



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 6, 2013

**Council District**     **3**

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** none

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

**Owner / Applicant:**       **Belle Hav/Tex. L P**

**Site Location:**            3215 West Loop 820 South        MapSCO:     73JN

**Proposed Use:**            **Production of Products for Aviation Communications**

**Request:**            From: "F" General Commercial  
  
                              To: "PD/F" Planned Development for all uses in "F" General Commercial plus production of gaskets, sealants, tapes and other products used in aviation communication; 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 east of West Loop 820. The applicant is proposing PD/F plus production of aviation gaskets, sealants, tapes and other products used in aviation communication and are asking for a waiver to the site plan since the building already exists. The owner is proposing to relocate from their existing facility which is about 25,000 square feet with 60 employees. The proposed location is an existing 32,000 square foot building where they can consolidate their offices and plant in the same facility. The applicant has informed staff they do not use any machinery.

Av-Dec was co-founded in 1997 by two engineers in Fort Worth, Texas. The company works closely with commercial airlines to develop and test the corrosion preventative antenna gaskets and floorboard tapes.

Av-DEC uses a pre-cured polyurethane antenna gasket with an aluminum carrier die cut to fit antennas. The two component polyurethane materials are designed for use as a watertight, flexible sealant. This product is commonly used at the antenna connector base, in seat tracks, and wet areas; under lavs, galleys and cargo bays. The flexible nature of the system provides for easy access for inspection or repair long after the original application and demonstrates excellent cohesion after installation, and provides a high degree of environmental protection. They currently produce over 1000 different antenna gasket footprints.

**Site Information:**  
Owner:                            Belle Hav/Tex. L. P.  
  801 Brewster Avenue

Suite 165  
Redwood, CA 94063

Agent: Jim Schell  
Acreage: 6.79 acres  
Comprehensive Plan Sector: Western Hills/Ridglea

**Surrounding Zoning and Land Uses:**

North "F" General Commercial / motorcycle dealership  
East "D" High Density Multifamily / multifamily  
South "F" General Commercial / shopping center  
West "F" General Commercial / West Loop 820

**Recent Relevant Zoning and Platting History:**

Zoning History: NA.

Platting History: NA

**Transportation/Public Works (TPW) site plan comments**

No comments have been submitted at this time.

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
West Loop 820	Tollway/Freeway	Tollway/Freeway	No
Normandale St	Collector	Collector	No

**Public Notification:**

The following Neighborhood Associations were notified:

Organizations Notified	
Chapin & Alameda	Fort Worth ISD

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing to change the zoning to PD/F plus production of aviation related gaskets, seals, etc, site plan included. Surrounding land uses consist of a motorcycle dealership to the north, multifamily to the east, shopping center to the south and Loop 820 to the west.

Due to the existing commercial uses and proximity to a major freeway; the proposed zoning is **compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the site as general commercial. The production and or manufacturing of products are permitted by right in I, J and K zoning districts. The proposed zoning is not consistent with the following Comprehensive Plan policies:

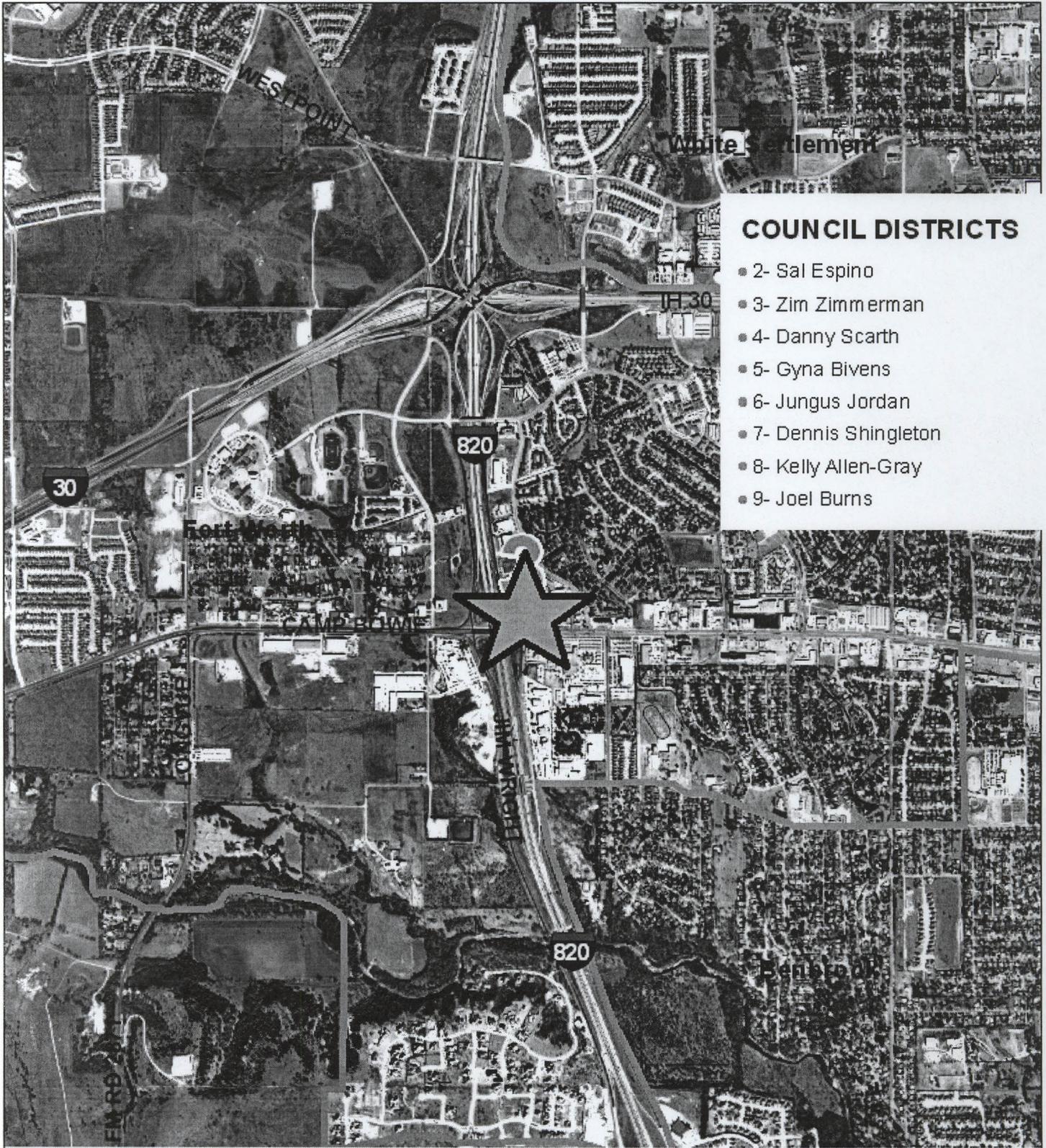
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods (Pg. 39)

The zoning change request is **not consistent** with the Comprehensive Plan. Since all work will be done inside the building with no machinery this could be considered a Technical Inconsistency.

**Attachments:**

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

## Location Map



### COUNCIL DISTRICTS

- 2- Sal Espino
- 3- Zim Zimmerman
- 4- Danny Scarth
- 5- Gyna Bivens
- 6- Jungus Jordan
- 7- Dennis Shingleton
- 8- Kelly Allen-Gray
- 9- Joel Burns



2,000 1,000 0 2,000 Feet





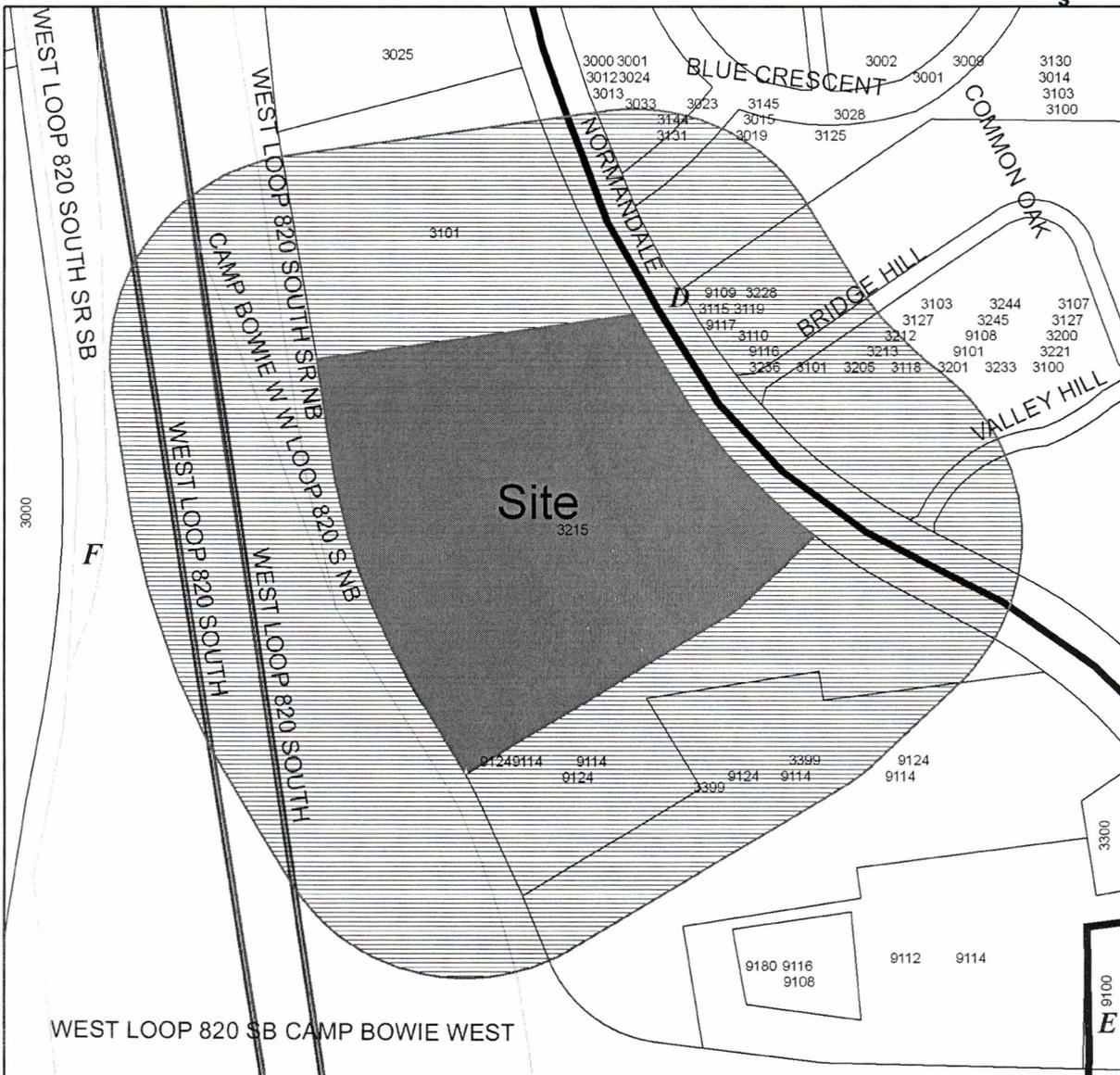
ZC-13-093

# Area Zoning Map

Applicant: Belle Hav/Tex, LP  
 Address: 3215 West Loop 820 South  
 Zoning From: F  
 Zoning To: PD for F uses plus manufacture of aviation communication products  
 Acres: 6.79122273  
 Mapsco: 73JN  
 Sector/District: W.Hills/Ridglea  
 Commission Date: 7/10/2013  
 Contact: 817-392-2495



300 Ft. Buffer

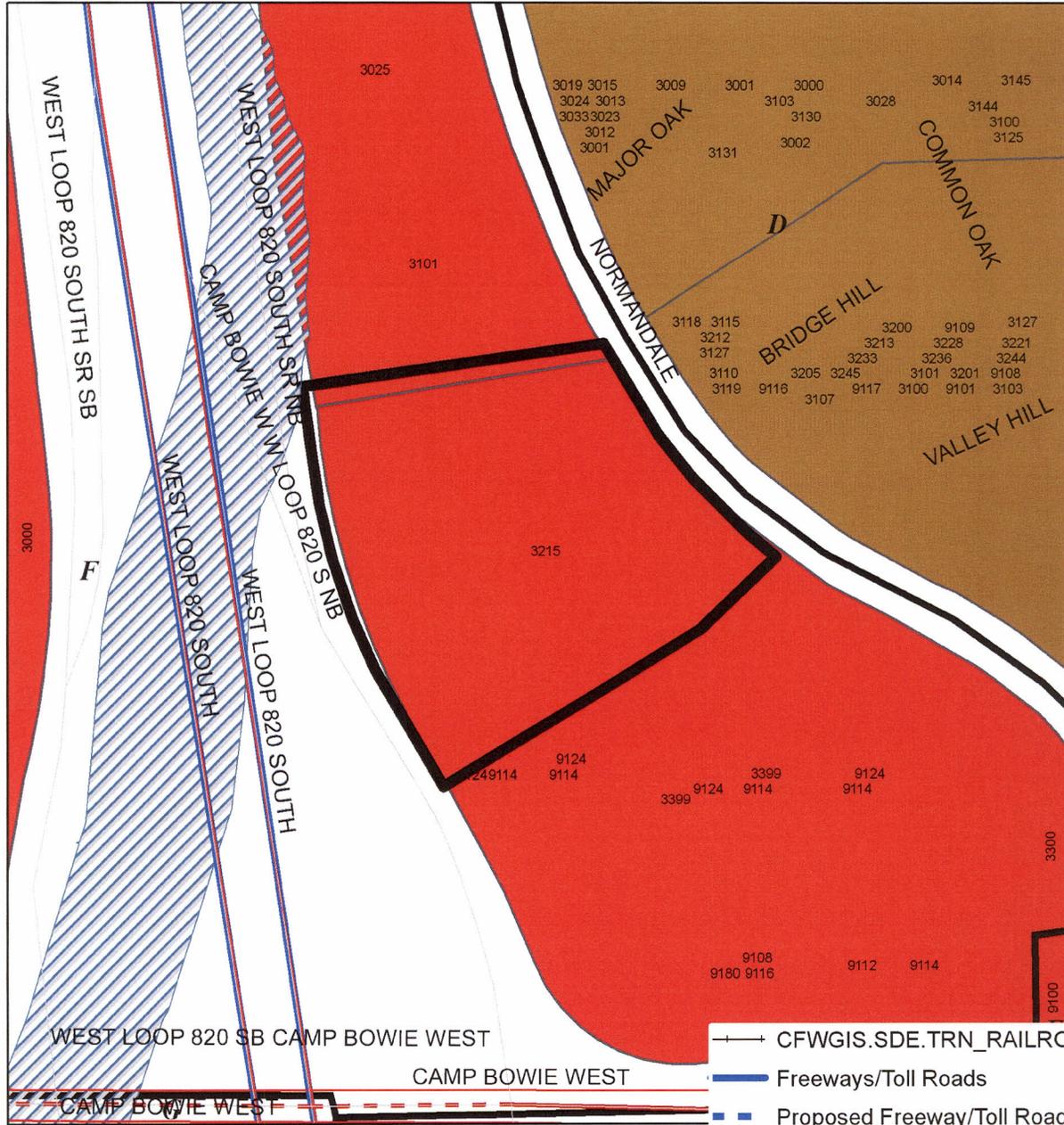




3215 West Loop 820 South

Future Land Use

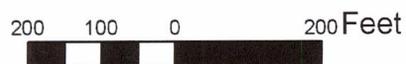
ZC-13-093



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD\_ZONE**
- Floodplain



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 5, 2013.



## Aerial Photo Map



Kosel Investments	3550 Hulen St	In	Opposition		Sent letter in
Kenneth Jones	3601 Hulen St	In	Opposition		Sent letter in
Ballard Price	4525 Wellesley	Out	Opposition		Sent letter in
Fred Spradley	4763 Barwick Dr	Out		Support	Sent letter in
Myles Kelley	4625 Donnelly	Out		Support	Sent letter in
Willing Smith	Property owner	In		Support	Sent letter in
Blaine Scheidman	NA	NA		Support	Sent letter in

**8. ZC-13-093 Belle Hav/Tex. LP (CD 3)- 3215 West Loop 820 South (Western Hills Addition Section 3-8, Block 86, Lot 7Ra, 6.78 Acres): from "F" General Commercial to "PD/F" Planned Development for all uses in "F" General Commercial plus production of gaskets, sealants, tapes and other products used in aviation communication; site plan waiver requested**

Jim Schell, 500 W. 7<sup>th</sup> Street, Suite 600, Fort Worth, Texas representing Belle Hav/Tex. LP explained to the Commissioners the company wanting to purchase this facility is called AVDEC. They are a Fort Worth Firm founded in the late 1990's they are currently located at 1810 Mony Street and want to relocate and consolidate their business. Mr. Schell mentioned their current location has about 25,000 square feet and this building has 32,000 square feet. Mr. Schell mentioned they have large tables where they lay out cloth and make fancy communication equipment. It is a very quiet operation; there is really no machinery involved. They have a machine that tests the parts to see if they can withstand the pressure and moisture.

Mr. West asked what the current use of the subject property was. Mr. Schell said it had previously been an insurance office with a couple of dock doors on the end. Mr. West asked if he had contacted any nearby neighborhoods. Mr. Schell said no since it fronted a highway and in a commercial area. Mr. West asked about expansion of new employees. Mr. Schell said they currently have 60 employees and did not know if they would be expanding.

Mr. Flores asked about production and what they might be testing in the future. Mr. Schell said they have a specialty niche in the airline industry and the PD is tied specifically to what they are doing.

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

**9. ZC-13-094 AIL Investment, LP (CD 7)- 5101-5103 Ray White Road, 5000-5302 Golden Triangle Boulevard (J. Billingsley Survey, Abstract No. 70, 132.81 Acres): from "CR" Low Density Multifamily, "C" Medium Density Multifamily, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "FR" General Commercial Restricted and "Pd-68" Planned Development to "A-5" One-Family and "G" Intensive Commercial**