



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 10, 2012

Council District 5

Zoning Commission Recommendation:

Approved by a vote of 9-0

Opposition: none

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: Edwards Zubizarreta Partnership

Site Location: 6001 Tension Dr. and 6033 & 6051 Dallas Ave. Mapsco: 79M

Proposed Use: Indoor Metal Recycling

Request: From: "FR" General Commercial Restricted and "K" Heavy Industrial

To: Tract 1: "PD/K" Planned Development for all uses in "K" Heavy Industrial plus indoor metal recycling facility, and Tract 2: "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted plus truck scale and auxiliary parking, site plan included.

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Consistency: Requested change is not consistent.

Background:

The applicant is requesting to operate an indoor metal recycling business in two existing adjacent buildings. Other buildings on the property are currently leased to a separate company. A truck scale and a parking area are proposed for future development on the "FR" zoned vacant lot across the street. The site plan indicates all operations and processing will be conducted indoors with no outside storage.

The applicant has explained that the traffic flow for public drop off of metals will be from Tension Drive, with the customer backing into the building to unload the metals. Other customers waiting to complete the drop off are intended to park in the existing parking areas until the drive is available. Tension Drive and the access road to Loop 820 are expected to be the primary routes used by customers, with no through traffic expected on Dallas St. If the future truck scale is installed on Tract 2, city streets will be utilized for the access between the scale and drop off point. A conceptual diagram of the traffic flow is provided, however neither traffic nor parking/queuing on the public right-of-way can be controlled through Zoning. Transportation/Public Works staff explained that structures are prohibited in the right-of-way, but usage of the right-of-way is controlled by the Police Department.

All collected materials will be transported via a 40-45' enclosed van which will access the building on the north side, off Dallas St.; the applicant has indicated there will be no semi-tractor trailer activity on the site. The primary metals to be recycled will consist of aluminum, copper, brass, nickel, and other alloys. Ferrous metals will be accepted however the size of the building limits the size and amount that can be received.

Any mechanical equipment and dumpsters shall be screened from public right-of-way.

Site Information:

Owner: Edwards Zubizarreta Partnership
6001 Tension Dr.
Fort Worth, TX 76112
Agent Rocky Adams, President Ready Metals
Acreage: 1.31 acres
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North "FR" General Commercial Restricted / vacant, automotive sales and commercial uses
East "K" Heavy Industrial and PD-278 Planned Development for FR plus indoor shooting gallery / industrial and indoor shooting gallery
South "I" Light Industrial and "K" Heavy Industrial / manufacture/warehousing with outdoor storage
West "ER" Neighborhood Commercial Restricted and "FR" General Commercial Restricted / vacant with commercial and manufacturing uses

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-030 Council-initiated rezoning for various properties approved by City Council 4/08/11
ZC-02-063/PD-278 Planned Development for FR plus indoor shooting range, subject property to the east of Tract 2; approved by City Council 4/19/02

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Dallas Avenue	2 lane, residential	same	No
Tension Drive	2 way collector up to Canton, then 2 lane, residential*	same	No
Canton Drive	2 way, collector	same	No

Considerations: The site will have access primarily from Loop 820, Rosedale Street and Tension Drive, with circulation possible on Dallas Avenue and Hampshire Drive. All are designated as two lane residential roads, which are not adequate for the traffic generated by the proposed uses. *Tension Drive is indicated as a residential street on the city's inventory, however it is currently partially a divided parkway and then an undivided street within a 100 ft. wide right-of-way.

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:

- | | |
|---|------------------------------------|
| Handley | East Fort Worth Business Assoc. |
| Southeast Meadowbrook | Historic Handley Development Corp. |
| East Fort Worth Neighborhoods Coalition | Southeast Fort Worth, Inc. |
| Neighborhoods of East Fort Worth | Fort Worth ISD |

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone two parcels (Tract 1) to PD/K for all uses in "K" Heavy Industrial plus indoor metal recycling and the remaining parcel (Tract 2) to PD/FR for all uses in FR plus a future truck scale and auxiliary parking.

Surrounding land uses include vacant with commercial and automotive uses to the north, industrial and an indoor shooting gallery to the east, manufacturing with outdoor storage to the south, and vacant with some commercial and manufacturing uses to the west.

While the sorting operations of the proposed recycling activity will occur indoors, the use is expected to generate a constant flow of drop-off traffic, provides limited queuing and parking, and is in proximity to single family uses. Since the primary use in the area is a small light industrial center, the more intensive recycling use **is not compatible** at this location.

2. Comprehensive Plan Consistency

The 2011 Comprehensive Plan future land use map designates the subject property as Light Industrial and Neighborhood Commercial. The requested zoning change is not 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. (pg. 38)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 38)

Based on the lack of conformance with the future land use map and policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan.

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
- Email regarding metal recycling requirements
- Minutes of the Zoning Commission meeting

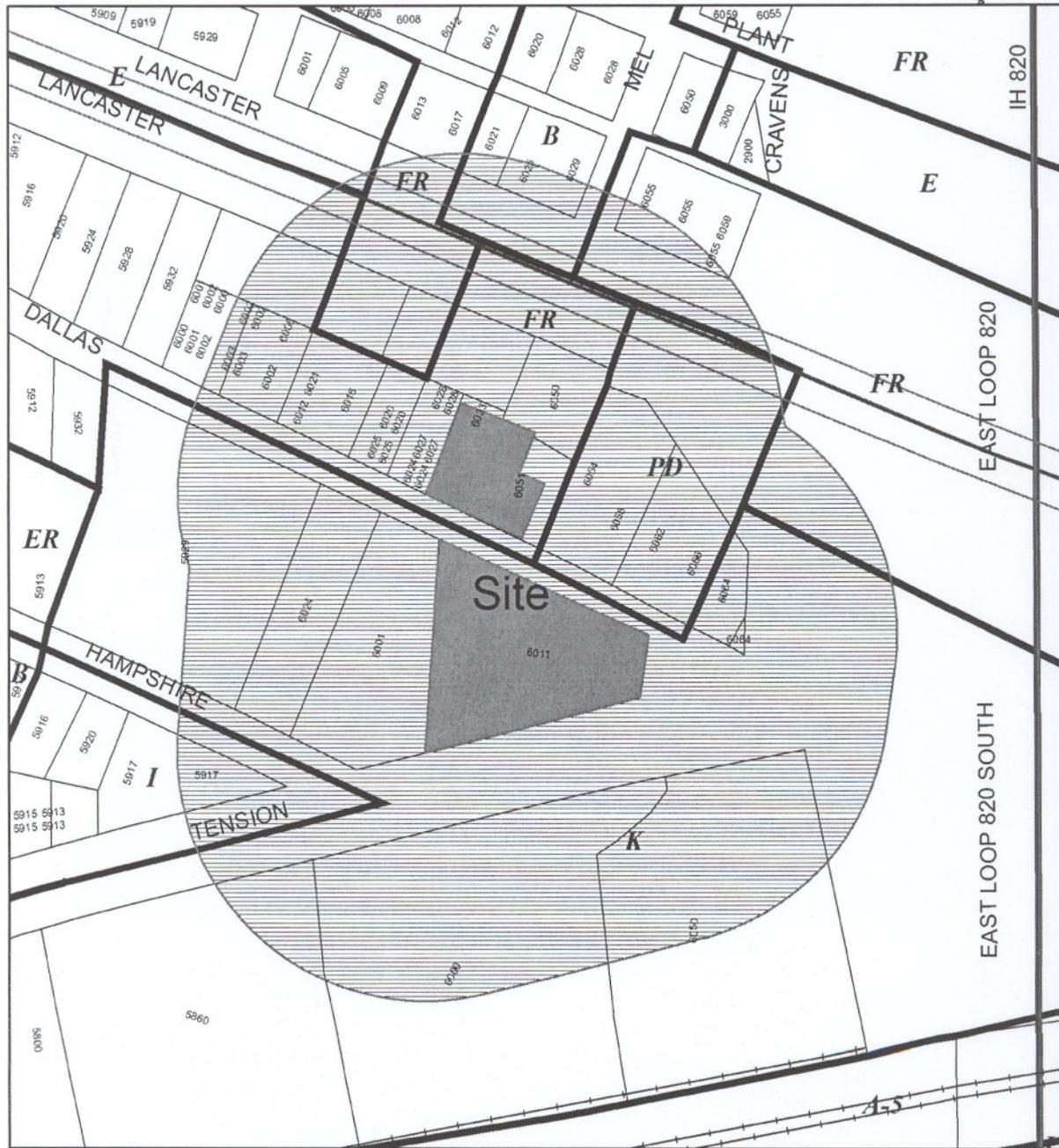


ZC-11-122

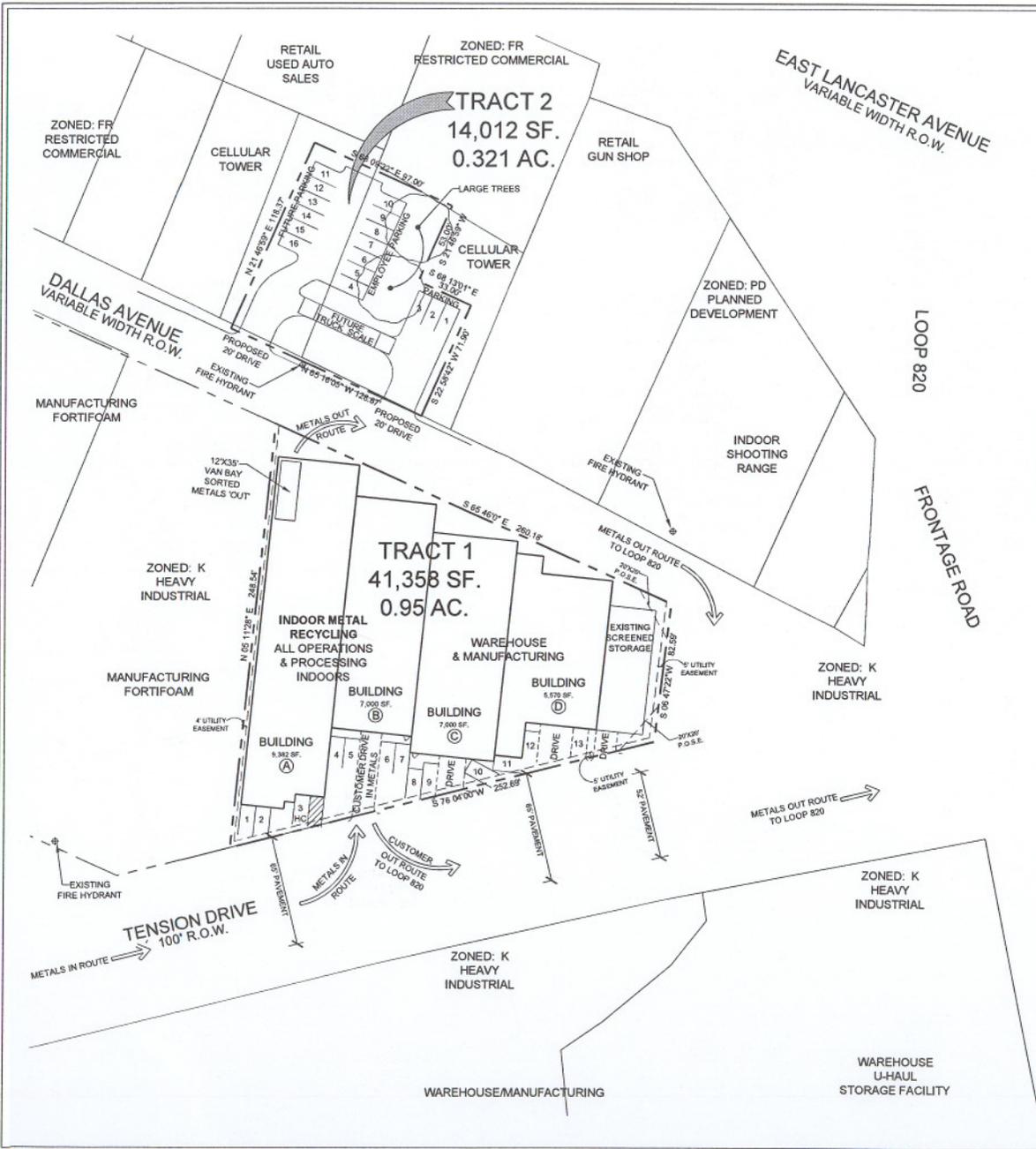
Area Zoning Map

Applicant: Edwards Zubizarreta Partnership
 Address: 6033 & 6051 Dallas Avenue and 6011 Tension Drive
 Zoning From: FR, K
 Zoning To: Tract 1:PD/K + metal recycling facility, Tract 2:PD/FR + scale and aux. parking
 Acres: 1.31577328
 Mapsco: 79M
 Sector/District: Eastside
 Commission Date: 12/14/2011
 Contact: 817-392-2495

 300 Ft. Buffer



200 100 0 200 Feet



READY METALS INC. ZONING CHANGE REQUEST
 Existing Zoning: "K" Heavy Industrial & "FR" Restricted Commercial
 Proposed Zoning: Tract 1: "PD-K" with all uses in "K" plus indoor metal recycling
 Tract 2: "PD-FR" with all uses in "FR" plus truck scale & auxiliary parking

- General Notes:**
- Tract 1 (0.95 acres) Operations:** The proposed new use on Tract 1 is for an "Indoor Metal Recycling Center". All metal recycling operations will be conducted wholly within the existing industrial buildings located on the site. These operations will include receipt of metals ("metals in"), sorting of metals, baling of metals, and transporting of metals to larger off-site facilities ("metals out"). The metal recycling market sector targeted is the smaller collectible of non-ferrous metals. Although ferrous metals will be accepted, the primary metals recycled at the center will be aluminum, copper, brass, nickel, and other alloys. Great item storage of recycled metals will be inside the buildings. No exterior storage of metal or exterior stock piles is proposed and will not be allowed on site. No smelting or other outside operations are proposed. All of Tract 1 is either covered by existing buildings or paved to the surrounding public streets.
 - Tract 2 (0.321 acres):** A secondary tract is included for ancillary improvements of a small 40' truck scale and auxiliary parking. No receipt or transferring of recycled metals will occur on this tract. All receipt, sorting, baling, and preparation for transport will occur within the buildings on Tract 1.
 - Circulation:** The primary access route to the metal recycling center will be via Tension Drive from East Roseade. All metals will be received through the warehouse door on the south side of Building B at 6011 Tension Drive ("metals in"). The customers will exit via Tension Drive back to Roseade or directly to the Loop 820 Frontage Road to the east ("customers out"). Customer parking is available on the Tension Drive frontage for customers waiting for recycling and processing of metals. After sorting and baling of metals, a van will be loaded within the building and exit from the north side of Building A via Dallas Avenue to the east and then directly to the Loop 820 Frontage Road ("metals out").
 - Project will comply with City of Fort Worth sign ordinance.
 - No portion of the subject site lies within a 100-year Special Flood Hazard Zone as defined by FEMA and delineated on FIRMS No. 48430C0430 H, dated August 2, 1995.
 - Project will comply with section 6.301, Landscaping.
 - Building heights vary from 20' to 30'.

DEVELOPER/OPERATOR:
READY METALS
 3609 San Bar Lane
 Colleyville, Texas 76034
 817-479-9600
 fax 817-479-9961
 cell 817-917-1978
 Rocky Adams, President
 Rocky@ReadyMetals.com
 www.ReadyMetals.com

PROPERTY OWNER:
EDWARDS ZUBIZARRETA PARTNERSHIP
 6001 Tension Drive
 Fort Worth, Texas 76112-6937
 817-457-8100
 Emilio Zubizarreta, Manager
 Emilio@fortfoam.com

- The Special Conditions of section 4.300.D.4 have been met in the following manner:
 (the same numbering convention has been used for ease of reference)
- The site, adjacent zoning and adjacent land uses have been shown on the Site Plan. Existing zoning within 1/2 mile of site shown a separate exhibit and existing land uses within 1/2 mile of the site are also shown on a separate exhibit. The adjacent zoning to Tract 1 is "K" Heavy Industrial zoning to the east, south and west. The adjacent zoning to Tract 2 is "K" Heavy Industrial to the south, "PD" Planned Development to the north, and "FR" Restricted Commercial to the north and west.
 - The land uses surrounding Tract 1 are primarily manufacturing and warehousing. The closest businesses are Fortifoam manufacturing to the west, U-Haul warehouse storage facility to the southeast, and an indoor gun range to the northeast. There are two existing cellular tower sites adjacent to Tract 2, and used car sales to the north.
 - The site has direct access available from Tension Drive, a major industrial boulevard with access from East Roseade. The Tension Drive right-of-way is 100' wide, with 65' wide pavement within the right-of-way. The existing traffic volume on this roadway is very low and there are no plans to modify this roadway. Most of the traffic in this area is related to the site and immediate area manufacturing and warehouse uses.
 - All of the buildings are existing buildings on Tract 1. The locations and sizes of all existing buildings have been shown on the Site Plan. Any future revisions to the buildings will be within the current footprint of the existing buildings on Tract 1. The future truck scale and auxiliary parking on Tract 2 will added as needed.

RECOMMENDED FOR APPROVAL

SITE DATA

Site Acreage	±1.27 Acres
Existing Zoning	"K" Heavy Industrial & "FR" Restricted Commercial
Existing Land Use	Manufacturing & Warehouses
Proposed Land Use	Indoor Metal Recycling
Proposed Zoning	Tract 1: "PD-K" All uses in "K" plus indoor Metal Recycling Tract 2: "PD-FR" All uses in "FR" plus truck scale and auxiliary parking
Tract 1 Parking	13 Spaces (incl. 1 HC)
Tract 2 Parking	16 Spaces
Hours of Operation	See General Notes*



DUNAWAY
 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121 • Fax: 817.335.7437
 (TX REG. F-1114)
 Contact: Barry Hudson, AICP
 DA# B000440

- 6011 Tension Drive
 Tract 1: James and Flanagan Addition
 Lot 7, Block 1R
 Cabinet A, Slide 42, PRCT
 0.95 Acres
 G.N. Butts Survey, Abstract 117
- 6033 & 6051 Dallas Avenue
 Tract 2: Lot 8, Block 4 West Handley Addition
 Vol. 106, Pg. 59 PRCT &
 Lot B, John C Stoughton Subdivision
 Vol. 388-D, Pg. 193 PRCT
 0.321 ACRES
 G.N. Butts Survey, Abstract 117

PD SITE PLAN
 for
READY METALS
 Fort Worth, Texas
 November 14, 2011
 rev. Dec. 2, 2011
 ZC-011-122

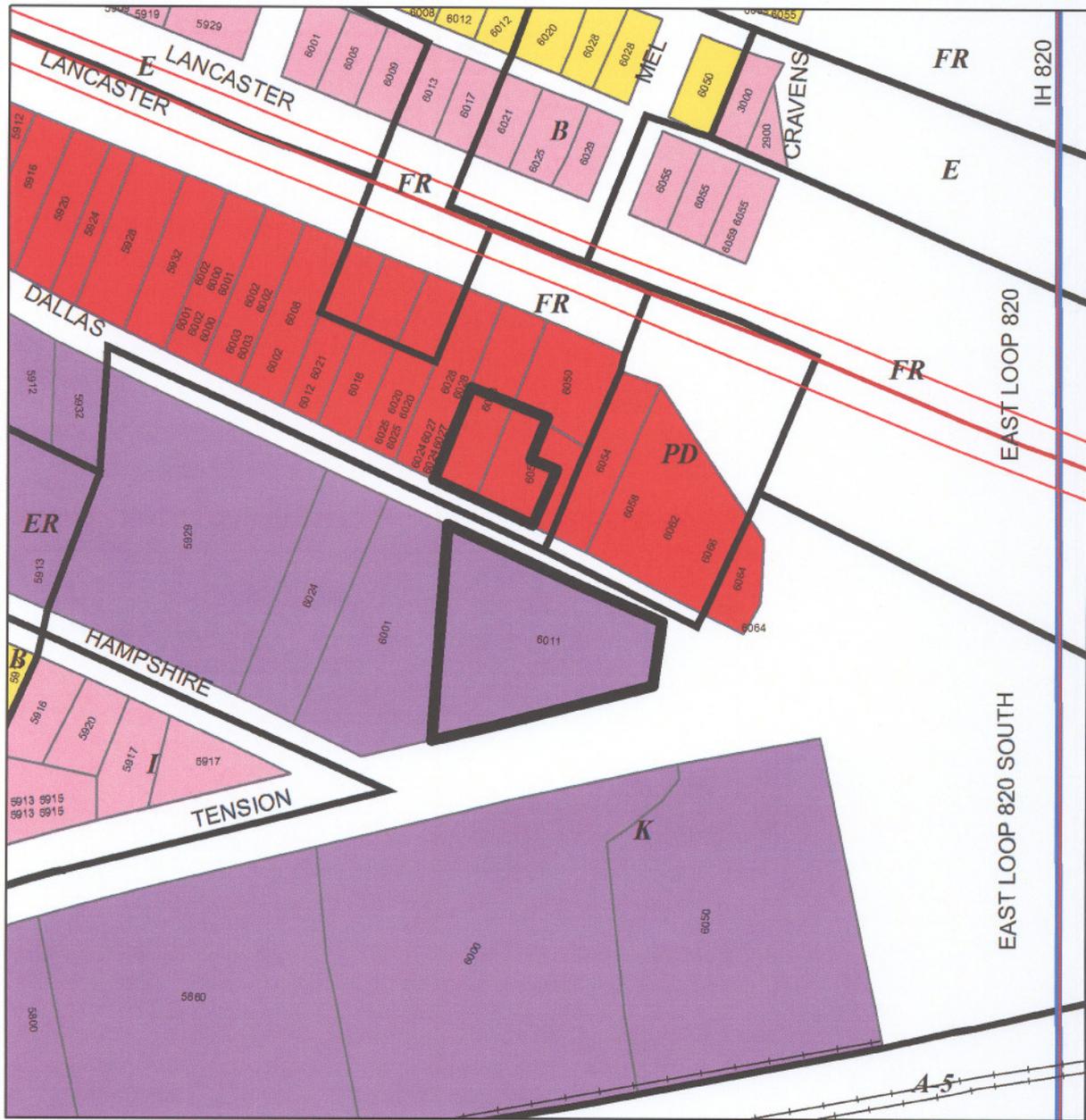
Director of Planning & Development Date

ZC-11-122
 12/2/11



& 6051 Dallas Avenue and 6011 Tension Drive Future Land Use

ZC-11-122



- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial | CFWGIS.SDE.TRN_RAILROADS |
| Rural Residential | General Commercial | CFWGIS.SDE.CAD_addresses |
| Suburban Residential | Light Industrial | Freeways/Toll Roads |
| Single Family Residential | Heavy Industrial | Proposed Freeway/Toll Road |
| Manufactured Housing | Mixed-Use Growth Center | Principal Arterial |
| Low Density Residential | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential | Infrastructure | Major Arterial |
| High Density Residential | Lakes and Ponds | Proposed Major Arterial |
| Institutional | Public Park, Open Space | Minor Arterial |
| | Private Park, Open Space | Proposed Minor Arterial |
| | | Flood Plain |

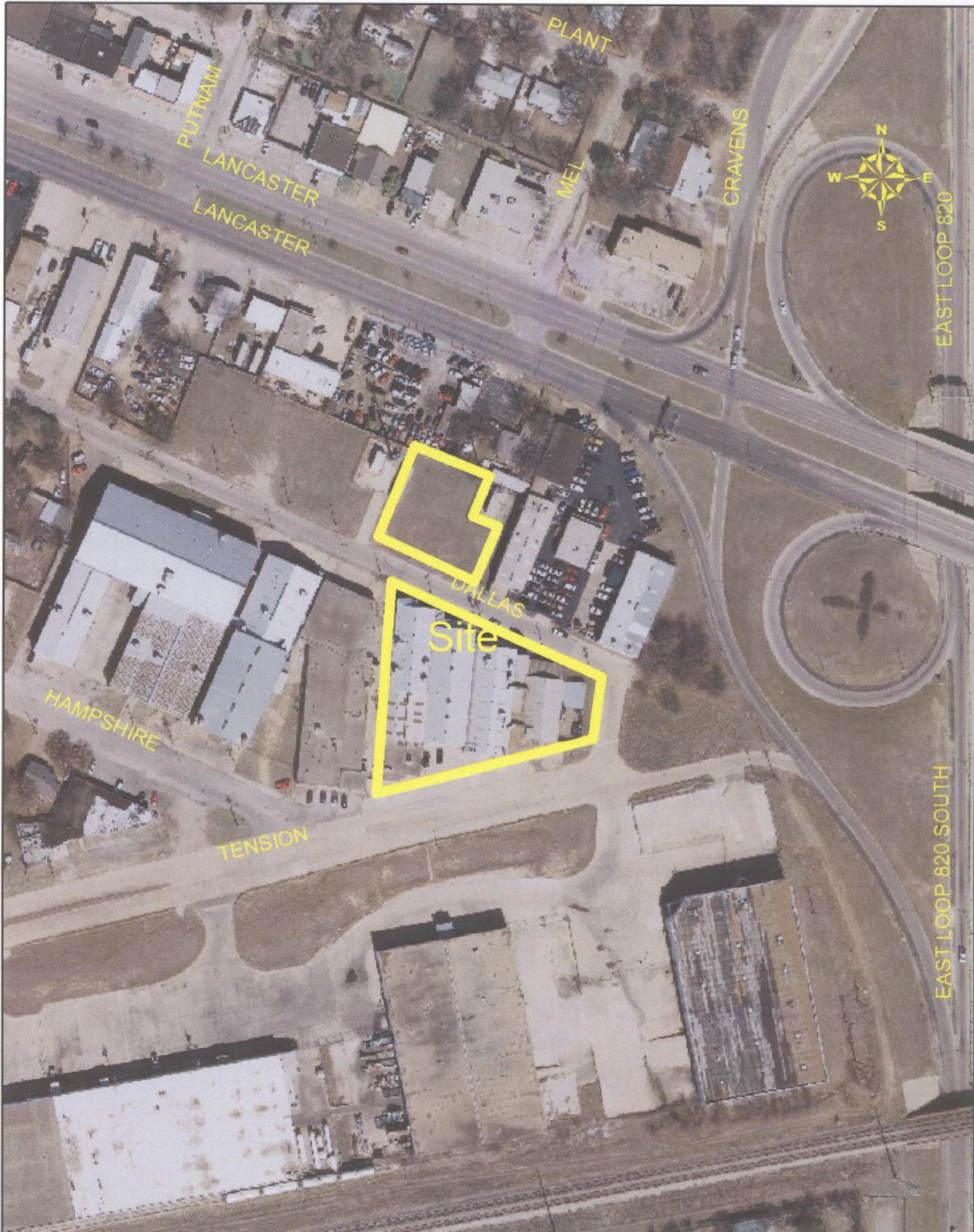


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011





Aerial Photo Map



Murphy, Jocelyn

Subject: FW: ZC-011-122 Ready Metals

From: Rocky Adams [mailto:radams681@gmail.com]

Sent: Tuesday, November 29, 2011 3:39 PM

To: Hudson, Barry

Subject: Metal Theft

Barry,

In regard to Councilman Moss's concerns about "copper sales", I believe that he is talking about copper theft which is a real problem. Although insulated copper theft is the most widely known, scrap dealers have to watch out for many types of scrap metals thefts to minimize the possibility of buying stolen material. These are some of the things that the City of Fort Worth requires when purchasing scrap metals:

1. All scrap with the exception of aluminum cans have to be driven in by the customer in/on a vehicle.
2. All customers must have a valid state issued driver's license or I.D. card to sell any scrap with the exception of aluminum cans and/or tin.
3. All standing A/C unit scrap (al/cu coils, copper, compressors and even steel shell) can only be sold/purchased with a valid state issued "TDLR" contractors HVAC license, or a receipt that documents the replacement of a customer's standing A/C unit.
4. Man-hole covers, fire hydrants, drainage grates and any other scrap that looks to have originated from a city-owned source can only be bought with written consent by the city with specific reference to the customer selling the scrap and signed by a legitimate city official who governs the disposal of that city's scrap. Then we must call that city official, or their representative, to confirm the authenticity of the consent letter and the customers right to sell it.
5. All utility wire/cable used for telecommunications and appears to have been used/owned by the city or a telecommunications company can only be purchased with written consent from the city/company with specific reference to the customer selling it and signed by an official.
6. Any railroad scrap and materials appearing to be railroad scrap can only be purchased with written consent from the railroad company with specific reference to the customer selling it and signed by and official.
7. Other scrap to avoid buying unless proven legitimate:
 - a. Brass grave/memorial plaques
 - b. Beer kegs
 - c. Brass drain spouts coming from industrial/commercial buildings
 - d. Road signs
 - e. Construction zone scrap (signs, steel posts)
8. The City of Fort Worth has a "tag and hold" ordinance which we will fully comply with.
9. Last, we will always use our discretion and common sense when buying. Anything that looks like it may have been stolen, we will contact Officer Hawkins, Secondary Metal Recyclers Compliance Officer, Fort Worth Police Department, to send someone out to take a look at it. I've worked with Officer Hawkins before and am on his e-mail distribution to be on the lookout for items that have been stolen.

I spent 33 years with Commercial Metals Company where stopping metal theft was a top priority. Although we (Ready Metals) will be a small business, I believe that this is the only way to operate and it will pay off in many ways. We will work hard to be considered one of the most diligent recyclers against metal theft in the area.

Please let me know if Councilman Moss has any questions or needs further information.

Best regards,

Rocky

Mr. West asked if he has had any conversations with the neighborhood. He stated no he hasn't, Economic Development attended the meetings.

Motion: Following brief discussion, Mr. Romero recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 9-0.

8. ZC-11-122 Edward Zubizarreta Partnership (CD 5)- 6011 Tension Drive & 6033-6051 Dallas (James & Flanagan Addition, Block 1, Lot 7, John C. Stoughton Addition, Block 1, Lot B, West Handley Addition, Block 4, Lot 8, 1.26 Acres): from "FR" General Commercial Restricted and "K" Heavy Industrial to Tract 1: "PD/K" Planned Development for all uses in "K" Heavy Industrial plus indoor metal recycling facility, and Tract 2: "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted plus recycling truck scale and auxiliary parking for recycling business, site plan included.

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Ready Metals explained the request to rezone the property to PD/K plus metal recycling. He explained this is an indoor metal recycling green facility. The owner wanted to be a middleman for the more heavy industrial recyclers. It is an existing industrial park all located within a building. There was a slide presentation on the access including Tension Drive. He also mentioned there is no residential use on Tension Drive; however, City of Fort Worth maps indicate it as a residential Street.

Mr. Genua asked what building they will be driving into. Mr. Hudson mentioned it is the middle building with the overhead door. Mr. Genua also asked if trucks will be turning around in the building. He stated there will be pickups that unload and either back out or turn around in the building after unloading.

Mr. Ferrell mentioned he had a concern about maneuvering and as long as there is no large truck traffic there should not be a problem. He also asked if they were doing metal separation on site. Mr. Hudson mentioned there would be 10 new jobs created and there would be some separation. They did meet with the Meadowbrook Neighborhood Association. Mr. Ferrell also asked about ferrous metals and how they are separated. He referred to Mr. Adams.

Rocky Adams, 3609 San Bar Lane, Colleyville, Texas owner for Ready Metals explained they will not be buying ferrous scrap. The facility is not compatible with that type of scrap. He said if they had to they would comply with the rules and regulations.

Mr. Romero asked who they might be buying from. Mr. Adams said plumbers, electricians, automotive body shops. There is not a place in this area for citizens to sell their small scrap.

Motion: Following brief discussion, Mr. Ferrell recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-11-122
Name	Address	In/Out	Position on case	Summary