



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 2, 2011

Council District 5

Zoning Commission Recommendation:
Approved by a vote of 7-0

Opposition: None

Continued Yes No
Case Manager Lynn Jordan
Surplus Yes No
Council Initiated Yes No

Owner / Applicant: City of Fort Worth Police Department

Site Location: 1591 Greenbelt Road Mapsco: 67H, 68E

Proposed Use: Wastewater Treatment/Police Weapons Firing Range

Request: From: "AG" Agricultural & "O-1" Floodplain
To: "PD/SU" Planned Development/Specific Use for wastewater treatment and Police weapons firing range; site plan waiver requested

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent. (Minor Boundary Adjustment)

Background:

The applicant is requesting a zoning change from "AG" Agricultural and "O-1" Floodplain to "PD/SU" Planned Development/Specific Use for future expansion of the wastewater treatment plant and a Police weapons firing range. A firing range is permitted in the PD district only. The wastewater treatment facility is permitted in the Industrial districts and PD.

The City of Fort Worth Water Department and Fort Worth Police Department have a mutual agreement of understanding as to how the property can be utilized.

The Police Department conducted a noise test on June 27th. Before the test, the PD contacted Arlington communications to notify them in case they received calls from nearby residents. They fired 30 rounds of blank ammunition at 11:00 hours and 40 more rounds at 11:15 hours (total 70 rounds). Arlington communications advised that they did not receive any noise complaints from the test area.

Site Information:

Owner: City of Fort Worth Water Department
1000 Throckmorton Street
Fort Worth, Texas 76102

Agent: City of Fort Worth Police Department/Dennis Alise
Acreage: 74.19 acres
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:
 North "O-1" Floodplain / vacant
 East "AG" Agricultural / Vacant
 South "AG" Agricultural / Village Creek
 West "O-1" Floodplain / Vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-08-204 Approved by City Council February 17, 2009 for single-family, subject property a few miles to the north.

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Trinity Boulevard	Major Arterial	Principle Arterial	2019
Greenbelt Rd.	two-way county	none	no
Trammel Davis	two-way residential	none	no

Considerations: The site's primary access is off of Trinity Boulevard then on Greenbelt a two-way residential street which is not adequate for traffic generated by the proposed use, heavy truck traffic.

Public Notification:

The following Neighborhood Associations were notified:

North Fort Worth Alliance	Streams and Valleys Inc.
Eastside Sector Alliance	Hurst-Euless-Bedford ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "PD/SU" Planned Development/Specific Use for expansion of the waste water treatment plant and a Police weapons firing range. Surrounding land uses are predominantly vacant with the treatment facility being to the southeast.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as single-family and infrastructure. The majority of the site falls within infrastructure and single-family would not be appropriate within the floodplain.

The requested zoning change is consistent with the following Comprehensive Plan policy.

- Encourage the use of floodplains as a boundary between incompatible land uses. (pg. 39
- Proposed uses that may be detrimental to health, safety, and welfare (such as hazardous materials, airports, mining, landfills, gun ranges, and manufacturing of certain materials) should continue to be evaluated on a case by case basis before approval.

Based on conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan. (*Minor Boundary Adjustment*)

Attachments:

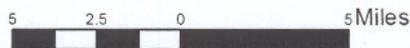
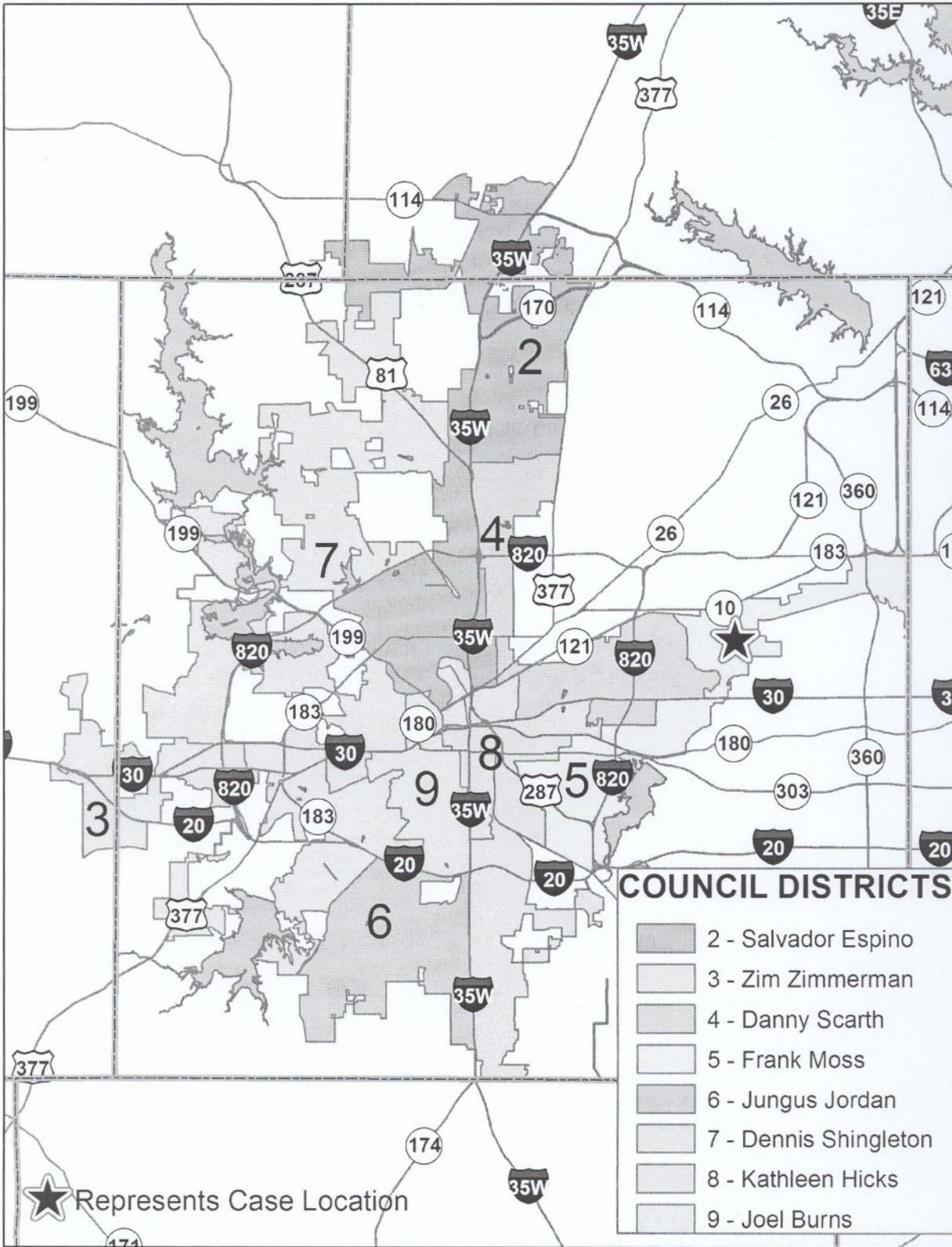
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

FORT WORTH



ZC-11-053

Location Map



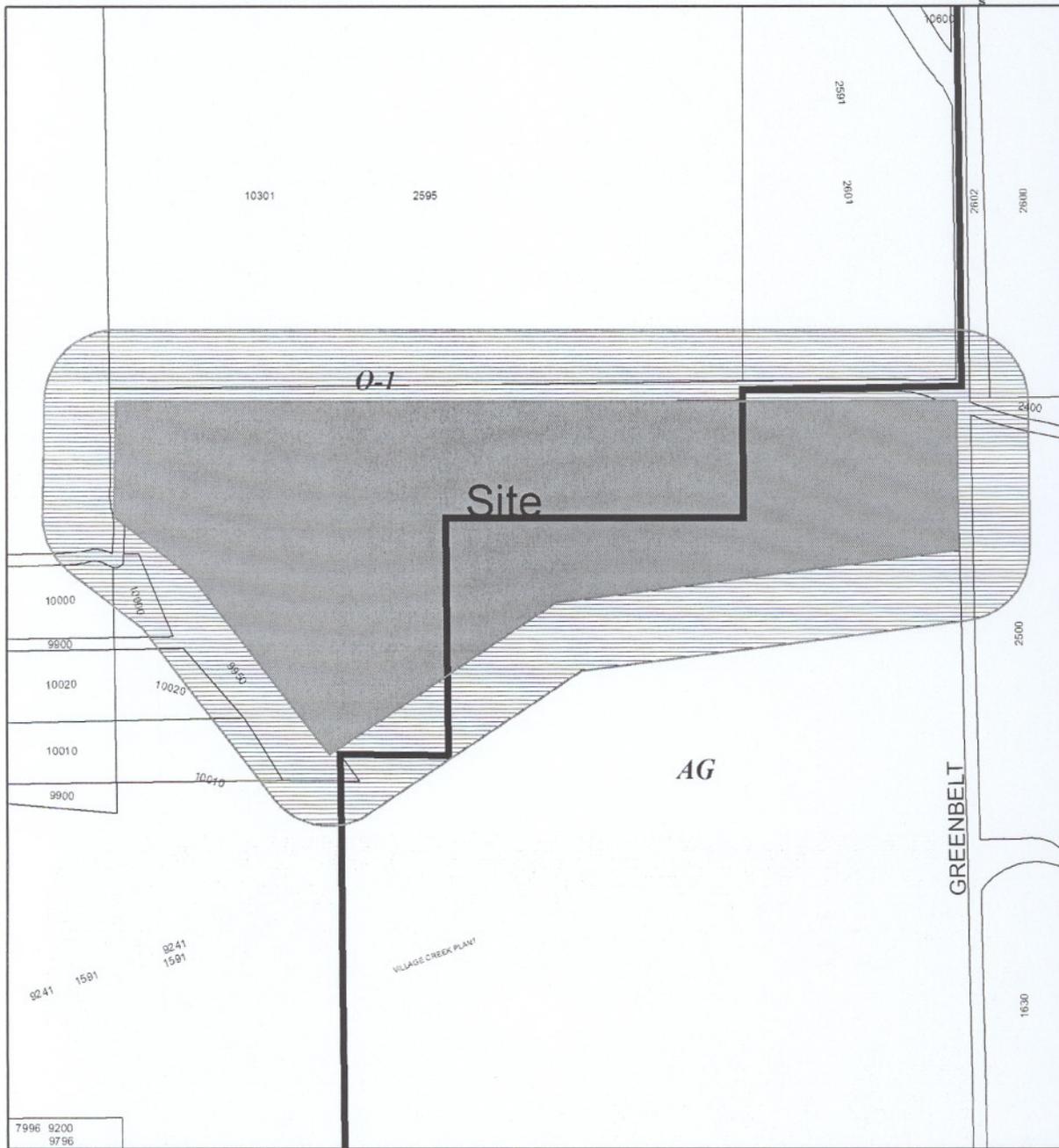


ZC-11-053

Area Zoning Map

Applicant: City of Fort Worth Police Department
Address: 1591 Greenbelt Road
Zoning From: AG, O-1
Zoning To: PD/SU for wastewater treatment & Police firing range
Acres: 74.19
Mapscos: 67H, 68E
Sector/District: Eastside
Commission Date: 07/13/2011
Contact: 817-392-2495

 300 Ft. Buffer



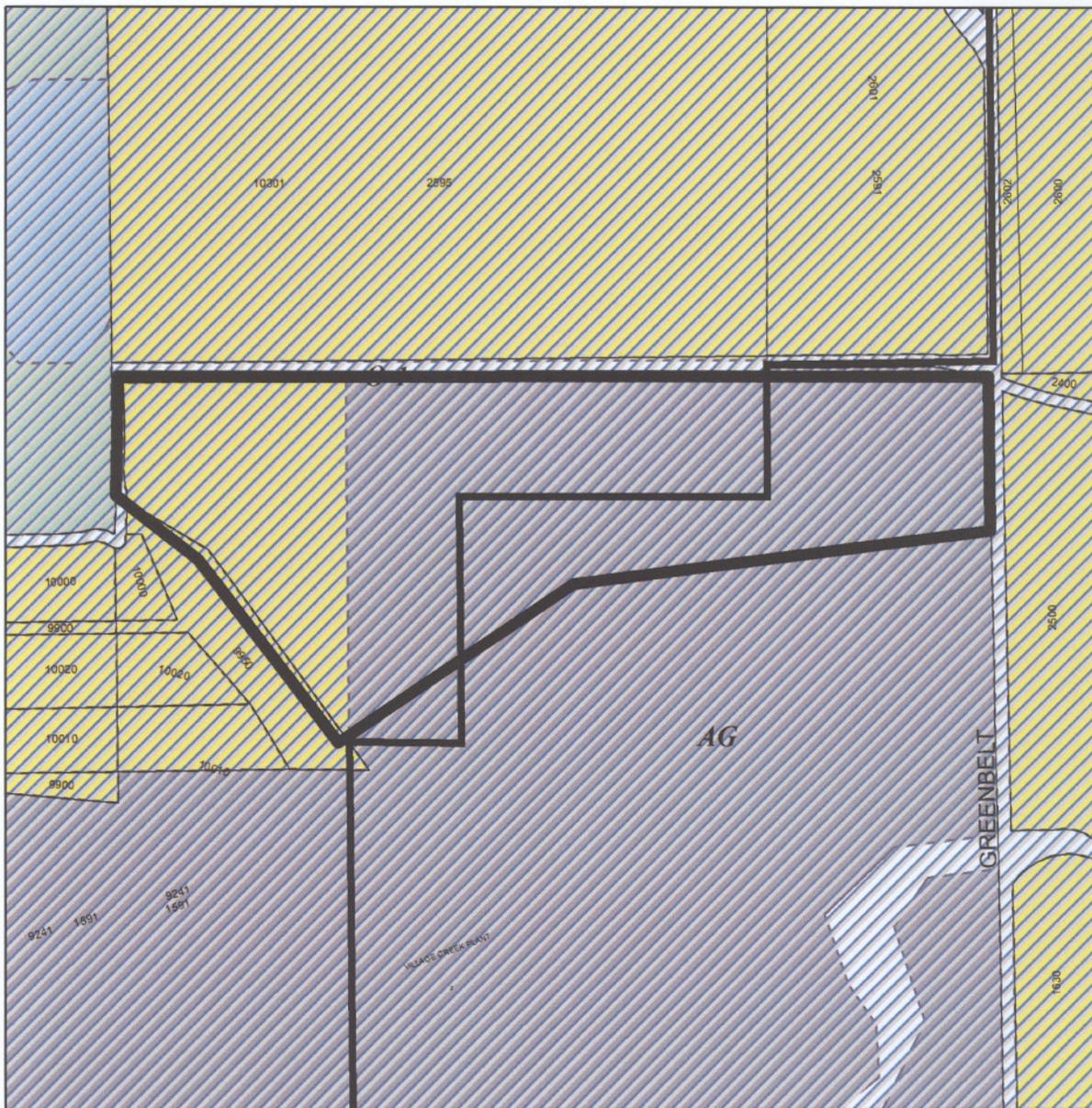
200 100 0 200 Feet

FORT WORTH



Future Land Use

ZC-11-053



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

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain

200 100 0 200 Feet

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 1, 2011.





Aerial Photo Map



Mr. Genua asked about senior living mentioned in the staff report. Ms. O'Quinn said the property owner is seeking older residents, however; it may end up being a mix of tenants.

Teresa Pilot, 3236 Hunter Park Circle, Fort Worth, Texas representing the property management group for Hunter Apartments mentioned the submarket occupancy being at 80% and will further decrease with new multifamily. There is too much competition in the area.

In rebuttal Ms. O'Quinn mentioned the Comprehensive Plan and it being based on current zoning. She also mentioned townhomes are not a market in this area.

Motion: Following brief discussion Mr. Genua recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 7-0.

6. ZC-11-051 Industrial Development International (CD 2)- 12850 Three Wide Drive (Speedway Distribution Center, Block 1, Lot 2, 32.27 Acres): from "I" Light Industrial to "K" Heavy Industrial

Eddie Eckart, 2405 Mustang Drive, Grapevine, Texas representing Industrial Development International explained to the Commissioners this is the future site of the GE plant for the assembly of locomotives. They are requesting K zoning based on the uses of the plant.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 7-0.

7. ZC-11-052 Mitchell, Mitchell, and Mitchell Partners, LTD (CD 2)- 12700 Block of Private Road (Jeremiah Ivy Survey, Abstract 649, 38.22 Acres): from Unzoned and "FR" General Commercial Restricted to "K" Heavy Industrial

Eddie Eckart, 2405 Mustang Drive, Grapevine, Texas representing the property owner, explained to the Commissioners the request to rezone the property is adjacent to the previous case and will be utilized by the plant.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 7-0.

8. ZC-11-053 City of Fort Worth Police Department (CD 5)- 1591 Greenbelt Road (Portion of Block 2, Village Creek Plant Addition, 74.19 Acres): from "AG" Agriculture and "O-1" Floodplain to "PD/SU" Planned Development/Specific Use for wastewater treatment and Police firing range; site plan waiver recommended

Officer Dennis Alise, Fort Worth PD SWAT Team, Fort Worth, Texas explained the presentation to the Commissioners. Mr. Alise mentioned they used to be at the Fort Worth Nature Center and need to relocate. They have been working with the Water Department on this

site for the sniper range. Through the presentation, he explained the distances from the closest residential use and the berms and signage that will be placed. He mentioned they did some testing at the site in mid June with blank ammunition along with the City of Arlington Police Department to make sure there were no noise complaints.

Motion: Following brief discussion, Dr. Barnes recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 7-0.

9. ZC-11-054 Cockrell Realty (CD 9)- 3105 Cockrell Avenue (Portion in the Forest Park Addition, Block 5, Lot 5R2, 0.27 Acres): from "A-5" One-Family to "PD/SU" Planned Development/Specific Use for parking lot; site plan included

No one was present to represent the case.

Michael Banta, 3256 Greene Avenue, Fort Worth, Texas representing the Bluebonnet Place neighborhood spoke in opposition. Mr. Banta mentioned he was not aware of this zoning case until recently. He was out of town and mail from the City did not forward to his summer address. Mr. Banta met with Mr. Barcus about a month ago. They discussed the drainage issue and the only compromise from Mr. Barcus was that he would construct a masonry wall to direct the drainage in exchange for Mr. Banta agreeing on the parking lot. He also explained that the site plan proposed was not what had been discussed with Mr. Barcus when they met. The neighborhood is concerned about the encroachment of the parking as well as possible uses especially the tent parties that have been going on. He did mention a letter from the Fort Worth League of Neighborhoods and their concerns.

Mr. Edmonds asked for clarification on the existing parking.

Ms. Reed asked if they kept the soil/undeveloped lot and added a masonry fence would there be a compromise. Mr. Banta mentioned no, not at this point. He has been digging a trench to solve his drainage issue.

John Davis, 3216 Rogers Avenue, Fort Worth, Texas representing the Bluebonnet Hills neighborhood also spoke in opposition. He mentioned to the Commissioners that according to their residents there is no compromise.

Rita Vinson, 6216 Dovenshire Terrace, Fort Worth, Texas also spoke in opposition. Ms. Vinson is with the Brentwood-Oak Hills neighborhood and doesn't want to see this set a precedent for neighborhoods.

<i>Document received for written correspondence</i>				<i>ZC-11-054</i>	
Name	Address	In/Out 200 ft notification area	Position on case		Summary
Michael Banta	3123 Cockrell Ave*	In	Opposition		Signed petition