Zoning Staff Report

Date: June 24, 2025 **Case Number: ZC-24-162** **Council District: future 3**

Zoning Map Amendment

Case Manager: Beth Knight

Owner / Applicant: PMB I20 Land LP, K. Taylor Baird / LJA Engineering, Mickey Garner

Location: SE Corner of I-20 & Chapin School Rd **Acreage:** 186.09 acres

Request

Proposed Use: Commercial and Industrial uses

Request: From: Unzoned (AX-24-017)

To: "PD/G & J" Planned Development for all uses in "G" Intensive Commercial and "J" Medium Industrial with development standards for increased setbacks, parking, and fences allowed along property lines; site plan waiver requested.

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 11-0**

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Project Description and Background

The zoning case was continued to the June 24th Council meeting so CM Crain can take action on it as he is out of the country.

The subject site is located at the southeast corner of Interstate 20 and FM 2871, and will become part of Council District 3. The total area is approximately 186 acres, and the site is currently undeveloped. A development agreement between the property owners and the City of Fort Worth was executed two years ago for the subject site and additional land to the south and southwest that had been part of Veale Ranch. The property is located outside the city limits but within the City's Extra-Territoral Jurisdiction (ETJ). The property owner has requested voluntary annexation and case will be considered by City Council on April 8, 2025. The City Council will conduct a public hearing on the proposed annexation request. The public hearing is an opportunity for individuals who are interested in the annexation to be heard. Once the required public hearing is conducted, City Council can consider a vote to approve the request and authorize the execution of a Municipal Services Agreement and annex the property into the corporate limits of the City of Fort Worth.

Zoning of the site follows the Council's annexation vote. The site's development agreement allowed "K" Heavy Industrial uses, but the applicant is requesting a Planned Development for the more restrictive "G" Intensive Commercial and "J" Medium Industrial zoning as a transition to existing and anticipated single family uses. The site plan is requested to be waived, as the original development agreement stated the property would be s

Zoning District	Acreage % of District
G Commercial	0-100%
J Medium Industrial	0-100%

Further, the following additional provisions are included as part of the PD:

- **Building Setbacks:** No building wall classified as Medium Industrial shall be constructed within 400 feet from any single-family residence.
- **Parking:** Data Centers parking shall be to warehousing standards. No minimum parking requirements for buildings greater than 250 feet from one or two family districts.
- **Fences and Gate** Fences, walls, screening fences, railings, shall expressly be allowed on or near the property line of a non-residential district to provide for sufficient screening between it and adjacent districts. Screening fences shall otherwise adhere to the Fences code as outlined in Chapter 5.305 of the "Supplemental Use Standards". For further clarification, fences shall be compatible in design with the district and adjacent districts and shall be allowed to be constructed up to eight (8) feet in height.

Surrounding Zoning and Land Uses

North n/a (ETJ) / undeveloped
East n/a (ETJ) / undeveloped

South n/a (ETJ) / undeveloped
West n/a (ETJ) / athletic facilities and single family uses

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on February 28, 2025.
The following organizations were emailed on February 28, 2025:

Organizations Notified	
Markum Ranch Estates NA*	Fort Worth ISD
Streams and Valleys Inc	Trinity Habitat for Humanity

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The larger ETJ area has scattered development, and this segment of the ETJ which includes the subject site abuts undeveloped land. Rural residential uses and limited non-residential uses are found west of FM 2871 with undeveloped land closest to the rezoning area. To the north, east, and south is undeveloped land, with some gas wells, trees, and creeks. The northern border is the Interstate 20 freeway, which provides access, and is more ideal for building commercial and other non-residential types of applications. The site also has access to FM 2871, which comprises the western boundary of the tract. The original development agreement stated the property would be developed in accordance with all applicable development regulations; therefore, the site plan is requested to be waived.

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

Comprehensive Plan Consistency – Far West Sector

The 2023 Comprehensive Plan currently designates the subject property as *future industrial growth center*. The zoning types that would be in alignment with this future land use designation are "MU-2" Mixed Use, all commercial, and all industrial zoning districts. The proposed zoning **is consistent** with the future land use map portion of the Comprehensive Plan.

The proposed zoning **is consistent** with the following policies of the Comprehensive Plan:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- 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 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.

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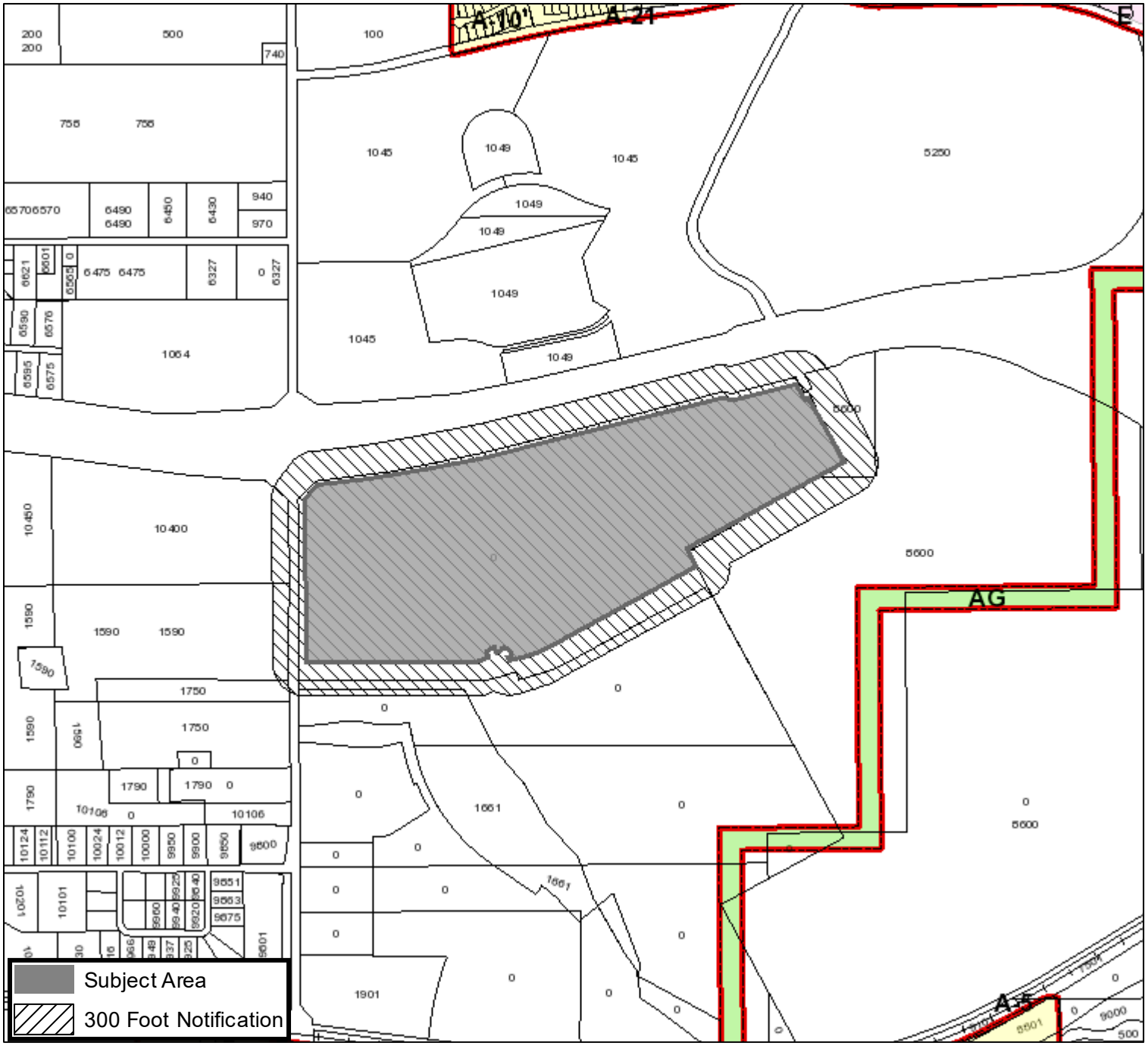
Area Zoning Map

Applicant:	PMB I-20 Land LP/Tailer Baird
Address:	8700 - 10400 blocks Interstate 20
Zoning From:	Unzoned
Zoning To:	PD for G & J uses
Acres:	186.09
Mapsco:	Text
Sector/District:	Far_West
Commission Date:	3/12/2025
Contact:	817-392-8190



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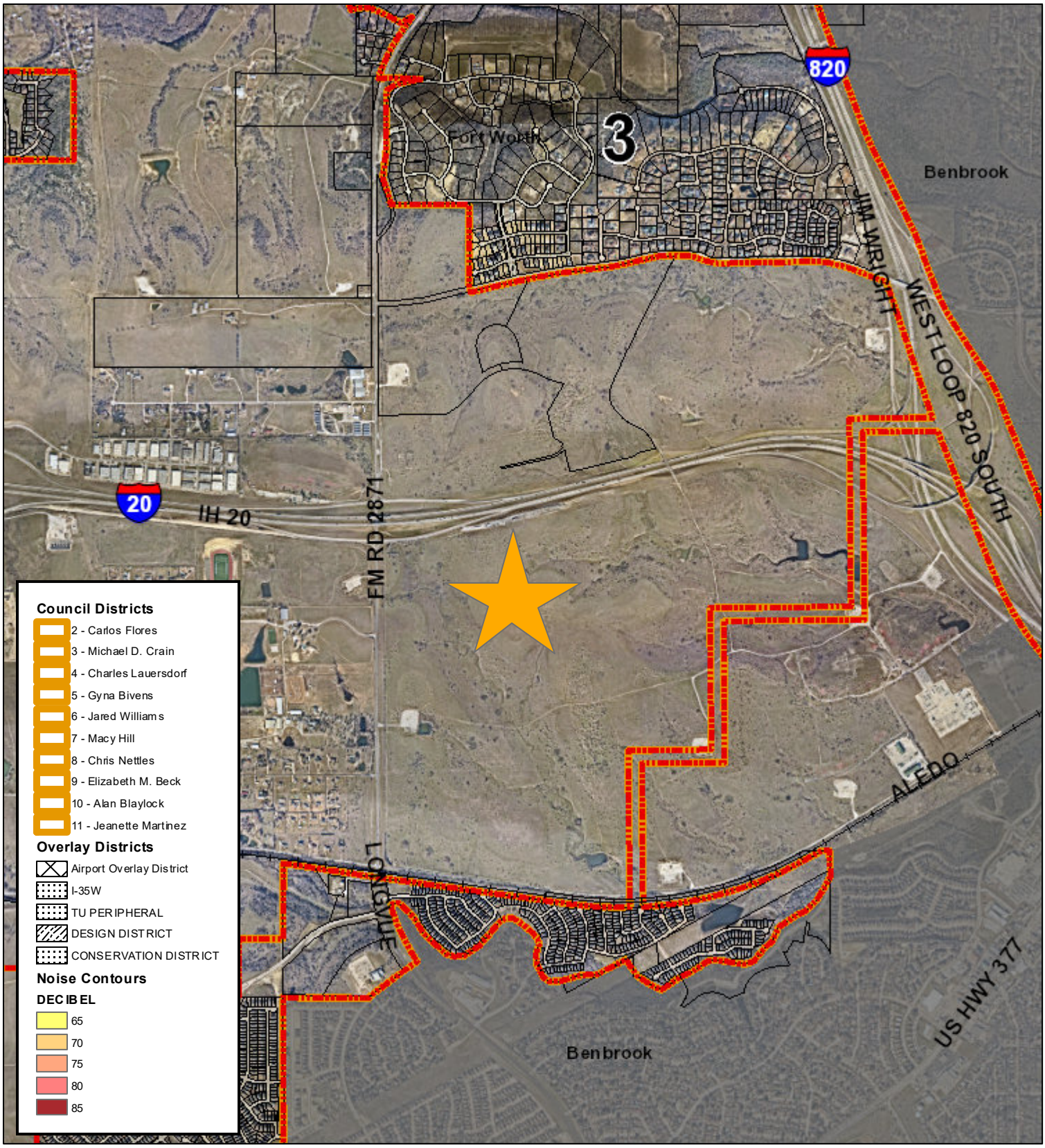
Area Map



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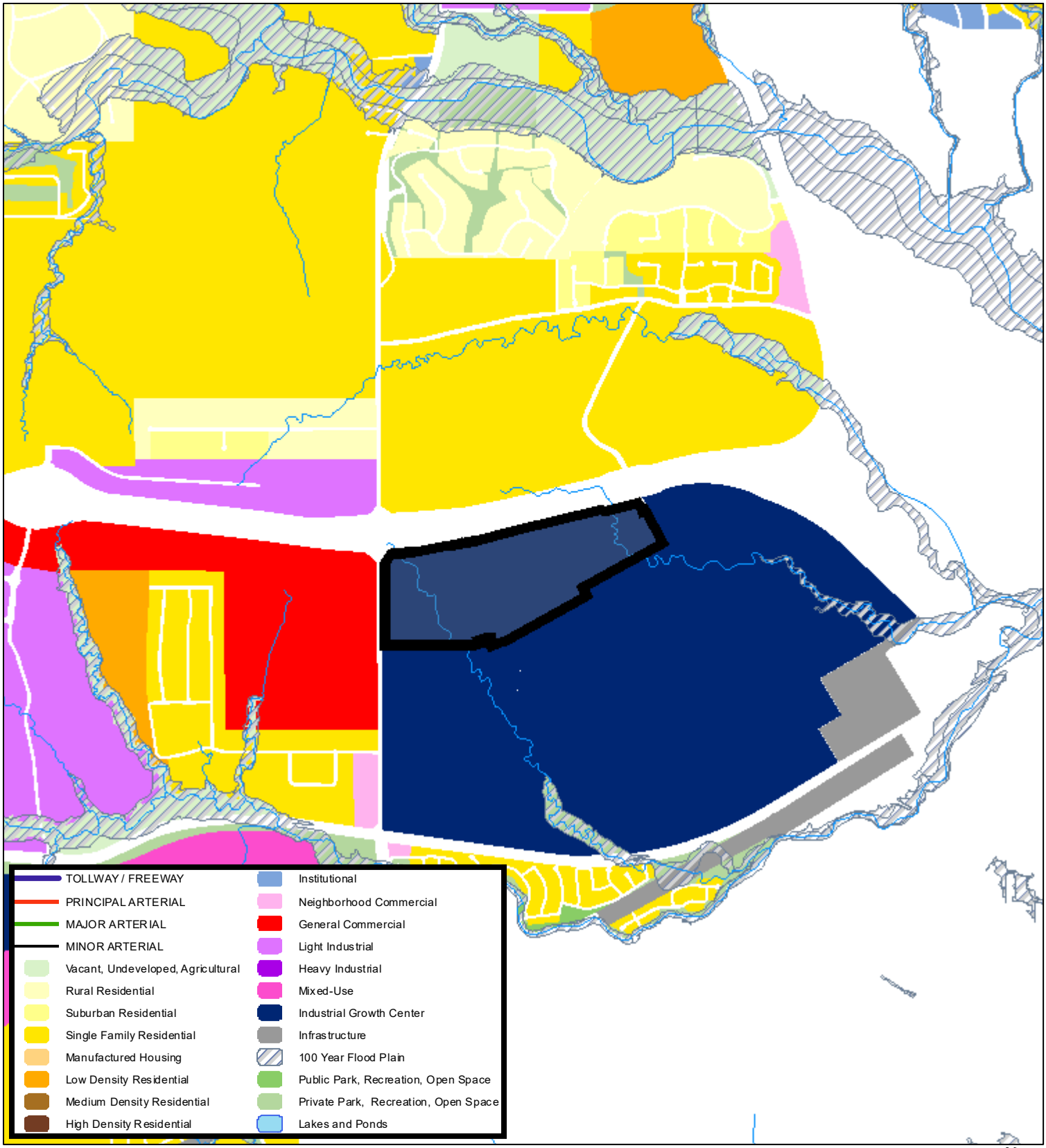
Future Land Use



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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

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