



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 18, 2021

Council District 3

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Arty Wheaton-</u>	
	<u>Rodriguez</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes _	No <u>X</u>

Owner / Applicant: **Walsh Ranches Limited Partnership/ Pope, Hardwicke, Christie, Schell, Kelly & Taplett, LLP**

Site Location: Generally 11900 block I-20 (Tarrant County) to 1300 block I-20 (Parker County)
Acreage: 2155.60

Proposed Use: **Heavy Industrial**

Request: From: "PD-572", "PD-573", "PD-522" and "PD-569"
To: "K" Heavy Industrial

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

Comprehensive Plan Consistency: Requested change **is not consistent (future land use map change recommended)**

Staff Recommendation: **Approval**

Background:

The proposed site is a 2,155.60 acre site south of I-20 bounded by ETJ to the east, west, and south. Today, the site is comprised of multiple PDs. Those PDs have proposed uses including low density residential (PD-522), retail business uses in accordance with "G" Intensive Commercial (PD-572), mixed-use development (PD-573), and community center (PD-569).

The applicant is seeking to obtain necessary development entitlements to respond better to shovel ready industrial developments, bringing major employment opportunities to the growing west side of Fort Worth.

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". The conversion of this property to an industrial zoned one allows for the continued diversification of the tax base and provides industrial development in Far West Fort Worth along I-20. The City of Fort Worth is working with the developer to create an Industrial Growth Center, which consist of industrial and commercial uses with a high concentration of jobs, mostly industrial in nature. Other related and supporting uses include office space

and services. Criteria for designation of an Industrial Growth Center include a high concentration of employees and location nearby one or more major transportation facility (highway).

Site Information:

Surrounding Zoning and Land Uses:

North Interstate 20 West
East ETJ, existing commercial and industrial/warehouse
South ETJ
West ETJ

Recent Relevant Zoning:

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on April 23, 2021.

The following organizations were notified: (emailed April 19)

Organizations Notified	
Trinity Habitat for Humanity	Fort Worth ISD
Aledo ISD	

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from various PDs to “K” Heavy Industrial. The site is surrounded by ETJ on the east, west, and south and Interstate 20 West serves as the area’s northern boundary. To the east there is existing industrial development including freight and manufacturing services. The closest residential uses are located in Aledo near the southwestern corner of this development. Those larger lot homes are separated from this site by existing railroad tracks

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

2. Comprehensive Plan Consistency-Far West

The 2021 Comprehensive Plan designates the subject property as General Commercial and Single Family Residential. The proposed “K” Heavy Industrial zoning district, is not consistent with the Comprehensive Plan’s Future Land Use Map. Staff has identified this area as one in need of a future land use map amendment. To the east of this site is an existing Industrial Growth Center within the ETJ. Staff is exploring either expanding that area to this site or moving that area entirely. Staff will engage in a study of the area to explore the feasibility of this move for the 2022 Comprehensive Plan

This site is supported by various Comprehensive Plan Policies based on its location and proximity to the freeway.

- Identify and designate on future land use maps new industrial growth centers in rapidly developing areas, based on proximity to existing infrastructure and key transportation intersections.
- Locate large industrial uses along freight lines, highways, or airports within industrial growth centers and other appropriate locations.

Based existing designations within the future land use map and the proposed zoning **is not consistent** with the Comprehensive Plan (**map amendment recommended**). Staff recommends exploring an amendment to the future land use map to Industrial Growth Center.

3. Economic Development Strategic Plan

The 2018 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 Plan includes performance metrics that place an emphasis on outcomes that create:

- High-wage job growth.
- A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
- An economy that capitalizes on high-growth industries and the creative individuals who fuel them.
- A commitment to “quality of place” throughout the community.

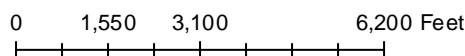
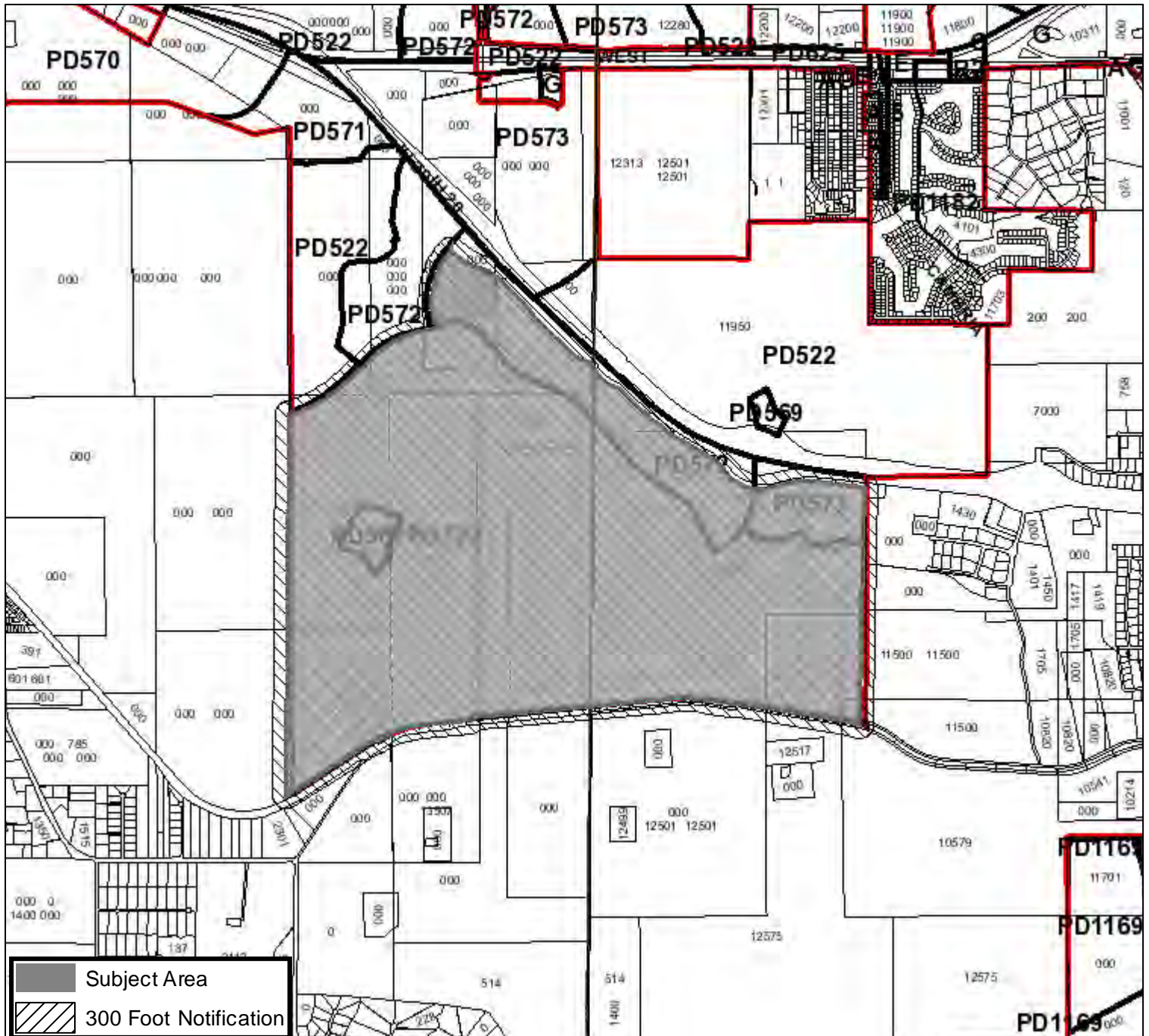
Attachments:

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

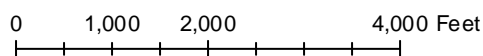
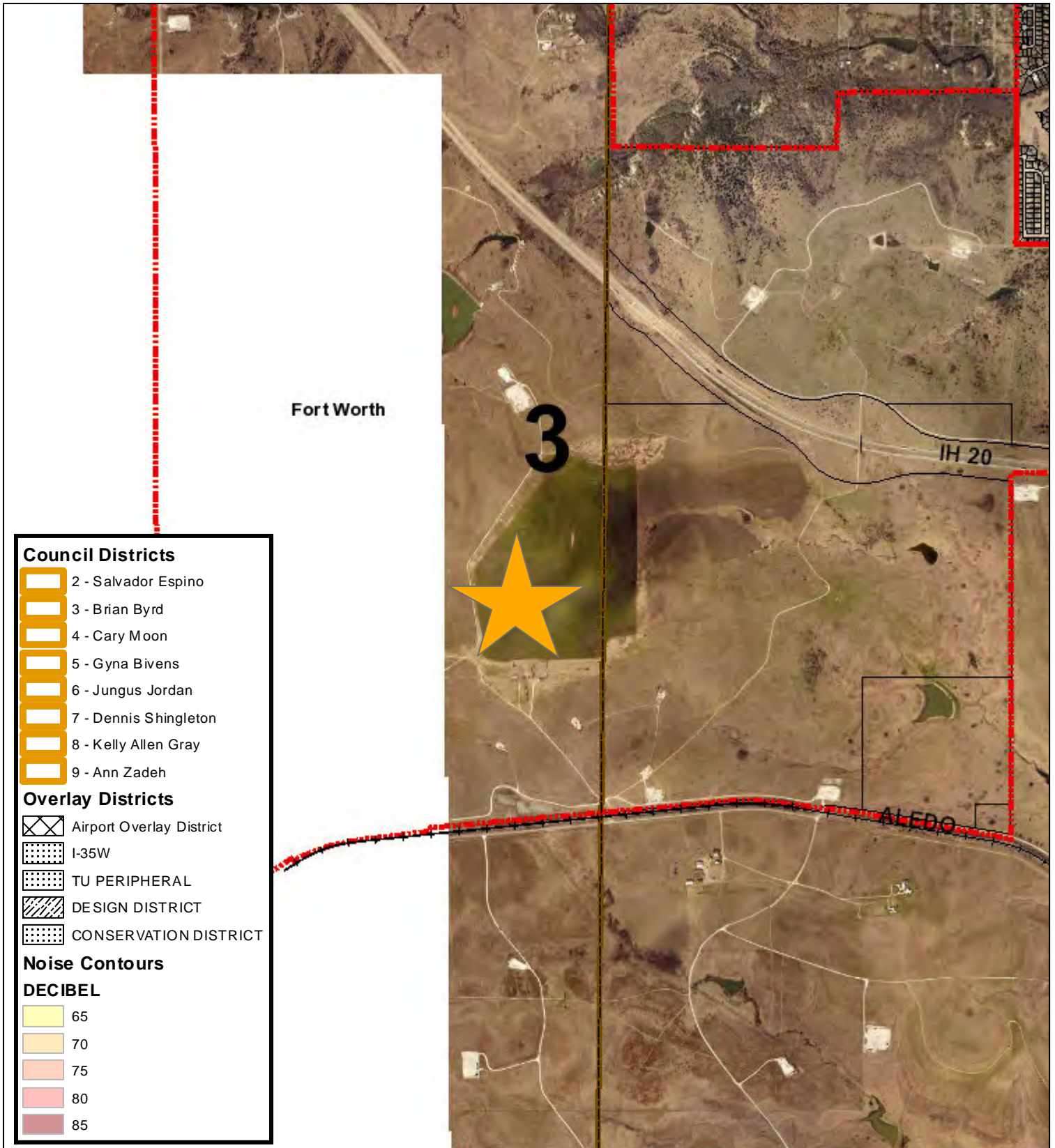


Area Zoning Map

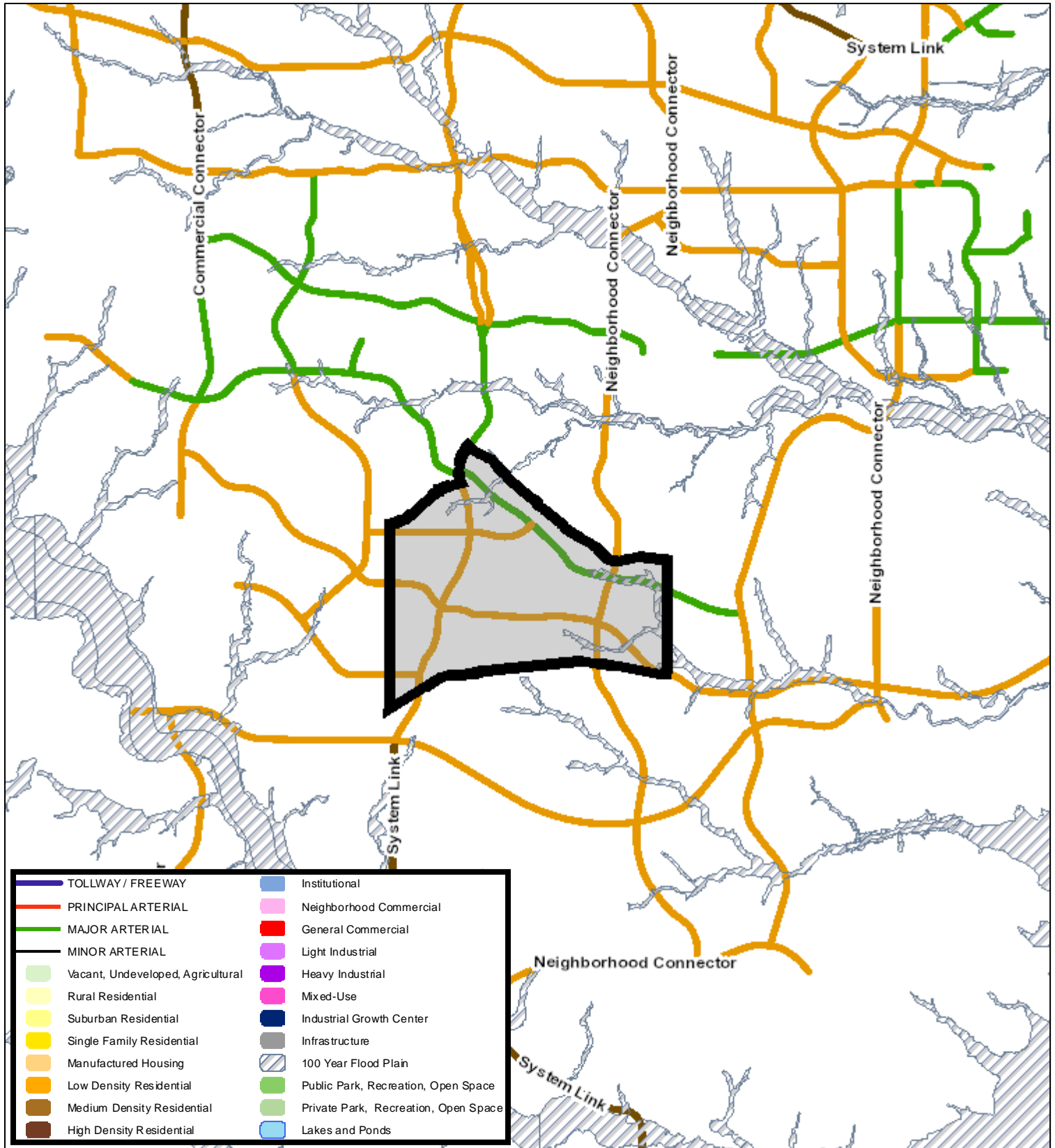
Applicant: Walsh Ranches LP
 Address: Generally 11900 block I-20 (Tarrant County) to 1300 block I-20 (Parker County)
 Zoning From: PDs 522, 569, 572, and 573
 Zoning To: K
 Acres: 2155.60026739
 Mapsco: Pgs 85&811
 Sector/District: Far West
 Commission Date: 5/12/2021
 Contact: null



Area Map



Future Land Use



5,800 2,900 0 5,800 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

