

ZONING MAP CHANGE STAFF REPORT

City Council Meeting Date:

Council District 2

Yes

Lynn Jordan

Yes ___ No _X

Yes No X

No X

Continued

Surplus

Case Manager

Council Initiated

September 10, 2019

Zoning Commission Recommendation:

Approval by a vote of 9-0

Opposition: None submitted **Support:** None submitted

Owner / Applicant:

Williamson-Dickie Manufacturing Company

Site Location: 9201 NW Highway 287

Proposed Use: Industrial

Request: From: "G" Intensive Commercial, "IP" Industrial Park, "I" Light Industrial

To: "I" Light Industrial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

The subject property is located west of NW Highway 287, north and south of proposed Heritage Trace Parkway, both neighborhood connectors on the Master Thoroughfare Plan. The subject area is primarily vacant land with Williamson Dickie Distribution Center just to the north

The applicant has mentioned there is no end user at this time. An FYI to the applicant/owner there is a new Industrial Ordinance #23587 that addresses industrial warehouse uses when adjacent to A-5 and B zoning districts for setbacks, parking, landscaping, lighting and façade.

If approved an industrial development will be required to plat and install infrastructure to meet the industrial standards, including streets, water, and sewer lines. Drainage needs will be studied and mitigation determined during the platting process.

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".

Site Information:

Owner/Applicant:

Williamson-Dickie Manufacturing Company 105 Corporate Center Blvd Greensboro, NC 27408 Agent: Goodwin and Marshall/Eddie Eckart

Acreage: 35.75 ac. Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "I" Light Industrial / Williamson Dickie Distribution Center

East "I" Light Industrial / NW Highway 287, industrial South "A-5" One-Family / vacant land, single-family West "E" Neighborhood Commercial / vacant land

Public Notification:

300 foot Legal Notifications were mailed on (July 17, 2019)

The following organizations were notified: (emailed July 15, 2019)

Organizations Notified		
North Fort Worth Alliance	Berkshire HOA	
Ridgeview HOA	Liberty Crossing HOA*	
Quail Grove HOA	Harmon Ranch HOA	
Streams and Valleys Inc.	Trinity Habitat for Humanity	
Northwest ISD	Eagle Mountain-Saginaw ISD	

^{*}Closest registered Neighborhood Organization

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-118 from "IP" to "A-5", effective 1/27/12, subject property to the south

Platting History: NA

Transportation/Access

1000114111111111			
Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Blue Mound Rd	Neighborhood Connector	Neighborhood Connector	No
Heritage Trace Pkwy	Unimproved surface	Neighborhood Connector	

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from "G" Intensive Commercial, "IP" Industrial Park and "I" Light Industrial to "I" Light Industrial for industrial type uses. Surrounding land uses are primarily vacant land and a distribution center.

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

2. Comprehensive Plan Consistency

The 2019 Comprehensive Plan designates the subject property as Light Industrial. The proposed zoning **is consistent** with the Comprehensive Plan policies in the new Economic Development Strategic Plan in the 2018 Comprehensive Plan.

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.

Attachments:

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



Area Zoning Map Williamson-Dickie Manufacturing Company

Applicant:

Address: 9201 NW Highway 287

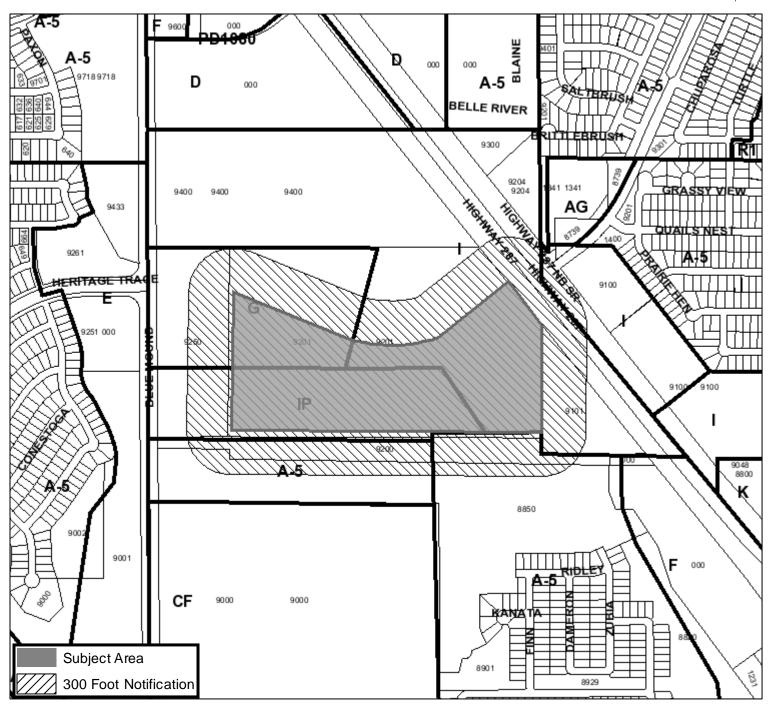
Zoning From: G, IP, I

Zoning To:

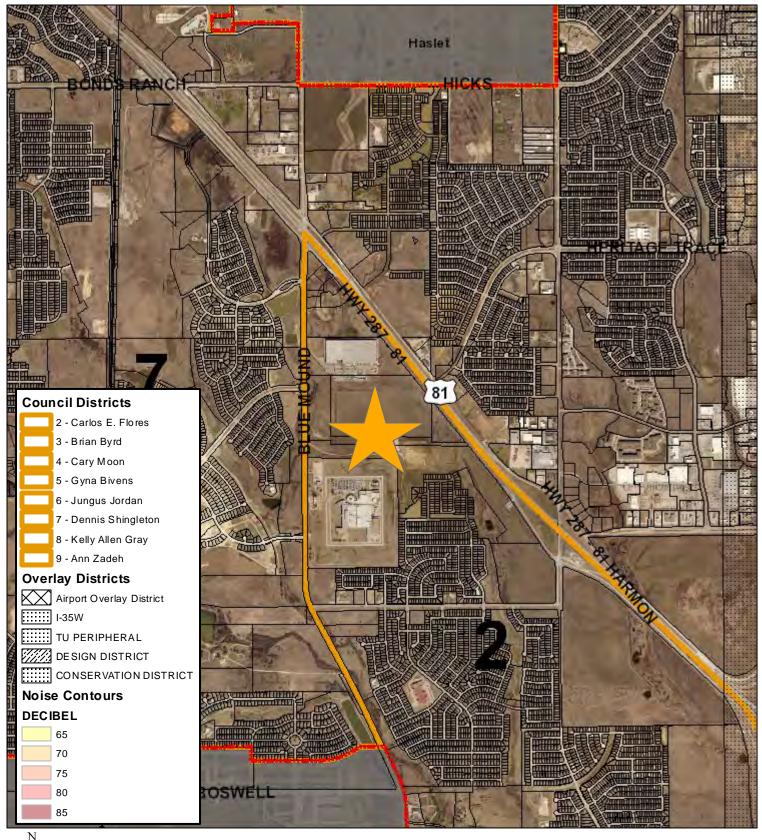
35.75165517 Acres:

Mapsco: 34CD Far North Sector/District: Commission Date: 8/14/2019 Contact: 817-392-2495



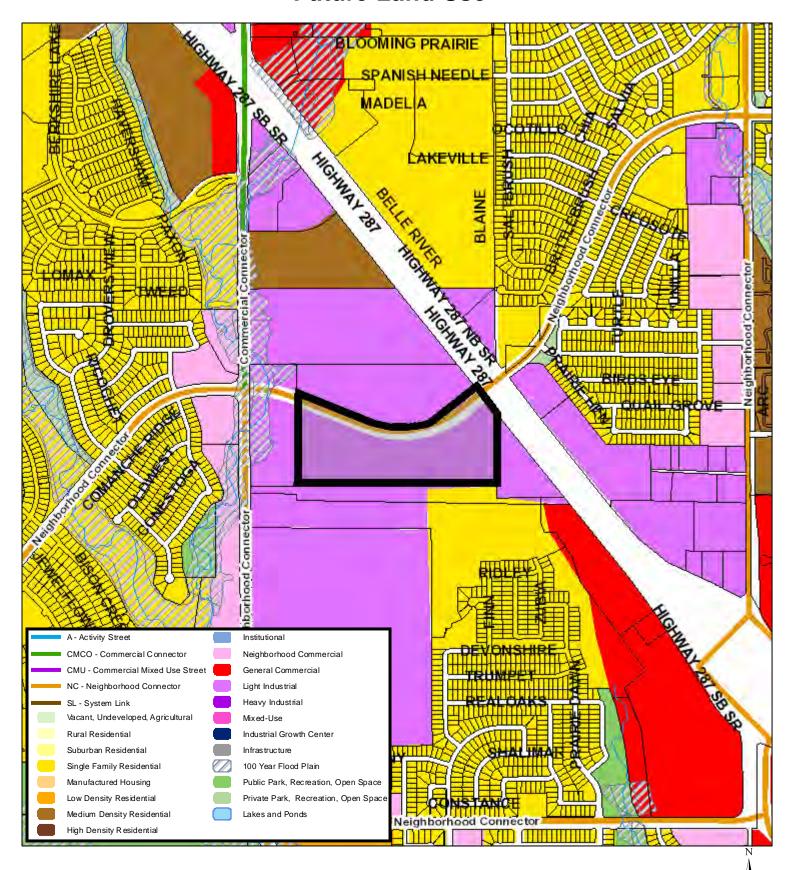








Future Land Use



1,000

500

1,000 Feet



Aerial Photo Map

