Heavy Industrial
To: "K" Heavy Industrial

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located just west of I-35W South Freeway. The applicant is requesting to rezone from "E" Neighborhood Commercial and "K" Heavy Industrial to "K" Heavy Industrial for new warehouse development. Surrounding properties are zoned mostly "K" Heavy Industrial for industrial distribution uses.

This island of "E" zoning basically captures a small portion of the eastern property line running north and south along I-35W.

Site Information:

Surrounding Zoning and Land Uses:

- North "K" Heavy Industrial / industrial
- East "E" Neighborhood Commercial / I-35 interchange
- South "K" Heavy Industrial / industrial
- West "K" Heavy Industrial / industrial

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on November 22, 2019.
The following organizations were notified: (emailed November 19, 2019)

Organizations Notified	
Highland Hills NA	South Wayside NA

North Greebiar NA	Streams and Valleys Inc.
Trinity Habitat for Humanity	Hemphill Corridor Task Force
Southeast Fort Worth, Inc.	Fort Worth ISD
Everman ISD	

Site not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone to “K” Heavy Industrial for a warehouse use. Surrounding land uses are predominantly industrial with I-35W frontage.

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

2. Comprehensive Plan Consistency – Sycamore

The 2019 Comprehensive Plan designates the subject property as Industrial. The proposed “K” Heavy Industrial zoning district, is 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.

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

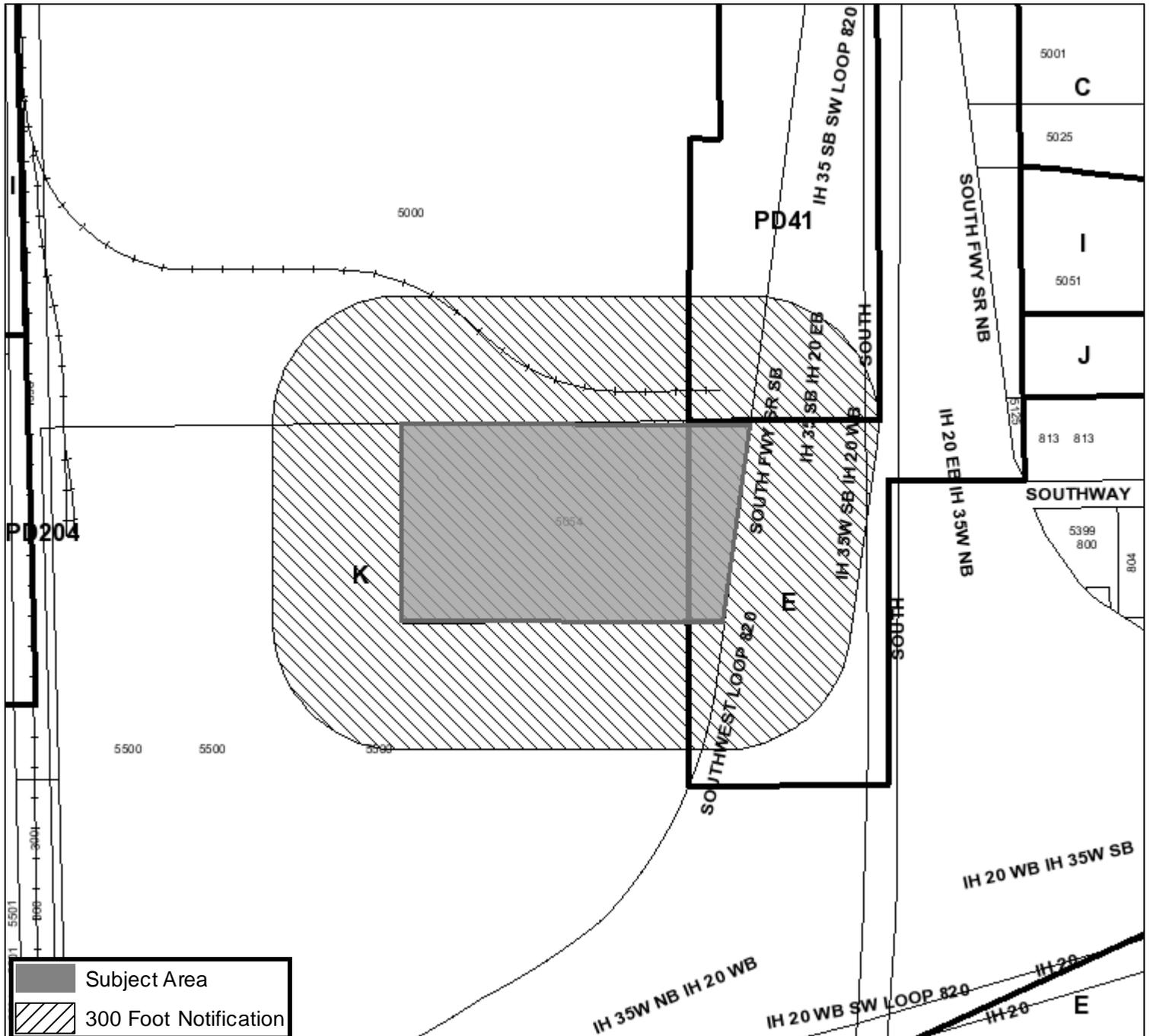
Attachments:

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

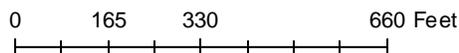


Area Zoning Map

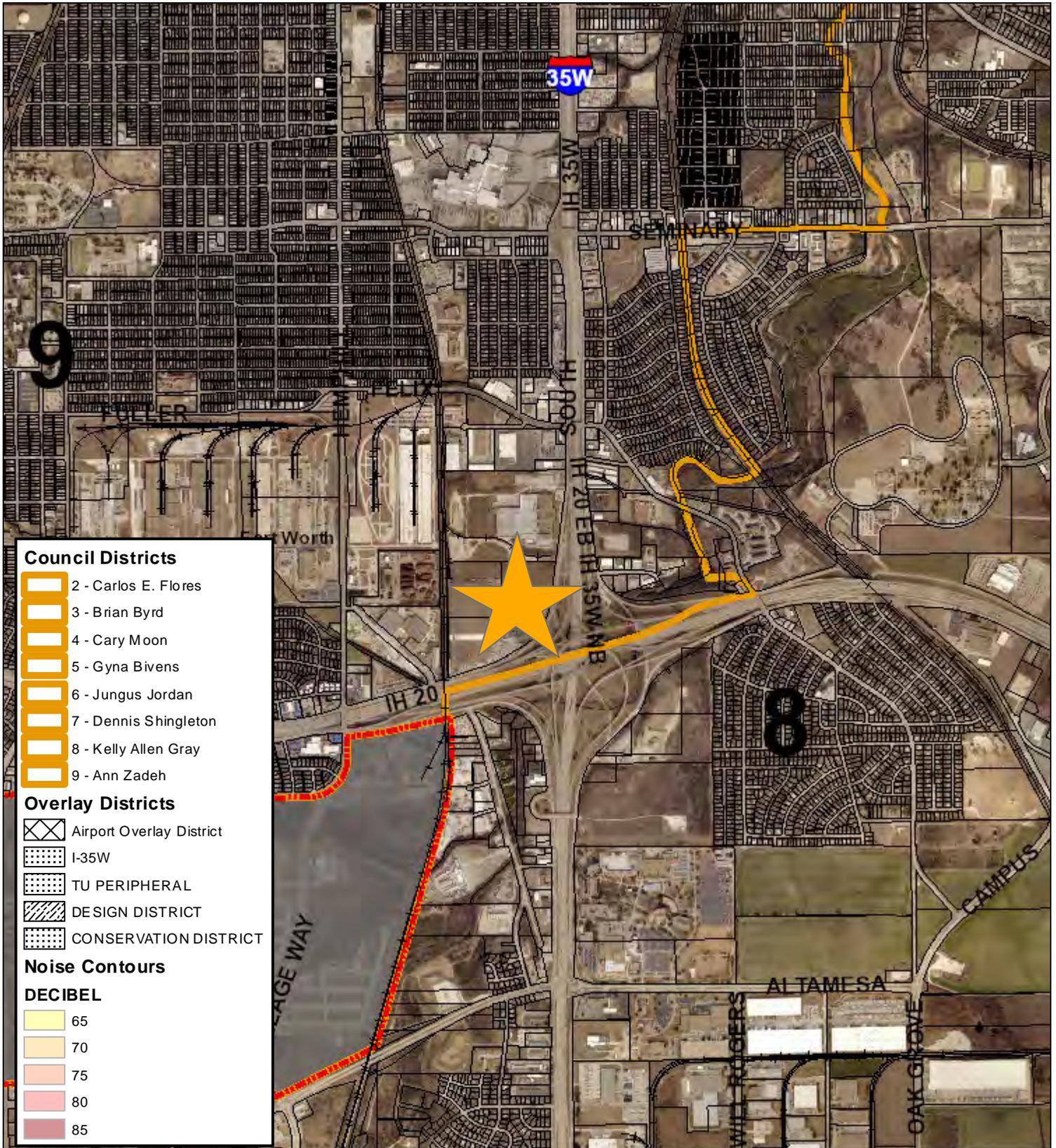
Applicant: 5054 South Freeway LLC
 Address: 5400 block South Freeway (I-35W)
 Zoning From: E, K
 Zoning To: K
 Acres: 8.25919686
 Mapsco: 91NP
 Sector/District: Sycamore
 Commission Date: 12/11/2019
 Contact: 817-392-2495



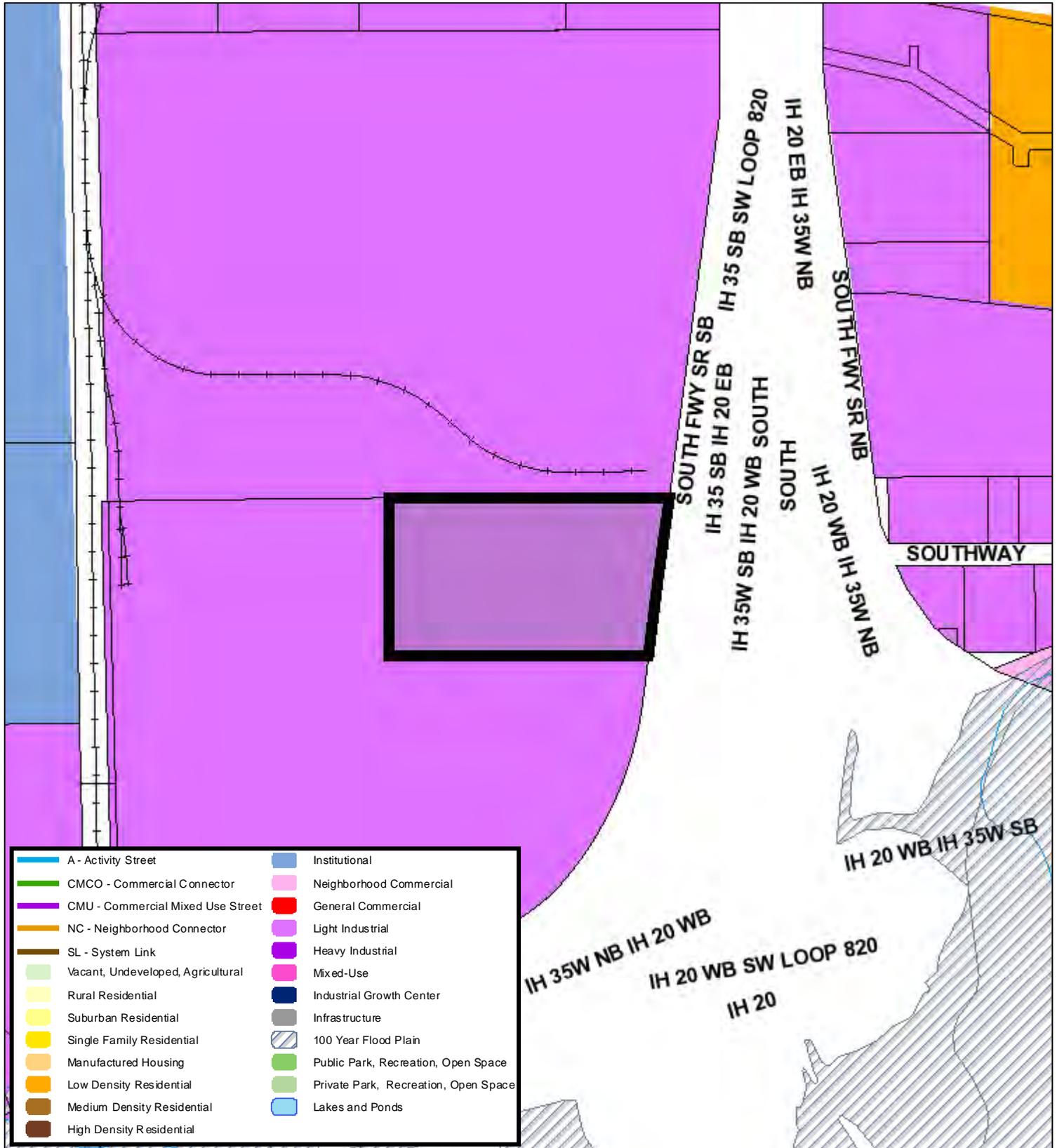
	Subject Area
	300 Foot Notification



Area Map



Future Land Use



390 195 0 390 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



0 245 490 980 Feet



Kelby Golden, 2616 Dalgren CT Plano, TX, appeared before the Commission in support of ZC-19-187.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Aughinbaugh, that ZC-19-187 be Approved. Motion passed 8-0.

14. ZC-19-189 2019 Forest Park LLC and City Of Fort Worth (CD 9) – 100 N Forest Park (0.52 ac.) From: “B” Two-Family, “G” Intensive Commercial To: “H” Central Business District

Drew Martin, 2924 W 6th St, appeared before the Commission in support of ZC-19-189.

Motion: Commissioner Miller made a motion, seconded by Commissioner McDonnell, that ZC-19-189 be Approved. Motion passed 7-0 with Commissioner Northern recusing himself.

15. ZC-19-190 5054 South Freeway LLC (CD 9) – 5400 Block South Freeway (I-35W) (8.25 ac.) From: “E” Neighborhood Commercial, “K” Heavy Industrial To: “K” Heavy Industrial

Ray Oujesky, 201 Main St, appeared before the Commission in support of ZC-19-190.

Motion: Commissioner Miller made a motion, seconded by Commissioner Runnels, that ZC-19-190 be Approved. Motion passed 8-0.

16. ZC-19-191 South Fort Worth Baptist Church (CD 9) – 800 Blocks W. Fogg & W. Pafford St. (0.80 ac.) From: “CF” Community Facilities To: “MU-1” Low Intensity Mixed-Use

Ray Oujesky, 201 Main St, appeared before the Commission in support of ZC-19-191.

The following individual appeared in support of ZC-19-191:
Ana Arevalo, 821 W Fogg St

The following correspondence was submitted in opposition of ZC-19-191:
1 letter

Motion: Commissioner Miller made a motion, seconded by Commissioner Trevino, that ZC-19-191 be continued for 30 days. Motion passed 8-0.

17. ZC-19-192 North Presidio, LLC (CD 7) – 9200-9400 Blocks Tehama Ridge Pkwy (15.98 ac.) From: “G” Intensive Commercial/I-35W Central Zone Overlay To: “D” High Density Multifamily/I-35W Central Zone Overlay

Ray Oujesky, 201 Main St, appeared before the Commission in support of ZC-19-192.

The following individual appeared in support of ZC-19-192: