



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 24, 2015

**Council District** 2

|  |                   |                    |             |
|--|-------------------|--------------------|-------------|
| <b>Zoning Commission Recommendation:</b><br>Approval by a vote of 7-0<br><br><b>Opposition:</b> None submitted<br><b>Support:</b> None submitted | Continued         | Yes <u>X</u>       | No ___      |
|  | Case Manager      | <u>Lynn Jordan</u> |             |
|  | Surplus           | Yes ___            | No <u>X</u> |
|  | Council Initiated | Yes ___            | No <u>X</u> |

**Owner / Applicant:** Kensington Realty, Inc.

**Site Location:** 2305 Franklin Drive Mapsco: 49P

**Proposed Use:** Glass & Electronic Recycling

**Request:** From: "K" Heavy Industrial  
To: "PD/K" Planned Development for all uses in "K" Heavy Industrial plus glass and electronic recycling facility; site plan included

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

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

**Background:**

The applicant is requesting a zoning change from "K" Heavy Industrial to "PD/K" Planned Development for K uses plus glass and electronic recycling. The property is west of Mark IV Parkway, a major arterial, and Franklin Drive a two-way street.

The applicant is proposing to lease out a portion of the existing warehouse building 93,793 sq. ft. for approximately 32,440 sq. ft. for electronic and glass recycling. If approved and at a later date may add additional square footage for the recycling tenant.

The applicant has provided the necessary documents addressing requirements related to safety and management plans for recycling facilities.

This case will be heard by City Council on March 17, 2015

**Site Information:**

Owner: Kensington Realty, Inc.  
 3116 W. 6<sup>th</sup> Street  
 Suite 200  
 Fort Worth, Texas 76107

Agent: Marlene Beckman

Acreage: 4.32 acres

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "K" Heavy Industrial / industrial warehouse yard  
 East "K" Heavy Industrial / US Post Office  
 South "K" Heavy Industrial / industrial warehouse  
 West "K" Heavy Industrial / Campbell Paper Company

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None

**Site Plan Comments:**

The site plan as submitted is in general compliance with the zoning regulations.

**TPW comments:**

No comments have been made at the time of this report.

**Platting Comments:**

No comments have been made at the time of this report.

**Transportation/Access**

| Street/Thoroughfare | Existing       | Proposed       | In Capital Improvements Plan (CIP) |
|---------------------|----------------|----------------|------------------------------------|
| Mark IV Pkwy        | Major Arterial | Major Arterial | No                                 |
| Franklin Dr         | Two-way        | Two-way        | No                                 |

**Public Notification:**

The following organizations were notified:

| Organizations Notified    |                              |
|---------------------------|------------------------------|
| Inter-District 2 Alliance | Trinity Habitat for Humanity |
| Streams & Valleys Inc     | Eagle Mountain-Saginaw ISD   |
| Diamond Hill Jarvis NAC   | Fort Worth ISD               |

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "PD/K" Planned Development for K uses plus electronic and glass recycling; site plan included. Surrounding land uses are primarily industrial uses with some outside storage to the north, south and west, US Post Office to east.

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

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as 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.

Based on conformance with the future land use map and 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
- Site Plan
- Minutes from the Zoning Commission meeting

| Name | Address | In/Out<br>300<br>notification<br>area | ft | Position on case | Summary |
|------|---------|---------------------------------------|----|------------------|---------|
|      |         |                                       |    |                  |         |

**12. ZC-15-029 Lawrence Duckett, Sr. (CD 4) 5904-5916 Etsie Street (Joe Louis Addition, Block 3, Lots 2-4, 1.06 Acres): from “AG” Agricultural to “I” Light Industrial**

Lawrence Duckett, 1940 Delga Street, Fort Worth, Texas property owner explained to the Commissioners the request to rezone to I Light Industrial for storage of his personal vehicles. He said he did reach out to the Garden of Eden neighborhood and that they supported commercial. The minutes are not complete for this case.

Doris Davis, 336 Heirloom Drive, Fort Worth, Texas spoke in support.

Brenda Sanders-Wise, 1412 Carson Street, Fort Worth, Texas with Garden of Eden neighborhood spoke in opposition to the I zoning.

Motion: Following brief discussion, Mr. Edmonds recommended Denial of the request, seconded by Ms. Conlin. The motion carried 6-1 with Mr. Northern being against.

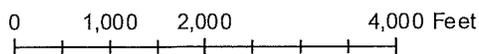
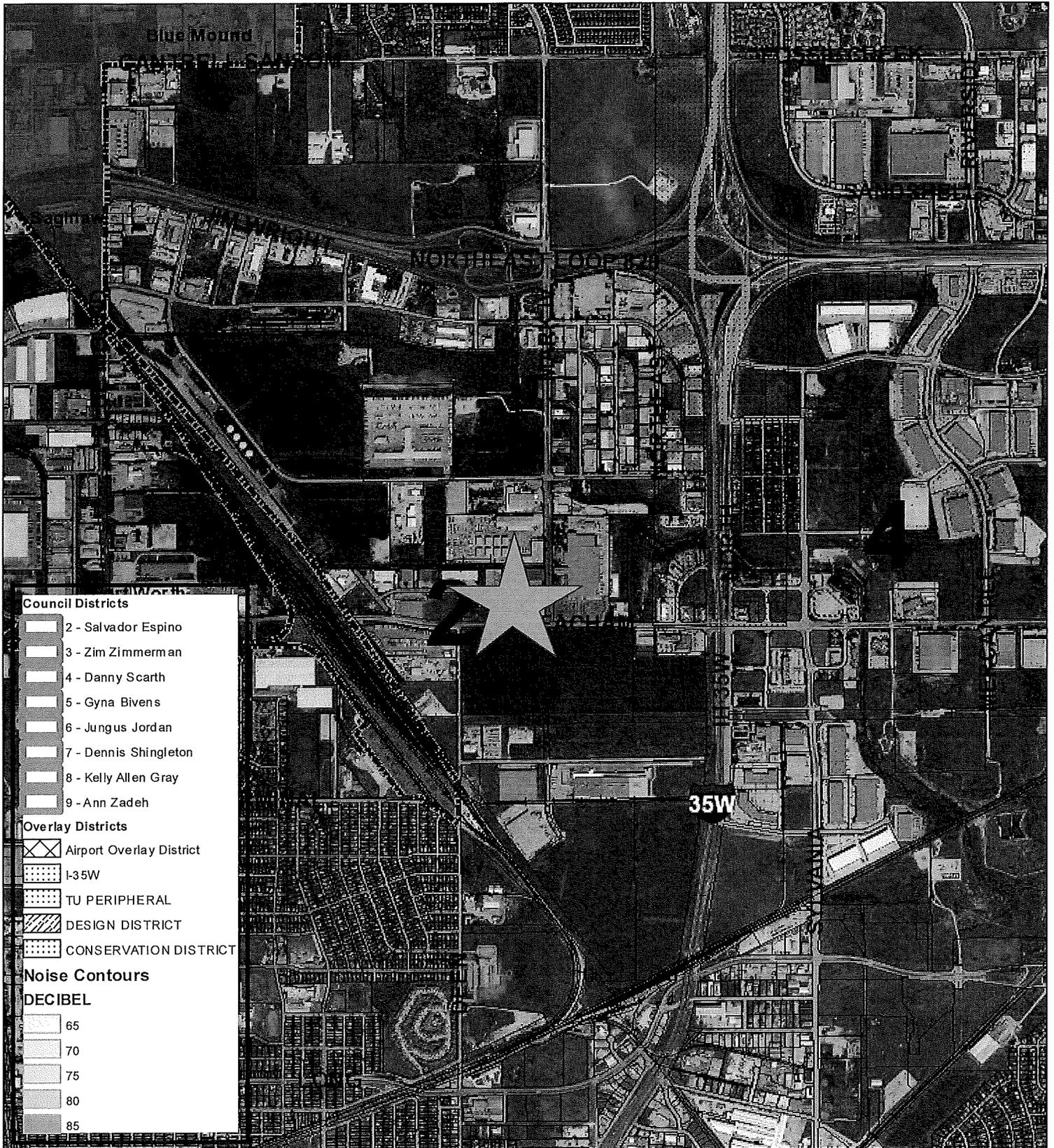
| <i>Document received for written correspondence</i> |             |                                       |    |                        | <i>ZC-15-029</i> |
|---|-------------|---------------------------------------|----|------------------------|------------------|
| Name  | Address     | In/Out<br>300<br>notification<br>area | ft | Position on case       | Summary          |
| Brenda Sanders-Wise/Garden of Eden NA               | 1412 Carson | In                                    |    | Opposition to I zoning | Spoke at hearing |

**13. ZC-15-030 Kensington Realty, Inc. (CD 2) 2305 Franklin Drive (Robertson Henry Survey, Abstract # 1269, 4.32 Acres): from “K” Heavy Industrial to “PD/K” Planned Development for all uses in “K” Heavy Industrial plus glass & electronic recycling; site plan included**

Marlene Beckman, 3116 W. 6<sup>th</sup> Street, Suite 200, Fort Worth, Texas property owner explained to the Commissioners the request to rezone to PD/K as required by the ordinance to have Universal Recycling Technologies as a tenant for glass and electronic recycling. She explained their business philosophy and submitted all certifications as required. Ms. Beckman mentioned a letter of support that was submitted from the property owner across the street. They will occupy approximately 44,000 square feet out of the 93,000 square foot building.

Mr. Flores asked Ms. Beckman if she could point out where the fire lanes are on the site plan. Ms. Beckman said she could not do that but if it needed to be indicated she could.

### Area Map

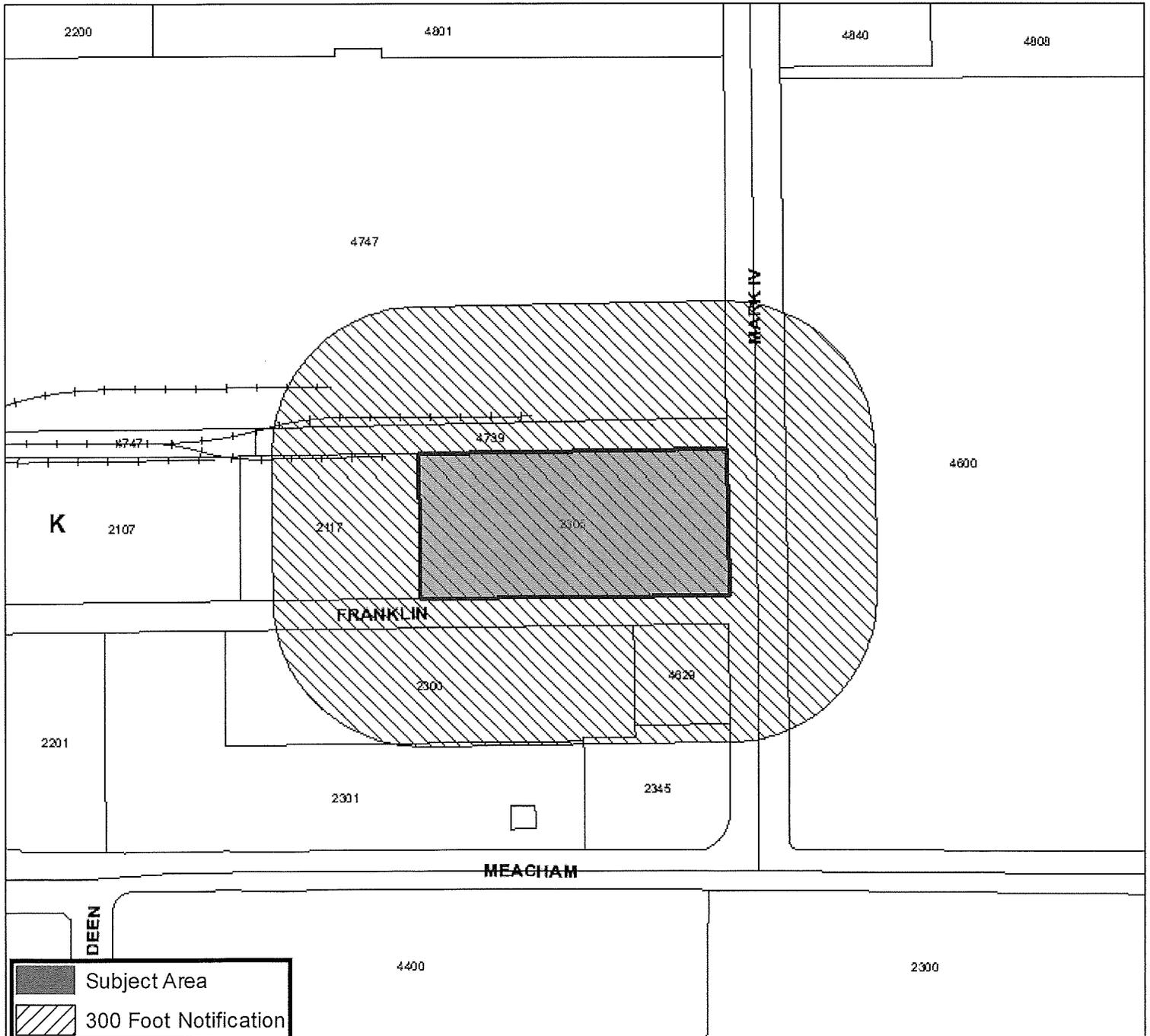




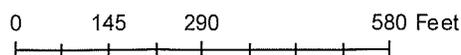
ZC-15-030

# Area Zoning Map

Applicant: Kensington Realty, Inc.  
 Address: 2305 Franklin Drive  
 Zoning From: K  
 Zoning To: PD for all K uses plus electronic and glass materials recycling  
 Acres: 4.32490692  
 Mapsco: 49P  
 Sector/District: Far North  
 Commission Date: 3/11/2015  
 Contact: 817-392-2495



|  |                       |
|--|-----------------------|
|  | Subject Area          |
|  | 300 Foot Notification |



**TRACT 1  
FIELD NOTES**

BING A TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING ALL OF SITE 1A, BLOCK 9 OF THE GREAT SOUTHWEST INDUSTRIAL PARK, TARRANT COUNTY, TEXAS, AS SHOWN ON PAGE 38 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER IN THE NORTHERLY LINE OF FRANKLIN DRIVE (60 FEET WIDE) SAID POINT BEING THE WEST END OF THE PROJECTION OF SAID POINT BEING THE INTERSECTION OF SAID NORTHERLY LINE OF FRANKLIN DRIVE AND THE WESTERLY LINE OF MARK IV PARKWAY (150.00 FEET WIDE).

THENCE, DUE NORTH ALONG SAID NORTHERLY LINE OF FRANKLIN DRIVE A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID INDUSTRIAL PARK, BLOCK 9 OF GREAT SOUTHWEST INDUSTRIAL PARK, AS RECORDED IN VOLUME 388-111, PAGE 77 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

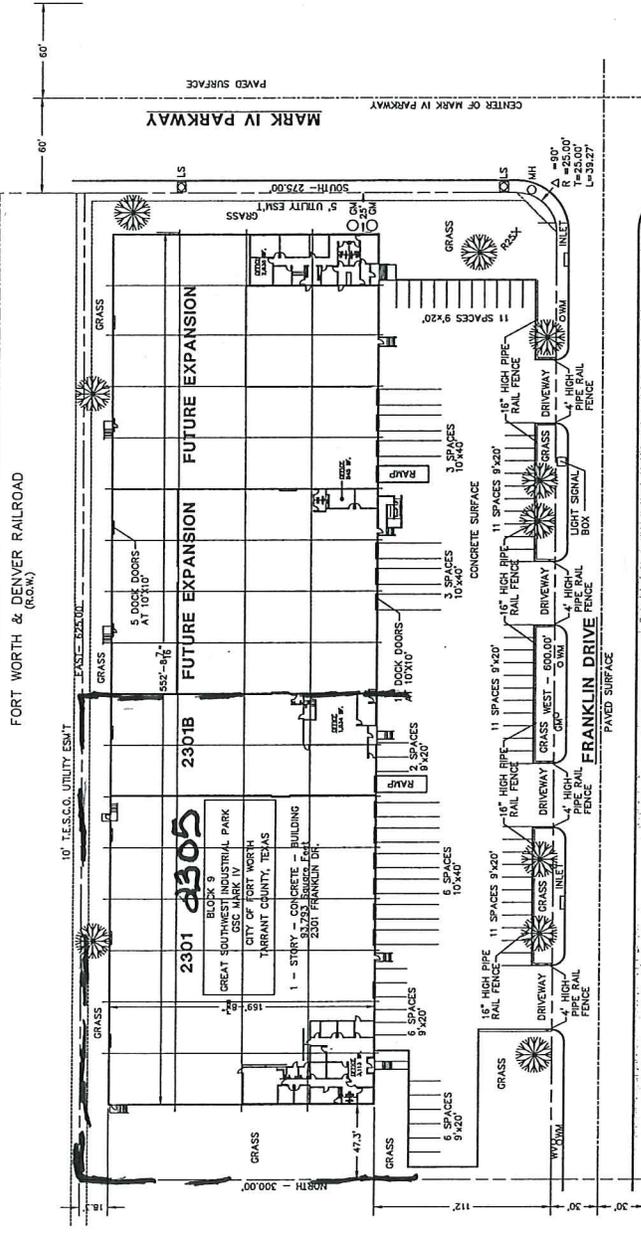
THENCE, DUE NORTH ALONG A COMMON LINE BETWEEN SAID IRON ROD FOUND FOR CORNER IN THE SOUTHERLY LINE OF A 53 FOOT WIDE FORT WORTH AND DENVER RAILROAD RIGHT-OF-WAY AND THE WESTERLY LINE OF MARK IV PARKWAY, BETWEEN SAID SITES 1A AND 1B1.

THENCE, DUE EAST ALONG SAID SOUTHERLY LINE OF RAILROAD RIGHT-OF-WAY, A DISTANCE OF 623.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE WESTERLY LINE OF MARK IV PARKWAY.

THENCE, DUE SOUTH ALONG SAID WESTERLY LINE OF MARK IV PARKWAY, A DISTANCE OF 275.00 FEET TO A 5/8" IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT.

THENCE, DUE EAST ALONG SAID WESTERLY LINE OF MARK IV PARKWAY, A DISTANCE OF 275.00 FEET TO A 5/8" IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT.

THE BEGINNING OF SAID CURVE IS LOCATED AT THE POINT OF BEGINNING AND CONTAINING 187,366 SQUARE FEET, MORE OR LESS, OR 4,330.00 ACRES.



**BUILDING INFORMATION**

ZONING CLASSIFICATION: 1/4" HEAVY INDUSTRIAL  
 NUMBER OF STORES: 29  
 BUILDING HEIGHT: 23'00"  
 FLOOR AREA: 35,440 SF  
 FUTURE EXPANSION: 50,142 SF  
 TOTAL: 93,793 SF

**LEGEND**

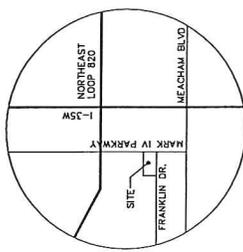
- PROPERTY LINE
- EASEMENT LINE
- WATER METER
- WATER VALVE
- MAN HOLE
- GAS METER
- LIGHT STANDARD

**PARKING**

REQUIRED SPACES FOR 4 EMPLOYEES: 58  
 SPACES PROVIDED: 58  
 PROVIDED PARKING (LOADING DOCK): 12

**NOTES**

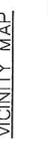
- (1) THERE ARE A TOTAL OF 58 PARKING SPACES.
- (2) THERE ARE NO LABELED HANDICAPPED SPACES.
- (3) THE CITY OF FORT WORTH HAS MINIMUM REQUIREMENTS OF THE CITY OF FORT WORTH'S LANDSCAPING AND SIGNAGE ORDINANCE.
- (4) THERE IS NO GROUND MECHANICAL EQUIPMENT ON THIS SITE.



**SITE PLAN**  
 SCALE: 1" = 30'-0"



**VICINITY MAP**



N  
 NORTH  
 0 30 60 90

FRANKLIN DR  
 MARK IV PARKWAY  
 MEACHAM BLVD

1-55W  
 NORTHEAST LOOP 820

SITE

DATE RECEIVED 02-24-15

REVISED

2015-03-02

RECOMMENDED FOR APPROVAL

23 FEB 15

REGISTERED ARCHITECT

FRS DESIGN GROUP

ARCHITECT: FRS DESIGN GROUP, INC.  
 ARCHITECTURAL PLANNING/INTERIORS  
 FORT WORTH, TEXAS 76102  
 P.O. BOX 1000  
 P.O. BOX 1000  
 P.O. BOX 1000

ZONING CASE NUMBER

23 FEBRUARY 2015

FORT WORTH, TEXAS 76105

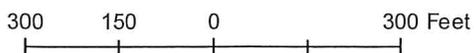
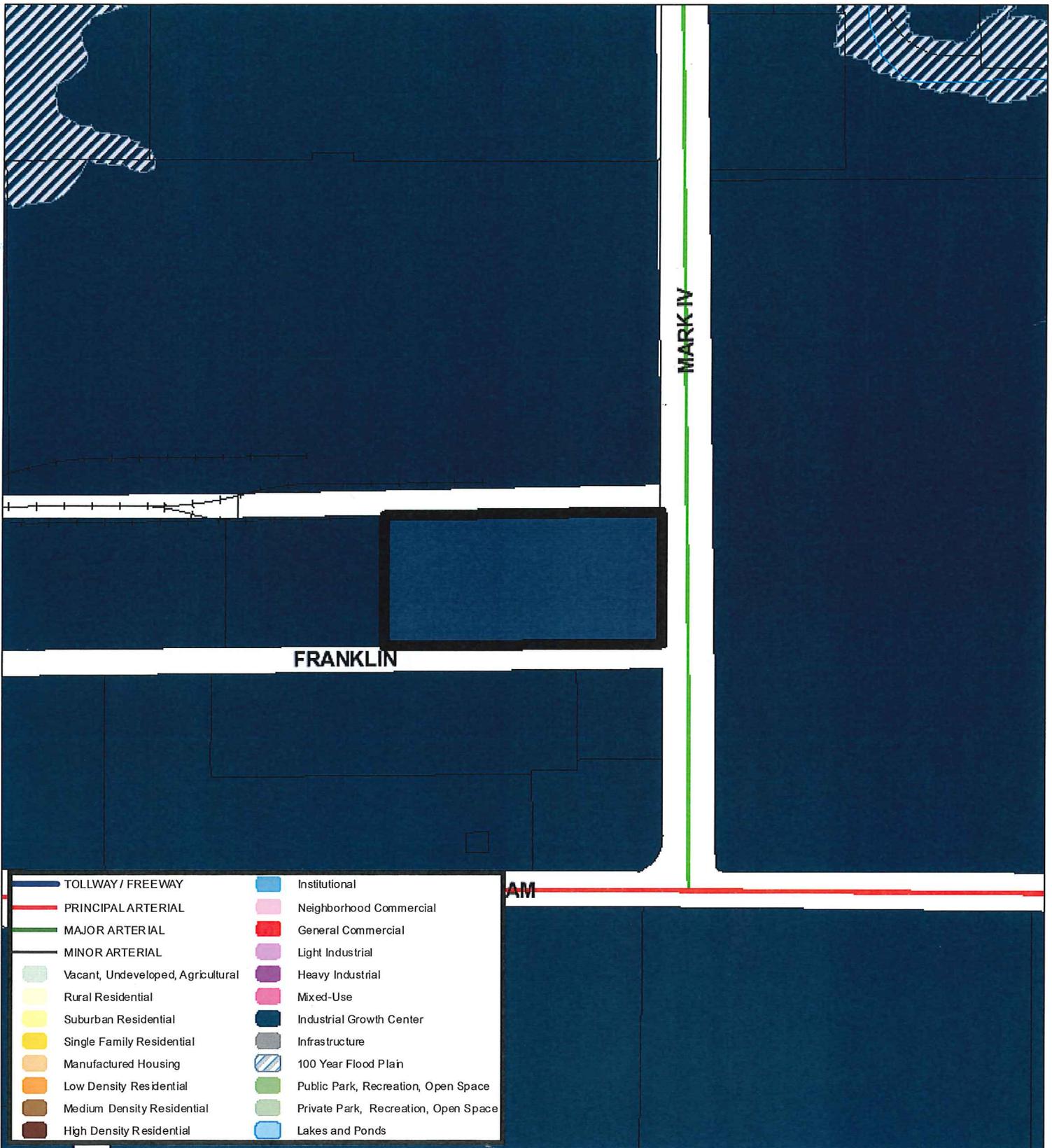
2301-2305 FRANKLIN DRIVE

UNIVERSAL RECYCLING TECHNOLOGIES

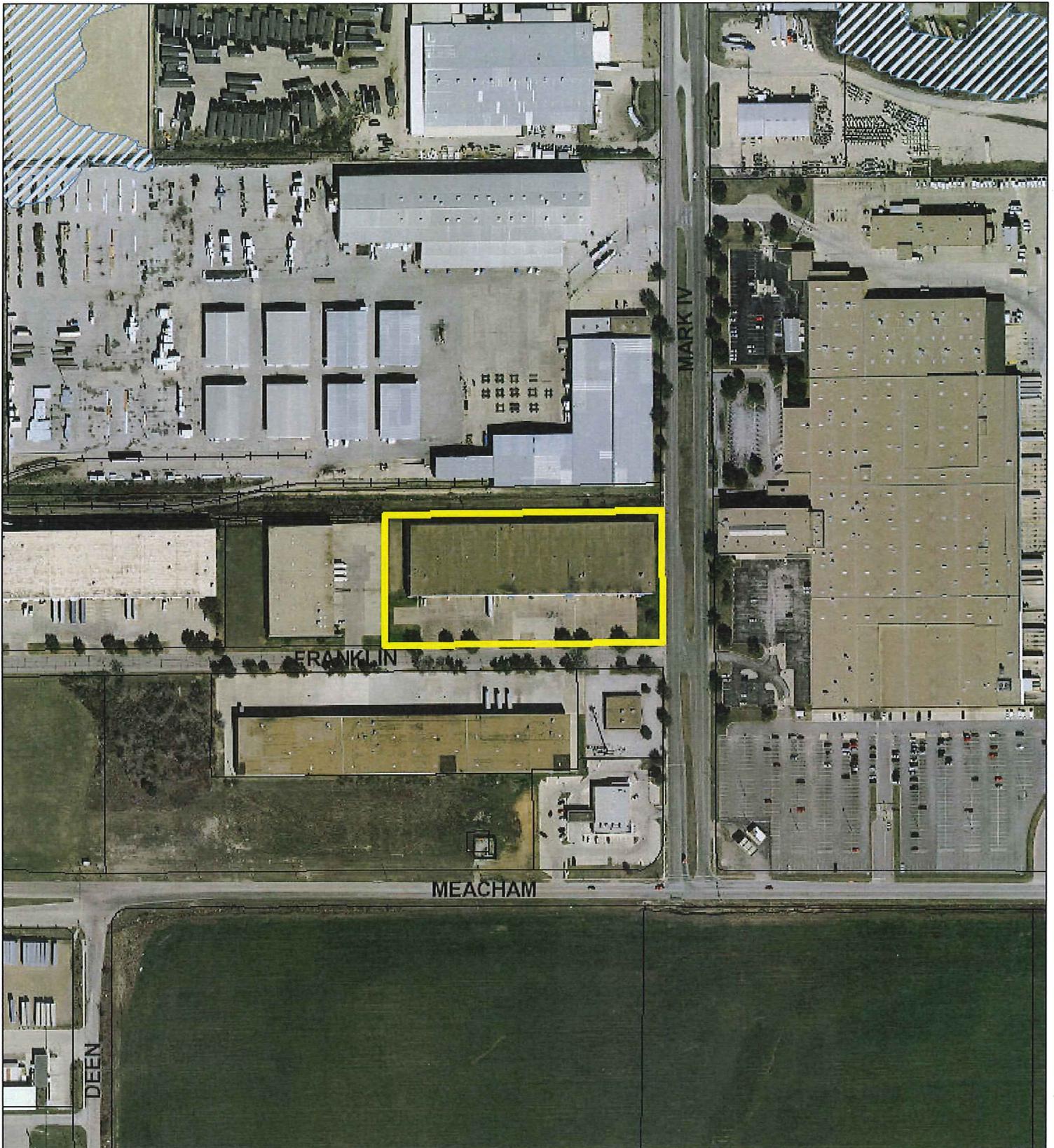
DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

### Future Land Use



## Aerial Photo Map



0 190 380 760 Feet



Jim Cornwell, 13532 Travis Trace, Evansville Wisconsin President of Universal Recycling Technologies said they have been apart of the Ft. Worth community since 2008. He explained a little bit about their operation.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 7-0.

**14. ZC-15-031 City of Fort Worth Planning & Development: Text Amendment (CD ALL) Add definition of data center as a permitted use in the land use chart: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), by amending:**

- **Article 8 "Nonresidential District Use Table", of Chapter 4, "District Regulations", Section 4.803, the "Nonresidential District Use Table" to add data center as a permitted use in "I" Light, "J" Medium and "K" Heavy Industrial Zoning Districts; and**
- **Amend Chapter 9, "Definitions" to add a definition for "Data Center"**

Jocelyn Murphy, Planning Manager explained the text amendment.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 7-0.

**15. ZC-15-032 City of Fort Worth Planning & Development: Text Amendment (CD ALL) Amend standards for electronic changeable copy signs for Board of Adjustment consideration: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), by amending:**

- **Article 4 "Signs" of Chapter 6, "Development Standards" to amend Section 6.411, Electronic Changeable Copy Signs" to add additional regulations to the operation of electronic changeable copy signs and to provide compatibility considerations for the Board of Adjustment**

Jocelyn Murphy, Planning Manager explained the text amendment.

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

**16. SP-15-002 Stockyards, 2000 L. P. (CD 2) 2525 Rodeo Plaza (address, 1.37 Acres): from PD-1017"PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use plus stockyards, stables, and brewery, blacksmithing or wagon shop, brewpub, brewery, distillery or winery, circus, feed store, no processing/milling, furniture sales, with outside storage/display (new/used), livestock auction, manufacture of basket material, bicycles, boots/ shoes, boxes, caskets, outdoor sales kiosk, stable, commercial riding,**