



Zoning Staff Report

Date: March 21, 2023

Case Number: ZC-22-227

District (old/new): 7 / 10

Zoning Map Amendment

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

Owner / Applicant: TPHMI 4407 DFW, LLC/Bruce French

Site Location: 500-800 blocks Blue Mound Road West

Acreage: 64 acres

Request

Proposed Use: Warehouse

Request: From: “PD 1313” Planned Development for “AG” Agricultural, “A-7.5” One-Family, “A-5” One-Family and “E” Neighborhood Commercial uses with increased lot coverage and development standard

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 7-0

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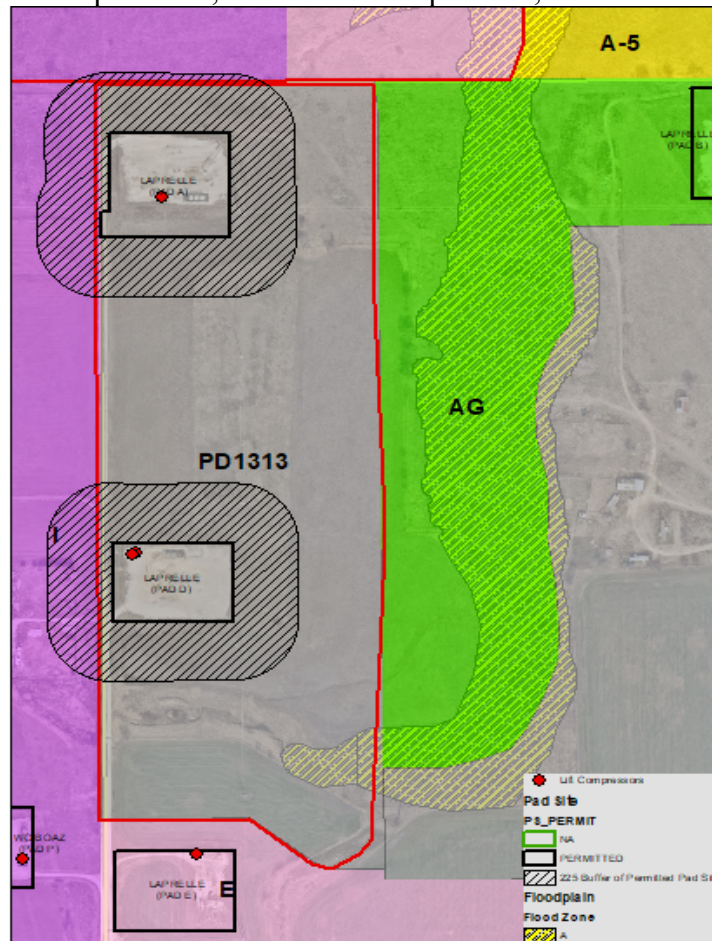
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Project Description and Background

The subject property is located along the north side of Blue Mound Road, generally east of its intersection with Highway 287. The site is currently vacant except for a few existing gas-well sites. The site is a portion of the property presently zoned PD1313 divided into four different tracts. The applicant proposes to change the 64-acre tract C from "PD1313 A-7.5 to "I" Light Industrial to construct a warehouse.

The property is surrounded by industrial-zoned vacant land to the west, commercial to the south, agricultural zoning to the east, and although the A-5 residential to the north (although, by the time Staff is writing this staff report, the CFW zoning map has not been updated to reflect this). The City's Master Thoroughfare Plan shows a proposed arterial roadway to the east of the property, being the extensions of Wagley Robertson Road. A small portion of this property is located within the FEMA 100-year floodplain.

There are two existing permitted multiple gas well pad sites on the property. Per the gas well ordinance and the fire code, there is a 225' setback from the boundary of a multiple gas well site to a protected use (such as a residential); the applicant is seeking to rezone to industrial to be able to develop the land to the max. The setback to a warehouse would be 125' setback from the well site boundary, plus any other applicable setbacks to equipment related to the gas well operations, such as lift compressors, tank batteries, and separators.



Surrounding Zoning and Land Uses

North “A-5” One-Family/ vacant
East “AG” Agricultural / vacant
South “E” Neighborhood Commercial / vacant
West “I” Light Industrial / gas well sites

Recent Zoning History

- ZC-21-034 Current site, from “AG” Agricultural to “A-5” One-family residential, denied
- ZC-21-134 subject property from “AG” Agricultural to PD for AG, A-7.5, A-5, E uses with increased lot coverage and development standards, approved
- ZC-20-099 north of the site from: AG, A-5, R2, C, E, G, I, PD 637 to: A-5, CR, UR, E, F, MU-1, I, approved
- ZC-22-070 Directly north of the site from: E, I to: A-5, approved

Public Notification

300-foot Legal Notifications were mailed on January 27, 2023.
The following organizations were notified: (emailed January 27, 2023)

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

The subject property is not within a registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from “PD/A7.5” residential to “I” light industrial. Most of the surrounding property is vacant. The property directly to the west is zoned “I” light industrial and is primarily undeveloped except for the existing gas well site. Immediate property to the east is zoned “AG” agricultural and in the FEMA 100 yrs. This AG-zoned property would serve as a buffer between the Industrial zone and the PD/A-5 zone to the east. Another adjacent property to the north is vacant, but it was recently rezoned to “A-5” One-family residential. Other surrounding properties are mainly vacant.

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

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as single-family. The proposed zoning is **not consistent** with the land use designation of the Comprehensive Plan.

FUTURE LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

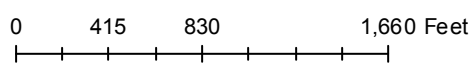
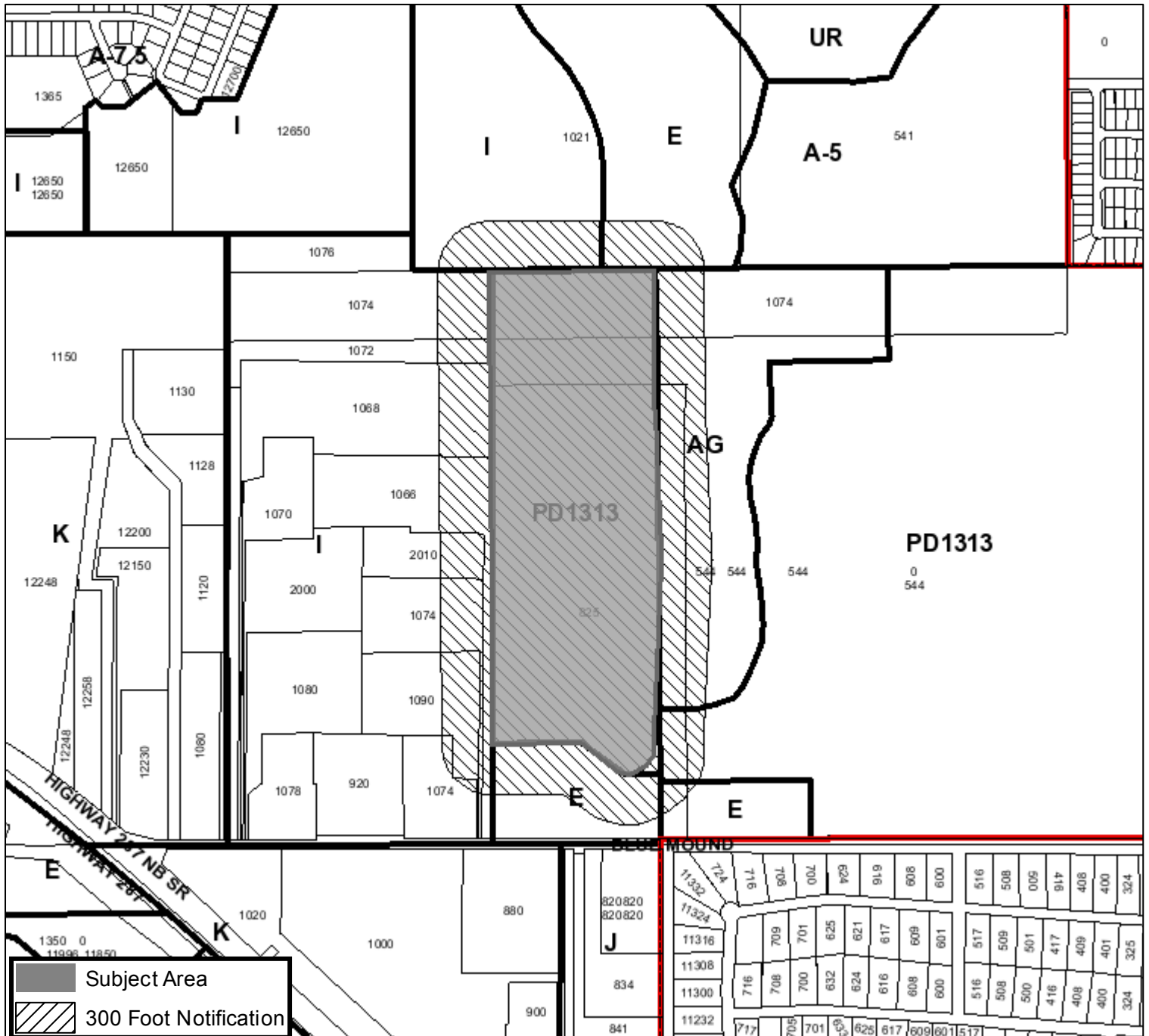
Economic Development Plan

The 2022 Economic Development Strategic Plan update identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. This property is not located within one of the targeted areas identified in the plan.

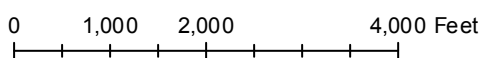
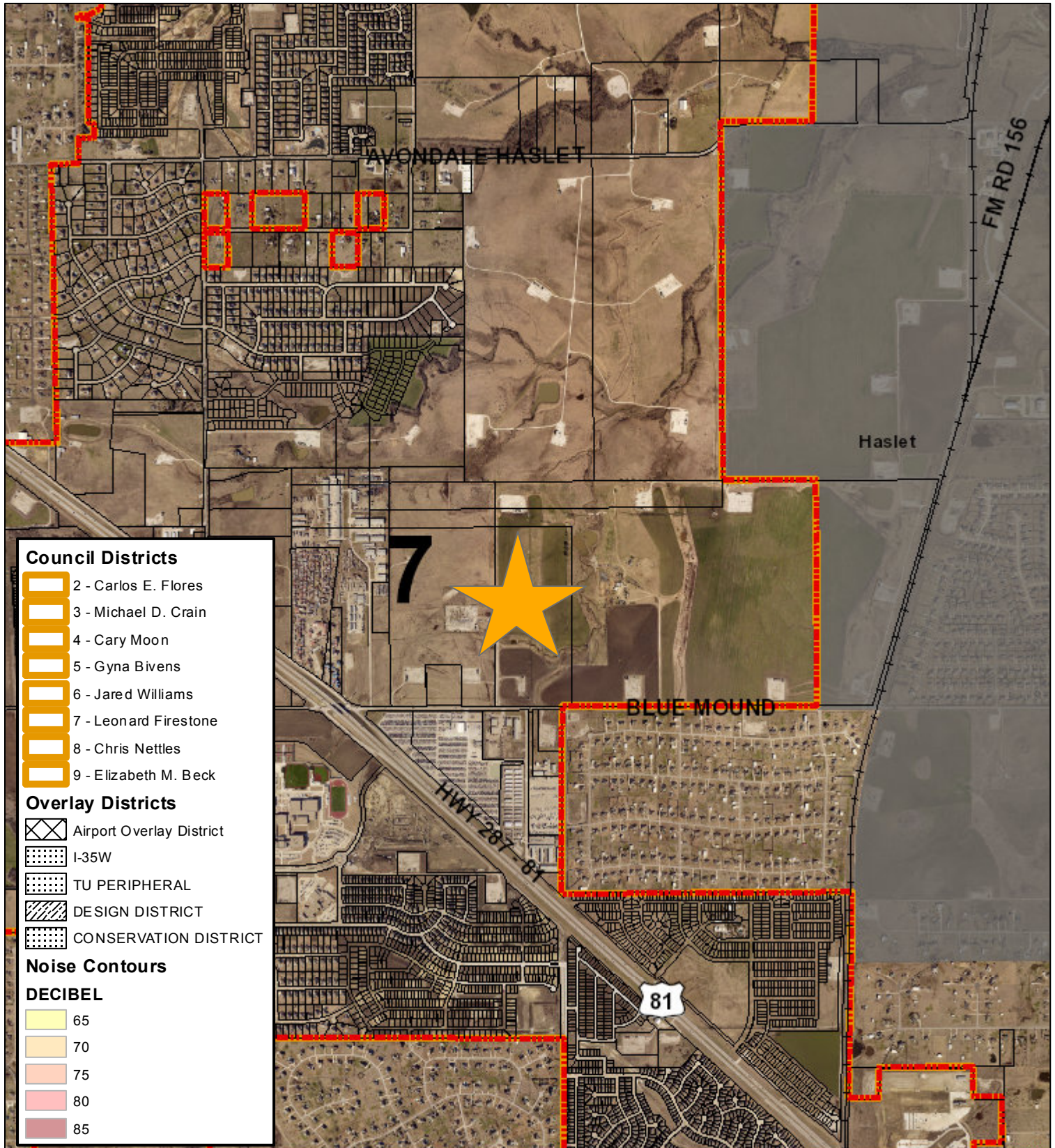
One of the desired outcomes of the Economic Development Plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

Area Zoning Map

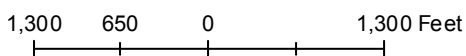
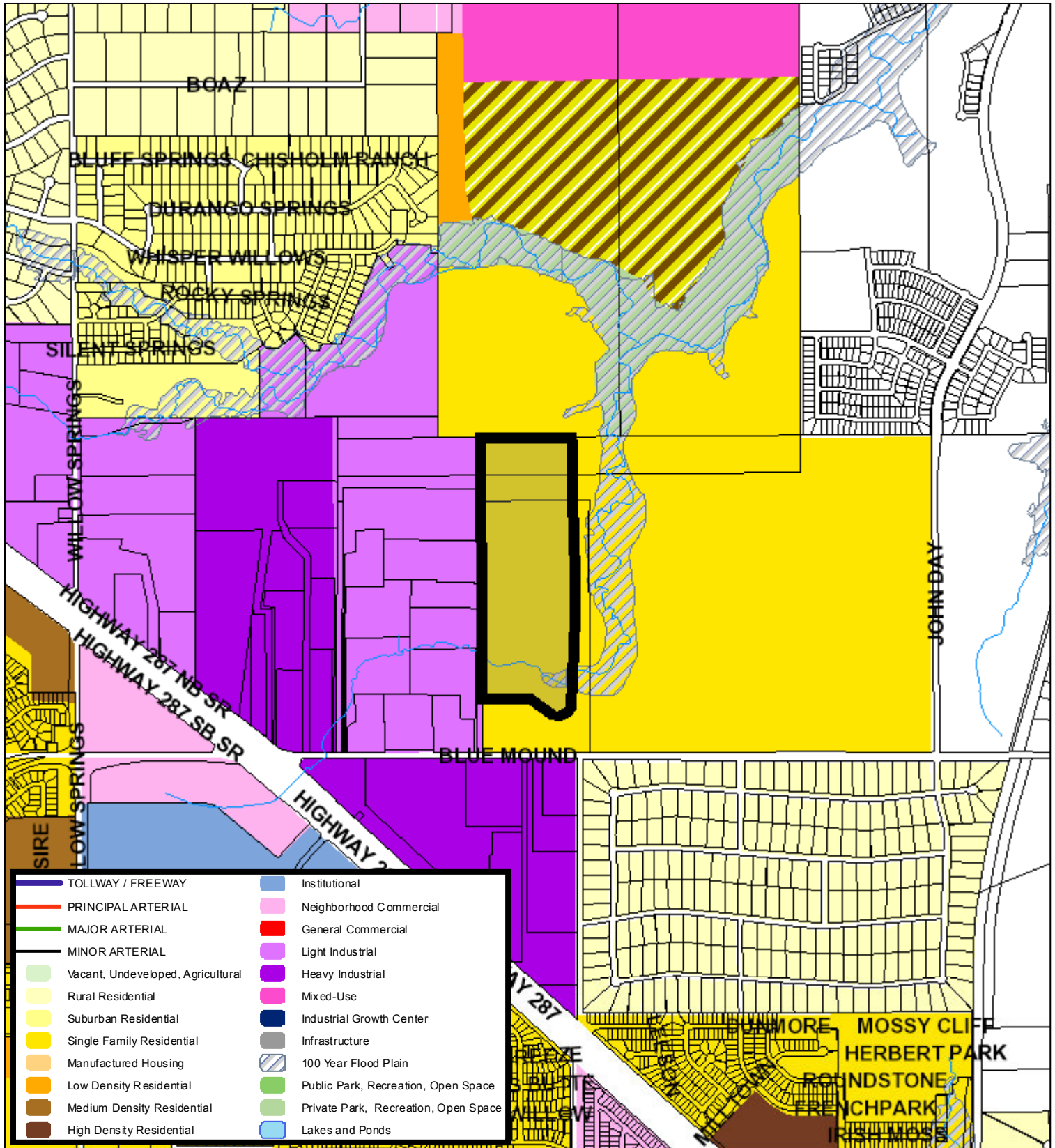
Applicant: TPHMI 4407 DFW, LLC/Garrett Scoggins
 Address: 544 Blue Mound Road
 Zoning From: PD/A-7.5-1313
 Zoning To: I
 Acres: 63.60550163
 Mapsco: 19D
 Sector/District: Far North
 Commission Date: 2/8/2023
 Contact: 817-392-2495



Area Map



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

