



# Zoning Staff Report

**Date:** April 9, 2024

**Case Number:** ZC-24-018

**Council District:** 2

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** MCP 18 LLC/ Taylor Mitcham/Jonathan Russell

**Acreage:** 40.2 acres

**Site Location:** 4500 & 4600, Angle Ave; 2500 NW Loop 820; 4400 & 4533 Marine Creek Parkway and 4500 Angle Avenue

### Request

**Proposed Use:** Commercial/Industrial Warehouse

**Request:** From: “G” Intensive Commercial & “J” Medium Industrial

To: “G” Intensive Commercial & “PD/J” Planned Development for all uses in “J” Medium Industrial, removing certain uses, site plan required

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 10-0**

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## Project Description and Background

The property is situated at the intersection of Marine Creek Pkwy and NW Loop 820 and is currently zoned “G” Intensive Commercial and “J” Medium Industrial. The applicant is proposing to amend the zoning lines to have commercial frontage along NW Loop 820 and adding more land for a PD/J, site plan required. The applicant intends construct three over 146,000 sf warehouses within this space. The applicant has requested a PD for “J” in order to remove several uses and provide a site plan to for more control over the site. The table below describes the development standards and differences between the current J and proposed PD.

Current “G” acreage	Proposed “G” Acreage with Zoning Case
Roughly 20 acres	5.8 acres
Current J Acreage	Proposed PD/J Acreage with this zoning case
Roughly 20	35.6 acres

Standard	J Zoning	Proposed PD/J
Building Height	120 ft	32’ (Will Comply)
Parking	190	404 (Will Comply)
Uses allowed	All uses allowed in J minus certain uses	Removal of Waste related uses, Agricultural, and Accessory Uses
Landscaping/Signage/UF	NA	Will Comply

The PD narrative below detail the pertinent zoning regulations to accomplish this goal.

*The proposed zoning change request will keep the existing zoning categories of "G" Commercial and "J" Industrial but will alter the boundary limits to align with the proposed site plan. The proposed side includes three (3) industrial buildings totaling approximately 441,076 square feet with associated parking. Along Loop 820 frontage road are future commercial retail pad sites. This zoning change will include prohibiting the following uses: a) waste related, b) agricultural, and c) accessory uses as outlined in Ordinance No. 4.803. This zoning change will include the following setback requirements: a) minimum landscape setback from Marine Creek Parkway: 30 feet, b) minimum landscape setback from Angle Avenue: 10 feet, and c) minimum landscape setback from Loop 820 Frontage Road: 10 feet*

## Surrounding Zoning and Land Uses

North “G” Intensive Commercial / Northwest Loop 820, gas station  
 East “G” Intensive Commercial; “CR” Low Density Multifamily/ multifamily  
 South “C” Medium Density Multifamily / undeveloped  
 West “C” Medium Density Multifamily / undeveloped

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.

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

Organizations Notified	
Northwest Fort Worth Alliance	Inter-District 2 Alliance
Terrance Landing OA	Far Greater Northside Historical NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Lake Worth ISD	

## Land Use Compatibility

The applicant is proposing to zone the site to “G” Intensive Commercial and “PD/J” with development standards. The surrounding uses are largely undeveloped with multifamily across Marine Creek Parkway to the east. The applicant intends to develop warehouses on the southern portion of the tract and commercial along the highway frontage.

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

## Comprehensive Plan Consistency – Far North

The adopted Comprehensive Plan designates the subject property as future Mixed-Use within the future land use map. The proposed rezoning **is not consistent** with the Comprehensive Plan map designation. However, the following land use policies are supported by the rezoning request:

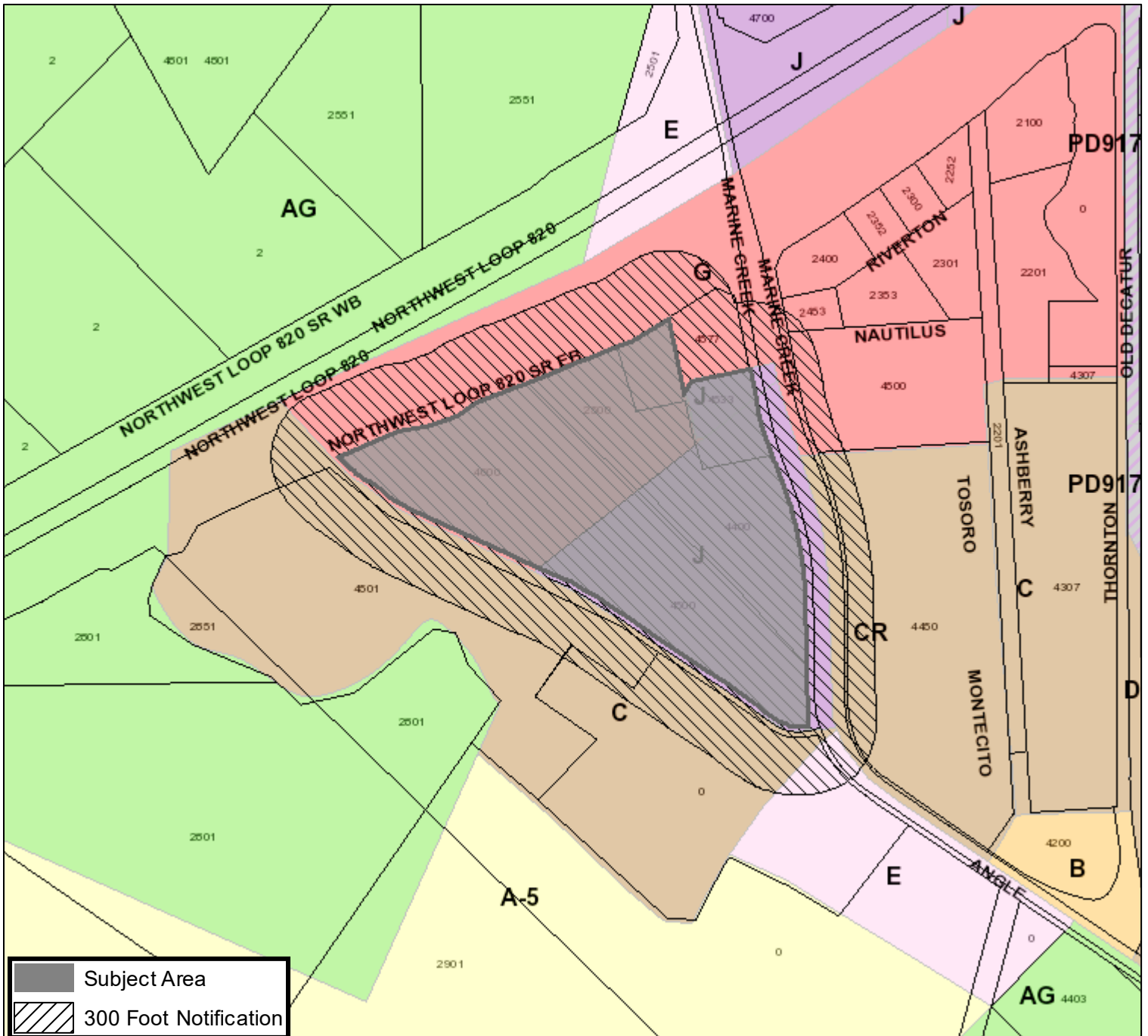
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations



2024-018

## Area Zoning Map

Applicant: null  
Address: 4500 & 4600, Angle Ave; 2500 NW Loop 820; 4400 & 4533 Marine Creek Parkway and 4500 & 4600, Angle Ave  
Zoning From: null  
Zoning To: null  
Acres: 40.27413639  
Mapsc0: Text  
Sector/District: Northside  
Commission Date: 3/13/2024  
Contact: null

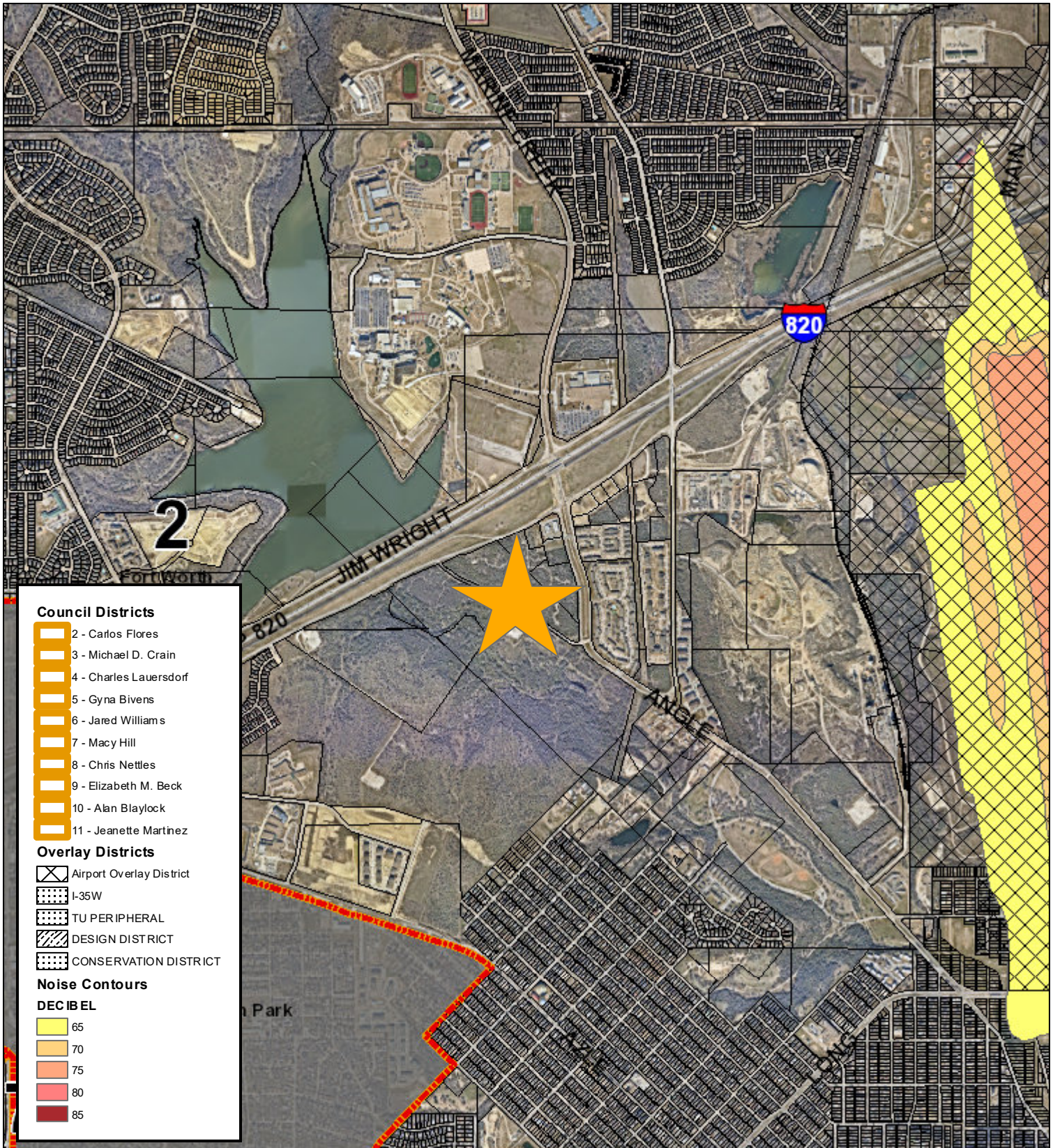


0 310 620 1,240 Feet

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### Area Map



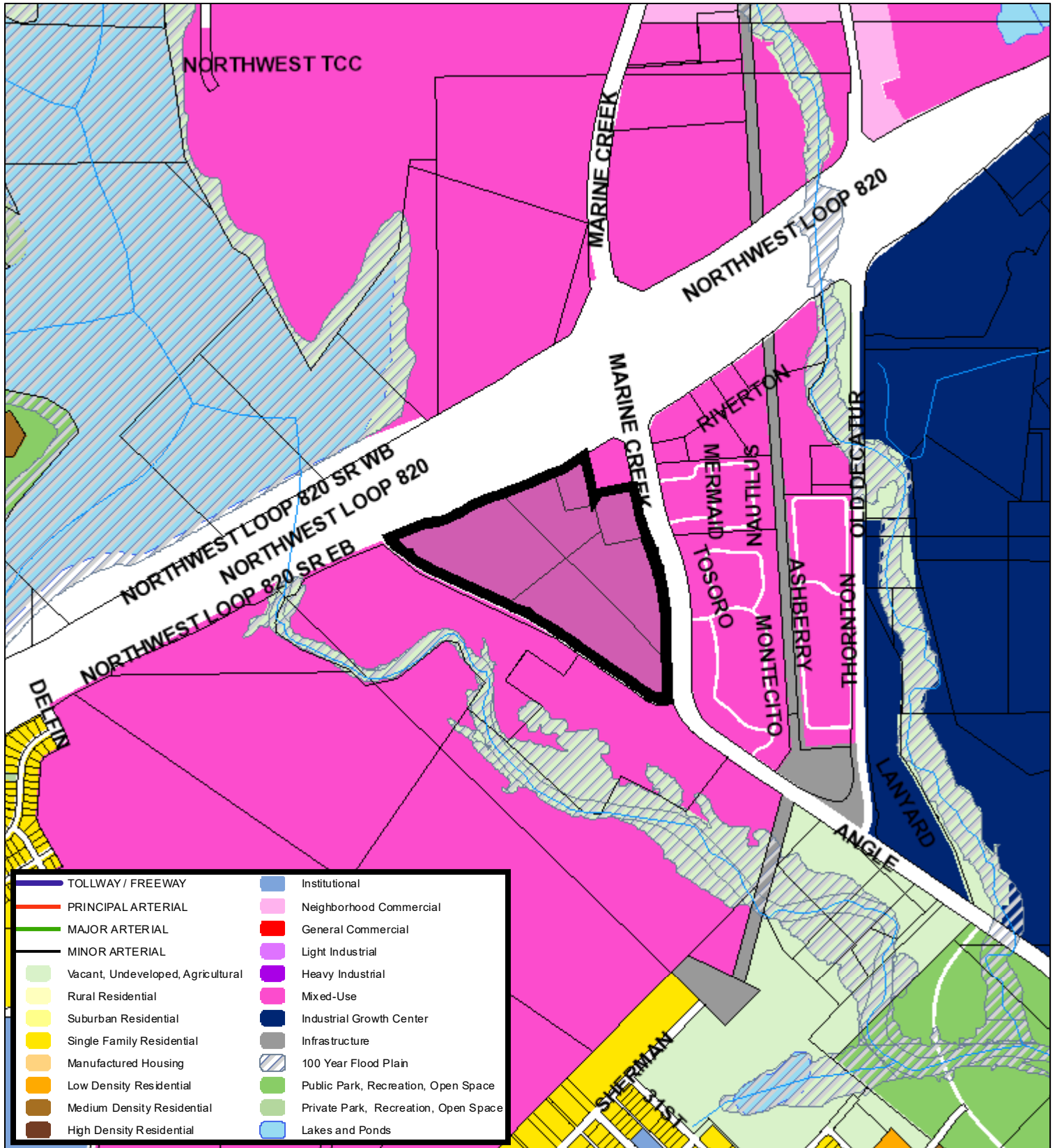
0 1,000 2,000 4,000 Feet





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## Future Land Use



980 490 0 980 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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**Aerial Photo Map**





