



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 9, 2014

Council District 8

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: 6 letters received

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: TJB Enterprises, LLC

Site Location: 7125-7209 Anglin Dr. and 4720 Esco Dr. Mapsco: 107A

Proposed Use: Metal Foundry

Request: From: "J" Medium 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 the corner of Esco Drive and Anglin Drive, which is approximately a half-mile south of Interstate 20. The applicant would like to change the zoning from "J" Medium Industrial to "K" Heavy Industrial for a metal foundry.

Metal foundries are first allowed by right in "K" Heavy Industrial. The applicant intends to remodel the interior of the site and possibly expand in the future. The proposed site is located in a small industrial area in an undeveloped area and in close proximity to the municipal solid waste land fill. It is accessed through the City of Forest Hill. The applicant has indicated that a neighboring property functions as a metal foundry. The Certificate of Occupancy for this neighboring property indicates manufacturing.

The applicant's current facility is located on North Main Street but must relocate due to the Trinity River Vision project (Panther Island). The TRV project will provide floodplain control and increase the size of downtown, creating a live, work, play, and learn environment along the river.

Site Information:

Owner: TJB Enterprises, LLC
2032 Commerce Street
Fort Worth, TX 76164
Agent: Karl B. Strauss c/o D'Lo Consulting Services, Inc.
Acreage: 13.45 acres
Comprehensive Plan Sector: Far South

Surrounding Zoning and Land Uses:
North "J" Medium Industrial / industrial, vacant

East "J" Medium Industrial / industrial
 South "AG" Agricultural / vacant
 West "J" Medium Industrial / industrial

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Esco Drive	Residential	Residential	No
Anglin Dr	Collector	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Everman ISD	FW ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant would like to change the zoning from "J" Medium Industrial to "K" Heavy Industrial for a metal foundry. Surrounding land uses are vacant to the north, south and west and heavy industrial uses to the east.

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

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Heavy Industrial. The requested zoning change is consistent with the following Comprehensive Plan policies:

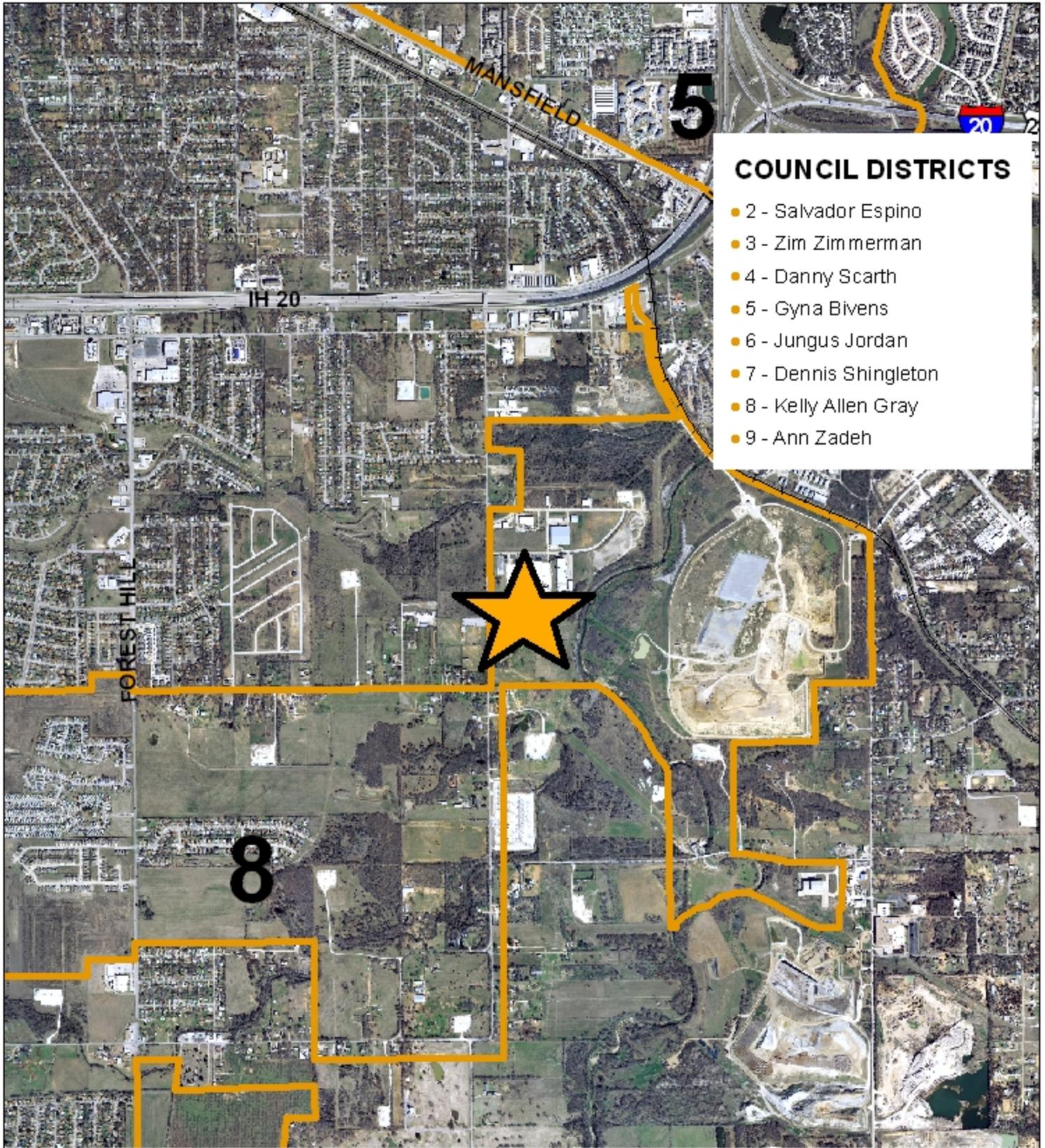
- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 40)

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 from the Zoning Commission meeting

Location Map



2,000 1,000 0 2,000 Feet

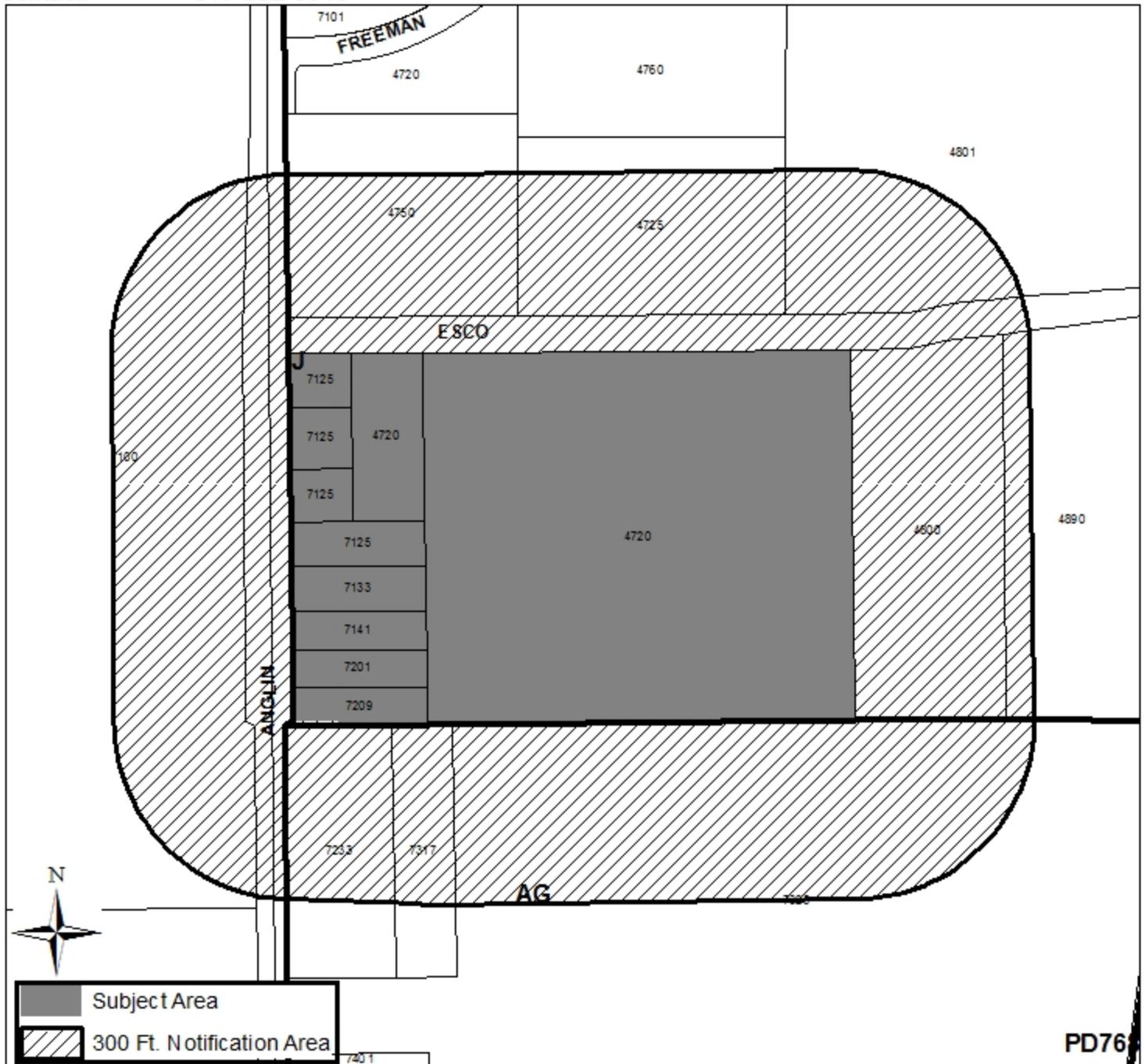




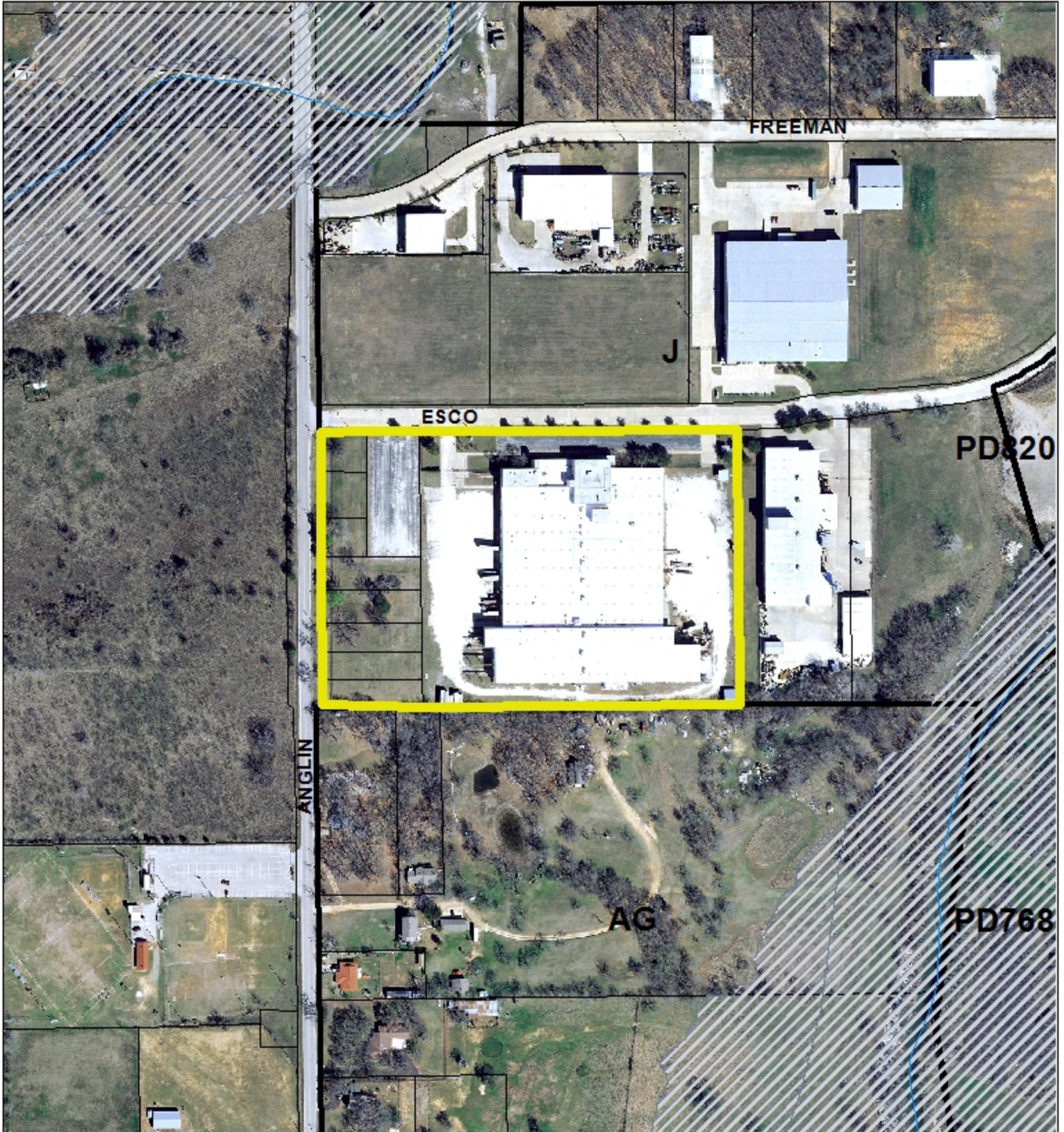
ZC-14-090

Area Zoning Map

Applicant: TJB Enterprises
Address: 7125-7209 (odds) Anglin Drive, 4720 Esco Drive
Zoning From: J
Zoning To: K
Acres: 13.450127
Mapsc0: 107A
Sector/District: Far South
Commission Date: 8/13/2014
Contact: 817-392-8043



Aerial Photograph



300 150 0 300 Feet

 100 Year Flood Zone

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005) Land use designations were approved by City Council on March 18, 2014.



Hazel Pointer/Diamond Hill NAC	1413 Selene	Out	Opposition		Sent letter in
Shawna Shearer	3410 N Elm	In	Opposition		Signed petition
Joe Sanchez	3320 N Elm	In	Opposition		Signed petition
Paul Biffel	3314 N Elm	In	Opposition		Signed petition
Bill & Geneva Crow	3304 N Crump	Out	Opposition		Sent letter in
Erica Ramirez	3312 N Elm	Out	Opposition		Signed petition
Jesus Rodriquez	3315 N Elm	Out	Opposition		Signed petition
Vanessa Gonzalez	3406 N Crump	Out	Opposition		Signed petition
Lucy Esquivel	3408 N Crump	In	Opposition		Signed petition
Serapio Livar	3415 N Crump	In	Opposition		Sent letter in
Teresa Livar	3210 N Nichols	Out	Opposition		Signed petition
Federico Ovalle	3407 N Crump	In	Opposition		Signed petition
Eduardo Garcia	3400 N Crump	In	Opposition		Signed petition
Tommy Perkins	3515 N Crump	Out	Opposition		Signed petition
Daniel Hernandez	3417 N Elm	In	Opposition		Signed petition
Sandra Barboza	3413 N Elm	In	Opposition		Signed petition
Stephen Solito	3416 N Elm	In	Opposition		Signed petition
L Gutierrez	3418 N Elm	Out	Opposition		Signed petition
Victor Ozuma	3505 N Crump	Out	Opposition		Signed petition
Eva Duenez	3309 N Elm	Out	Opposition		Signed petition
Daniel Sanchez	3318 N Calhoun	Out	Opposition		Signed petition
Beth Davis	3323 N Elm	In	Opposition		Signed petition

3. ZC-14-090 TJB Enterprises LLC (CD 8) – 7125-7209 Anglin Drive & 4720 Esco Drive (Esco Industrial Park Addition, Block 2, Lots 1-4 & 6-11, 14.23 Acres): from “J” Medium Industrial to “K” Heavy Industrial

Judith Crowder, 901 N Throckmorton, Fort Worth, Texas representing TJB Enterprises explained to the Commissioners they are requesting K zoning for a foundry. They are the owners of McKinley Iron Works established in 1906 and are being relocated due to the Trinity River Vision project. The building is large enough to house their needs and has a fabricated metal security fence surrounding the property. Ms. Crowder said they did visit with the surrounding

property owners who provided support for the proposal. She said they are heavily regulated by various state entities.

Ms. Conlin mentioned there will be changes they will have to adhere to based on the new location.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					<i>ZC-14-090</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
George Westhoff Jr.	4800/4890 Esco	In		Support	Sent letter in
Lucy Faram	7317 Anglin	In		Support	Sent letter in
Joan Benton	4750 Esco	In		Support	Sent letter in
Terry Benton	4725 Esco	In		Support	Sent letter in
Ralph Romero Jr	4760 Freeman	Out		Support	Sent letter in
James Dunnagan	7233 Anglin	In		Support	Sent letter in

4. ZC-14-091 Tarrant County (CD 6) – 800 East Rendon Crowley Road (Precinct 1 Addition, Block 1, Lot 1, 15.35 Acres): from “AG” Agricultural and “I” Light Industrial to “I” Light Industrial

James Yu, 500 W. 7th Street, Suite 350, Fort Worth, Texas representing Tarrant County explained to the Commissioners this is the county facility for Precinct 1. When it was annexed into the City of portion of it remained AG. They are proposing to expand, including an 8,400 sq. ft. building on the north side of the center.

Mr. West asked if they reached out to the neighborhood that is to the east of them. Mr. Yu said no since they weren’t changing the use.

Motion: Following brief discussion, Mr. Hollis recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.

5. ZC-14-092 4905 White Settlement LLC (CD 7) – 4901, 4905, 4911, 4915 White Settlement Road and 104-106 Nursery Lane (The Ridge, Lots A, B, & C, 1.70 Acres): from “B” Two-Family and “E” Neighborhood Commercial to “MU-1” Low Intensity Mixed-Use

Phillip Poole, 2918 Wingate, Fort Worth, Texas representing White Settlement LLC explained to the Commissioners that they are requesting MU-1 to allow for the flexibility of retail on the first