



Zoning Staff Report

Date: September 12, 2023

Case Number: ZC-23-104

Council District: 10

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: North Fort Worth Storage/Jack Dyer

Site Location: 12452 & 12500 Willow Springs Rd

Acreage: 28.9 acres

Request

Proposed Use: Miniwarehouse & RV Storage

Request: From: "I" Light Industrial

To: "J" Medium 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:

X

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Project Description and Background

The subject property is near HWY 287 and Willow Springs Rd. The applicant is requesting to rezone the property from “I” Light Industrial to “J” Medium Industrial to bring the existing site into conformance and expand the miniwarehouse and storage uses on the site. Mini-warehouses are first allowed by right “J” Medium Industrial.

Surrounding Zoning and Land Uses

North “I” Light Industrial / industrial

East “K” Heavy Industrial / industrial

South “I” Light Industrial / industrial

West “I” Light Industrial; PD 1009 "PD/I" Planned Development for all uses in "I" Light Industrial plus miniwarehouse; site plan approved and attached as Exhibit "A". / industrial

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on July 25, 2023.

The following organizations were notified: (emailed July 25, 2023)

Organizations Notified	
Spring Ranch HOA	NWISD
Streams and Valleys Inc	Trinity Habitat for Humanity

**Not located within a registered Neighborhood Organization.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property to “J” Medium Industrial. Surrounding land uses are all industrial. The applicant is rezoning so they expand their existing business. Mini-warehouses typically have minimal impact to surrounding areas due to their height and appearances, operational characteristics, and traffic generation.

As a result, the proposed zoning **is compatible** with surrounding land uses.

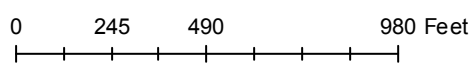
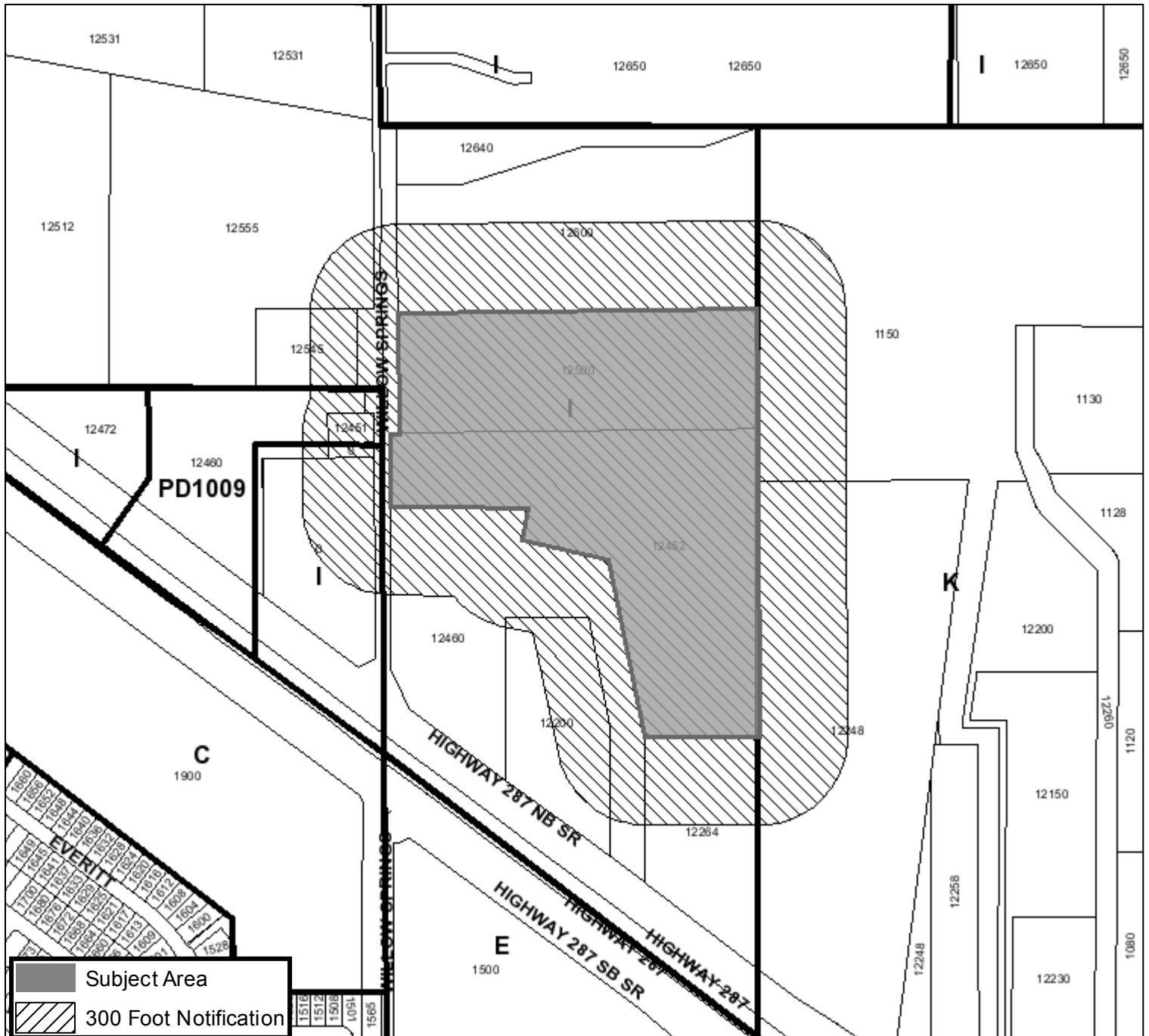
Comprehensive Plan Consistency – Far Northwest

The adopted Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map. The proposed zoning change request **is consistent (minor boundary adjustment)** with the Comprehensive Plan. The policy below applies to this development. Mini-warehouses typically have a lesser impact and would be considered a transitional use for this property.

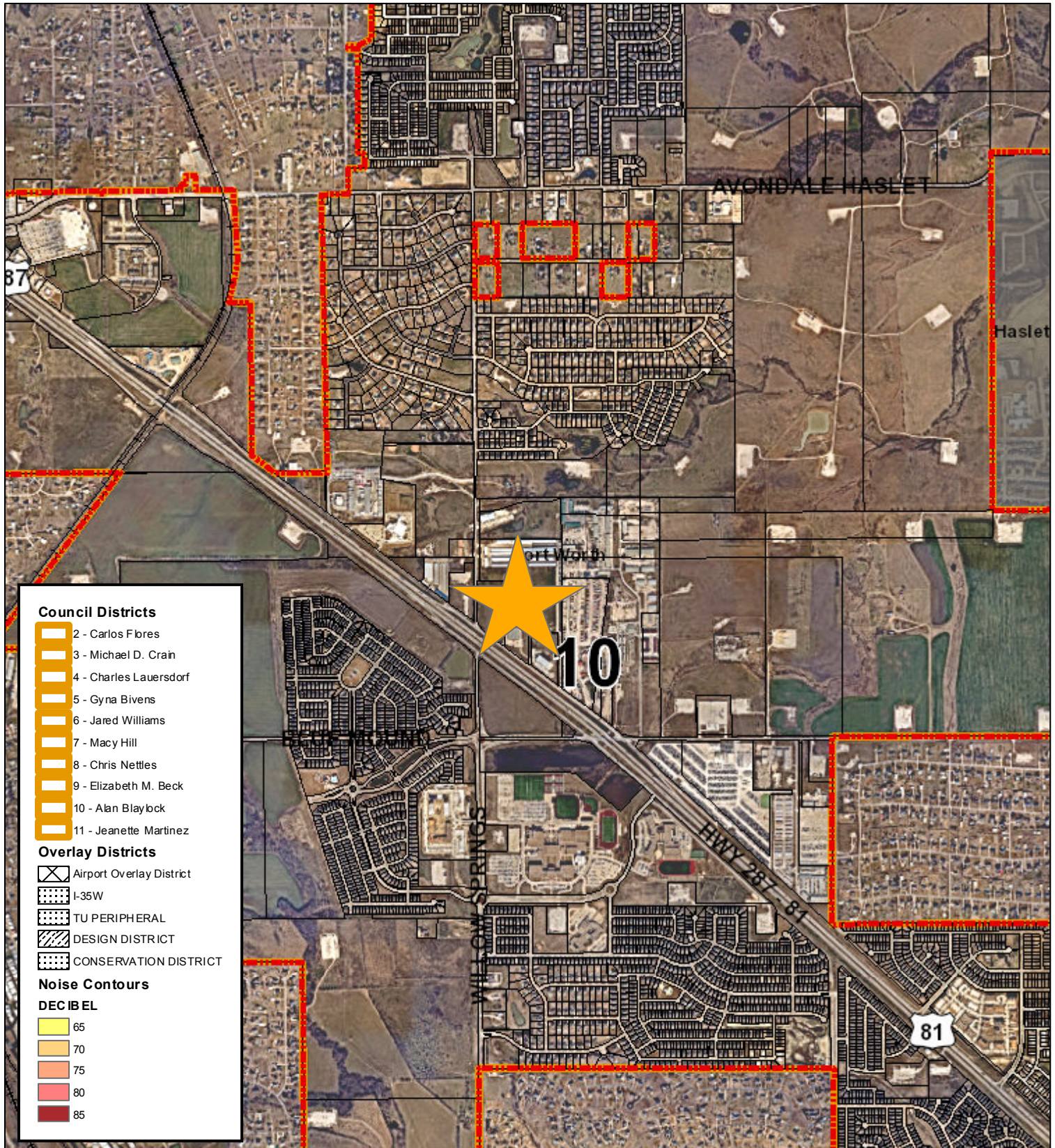
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Area Zoning Map

Applicant: North Ft. Worth Storage/Jack Dyer
 Address: 12452 & 12500 Willow Springs Road
 Zoning From: I12452 & 12500 Willow Springs Road
 Zoning To: 42452 & 12500 Willow Springs Road
 Acres: 28.07618788
 Mapsco: Text
 Sector/District: Far Northwest
 Commission Date: 8/9/2023
 Contact: 817-392-6226



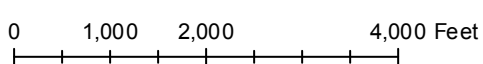
Area Map



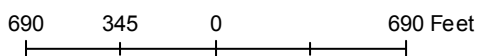
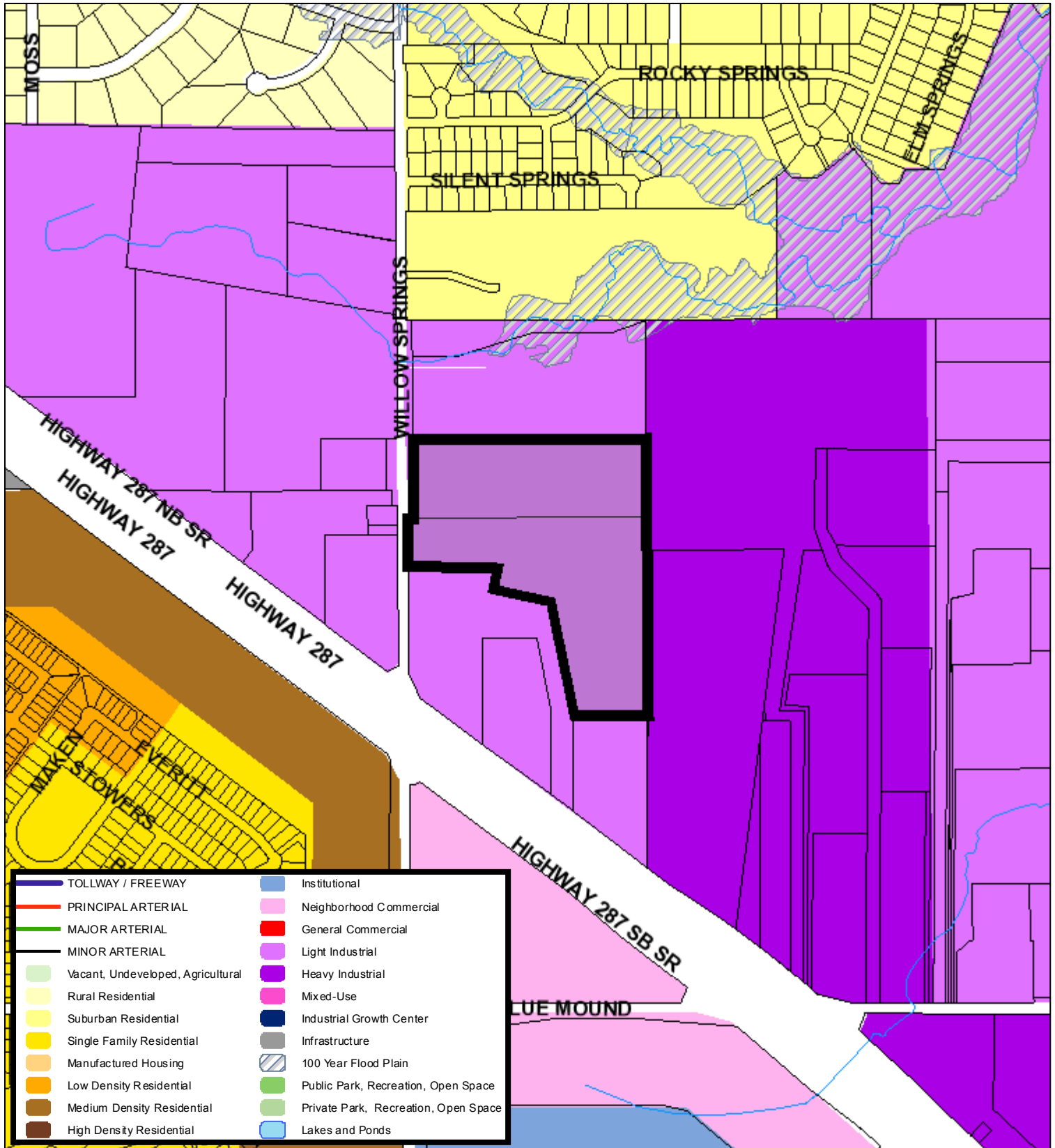
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



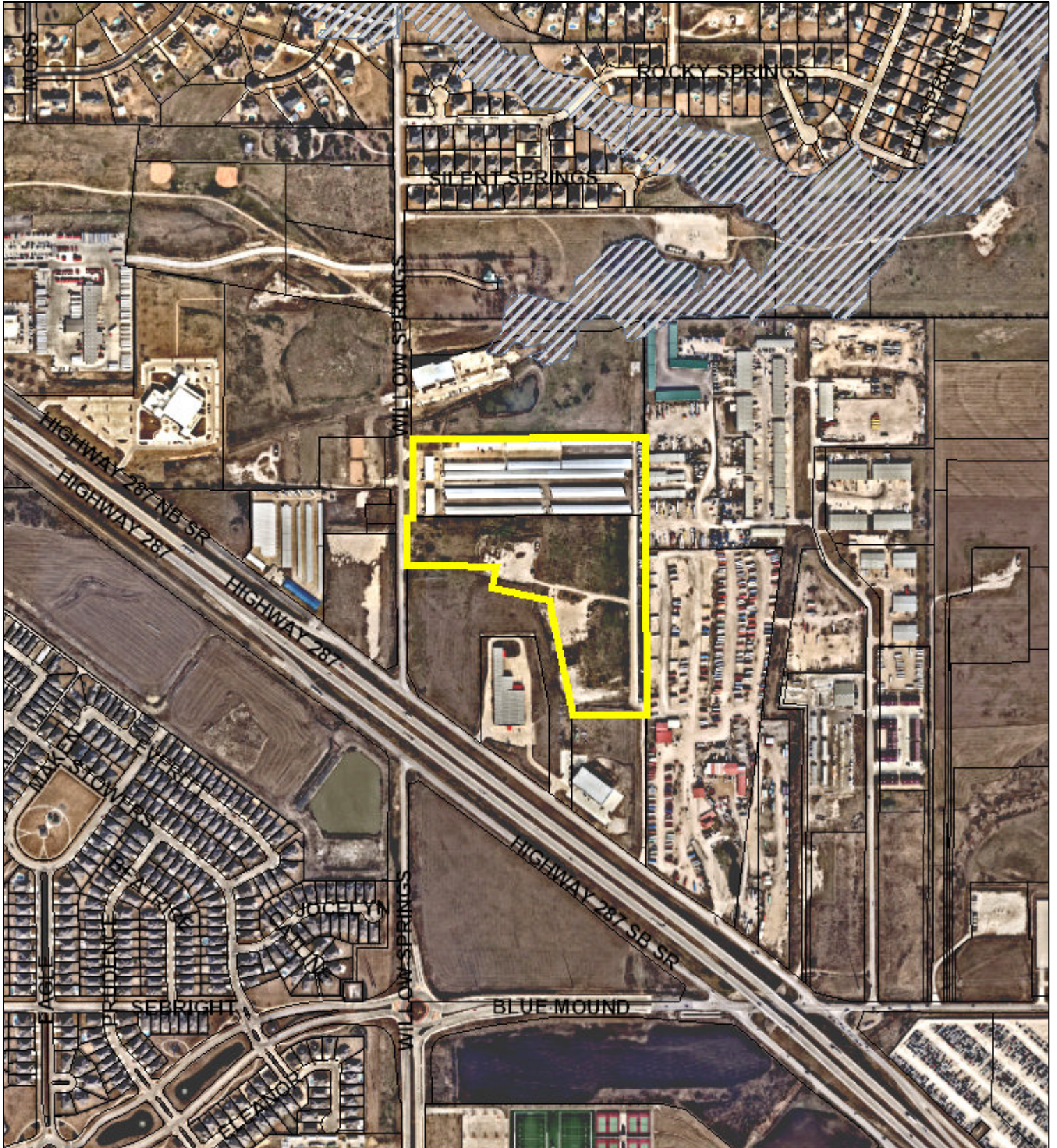
Future Land Use



A 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



0 435 870 1,740 Feet

