



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 24, 2012

Council District 7

Zoning Commission Recommendation:
Approved as Amended to include non-hazardous by a
vote of 9-0

Opposition: none

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

Owner / Applicant: SK Highland Meadows

Site Location: 321 E. Bonds Ranch Road Mapsco: 20P

Proposed Use: Drop-off Center for Household Waste, Recycling and Animal Control Shelter

Request: From: "I" Light Industrial
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus drop-off station for non-hazardous household waste, recycling and animal control; site plan included.

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is proposing a zoning change to "PD/I" for a Planned Development for I uses plus drop off of non-hazardous waste and recycling to be established as part of the City Facility Service Center for the far north side area. The proposal also includes animal control facilities for the dropping off of animals to be transferred to the main animal shelter in southeast Fort Worth. The entire industrial zoned parcel is intended to be developed into a service center similar to the one operated by the city on the south side on James Avenue.

The perimeter of the property is within a floodplain. Development will be required to either not be conducted within these areas or mitigate for any grading. The exact location of the drop off center will be seven acres within the 20 acre parcel included in this rezoning request.

The large lot residential subdivision to the north is North Ridge Estates. It is not within Fort Worth's city limits but is within the ETJ. The parcel to the northwest of the subject area is a gas well.

This case will be heard by the City Council on January 24, 2012 at 10:00 am.

Site Information:

Owner: SK Highland Meadows
314 Main Street
Suite 202

Agent: Fort Worth, TX 76102
 City of Fort Worth Transportation Public Works
 Acreage: 20.0 acres
 Comprehensive Plan Sector: Far North
 Surrounding Zoning and Land Uses:
 North "I" Light Industrial and ETJ / vacant and single-family
 East "I" Light Industrial / vacant and gas well pads
 South "I" Light Industrial / vacant
 West "I" Light Industrial / vacant and BNSF RR

Recent Relevant Zoning and Platting History:

Zoning History: ZC-09-034 Approved by City Council 05/05/09 for I uses

Platting History: FP-11-046 Highland Meadows Addition submitted for review but not recorded

Site Plan Comments:

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

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
FM 156	2 lane county rd	Principle Arterial	No
E. Bonds Ranch Road	2 lane county rd	Major Arterial	No

Public Notification:

The following Neighborhood Associations were notified:
 Dorado Ranch Northwest ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zone change for "PD/I" Planned Development for I uses plus drop-off center for non-hazardous waste. Surrounding land uses are primarily vacant with single-family uses to the north and east in the ETJ.

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

2. Comprehensive Plan Consistency

The 2011 Comprehensive Plan designates the site as light 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. (pg. 38)

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

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/>

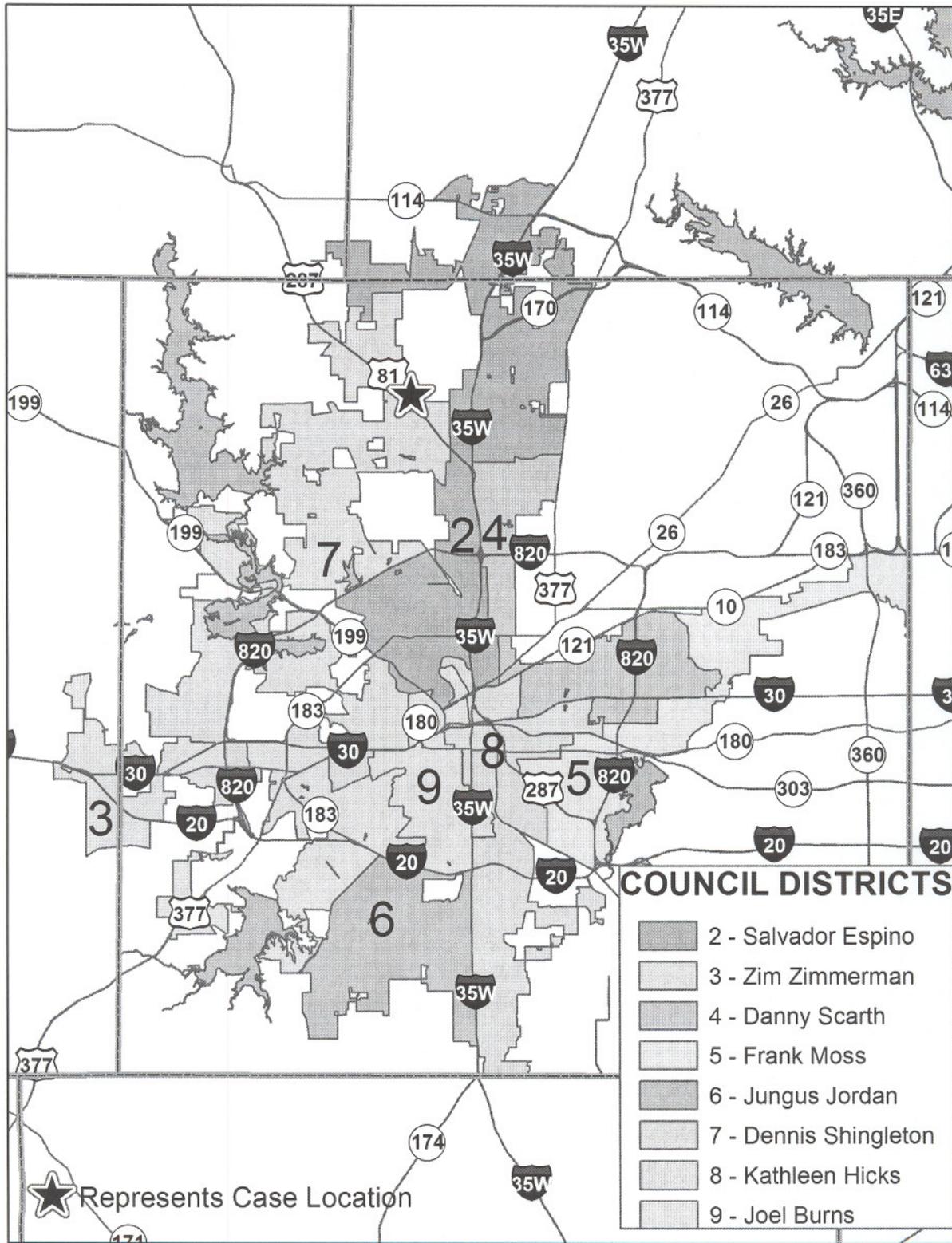
Attachments:

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



ZC-12-001

Location Map



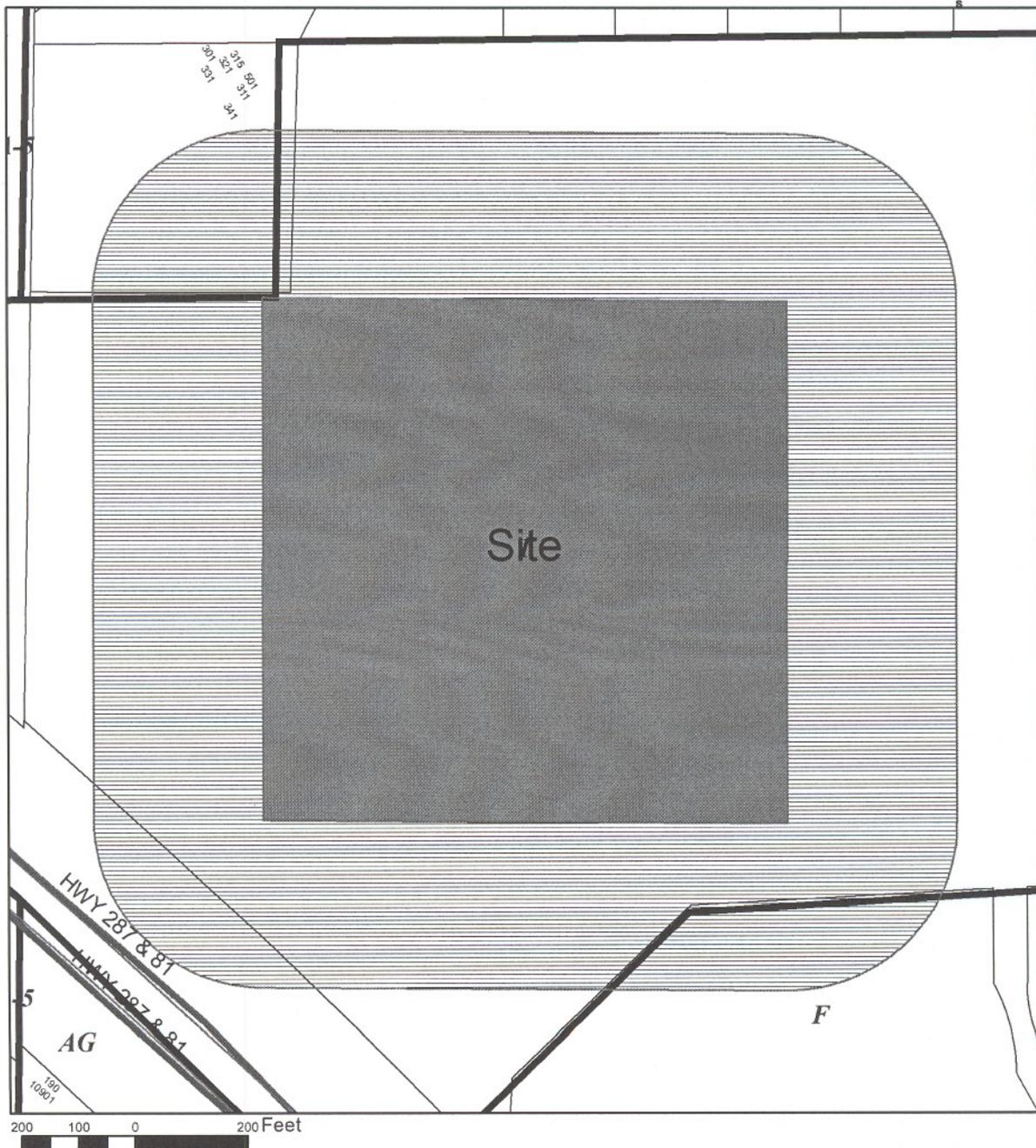


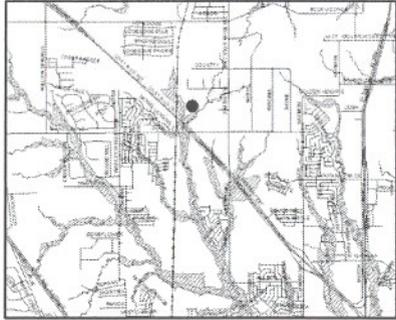
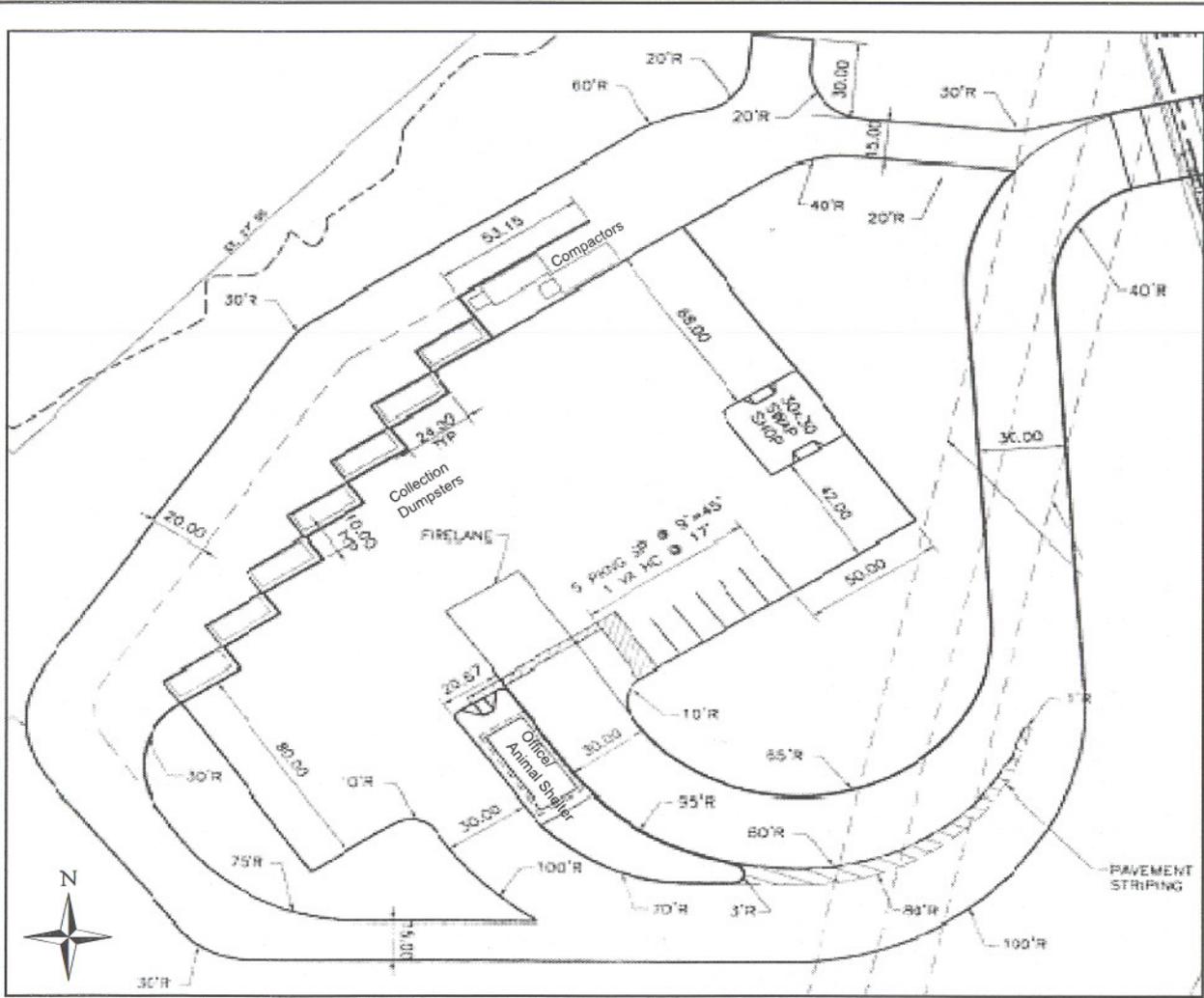
ZC-12-001

Area Zoning Map

Applicant: SK Highland Meadows
Address: 321 E. Bonds Ranch Road
Zoning From: I
Zoning To: PD for I uses for City service center plus recycling drop off
Acres: 19.99962563
Mapsc0: 20P
Sector/District: Far North
Commission Date: 01/11/2012
Contact: 817-392-2495

 300 Ft. Buffer





Location Map

Notes:

1. Will comply with Urban Forestry Ordinance
2. Will comply with Landscape Ordinance
3. Will comply with Sign Ordinance
4. Retaining wall around perimeter (varies)
5. Maintenance Office/Animal Shelter approximately 1200 sq. ft.
6. Current and surrounding zoning: "I" Light Industrial

PROPERTY DESCRIPTION

Being a 20.000 acre tract of land in the Henry Robertson Survey, Abstract No. 1259, situated in Tarrant County, Texas, and being a portion of that certain 75.732 acre tract of land described in deed to SK Highland Meadows L.P., recorded in County Clerks File Number D204330342, Deed Records, Tarrant County, Texas. The bearings for this survey are based on the northernmost north line of said SK Highland Meadows L.P. tract. Said 20.000 acre tract of land being described by metes and bounds as follows:
 Commencing at the 1/2" iron rod with a plastic cap stamped "RPLS 4818" found at an inner ell corner of the said SK Highland Meadows L.P. tract,
 THENCE North 89°52'37" West, along the most westerly north line of the said SK Highland Meadows L.P. tract, a distance of 50.00 Feet;
 THENCE leaving the said north line and continuing over and across the said SK Highland Meadows L.P. tract the following courses and distances;
 South 0°07'23" West, a distance of 10.00 Feet to the POINT OF BEGINNING,
 South 89°52'37" East, a distance of 933.38 Feet;
 South 0°07'23" West, a distance of 933.38 Feet;
 North 89°52'37" West, a distance of 933.38 Feet;
 North 0°07'23" East, a distance of 933.38 Feet to the POINT OF BEGINNING; and containing a computed area of 20.000 Acres, more or less.

RECOMMENDED FOR APPROVAL

Site Plan

Northside Service Center Citizen Drop Off Station



Developer: City of Fort Worth, Transportation/Public Works Dept.,
 1000 Throckmorton St., Ft. Worth, Tx
 Owner: SK Highlands, 314 N. Main St., Ft. Worth, Tx

Date: January 4, 2012
 Revisions:

Director of Planning & Development

Date

ZC-12-001

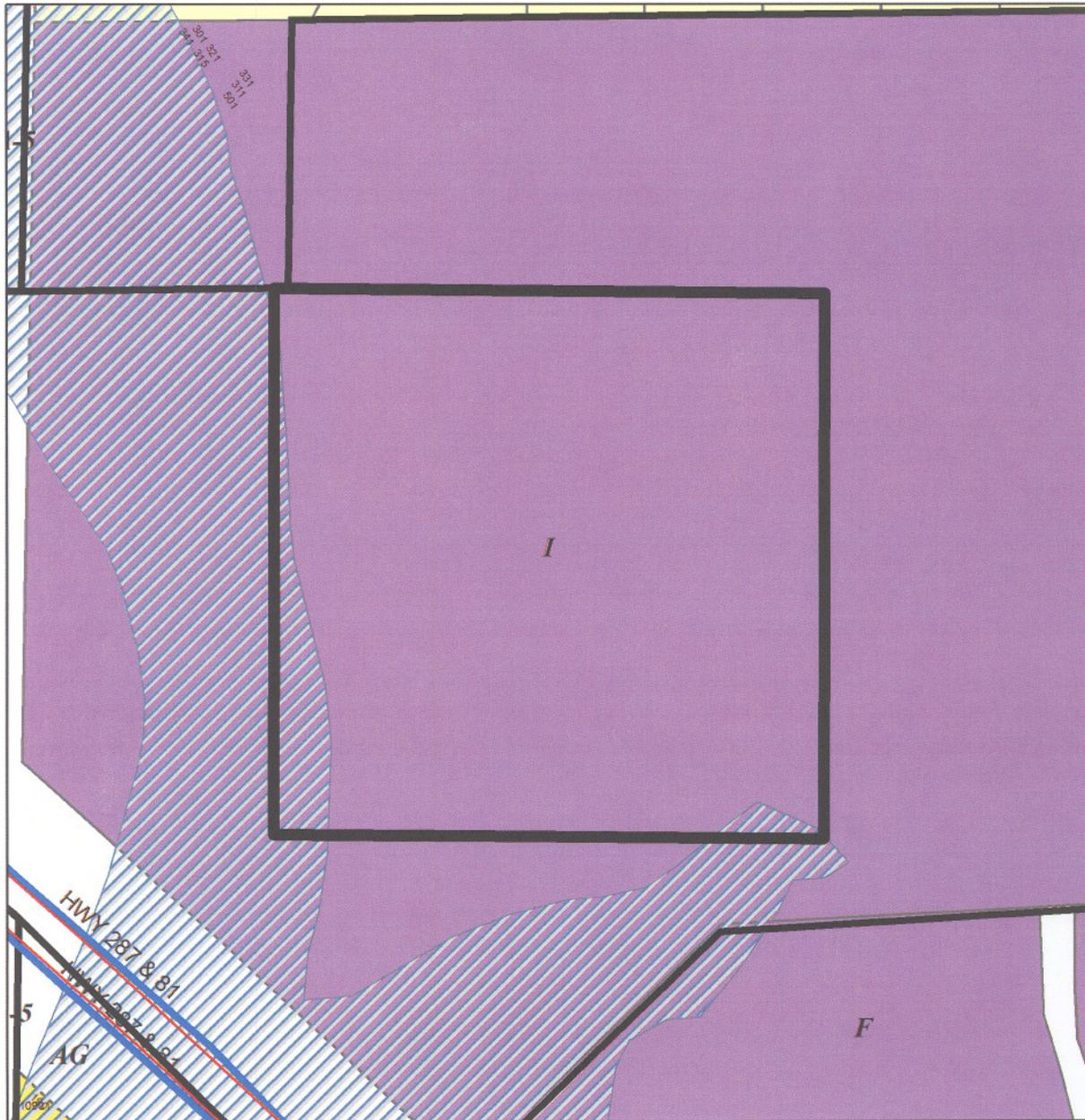
FORT WORTH



321 E. Bonds Ranch Road

Future Land Use

ZC-12-001



- 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

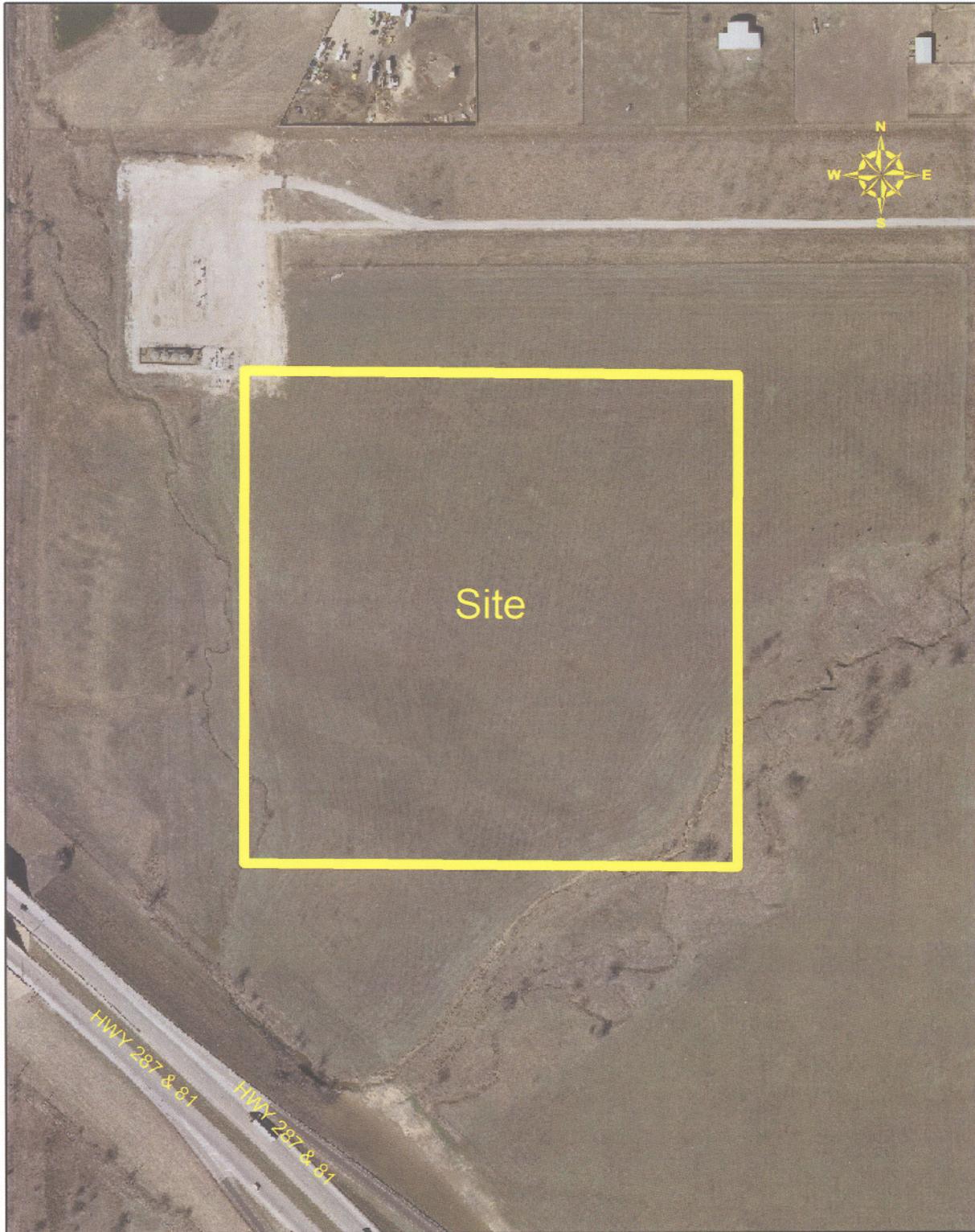
- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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



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

2. ZC-12-001 SK Highland Meadows (CD 7)- 321 East Bonds Ranch Road (Henry Robertson Survey, Abstract No. 1259, 20.00 Acres): from "I" Light Industrial to "PD/I" Planned Development for all uses in "I" Light Industrial plus drop-off station for non-hazardous household waste, recycling and animal control; site plan included.

Tim Welch, 1308 Norwood Drive, Suite 200, Bedford, Texas representing SK Highland Meadows the property owner explained to the Commissioners the request to rezone this 20 acre tract to PD/I for a recycling center and animal control facility.

Mr. Ortiz asked about the facility.

Mark Rauscher, Program Managers Office, 1000 Throckmorton Street, City of Fort Worth, Texas explained to the Commissioners the facility will allow for homeowners to drop off their recycling materials paper, plastic, etc. The animal shelter will be a temporary location for pet owners to drop off unwanted animals until they can be transferred to an animal shelter in the City.

Mr. West asked about access to the site. Mr. Rauscher explained the site plan displayed is similar to the Hemphill site. Some of the bins have to be worked out as far as location. Mr. West asked about street access. Mr. Rauscher said there are two roadway connections to the south from the south and one from the east. There will also be internal access. Mr. West asked if there will be access from Highway 287. Mr. Rauscher mentioned there are no continuous frontage roads in this area.

Ms. Zadeh asked about them adding non-hazardous waste to the description. Mr. Rauscher mentioned that is correct they are adding it to the language.

Ed Davis, 300 E. Bonds Ranch Road, Fort Worth, Texas with Alderwood Properties the adjacent parcel spoke in support.

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

3. ZC-12-002 Juan Martinez (CD 8)- 1001 Oak Grove Road (Louis Cohen Survey, Abstract 290, Tracts 3H & 5C, 4.80 Acres): from "A-5" One-Family to "E" Neighborhood Commercial

John Grant, 3244 Hemphill Street, Fort Worth, Texas representing Juan Martinez explained to the Commissioners the request to rezone the property to E to allow for a restaurant. Mr. Grant mentioned it will be about 5,000 square feet and be located towards the front of the property