



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 5, 2013

Council District 3

Zoning Commission Recommendation:

Approval by a vote of 9-0

Opposition: none

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Lynn Jordan</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: Manufacturing

Request: From: "PD-930" 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 waived

To: Amend "PD-930" to include specialty crafting, forming, laminating and repair of acrylic sheets for aircraft windows; site plan waiver recommended

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent. (Technical Inconsistency)

Background:

The proposed site is located on Cherry Lane near the corner of IH-30. The current PD zoning was placed on the property in March 2012 after purchase of the property by the owner and the intention for redevelopment. The applicant is proposing to amend the PD to include specialty crafting, forming, laminating and repair of acrylic sheets for FAA certified and approved aircraft windows. The proposed use will be located entirely within the existing building.

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 type uses are considered compatible in the 65, 70 and 75 DNL noise zones. 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: ZC-12-015 PD-930 for E uses plus certain industrial type uses, approved by City Council 03/14/12 subject property.
Platting History: NA

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:

Organizations Notified	
Western Hills North	Fort Worth ISD
JRB NAS Committee	White Settlement ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing to amend the PD language to include more 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.

2. **Comprehensive Plan Consistency**

The 2012 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. *(Technical Inconsistency) Based on Industrial type uses already permitted within the building.*

Attachments:

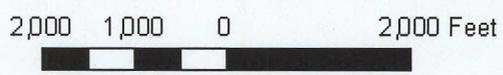
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

Location Map

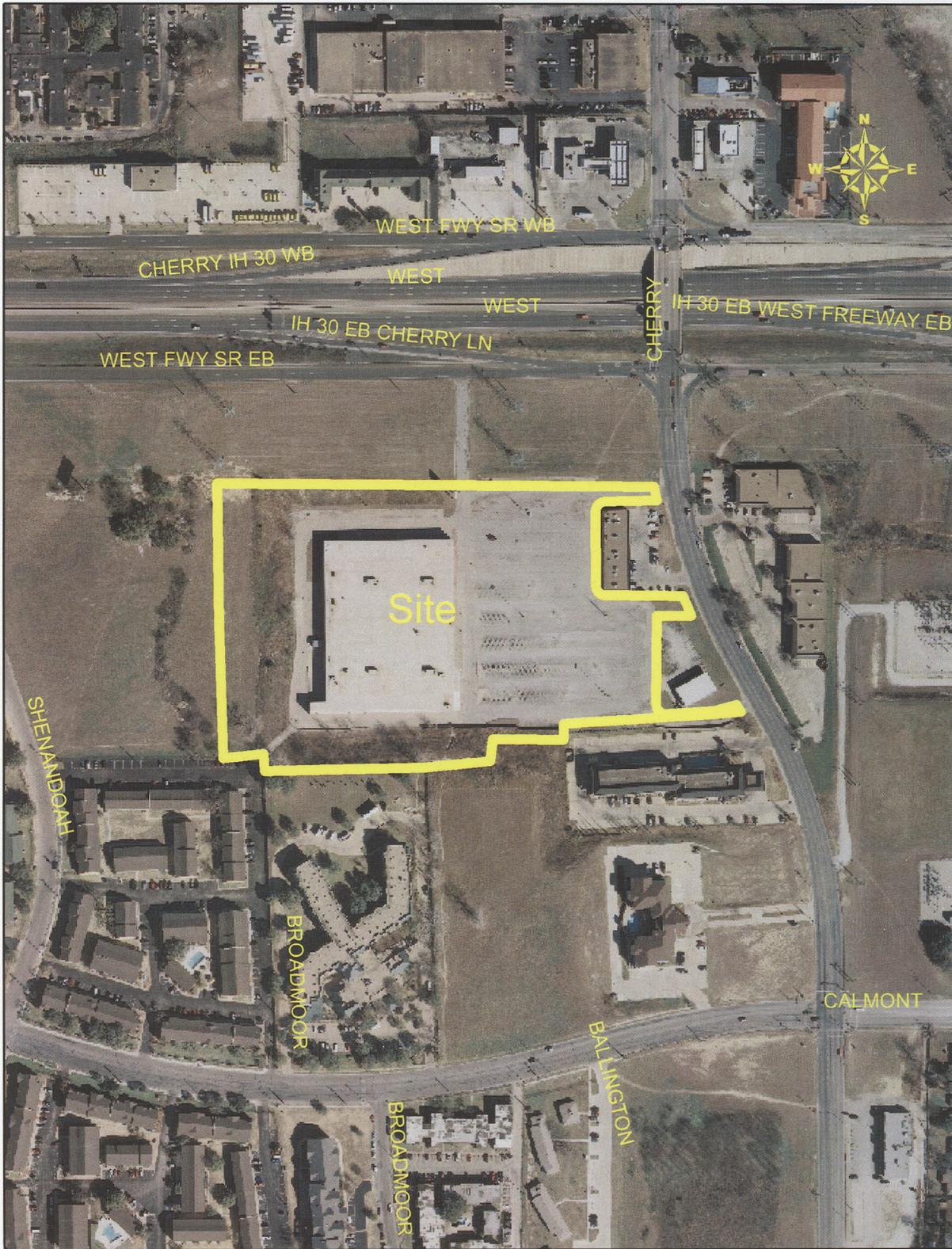


COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



Aerial Photo Map



12. ZC-13-019 Conti Ridgmar LLC (CD 3)- 2600 South Cherry Lane (West Plaza Addition, Block 2, Lot B-1R, 11.35 Acres): from “PD-930” 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 waived to Amend “PD-930” to include specialty crafting, forming, laminating and repair of acrylic sheets for aircraft windows; site plan waiver requested

Jim Schell, 500 7th Street, Suite 600, Fort Worth, Texas representing Conti Ridgmar LLC, explained to the Commissioners they are adding another use to the existing PD. The proposed tenant is moving from the 7th Street area into this location. The tenant is Perkins Aircraft and they build forms for windows for commercial aircraft. Mr. Schell said they take Plexiglas fit into the form and put them in an oven at 250 degrees and comes out as an aircraft window, everything is done inside. He mentioned he did speak with Barry Hudson and he said as long as everything is inside he was ok with it. This will make this space 100% occupied.

Mr. West asked if there would be any odors or fumes as a result of the process. Mr. Schell said he went through their existing facility and didn’t notice any odors. There is an enclosed room where they do something with chemicals and there will be vents on top of the building.

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

<i>Document received for written correspondence</i>				ZC-13-019
Name	Address	In/Out 200 notification area ft	Position on case	Summary
Chesapeake Land Development	2793 Shenandoah	In	Support	Sent letter in

~~13. ZC-13-020 CRP City View LLC (CD 3)- 6301 Overton Ridge Boulevard (City View~~