



Zoning Staff Report

Date: December 13, 2022

Case Number: ZC-22-171

Council District: 6

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Jason Moses, Oakcrest Management / John Drennan & Cynthia Stark, Barron Stark

Site Location: 312 Old Highway 1187

Acreage: 5.38 acres

Request

Proposed Use: Warehouse with office/retail storefronts

Request: From: “E” Neighborhood Commercial

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 8-0**

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Project Description and Background

The subject site is in Council District 6, northeast of the Interstate 35W & F.M. 1187 interchange. The property is currently undeveloped. The property owner plans to construct two new buildings for “flex office and warehouse” space, with some small retail components. The proposed buildings would be 30 foot tall and approximately 37,500 square feet total. A concept layout was provided by the applicant along with sample building elevations to give an idea as to how the buildings will be laid out and how the site will function as a whole. There will be no direct access to F.M. 1187 based on proximity to the future intersection with Stone Road, and all traffic will ingress and egress on to Old Highway 1187. The site is planned to be gated, according to the concept layout. A description of the rezoning proposal from the applicant can be found below:

The proposed use is for flex warehouse with office-retail-showroom storefronts. The spaces can be used as business or personal flex storage and commerce. This use is compatible with 'I' Light Industrial zoning which provides for low-intensity industrial uses and is intended to serve the entire community. The existing 'E' Neighborhood commercial zoning is for neighborhood-serving commercial, institutional and office uses. The zoning change is compatible with surrounding land uses of General Commercial and Light Industrial.

No encroachments on the ONCOR or the Energy Transfer existing easements as shown on the site layout. TxDOT would not allow a connection to FM Highway 1187 due to the future Stone Road and re-design of FM 1187 in that area.

Detention, landscaping and parking to be in accordance with the proposed zoning and city regulations.

Please note that this request is for standard zoning, rather than a Planned Development. This means the applicant is not obligated to build according to the concept layout submitted. If this rezoning is approved, any uses indicated as permitted under “I” Light Industrial in the Non-Residential Land Use Table from Section 4.803 of the City of Fort Worth Zoning Ordinance would allowed by right as long as the development meets the development standards in Section 4.1000 of the Zoning Ordinance.

The property owner has been in contact with Councilman Williams’ office, and has not indicated any issues or opposition to the proposal. The owner has been very responsive with Zoning staff and has participated in the Pre-Development process along with providing regular updates when requested.

Surrounding Zoning and Land Uses

North “AG” Agricultural / undeveloped

East “E” Neighborhood Commercial / undeveloped & future proposed Stone Road extension

South “J” Medium Industrial / Spinks Airport

West “E” Neighborhood Commercial / office & medical office

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on October 25, 2022.
The following organizations were emailed on October 25, 2022:

Organizations Notified	
District 6 Alliance	Crowley ISD
Trinity Habitat for Humanity	Burleson ISD
Streams & Valleys Inc	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The 5-acre property is situated on a major east west road corridor (F.M. 1187) and is close to Interstate 35W, providing good north-south access to and from the site. Within the immediate vicinity, there are commercial enterprises to the west and a municipal airport to the south. The remainder of the land to the east and south is currently undeveloped. A future commercial connector called Stone Road is currently planned to be built just to the east of this site, creating a hard corner on F.M. 1187 once the roadway is built.

On July 7, 2022 the applicant participated in a Pre-Development Conference with all development-affiliated City departments. At that time, Zoning staff notified the applicant of the “I” Light Industrial development standards applicable to this particular site, including but not limited to:

- 55 foot maximum height.
- Minimum parking amounts would not apply since there are no residential zones within 250 feet.
- Base landscape requirements are 10% of the site dedicated to irrigated landscaped area, with plantings.
- Any Urban Forestry related tree preservation / mitigation requirements.

This type of development appears to be acceptable in this location, which is not impacted by any overlay districts, and is not close to any existing residential areas or zones. Of the industrial land uses, warehouse is amongst the least intensive, in comparison to manufacturing, auto-related uses, or those with outdoor activity. The proposed rezoning to “I” Light Industrial **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far South

The 2022 Comprehensive Plan currently designates the subject property as future general commercial on the Future Land Use Map. Only commercial zoning or mixed-use zoning is consistent with the general commercial designation. While the proposed rezoning **is not consistent** with the adopted Comprehensive Plan designation,

the quasi-commercial nature of the proposed development fits the spirit and intent of the adopted Comprehensive Plan to provide non-residential uses in non-residential designated areas. It just happens to require industrial zoning since the warehouse component would take up more than 50% of the buildings. Additionally, the rezoning request does align with at least two of the Sector Land Use Policies that apply to the Far South sector of the City.

FAR SOUTH SECTOR FUTURE LAND USE

Sector Land Use Policies

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
4. Promote commercial, mixed-use, and urban residential development within the Spinks/Huguley Mixed-Use Growth Center.

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 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. 312 Old Highway 1187 is not located within one of the six target 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. The conversion of this property from an under developed site to an active enterprise allows for the continued diversification of the tax base and has the potential to spur additional growth and regeneration in the area.





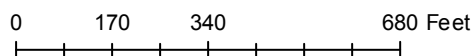
ZC-22-171

Area Zoning Map

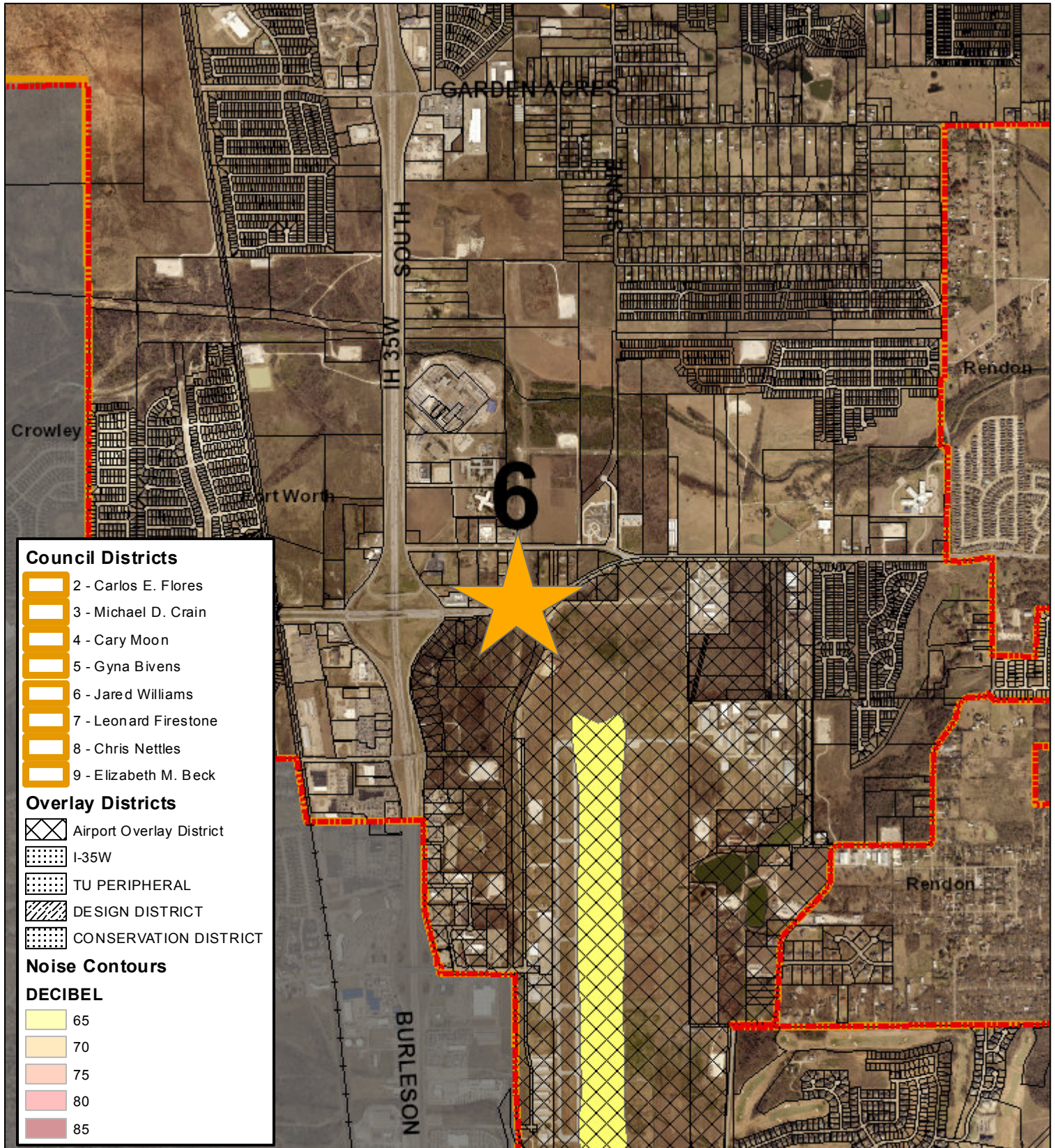
Applicant: JMP Diversified Enterprises LLC/Oakcrest Mngt
 Address: 312 Old Highway 1187
 Zoning From: E
 Zoning To: I
 Acres: 5.37609586
 Mapsco: 119K
 Sector/District: Far South
 Commission Date: 11/9/2022
 Contact: null



	Subject Area
	300 Foot Notification

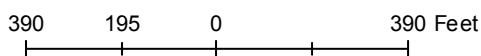
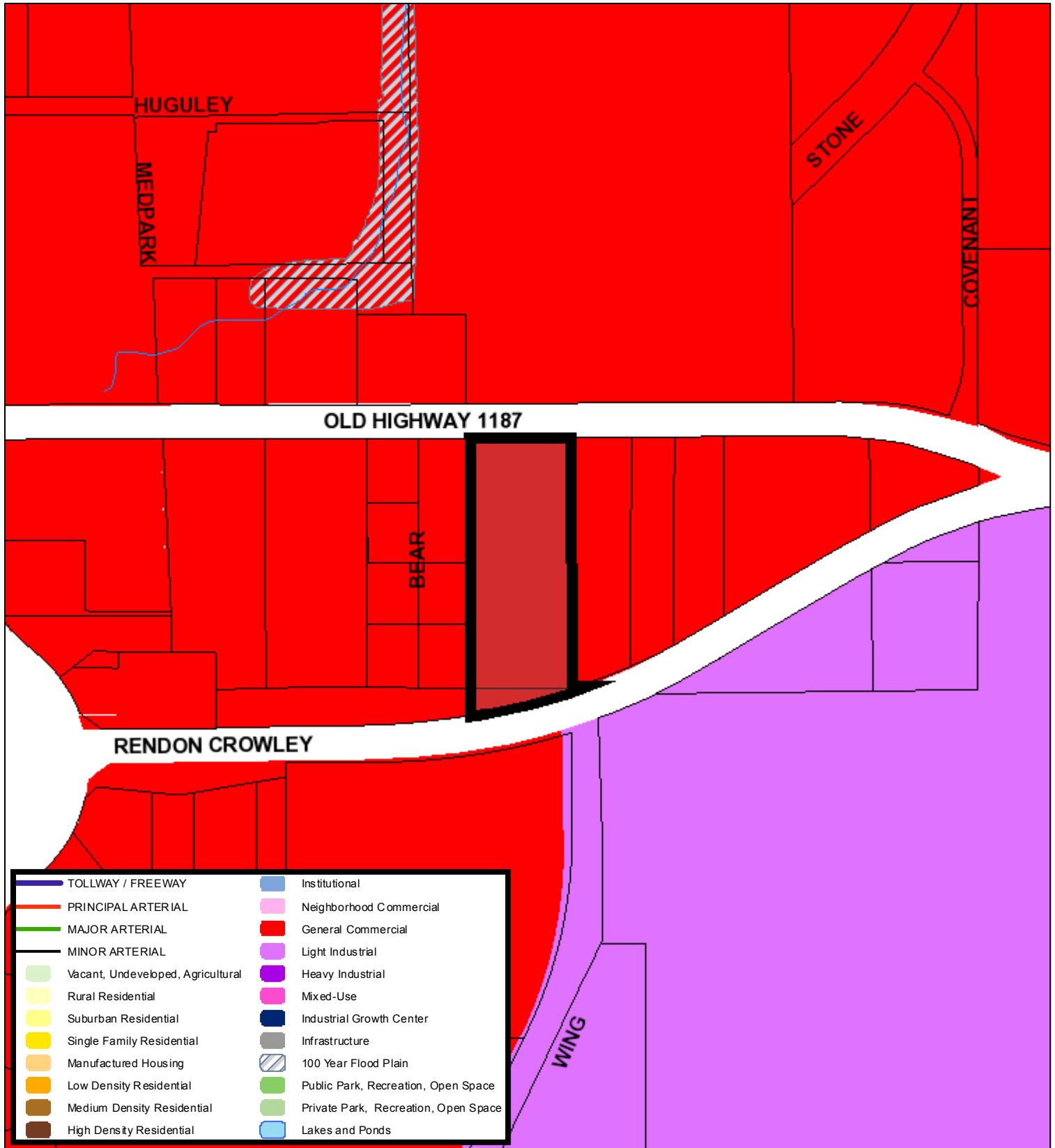


Area Map



0 1,000 2,000 4,000 Feet

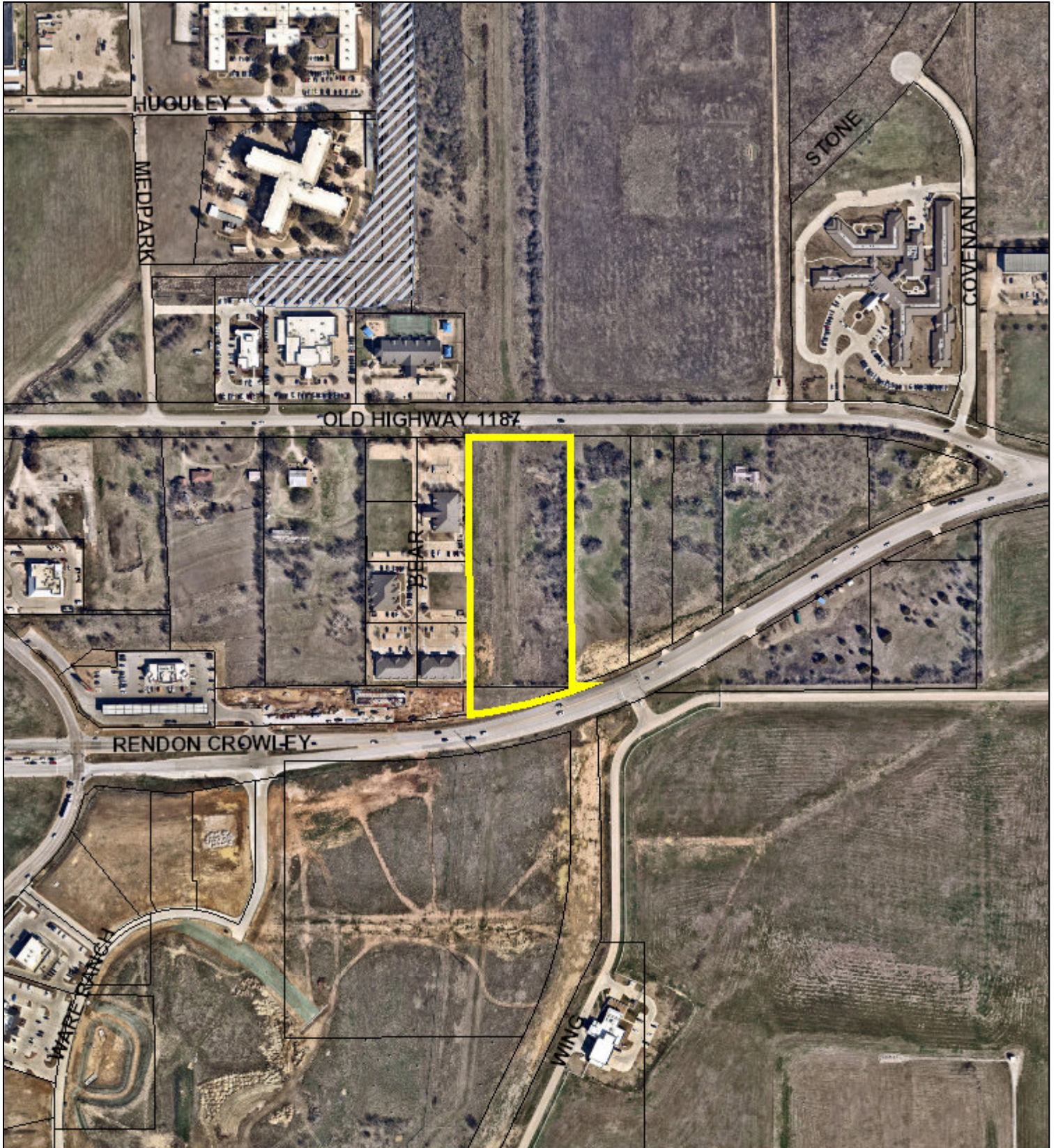
Future Land Use



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.

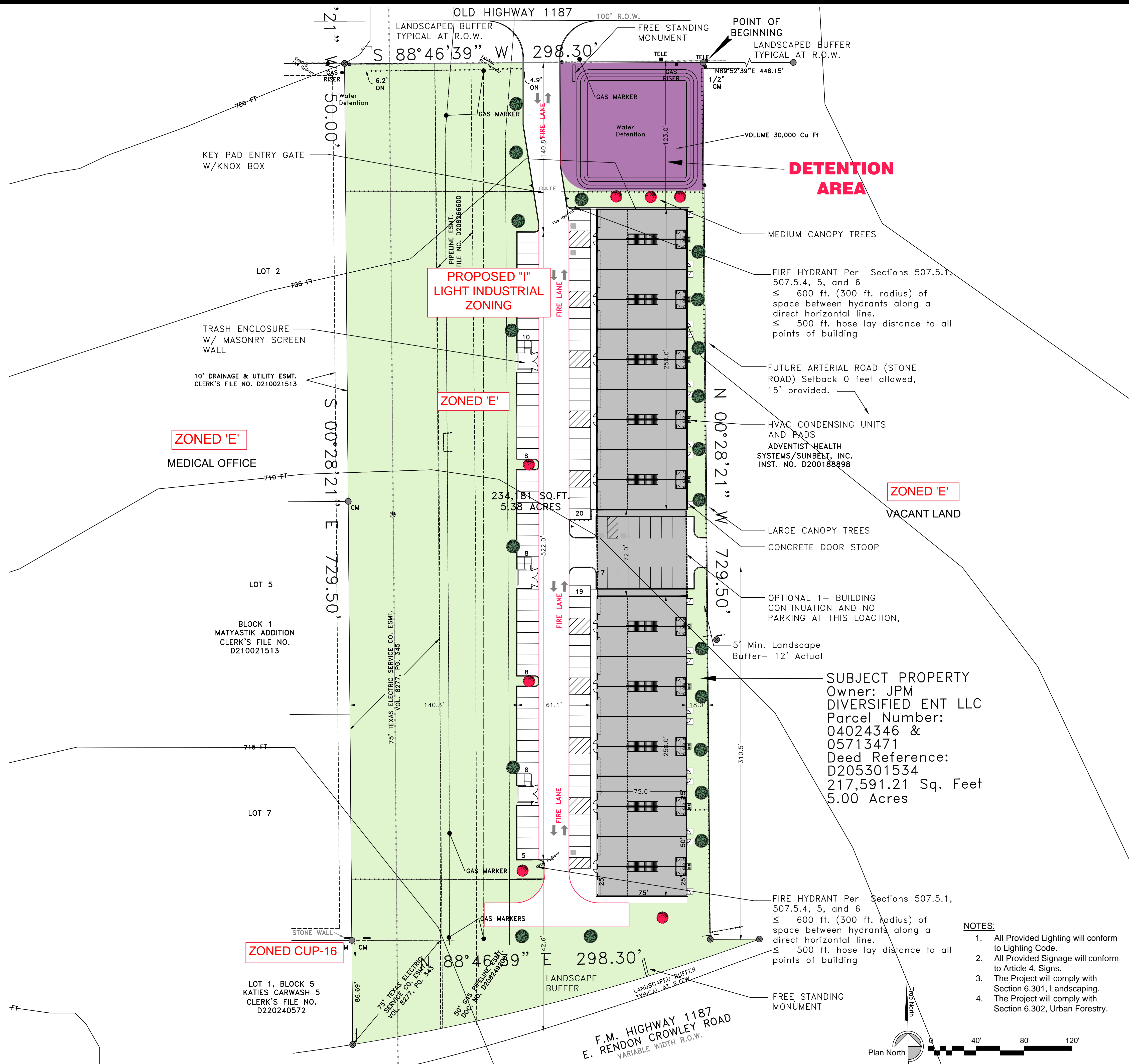


Aerial Photo Map



0 250 500 1,000 Feet





Proposed Site Plan

Project Summary

DESCRIPTION:
A Proposed Site change to a Zoned Industrial property. This proposal includes Minor Modifications in conformance with the Regulations as amended with provisions to the City Code of Ordinances. Lot configuration, Landscaping, and Building use are with-in the Development Pattern of the approved zoning change.

PROPERTY ADDRESS:
312 Old Highway 1187, Fort Worth, Texas.

ZONING:
Base Zone of Neighborhood Commercial "E" change to Light Industrial "I" as modified by the Zoning Regulations.

Lot Area = 234,181 sq² ≈ 5.38 ac ±
Building Area - Level 1 = 37,500 sq² gross

- Description**
- Retail/Storage Building:**
Occupancy = S-1 Moderate Hazard Storage, Const. Type II SP, Area= 37,500 sq²
- Landscaping**
- Required = 23,418 sq²**
 - Provided = 140,770 sq²**
- Parking**
- Required:**
1 space per 4 employees (Warehouse)
1 Occupant/ 500 sq² = 75 Occupant
75/4 = 19 spaces
 - Provided:**
103 Spaces (5 HC)

ADOPTED CODES (with City of Fort Worth Amendments)

- 2015 International Building Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Fuel and Gas Code
- 2015 International Fire Code
- 2015 International Energy Conservation Code
- 2020 National Electric Code

URBAN FORESTRY ("I" - Industrial)

Lot Area = 234,181 sq²
Area in Easements = 106,820 sq²
Net Urban Forestry Area = 127,361 sq²
Required Tree Canopy Area = 25,472 sq² (20% of Net Forestry Area)
Large Canopy Trees (2,000 sq² ea) = 24,000 sq² (12 Trees)
Medium Canopy Trees (700 sq² ea) = 2,800 sq² (4 Trees)
26,800 sq² Provided

Parking/Drive Area = 43,994 sq²
Required Canopy Coverage
Parking Area = 17,598 sq² (40% of Parking Area)
Large Canopy Trees (2,000 sq² ea) = 16,000 sq² (8 Trees)
Medium Canopy Trees (700 sq² ea) = 2,100 sq² (3 Trees)
18,100 sq² Provided

General Notes:

This project will comply with [Section 6.301, Landscaping](#)

This project will comply with [Section 6.302, Urban Forestry](#)

All signage will conform to [Article 4, Signs](#)

All provided lighting will conform to the Lighting Code

Director of Development Services _____ Date _____

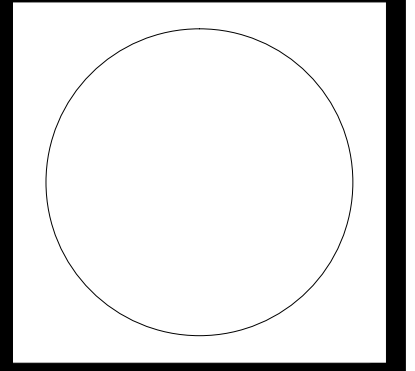
FORT WORTH FLEX PARK I

ZONING CASE ZC-22-171

REVISIONS		
No	Date	Description

Oakcrest Management

785 Hidden Creek Pkwy., #2200 Burleson, TX 76028
Tel: (817) 426-5996



ZONING CASE
ZC-22-171

PLAN
FORT WORTH FLEX PARK I
312 Old Highway 1187
Fort Worth, Texas

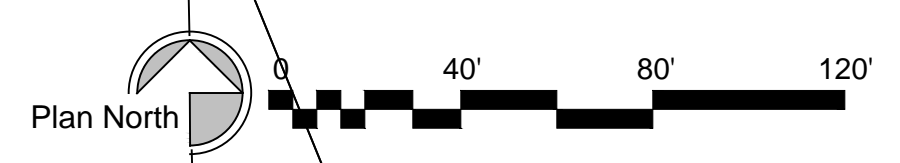
ISSUED FOR

ZONING EXHIBIT

DATE: 09.09.22

EX-1

- NOTES:**
- All Provided Lighting will conform to Lighting Code.
 - All Provided Signage will conform to Article 4, Signs.
 - The Project will comply with Section 6.301, Landscaping.
 - The Project will comply with Section 6.302, Urban Forestry.



REVISIONS		
No	Date	Description

Oakcrest Management
 785 Hidden Creek Pkwy., #2200 Burleson, TX 76028
 Tel: (817) 426-5996

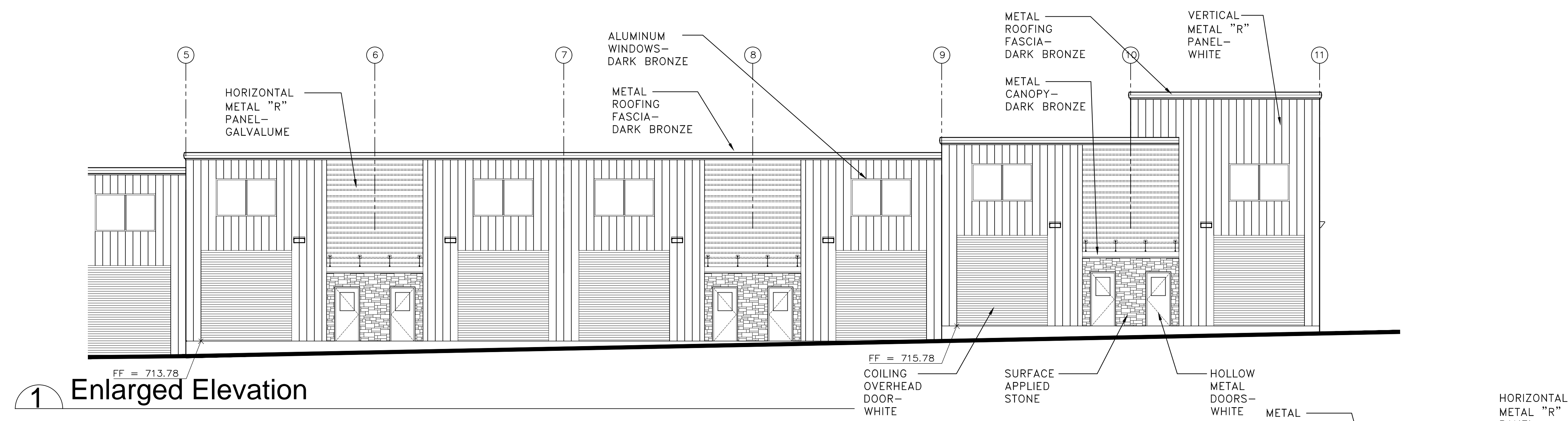
WILLIAM L TATLOCK—ARCHITECT
 TX 16132
 08/08/2022
 NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

ELEVATIONS
FORT WORTH FLEX PARK I
 312 Old Highway 1187
 Fort Worth, Texas

ISSUED FOR
INDUSTRIAL ZONING

DATE: 08.08.22

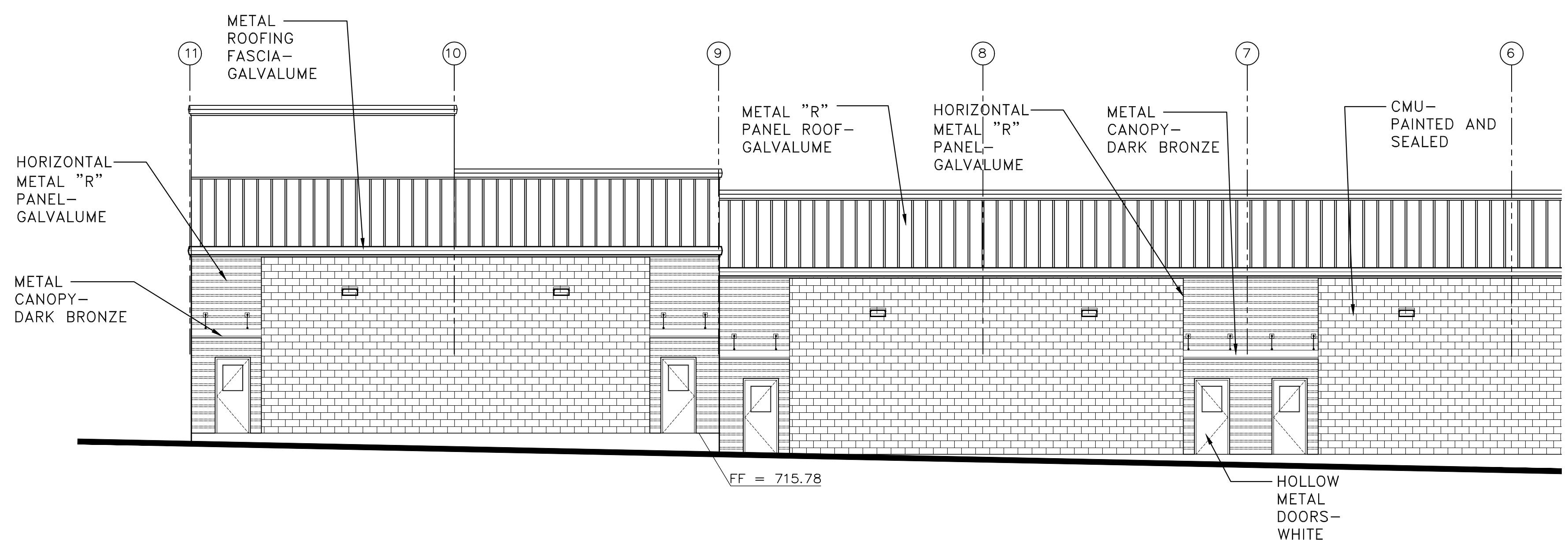
EX-3



1 Enlarged Elevation



3 Concept Exterior Finishes



2 Enlarged Elevation

