



Zoning Staff Report

Date: March 19, 2024

Case Number: ZC-23-189

Council District: 10

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: AIL Investment LP/ Eric Elrod

Site Location: 14600 Block of Elizabethtown Cemetery

Acreage: 18.5 acres

Request

Proposed Use: Industrial

Request: From: Unzoned (Annexation # AX-23-010)

To: "K" Heavy Industrial

Recommendation

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

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

Comprehensive Plan Policy Consistency: Requested change **is not consistent**

Staff Recommendation: **Approval**

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

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Project Description and Background

The subject property, spanning 18.490 acres, lies within the City of Fort Worth's ETJ along Elizabethtown Cemetery Road. Situated between two industrial zoning districts, it neighbor's "K" Heavy Industrial to the north and "I" Light Industrial to the south. The properties to the west and east have yet to be officially annexed into the City of Fort Worth.

This parcel was previously included in the council-initiated rezoning of annexed properties in 2011(ZC-11-116) (please refer to 'Recent Zoning History'). The purpose of the rezoning was twofold: to prevent the default zoning of "AG" Agriculture and to safeguard existing conditions of the sites. However, since then the property was not annex due to the fact that if sites had an agricultural tax exemption, and they did not develop their property. The property is currently going through the annexation (AX-23-010).

The applicant seeks a zoning change upon annexation into the city from standard "AG" Agriculture to "K" Heavy Industrial. However, no site plan proposal has been submitted yet, and it will require approval from staff before permitting. The applicant has included a detailed project description *'The site will be added to the Alliance Center North Industrial District. The property is listed as Light Industrial in Fort Worth's Future Land Use Plan. The Site is located between two properties; the site to the South is zoned 'I' Light Industrial and 'K' Heavy Industrial to the North. The Site is anticipated to be accessed from I-35W through a public access easement, running along the southern property line of the property owned by AIL Investment LP. No additional traffic is expected to be added to Elizabethtown Cemetery Road due to the increase in land use.'*

Hillwood presented the parent annexation case to CPC a few weeks ago and the future land use was approved with the proposed K zoning.

Surrounding Zoning and Land Uses

North	"K" Heavy Industrial / Vacant Lot
East	Unzoned (within the City of Roanoke) / Vacant Lot
Southwest	Unzoned (within the City of Roanoke) / Vacant Lot
Southeast	"I" Light Industrial / Industrial
West	Unzoned (within the City of Roanoke) / Vacant Lot

Recent Zoning History

- ZC-11-116; This was a city initiative to rezone annexed properties from Unzoned to "A-43" One-Family, "A-5" One-Family, and "I" Light Industrial, according to the properties under the Annexation case AX-11-013. Rather than the default "AG" Agriculture zoning, the area is being zoned in accordance with the annexation (AX-11-013). The predominant land uses encompass over a mile of right-of-way for the North Freeway (I-35W), thirteen single-family homes, gas well activity, and vacant land. Additionally, several rural industrial uses are observed. The annexation was slated for Council action on December 6, 2011; The ZC case was approved as amended to deny without prejudice 3125 and 3135 Keller Haslet 9-0 on 11/9/2011;

Public Notification

300-foot Legal Notifications were mailed on January 31, 2024.

The following organizations were notified: (emailed February 1, 2024)

Organizations Notified	
North Fort Worth Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Northwest ISD

** Located within a registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

Most of the surrounding parcels are currently unzoned, with nearby areas featuring a variety of zoning districts including "I" Light Industrial, "K" Heavy Industrial, "A-43" One-Family, and "A-5" One-Family. There's also a planned development, "PD-989," designated for "K" Heavy Industrial uses. With the parcel directly to the north zoned as "K" Heavy Industrial, staff believes the requested zoning change is compatible.

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

Comprehensive Plan- Map Consistency – Northeast Sector

The adopted Comprehensive Plan currently designates the subject property as Light Industrial on the Future Land Use (FLU) Map. The FLU classifies Light Industrial as MU-2, I, and all Commercial, all of which do not allow for heavy manufacturing, recycling centers, or concrete batch plants. With that said changing the zoning district from Unzoned- vacant land to "K" Heavy Industrial use will increase the density level goes against the Comprehensive plan.

INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage, recycling centers, concrete batch plants	All Commercial & Industrial
Industrial Growth Center	Industrial and commercial uses serving a large region	MU-2, All Commercial & Industrial

Figure 1

The proposed zoning is **consistent** with the future land use map for this area. Hillwood presented the parent annexation case to City Plan Commission a few weeks ago and the future land use was approved with the proposed K zoning.

Comprehensive Plan Policy Consistency

The proposed heavy industrial zoning for this area does not align with the policies outlined in the Comprehensive Plan:

- Preserve the character of rural and suburban residential neighborhoods.
- 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.

The Heavy Industrial zoning may impact nearby single-family zoned districts, particularly those to the west and south. Light Industrial zoning could offer a more suitable solution.

The proposed zoning is **not consistent** with the land use designations for this area.

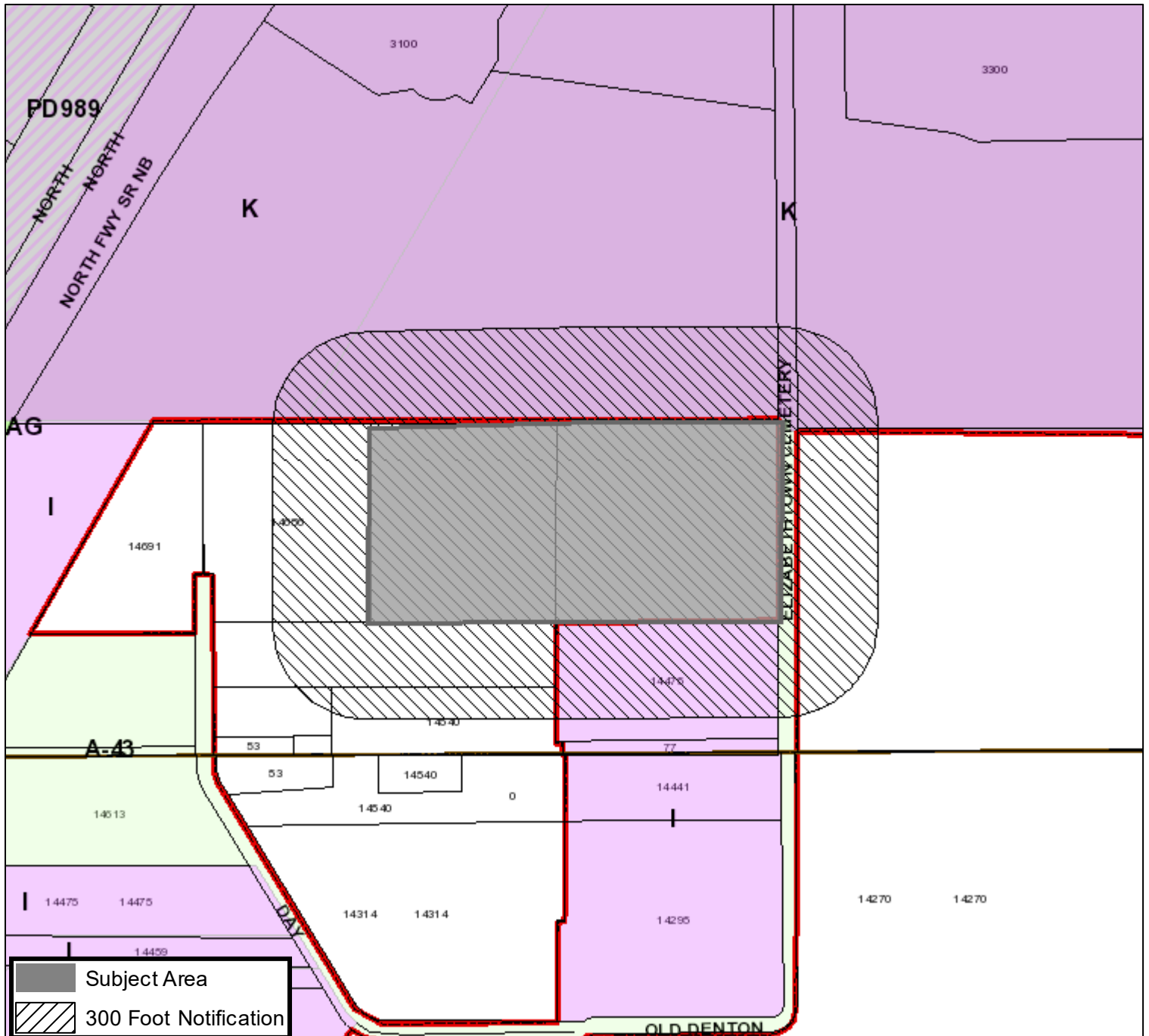




ZC-23-189

Area Zoning Map

Applicant: AIL Investment LP/Eric Elrod/Kole Weber
Address: 14600 block of Elizabethtown Cemetery
Zoning From: Unzoned
Zoning To: K
Acres: 18.48994685
Mapsc0: Text
Sector/District: Far_North
Commission Date: 2/14/2024
Contact: null



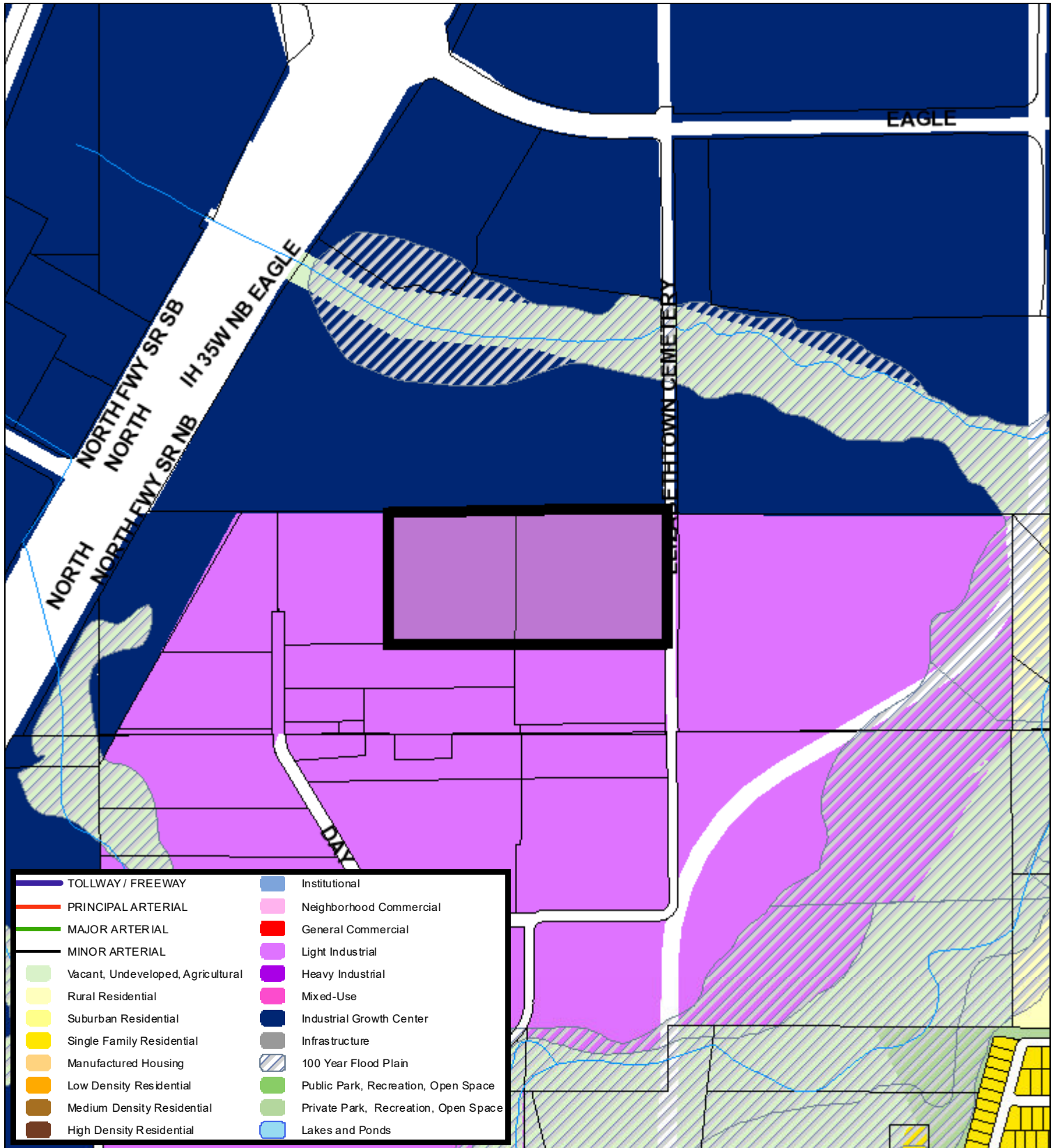
0 225 450 900 Feet

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Future Land Use



620 310 0 620 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.

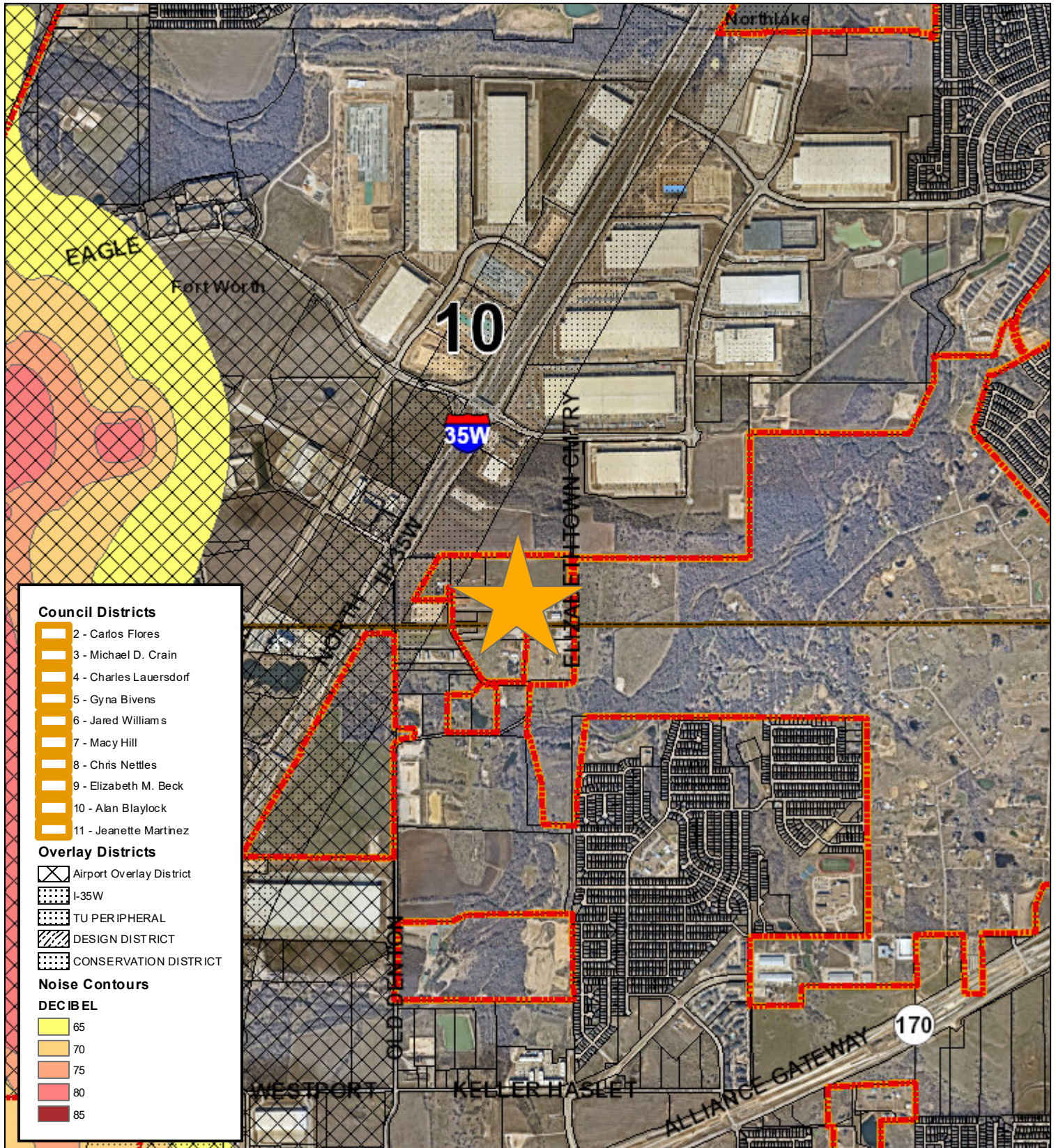


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Area Map



0 1,000 2,000 4,000 Feet



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Aerial Photo Map



0 385 770 1,540 Feet

