



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 4, 2020

Council District 5

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: William Souder Estate

Site Location: 3300 Raider Drive Acreage: 10.199

Proposed Use: Industrial

Request: From: "AG" Agricultural
To: "I" Light Industrial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent.
(Minor Boundary Adjustment)

Staff Recommendation: Approval

Background:

The proposed site is located at the northeast of Trinity Boulevard and Raider Drive. The applicant is requesting to rezone the property from "AG" Agricultural to "I" Light Industrial.

"AG" was the default zoning at the time the area was annexed. Properties on the north side of Trinity Blvd. are generally zoned "I" Light Industrial, "J" Medium Industrial, and "K" Heavy Industrial and used for industrial uses.

Site Information:

Surrounding Zoning and Land Uses:

- North "J" Medium Industrial / industrial
- East PD 1234 PD/I / undeveloped
- South "MH" Manufactured Housing / mobile home subdivision
- West "I" Light Industrial / industrial

Zoning History: ZC-19-033; from AG to PD/I; effective 6/20/19; east of subject site

Public Notification:

300 foot Legal Notifications were mailed on December 20, 2019.
The following organizations were notified: (emailed December 16, 2019)

Organizations Notified

Lakeview HOA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Hurst Euless Bedford ISD	

*Not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from “AG” to “I”. Surrounding land uses consist of industrial and vacant land to the north, east and east, and a manufactured home subdivision to the south across Trinity.

Due to the existing industrial uses to the west and north, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency – Eastside

The 2019 Comprehensive Plan designates the subject property as General Commercial. The proposed zoning is not consistent with the following Comprehensive Plan policies:

- 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.

Based on lack of conformance with the future land use map and policy as stated above, the proposed zoning **is not consistent (*Minor Boundary Adjustment*)** with the Comprehensive Plan.

3. Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

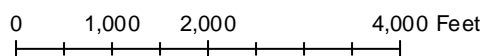
Improve the competitiveness of existing businesses and help them remain and grow in the community.

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.

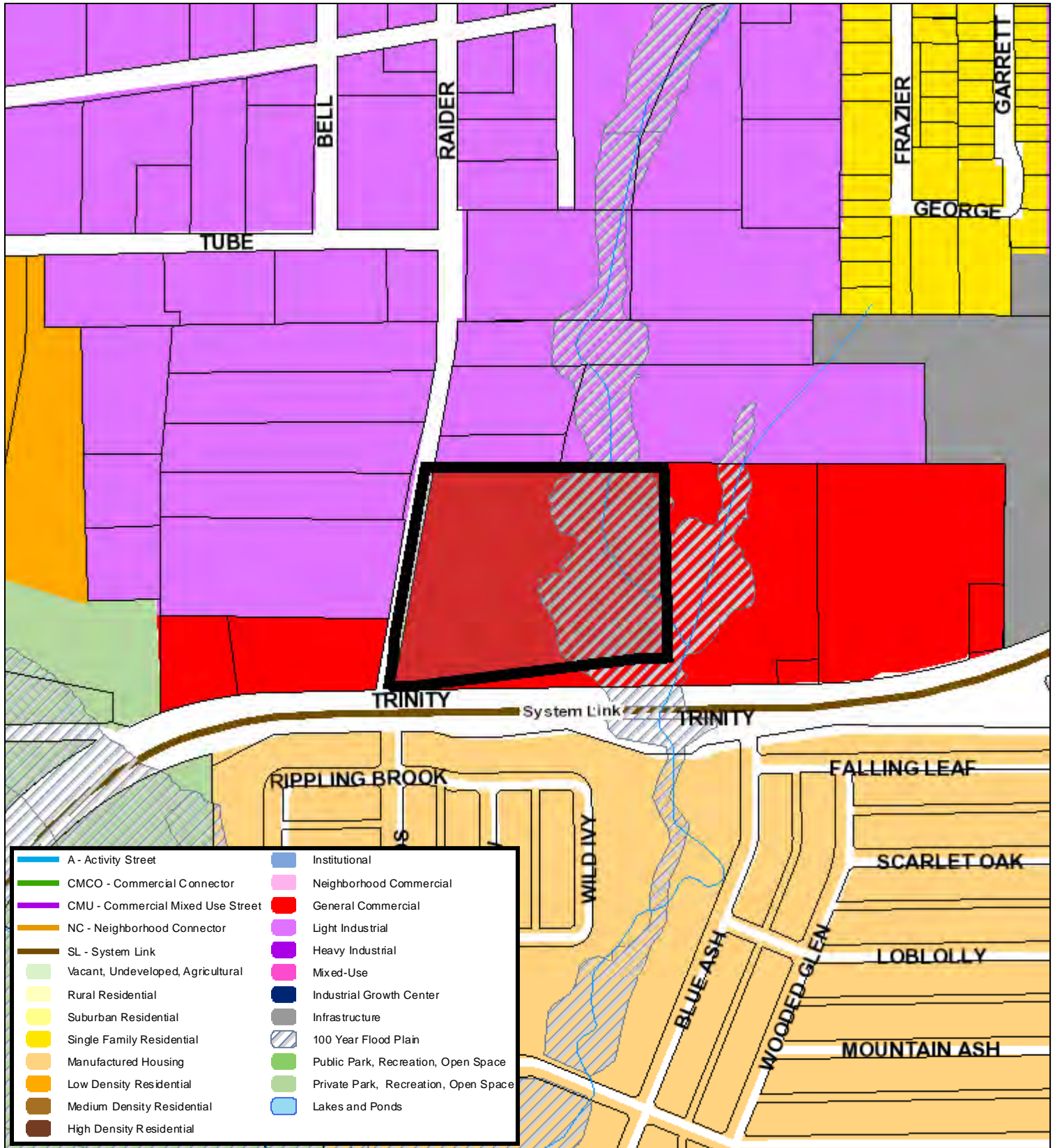
Attachments:

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

Area Map



Future Land Use

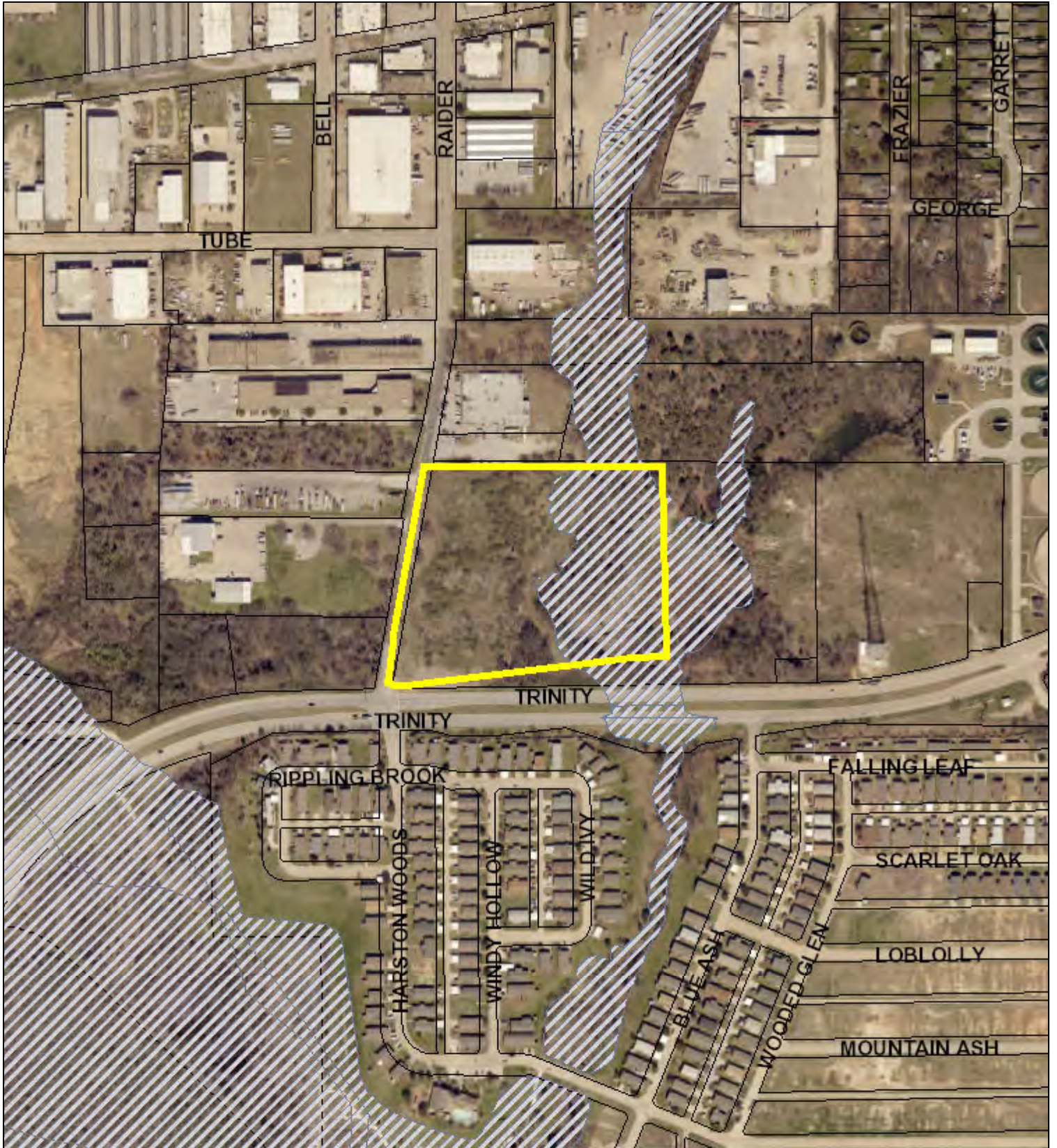


380 190 0 380 Feet

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 5, 2019.



Aerial Photo Map



0 245 490 980 Feet

