



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 1, 2016

Council District 8

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

Opposition: One letter submitted
Support: Several letters submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: K5 Holdings Group, LLC

Site Location: 2100 E. Richmond Avenue Mapsco: 77R

Proposed Use: Metal Assembling/Welding/Batch Powder Coating/Shearing

Request: From: "I" Light Industrial
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus welding, batch powder coating and metal shearing; site plan included

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent.
(Significant Deviation)

Background:

The property is located south of Richmond and east of McCurdy; both are considered residential streets. The business, Architectural Fabrication Inc., is currently located in Fort Worth and purchased the property with the existing building, built in 1968 per TAD, with the intention of moving and expanding a growing metal shade structure/awning business.

At permitting, the uses involved with the business were determined to be permitted only in the "K" Heavy Industrial district. The current location of the business is zoned "K". Therefore, the applicant is proposing to rezone to "PD/I" Planned Development for "I" Light Industrial uses plus welding, batch powder coating and metal shearing in order to use the building as originally purchased. The company will be assembling prefabricated metal structures including the cutting, shearing, painting and assembling of metal. They are proposing to use an existing warehouse building with approximately 7,270 sq. ft. of office, 38,912 sq. ft. for production and 40,666 sq. ft. for warehouse.

The general area includes other light industrial uses with outdoor storage and a gas well pad site. The applicant provided an email chain trying to reach out to the Southeast Ft. Worth Inc. organization.

Site Information:

Owner: K 5 Holdings Group LLC
1237 Greenwood Drive
Hurst, TX 76053

Agent: Jeffrey Kenny

Acreage: 3.76 acres
 Comprehensive Plan Sector: Southside
 Surrounding Zoning and Land Uses:
 North "B" Two-Family / vacant with some single-family structures
 East "I" Light Industrial / warehouse building
 South "I" Light Industrial / gas well site
 West "I" Light Industrial / industrial building

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Site Plan Comments: The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

1. Is there an existing sign is on site, this needs to be indicated on the site plan with dimensions and type of sign.
2. Indicate the depth of the trailer berths and screening provided from row.
3. Indicate on the site plan any hazardous materials being stored for use, type, quantity and height.

Comments noted above shall be reflected on the site plan or a waiver is required.

Platting staff comments:

No comments have been made at this time.

TPW staff comments:

No comments have been made at this time.

TPW Stormwater staff comments:

No comments

Fire staff comments: Bob Morgan 817-392-2838

1. Identify any hazardous materials, type, and quantity.
2. Identify any spray booths.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Martin Luther King Frwy	One way Service Rd	One way Service Rd	No
E. Richmond	Two-Way Residential	Two-Way Residential	No
McCurdy	Two-Way Residential	Two-Way Residential	No

Public Notification:

Organizations Notified	
Southeast Fort Worth, Inc.*	Streams And Valleys Inc
East Fort Worth, Inc	Trinity Habitat for Humanity
United Communities Association South Fort Worth	Fort Worth ISD

*Within registered neighborhood redevelopment organization

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zone change to rezone to PD/I to allow uses for a metal shade structure business. Surrounding land uses consist of industrial/warehouse uses to the east and west, vacant and single-family uses to the north, and a gas well site to the south. The industrial properties are located in proximity to SH 287 and will be accessed from the highway access roads and through other industrial properties.

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

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Light Industrial. The requested zoning change is not consistent with the following Comprehensive Plan policies.

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.

Based on the lack of conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan. However, this industrial building has been at this location since 1968 and the rezoning for the PD would allow for the use of the building instead of allowing it to remain vacant.

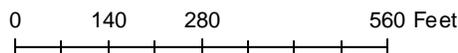
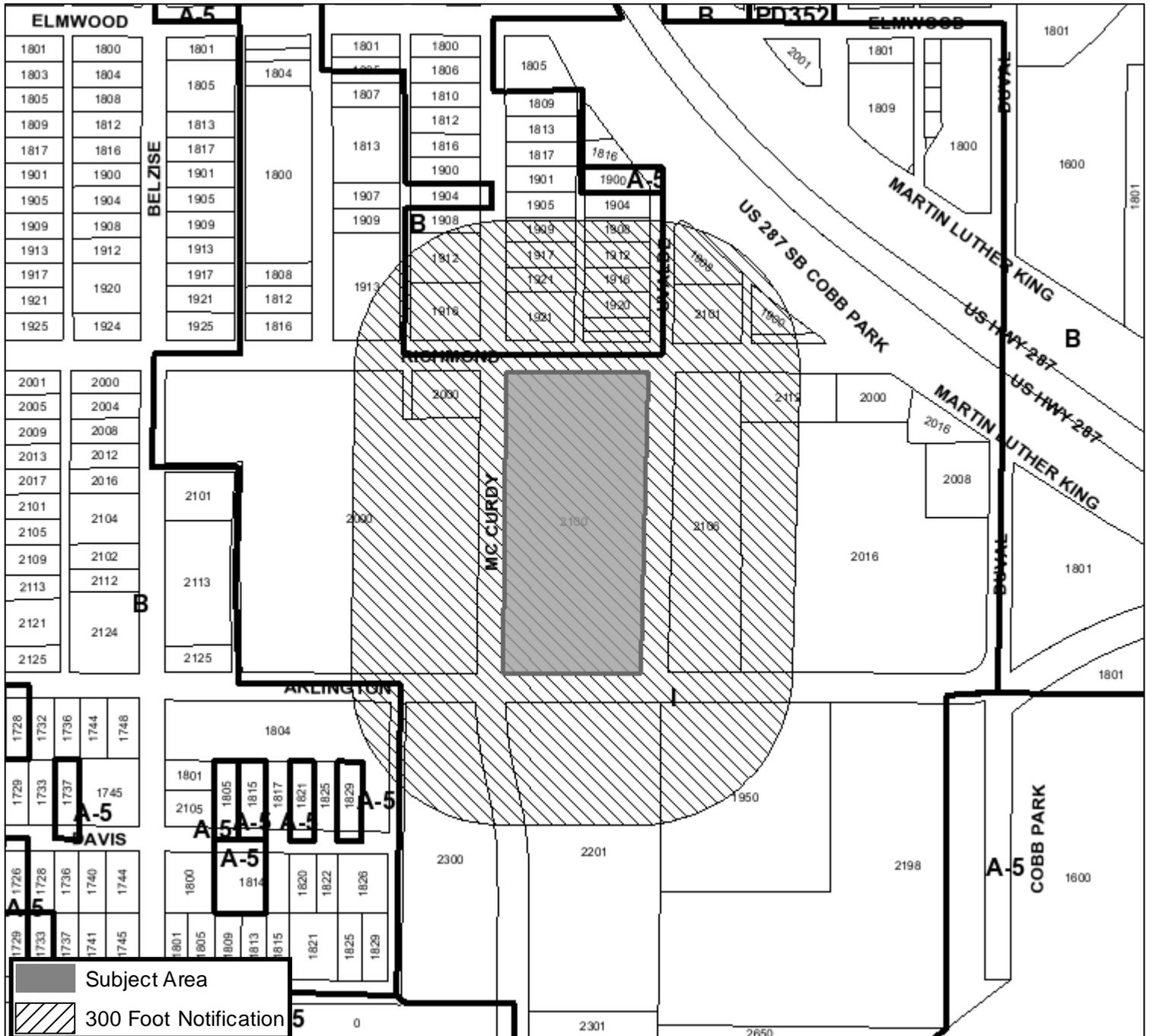
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission hearing



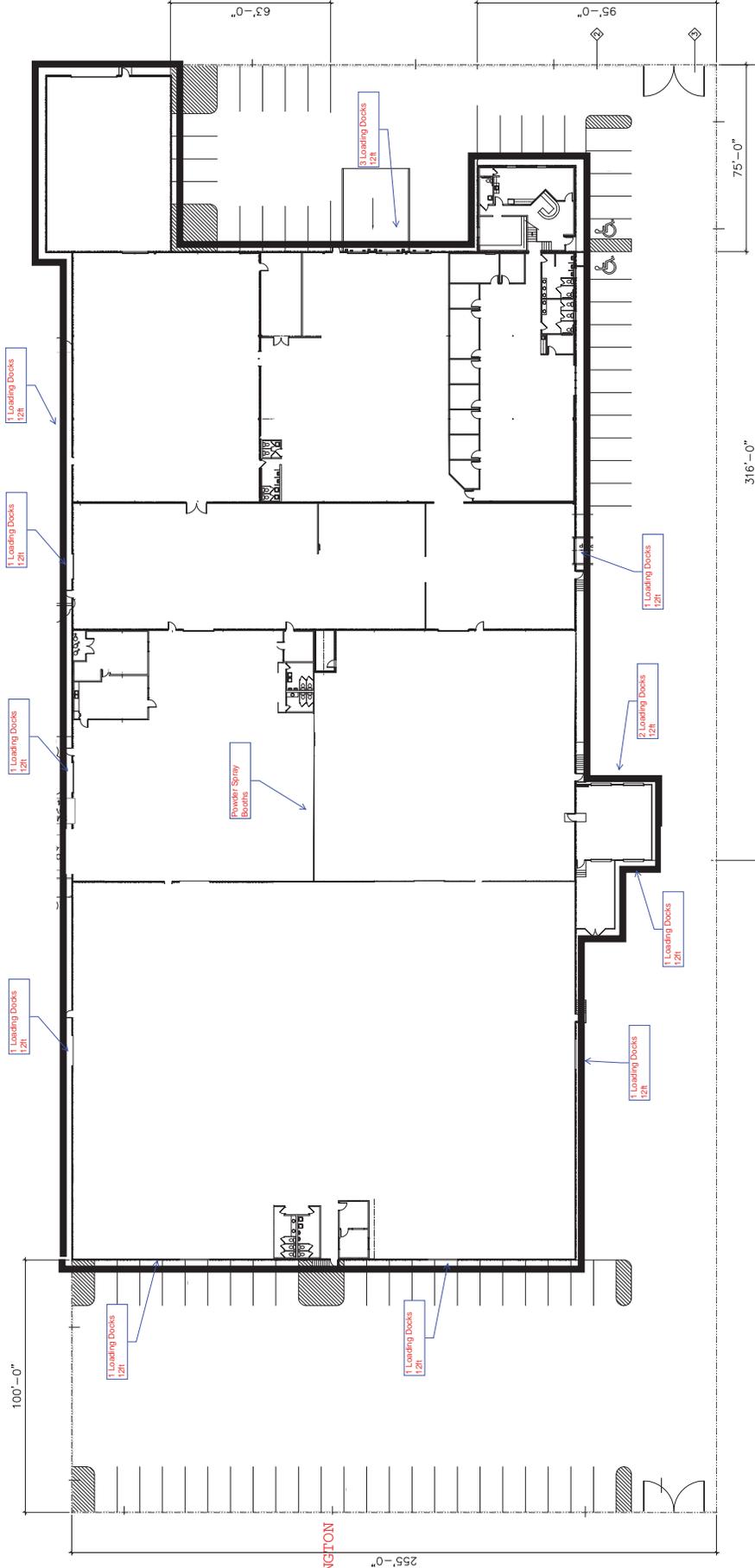
Area Zoning Map

Applicant: K5 Holdings Group, LLC
 Address: 2100 E. Richmond Avenue
 Zoning From: I
 Zoning To: PD for I uses plus welding, batch powder coating, metal shearing
 Acres: 3.76876799
 Mapsco: 77R
 Sector/District: Southside
 Commission Date: 10/12/2016
 Contact: 817-392-2495

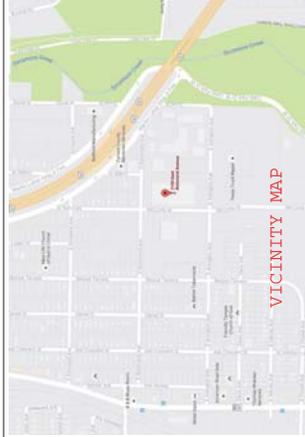


McCURDY STREET

E RICHMOND AVE



Will comply with Urban Forestry, Landscaping and Signage.
 1 Story Building
 54 Employees
 No signage existing
 Parking Surface: Asphalt
 Facade Type: Concrete/EIFS



2100 E RICHMOND
 FORT WORTH, TX

BUILDING SUMMARY

ENTRY LEVEL	1,314 SF
OFFICE	4,959 SF
MEZZ OFFICE	997 SF
PRODUCTION	38,912 SF
WAREHOUSE	40,566 SF
TOTAL	86,848 SF

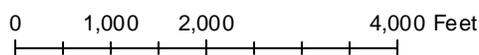
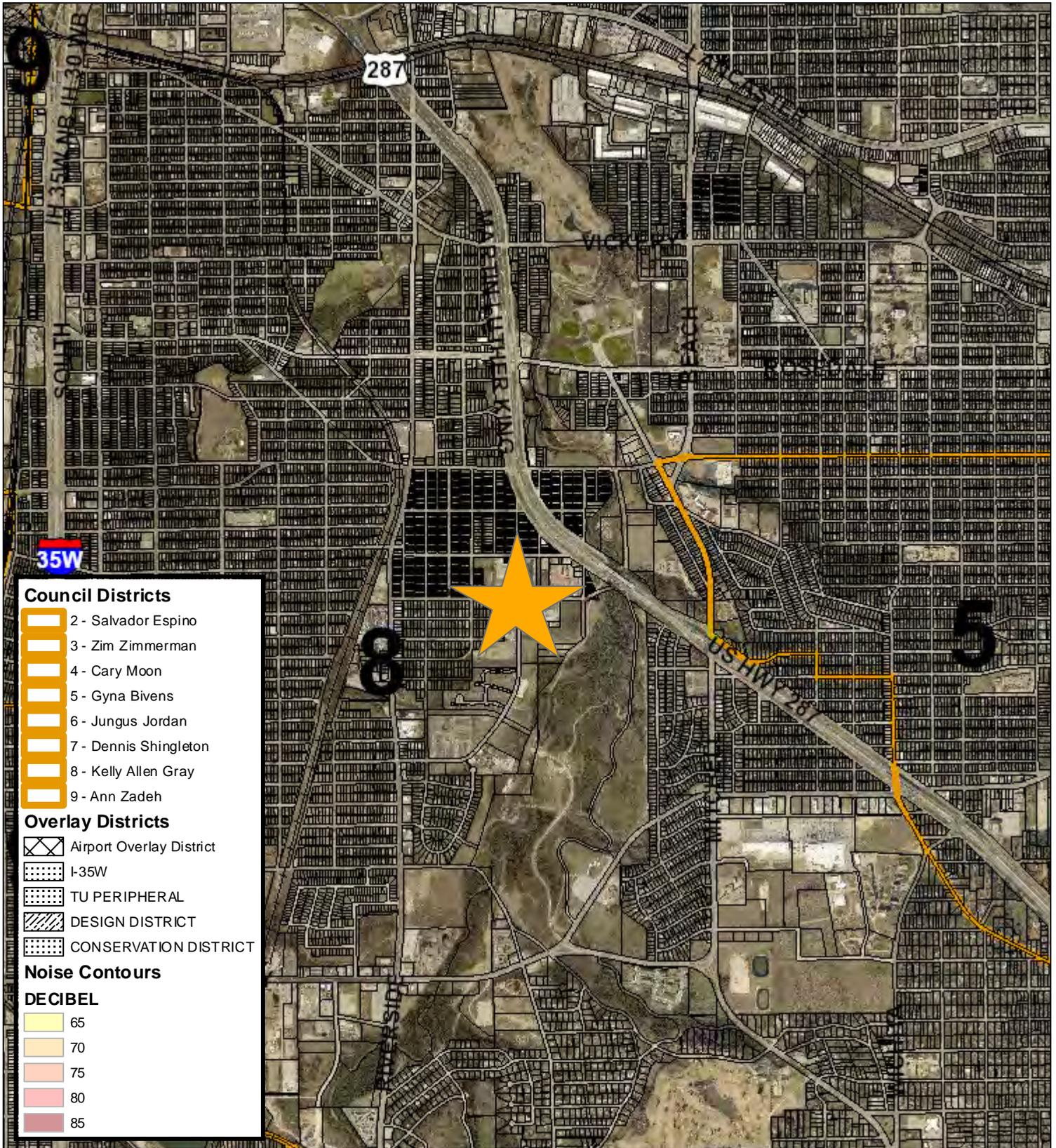
SIGNATURE: _____
 DATE: _____

ARCHITECTURAL FABRICATION

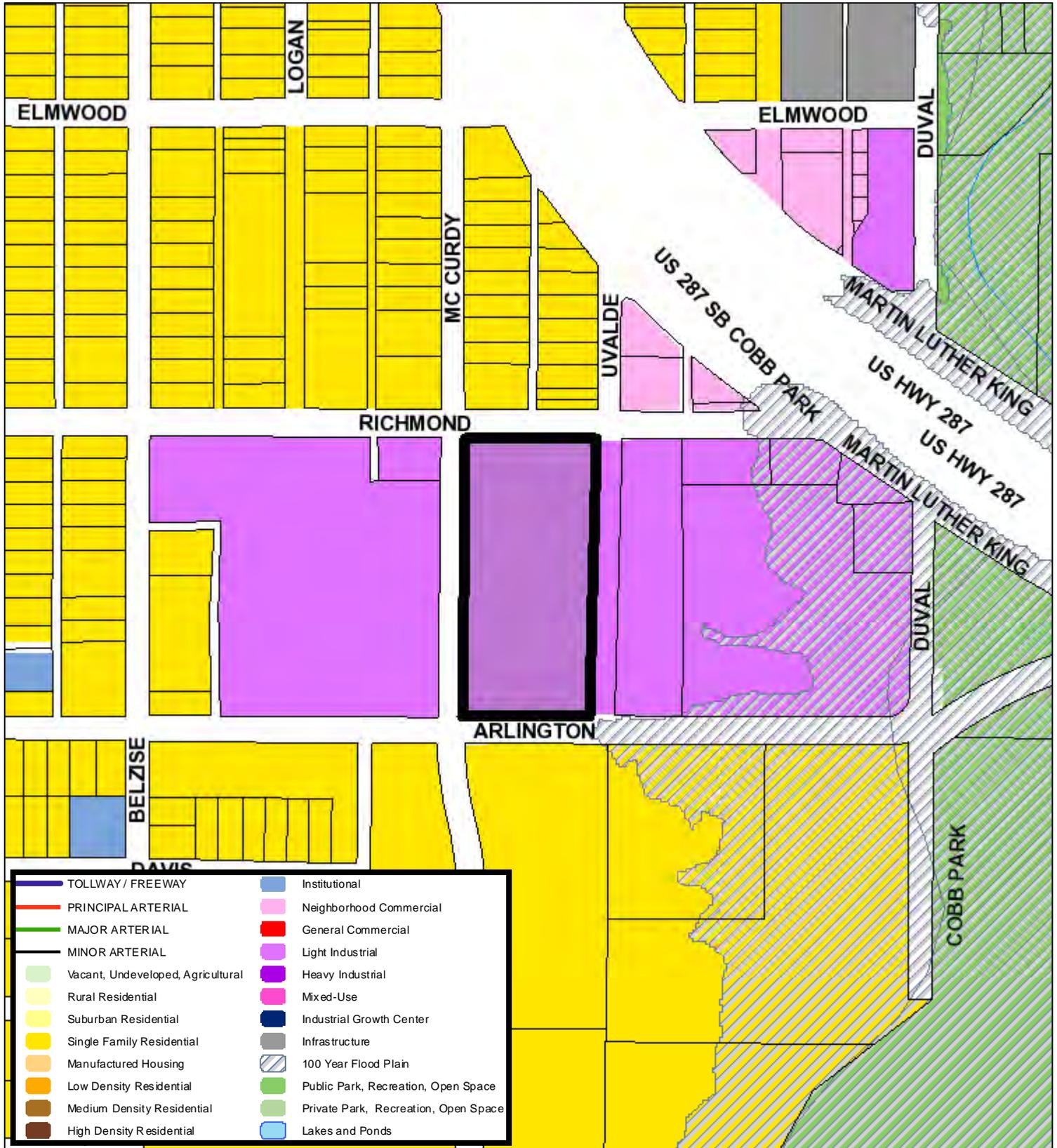
Revised:

--	--	--	--	--

Area Map



Future Land Use



280 140 0 280 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 29, 2016.



Aerial Photo Map



0 180 360 720 Feet

