



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 7, 2015

**Council District** 2

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes X No \_\_\_  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**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.

**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:

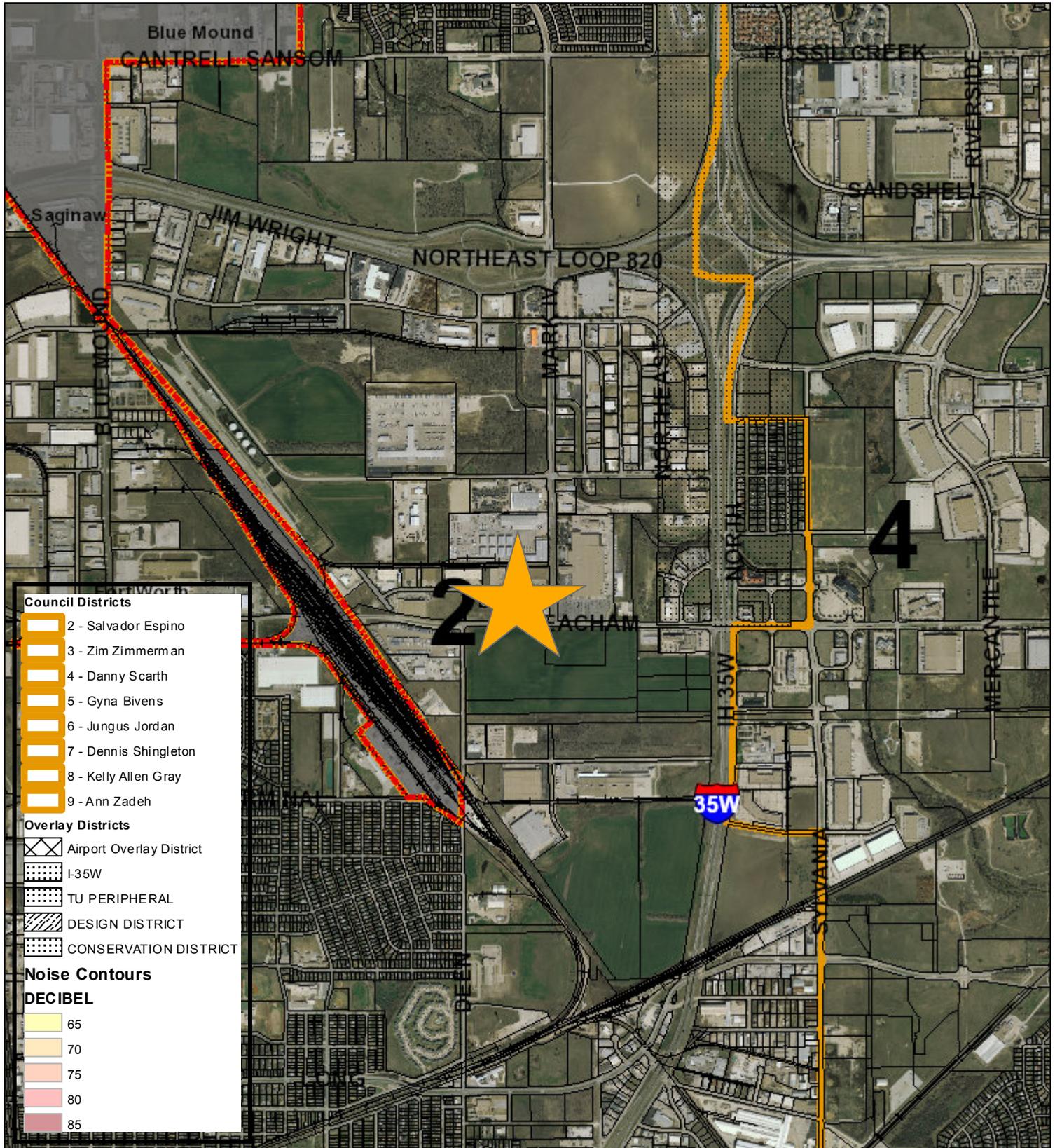
- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations.

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

### Area Map



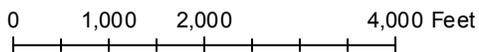
Council Districts	
	2 - Salvador Espino
	3 - Zim Zimmerman
	4 - Danny Scarth
	5 - Gyna Bivens
	6 - Jungus Jordan
	7 - Dennis Shingleton
	8 - Kelly Allen Gray
	9 - Ann Zadeh

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85

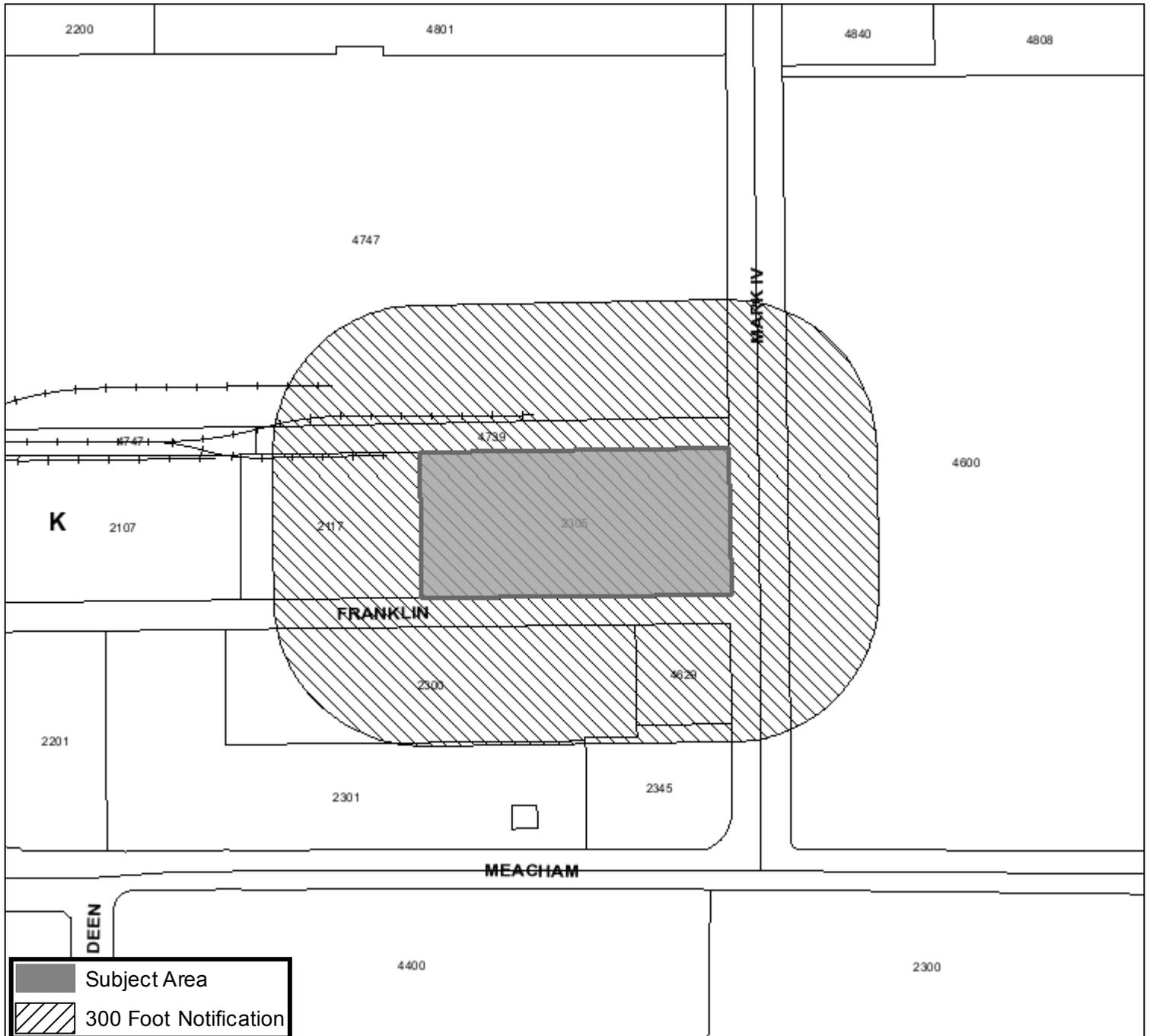




ZC-15-030

# Area Zoning Map

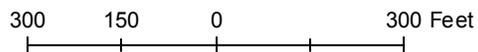
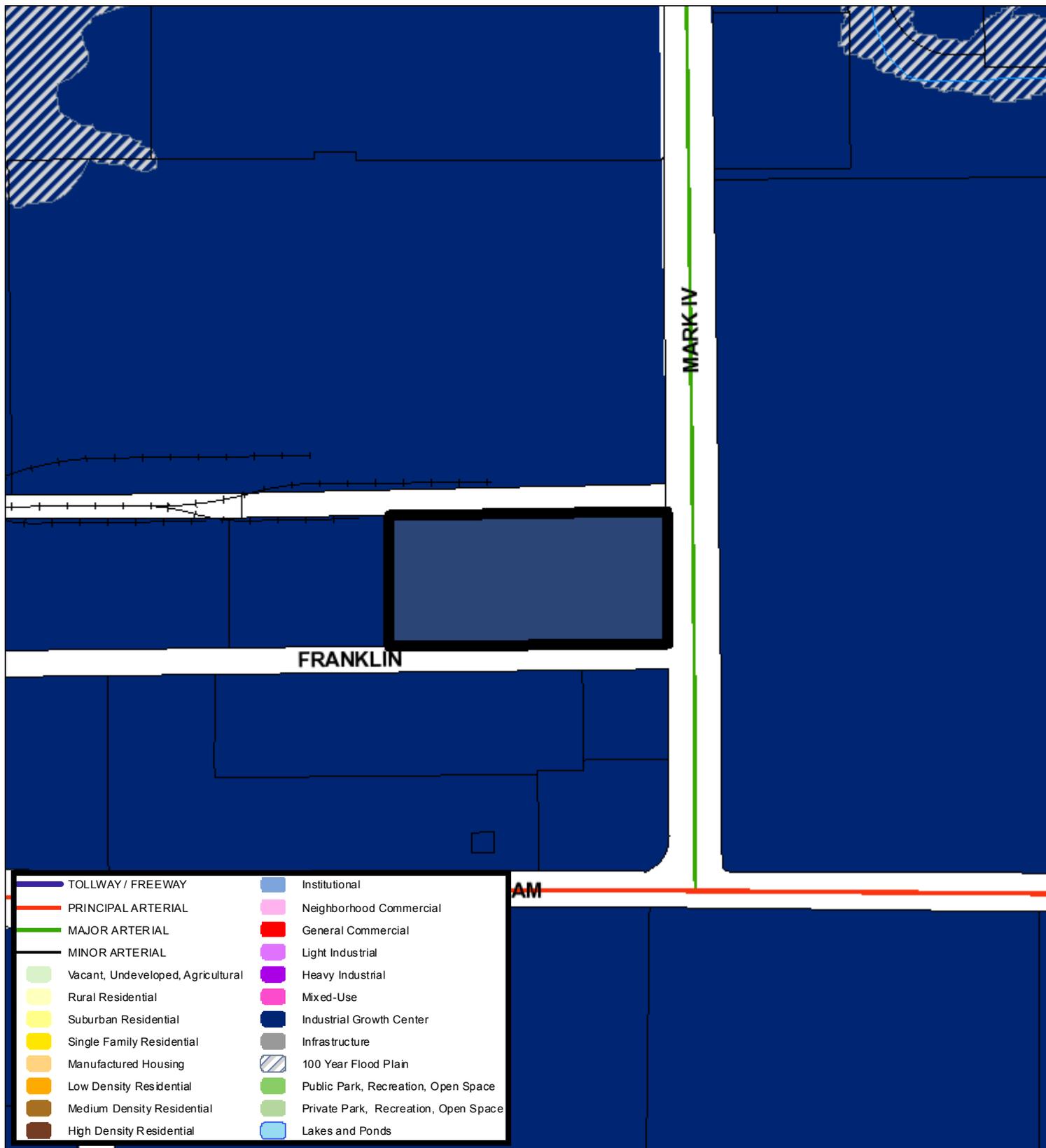
Applicant: Kensington Realty, Inc.  
Address: 2305 Franklin Drive  
Zoning From: K  
Zoning To: PD for all K uses plus electronic and glass materials recycling  
Acres: 4.32490692  
Mapsc0: 49P  
Sector/District: Far North  
Commission Date: 3/11/2015  
Contact: 817-392-2495



0 145 290 580 Feet



### Future Land Use



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 03, 2015.



**Aerial Photo Map**



0 190 380 760 Feet



mentioned in her letter she submitted to the Commissioners would be more appropriate. Mr. Edmonds asked if she was in favor of the I zoning. Ms. Wise said no.

Ms. Burghdoff explained the first zoning category that allows outdoor storage is I Light Industrial which also allows other light industrial and/or commercial uses.

In rebuttal Mr. Duckett said Ms. Sanders is ok with the business. Mr. Edmonds said Ms. Wise is ok with the business he is doing but is not ok with the requested I zoning.

Mr. Edmonds gave some brief history of this property trying to rezone to J several months ago. Mr. Duckett said he does not want a business, just a place to work on and restore his vehicles.

Mr. Flores asked Mr. Duckett if all his cars are under some type of cover. Mr. Duckett said most of them are.

Motion: Following brief discussion, Mr. Edmonds recommended Denial of the request, seconded by Ms. Conlin. The motion carried 6-1 with Mr. Northern voting no.

<i>Document received for written correspondence</i>				<i>ZC-15-029</i>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
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.

Jim Cornwell, 13532 Travis Trace, Evansville Wisconsin President of Universal Recycling Technologies said they have been a part 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 “T” 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, boarding or rodeo arena, stockyards or feeding pens (commercial or noncommercial), new vehicle sales or rental including automobiles , motorcycles, boats or trailers with a maximum of six vehicles for outdoor display, vendor transient, veterinary clinic with**