



Case Number **ZC-21-024**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting

Date: April 13, 2021

Council District 3

Zoning Commission Recommendation:

Approval by a vote of 9-0

Opposition: 1 letter, Chapin Rd & Almeda St, Westland
NA

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 <u>X</u>

Owner / Applicant: **Havener Rupert LTD Partnership**

Site Location: 3400-3500 blocks of Longvue Ave Acreage: 7.47

Proposed Use: **Consistent with adjacent tracts**

Request: From: "C" Medium Density Multifamily

To: "I" Light Industrial

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

Comprehensive Plan Consistency: Requested change **is consistent
(Minor Boundary Adjustment).**

Staff Recommendation: **Approval**

Background:

The applicant is requesting a zoning change from "C" Medium Density Multifamily to "I" Light Industrial. The property is located south of Camp Bowie West Boulevard on the east side of Longvue Avenue. The site is about 0.75 miles west of West Loop 820. The applicant did not provide a proposed use other than stating they are pursuing the rezoning to make this tract's zoning consistent with adjacent tracts; the tract adjacent to the east is zoned "I" light industrial.

Site Information:

Surrounding Zoning and Land Uses:

North	"E" Neighborhood Commercial / vacant
East	"I" Light Industrial / gas well site, industrial, warehouse
South	"AG" Agricultural and "C" Medium Density Multifamily / vacant
West	"E" Neighborhood Commercial / residential and commercial "CF" Community Facilities / church "A-5" One-Family / residential and vacant

Zoning History: ZC-21-002 AG and PD703/SU to I; tract to southeast; case continued from 1/13/21 to 3/10/21 ZC meeting

Public Notification:

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

The following organizations were notified: (emailed February 20, 2021)

Organizations Notified	
Westland NA	Chapin Rd & Alameda St NA*
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

**Located within this registered Neighborhood Association.*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from “C” Medium Density Multifamily to “I” Light Industrial; the applicant wants to make this tract’s zoning consistent with the lot adjacent to the east. East of the site is existing “I” Light Industrial, occupied by a gas well and industrial and warehouse use. The vacant tract adjacent to the north, at the corner of Camp Bowie West Boulevard and Longvue, is zoned “E” Neighborhood Commercial. The tracts to the south are “C” Medium Density Multifamily along Longvue and “AG” Agricultural on the interior. Further to the southeast, on the other side of the creek, the large tract is a current zoning case requesting to change from “AG” Agricultural to “I” Light Industrial.

The proposed "I" Light Industrial zoning **is compatible** at this location.

2. Comprehensive Plan Consistency-Far West

The 2020 Comprehensive Plan designates the subject property as Medium-Density Residential. However, due to the location of the gas well directly to the east of this site, the property is constricted in its ability to build habitable space for Medium-Density Residential and therefore a change of zoning could be appropriate.

While the proposed zoning does not follow the intended Future Land Use, the “I” Light Industrial zoning and warehouse use, with its direct and clear access to West Loop 820, are supported by the following policies of the 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.
- Locate large industrial uses along freight lines, highways, or airports within industrial growth centers and other appropriate locations.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan (**minor boundary adjustment**). Staff recommends designating the area as Light Industrial Future Land Use, especially if the requested zoning change is approved.

3. Economic Development Strategic Plan

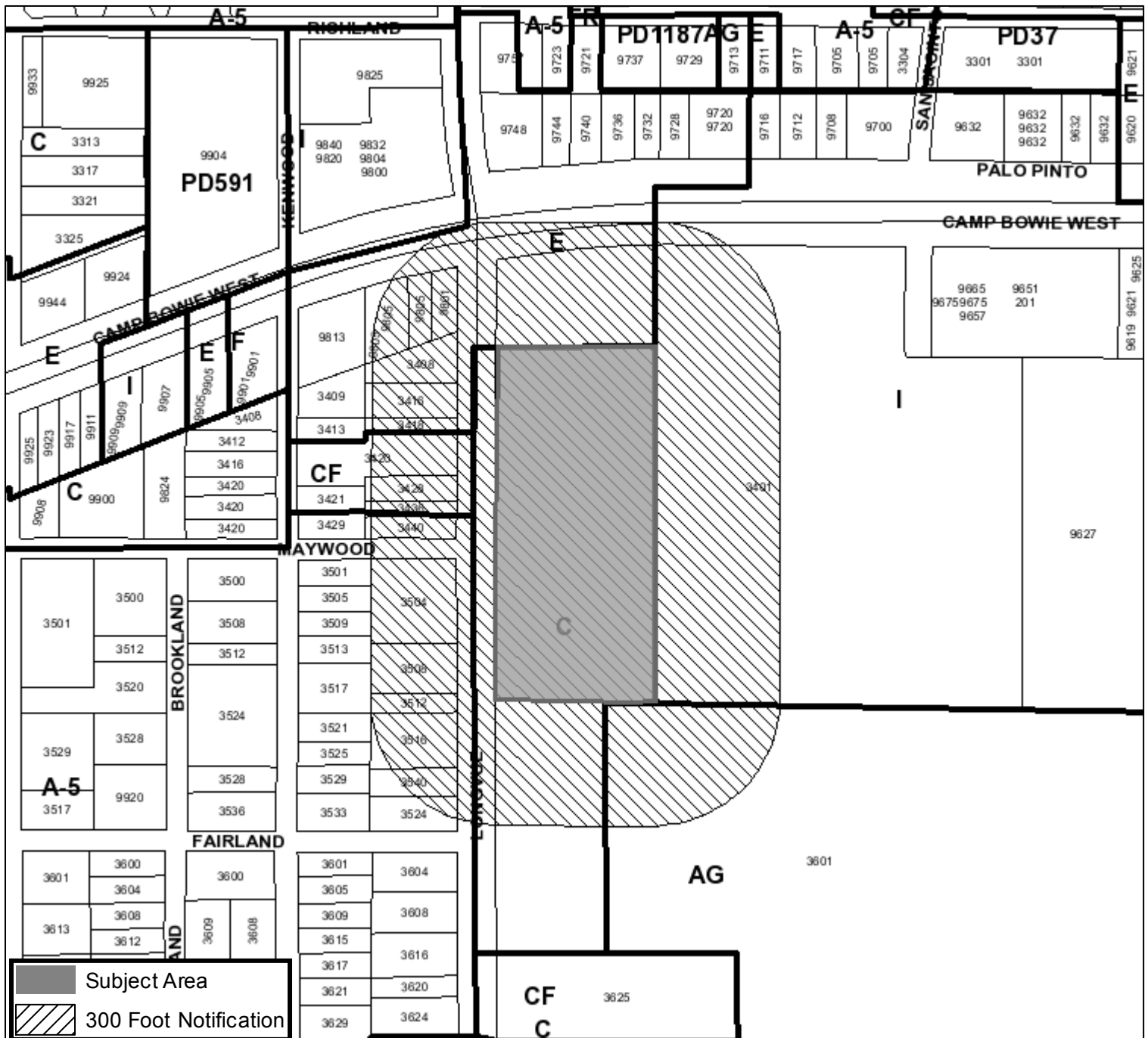
The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The Plan includes performance metrics that place an emphasis on outcomes that create:

- High-wage job growth.
- A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
- 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

Applicant:	Havener Rupert LTD Partnership
Address:	3400 - 3500 blocks Longvue Avenue
Zoning From:	C
Zoning To:	I
Acres:	7.47470294
Mapsc0:	72Q
Sector/District:	Far West
Commission Date:	3/10/2021
Contact:	null

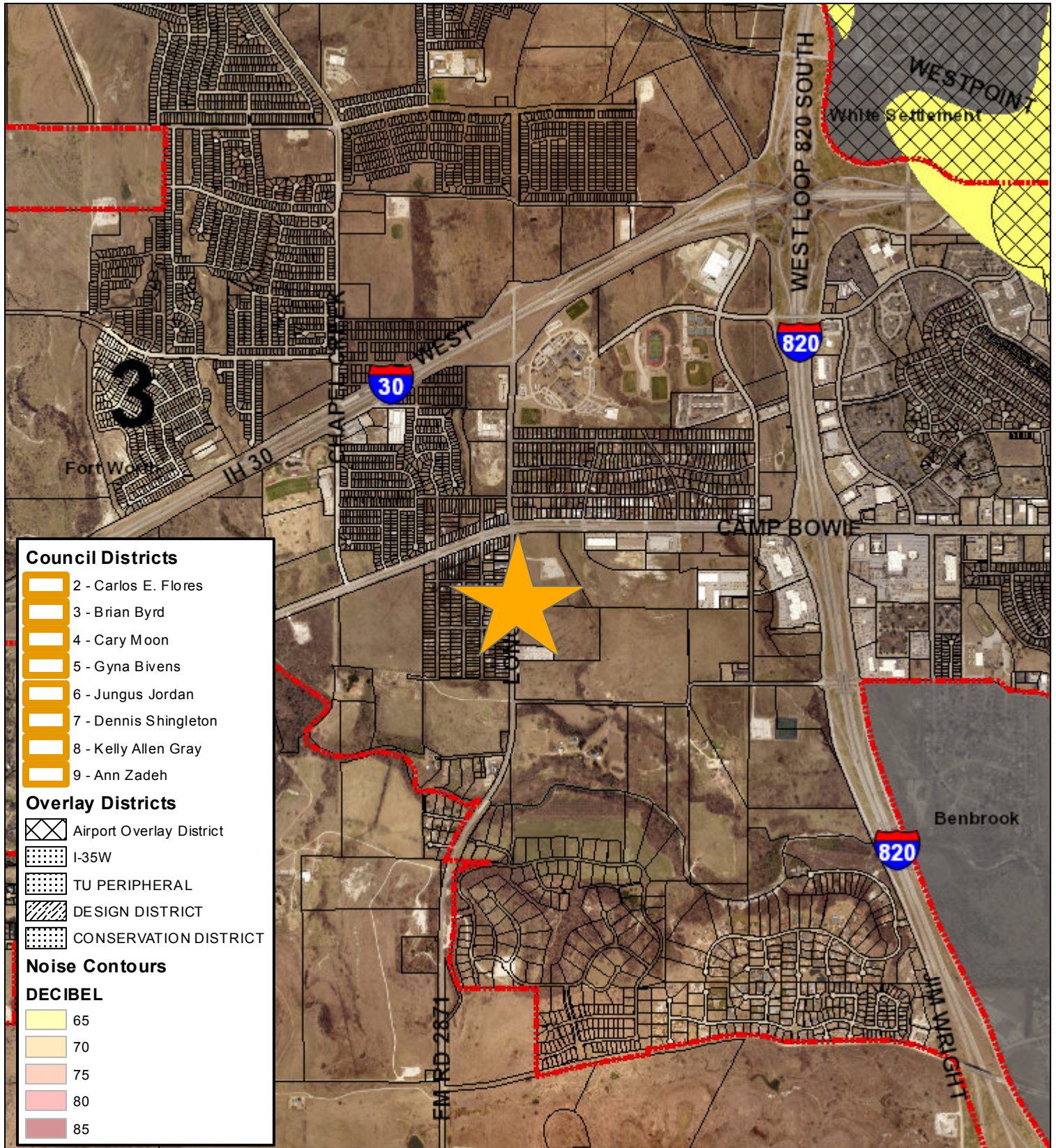


0 170 340 680 Feet



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Area Map

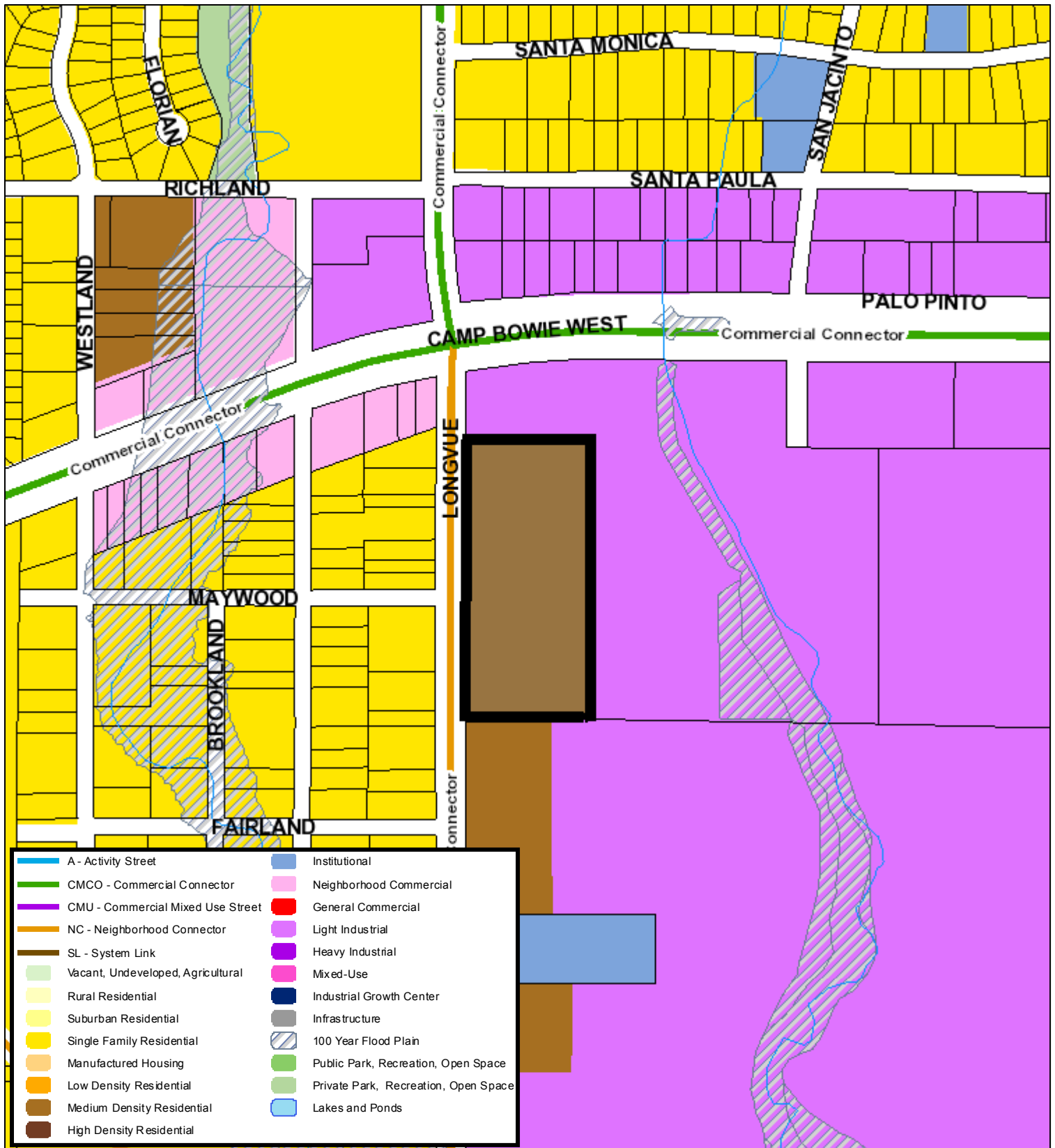


0 1,000 2,000 4,000 Feet



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Future Land Use



410 205 0 410 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.

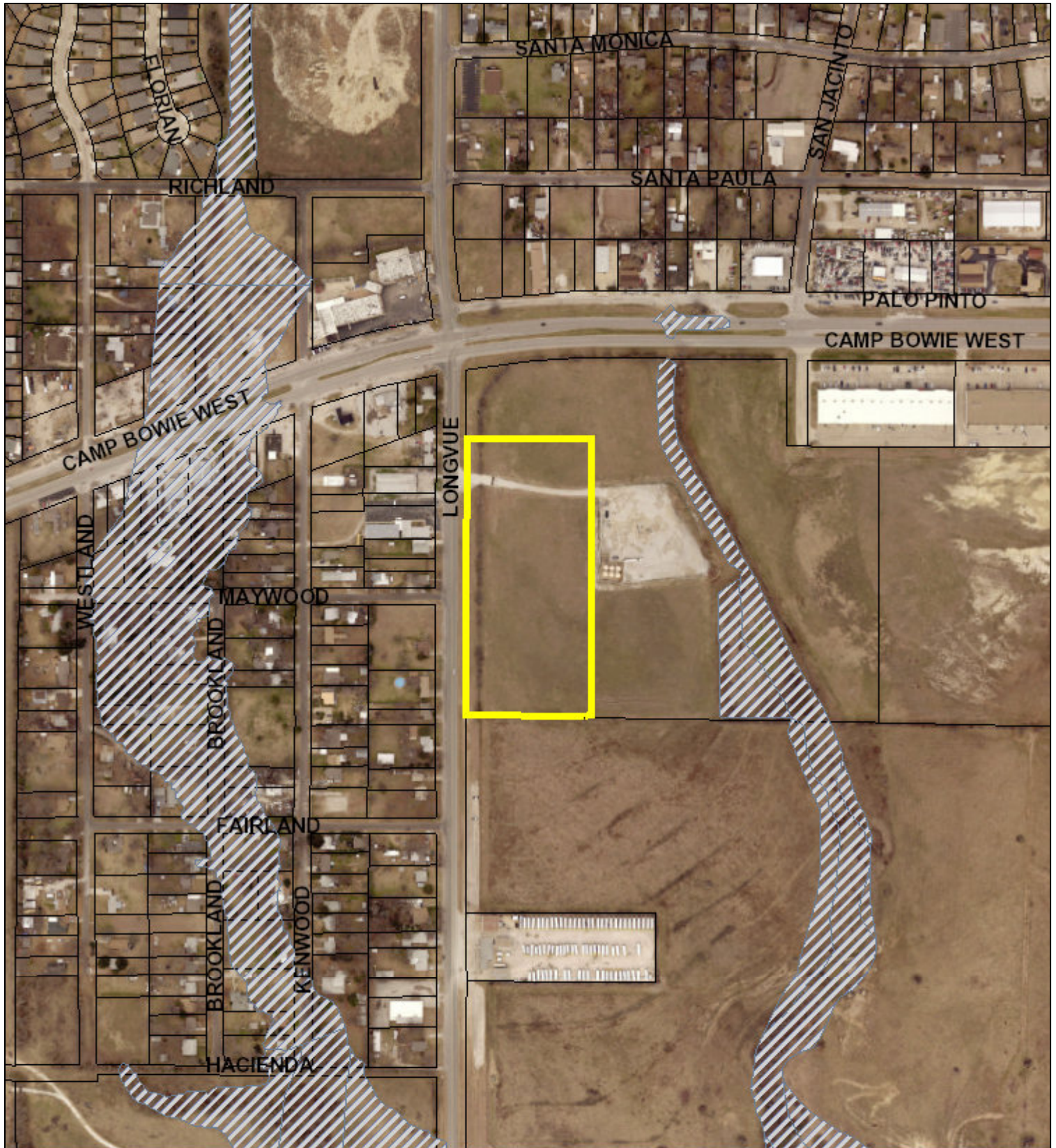


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Aerial Photo Map



0 255 510 1,020 Feet

