



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 16, 2013

Council District 2

Zoning Commission Recommendation:

Approval by a vote of 7-0

Opposition: none

Continued	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: Dale Heflin

Site Location: 1290/1394 Cantrell Sansom Road Mapsco: 48H

Proposed Use: Manufacturing

Request: From: "I" Light Industrial

To: "K" Heavy Industrial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located on Cantrell Sansom west of Mark IV Parkway. The applicant is requesting a zoning change from "I" Light Industrial to "K" Heavy Industrial for manufacturing. They want to construct a 25,000 square foot ductile pipe manufacturing facility with horsepower more than 50 decibels, which is the maximum permitted in I Light Industrial. The proposed site is located within an industrial growth center and the majority of the surrounding land uses are comprised of industrial uses in "K" zoning.

There is an existing well head on site and the property is being used for outdoor storage of piping equipment.

The case was continued from the April 2nd meeting in order for the applicant to talk with the Diamond Hill Jarvis NAC.

Site Information:

Owner:	Dale Heflin 3625 Thompson Road Fort Worth, Texas 76244
Applicant:	Randal Johnson
Acreage:	27.03 acres
Comprehensive Plan Sector:	Far North

Surrounding Zoning and Land Uses:

- North "F" General Commercial and City of Blue Mound / vacant and industrial
- East "K" Heavy Industrial / industrial
- South "K" Heavy Industrial / vacant
- West "K" Heavy Industrial / vacant with industrial uses to the west

Recent Relevant Zoning and Platting History:

Zoning History: ZC-09-029 Approved by City Council for I zoning 05/19/09

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Cantrell Sansom Rd	Major Arterial	Major Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Northbrook NA	Eagle Mountain-Saginaw ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "K" Heavy Industrial for a pipe manufacturing facility. Surrounding land uses are vacant to the south and west with industrial uses to the north, east and just to the west of a vacant parcel. The overall nature of the area is an industrial growth area with large industrial businesses.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as an Industrial Growth Center. The requested zoning change is consistent with the following Comprehensive Plan policies.

- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations (pg. 38)
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern (pg. 39)

Based on conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

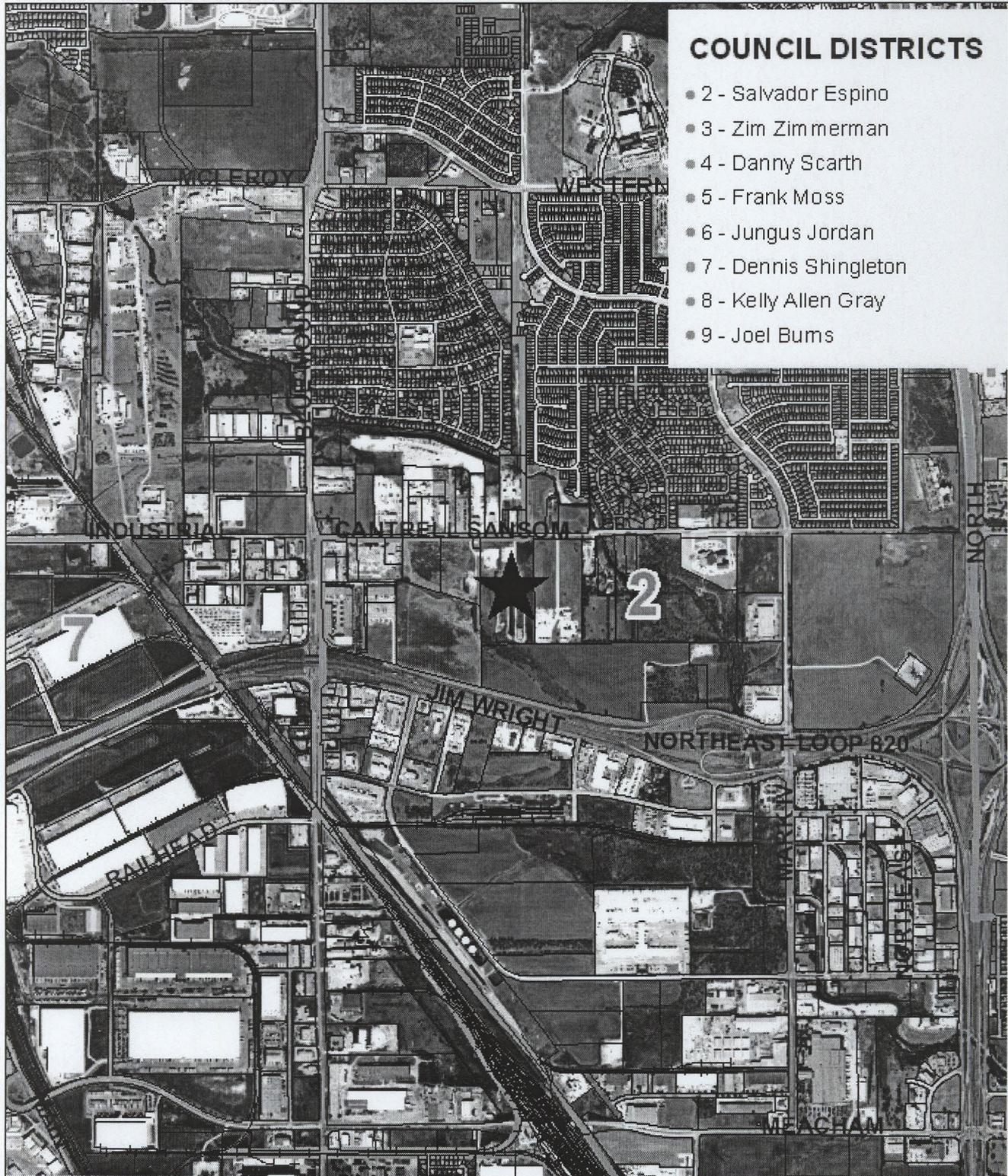
Attachments:

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



ZC-13-036

Location Map



2,000 1,000 0 2,000 Feet



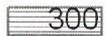


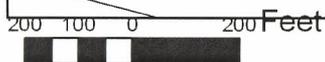
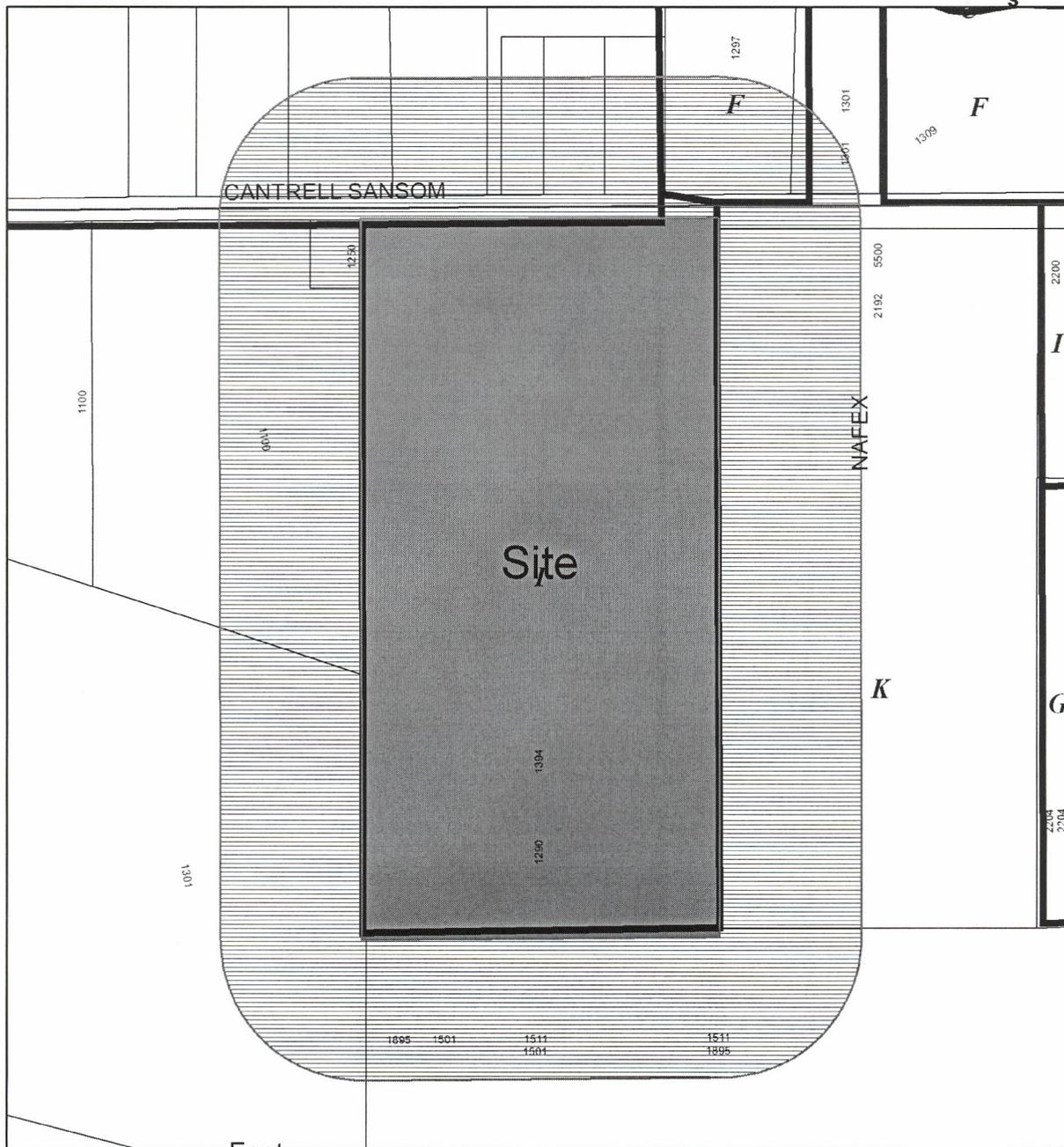
ZC-13-036

Area Zoning Map

Applicant: Dale Heflin
 Address: 1290 Cantrell Sansom Road
 Zoning From: I
 Zoning To: K
 Acres: 27.03
 Mapsco: 48D & H
 Sector/District: Far North
 Commission Date: 03/13/2013
 Contact: 817-392-2495



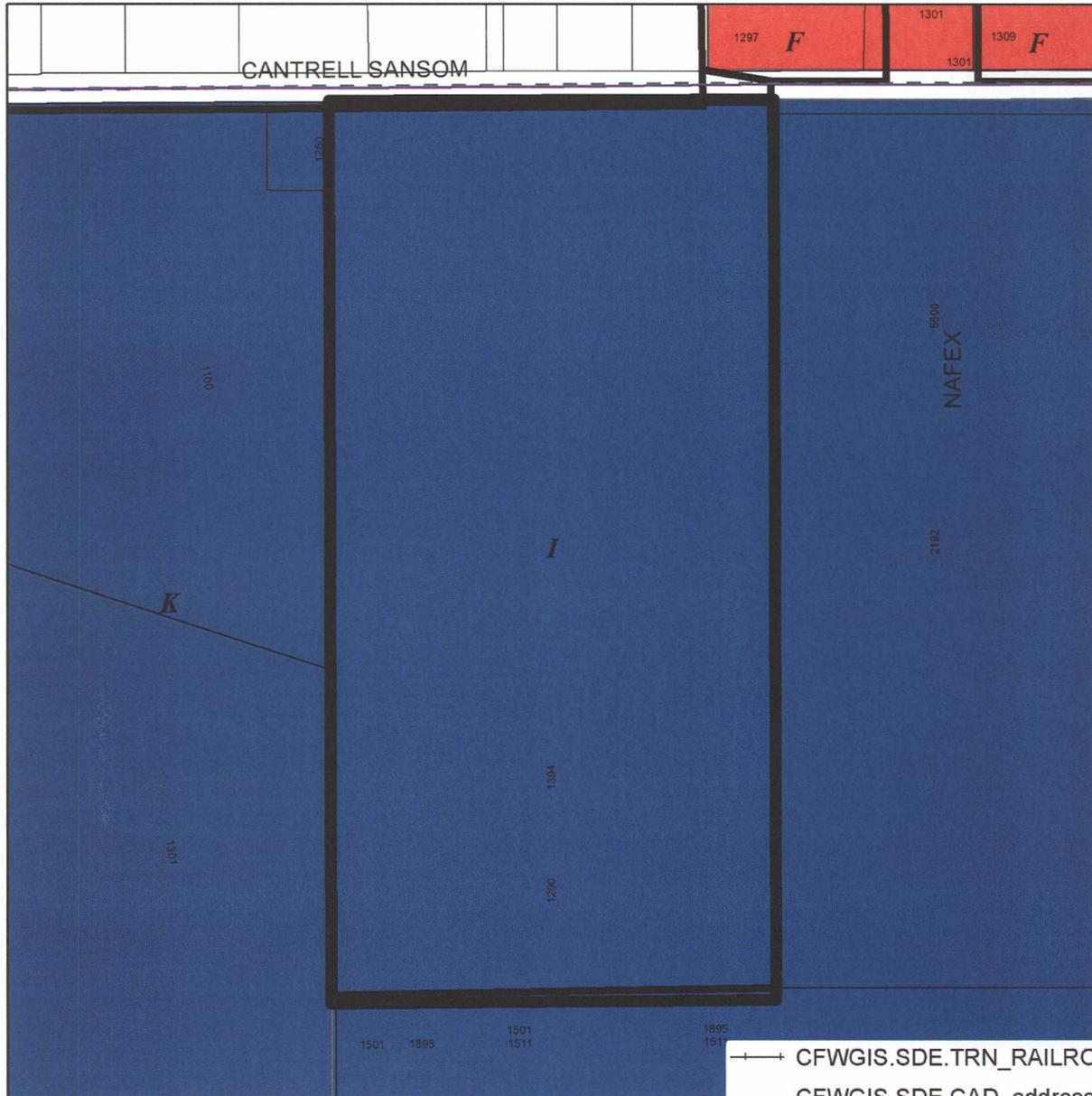
 300 Ft. Notification Buffer





Future Land Use

ZC-13-036



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

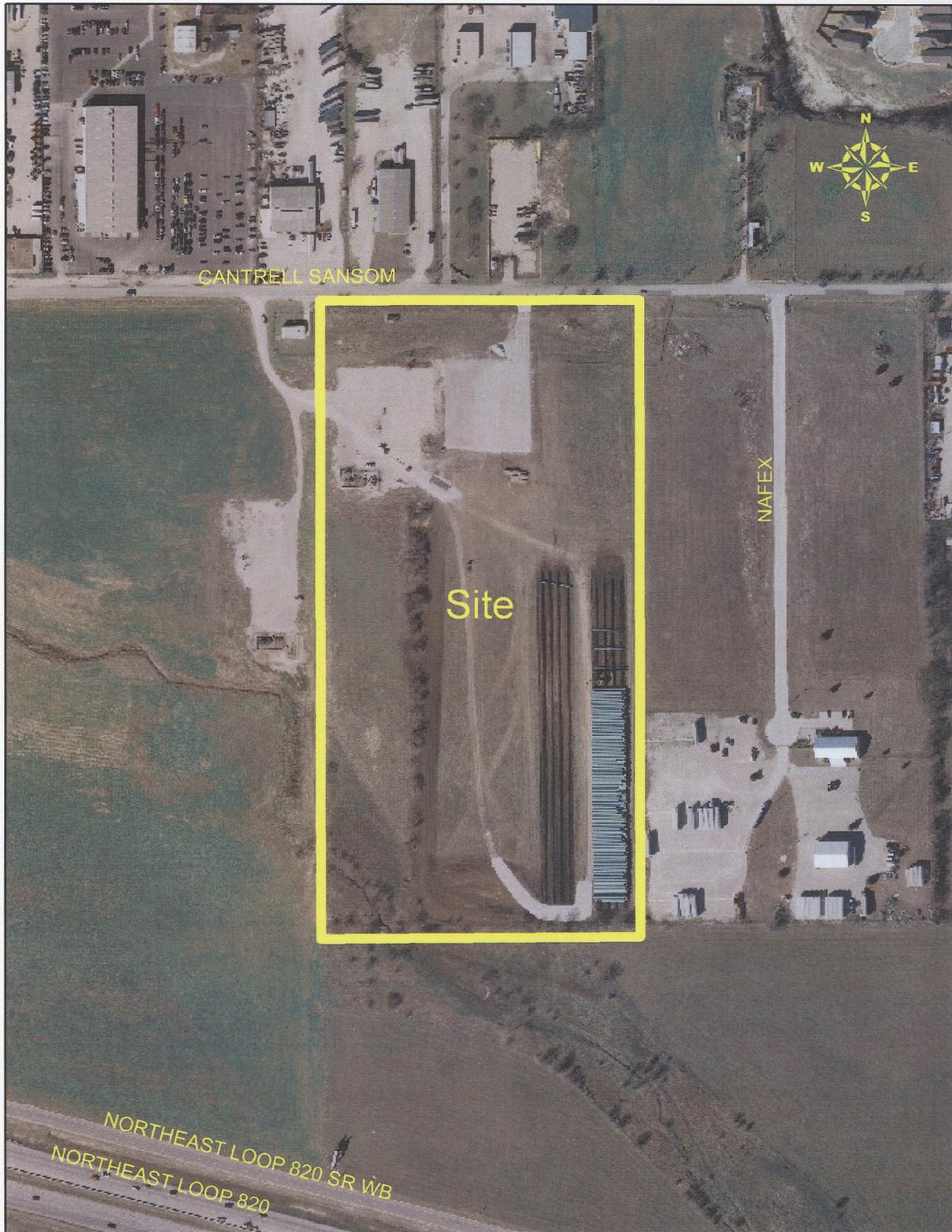
- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 5, 2013.



Aerial Photo Map



Michael Barnard	NA			Support	Sent letter in
Jack Knight	2721 McCart	Out		Support	Sent letter in
Jacob Proctor	2709 Merida	Out		Support	Sent letter in
Bobbie Withers	2725 McCart	Out		Support	Sent letter in

6. ZC-13-035 Bell Helicopter, A Textron Company (CD 5) 400-800 (evens) Blocks SH 10 9600-10700 Blocks Trinity Boulevard (Simon Cotrail Survey, Abstract No. 330, A. B. Howerton Survey, Abstract No. 677, Juan Amendaris Survey, Abstract No. 57, R. P. Barton Survey, Abstract No. 176, Bell Helicopter Industrial Park, Block 1, Lot 1 225.00 Acres): from "AG" Agricultural, "A-5" One-Family, "MU-1" Low Intensity Mixed-Use, "K" Heavy Industrial, "O-1" Floodplain District, and "PD-588" Planned Development/ Specific Use for the following uses: day care center; government office facility; health Services facility including doctor's office or medical clinic; electric power substation (SE); telecommunications antenna (SE); telecommunications tower (SE); utility transmission or distribution line; health or recreation club; restaurant, cafe or cafeteria; offices convenience store; parking area or garage, commercial or auxiliary; assembly of pre-manufactured parts for helicopters; machine shops; manufacture of aluminum or metals; outdoor storage; paint mixing or spraying; sheet metal shop; warehouse or bulk storage; welding shop; galvanizing, sheet or structural shapes; manufacture of helicopters; manufacture of dies, cores, die-casting molds; metal stamping, dyeing, shearing or punching; helistop landing area; executive offices and supporting operations for a corporate office; U.S. government personnel (customer); integrated systems installation; electrical wire assembly; helicopter modification & assembly; metal rotor blade manufacturing; painting operations; engineering research & development; unmanned vehicle assembly; government helicopter delivery; composite parts/blade manufacturing; material storage; tooling manufacturing; engineering process labs; flight simulators; satellite antenna (dish); residence for security purposes; site plan waived to Amend "PD-588" Planned Development to include mining and excavation; site plan waiver requested

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners staff received a request to continue for 30 days.

Wanda Montgomery, 3401 Lake Knoll Court, Hurst, Texas wanted clarification on the language in PD-588. Ms. Murphy explained the uses pertained in PD-588 and is pertained to Bell helicopter Campus.

Motion: Following brief discussion Mr. Ferrell recommended a 30 day continuance of the request, seconded by Mr. Genua. The motion carried unanimously 7-0.

7. ZC-13-036 Dale Heflin (CD 2) 1290/1394 Cantrell Sansom Road (David Odum Survey, Abstract No. , 27.03 Acres): from "I" Light Industrial to "K" Heavy Industrial

Bill Stimmel, 2721 Silver Maple, Southlake, Texas Real Estate Broker for KW Commercial, agent for the seller explained to the Commissioners this property was rezoned to I Light

Industrial a few years ago and they have a prospective buyer who is requesting it be rezoned to K Heavy Industrial.

Gary Havener, 1715 Western Avenue, Fort Worth, Texas mentioned the property is under contract and the prospective tenant is requesting K zoning because they have a horsepower in excess of 60 -70 decibals. He mentioned they have K zoning on both sides of the property.

Motion: Following brief discussion, Mr. Florez recommended approval of the request, seconded by Mr. West. The motion carried unanimously 7-0.

8. ZC-13-037 Tarrant County Holdings (CD 3)- 3408, 3416 Pelham Road (Ridglea Hills Addition, Block 11, Lots 2R & 3, 0.75 Acres): from "A-5" One-Family, "F" General Commercial and "CB/GC" Camp Bowie General Corridor Mixed Use to "CB/TR" Camp Bowie Transition

Tim Dudley, 9005 Cedar Bluff Drive, North Richland Hills, Texas representing Tarrant County Holdings explained to the Commissioners they are requesting the zoning in order to build townhouses. There will be three to four units per building and will comply with the camp Bowie Transition guidelines. The units will be from 2400 to 2600 square feet

Mr. West said there are two lots and what is on the property now. Mr. Dudley said there is nothing on the lots now. Mr. West asked if there used to be houses on the lots. Mr. Dudley said he wasn't for sure what used to be on the lot. Mr. West how many units did he think he could get on the lot. Mr. Dudley said probably three per building, two stories with rear garages and open parking for guests. Mr. West also asked if he has had any communication with the neighborhood. Mr. Dudley said he hasn't but the property owner has and they did support it.

Ms. Reed asked about the meeting with the Urban Design Commission on March 7th. Ms. Murphy said it was heard by the Urban Design Commission and recommended for approval.

Motion: Following brief discussion, Mr. West recommended approval of the request, seconded by Ms. Conlin. The motion carried unanimously 7-0.

9. ZC-13-038 Saleh El-Hamad (CD 8)- 2300 Evans Avenue (Hyde Park Addition, Block 13, Lot 369, 0.19 Acres): from "A-5" One-Family to "E" Neighborhood Commercial

Saleh El-Hamad, 2300 Evans Avenue, Fort Worth, Texas owner of the property explained to the Commissioners he has owned this site since 1984 and was a retail store up until 2007. He closed the store in 2008 and was overseas when it was rezoned to A-5 in 2008. It is a brick building and has had interest in it for commercial use.

Ms. Conlin asked where he plans to park his customers. Mr. El-Hamad said there is parking in the front along the street. He said they are a neighborhood store and most of his customers walk to the store.

Mr. Flores asked how long the store had been vacant and how long has he owned the property. Mr. El-Hamad said he has owned the property since 1984 and has been vacant since 2007. Mr.