



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 1, 2011

Council District 7

Zoning Commission Recommendation:
Approved by a vote of 8-0

Opposition: None

Continued Yes No
Case Manager Stephen Murray
Surplus Yes No
Council Initiated Yes No

Owner / Applicant: Lorin Stolz and Adair Construction & Dev., Inc.
Site Location: 10116, 10124, and 10180 Hicks Field Road Mapsco: 19W
Proposed Use: Wholesale Metal Recycling
Request: From: "K" Heavy Industrial
To: "PD/K" Planned Development for all uses in "K" Heavy Industrial plus wholesale metal recycling; site plan included.
Land Use Compatibility: Requested change is compatible.
Comprehensive Plan Consistency: Requested change is consistent.

Background:
The applicant is requesting a zoning change from "K" Heavy Industrial to "PD/K" Planned Development for all uses in K plus wholesale metal recycling; site plan included. Recycling is permitted in the PD district only. The proposed operator has one other location in Houston, Texas.

Gold Star Metalex specializes in the recycling and trading of processed metal scraps. The company purchases, processes and ships the metal abroad. The purchased material is processed into homogenous structures which can be easily be melted by the end user. After separating and grading metal scraps, the company exports the final product.

The applicant does not allow customers to drop off scrap materials. They recover large recyclable materials from different clients, and bring it back to the site separation and exportation.

Site Information:
Owner: Adair Construction & Dev. Inc.
PO Box 11740
Fort Worth Tx 76110 0740

Stolz, Lorin
404 Opal St
Fort Worth Tx 76179 1950

Agent: Gold Star Metalex - Manoj B. Ratini; Welch Engineering - Tim Welch
Acreage: 9.18 acres

Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

- North "K" Heavy Industrial / outdoor storage
- East "K" Heavy Industrial / vacant building
- South "K" Heavy Industrial / commercial outdoor storage
- West "K" Heavy Industrial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|---------------------|--------------------|-------------|------------------------------------|
| Hicks Filed Road | 2 way, County Road | County Road | No |

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

Public Notification:

The following Neighborhood Associations were notified:

Eagle Mountain-Saginaw ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to PD/K" Planned Development for all uses in "K" Heavy Industrial plus wholesale metal recycling. Surrounding land uses are primarily heavy industrial, outdoor storage and contractors yards.

As a result, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2011 Comprehensive Plan designates the subject property as Heavy Industrial. The requested zoning change **is consistent** with the following Comprehensive Plan policies.

- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

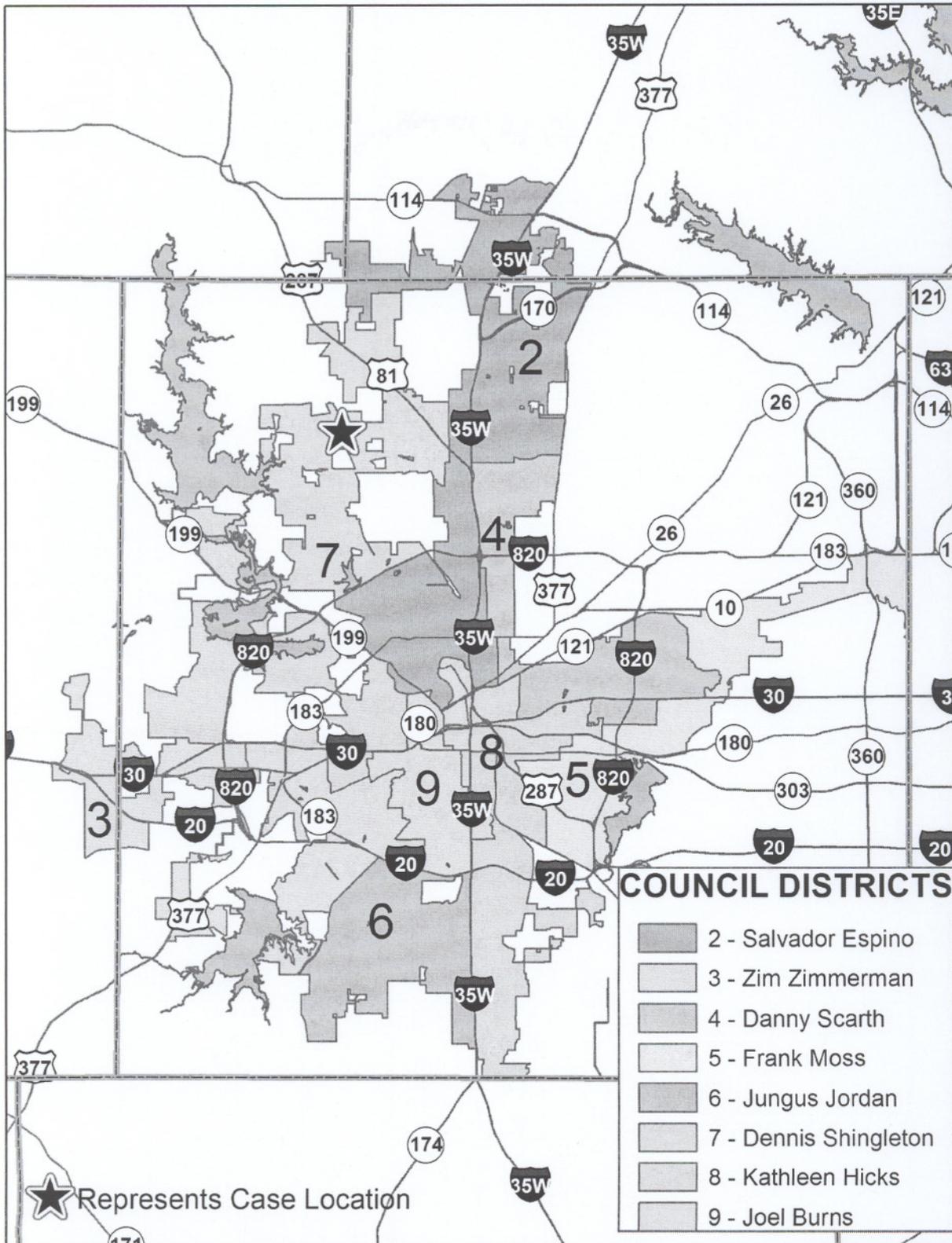
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes of the Zoning Commission meeting

FORT WORTH



ZC-11-105

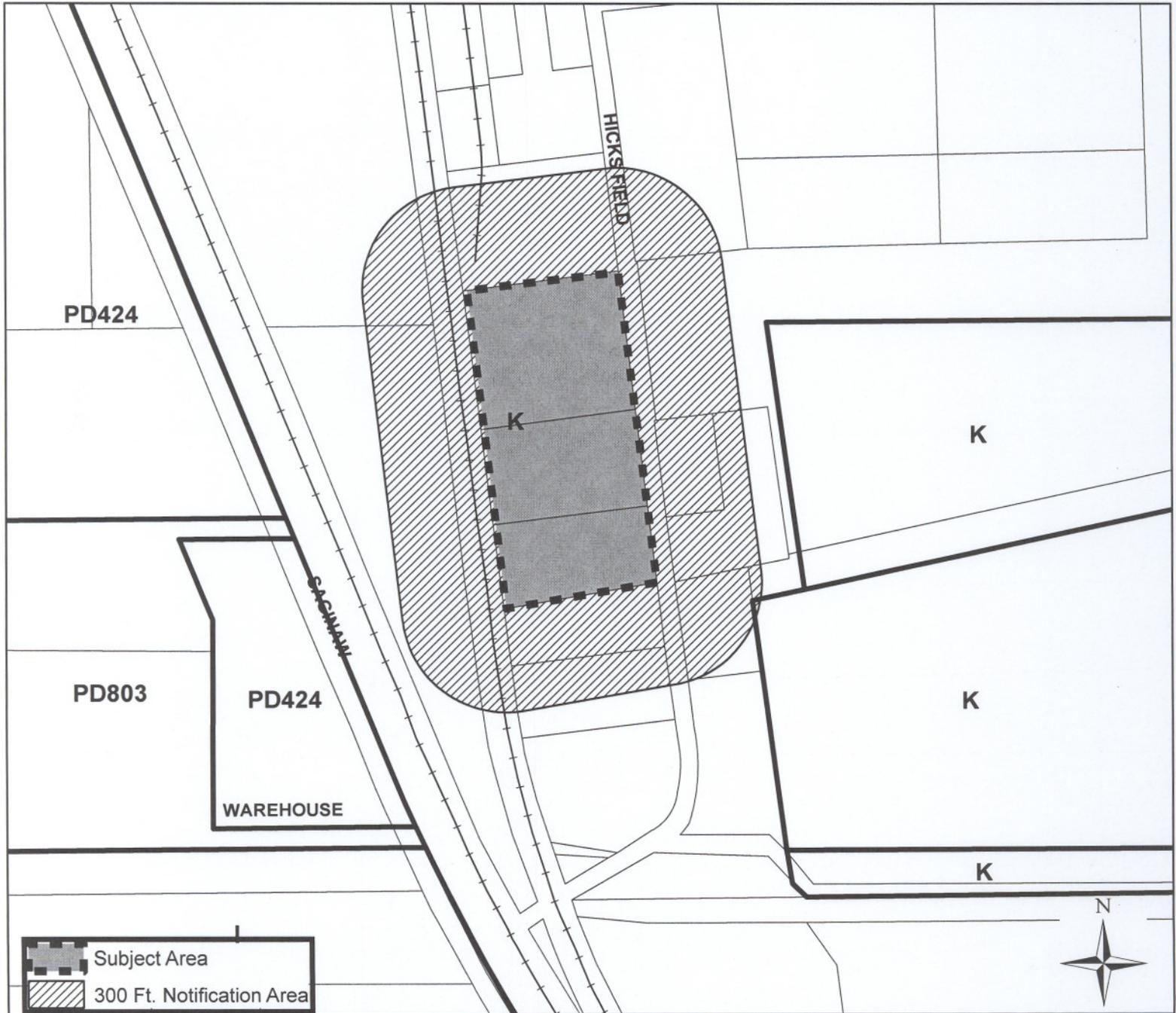
Location Map



5 2.5 0 5 Miles

Area Zoning Map

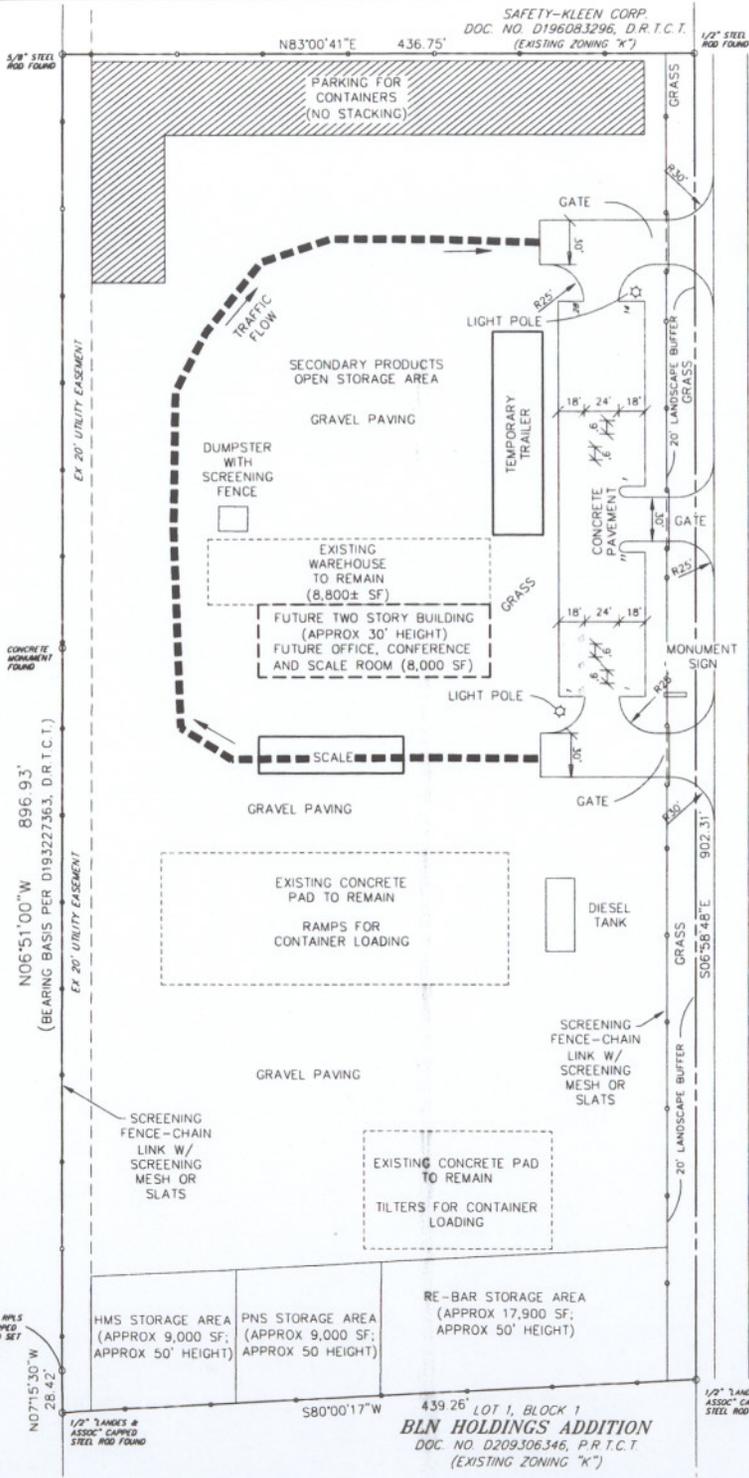
Applicant: Lorin Stolz and Adair Construction & Dev., Inc.
Address: 10116, 10124, 10180 Hicks Field Road
Zoning From: K
Zoning To: PD for K uses plus metal recycling
Acres: 9.184162 Mapsco: 19W
Commission Date: 10/12/2011 Sector/District: Far Northwest
Contact: 817-392-8043



 Subject Area
 300 Ft. Notification Area

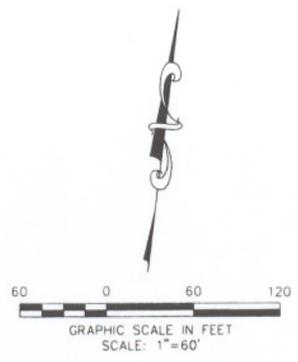
0 150 300 600 Feet
|-----|-----|-----|

FORT WORTH & DENVER RAILROAD
(100' RIGHT-OF-WAY)



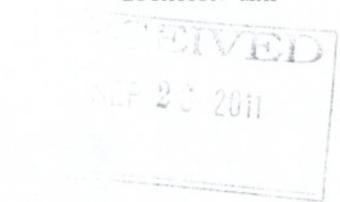
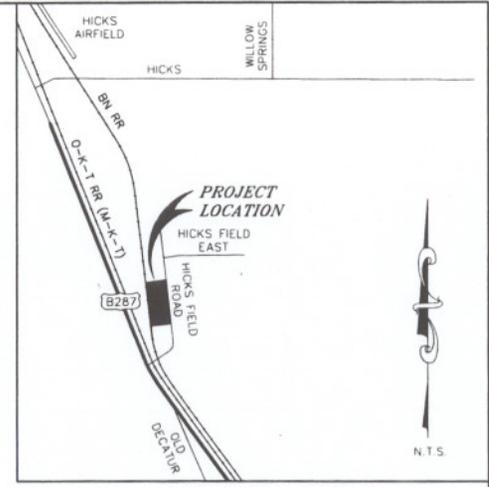
439 26
BLN HOLDINGS ADDITION
 DOC. NO. D209306346, P.R.T.C.T.
 (EXISTING ZONING "K")

HICKS FIELD ROAD
(50' RIGHT-OF-WAY)



GENERAL NOTES:

- EXISTING ZONING IS "K".
- PROPOSED ZONING IS "PD-K".
- EXISTING LAND USE "HEAVY INDUSTRIAL".
- BUILDING SETBACK LINES TO BE ESTABLISHED PER REQUIREMENTS OF THE CITY OF FORT WORTH ZONING ORDINANCE.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- PROPERTY WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
- COMPLIANCE WITH ORDINANCE 18615 REGARDING URBAN FORESTRY SHALL BE REQUIRED FOR THIS SITE.
- PARKING REQUIREMENTS (ZONING "K")
 OFFICE-1 PER 500 GROSS FLOOR AREA OR 1 PER 3 EMPLOYEES
 WAREHOUSE-1 PER 4 EMPLOYEES OR 4 SP MINIMUM
 OFFICE 8,000 SF = 16 SPACES
 WAREHOUSE 9,000 SF = 13 SPACES
 TOTAL = 29 SPACES REQUIRED
 53 SPACES PROVIDED
- DETENTION MAY BE REQUIRED FOR THIS SITE.
- NEW STRUCTURE SHALL BE 80% MASONRY, 20% SIDING MATERIAL WITH COMPOSITION ROOF.
- ADDITIONAL TREES WILL BE REQUIRED FOR PARKING OVER THE MAXIMUM PER URBAN FORESTRY.
- THIS DEVELOPMENT WILL COMPLY WITH CITY OF FORT WORTH LIGHTING STANDARDS.
- DIMENSIONS FOR THE TEMPORARY TRAILER WILL BE 12'x56'.



ZC 11-105-

**RECOMMENDED
 FOR APPROVAL**

PROPOSED SCREENING FENCE OF 12 FEET HEIGHT-WAIVER

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

**PD ZONING EXHIBIT FOR
 LOT 1, BLOCK 1
 GOLD STAR METALEX ADDITION**

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 AND BEING SITUATED IN THE HEIRS OF BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497
 AND THE S.C.T. FORD SURVEY, ABSTRACT NO. 531

SEPTEMBER 2011 1 INDUSTRIAL LOT 9.1841 ACRES

| | | |
|---|---|---|
| <u>OWNER/DEVELOPER:</u> GOLD STAR METALEX, LLC 7944 DOCKAL ROAD HOUSTON, TEXAS 77028 713-633-6800 CONTACT: MANOJ B. RATANI | <u>ENGINEER:</u> WET WELCH ENGINEERING, INC. 1308 NORWOOD DRIVE, SUITE 200 BEDFORD, TEXAS 76022 (817) 589-2900 (817) 589-0990 FAX CONTACT: TIM WELCH | <u>SURVEYOR:</u> MILLER SURVEYING 430 MID CITIES BOULEVARD HURST, TEXAS 76054 (817) 577-1052 (817) 577-0972 FAX CONTACT: JASON RAWLINGS |
|---|---|---|

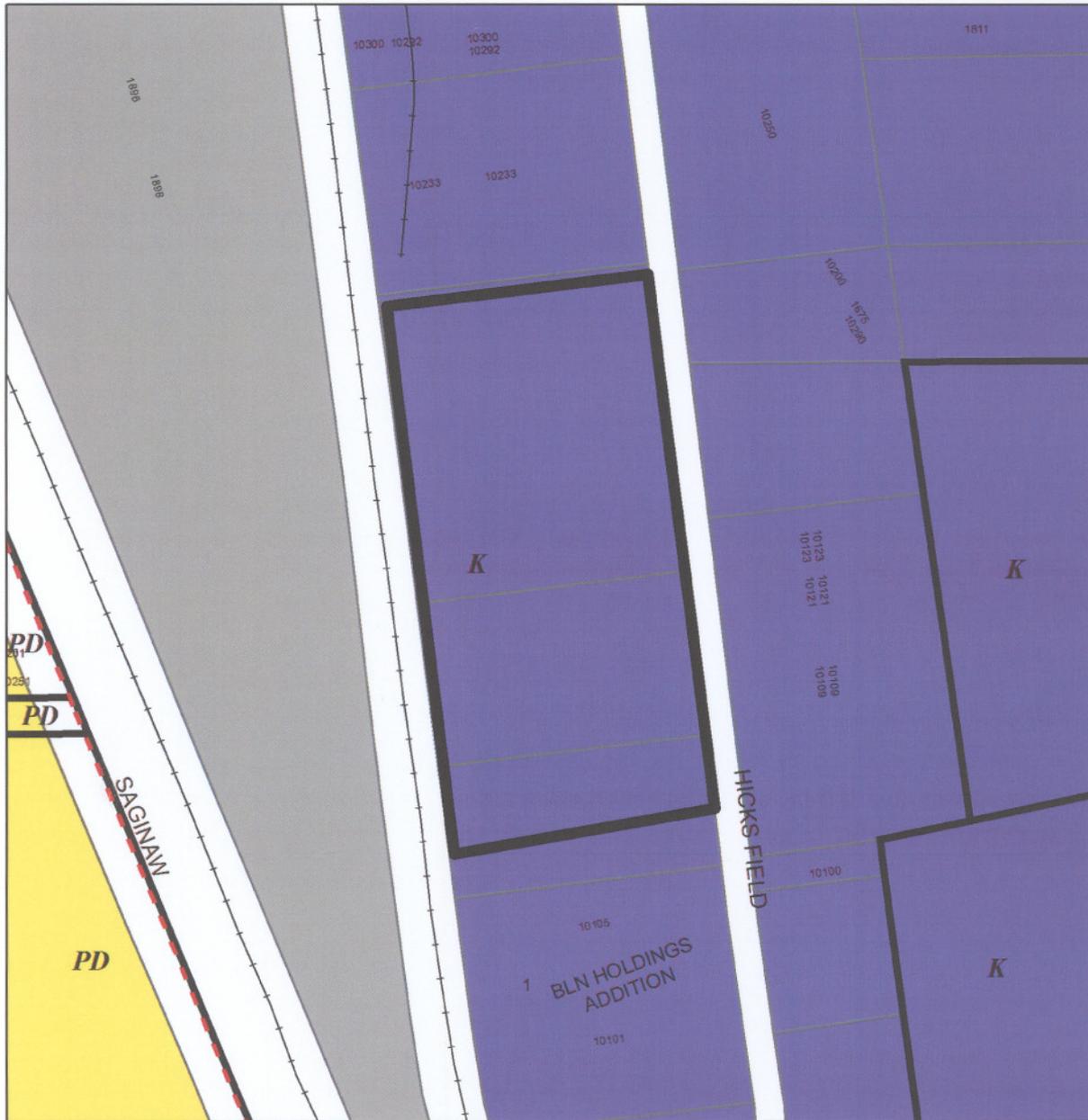
FORT WORTH



10116, 10124, 10180 Hicks Field Road

Future Land Use

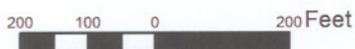
ZC-11-105



- 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



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 01, 2011



Aerial Photo Map



General Commercial, “FR” General Commercial Restricted and “G” Intensive Commercial to “G” Intensive Commercial

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing the W. I. Cook Foundation, explained to the Commissioners they are requesting the zoning of “G” to align with Cook Children’s Hospital properties.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 8-0.

8. ZC-11-105 Lorin Stolz and Adair Construction & Dev., Inc. (CD 7)- 10116, 10124, & 10180 Hicks Field Road (Thomas Benjamin Survey, Abstract 1497, Tracts 1AO5, 1AO6, 1AO6A, Abstract 531, Tract 3A6A, 9.18 Acres): from “K” Heavy Industrial to “PD/K” Planned Development for all uses in “K” Heavy Industrial plus metal recycling, site plan included.

Tim Welch, 1308 Norwood, Suite 200, Bedford, Texas representing Lorin Stolz and Adair Construction explained the request to rezone the property to PD/K plus metal recycling. The request is to allow for wholesale recycling of metal materials for export use only. Mr. Welch mentioned they do have a company located in Houston, Texas. The site plan indicates designated areas for recycling storage and their traffic control plan.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

9. ZC-11-106 BDRC Hulen Place Ltd. (CD 7)- 4000 Hulen Street (Pear Slaughter Subdivision, Block 1R1, 4.56 Acres): from “PD-16” Planned Development for offices, bank, specialty, retail and restaurant with restrictions to “PD/UR” Planned Development for all uses in “UR” Urban Residential, site plan included.

Jim Schell, 901 Fort Worth Club Building, Fort Worth, Texas representing BDRC Hulen Place explained to the Commissioners the request is to rezone the property to PD/UR for multifamily development. Mr. Schell mentioned the request for PD/UR is because of the height limitations and the slope constraints of the site. The use of the property has always been multifamily. Currently there are one story apartments with one point of access. Mr. Schell also explained the current PD uses allow for a 15 story office complex, and some commercial uses that may not be suitable with one point of access. The site plan consists of three buildings; the one closest to the west property line will be three stories with a below ground parking structure. The middle building and the one closest to Hulen Street will be four stories with some surface parking. He said that packets of information were distributed to the neighborhood at their meeting a few days earlier. Mr. Schell directed the Commissioners to the diagram in the power point indicating the three story building on the western side, surface parking, and the now proposed eight foot masonry stone wall to buffer the units to the neighborhood. At the neighborhood meeting, neighbors requested an eight or 12 foot tall screening wall be built. They also requested there be