Yes

Yes ____

Yes

Laura Evans

No X_

No X

No



ZONING MAP CHANGE STAFF REPORT

City Council Meeting Date: Council District 7

June 2, 2020

Zoning Commission Recommendation:

Approval by a vote of 7-0

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

Owner / Applicant: NTP35 LP

Site Location: 8700 blocks Tehama Ridge Pkwy & I-35W Fwy, 2700 - 2860 (evens) N.

Tarrant Pkwy

Acreage: 20.51

Continued

Surplus

Case Manager

Council Initiated

Proposed Use: Auto Sales with Tower

Request: From: "I" Light Industrial / I-35W Central Zone Overlay

To: "G" Intensive Commercial / I-35W Central Zone Overlay

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

The proposed site is located at the southwest corner of I-35W and Tarrant Parkway. The applicant is proposing to change the zoning to from "I" Light Industrial to "G" Intensive Commercial for an auto dealership with a tower. While the proposed use is allowed in "I" zoning, it does not allow for the height needed for the tower.

The proposed user is Carvana, who uses a tower to store some of their inventory. The "I" zoning district only allows for a maximum height of 55'. The tower is proposed to be approximately 72'.

Site Information:

Surrounding Zoning and Land Uses:

North "G" Intensive Commercial / commercial

East "I" Light Industrial / I-35W South "I" Light Industrial / undeveloped

West "G" Intensive Commercial / undeveloped

Zoning History: ZC-10-190; added I-35W Overlay, effective 2/25/11; subject site and surrounding

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2020.

The following organizations were notified: (emailed April 21, 2020)

Organizations Notified	
North Fort Worth Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Keller ISD
Northwest ISD	

^{*}Not locate near any Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to "G" for auto sales with tower.. Surrounding uses consist of commercial uses and undeveloped lots.

The proposed use is compatible with surrounding uses.

2. Comprehensive Plan Consistency - Far North

The 2019 Comprehensive Plan designates the subject property as General Commercial. The proposed use meets the below policies within the following Comprehensive Plan:

 Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

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

Attachments:

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



Applicant: NTP35 LP

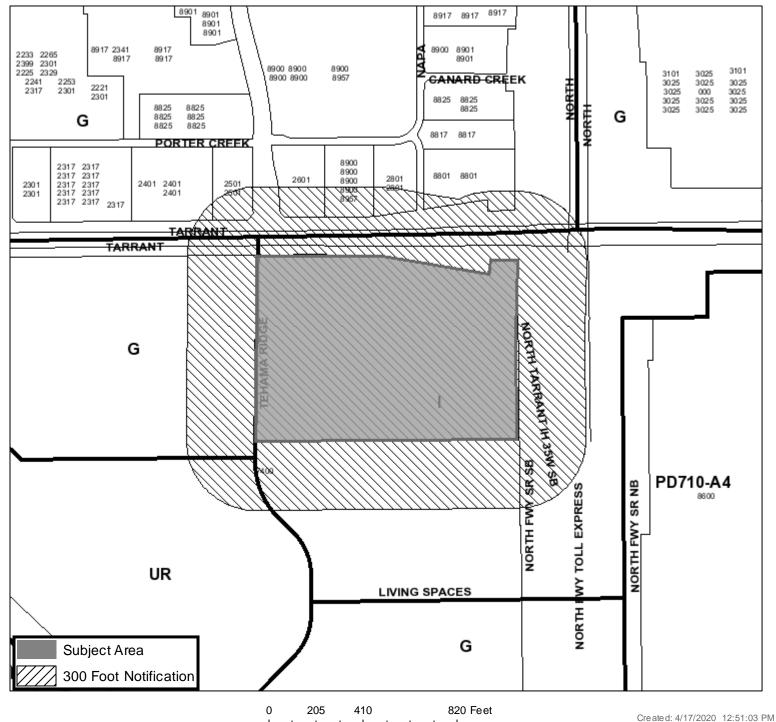
Address: 8700 blocks Tehama Ridge Pkwy & I-35W Fwy, 2700 - 2860 (evens) N. Tarrant Pkwy

Zoning From: I / I-35W Central Zone Overlay G / I-35W Central Zone Overlay Zoning To:

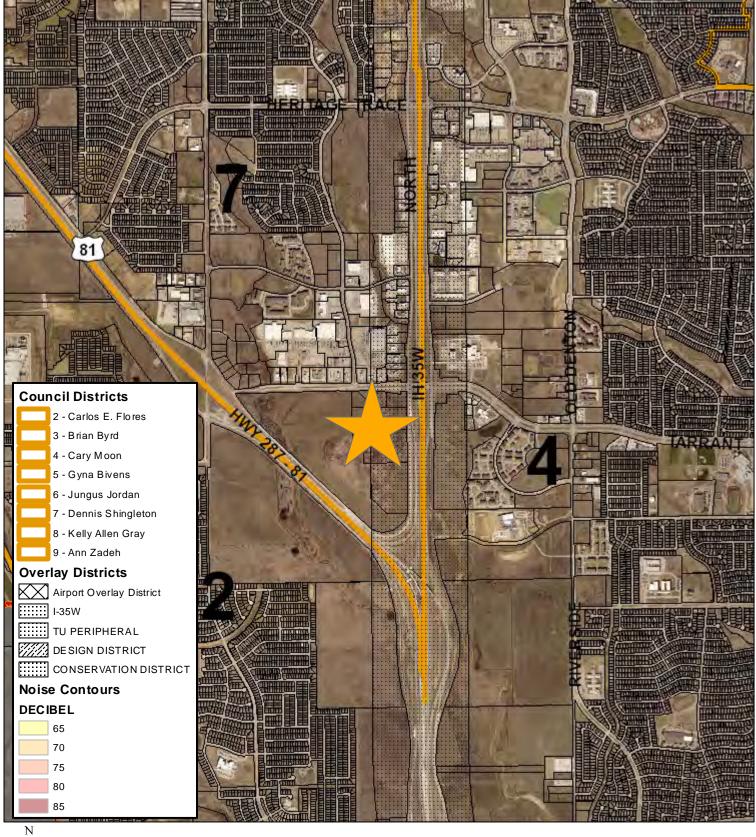
20.51475158 Acres:

35BF Mapsco: Far North Sector/District: Commission Date: 5/13/2020 817-392-8043 Contact:



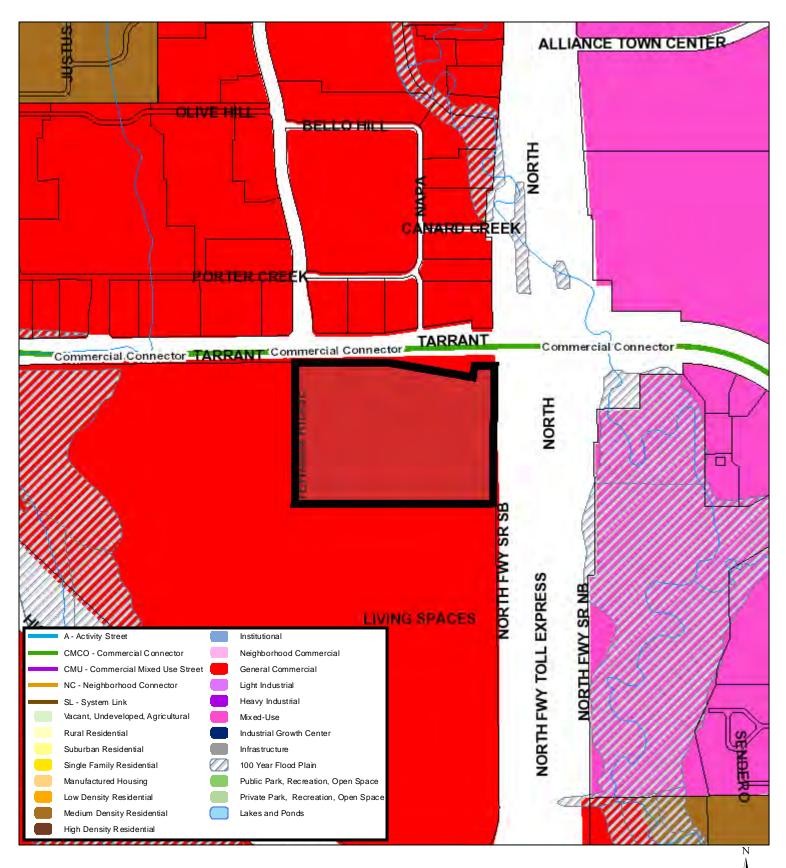








Future Land Use





Aerial Photo Map



