



# Zoning Staff Report

**Date:** May 10, 2022

**Case Number:** ZC-21-233

**Council District:** (future) 7

## Zoning Map Amendment

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

**Owner / Applicant:** Wiggins GST Exempt Family Trust / Joe Podge, Steam Realty Acquisition, LLC

**Site Location:** 13700 – 13900 blocks Old Denton Road

**Acreage:** 77.92 acres

### Request

**Proposed Use:** Industrial / Warehouse

**Request:** From: Unzoned (ETJ)

To: “I” Light Industrial

### Recommendation

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

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

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

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

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## Project Description and Background

The subject property is located along the east side of Old Denton Road north of its intersection with Westport Parkway. This site is currently located in the City’s Extraterritorial Jurisdiction (ETJ) and zoning regulations do not apply. The applicant has submitted a related request for owner-initiated annexation of the property (case no. AX-21-016), and if approved, the zoning of the site will default to “AG” Agricultural District. Instead, the applicant is requesting that the property be zoned “I” Light Industrial upon annexation to allow for new industrial warehouse development.

The site is currently vacant and a large portion is encumbered by floodplain. Property to the north, west, and south is already zoned for industrial development, and there is a single-family subdivision located to the east. However, the floodplain area on the subject property separates the developable portion of this site from the single-family subdivision.

This case was originally considered by the Zoning Commission on February 9, 2022 and the applicant requested a 30-day continuance. A second 30-day continuance was approved at the March 9, 2022 Zoning Commission hearing to provide the applicant with additional time to finalize access agreements for Old Denton Road.

## Surrounding Zoning and Land Uses

North “I” Light Industrial / vacant, gas well sites  
East “A-5” One-Family / single-family residential  
South Unzoned (ETJ) / event center  
West “K” Heavy Industrial / vacant, gas well sites

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.  
The following organizations were notified: (emailed January 26, 2022)

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

\* *This Neighborhood Alliance is located closest to the subject property*

# Development Impact Analysis

## Land Use Compatibility

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The applicant is proposing to annex the subject property into the Fort Worth City Limits and assign “I” Light Industrial zoning upon annexation. Property to the north is zoned “I” Light Industrial and all land between the subject property and North Freeway (I-35) to the west is zoned “K” Heavy Industrial. Property to the south is located outside of the City Limits, but there is additional industrial land along the Westport Parkway Frontage.

There is a single-family subdivision to the east, zoned “A-5” One-Family. However, a large area of FEMA 100-year floodplain (approximately 0.3 miles wide) on the subject property provides a buffer to the residential area.

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

## Comprehensive Plan Consistency – Far North

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The 2021 Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map. The proposed zoning is consistent with this designation, and also aligns 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.
- Protect industrial areas from encroachment. Through zoning, ensure that existing and planned major employment nodes and districts are protected from incompatible land uses and development.
- Promote commercial and industrial development near Alliance Airport, BNSF rail yards, and Texas Motor Speedway that would not be adversely affected by noise.

The proposed zoning is **consistent** with the Comprehensive Plan.

## Economic Development Plan

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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. **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.
- 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

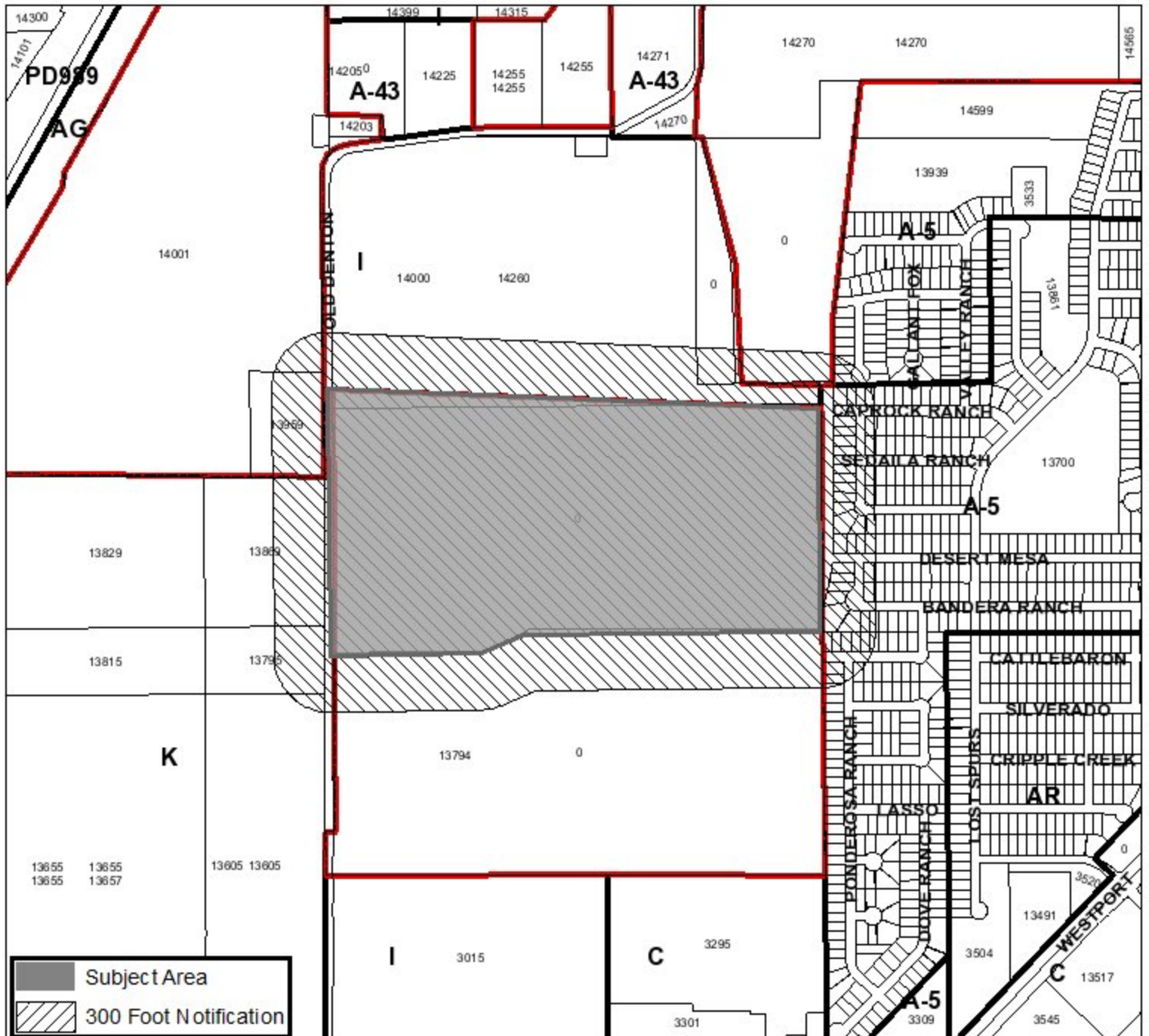
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.



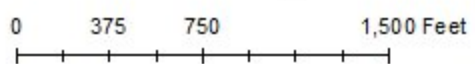
zc-21-233

# Area Zoning Map

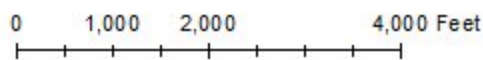
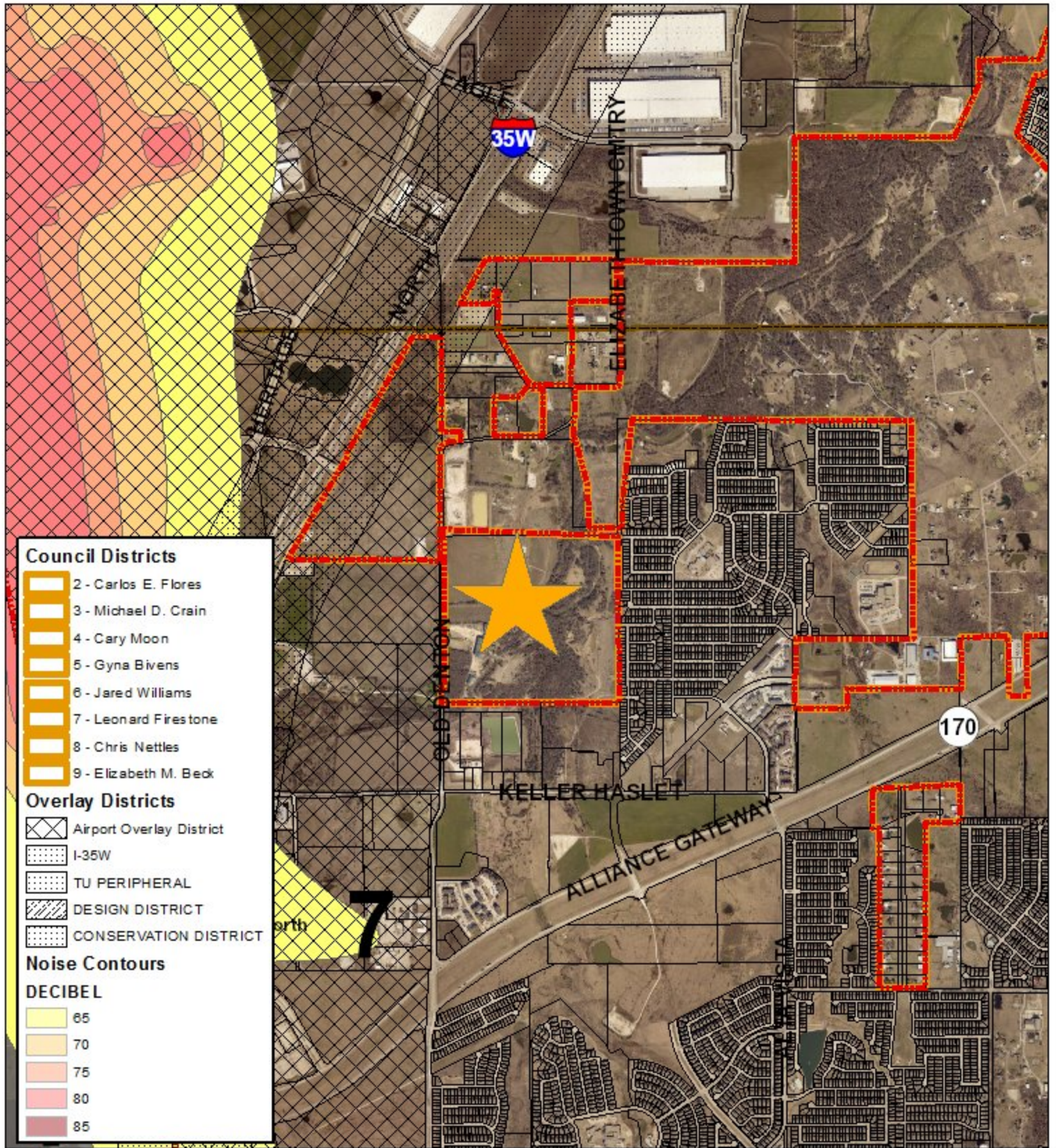
Applicant: Wiggins GST Exempt Family Trust  
 Address: 13700 - 13900 blocks Old Denton Road  
 Zoning From: Unzoned  
 Zoning To: I  
 Acres: 77.92264157  
 Mapsco: 8N  
 Sector/District: Far North  
 Commission Date: 2/9/2022  
 Contact: 817-392-2495



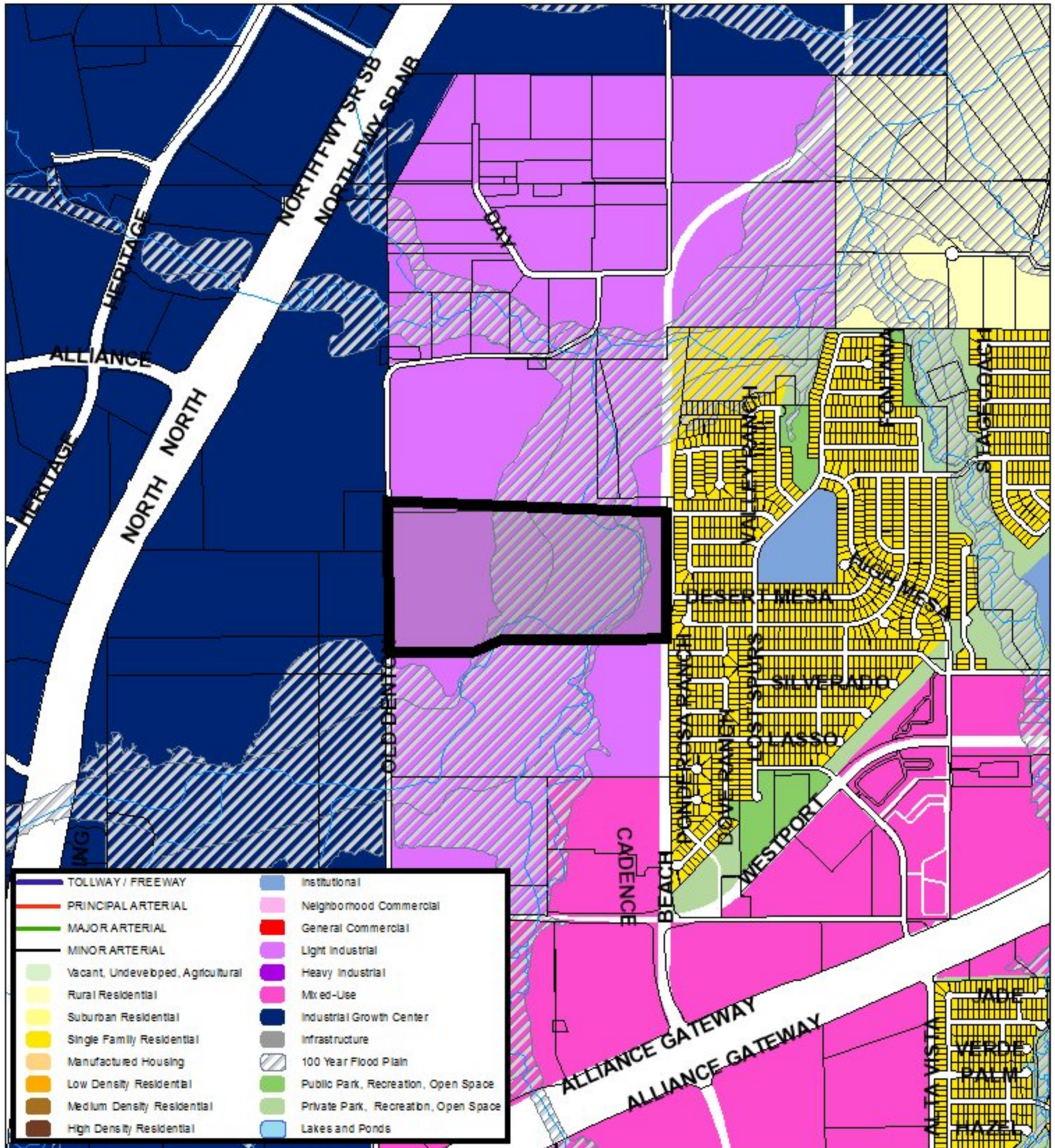
Subject Area  
 300 Foot Notification



## Area Map



### Future Land Use

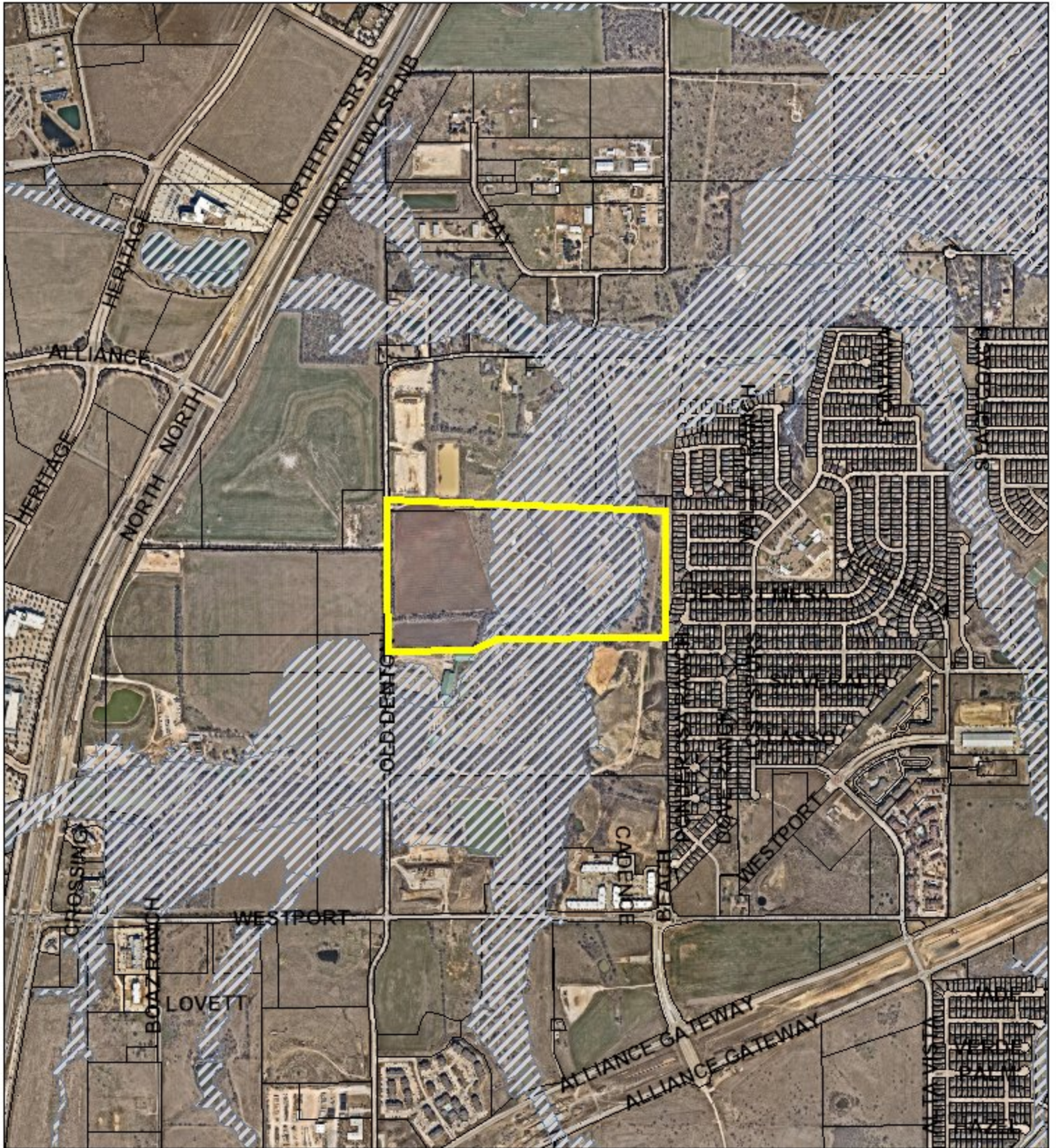


1,200 600 0 1,200 Feet

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.



## Aerial Photo Map



0 750 1,500 3,000 Feet

