



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 6, 2019

Council District 8

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

Opposition: None submitted
Support: None Submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Amon Carter Foundation**

Site Location: 6700-6800 blocks Oak Grove Rd Mapsco: 105D

Proposed Use: **Industrial**

Request: From: "A-5" One-Family
To: "J" Medium Industrial

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located south of the intersection of Oak Grove Road and Altamesa Boulevard. The applicant is requesting to rezone from "A-5" One-Family to "J" Medium Industrial for industrial uses. The application does not indicate an intended use, layout or user.

The site is located within the Carter Industrial Growth Center. Surrounding properties zoned "J" Medium Industrial.

The City of Fort Worth recently published an Economic Development Strategic Plan which stated four specific outcomes, one of which is "A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment". This property is at the boundary of industrial and residential uses which are typically two conflicting intensities. If approved, adequate buffering through setbacks, landscaping, building orientation including loading docks and truck circulation, and general industrial operations should be considered as they affect the existing residential uses. This is not a PD request and therefore no site plan has been or will be submitted.

Site Information:

Owner: Amon Carter Foundation
201 Main Street, Su. 1945
Fort Worth, TX 76101

Agent: Ray Oujesky
 Acreage: 34.66 ac
 Comprehensive Plan Sector: Sycamore

Surrounding Zoning and Land Uses:
 North "J" Medium Industrial / vacant
 East "J" Medium Industrial / vacant, railroad
 South "J" Medium Industrial / industrial
 West "J" Medium Industrial / industrial

Recent Relevant Zoning and Platting History:

Zoning History: ZC-18-161 from A-5 to J; effective 3-14-19; north of subject site
 Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed
Oak Grove Rd	Commercial Connector	Commercial Connector
Altamesa Blvd	Commercial Connector	Commercial Connector
Joel East	Commercial Connector	Commercial Connector
IH-35W	Freeway	Freeway

Public Notification:

300 foot Legal Notifications were mailed on June 21, 2018.
 The following organizations were notified: (emailed June 17, 2018)

Organizations Notified	
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Everman ISD

**Site not located within the confines of a registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from "A-5" One-Family to "J" Medium Industrial for industrial uses. Surrounding land uses are mostly industrial within the industrial growth center with a railroad to the east.

As a result, the proposed "J" Medium Industrial zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2019 Comprehensive Plan designates the subject property as Carter Industrial Growth center. The proposed "J" Industrial zoning district, is consistent with the following Comprehensive Plan policies.

- Locate large industrial uses along freight lines, highways, or airports within industrial growth centers and other appropriate locations.

Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

The city's new Economic Development Strategic Plan encourages expansion of the commercial and industrial base. The proposed rezoning would support this goal. The below policies from the Strategic Plan apply to the proposed rezoning, with proper buffering and separation from the residential district.

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.

1.3.3.3. Work with the real estate community to preserve strategically located sites within emerging employment/business districts to allow and encourage future development of high-value, high density employment nodes.

Attachments:

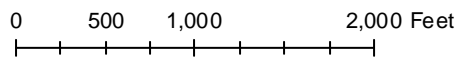
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



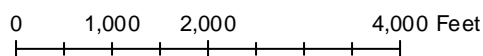
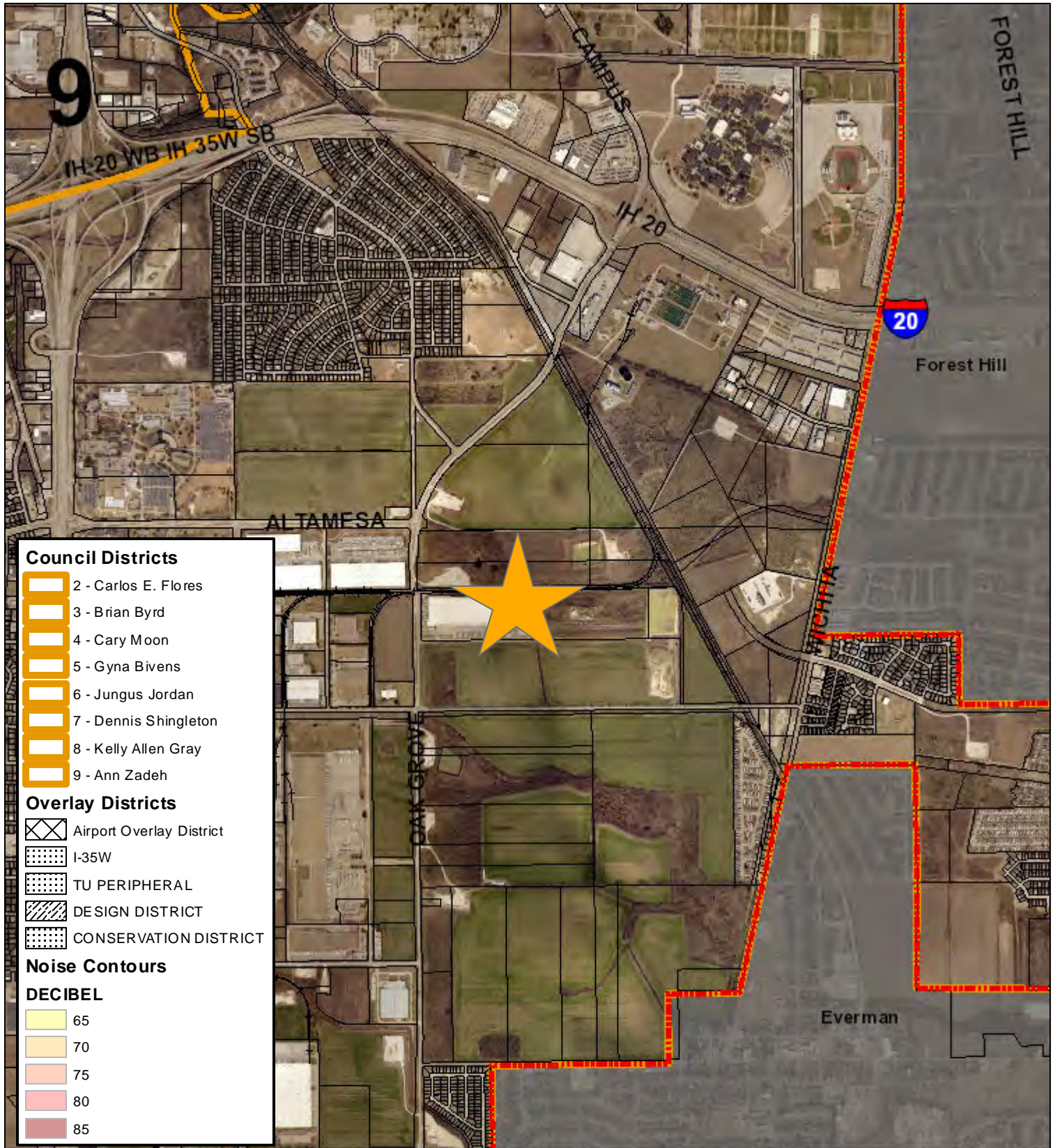
ZC-19-098

Area Zoning Map

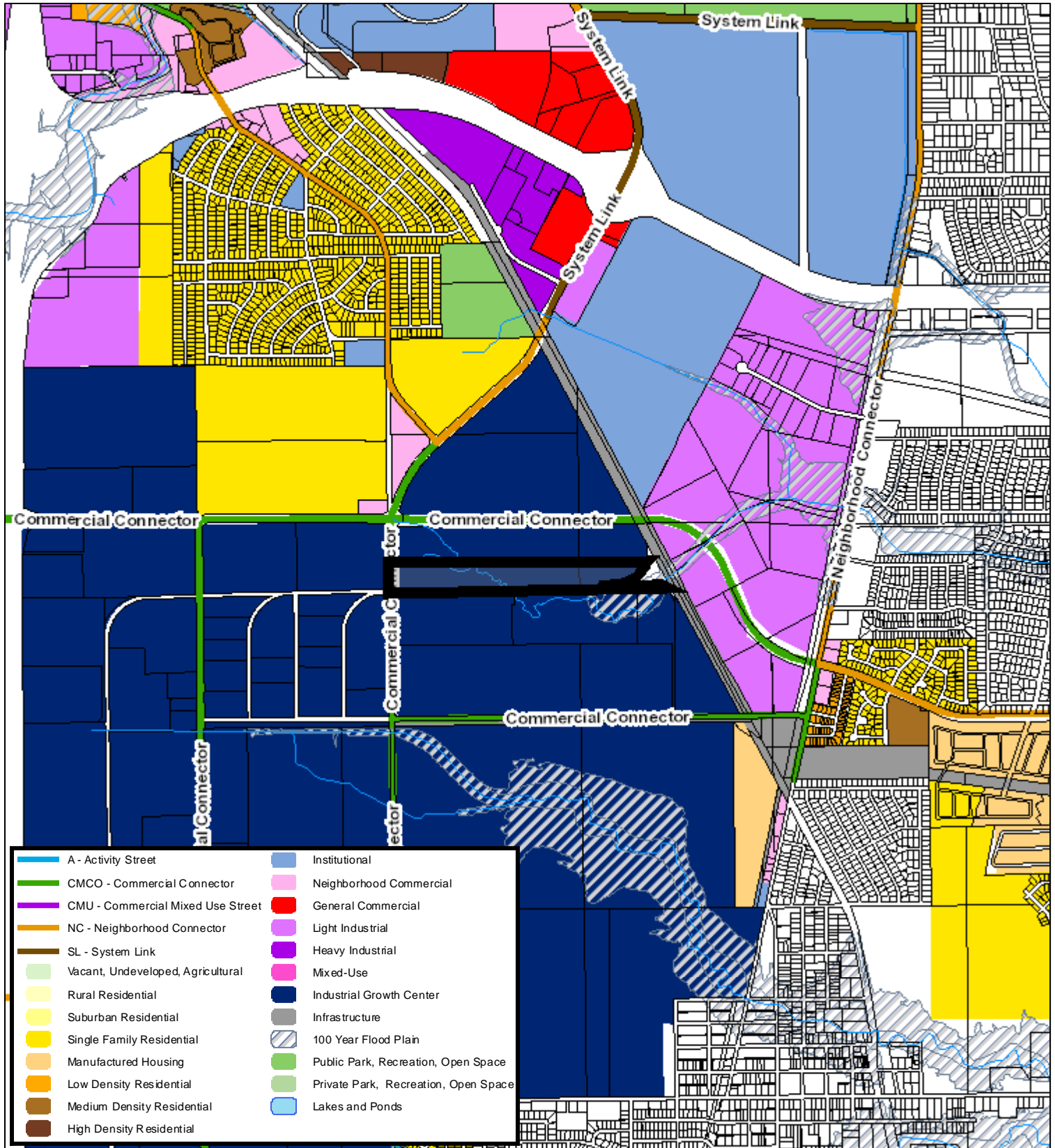
Applicant: Amon Carter Foundation
Address: 6700 - 6800 blocks Oak Grove Road
Zoning From: A-5
Zoning To: J
Acres: 34.65840664
Mapsc0: 105D
Sector/District: Sycamore
Commission Date: 7/10/2019
Contact: 817-392-8043



Area Map



Future Land Use

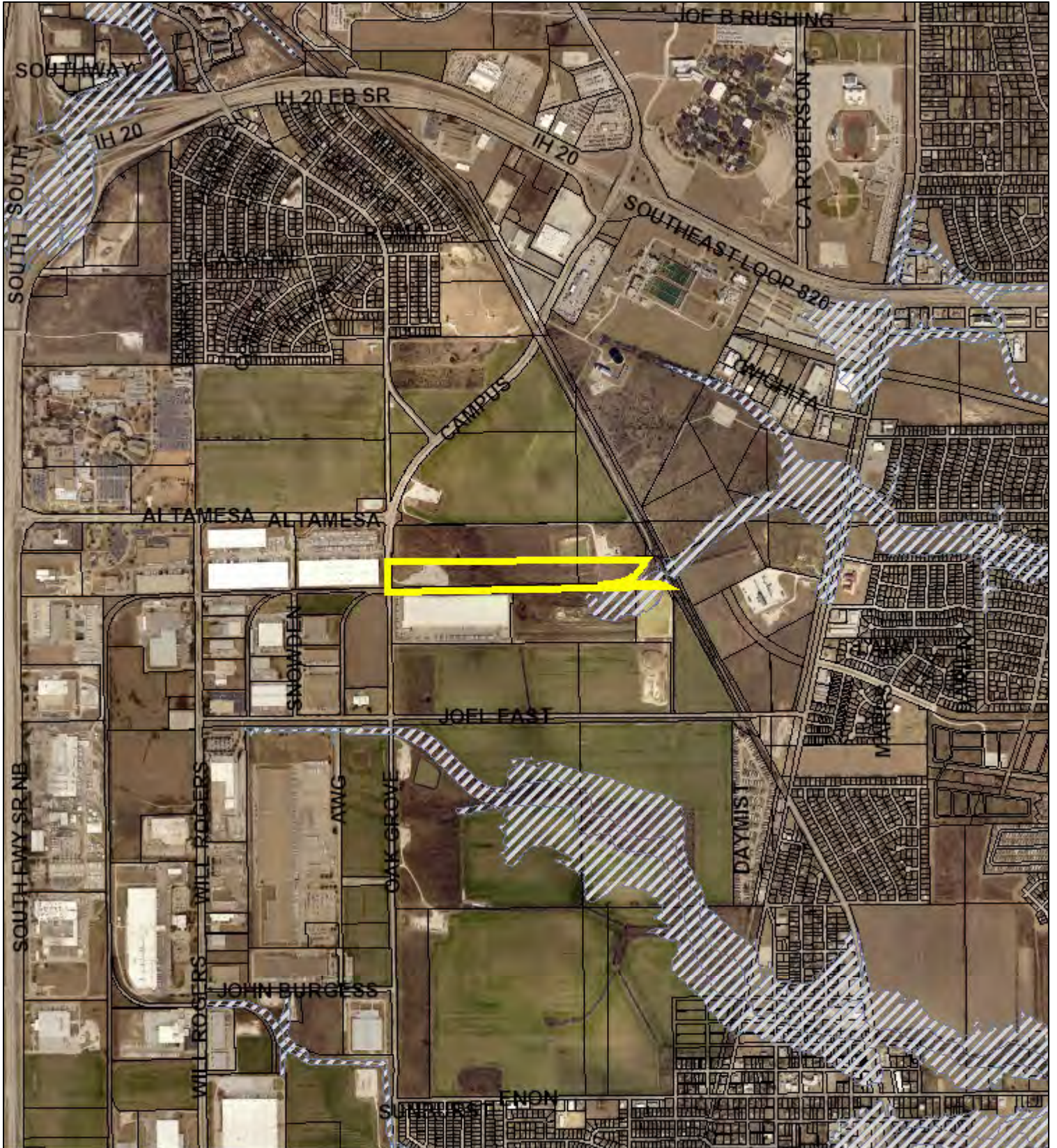


1,750 875 0 1,750 Feet

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 5, 2019.



Aerial Photo Map



0 1,150 2,300 4,600 Feet

