



Zoning Staff Report

Date: January 11, 2022

Case Number: ZC-21-210

Council District: 2

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Blue Maple Group, LLC / Dunaway Associates

Site Location: 7700 – 8100 blocks North Freeway (I-35W)

Acreage: 104.91 acres

Request

Proposed Use: Light Industrial / Warehouse

Request: From: “G” Intensive Commercial with I-35W Central Overlay

To: “I” Light Industrial with I-35W Central Overlay

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (technical inconsistency).**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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Project Description and Background

The subject property is located along the west side of North Freeway (I-35W) just south of the Highway 287 interchange and north of Basswood Boulevard. The applicant is requesting to rezone this 104.91-acre site from “G” Intensive Commercial to “I” Light Industrial to allow for a new warehouse and distribution center development. The eastern portion of this property is located within the I-35W Central Overlay District.

This site is bounded to the east by the I-35W Freeway and there is existing industrial zoning to the north and south. There are existing residential neighborhoods to the west (West Fork Ranch) and southwest (Basswood Village). The Zoning Ordinance includes specific setback and buffer requirements that are designed to protect residential properties from adjacent industrial development, found in Section 6.300(k). If this zoning change were approved, any new industrial development would be required to provide a 50-foot supplemental setback and 20-foot landscaped buffer with specific tree planting requirements along all property lines adjacent to residential zoning. This section also provides additional standards for screening, building materials, and lighting.

Surrounding Zoning and Land Uses

North “PD1270” Planned Development for all uses in “G” Intensive Commercial / vacant
East (across I-35W) “CR” Low Density Multifamily / vacant
South “A-5” One-Family / single-family residential
“I” Light Industrial / primarily vacant, gas station and car wash located along Basswood Blvd frontage
West “A-5” One-Family / single-family residential

Recent Zoning History

- ZC-10-121: Rezoned the subject property from a combination of “CR” Low Density Multifamily and “E” Neighborhood Commercial to “G” Intensive Commercial (Council-initiated)
- ZC-19-172: Rezoned 151.49 acre of land immediately to the north from “AG” Agricultural to PD1270 for all uses in “G” Intensive Commercial and PD1275 for all uses in “I” Light Industrial, both with 60-foot setback adjacent to residential, 40-foot landscape buffer, and masonry screening wall required

Public Notification

300-foot Legal Notifications were mailed on November 24, 2021.

The following organizations were notified: (emailed November 22, 2021)

Organizations Notified	
North Fort Worth Alliance	West Fork Ranch HOA*
Chisholm Ridge HOA	Basswood Village HOA*
Streams and Valleys Inc	Trinity Habitat for Humanity
Keller ISD	Northwest ISD
Eagle Mountain-Saginaw ISD	

* *These Neighborhood Associations are located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “G” Intensive Commercial to “I” Light Industrial. There is a large area of existing “I” Light Industrial zoning immediately to the south of this property which is currently under development. Property to the north includes two planned development districts that allow uses in “G” Intensive Commercial and “I” Light Industrial, respectively. The site is bounded to the east by the I-35W Freeway.

Properties to the west and southwest of this site are zoned “A-5” One-Family and developed with single-family residences. The Zoning Ordinance includes supplemental setback and buffer requirements that are designed to protect existing residential properties from adjacent industrial development, which would apply if this rezoning request were approved.

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

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. The “I” Light Industrial District is not designated as an appropriate zoning district within this classification.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, all Commercial, MU-1, MU-2, Form-Based Codes

However, the proposed zoning does align with the following policies of the Comprehensive Plan:

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- 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.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.


While an industrial based use is not typically appropriate within the General Commercial designation, the location of this property at the intersection of two major highways allows this use to have adequate access without encroaching into nearby established neighborhoods. The proposed zoning is **not consistent** (technical inconsistency) with the Comprehensive 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 below recommendations apply to this project:

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

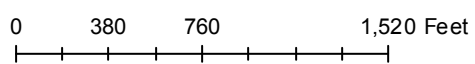
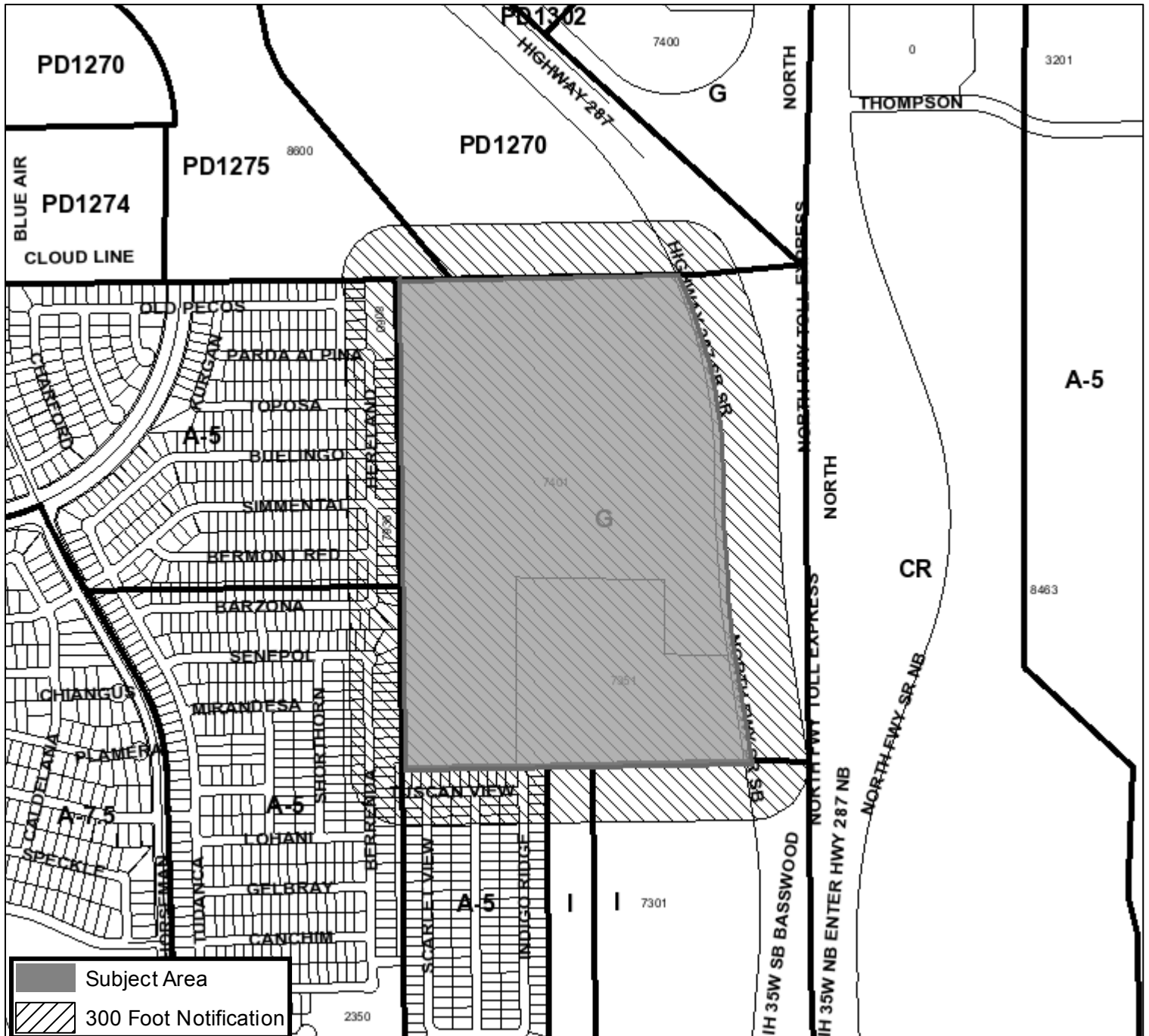
1.3.3.2. Ensure protection for other significant industrial districts with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic

PERFORMANCE METRICS

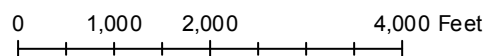
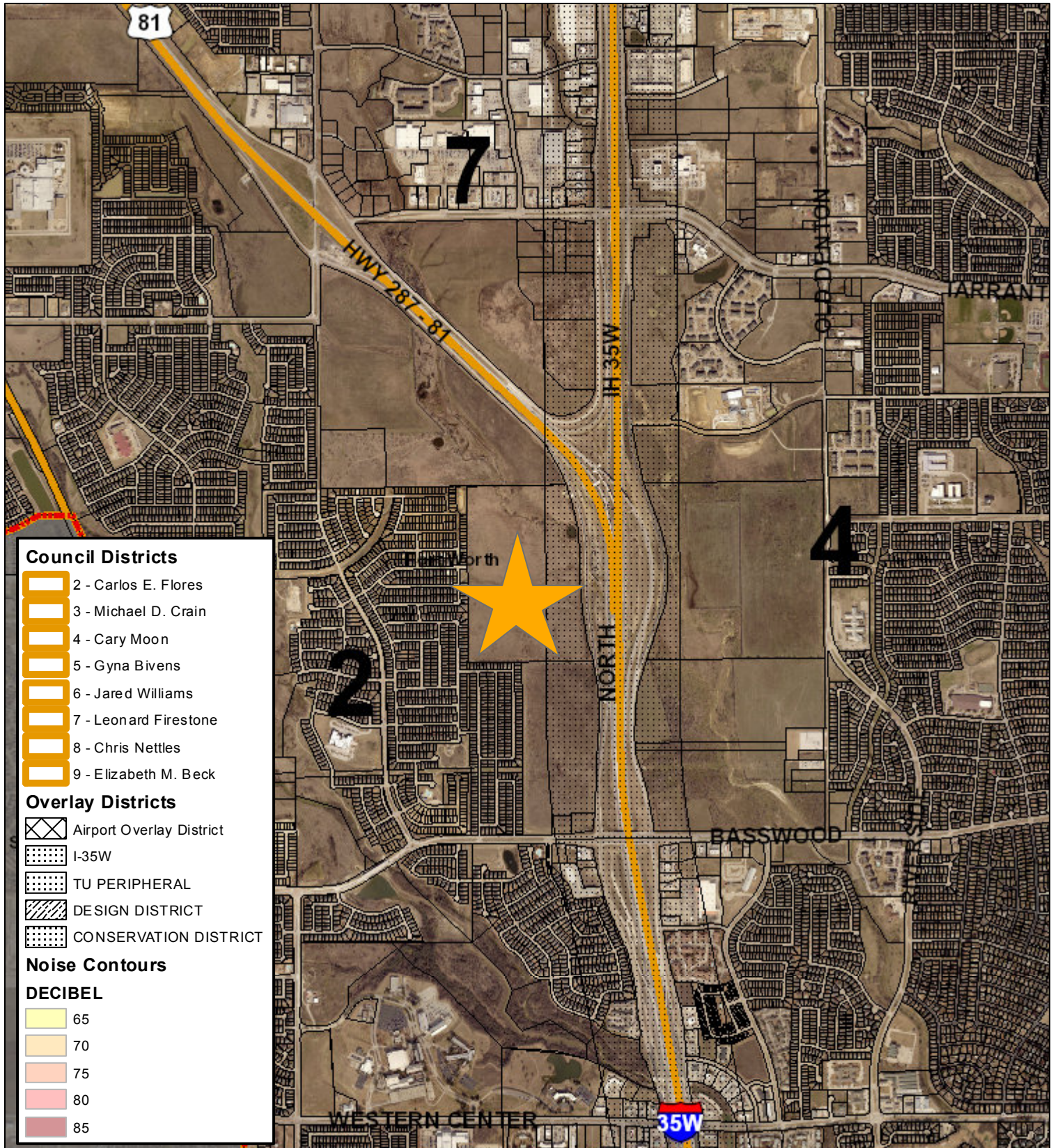
1. High-wage job growth.
 2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
 3. An economy that capitalizes on high-growth industries and the creative individuals who fuel them.
 4. A commitment to “quality of place” throughout the community.
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Area Zoning Map

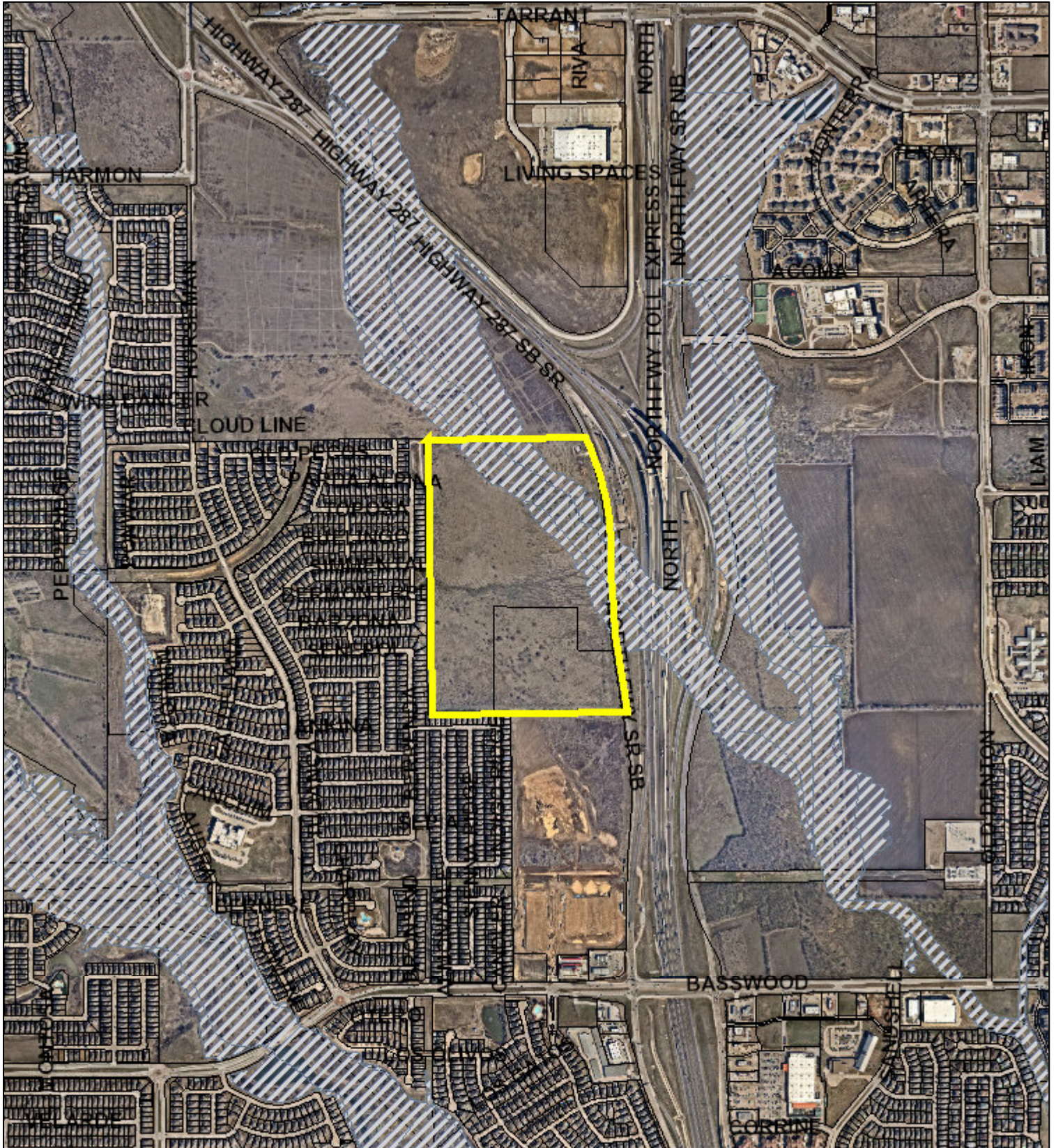
Applicant: Blue Maple Group LLC
 Address: 7700 - 8100 blocks North Freeway (I-35W)
 Zoning From: G with I-35 Central Overlay
 Zoning To: I with I-35 Central Overlay
 Acres: 104.91135214
 Mapsco: 35K
 Sector/District: Far North
 Commission Date: 12/8/2021
 Contact: 817-392-2495



Area Map



Aerial Photo Map



0 750 1,500 3,000 Feet

