



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 13, 2019

Council District 5

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

Opposition: None submitted
Support: None Submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Cockrell Hill Partners

Site Location: 11600 – 12000 blocks Trinity Boulevard

Proposed Use: Industrial

Request: From: “AG” Agricultural, “F” General Commercial, and “J” Medium Industrial

To: PD/I Planned Development for all uses in “I” Light Industrial excluding sexually oriented businesses; site plan waiver recommended

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

Comprehensive Plan Consistency: Requested change **is not consistent.**
(Significant Deviation)

Staff Recommendation: Approval

Background:

The proposed site is located north of Trinity Boulevard and west of Highway 157. The applicant is requesting to rezone the property to “PD//I” Planned Development for all uses in “I” Light Industrial excluding sexually oriented businesses; site plan waiver. The applicant has mentioned there is no planned development at this time.

Properties on either side of Highway 157 are generally zoned “I” Light Industrial, “J” Medium Industrial, “K” Heavy Industrial and PD Planned Development and used for industrial uses, including a pipeline facility directly to the south. The subject site was platted many years ago as single family lots but never constructed.

Site Information:

Owner: Cockrell Hill Partners
2667 Northaven Road
Dallas, TX 75229
Agent: Winkleman/Chase Helm
Acreage: 18.41 ac
Comprehensive Plan Sector: Eastside
Surrounding Zoning and Land Uses:
North PD 292 Planned Development / auto auction

East PD 705 Planned Development / vacant
 South "AG" Agricultural, "J" Medium Industrial / pipeline facility
 West "J" Medium Industrial / auction parking lot

Recent Relevant Zoning and Platting History:

Zoning History: PD 292 PD 705
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Trinity Blvd	Principal Arterial	Principle Arterial	No
Highway 157	Principal Arterial	Principal Arterial	No

Public Notification:

300 foot Legal Notifications were mailed on May 21, 2019.
 The following organizations were notified: (emailed May 21, 2019)

Organizations Notified	
East Fort Worth Inc.	Steams and Valleys Inc.
Trinity Habitat for Humanity	Eastside Sector Alliance
Hurst Euless Bedford ISD	

Not within a registered neighborhood organization.

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change from to "PD/I" Planned Development for all uses in "I" Light Industrial excluding a use. Surrounding land uses consist of auto auction to the north and west, pipeline facility to the south and vacant land to the east.

Due to the existing industrial uses to the north, south and west, the proposed zoning **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2019 Comprehensive Plan designates the site as Neighborhood Commercial. The proposed zoning is not consistent with the following Comprehensive Plan policies:

- 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.

Based on lack of conformance with the future land use map and policy as stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

Attachments:

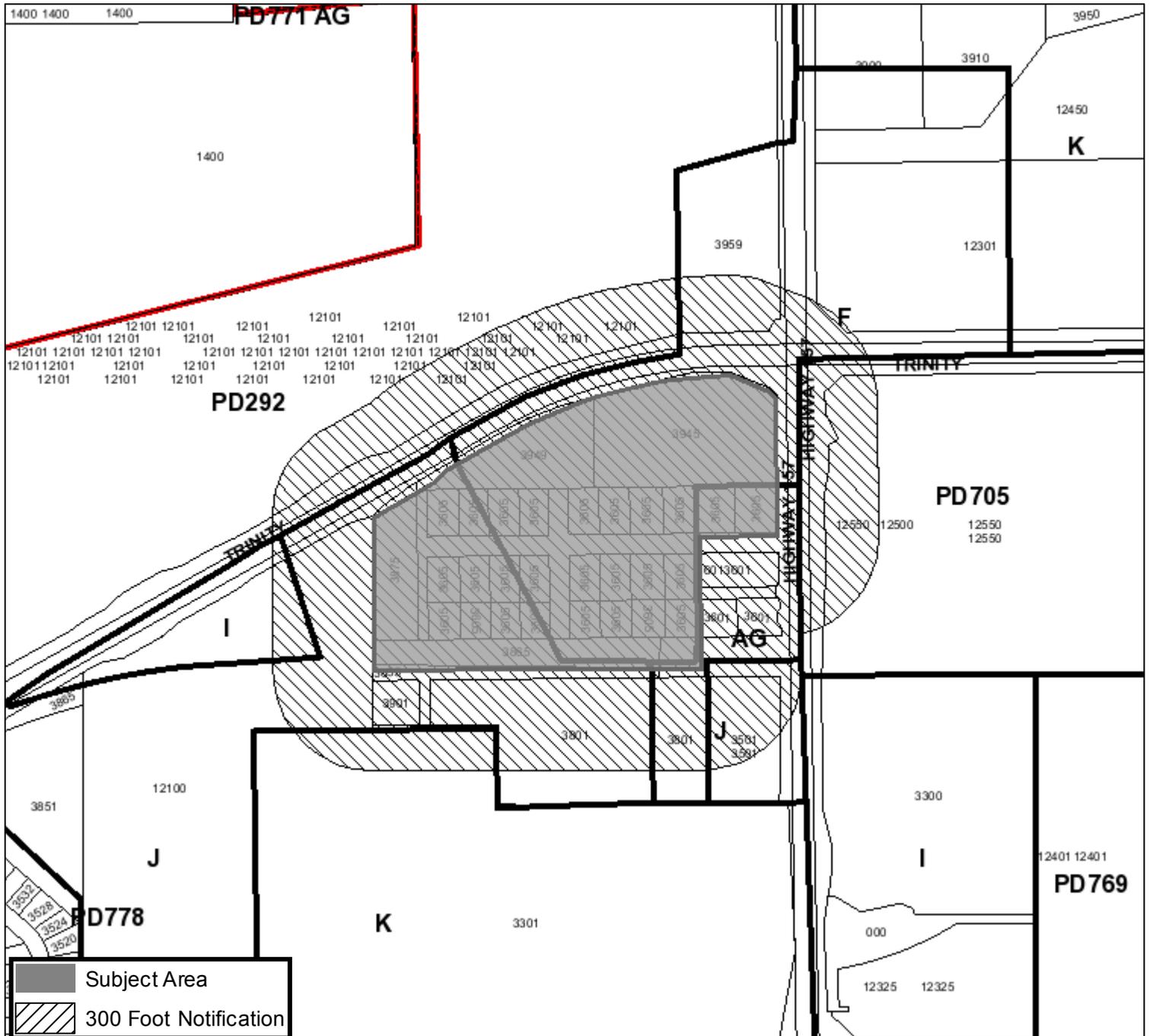
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



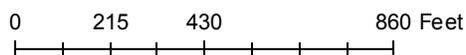
ZC-19-086

Area Zoning Map

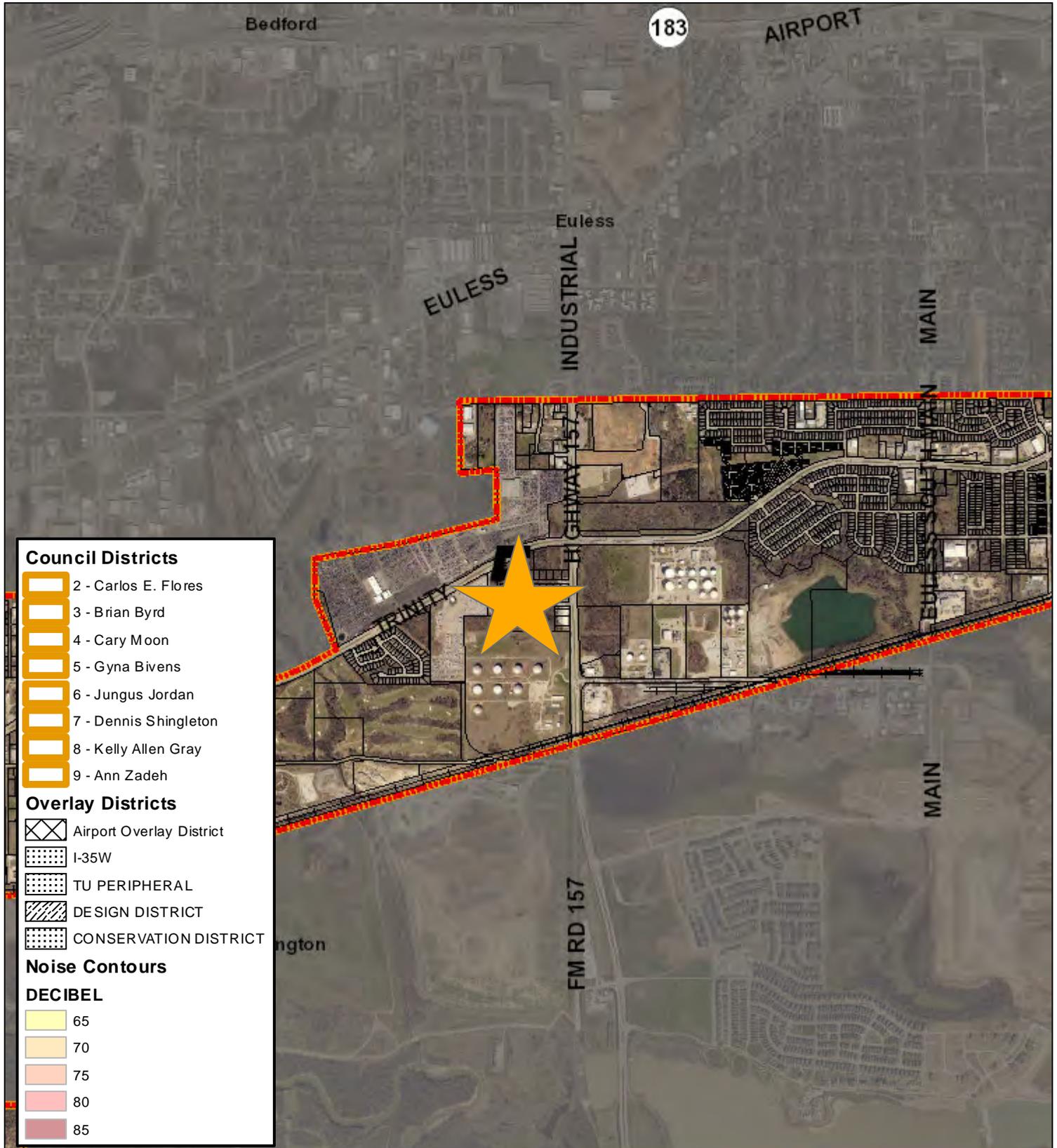
Applicant: Cockrell Hill Partners
 Address: 11600 - 12000 blocks Trinity Boulevard
 Zoning From: AG, F, J
 Zoning To: PD for I uses without sexually oriented business
 Acres: 18.41881849
 Mapsco: 55 ST
 Sector/District: Eastside
 Commission Date: 6/12/2019
 Contact: 817-392-2495



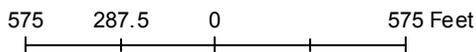
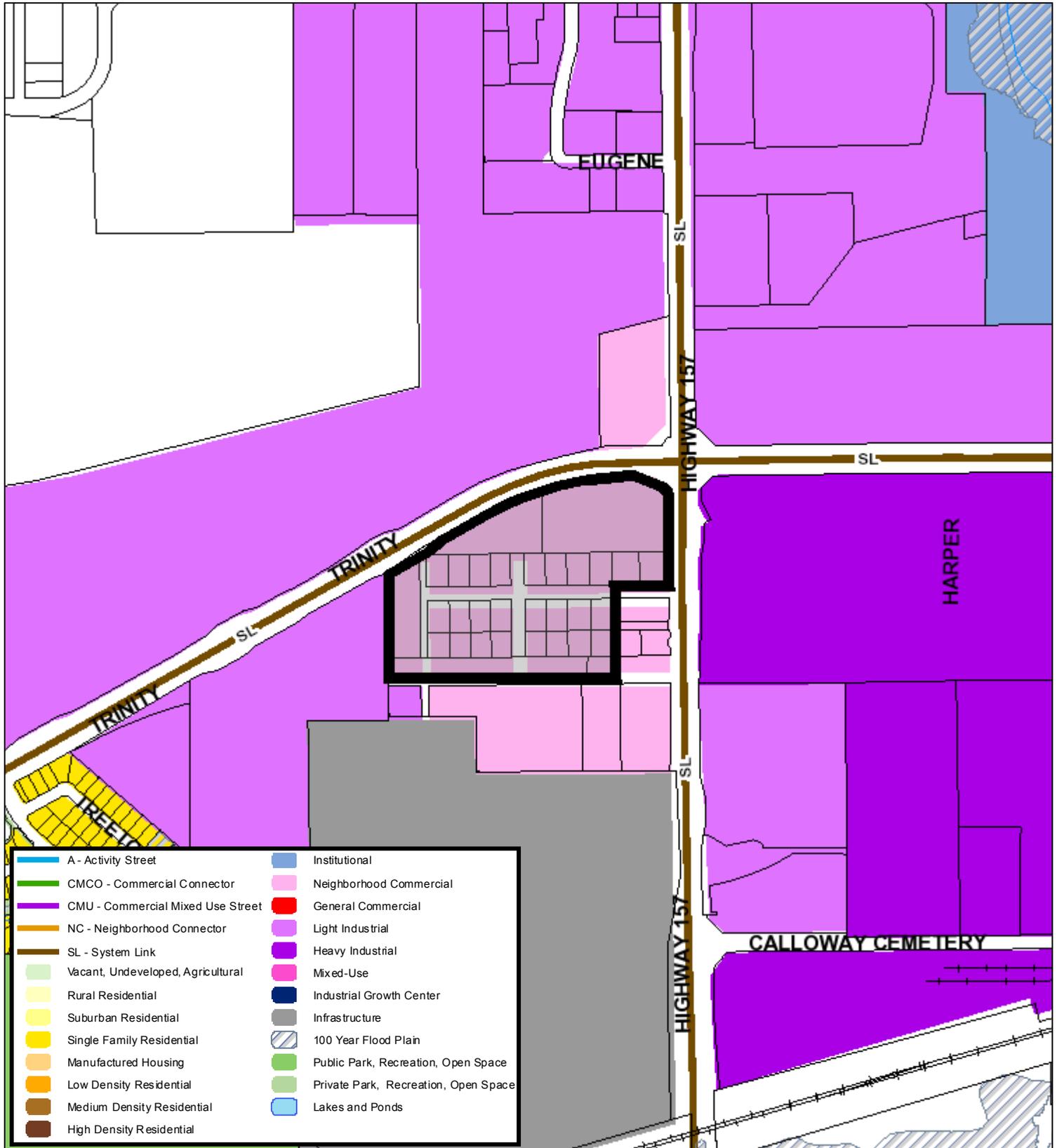
	Subject Area
	300 Foot Notification



Area Map



Future Land Use



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



0 360 720 1,440 Feet

