



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 7, 2012

Council District 2

Zoning Commission Recommendation:
Approved as Amended by a vote of 9-0 for an 8' solid concrete screening wall around 3703 N. Commerce St.

Opposition: Two spoke

Continued Yes X No ___
Case Manager Beth Knight
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Millennium Recycling, LLP

Site Location: 3750 N. Main Street, 3713 and 3715 N. Commerce Street Mapsco: 48Y

Proposed Use: Expansion of Metal Recycling

Request: From: "K" Heavy Industrial and "PD-787" Planned Development for all uses in "K" Heavy Industrial plus metal recycling; site plan included

To: Amend "PD-787" Planned Development for all uses in "K" Heavy Industrial plus metal recycling for expansion; site plan included.

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is requesting to expand existing Planned Development 787 for all uses in K plus metal recycling by adding two additional residential lots. Recycling is permitted in the PD district only. The existing site became a legal, conforming use through its PD approval in 2007, with site plan attached.

The applicant has provided modifications to the existing site that have mitigated some of the traffic backing up into the public rights-of-way for customers dropping off scrap materials. Some operational changes appear to have taken place from the initial site plan approval, such as additional outdoor storage, parking areas utilized for non-vehicular use, addition of fuel storage, and migration of the dumpsters' locations.

Site Information:

Owner: Millennium Recycling, LLP
3800 N. Commerce Street
Fort Worth, TX 76106
Agent: Jim Schell

Acreage: 3.34 acres
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

- North K / Convenience store and recycling facilities
- East K and PD 764 Planned Development / one house, metal recycling, and machine shop
- South J and K / Motel and outdoor storage
- West FR / Commercial uses and vacant land

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-026, east of site, from K to PD for K uses plus metal recycling, approved; ZC-07-103, subject site, from K to PD for K uses plus recycling, approved; and ZC-10-116, west of site, Council-initiated, from various districts to be in conformance with the Comprehensive Plan, approved.

Platting History: FS-010-008, Fostepco Heights Lot 5R, northeast of site; and FS-011-153, Fostepco Heights Addition, Block 23, Lot 1RA, subject site.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
N. Main Street	4 lane, major arterial	Major arterial	No
NE 36 th Street	2 lane, residential street	Residential street	No
NE 37 th Street	2 lane, residential street	Residential street	No
N. Commerce Street	2 way, residential street	Residential street	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:

Far Greater Northside Historical
Diamond Hill-Jarvis

Near Northside Partners Council
Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to amend PD 787 to add two residential-sized lots currently zoned “K” Heavy Industrial. The existing Planned Development is for all uses in “K” Heavy Industrial plus metal recycling. Surrounding land uses are recycling facilities or industrial uses along N. Commerce Street, while commercial uses front N. Main Street. An existing residential dwelling remains on the southeast side of the block, surrounded by the applicant’s site.

The current site plan of the property reflects the apparent operational shifting of storage areas, dumpster locations, and designated parking areas becoming container storage areas. The new tanks and canopy area would benefit from additional notes and updates to the drawing to clarify screening fencing, lighting, and driveway locations. The proposed zoning for this site **is compatible** at this location, however, these items must be addressed through the site plan amendment or adjustment of the facilities back to the approved site plan.

2. Comprehensive Plan Consistency

The 2011 Comprehensive Plan future land use map designates the subject property as Heavy Industrial. Recycling facilities are appropriate in this land use designation. The requested zoning change **is consistent** with the following Comprehensive Plan policies.

- Encourage new development adjacent to developed or platted areas to encourage existing infrastructure and services (p. 37).

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