



Zoning Staff Report

Date: January 23, 2024

Case Number: ZC-23-178

Council District: 4

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: MLRP 5600 Stratum (owner) / Ray Oujesky, Kelly Hart & Hallman LP (representative)

Site Location: 5600 Stratum Drive

Acreage: 4.07 acres

Request

Proposed Uses: Warehouse, Machine Shop, Sheet Metal Shop & Metal Stamping

Request: From: “J” Medium Industrial

To: “PD-J” Planned Development for all uses in “J” Medium Industrial, adding Sheet Metal Shop and Metal Stamping, dying, punching, or shearing; Site Plan waived

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 4 acre subject site is currently developed with a building, which is to be occupied by a new owner. The new owners are requesting to rezone from standard “J” Medium Industrial to a “PD-J” Planned Development with a base zoning district of “J” Medium Industrial. The 95,500 square foot building is proposed to accommodate four main land uses inside:

- Warehouse (35,000 square feet)
- Machine Shop (portion of 51,783 square feet total dedicated to ‘Production’)
- Sheet Metal Shop (portion of 51,783 square feet total dedicated to ‘Production’)
- Metal Stamping (portion of 51,783 square feet total dedicated to ‘Production’)

Warehouse and Machine Shop uses are allowed by right in “J” zones, however Sheet Metal Shop & Metal Stamping uses require additional land use entitlement.

Planned Development zones or “PD’s” are typically associated with a Site Plan and must develop in accordance with a Site Plan that is approved by City Council. In this instance, the applicant is requesting to waive the Site Plan requirement due to the subject property being fully developed with an existing building and no exterior modifications proposed. See narrative below for additional insight into the applicant’s development plans:

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City’s Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

Hohmann & Barnard, Inc. currently leases industrial space at 2415 Cold Springs Road in Fort Worth, Texas. The company desires to lease the subject property to expand its operations. The company produces metal components for building facades consisting of masonry reinforcements, anchors and ties, and water protection systems featuring flashing. Approximately 70% of the space in the building at 5600 Stratum Dr. will be used for warehousing and distribution of the metal components and raw materials used to produce the components, while 30% of the space will be used to produce the components. A floor plan of the proposed use of the building space is attached.

Primary raw materials utilized to produce the components are comprised of sheet metal. The company uses various gauge and thickness ranges of sheet metal to produce its components. Some sheet metals exceed 16 gauge or one-eighth thickness, hence the need to add Sheet Metal Shop and Metal Stamping, Dyeing, Shearing and Punching uses to the Machine Shop and Warehouse and Distribution primary uses.

The process to produce the components utilizes lasers to cut the components and press brakes to bend and shape the components. These processes do not generate noise.

The subject property is completely surrounded by other industrial uses and buffered by existing industrial uses north of the subject property from the closest residential uses (Fairway Bend NA).

Surrounding Zoning and Land Uses

North “J” Medium Industrial / industrial park
East “J” Medium Industrial / industrial park
South “J” Medium Industrial / industrial park
West “J” Medium Industrial / industrial park

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on November 30, 2023.
The following organizations were emailed on November 30, 2023:

Organizations Notified	
Fairway Bend HOA*	Meadows at Fossil Creek HOA
Streams & Valleys Inc	Trinity Habitat for Humanity

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The subject site is located in north Fort Worth, in Council District 4, near the intersection of Loop 820 and Interstate 35-W North, in an area predominated by industrial users. With all of the surrounding properties already zoned and developed as industrial, this rezoning request to “PD-J” Medium Industrial fits in well to the existing fabric of the area and does not require any special buffering or screening requirements that would be in place if the site bordered a residential zoned area.

The proposed rezoning to “PD-J” Medium Industrial is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far North

The 2023 Comprehensive Plan designates the subject property as future Industrial Growth Center on the Future Land Use [FLU] Map. “J” Medium Industrial zoning is included in the list of zoning classifications that are acceptable within this FLU designation. The proposed zoning of “PD-J” is **consistent** with the Comprehensive Plan Map designation.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed comissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
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

In terms of Policy, this request **is consistent** and is supported by the Comprehensive Plan by aligning with the following Far North sector land use policy #12:

Promote industrial development within the Meacham, Alliance, and Alliance Gateway East Industrial Growth Centers.

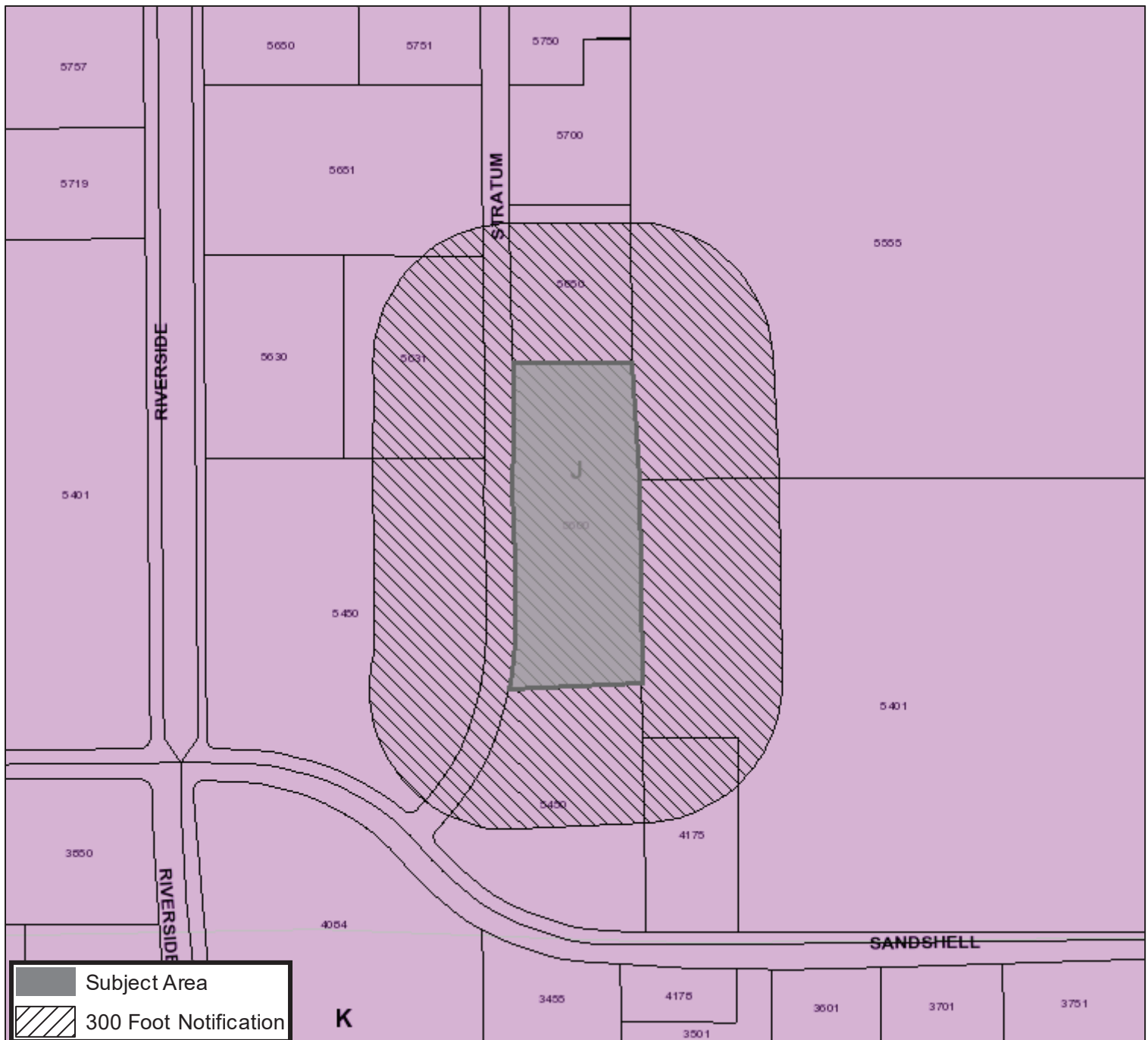




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Area Zoning Map

Applicant: MLRP 560 Stratum Limited Partnership
Address: 5600 Stratum Drive
Zoning From: J
Zoning To: PD/J plus metal shop, stamping, dyeing, shearing or punching
Acres: 4.26056056
Mapsc0: Text
Sector/District: Far North
Commission Date: 12/13/2023
Contact: null

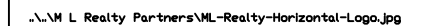


0 155 310 620 Feet

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- 24' Production Area Clear Height
- 26' Warehouse Clear Height
- 100% Sprinkled
- 100% HVA/C
- (16) 10'x10' OH Dock Doors
- (16) Pit Dock Levelers
- (8) Dock Seals
- (1) 12'x14' OH Dock Door w/ Ramp
- Heavy Power

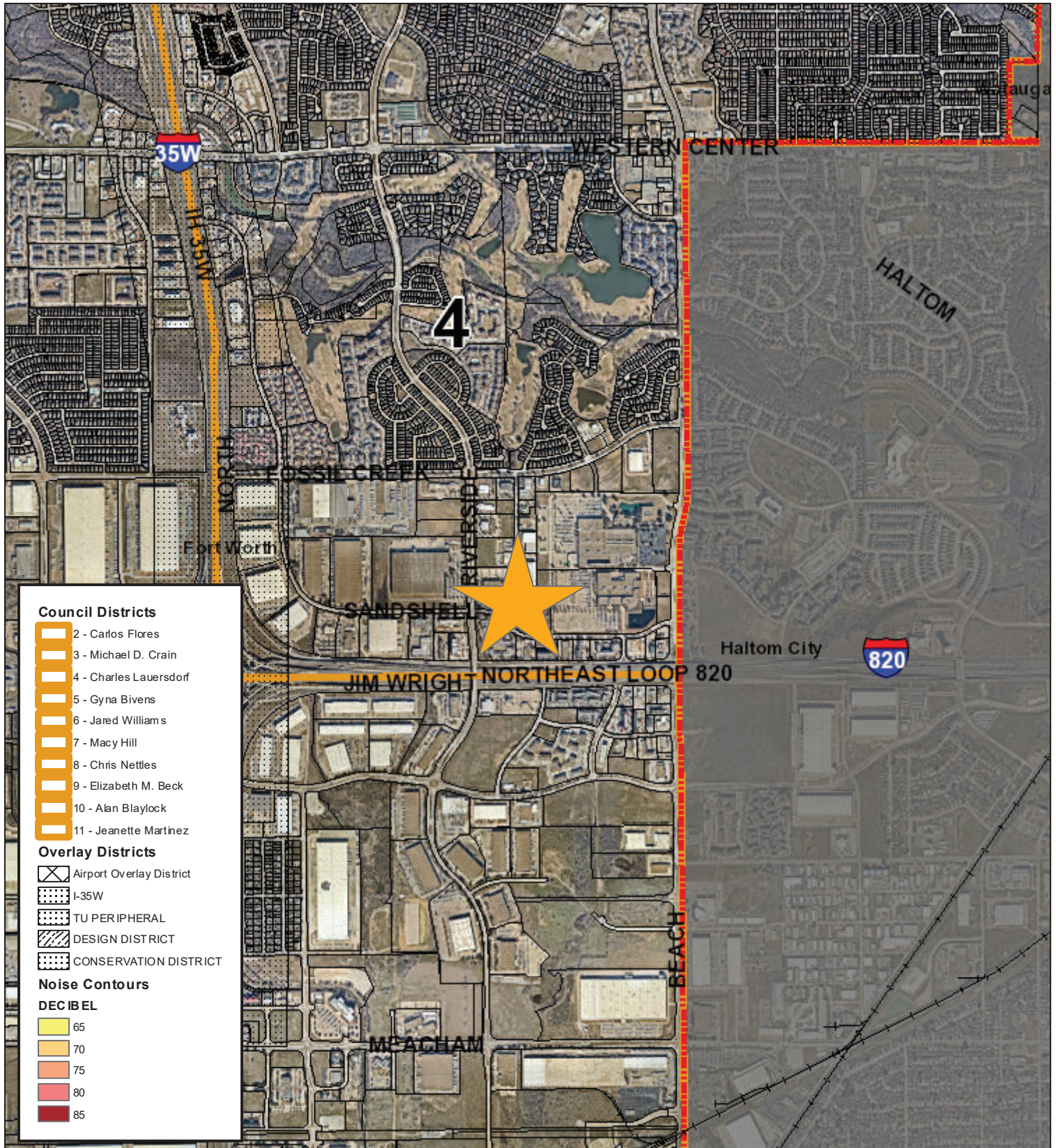
OFFICE	8,717	SF
PRODUCTION	51,783	SF
WAREHOUSE	35,000	SF
TOTAL	95,500	SF





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Area Map

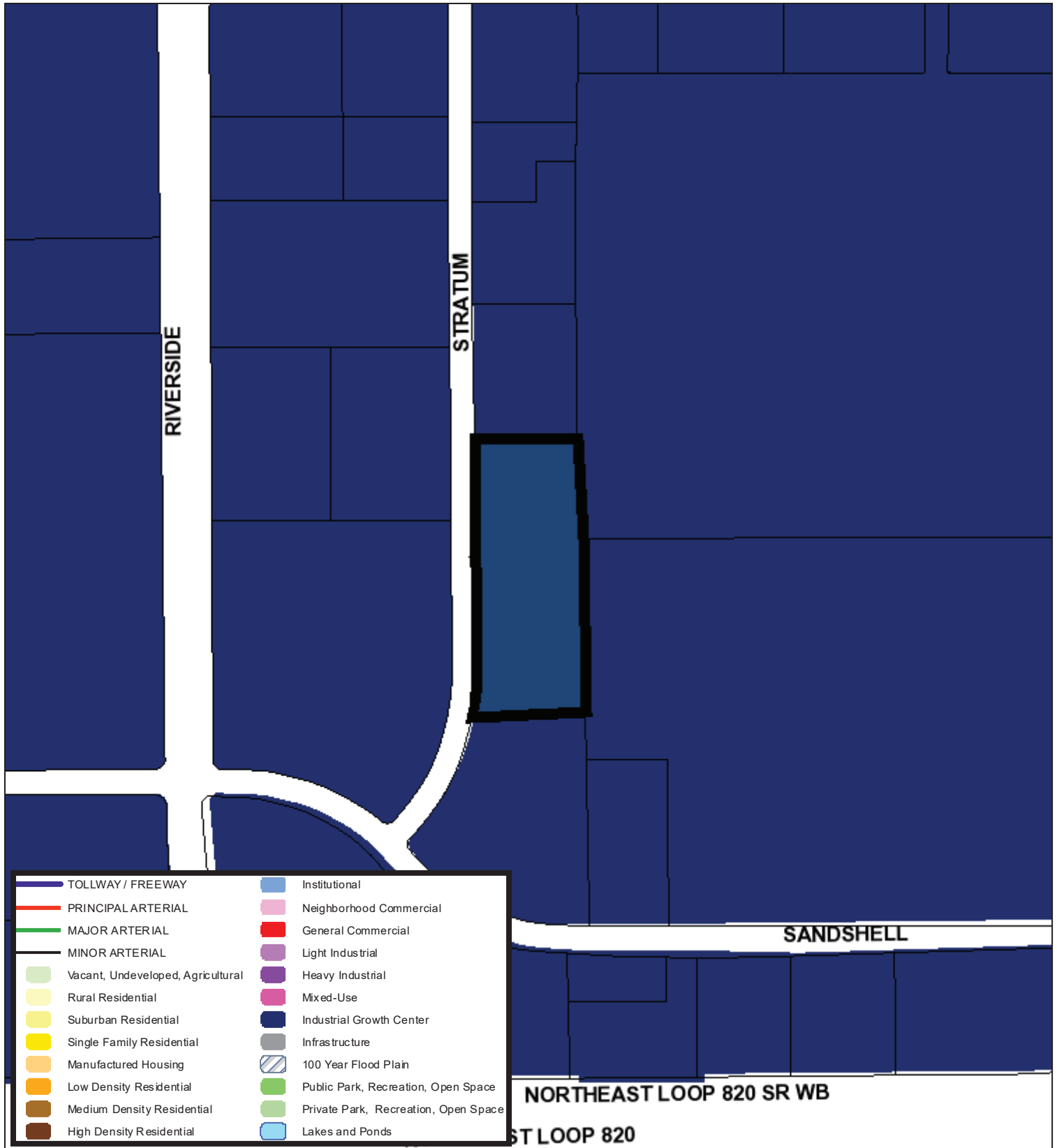


0 1,000 2,000 4,000 Feet



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Future Land Use



330 165 0 330 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

