



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 22, 2021

Council District: 7

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Sarah Bergman
Council Initiated Yes ___ No X

Owner / Applicant: LQ Development, LLC / Nationwide Construction

Site Location: 6850 Northwest Loop 820 Freeway **Acreage:** 14.39 acres

Proposed Use: Commercial Fleet Rental

Request: From: "G / NASJRB" Intensive Commercial with NASJRB Overlay Zone 1
To: "I / NASJRB" Light Industrial with NASJRB Overlay Zone 1

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

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

Staff Recommendation: **Approval**

Background:

The subject property is located at the northeast corner of the intersection of the Northwest Loop 820 Service Road and Strawn Lane, near the Lake Worth City Limit boundary. The site is currently vacant and is zoned "G" Intensive Commercial District. Due to its proximity to the Naval Air Station Joint Reserve Base, the site is also designated as part of the NASJRB Overlay District – Accident Potential Zone 1. The applicant is requesting to rezone this property to "I" Light Industrial District with NASJRB Zone 1 Overlay.

Surrounding Zoning and Land Uses:

- North "I" Light Industrial / vacant
- East "G" Intensive Commercial / restaurant, hotel
- South (across NW Loop 820) "F" General Commercial, "E" Neighborhood Commercial / vacant
- West "I" Light Industrial / auto repair, industrial warehouse

Recent Relevant Zoning History:

- ZC-13-050 & ZC-14-102: Established NASJRB Overlay and Accident Potential Zone boundaries.
- ZC-11-046: Rezoned surrounding property to the north and west from "IP" Industrial Park to "I" Light Industrial.
- ZC-05-188: Rezoned the subject property from "IP" Industrial Park and "D" High-Density Multifamily to "G" Intensive Commercial.

Public Notification:

300-foot Legal Notifications were mailed on April 23, 2021.

The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
East Lake Worth NA	Streams And Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
Fort Worth ISD	

Subject property is not located within a registered Neighborhood Association.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to change the zoning of this property from “G” Intensive Commercial with NASJRB Overlay to “I” Light Industrial with NASJRB Overlay. Surrounding properties to the west and north are zoned for industrial use. There is an existing auto-service business and a manufacturing and warehouse building located to the west across Strawn Lane. Property to the north is currently vacant. To the east, there is an existing restaurant and hotel on property zoned “G” Intensive Commercial. Property to the south, across NW Loop 820, is vacant and zoned for Neighborhood Commercial and General Commercial use.

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

2. Comprehensive Plan Consistency – Far West

The 2021 Comprehensive Plan currently designates the majority of the subject property as “Light Industrial” on the Future Land Use Map. A smaller portion along the eastern edge of the property is designated as “General Commercial.” This site immediately fronts the Northwest Loop 820 Freeway, which is designated as an arterial roadway on the City’s Master Thoroughfare Plan.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Promote industrial development within the NAS-JRB/Lockheed-Martin Industrial Growth Center that is compatible in use and height with the area flight operations.
- Identify and designate on future land use maps new industrial growth centers in rapidly developing areas, based on proximity to existing infrastructure and key transportation intersections.
- 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.

3. Economic Development Plan

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 following are listed as initiatives for Business Retention & Expansion:

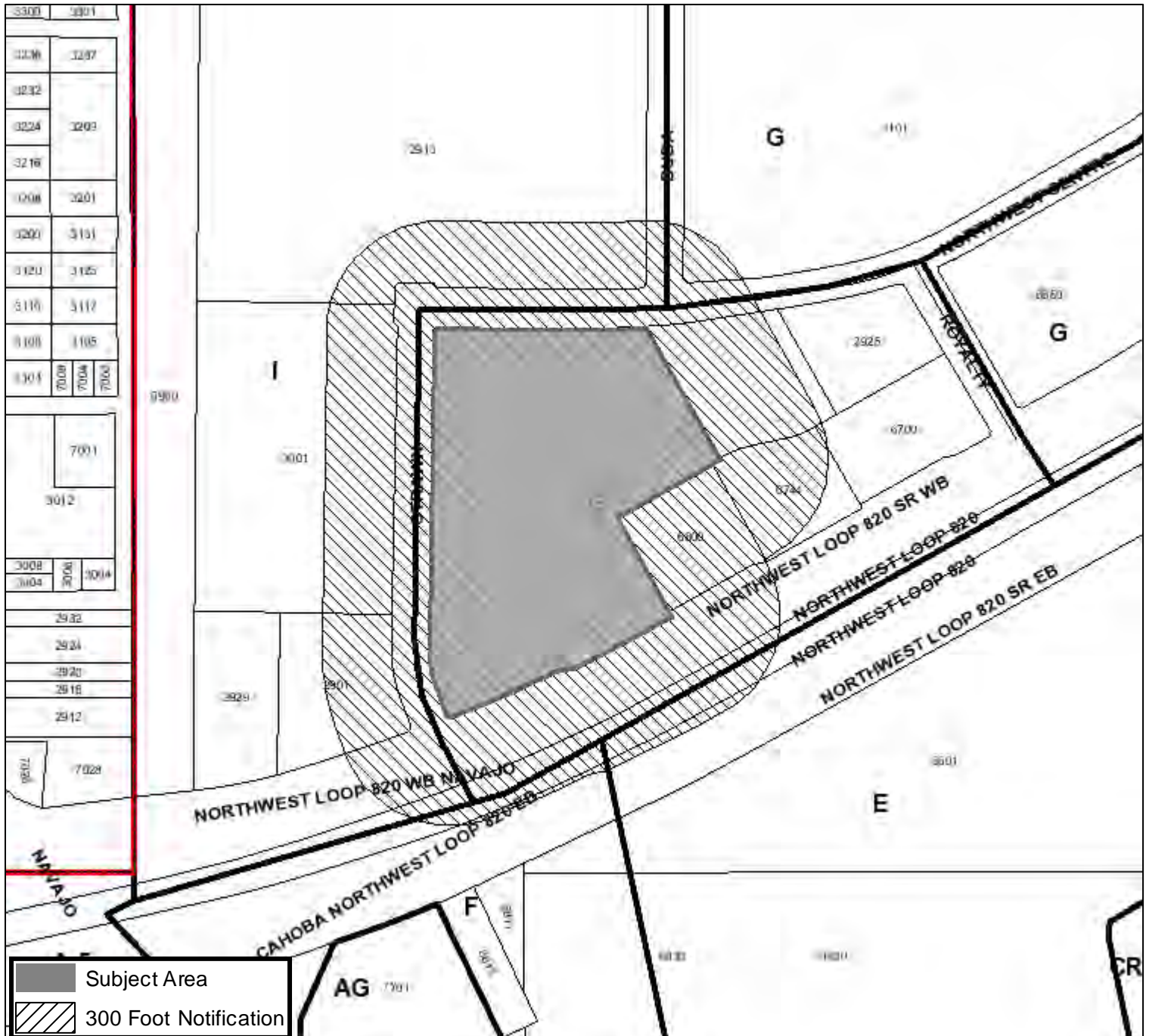
- 1.3.3. **Protect industrial areas from encroachment.** Through zoning, work with CFW Planning Department to ensure major current and future employment nodes and districts are protected from incompatible development and land uses.
- 1.3.3.2. Ensure **protection for other significant industrial districts**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

Attachments:

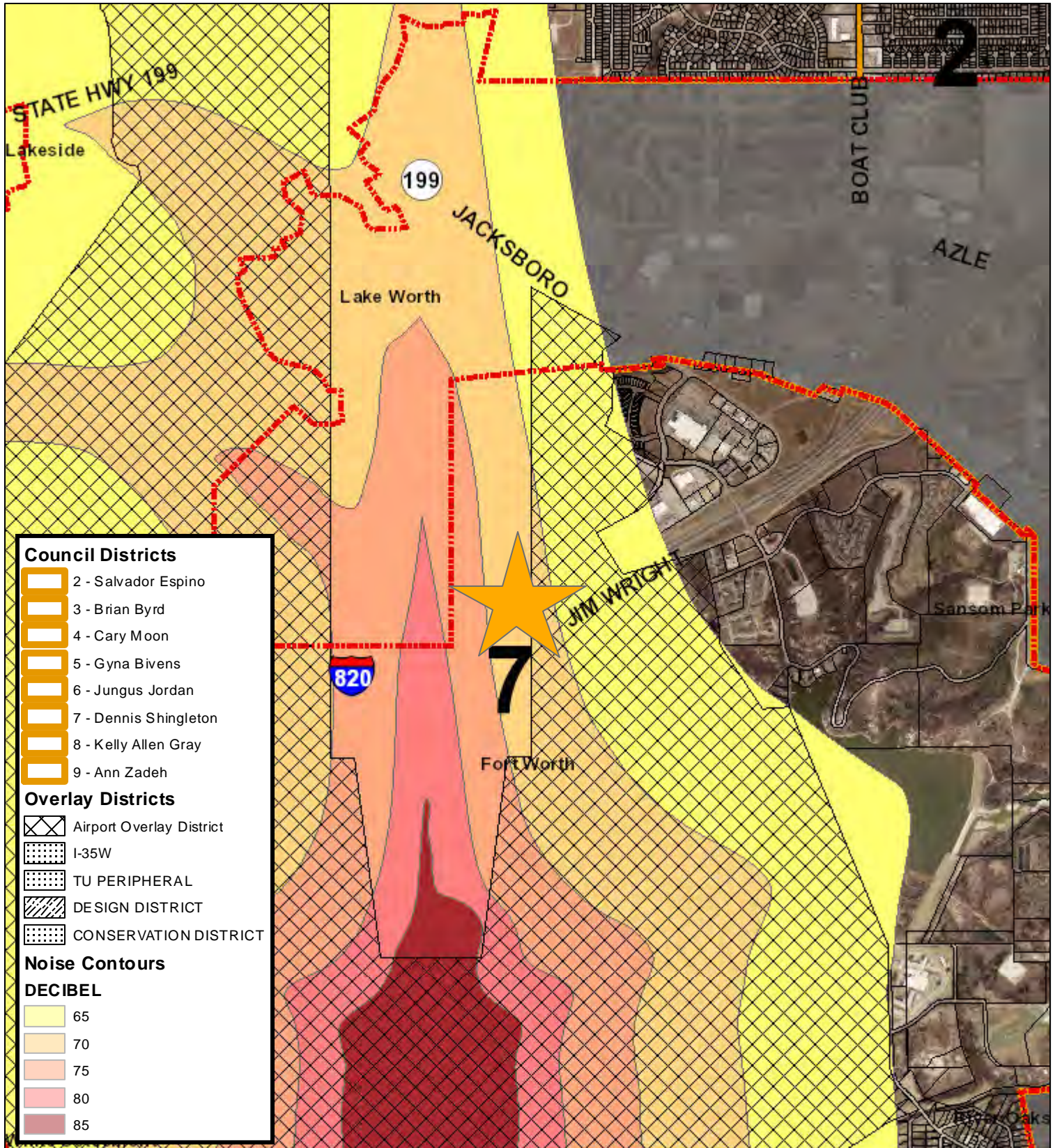
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

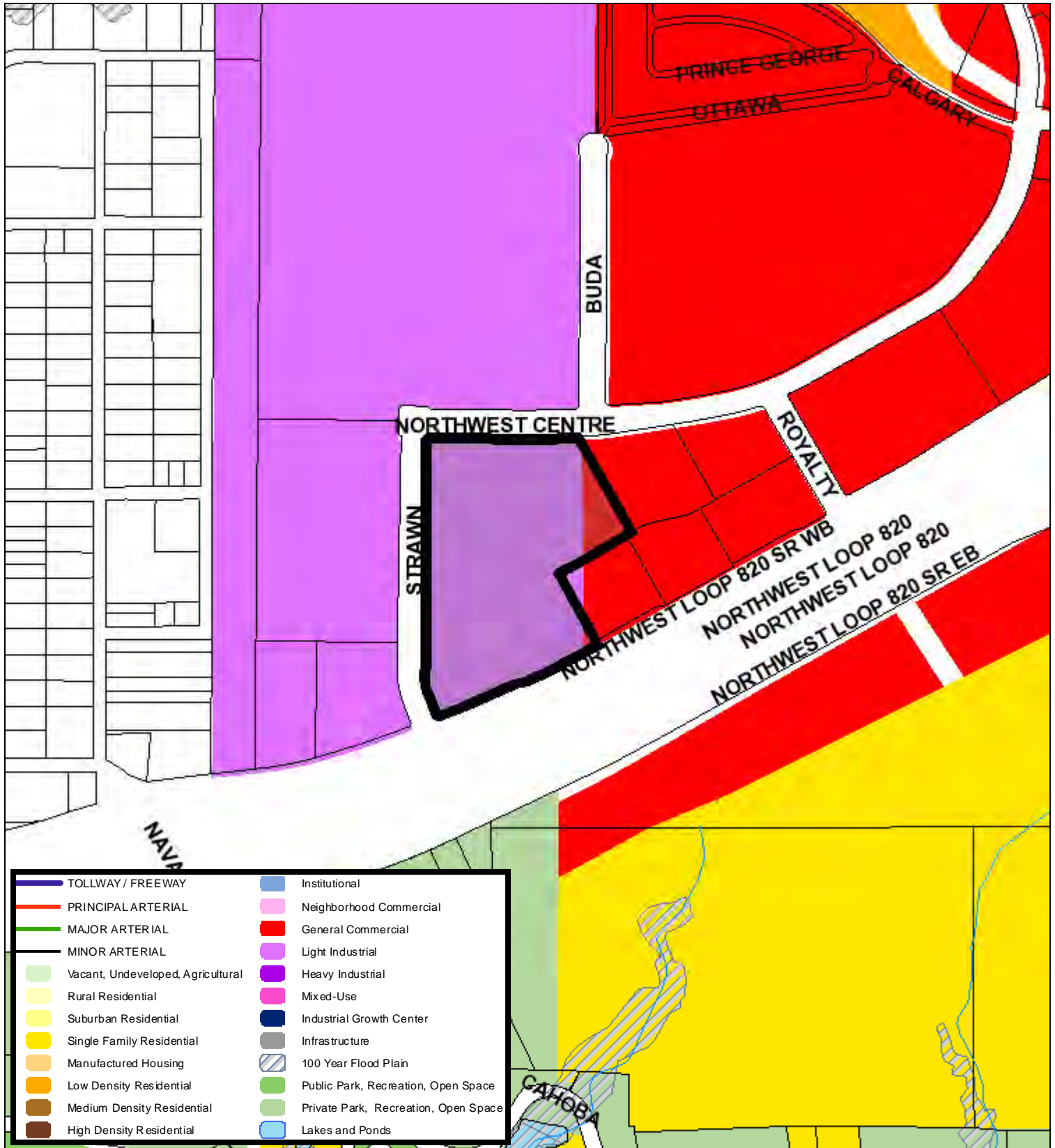
Applicant: LQ Development, LLC
 Address: 6850 NWLOOP 820 Freeway
 Zoning From: G with NASJBR Use Zone I Overlay
 Zoning To: I with NASJBR Use Zone I Overlay
 Acres: 14.38554202
 Mapsco: 60A
 Sector/District: Far West
 Commission Date: 5/12/2021
 Contact: null



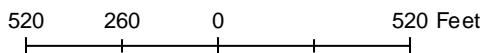
Area Map



Future Land Use



520 260 0 520 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



0 325 650 1,300 Feet

