



Zoning Staff Report

Date: March 21, 2023

Case Number: ZC-22-192

Council District: (future) 7

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Double Eagle TH LLC – ARCO Murray **Acreage:** 20 acres

Site Location: 18242 S FM 156

Request

Proposed Use: Truck Terminal

Request: From: Unzoned

To: “I” Light Industrial

Recommendation

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

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

Staff Recommendation: **Approval**

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

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Project Description and Background

This site is located off Double Eagle Rd. & FM 156 within the Fort Worth Extra Territorial Jurisdiction (ETJ). The applicant is concurrently applying for annexation to the City of Fort Worth (AX-22-010). If the annexation is approved as presented, the zoning will default to "AG" Agricultural. The applicant wants to keep the northern portion with the "AG" designation and rezone the southern part to "I" Light Industrial.

The site's north portion contains a gas well site with three active gas wells, a lift compressor, and four tank batteries. The gas wells have a 300' setback for structures, and all other equipment has a 200' setback which might present challenges if they decide to develop it; this may be part of why they are keeping this portion agricultural.

The southern portion of the proposed annexation site fronts Blue Mound Rd/FM 156. The Fort Worth Alliance Airport Overlay Zone encompasses this property. The applicant wants to develop the site with a Truck Terminal; this use is compatible with the Airport Overlay Zone.

Surrounding Zoning and Land Uses

North "AG" Agricultural / Northwest ISD
East "R2" Townhouse/cluster (Across FM 156)/ residences
South ETJ/undeveloped
West "I" Light Industrial/ Trucking Company

Recent Zoning History

- ZC-18-169: from unzoned to "I/AO" Light Industrial/ Alliance Airport Overlay
- ZC-19-012: from unzoned to "I/AO" Light Industrial/ Alliance Airport Overlay
- ZC-20-075: from "K" Heavy Industrial, "PD" Planned Development 403 to "D" High Density Multifamily

Public Notification

300-foot Legal Notifications were mailed on, December 1 2022.
The following organizations were notified: (emailed, December 2, 2022)

Organizations Notified	
North Fort Worth Alliance	Fairways of Champion Circle HOA
Oak Creek Trails HOA	Streams And Valleys Inc
Trinity Habitat for Humanity	Northwest ISD

Land Use Compatibility

This property is currently located on the Fort Worth ETJ and is encompassed by the Alliance Airport Overlay, which favors higher-intensity uses.

The applicant is requesting to zone the south portion of this property “I” Light Industrial to develop with a truck terminal and let the north portion default to “AG” agricultural after the annexation takes place. As stated previously, the majority of the northern portion is used by a producing gas well site which restricts the development of habitable structures due to setbacks.

Immediate surrounding properties are primarily Industrial or outside City limits. There are residential properties within a 500’ radius, but they are located across from FM 156 and the railroad tracks. FM 156 is an arterial thoroughfare that typically serves industrial portions of the City.

The proposed zoning is **compatible** with surrounding land uses based on its location and neighboring properties.

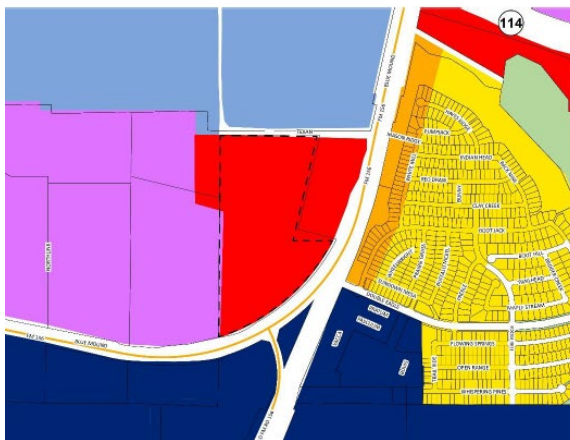
Comprehensive Plan Consistency – Far North

The adopted Comprehensive Plan currently designates the subject property as “general commercial” on the Future Land Use Map.

As it stands, the proposed zoning is **inconsistent** with the Comprehensive plan. However, after reviewing the proposed zoning change request, the City’s Planning and Data Analytics department staff, which leads the efforts of updating the Comprehensive Plan, presented the changes below to the adopted Future Land Use map, therefore, the proposed rezoning would be consistent with the amended FLU map.

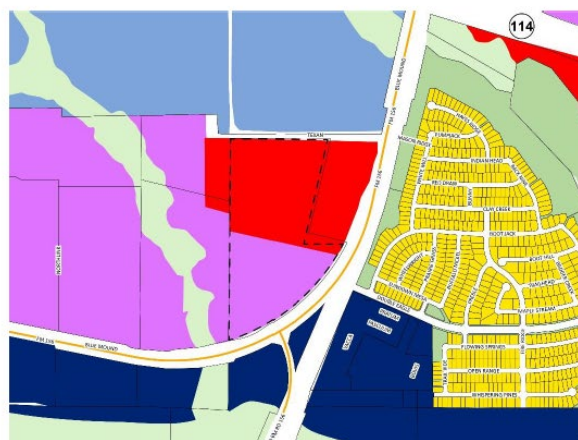
Adopted Future Land Use:

- Light Industrial
- General Commercial



Proposed Future Land Use:

- Light Industrial
- General Commercial

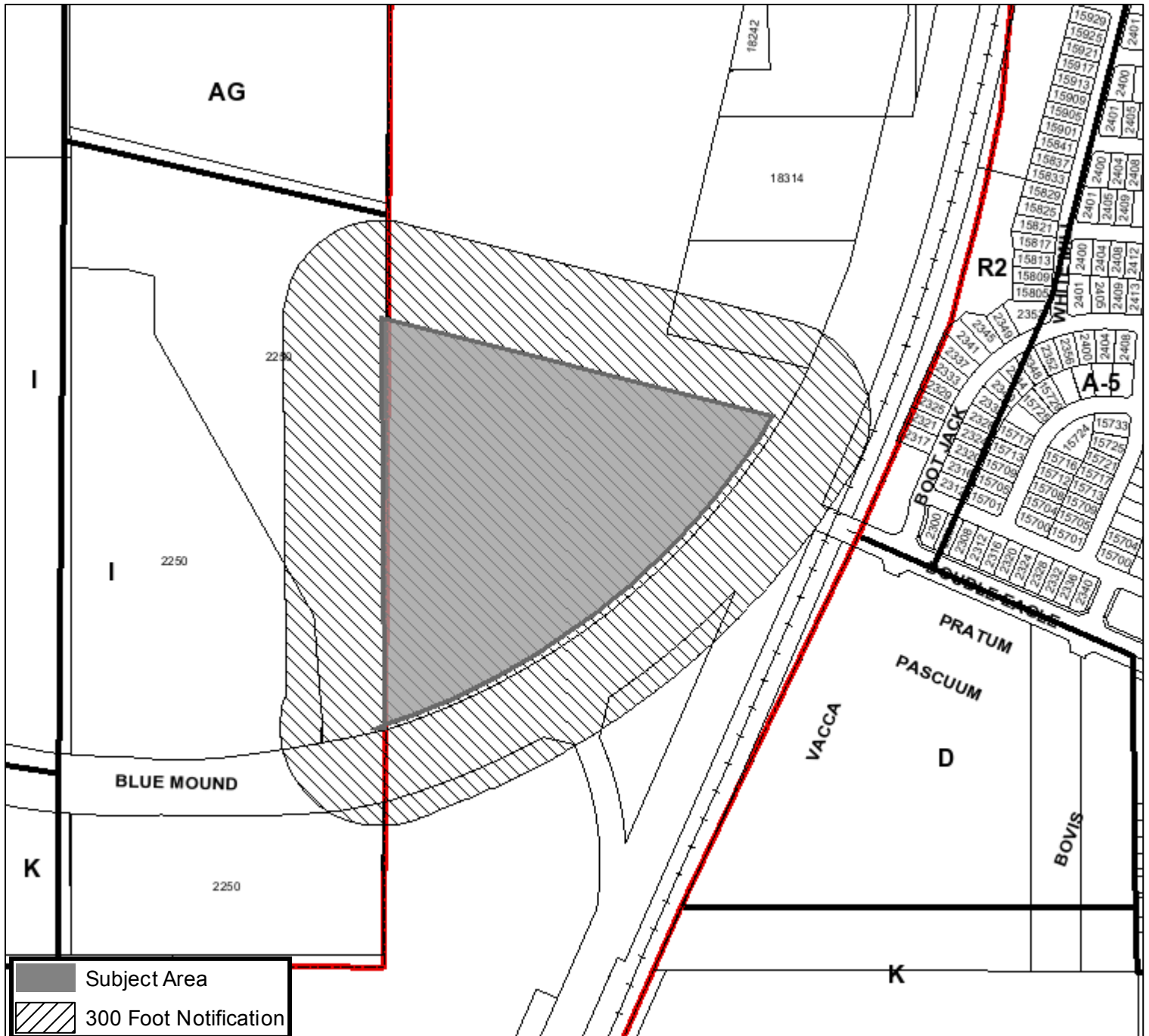




ZC-22-192

Area Zoning Map

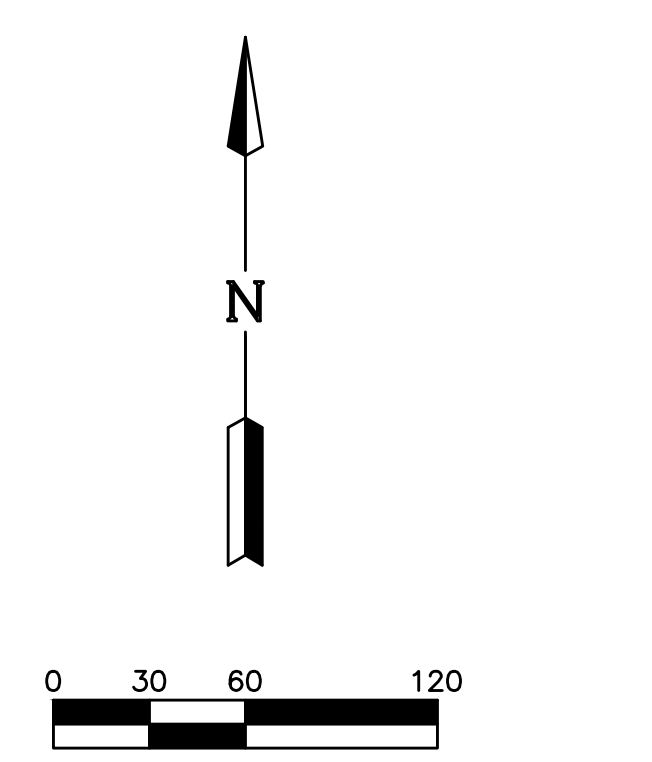
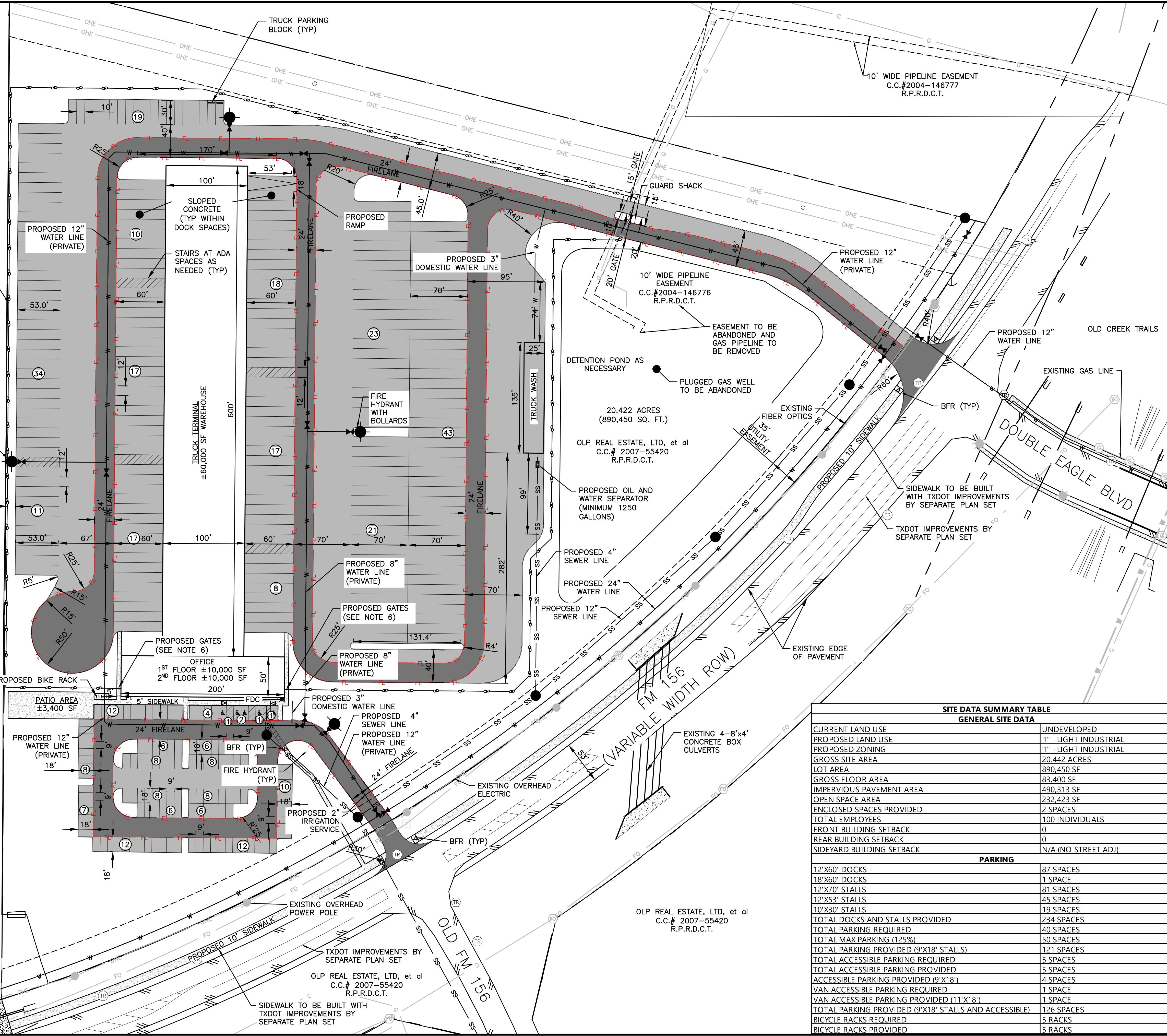
Applicant: Double Eagle TH LLC/ ARCO Murray
 Address: FM 156
 Zoning From: Unzoned
 Zoning To: I
 Acres: 20.1561328
 Mapsco: 642E
 Sector/District: Far North
 Commission Date: 12/14/2022
 Contact: 817-392-8043



■ Subject Area
 ▨ 300 Foot Notification

0 220 440 880 Feet

SITE PLAN NOTES:
 1. ALL PARKING STALLS ARE 9'X18' UNLESS OTHERWISE SPECIFIED. REFER TO DIMENSION CONTROL PLAN FOR DIMENSIONS.
 2. ALL DIMENSIONS ARE F-F UNLESS OTHERWISE SPECIFIED.
 3. ALL ISLANDS ARE 9' F-F WIDE UNLESS OTHERWISE SPECIFIED.
 4. ADA/TAS ACCESSIBLE ROUTES SHALL BE PROVIDED FROM ACCESSIBLE PARKING TO ALL COMMON AREAS OF AMENITY.
 5. SCREENING WALLS AND FENCES TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 6. ALL MAN-GATES ARE 5' WIDE UNLESS OTHERWISE NOTED.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR PLUGGING GAS WELL FROM FINISHED GRADE IN ACCORDANCE WITH TEXAS RAILROAD COMMISSION AND TEXAS ADMINISTRATIVE CODE REQUIREMENTS.



LEGEND

	PROPERTY BOUNDARY
	FIRE LANE STRIPING
	EASEMENT
	CHAIN LINK FENCE
	HANDICAP PARKING SIGN
	HANDICAP VAN SYMBOL
	5' CONCRETE SIDEWALK
	CONCRETE PAVEMENT FIRELANE
	CONCRETE PAVEMENT PARKING
	PARKING STALL COUNT
	ACCESSIBLE CROSSWALK
	ACCESSIBLE UNIT

BENCHMARKS:
 BM#1-"X" CUT ON THE BACK OF CURB ON THE NORTH SIDE OF A PRIVATE DRIVEWAY LOCATED ON TEXAN DRIVE, APPROXIMATELY 1687.65 FEET WEST OF THE INTERSECTION OF TEXAN DRIVE AND F.M. 156. ELEV=670.85'
 BM#2-"X" CUT ON THE BACK OF CURB ON THE SOUTH SIDE OF THE NORTHWEST I.S.D. HIGH SCHOOL PARKING LOT, APPROXIMATELY 224 FEET EAST FROM THE SOUTHWEST PARKING LOT ENTRANCE. ELEV=668.05'

DATE	REVISION	BY

OVERALL SITE PLAN

MAINFREIGHT

CITY OF FORT WORTH
 DENTON COUNTY, TEXAS

SITE DATA SUMMARY TABLE

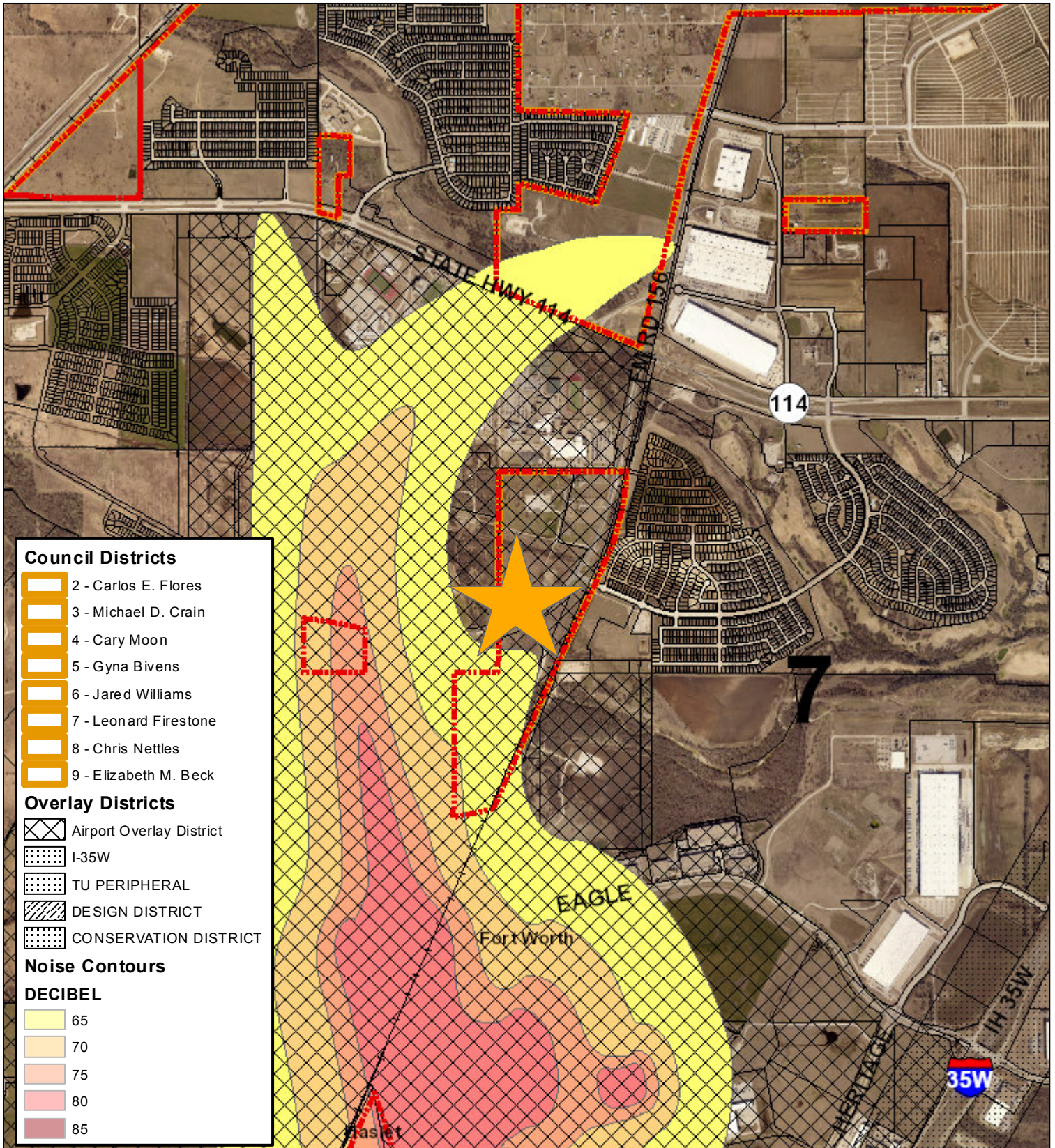
GENERAL SITE DATA	
CURRENT LAND USE	UNDEVELOPED
PROPOSED LAND USE	"I" - LIGHT INDUSTRIAL
PROPOSED ZONING	"I" - LIGHT INDUSTRIAL
GROSS SITE AREA	20.442 ACRES
LOT AREA	890,450 SF
GROSS FLOOR AREA	83,400 SF
IMPERVIOUS PAVEMENT AREA	490,313 SF
OPEN SPACE AREA	232,423 SF
ENCLOSED SPACES PROVIDED	2 SPACES
TOTAL EMPLOYEES	100 INDIVIDUALS
FRONT BUILDING SETBACK	0
REAR BUILDING SETBACK	0
SIDEYARD BUILDING SETBACK	N/A (NO STREET ADJ.)
PARKING	
12'X60' DOCKS	87 SPACES
18'X60' DOCKS	1 SPACE
12'X70' STALLS	81 SPACES
12'X53' STALLS	45 SPACES
10'X30' STALLS	19 SPACES
TOTAL DOCKS AND STALLS PROVIDED	234 SPACES
TOTAL PARKING REQUIRED	40 SPACES
TOTAL MAX PARKING (125%)	50 SPACES
TOTAL PARKING PROVIDED (9'X18' STALLS)	121 SPACES
TOTAL ACCESSIBLE PARKING REQUIRED	5 SPACES
TOTAL ACCESSIBLE PARKING PROVIDED	5 SPACES
ACCESSIBLE PARKING PROVIDED (9'X18')	4 SPACES
VAN ACCESSIBLE PARKING REQUIRED	1 SPACE
VAN ACCESSIBLE PARKING PROVIDED (11'X18')	1 SPACE
TOTAL PARKING PROVIDED (9'X18' STALLS AND ACCESSIBLE)	126 SPACES
BICYCLE RACKS REQUIRED	5 RACKS
BICYCLE RACKS PROVIDED	5 RACKS

LJA Engineering, Inc.
 3017 W 7th Street
 Suite 300
 Fort Worth, Texas 76107
 Phone 817.288.1900
 FRN - F-1386

DESIGN: ANDERSON	LJA PROJECT ID
DRAWN: ANDERSON	NT028-0276
	DATE: NOV 2022
	SCALE
	HORZ: 1" = 60'
	VERT: N/A
	SHEET
	1
	OF 1 SHEET

Date \ Time : Tue, 22 Nov 2022 1:50pm User: Name: amengic
 Path: \\S:\NTA - LAND\2022\6-4035\DWG\22-035-01.dwg Design: Files\Mainfreight\0276\01.dwg

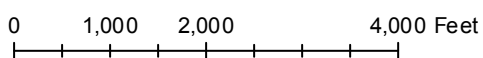
Area Map



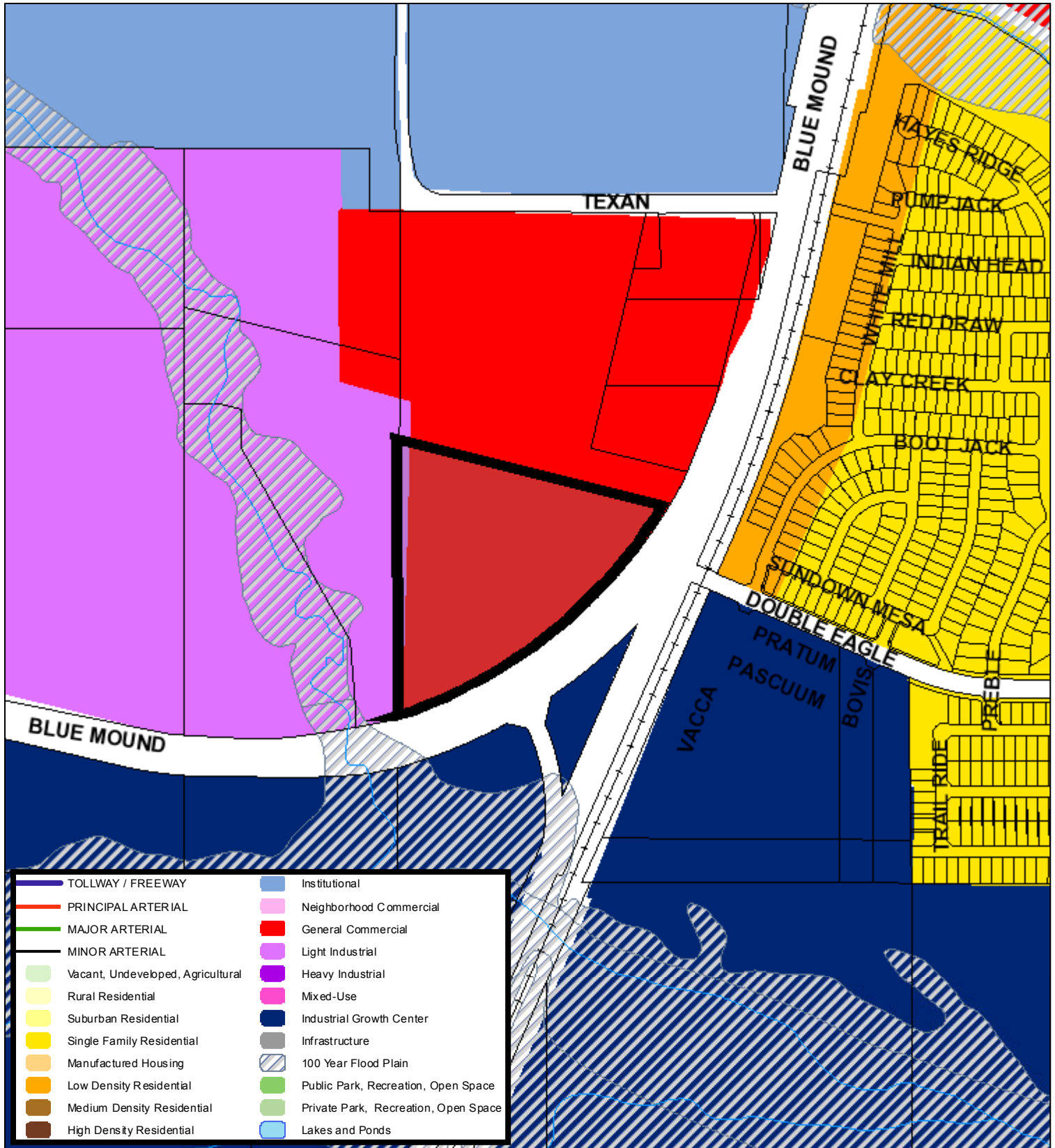
Council Districts	
	2 - Carlos E. Flores
	3 - Michael D. Crain
	4 - Cary Moon
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Leonard Firestone
	8 - Chris Nettles
	9 - Elizabeth M. Beck

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

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use

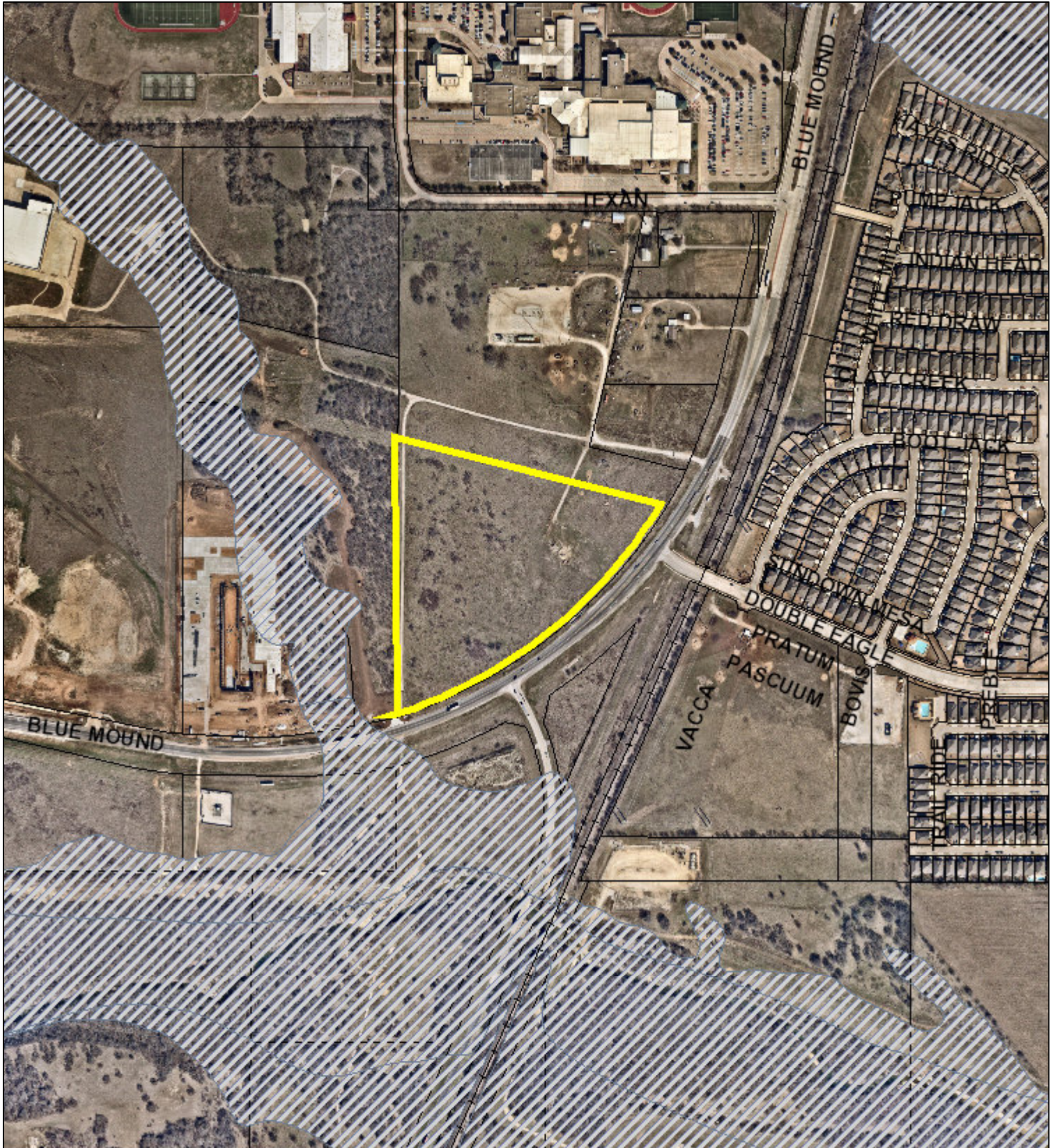


600 300 0 600 Feet

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.



Aerial Photo Map



0 375 750 1,500 Feet

