



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 6, 2012

**Council District** 3

**Zoning Commission Recommendation:**

Approved as Amended to PD/E plus certain industrial uses with a waiver to the site plan, and to restrict all uses to the existing building by a vote of 9-0

**Opposition:** none

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Conti Ridgmar, L.L.C

**Site Location:** 2600 South Cherry Lane      Mapsco: 73G, L

**Proposed Use:** Industrial

**Request:** From: "E" Neighborhood Commercial

To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus furniture upholstery, refinishing or resale; mini-warehouses; assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes; carpet and rug cleaning; food processing (no slaughtering); furniture or cabinet repair or construction; manufacture of artificial flowers, ornaments, awnings, tents, bags, brooms or brushes, buttons and novelties, canvass products, clothing, suits, coats or dresses for wholesale trade, plastics; monument/marble works, finishing and carving only and stone monument works; paper box manufacture; pattern shop; rubber stamping, shearing/punching; rubber stamp manufacture; sheet metal shop, warehouse or bulk storage; wholesale bakery, produce market or wholesale house; wholesale office or sample room; production, manufacture and wholesale retail sales of candy and other confections; multi-tenant warehouse distribution facility; and sewing, embroidery, and screen printing, with a waiver of the site plan and all uses to be located inside the building; site plan waiver recommended

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

**Comprehensive Plan Consistency:** Requested change is not consistent.

**Background:**

The proposed site is located on Cherry Lane near the corner of IH-30. The applicant is proposing a zoning change from "E" Neighborhood Commercial to "I" Light Industrial and would like to redevelop the old Target facility into a multi-tenant distribution center. The applicant is requesting "I" light industrial because it is the least intensive industrial zoning district for the anticipated use, and to have the opportunity to lease to a variety of prospective tenants. The majority of the site will most likely be used as warehouse or storage space in addition to electrical product distribution. The first tenant is expected to be a screen printing business.

The proposed re-zoning is located in the 70 and 65 DNL contours. The long-term plan is to convert incompatible land uses in this area that are considered potentially hazardous to the overall mission of the Joint Reserve Base. Industrial zoning is considered compatible in the 65, 70 and 75 DNL noise zones. The maximum height for "I" is 45 feet, which is in keeping with the Naval Air Station recommendation that the City consider limits to height hazards. Additionally, industrial uses are appropriate with the proper sound attenuation (for sensitive uses such as office spaces, public receiving areas, etc).

**Site Information:**

Owner: Conti Ridgmar, L.L.C  
 226 Bailey Ave., Ste 100  
 Fort Worth, TX 76107

Agent: Jim Schell  
 Acreage: 11.65 acres  
 Comprehensive Plan Sector: Western Hills/Ridglea

**Surrounding Zoning and Land Uses:**

North "E" Neighborhood Commercial / transmission lines, IH-30 ROW  
 East "E" Neighborhood Commercial / retail, commercial, office, vacant  
 South "FR" General Commercial Restricted; "E" Neighborhood Commercial; "D" High Density Multifamily / vacant, multifamily, assisted living, commercial, hotel  
 West "E" Neighborhood Commercial / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: Not filed

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Cherry Lane	Minor Arterial	Minor Arterial	No

**Public Notification:**

The following Neighborhood Associations were notified:  
 Western Hills North Fort Worth ISD  
 JRB NAS Committee

**Development Impact Analysis:**

- Land Use Compatibility**  
 The applicant is proposing a zone change from "E" Neighborhood Commercial to "PD/E" plus some light industrial uses. Surrounding land uses vary; with utilities and I-30 ROW to the north, commercial to the east, vacant land to the west, and assisted living, vacant land and a hotel to the south.  
 The proposed re-zoning is located in the 70 and 65 DNL noise contours for NAS Joint Reserve Base. Industrial uses are appropriate with the proper sound attenuation within these noise contours.  
 Due to the varied uses, location near a major freeway, and proximity to the noise contours; the proposed zoning **is compatible** with surrounding land uses.
- Comprehensive Plan Consistency**  
 The 2011 Comprehensive Plan designates the site as general commercial. While the proposed development is not consistent with this designation, the property is located at the corner of a

major interstate highway and in the 70 and 65 DNL noise contours from the NAS Joint Reserve Base, which is an acceptable location for light industrial uses. The policies below apply to this development:

- Locate Large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Due to the general commercial designation, the zoning change request **is not 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 meeting



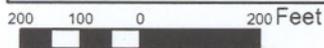
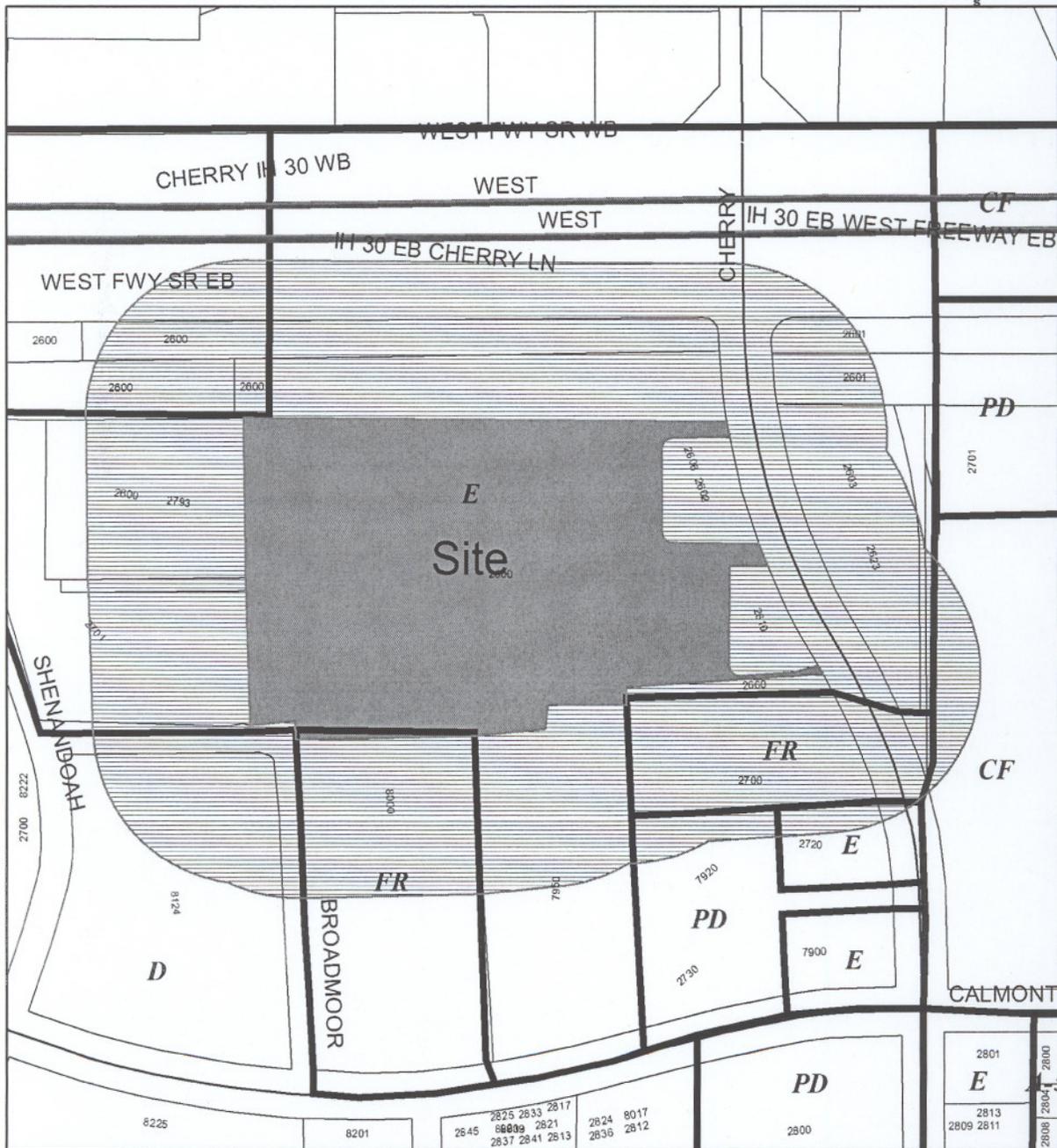


ZC-12-015

# Area Zoning Map

Applicant: Conti Ridgmar, LLC  
 Address: 2608 South Cherry Lane  
 Zoning From: E  
 Zoning To: I  
 Acres: 11.49675888  
 Mapsco: 73GL  
 Sector/District: W.Hill/Ridglea  
 Commission Date: 02/08/2012  
 Contact: 817-392-8043

 300 Ft. Buffer

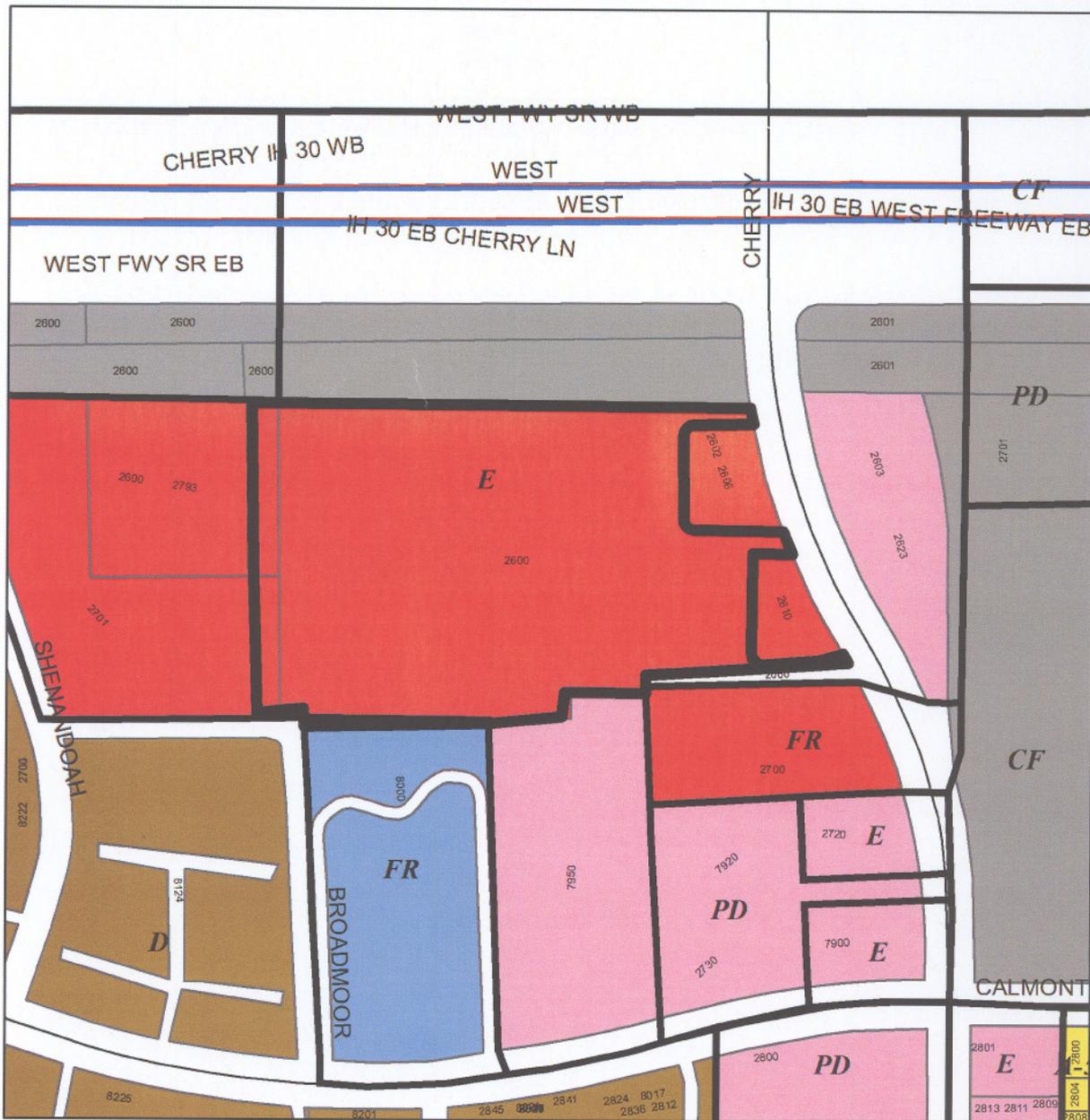




2608 South Cherry Lane

# Future Land Use

ZC-12-015



- 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, Section 219.005) Land use designations were approved by City Council on March 01, 2011

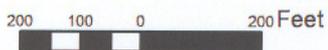
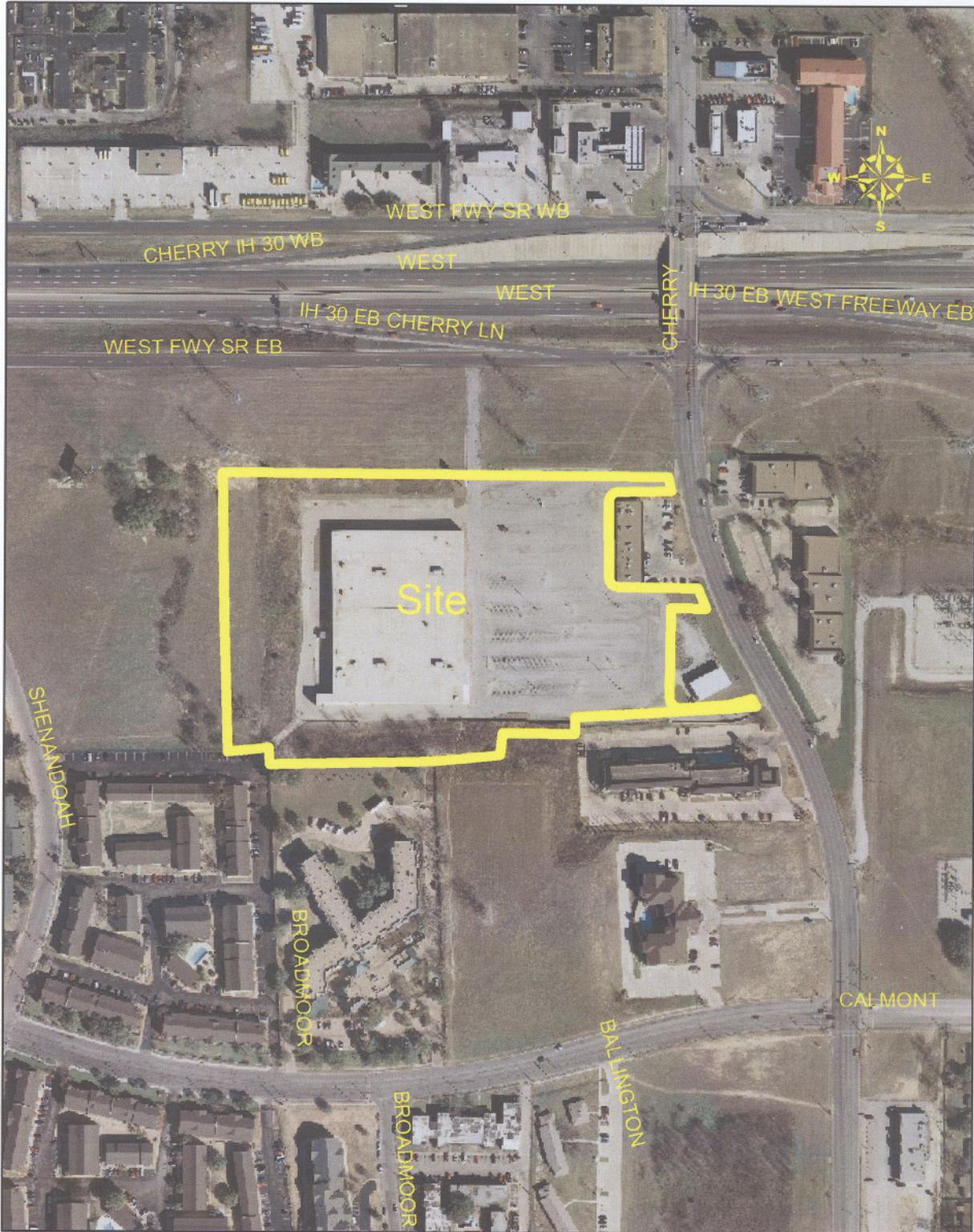




2608 South Cherry Lane

ZC-12-015

# Aerial Photo Map



Motion: Following brief discussion Mr. Genua recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-12-014
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Mark Gunter	2243 Jacksboro Hwy	Yes		Support	Sent letter
199 Two Point Five, LP	2240 Jacksboro Hwy	Yes		Support	Sent letter
James Pollard	4300 Quail Trl	Yes		Opposition	Spoke at hearing

**6. ZC-12-015 Conti Ridgmar, L.L.C. (CD 3)- 2600 S. Cherry Lane (West Plaza Addition, Block 2, Lot B-1R, 11.65 Acres): from “E” Neighborhood Commercial to “I” Light Industrial**

Jim Schell, 901 Fort Worth Club Building, Fort Worth, Texas representing Conti Ridgmar L.L.C., explained to the Commissioners they would like to revise the zoning request on behalf of the neighborhood to PD/E with additional uses as indicated in the memo handout with a waiver of the site plan since it is an existing building. Mr. Schell noted this request was similar to the Old Levitz building zoning request from a few years ago. The only additional use to this one was for screen printing, sewing and embroidery. Mr. Schell handed in a letter of support from the Western Hills neighborhood on the revised request.

Mr. West asked if all the proposed uses will be inside the building. Mr. Schell mentioned yes they will all be inside the building.

Barry Hudson, 3012 Gunnison Trail, Fort Worth, Texas representing Western Hills neighborhood spoke in support of the revised request.

Motion: Following brief discussion, Mr. West recommended approval of the request as amended for PD/E Planned Development for E uses plus furniture upholstery, refinishing or resale; mini-warehouses; assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes; carpet and rug cleaning; food processing (no slaughtering); furniture or cabinet repair or construction; manufacture of artificial flowers, ornaments, awnings, tents, bags, brooms or brushes, buttons and novelties, canvass products, clothing, suits, coats or dresses for wholesale trade, plastics; monument/marble works, finishing and carving only and stone monument works; paper box manufacture; pattern shop; rubber stamping, shearing/punching; rubber stamp manufacture; sheet metal shop, warehouse or bulk storage; wholesale bakery, produce market or wholesale house; wholesale office or sample room; production, manufacture and wholesale retail sales of candy and other confections; multi-tenant warehouse distribution facility; and sewing, embroidery, and screen printing, with a waiver of the site plan and all uses to be located inside the building, seconded by Mr. Genua. The motion carried unanimously 9-0.