



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 29, 2019

**Council District** 5

<b>Zoning Commission Recommendation:</b> Approval by a vote of 8-0  <b>Opposition:</b> None submitted <b>Support:</b> None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Laura Evans</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** First Corp. International Inc.

**Site Location:** 5001 Kaltenbrun Rd Acreage: 0.555

**Proposed Use:** Warehouse

**Request:** From: "B" Two-Family and "I" Light Industrial  
To: "I" Light Industrial

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

**Comprehensive Plan Consistency:** Requested change **is consistent.**

**Staff Recommendation:** Approval

**Background:**

The proposed site is located at the northeast corner of Marie Jones and Kaltenbrun. The applicant is requesting to rezone from "B" Two-Family to "I" Light Industrial in order for the required yard not be projected across the residential street. Surrounding properties are zoned mostly "I" Light Industrial with a few lots zoned "B" Two Family, and the future land use designation of the area is Industrial Growth Center.

Two lots in the area have previously been rezoned from "B" Two-Family to "I" Light Industrial.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "I" Light Industrial / industrial
- East "I" Light Industrial / undeveloped
- South "I" Light Industrial / industrial
- West "I" Light Industrial / undeveloped

Zoning History: ZC-13-005 from B to I; effective 2/3/13; northeast of site.  
ZC-15-067 from B to I; effective 6/16/15; northeast of site.

**Public Notification:**

300 foot Legal Notifications were mailed on September 20, 2019.  
The following organizations were notified: (emailed September 16, 2019)

Organizations Notified	
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

*\*Site not located near a registered Neighborhood Association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is requesting to rezone from “B” Two-Family to “I” Light Industrial for a warehouse. Surrounding land uses are predominantly industrial and single family, with the only access for the site on residential streets through a predominantly with two other “B” zoned lots in the area.

As a result, the proposed "I" Light Industrial zoning **is compatible** at this location.

**2. Comprehensive Plan Consistency – Southeast**

The 2019 Comprehensive Plan designates the subject property as Industrial Growth Center. The proposed “I” Light Industrial zoning district, is consistent with the following Comprehensive Plan policies.

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations
- Promote industrial development within the Loop 820 East Industrial Growth Center.

Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

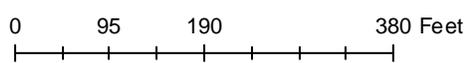
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

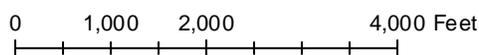
Applicant: First Corp International Inc.  
 Address: 5001 Kaltenbrun Road  
 Zoning From: B, I  
 Zoning To: I  
 Acres: 0.55530307  
 Mapsco: 93K  
 Sector/District: Southeast  
 Commission Date: 10/9/2019  
 Contact: 817-392-8043



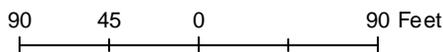
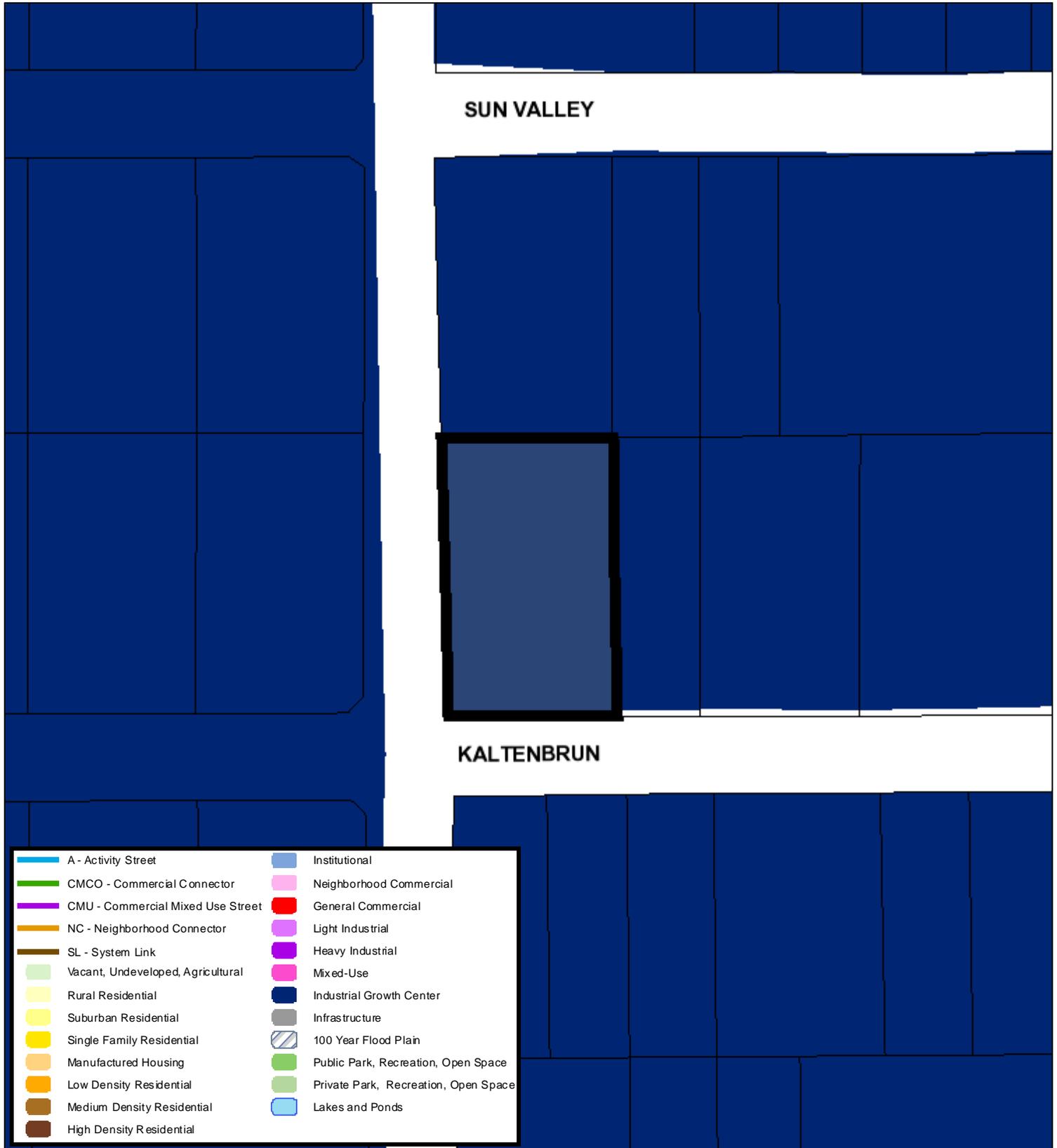
	Subject Area
	300 Foot Notification



## Area Map



### Future Land Use



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 5, 2019.



**Aerial Photo Map**



0 60 120 240 Feet

