



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 4, 2020

Council District 7

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

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: NTP35 LP

Site Location: 7400 - 8700 blocks NW Highway 287 (north side) Acreage: 109.74

Proposed Use: Urban Residential

Request: From: "I" Light Industrial / I-35 Overlay
To: "UR" Urban Residential / I-35 Overlay and "G" Intensive Commercial / I-35 Overlay

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

Comprehensive Plan Consistency: Requested change is **consistent (Technical Inconsistency)**.

Staff Recommendation: Approval

Background:

The proposed site is located at the northwest corner of I-35W and Highway 287. The applicant is proposing to change the zoning to from "I" Light Industrial to "UR" Urban Residential and "G" Intensive Commercial for a future urban residential and commercial development.

The purpose of the UR district is to provide a residential density transition zone between low density single-family neighborhoods and higher density commercial areas. UR also encourages a range of housing choices within walking distance to rail transit stations and mixed-use urban villages. While the proposed zoning categories are not true mixed-use, a horizontal mixed-use development can be designed in such a way that it captures the intent of mixed-use zoning.

One of the goals of the 2017 Economic Development Strategic Plan is to create "A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment."

Site Information:

Surrounding Zoning and Land Uses:

- North "I" Light Industrial / undeveloped
- East "I" Light Industrial / undeveloped
- South "AG" Agricultural/ Hwy 287
- West "I" Light Industrial / undeveloped

Zoning History: ZC-15-158 from AG to I; effective 2/11/19; portion of subject site

Public Notification:

300 foot Legal Notifications were mailed on December 20, 2019.

The following organizations were notified: (emailed December 23, 2019)

Organizations Notified	
North Fort Worth Alliance	West Fork Ranch HOA
Chisholm Ridge HOA	Streams And Valleys Inc
Trinity Habitat for Humanity	Keller ISD
Northwest ISD	Eagle Mountain-Saginaw ISD

**Not located near a registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to “UR” and “G” for a future urban residential and commercial development. Surrounding properties are undeveloped and zoned “I” Light Industrial and “AG” Agricultural.

The proposed urban residential and commercial development **is compatible** with surrounding zoning.

2. Comprehensive Plan Consistency – Far North

The 2019 Comprehensive Plan designates the subject property as General Commercial. The proposed urban residential and commercial development meets the below policies within the following Comprehensive Plan:

- 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.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

3. Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

Align neighborhood assets (people, businesses, and real estate) to benefit from and support citywide economic growth.

- 3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.

Attachments:

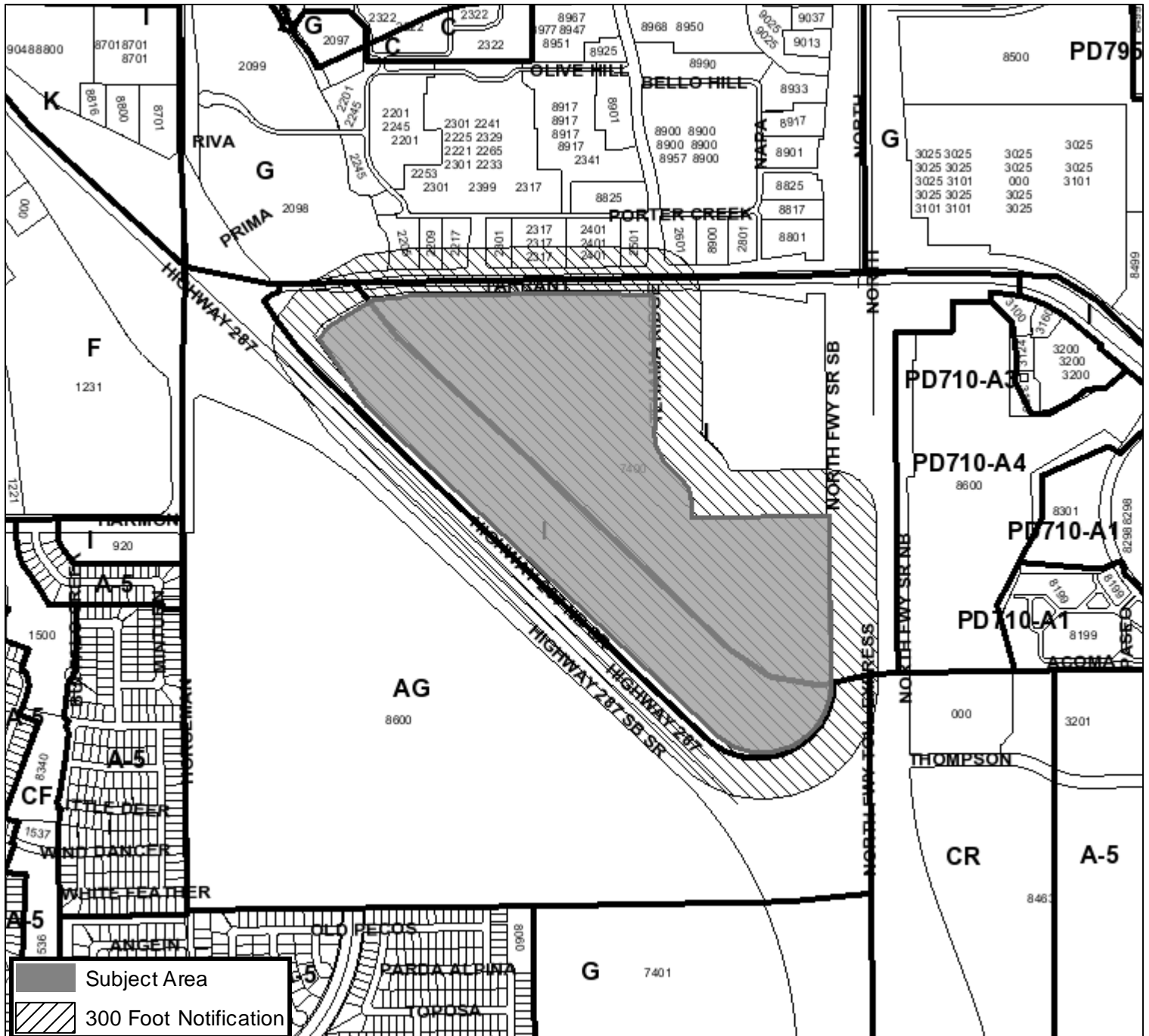
- Area Zoning Map with 300 ft. Notification Area
- Exhibit
- Area Map
- Future Land Use Map
- Aerial Photograph





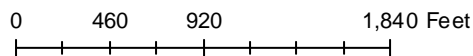
ZC-19-173

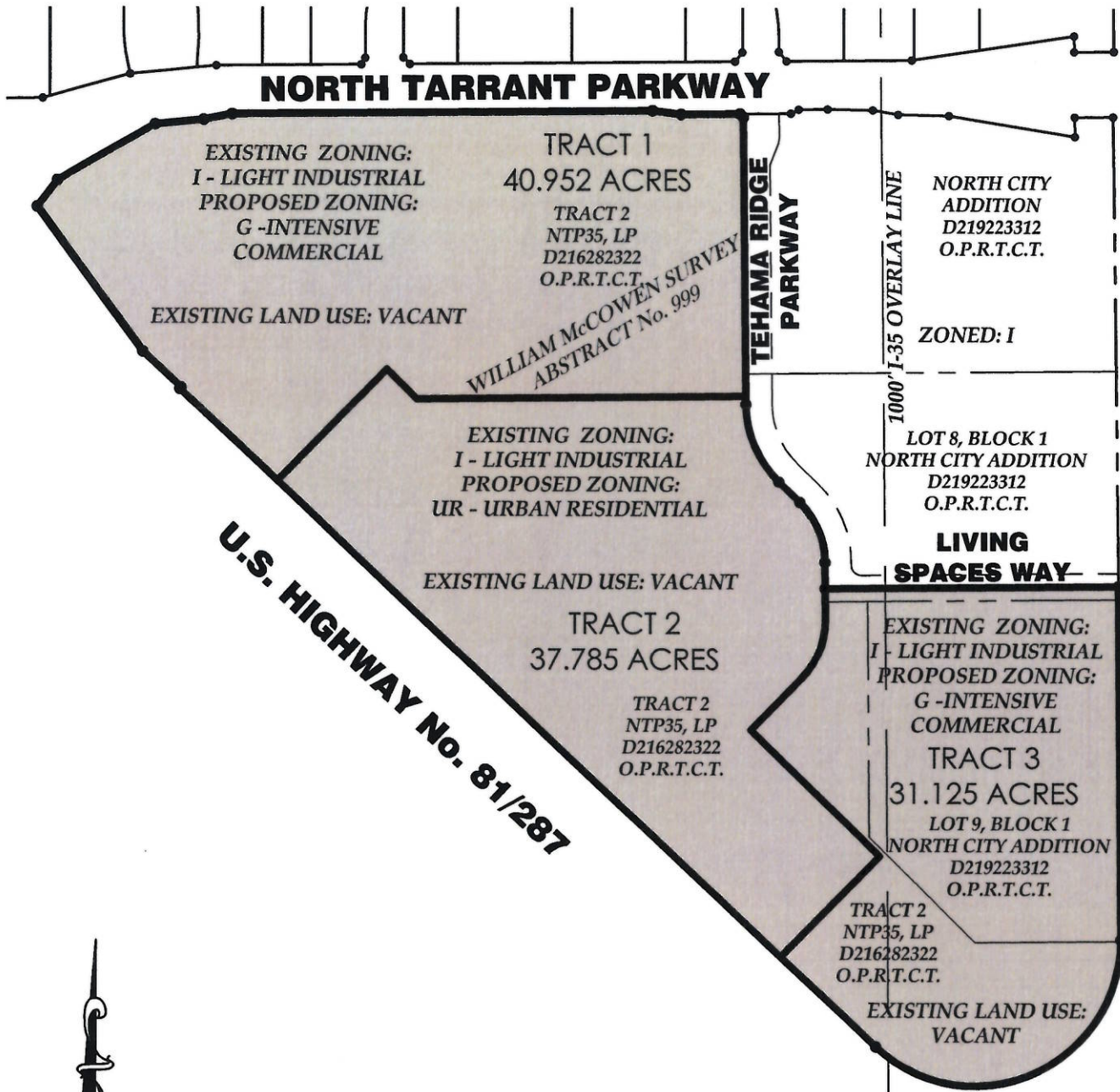
Area Zoning Map

Applicant: NTP35 LP
 Address: 7400 - 9000 blocks NW Highway 287 (north side)
 Zoning From: I with I-35 Overlay
 Zoning To: UR, G with I-35 Overlay
 Acres: 109.74988206
 Mapsco: 35ABEF
 Sector/District: Far North
 Commission Date: 1/8/2020
 Contact: 817-392-8043

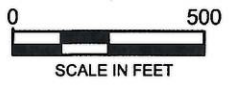


 Subject Area
 300 Foot Notification





NORTH FREEWAY (IH-35W)



GOODWIN AND MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

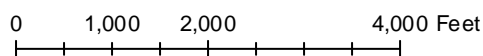
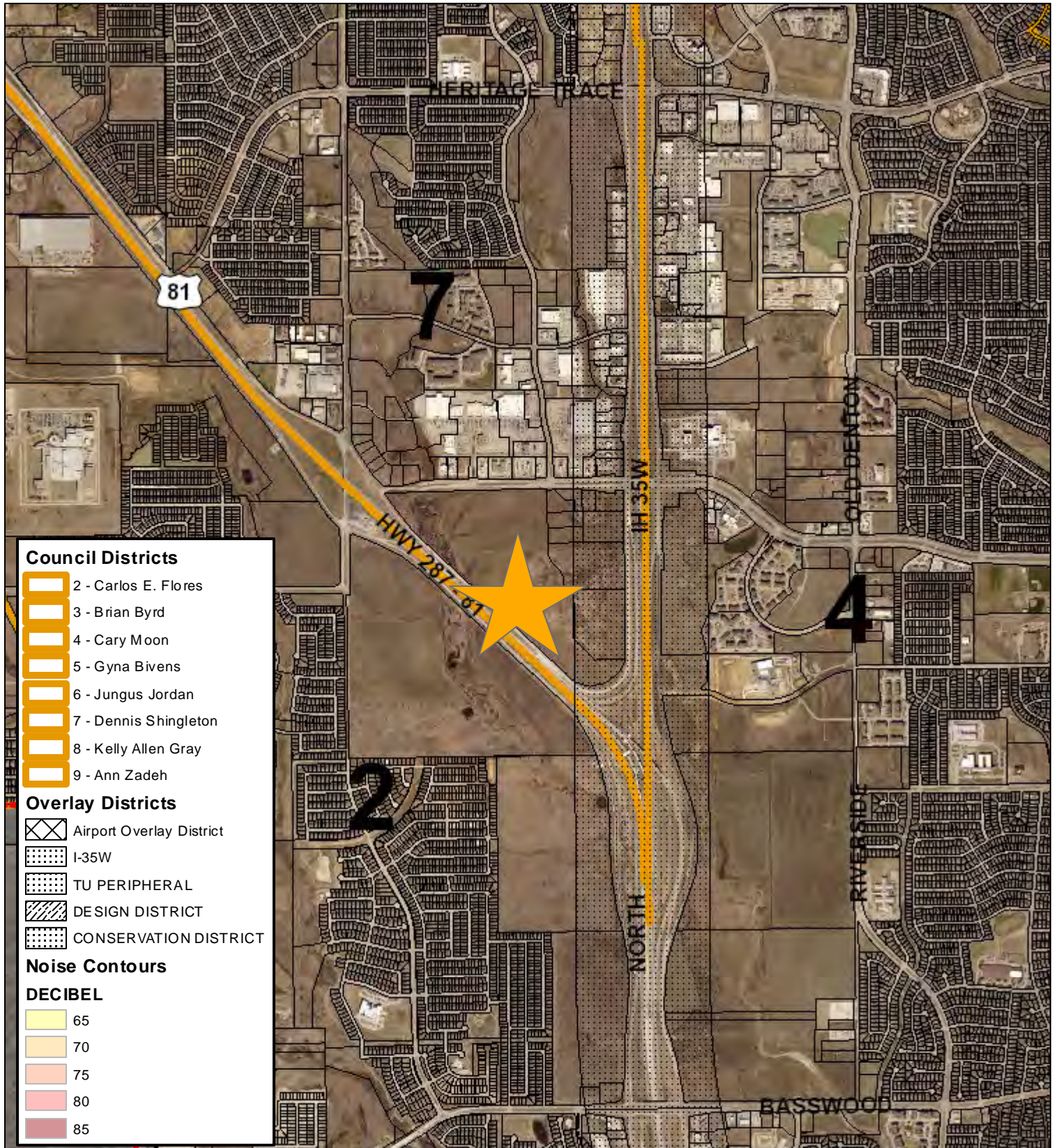
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Drafted: T.J.M.	Checked: J.S.B.
Date: 12/18/2019	

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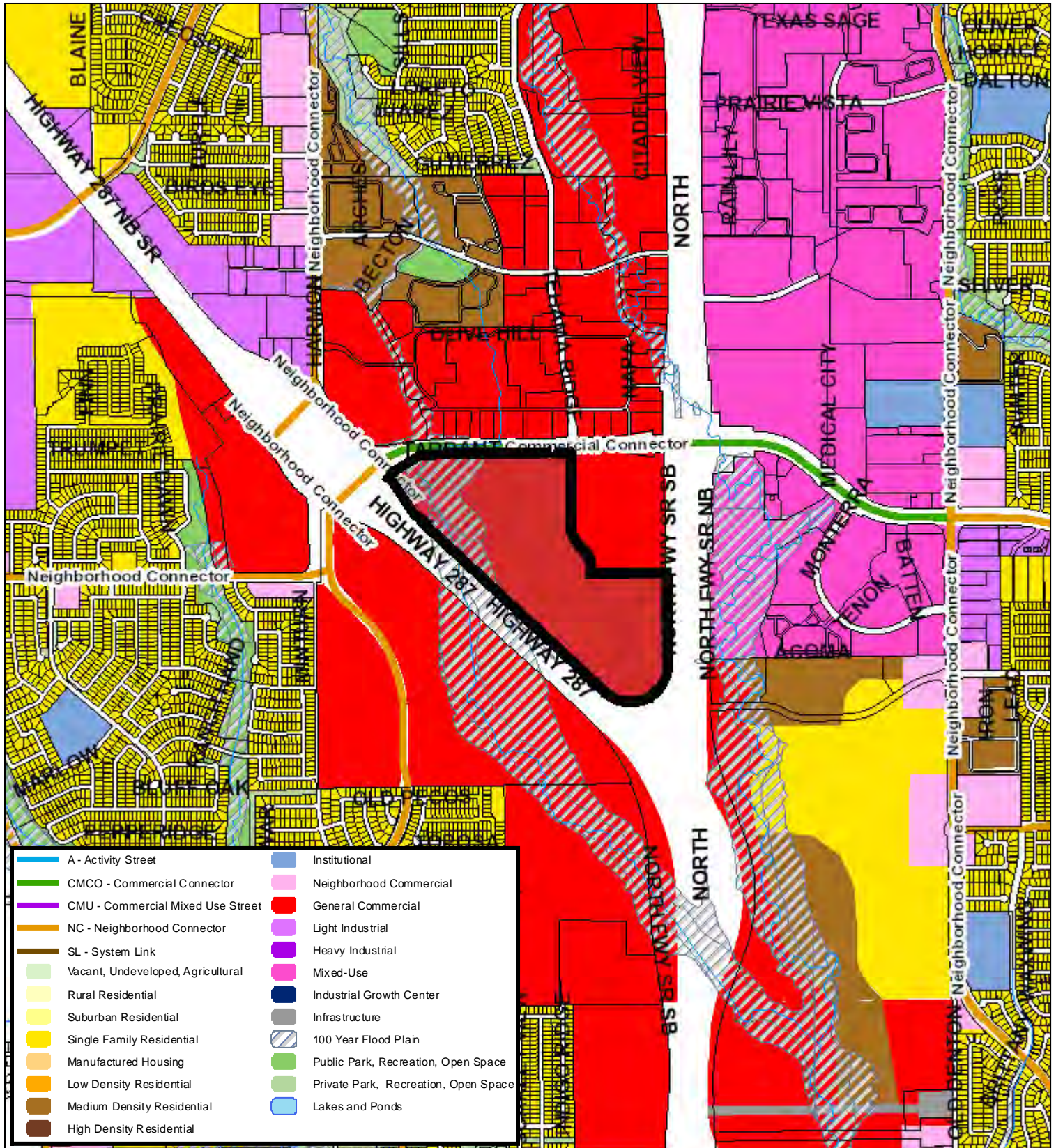


Joel S. Barton

Area Map



Future Land Use

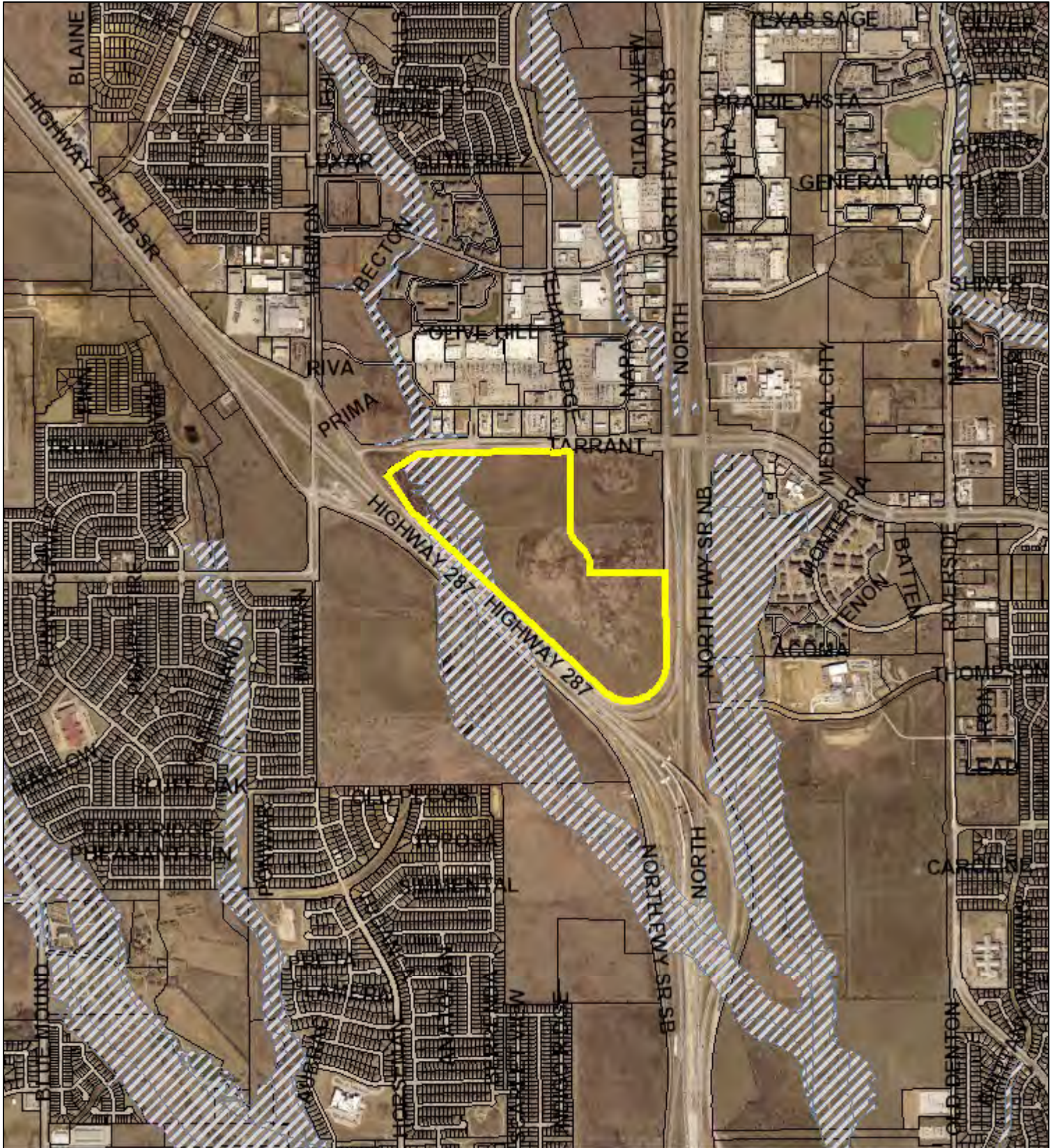


1,500 750 0 1,500 Feet

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 1,000 2,000 4,000 Feet

