



Zoning Staff Report

Date: November 11, 2025

Case Number: ZC-25-161

Council District: 11

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner: Cidema II LTD Partnership

Applicant: American Infrastructure and Metal Works, LLC / Todd Hawpe

Site Location: 2817 Braswell Drive

Acreage: 8.56 acres

Request

Proposed Use: Welding shop

Request: From: "J" Medium Industrial
To: "K" Heavy Industrial

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

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Project Description and Background

The subject property consists of approximately 8.56 acres and is located to the west of Braswell Drive (Figures 1-4). The site currently contains an existing building and is zoned “J” Medium Industrial. The surrounding area is characterized primarily by commercial and industrial uses, with adjacent zoning designations that include “I” Light Industrial, “J” Medium Industrial, and “K” Heavy Industrial.

The property is currently developed with DESCRIBE THE CURRENT IMPROVEMENTS ON THE PROPERTY. The applicant is proposing to utilize the site for a welding shop. Additional details regarding the proposed use are provided in the Applicant’s Description section of this report. A survey plan illustrating the existing conditions, including the existing building and associated structures, is included as Figure 5 for reference.

Applicant’s Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *“Propose changing the zoning of 2817 Braswell Drive from Zone J to Zone K. The property is already bordered to the East and South by Zone K properties. To the West, the property is bordered by Interstate 35, which already has several Zone K properties both to the North and South of Braswell Drive.”*

We are proposing the change in zone to allow for the use of the property for Metal Fabrication for our company American Infrastructure and Metal Works. We are currently located at 2563 Berner Street in Fort Worth and are a rapidly growing 2-1/2 year old company. We are looking to expand our business and have toured many locations all over the metroplex in the last eight months. Unfortunately, we’ve found it very difficult to identify suitable buildings that meet both our operational needs and zoning requirements without moving out of Fort Worth where most of our employees are located.

The property at 2817 Braswell Drive fits our company's expansion plans well for the next phase of our business as we grow and continue to provide critical infrastructure components to our customers locally and nationwide.”



Figure 1: Taken from Braswell Drive looking north; Site Photos taken by staff on 9/23/25



Figure 2: Taken from Braswell Drive looking south; Site Photos taken by staff on 9/23/25



Figure 3: Taken from Braswell Drive looking south; Site Photos taken by staff on 9/23/25



Figure 4: Taken from Braswell Drive looking south; Site Photos taken by staff on 9/23/25

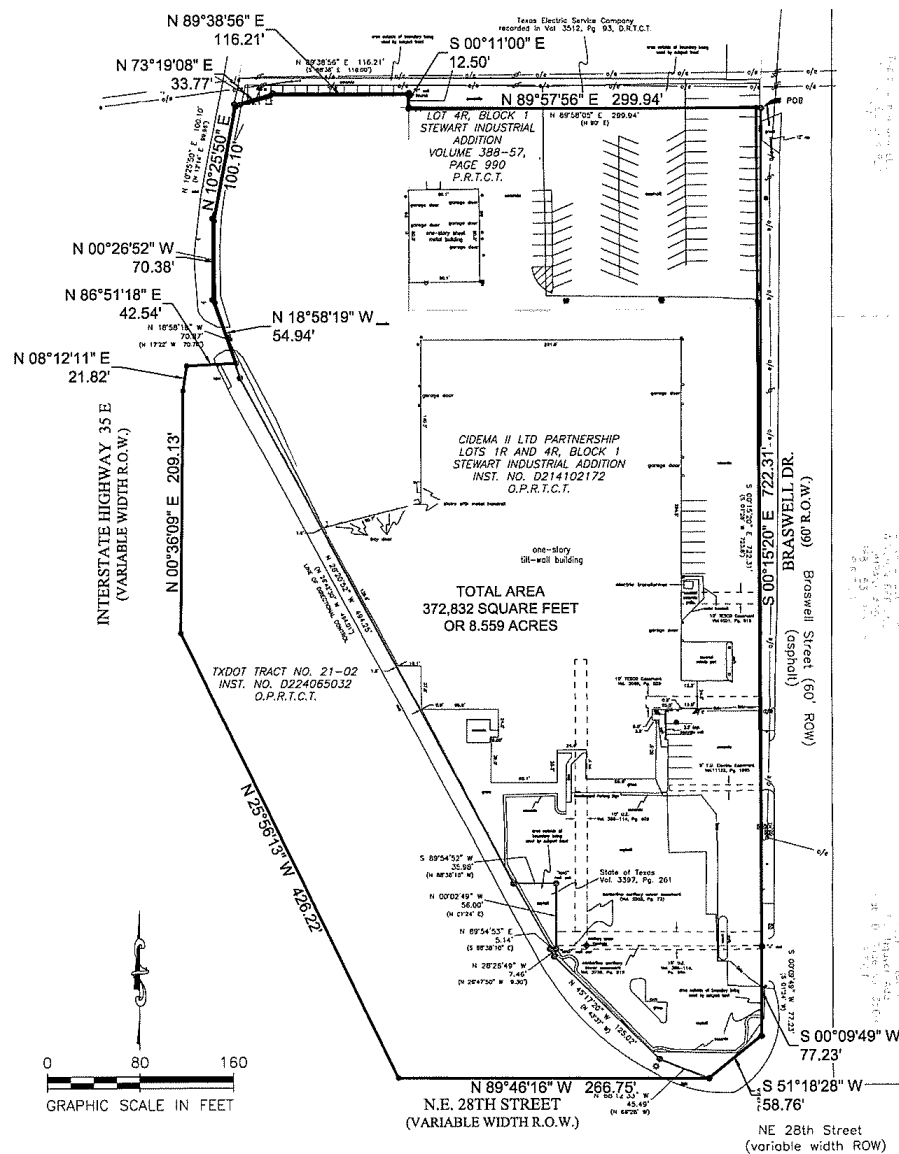


Figure 5: Survey Plan

Surrounding Zoning and Land Uses

North: “J” Medium Industrial / Truck Rental
East: “K” Heavy Industrial / Industrial
South: “K” Heavy Industrial / Manufacturer
West: “I” Light Industrial / undeveloped

Recent Zoning History

This property has been zoned “J” Medium Industrial since prior to 2004. The information on how it became “J” Medium Industrial as the information we have before 2004 is not readily available

Development Impact Analysis

Land Use Compatibility

The majority of the surrounding area is characterized by a mix of commercial and industrial uses, and the proposed land use and zoning district are generally consistent with the established development pattern of nearby properties.

However, it is important to note that the requested rezoning to “K” Heavy Industrial would introduce a more intense range of uses. The “K” Heavy Industrial designation is the least restrictive industrial district, permitting a number of high-intensity industrial activities that extend well beyond the allowances of the current “J” Medium Industrial zoning. These uses have the potential to create adverse impacts on adjacent properties through noise, odors, traffic, or other environmental concerns.

Examples of uses permitted in “K” Heavy Industrial that are not allowed in “J” Medium Industrial include:

- Metal fabrication
- Asphalt mixing plants
- Machine shops
- Permanent batch plants
- Stock yards
- Cotton gin, cotton oil mill, bailing, or compress industrial activities
- Soap manufacturing
- Manufacturing of acetylene, oxygen, alcohol, disinfectants, dyestuff, vinegar, and other chemical-based products
- Assembly plants for computers, electronics, airplanes, automobiles, trucks, and tractors
- Production of steel tanks, candles, bearings, cash registers, cutlery, and farm tools
- Magnesium casting, machining, or fabricating
- Planing mills or woodworking shops
- Stone yards, including cutting, sawing, or storage of building stone
- Tar distillation or manufacturing

However, since the surrounding area already includes properties zoned “K” Heavy Industrial, the potential impact of this request is expected to be minimal.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as Industrial Growth Center, as indicated on the Future Land Use (FLU) Map.

INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2 , I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage, recycling centers, concrete batch plants	All Commercial & Industrial
Industrial Growth Center	Industrial and commercial uses serving a large region	MU-2, All Commercial & Industrial

The proposed property’s designation is consistent with the Industrial Growth Center outlined in the Future Land Use (FLU) Map. The rezoning request to “K” Heavy Industrial does align with the FLU designation. The FLU category allows for the following zoning districts:

- “ER” Neighborhood Commercial Restricted
- “E” Neighborhood Commercial
- “FR” General Commercial Restricted
- “F” General Commercial
- “G” Intensive Commercial
- “I” Light Industrial
- “J” Medium Industrial
- **“K” Heavy Industrial**
- “MU-2” High-Intensity Mixed-Use

The property’s location within an Industrial Growth Center makes the proposed zoning change consistent with the Comprehensive Plan policies. Industrial Growth Centers are intended to support a concentration of industrial and commercial uses that function as major employment hubs, with most jobs being industrial in nature.

A key policy within this framework emphasizes the strategic placement of large industrial developments along freight rail lines, highways, or airports. This approach enhances connectivity, supports efficient goods movement, and reinforces the role of Industrial Growth Centers as anchors of economic activity. Given its location and the proposed use, this property is well-positioned to align with both current conditions and the City’s long-term vision for this area. Key policies and goals guiding this vision include:

- *Achieve a multiple growth center development pattern by encouraging higher intensity residential and commercial uses within mixed-use growth centers, and higher intensity industrial and commercial uses within industrial growth centers.*

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on September 26, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.



Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing on September 28, 2025.

Courtesy Notice

The following organizations were emailed on September 26, 2025:

Organizations Notified	
Riverside Alliance	Oakhurst Alliance of Neighbors
Trinity Habitat for Humanity	Streams and Valley's Inc

* *Closest registered Neighborhood Organization*



Aerial map of surrounding areas





Site Photo taken by staff on 9/28/25



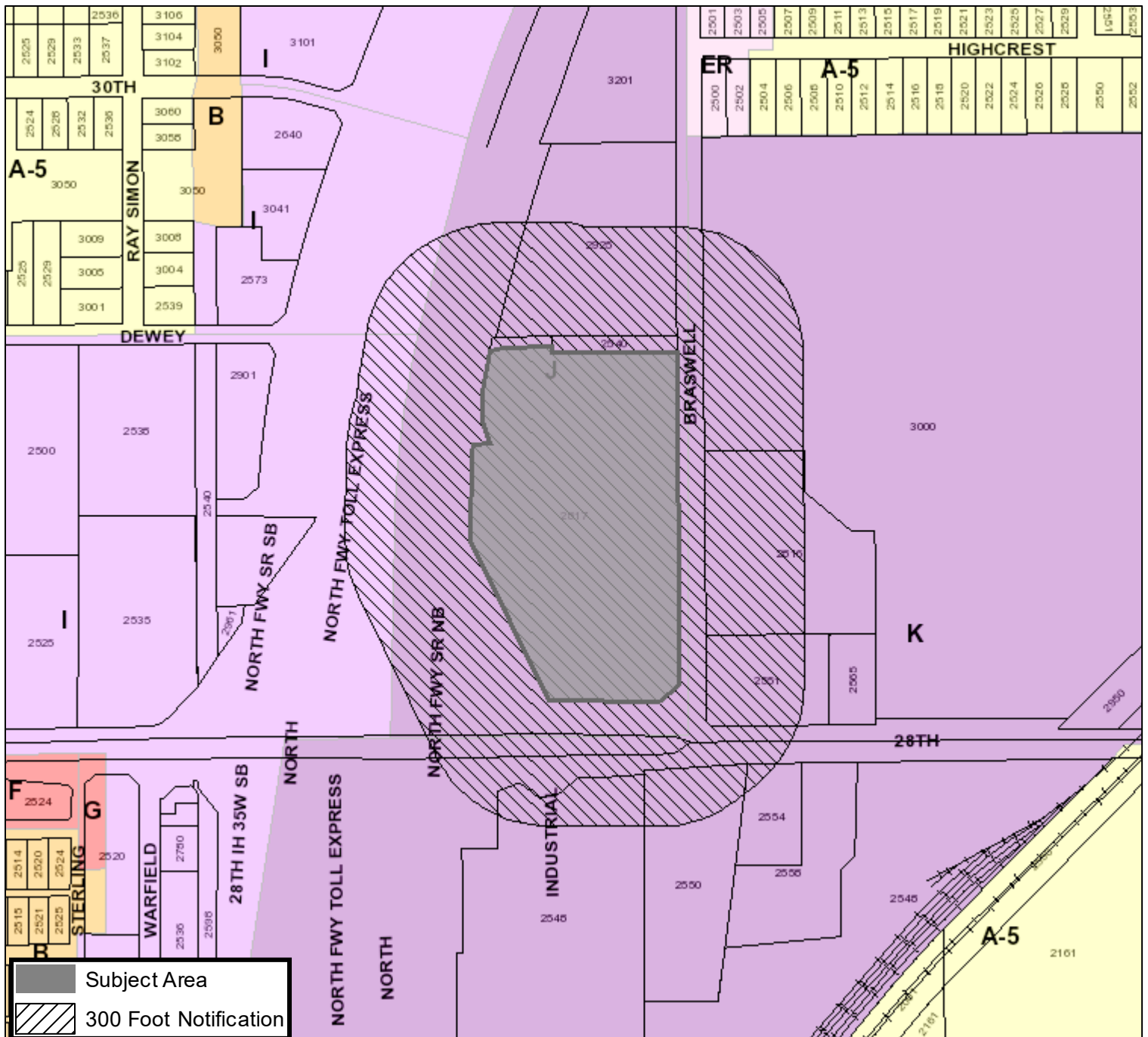
Site Photo taken by staff on 9/28/25



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Area Zoning Map

Applicant: Cidema II LTD Partnership/Todd Hawpe
Address: 2817 Braswell Drive
Zoning From: J
Zoning To: K
Acres: 8.55899147
Mapsc0: Text
Sector/District: Northeast
Commission Date: 10/8/2025
Contact: 817-392-2806



0 170 340 680 Feet

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Area Map

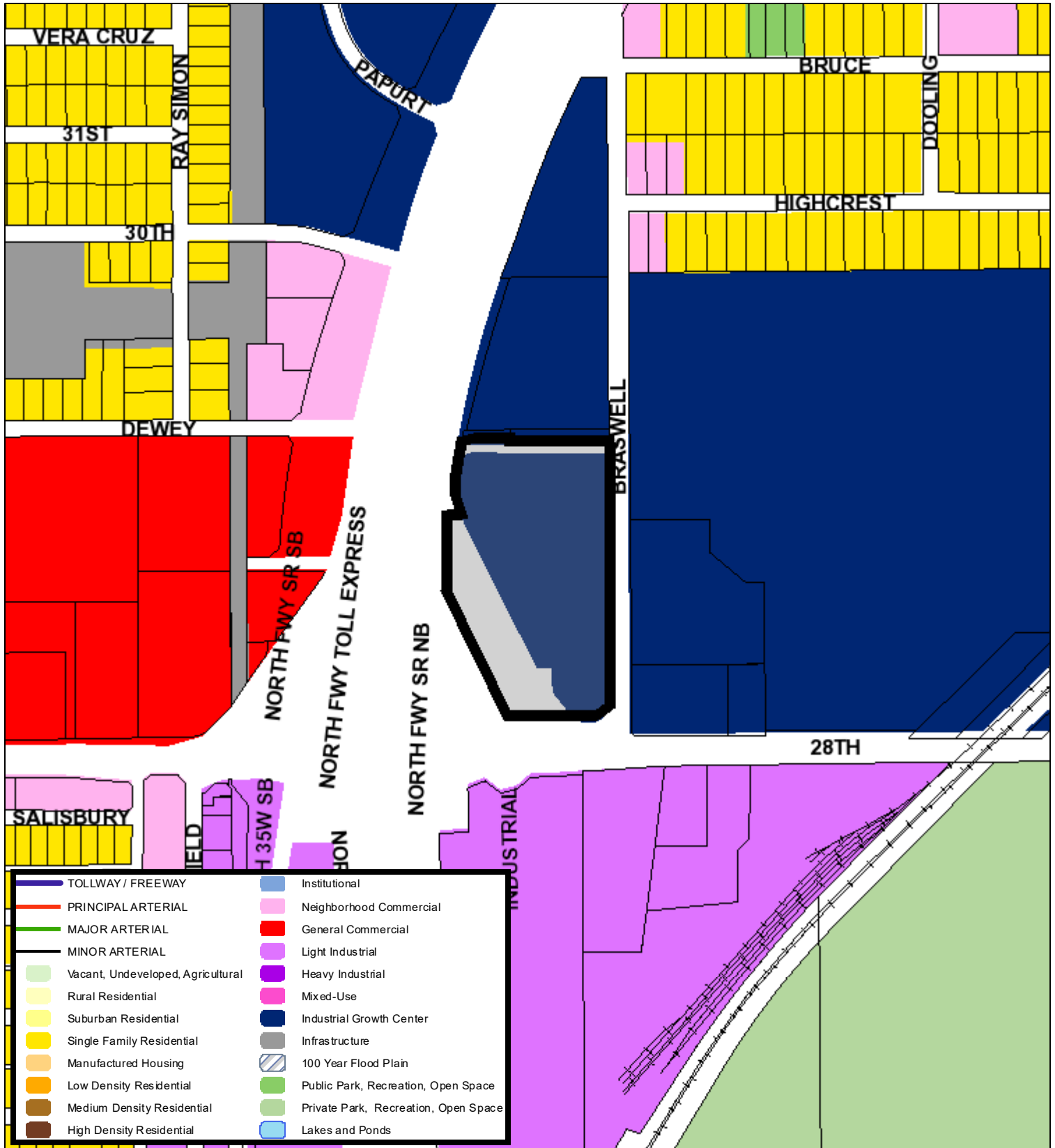


0 1,000 2,000 4,000 Feet



ZC-25-161

Future Land Use



400 200 0 400 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 6, 2018.



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Aerial Photo Map

