



Case Number **ZC-21-018**

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 13, 2021

**Council District** 8

**Zoning Commission Recommendation:**

Approval by a vote of 9-0

**Opposition:** None submitted

**Support:** None submitted

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Monica Lafitte</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No ___

**Owner / Applicant:** **Hickman Family LP**

**Site Location:** 301 E. Risinger Rd Acreage: 17.87

**Proposed Use:** **Industrial/Warehouse**

**Request:** From: "AG" Agricultural

To: "J" Medium Industrial

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

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

**Staff Recommendation:** **Approval**

**Background:**

The applicant is requesting a zoning change from "AG" Agricultural to "J" Medium Industrial. The property is located east of I-35 W and north of E Risinger Road.

**Site Information:**

Surrounding Zoning and Land Uses:

North	"J" Medium Industrial / gas well site, vacant
	"K" Heavy Industrial / industrial
East	"J" Medium Industrial / industrial, vacant
South	"J" Medium Industrial / industrial
West	"I" Light Industrial / vacant

Zoning History: ZC-18-022 from A-5, I, PD597 for AR uses to K; across Risinger Rd to the south  
ZC-17-049 from AG to I; adjacent tract to the east

**Public Notification:**

300 foot Legal Notifications were mailed on February 24, 2021.

The following organizations were notified: (emailed February 18, 2021)

Organizations Notified	
District 6 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Everman ISD

Crowley ISD	
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*Not located within a registered Neighborhood Association.*

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is proposing to change the zoning to “J” Medium Industrial for industrial and warehouse use. The tract is completely surrounded by industrial zoning, a mix of I, J, and K. The surrounding land is used as industrial or still remains vacant, with a gas well site to the north.

The proximity to I-35 also makes this a reasonable location for a warehouse use.

The proposed future light industrial development largely **is compatible** with surrounding uses.

**2. Comprehensive Plan Consistency – Sycamore**

The 2020 Comprehensive Plan designates the subject property as Industrial Growth Center, which is defined as industrial and commercial uses serving a large region. The requested zoning change is consistent with the following Comprehensive Plan policy:

- 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.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers or other appropriate locations.

The proposed zoning is **consistent** with the Comprehensive Plan.

**3. Economic Development Plan**

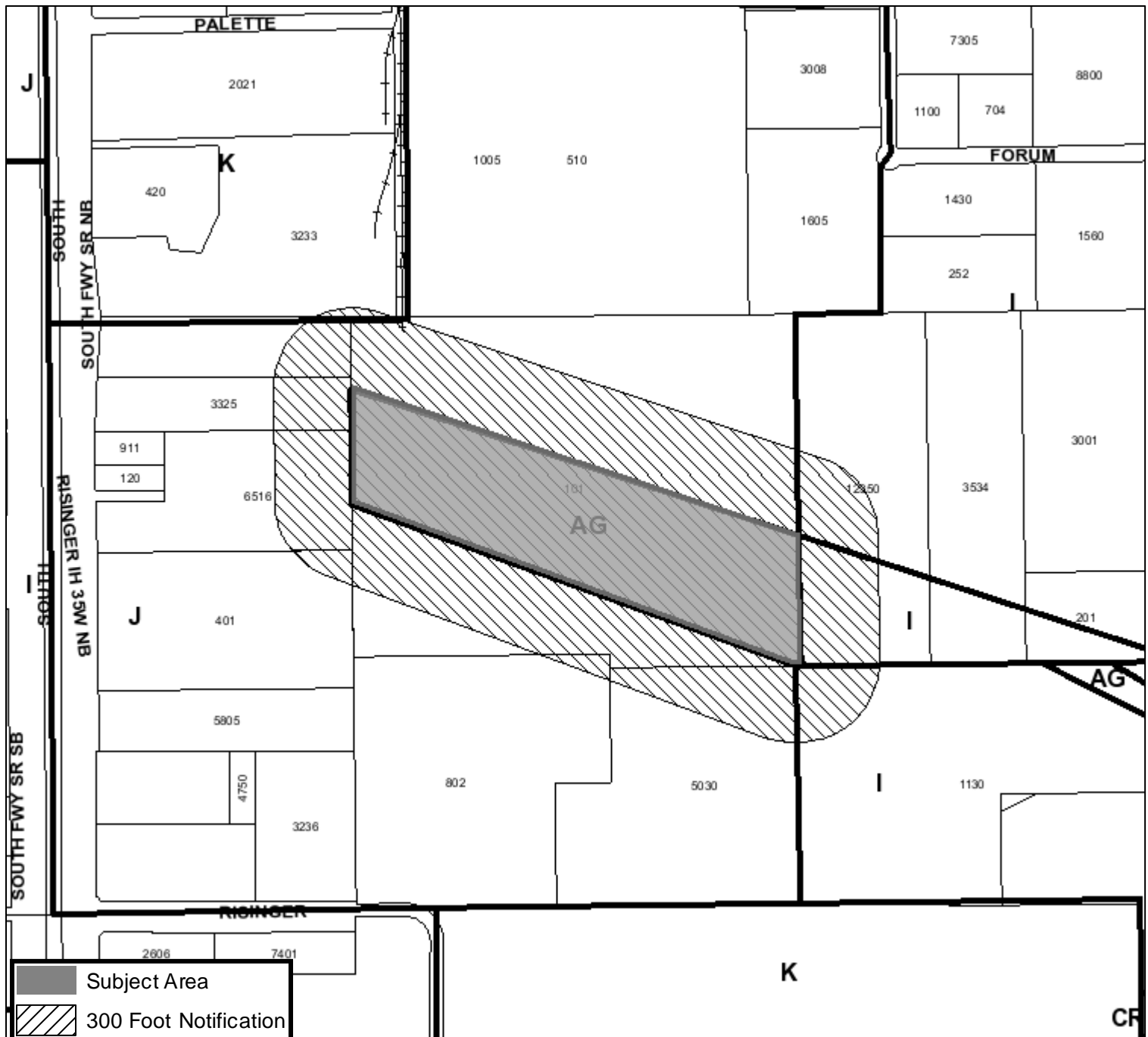
The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

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:***

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



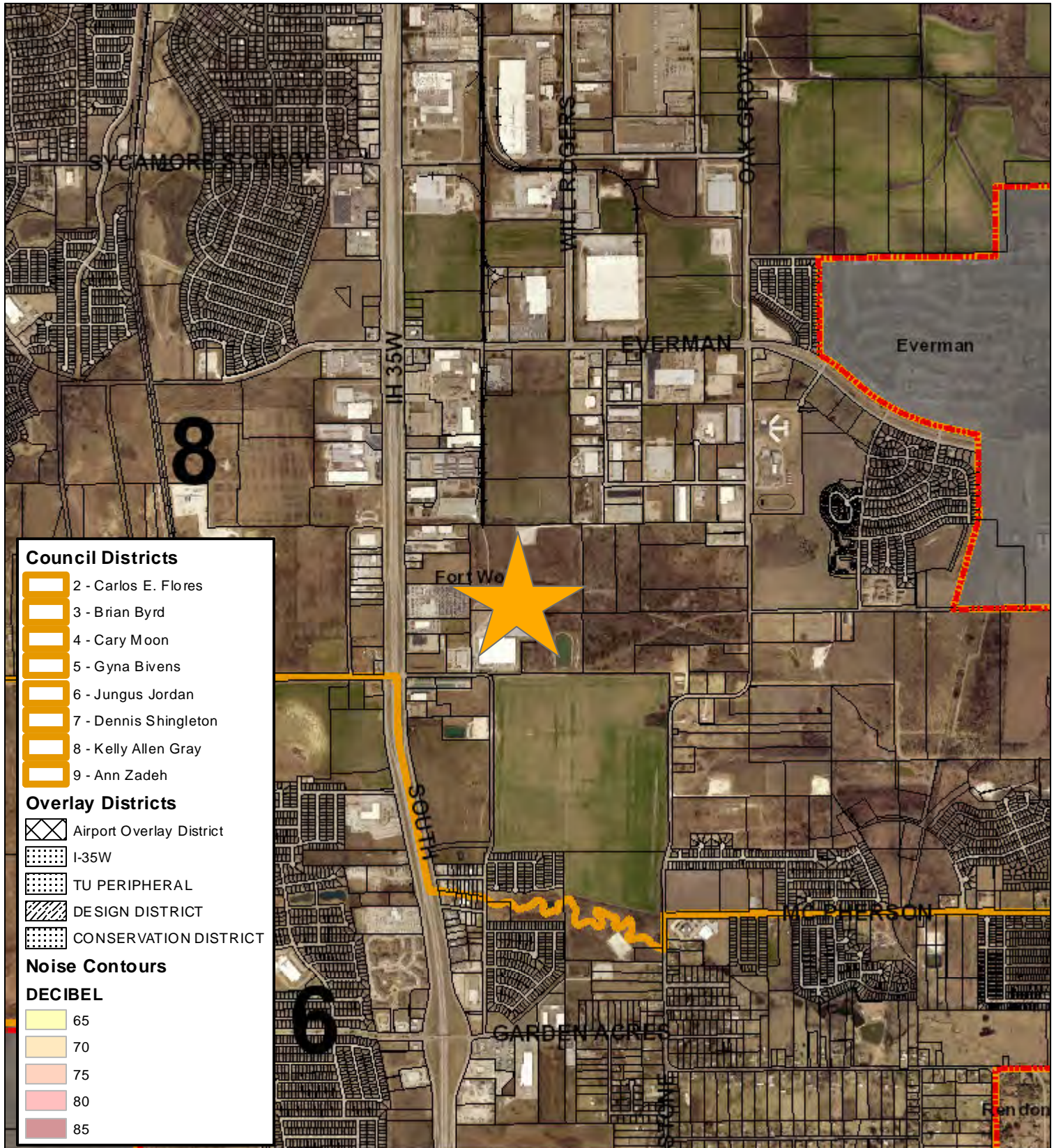
0      265      530      1,060 Feet





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## Area Map



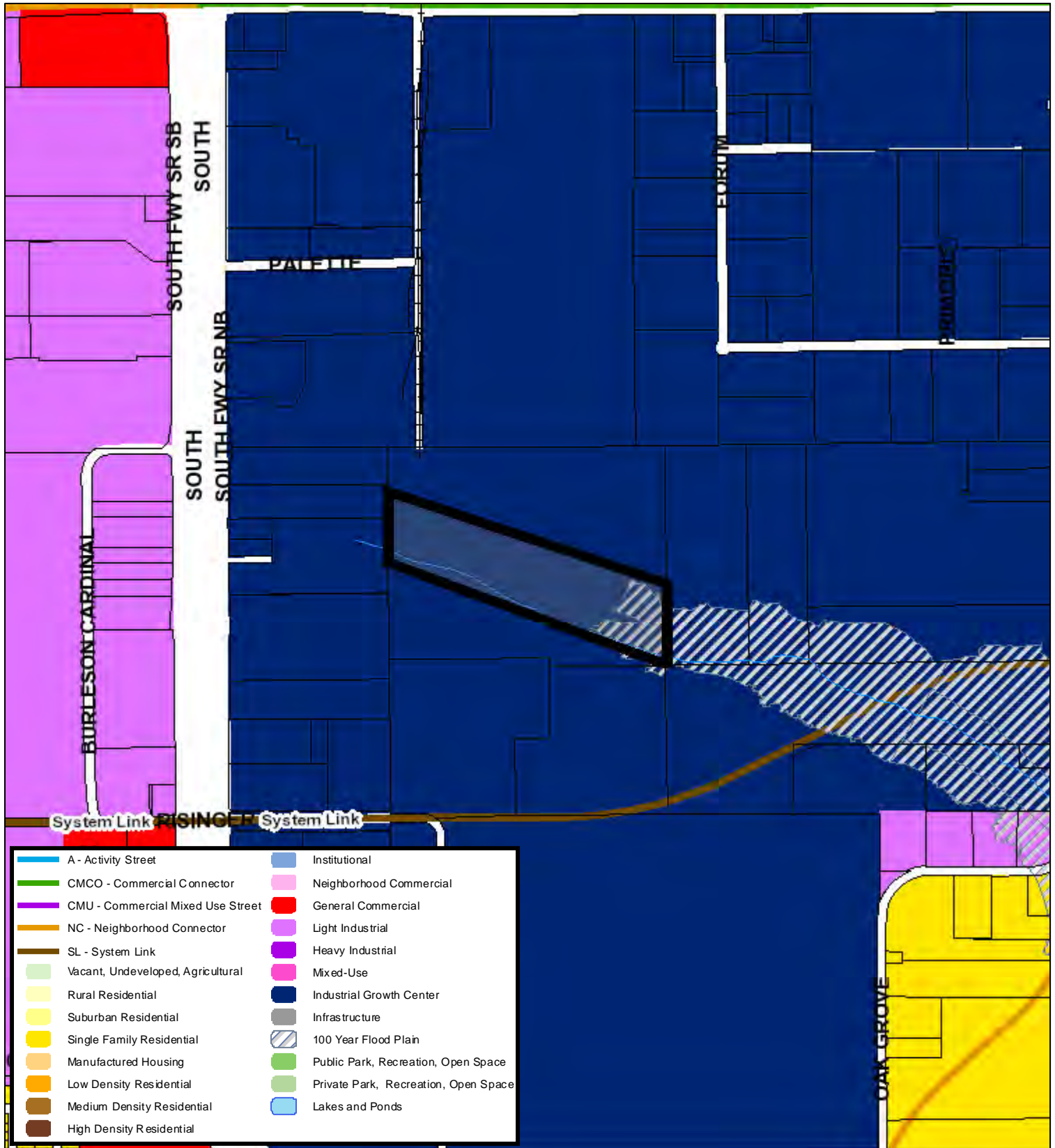
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## Future Land Use



800 400 0 800 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.

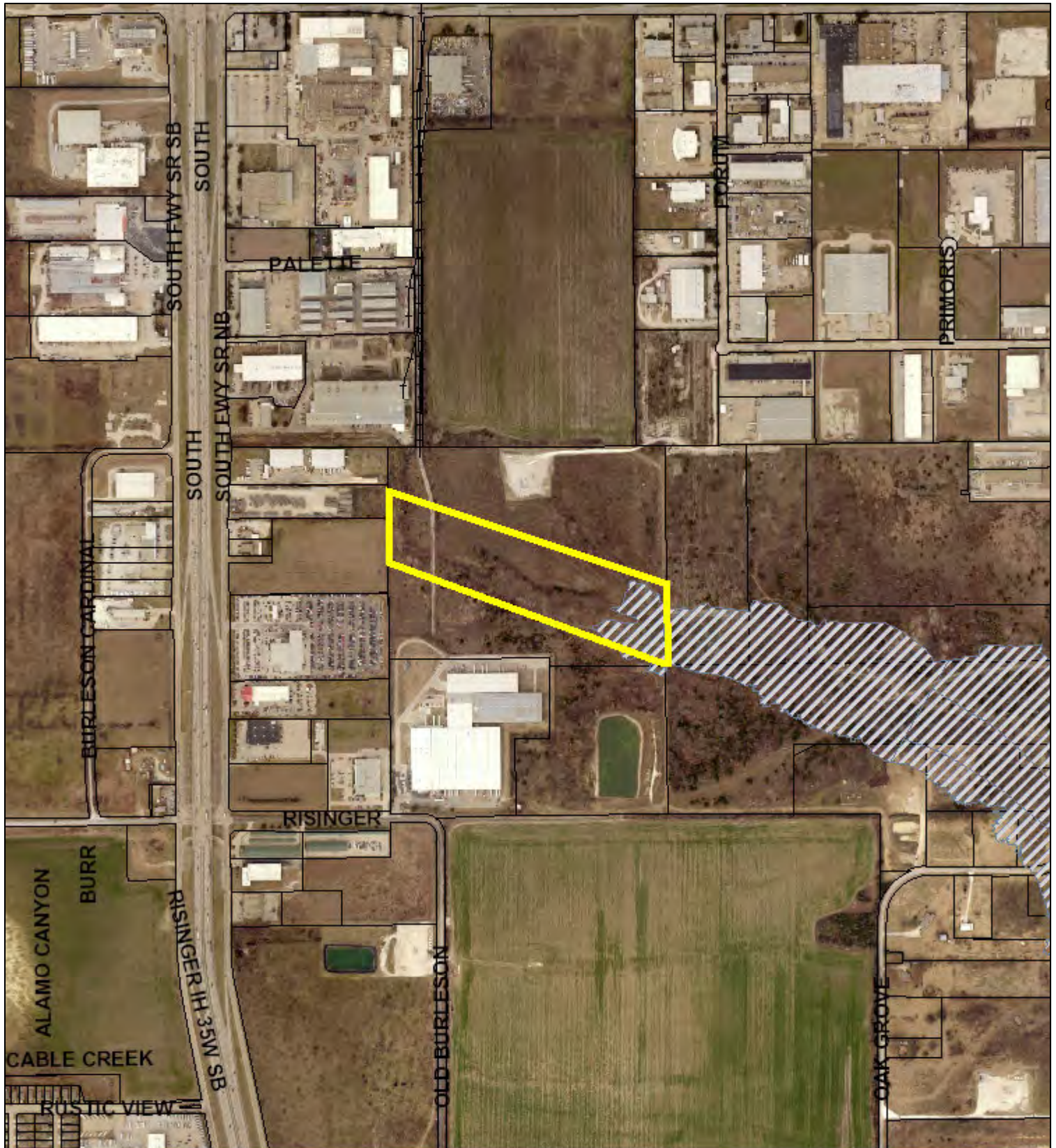






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## Aerial Photo Map



0 500 1,000 2,000 Feet

