



# Zoning Staff Report

**Date:** April 12, 2022

**Case Number:** ZC-22-023

**Council District:** (future) 7

## Zoning Map Amendment

**Case Manager:** [Sarah Bergman](#)

**Owner / Applicant:** The M.T. Cole Family Partnership No. 2, LP / NorthPoint Development

**Site Location:** 1100 – 1200 blocks Bold Ruler Road

**Acreage:** 186.52 acres

### Request

**Proposed Use:** Intermodal Logistics Center

**Request:** From: Unzoned (ETJ)

To: “K” Heavy Industrial

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is consistent (Minor Boundary Adjustment).**

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 9-0**

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## Project Description and Background

The subject property is located south of Highway 114 and east of FM 156 in the City’s Extraterritorial Jurisdiction (ETJ). The property owner is requesting to annex the site into the Fort Worth City Limits and assign “K” Heavy Industrial zoning upon annexation in order to develop a new Intermodal Logistics Center. The site is currently vacant except for gas wells and it is bounded by the BNSF Railway to the east and Elizabeth Creek to the north. The applicant has developed similar projects in this area over the last several years, with three industrial buildings complete and one currently under construction.

A significant portion of the subject property is located within the FEMA 100-year floodplain, which separates this site from the single-family residential development to the north. No access to this site is proposed from the residential area. All surrounding land uses to the east, south, and west of this site are either zoned “K” Heavy Industrial or located outside of the Fort Worth City Limits.

## Surrounding Zoning and Land Uses

North “A-5” One-Family / single-family residential subdivision currently under development  
East “K” Heavy Industrial / industrial and warehouse  
South Unzoned (ETJ) / industrial railyard  
West Unzoned (ETJ) / BNSF Railway

## Recent Zoning History

- ZC-21-029: Rezoned 197.41 acres immediately east of this property from unzoned (ETJ) to “K” Heavy Industrial
- ZC-20-111: Rezoned 85.96 acres east of the subject property from (ETJ) to “K” Heavy Industrial
- ZC-19-039: Rezoned 115.01 acres east of the subject property from (ETJ) to “K” Heavy Industrial

## Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.  
The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
North Fort Worth Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Northwest ISD

*The subject property is not located within a registered Neighborhood Association*

# Development Impact Analysis

## Land Use Compatibility

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The applicant is proposing to annex this property into the Fort Worth City Limits and assign “K” Heavy Industrial zoning upon annexation. All surrounding property to the east, south, and west is either zoned “K” Heavy Industrial or is located outside of the Fort Worth City Limits. Property to the north is zoned “A-5” and developed with single-family dwellings. However, the residential development is separated from the subject property by Elizabeth Creek and the surrounding floodplain area is heavily wooded. The closest residential lot is more than 600 feet away from the subject property and no access is proposed to this site from the residential area.

The proposed zoning is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Far North

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The 2021 Comprehensive Plan designates the southern portion of the subject property as “Industrial Growth Center” and the northern portion as “Single-Family Residential.” The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Promote industrial development within the Meacham, **Alliance**, and Alliance Gateway East Industrial Growth Centers.
- Promote commercial and industrial development near **Alliance Airport, BNSF rail yards**, and Texas Motor Speedway that would not be adversely affected by noise
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan (minor boundary adjustment). If this zoning change is approved, staff recommends that the Future Land Use Map also be updated to match the new zoning.

## Economic Development Plan

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The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

### INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

- 1.3.3. **Protect industrial areas from encroachment.** Ensure major current and future employment nodes and districts are protected from incompatible development and land uses.
- 1.3.3.2. Ensure **protection for other significant industrial districts** with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

### PERFORMANCE METRICS

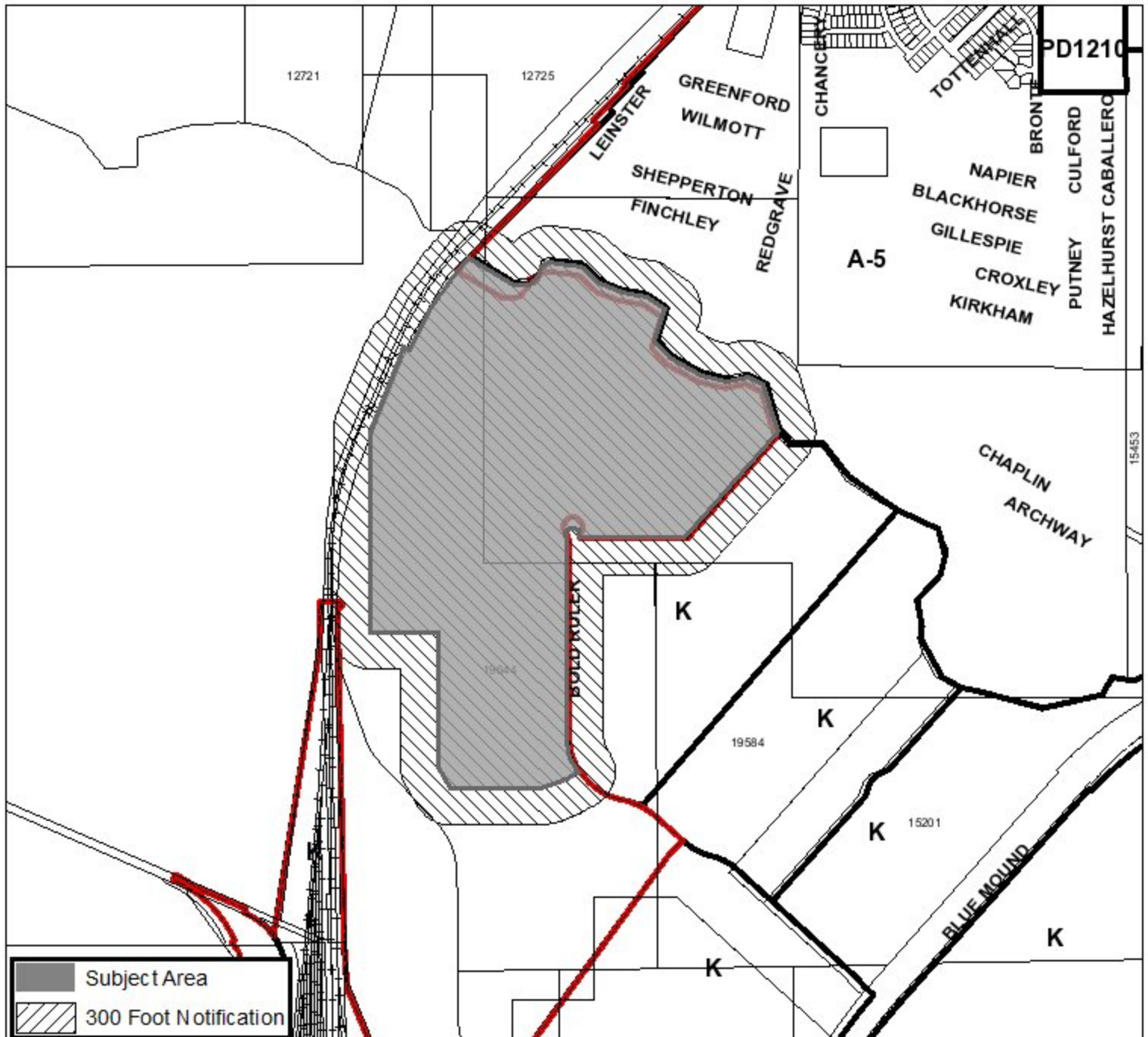
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.





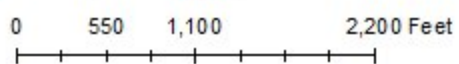
ZC-22-023

# Area Zoning Map

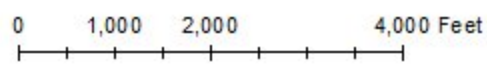
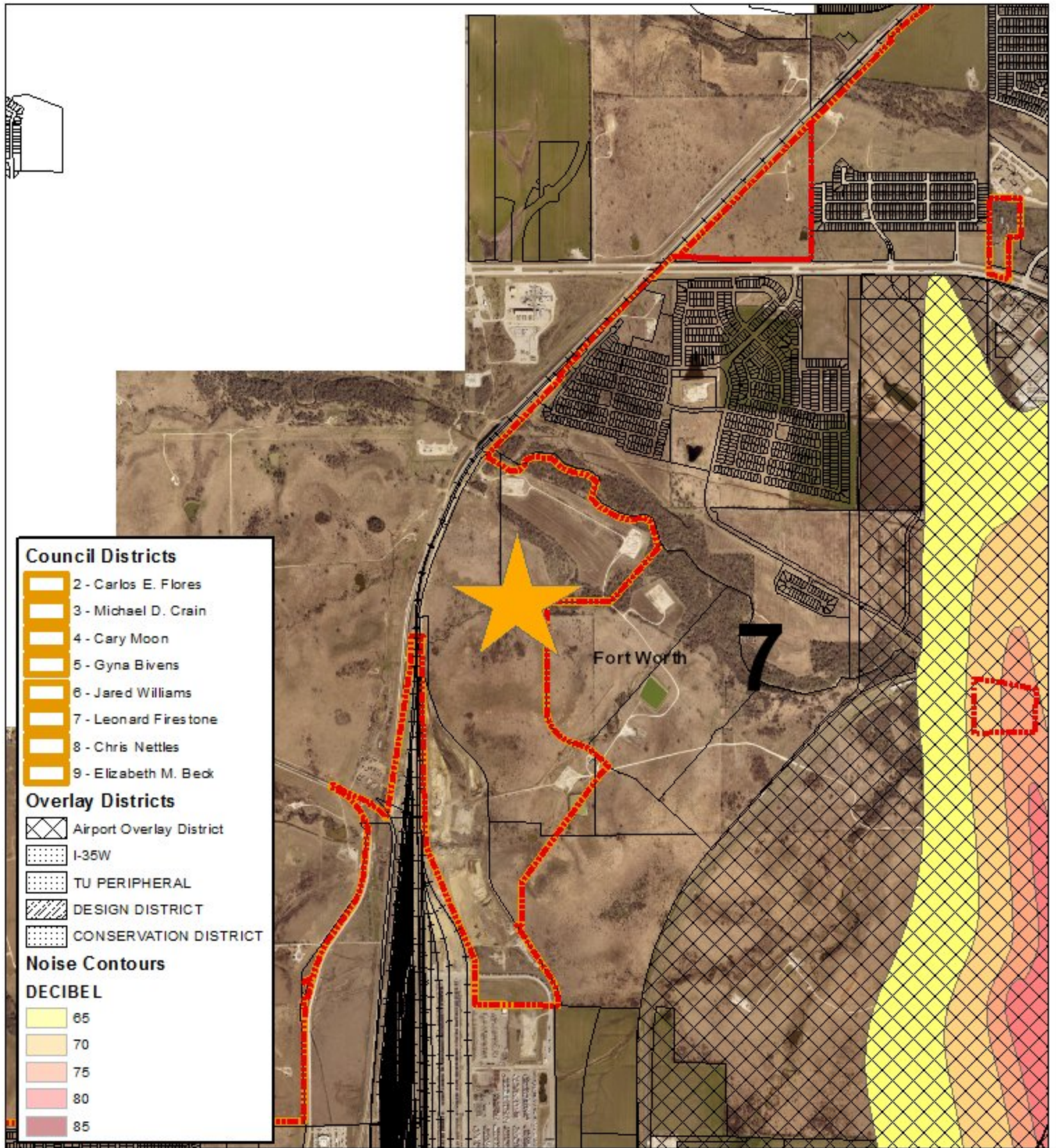
Applicant: MT Cole Family Partnership #2, LP  
 Address: 1100 - 1200 blocks Bold Ruler Road  
 Zoning From: Unzoned  
 Zoning To: K  
 Acres: 186.52045088  
 Mapsco: 641QUV  
 Sector/District: Far North  
 Commission Date: 3/9/2022  
 Contact: 817-392-2495



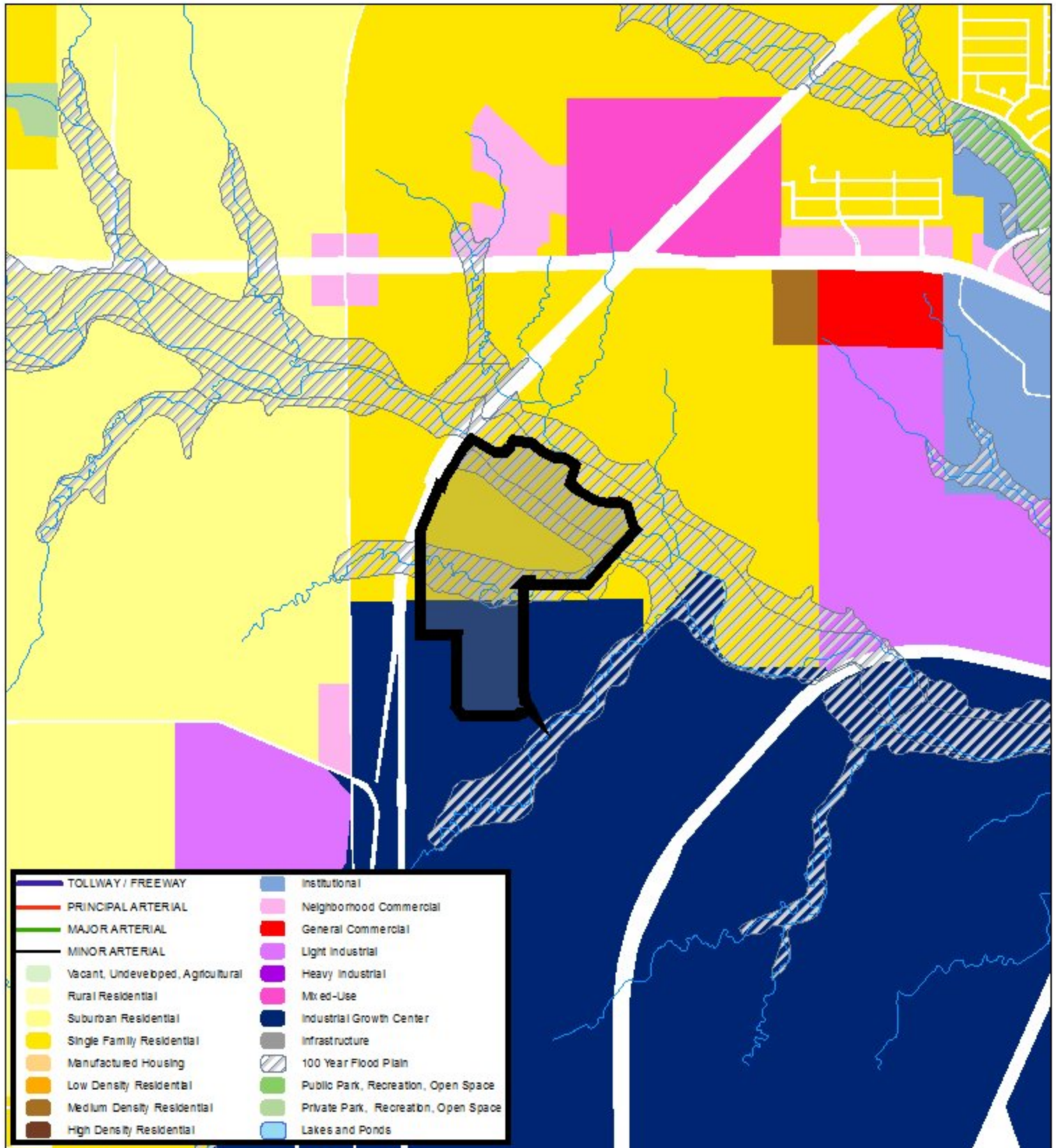
 Subject Area  
 300 Foot Notification



### Area Map



### Future Land Use



1,900 950 0 1,900 Feet

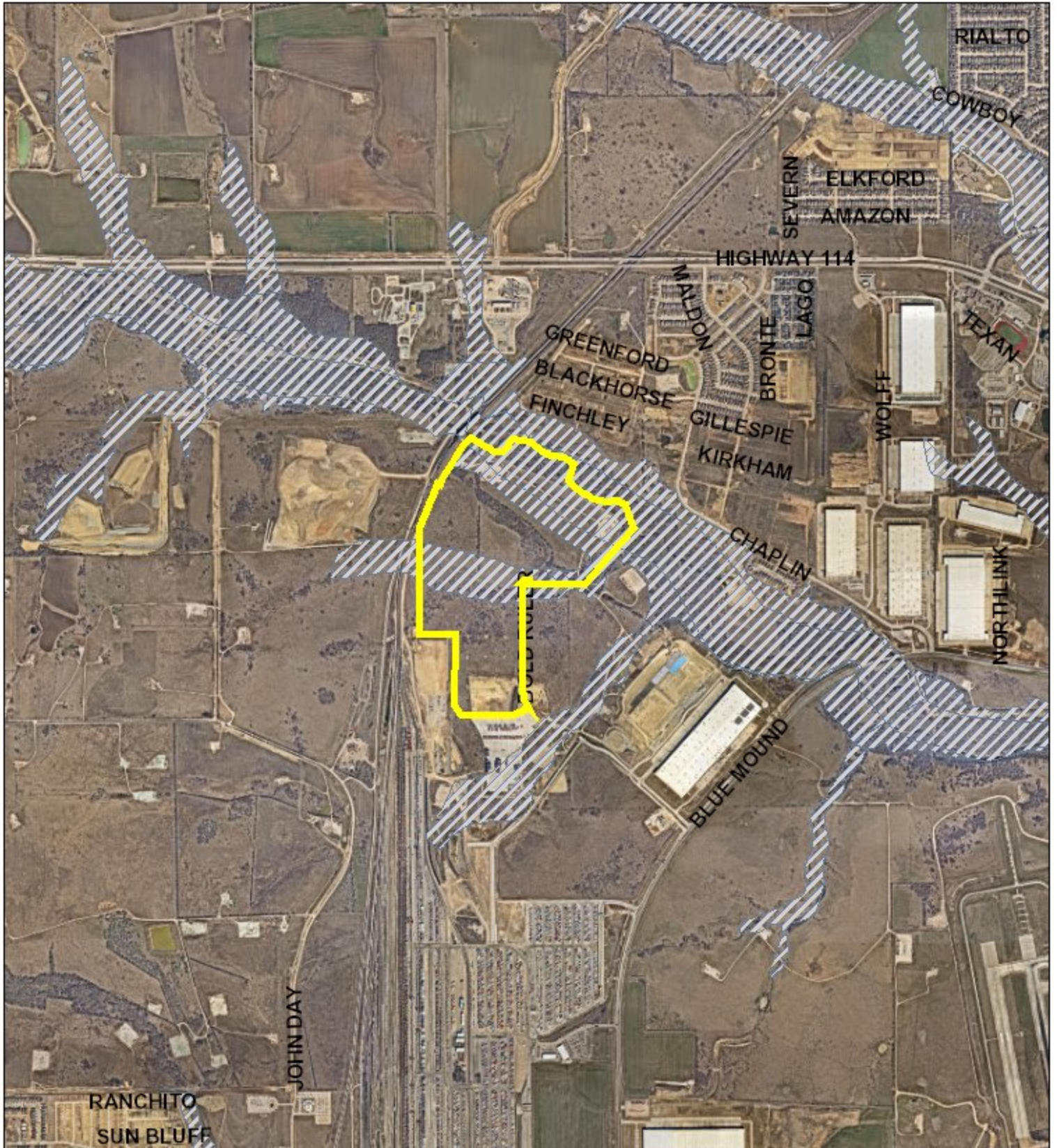
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





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### Aerial Photo Map



0 1,250 2,500 5,000 Feet

