



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
March 20, 2012

Council District 2

Zoning Commission Recommendation:
Approved by a vote of 9-0

Opposition: none

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

Owner / Applicant: **McQuerry Properties**

Site Location: 2355 & 2425 Decatur Avenue Mapsco: 62H

Proposed Use: **Site Plan for expanded recycling facility**

Companion Cases: ZC-06-285/PD-775

Background:

A previous tenant of the subject property obtained zoning and site plan approval for recycling facilities under ZC-06-885/PD 775. A new metal recycler, Gachman Metals, will be using the same area previously approved and is expanding the recycling activities into an area that had been designated solely for parking, which triggers a new site plan approval. The new business has begun using the area of the site plan previously approved for recycling uses.

The applicant is proposing to add a scale, reconfigure the roll-off container and parking locations, and amend the uses of the northern-most building. To mitigate the impacts of the expanded uses, a 10-foot tall metal screening fence will be extended to the northern property line. Tree plantings will be extended to the north with the new fence, and the existing trees in the parkway will be moved, and replaced as needed, to allow space for proper growth.

Site Information:

Owner: McQuerry Properties
4817 Winthrop Avenue East
Fort Worth, TX 76116

Agent: C. R. Bonilla
Acreage: 2.99 ac.
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North K / industrial uses, including auto salvage
East J / commercial uses and vacant land
South K / industrial uses and railroad
West K / vacant land and railroad

Site Plan Comments:

- The site plan was not submitted with an updated operations manual, as described in their notes and as required by Sec. 4.305D.

- Traffic volumes have not been analyzed with their potential impact on the roadways adjacent to the site.
- If the 6 parking spaces behind curbs noted by TPW do not have the curbs removed, the parking spaces must be relocated.

Compliance with the items noted above shall be reflected on the site plan or a waiver is required.

Transportation/Public Works (TPW) site plan comments:

1. Show ROW dimension for streets.
2. Sidewalk required adjacent to street (show sidewalk and include in legend).
3. Remove the six parking spaces not accessed by drive (directly adjacent to the street).
4. Replace sidewalk and curb and gutter where it is in poor condition.
5. Label existing and proposed driveways and show distance between all.
6. Parkway Permit - "Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit."

Comments made by TPW staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute TPW acceptance of conditions; traffic code will be applied to the project.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-285, subject site, approved as PD for K uses plus recycling facility.

Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Decatur Avenue	2 way, Collector	Collector	No
NE 23 rd Street	2 way, Collector	Collector	No

Considerations: The site has frontage only onto Decatur Avenue, which becomes NE 23rd Street to the south, which does not appear adequate for the traffic generated by the expanded use.

Public Notification:

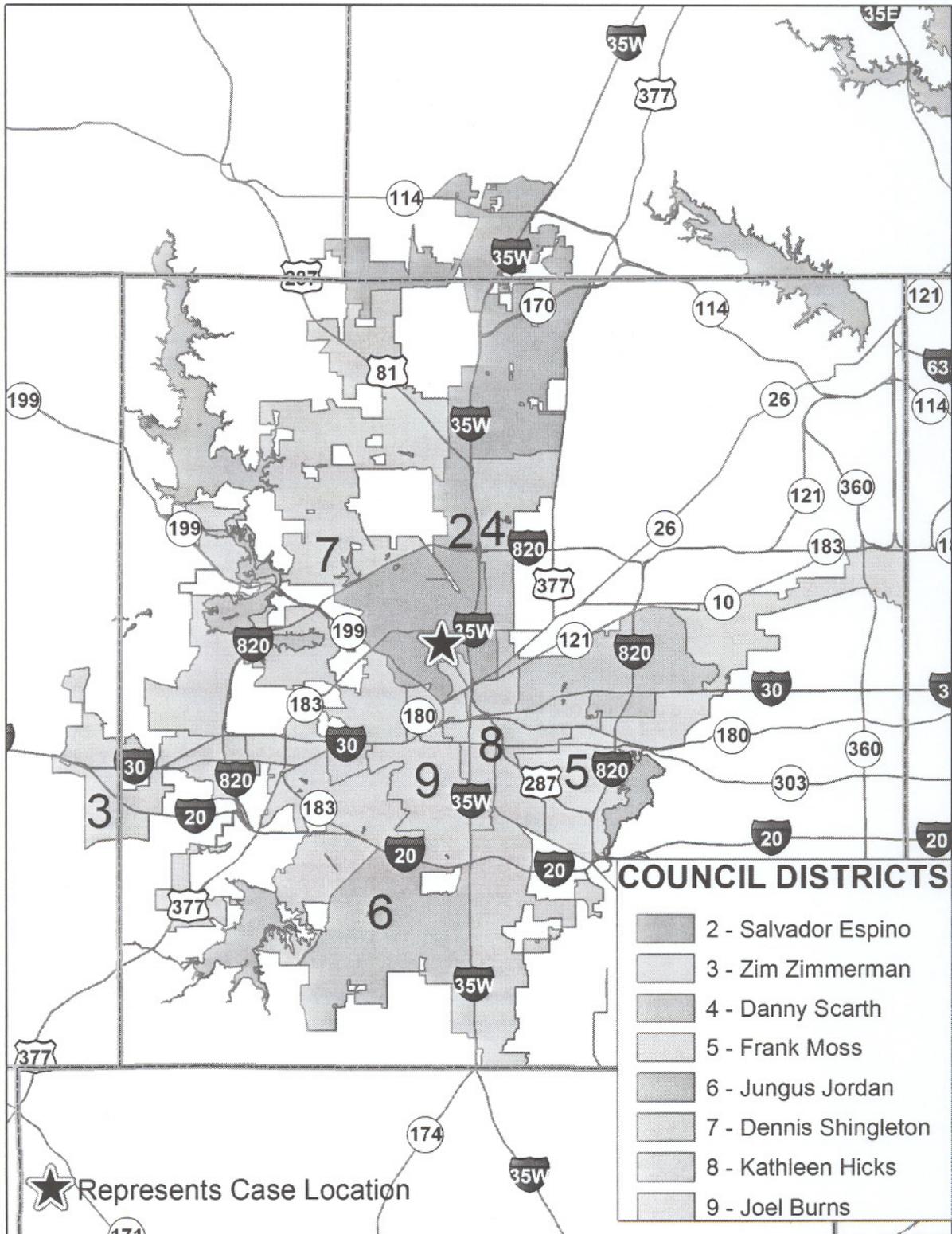
The following Neighborhood Associations were notified:

No neighborhood associations within ¼ mile	North Fort Worth Historical Society
Near Northside Partners Council	Fort Worth ISD

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan

Location Map





Area Zoning Map

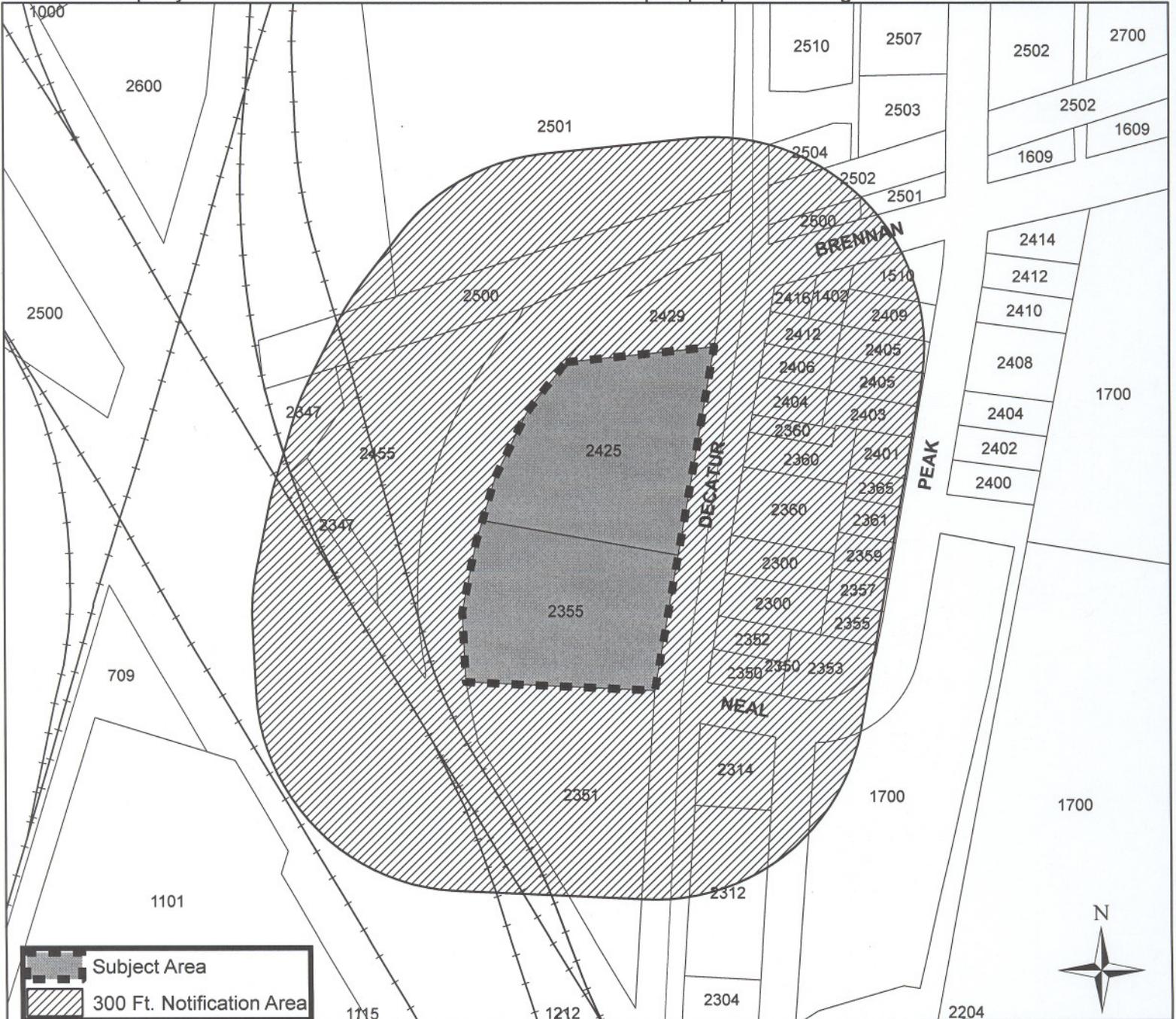
Applicant: McQuerry Propertiest
Address: 2355 & 2425 Decatur Avenue
Zoning From: PD 775
Zoning To: Amend site plan for PD 775
Acres: 2.988311
MapSCO: 62H Sector/District: Northside
Commission Date: 03/14/2012 Contact: 817-392-8190

You may find a list of included properties at:

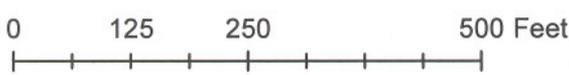
<http://www.fortworthgov.org/planninganddevelopment/zoningcommission.aspx>

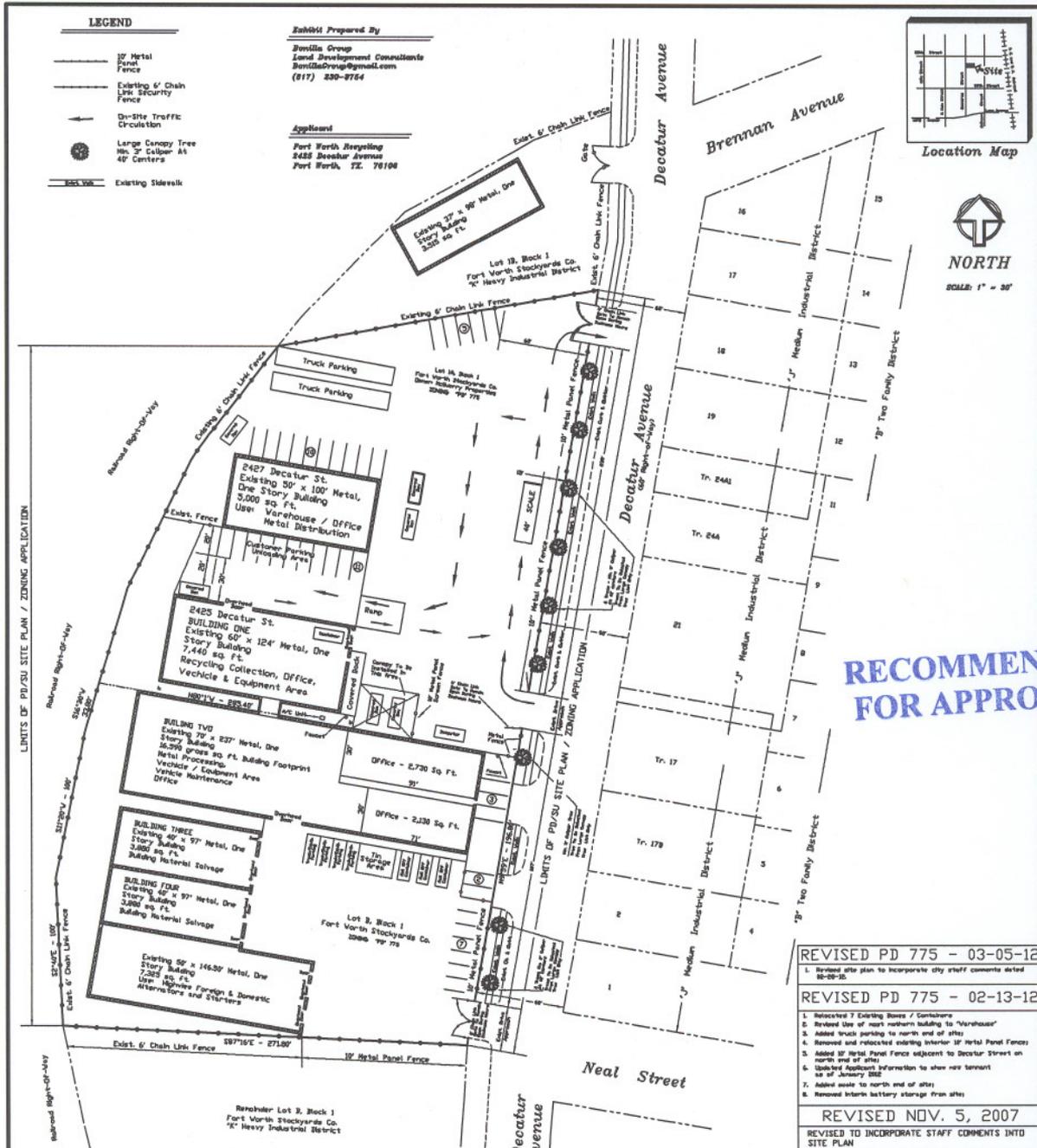
Click on "Property List" under the case name.

A map of proposed zoning districts is attached.



 Subject Area
 300 Ft. Notification Area





RESPONSE TO URBAN FORESTRY COMMENTS	NOTE	RESPONSE TO TRANSPORTATION/PUBLIC WORKS COMMENTS	PARKING CALCULATIONS	RESPONSE TO PLANNING & DEVELOPMENT STAFF COMMENTS
1. Application for "City of Fort Worth Tree Base" has been completed and submitted to the Urban Forestry Department.	SITE IS EXISTING AND 100 PERCENT FULLY DEVELOPED	1. Minimum shall be required for all streets as per City of Fort Worth Standards.	4,880 gross office square footage = 12 parking spaces required 2,820 gross warehouse/industrial sq footage = 28 parking spaces required 40 total parking spaces required 48 total parking spaces provided	1. Landscape requirements and landscape plan are not being provided based on the following provisions of the Zoning Ordinance: Part Chapter 6, Landscaping Standards Section 3. Landscaping and Buffers Paragraph 6. Exempted from Landscape Requirements Section 3. The following are not subject to these landscape requirements: 3.1 Structures that do not create or exceed building square footage of temporary structures such as job sheds associated with construction activities. 3.2 Although this site is exempt from landscape requirements the applicant will be providing and installing 9 new trees (within 10' radius) to be installed at the site of installation / planting. See site plan for new tree locations. 3.3 Paving surface consists of existing dirt, gravel, hard surface asphalt. 3.4 All lighting to comply with City of Fort Worth code and ordinance. 3.5 All exterior signage will be screened with 10' solid panel fence as noted on site plan. 3.6 Required dumpster to be located behind 10' solid panel fence. 3.7 All exterior signage will be screened. See site plan for location of 10' solid panel screen fence.
1. All proposed structures planned on this site will be required to follow the minimum quantities of the Fire Code to avoid Group 1 occupancy. 2. All existing structures on this site will be required to follow the Fire Code to avoid Group 1 occupancy. 3. Modification of fire lane not required for recycling. Only required if occupancy increases beyond that indicated on CO.		2. Driver/Operator will submit and maintain and have available on-site all required permits, and will comply with all Federal, state, and local laws and regulations that relate to the collection, transportation, handling, processing, and disposal of all materials for which the facility is licensed and permitted. 3. Driver/Operator to submit and maintain and have available on-site all required permits, and will comply with all Federal, state, and local laws and regulations that relate to the collection, transportation, handling, processing, and disposal of all materials for which the facility is licensed and permitted. 4. Driver/Operator to submit and maintain and have available on-site all required permits, and will comply with all Federal, state, and local laws and regulations that relate to the collection, transportation, handling, processing, and disposal of all materials for which the facility is licensed and permitted.		2. Installation of storage will be located at the entrance of site on an on-block street. Street will identify the owner/operator, business address, telephone number, hours of operation, additional signage will be provided at entrance of site. Street will identify the owner/operator, business address, telephone number, hours of operation, additional signage will be provided at entrance of site. 3. Driver/Operator will submit and maintain and have available on-site all required permits, and will comply with all Federal, state, and local laws and regulations that relate to the collection, transportation, handling, processing, and disposal of all materials for which the facility is licensed and permitted. 4. Driver/Operator to submit and maintain and have available on-site all required permits, and will comply with all Federal, state, and local laws and regulations that relate to the collection, transportation, handling, processing, and disposal of all materials for which the facility is licensed and permitted. 5. Driver/Operator to submit and maintain and have available on-site all required permits, and will comply with all Federal, state, and local laws and regulations that relate to the collection, transportation, handling, processing, and disposal of all materials for which the facility is licensed and permitted.
1. Zoning which 1/4 acre of site consists of "R-1 Single Family District", "R-2 Two Family District", "R-3 Light Industrial", "R-4 Heavy Industrial District". 2. Zoning which 1/4 acre of site consists of various heavy industrial, Light Industrial, Commercial, Residential, and Unzoned areas. 3. Land use and zoning adjacent to the site include: - North of site is zoned "R-4 Heavy Industrial zoning and use." - East of site is zoned "R-1 Light Industrial zoning and industrial use." - West of site is zoned "R-2 Two Family zoning and use." - South of site is zoned "R-3 Light Industrial zoning and use." 4. Provide fire protection all by conventional through use of fire fighting equipment and storage under the guidance and direction of all fire departments. Provide fire safety educational program to be conducted for employees. Refer to operations manual for practices and procedures. 5. Dumpster, shipping water, and surface water protection all to be maintained through water protection management area and procedures. Refer to operations manual and storm water management manual for practices and procedures. 6. Provide for all activities including loading and unloading, handling and processing of materials, maintenance and storage of containers, vehicles, equipment & machinery within the confines of the facility. Provide educational & safety program to be conducted in the operations manual.				1. Landscaping requirements and landscape plan are not being provided based on the following provisions of the Zoning Ordinance: Part Chapter 6, Landscaping Standards Section 3. Landscaping and Buffers Paragraph 6. Exempted from Landscape Requirements Section 3. The following are not subject to these landscape requirements: 3.1 Structures that do not create or exceed building square footage of temporary structures such as job sheds associated with construction activities. 3.2 Although this site is exempt from landscape requirements the applicant will be providing and installing 9 new trees (within 10' radius) to be installed at the site of installation / planting. See site plan for new tree locations. 3.3 Paving surface consists of existing dirt, gravel, hard surface asphalt. 3.4 All lighting to comply with City of Fort Worth code and ordinance. 3.5 All exterior signage will be screened with 10' solid panel fence as noted on site plan. 3.6 Required dumpster to be located behind 10' solid panel fence. 3.7 All exterior signage will be screened. See site plan for location of 10' solid panel screen fence.

RECOMMENDED FOR APPROVAL

REVISED PD 775 - 03-05-12
REVISED PD 775 - 02-13-12
REVISED NOV. 5, 2007
REVISED TO INCORPORATE STAFF COMMENTS INTO SITE PLAN
REVISED AUGUST 9, 2007
REVISED TO MEET CURRENT STAFF REPORT COMMENTS AND 07-11-07 ZONING COMMISSING FINDINGS!

Amended PD 775
07-06-000 and 07-06-286
Planned Development / Specific Use
"I" Heavy Industrial District
Plus Recycling Collection & Distribution Center
2425 Decatur Avenue
Fort Worth, Texas 76106
Lot 1A and S, Block 1
Fort Worth Stockyards Company
3.01 Acres of Land
APPROVED March 5, 2012

LEGEND

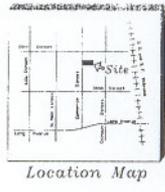
- Existing Building
- Duct Free, Hard Surface Pavement
- Grass
- Walk
- 30' Metal Chain Link Fence
- Existing 6' Chain Link Security Fence

Exhibit Prepared By

Bealls Group
Land Development Consultants
2025 North West Street
(817) 338-9412
Fort Worth, Texas 76102
bealls@groupbealls.com

Owner / Applicant

Bealls Inc.
Paper Recycling Center
2425 Decatur Avenue
Fort Worth, TX 76106
(817) 740-8861



NORTH
SCALE: 1" = 30'

Existing Site Plan



REVISED NOV. 5, 2007

- 1. Revised TRINING OPERATE STATE COMMENTS INTO SITE PLAN
- 2. Furnish colored overlays on site plan only.
- 3. Modified zoning to the east from "M" Heavy Ind. to "H" Heavy Ind.
- 4. Added restriction that on proposed "H" to be selected from "Large Capacity Free Lot" only.

REVISED AUGUST 9, 2007

- 1. Revised TRINING OPERATE STATE COMMENTS INTO SITE PLAN
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NOTE:
1. Application for "City of Fort Worth Tree Removal" has been completed and submitted to the Urban Forestry Department.

NOTE:
SITE IS EXISTING AND 100 PERCENT FULLY DEVELOPED

PLANNING DEPARTMENT REQUIREMENTS	TRANSPORTATION/PUBLIC WORKS DEPARTMENT REQUIREMENTS	PARKING REGULATIONS
<p>1. All hazardous materials storage at this site will be required to have the appropriate quantity of fire flow to protect the site.</p> <p>2. All hazardous materials storage at this site will be required to have the appropriate quantity of fire flow to protect the site.</p> <p>3. Modification of the site plan will require for re-zoning. See re-zoning if occupancy increases beyond that that is indicated on CO.</p>	<p>1. All sites that are required for all streets in the City of Fort Worth.</p> <p>2. Site all buildings and structures on site, this site plan is adequate for use of the site as proposed in the future. Use of all streets, signs and other parking will be modified to meet current standards.</p> <p>3. Motor vehicle on site must be stored in a secure manner. All vehicles must be stored in a secure manner. All vehicles must be stored in a secure manner.</p>	<p>1. 480 gross office space footage + 10 parking spaces required</p> <p>2. 9,930 gross warehouse/retail use footage + 20 parking spaces required</p> <p>3. 100 gross parking spaces required</p> <p>4. 100 gross parking spaces required</p> <p>5. 100 gross parking spaces provided</p>
<p>1. Zoning within 1/4 mile of site consists of "M" Single Family District, "H" Heavy Industrial, "L" Light Industrial, "M" Heavy Industrial, "L" Light Industrial, Commercial, Residential and Unincorporated area.</p> <p>2. The site is within 1/4 mile of heavy industrial zoning and use.</p> <p>3. The site is within 1/4 mile of heavy industrial zoning and use.</p> <p>4. The site is within 1/4 mile of heavy industrial zoning and use.</p> <p>5. The site is within 1/4 mile of heavy industrial zoning and use.</p> <p>6. The site is within 1/4 mile of heavy industrial zoning and use.</p> <p>7. The site is within 1/4 mile of heavy industrial zoning and use.</p> <p>8. The site is within 1/4 mile of heavy industrial zoning and use.</p> <p>9. The site is within 1/4 mile of heavy industrial zoning and use.</p> <p>10. The site is within 1/4 mile of heavy industrial zoning and use.</p> <p>11. The site is within 1/4 mile of heavy industrial zoning and use.</p> <p>12. 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Landscape requirements and landscape plan are not being prepared based on the following provisions of the Zoning Ordinance:</p> <p>Article 3 - Landscaping and Buffers</p> <p>Section 3.1 - Landscaping and Buffers</p> <p>Section 3.2 - Landscaping and Buffers</p> <p>Section 3.3 - Landscaping and Buffers</p> <p>Section 3.4 - Landscaping and Buffers</p> <p>Section 3.5 - Landscaping and Buffers</p> <p>Section 3.6 - Landscaping and Buffers</p> <p>Section 3.7 - Landscaping and Buffers</p> <p>Section 3.8 - Landscaping and Buffers</p> <p>Section 3.9 - Landscaping and Buffers</p> <p>Section 3.10 - Landscaping and Buffers</p> <p>Section 3.11 - Landscaping and Buffers</p> <p>Section 3.12 - Landscaping and Buffers</p> <p>Section 3.13 - Landscaping and Buffers</p> <p>Section 3.14 - Landscaping and Buffers</p> <p>Section 3.15 - Landscaping and Buffers</p> <p>Section 3.16 - Landscaping and Buffers</p> <p>Section 3.17 - Landscaping and Buffers</p> <p>Section 3.18 - Landscaping and Buffers</p> <p>Section 3.19 - Landscaping and Buffers</p> <p>Section 3.20 - Landscaping and Buffers</p> <p>Section 3.21 - Landscaping and Buffers</p> <p>Section 3.22 - Landscaping and Buffers</p> <p>Section 3.23 - Landscaping and Buffers</p> <p>Section 3.24 - Landscaping and Buffers</p> <p>Section 3.25 - Landscaping and Buffers</p> <p>Section 3.26 - Landscaping and Buffers</p> <p>Section 3.27 - Landscaping and Buffers</p> <p>Section 3.28 - Landscaping and Buffers</p> <p>Section 3.29 - Landscaping and Buffers</p> <p>Section 3.30 - Landscaping and Buffers</p> <p>Section 3.31 - Landscaping and Buffers</p> <p>Section 3.32 - Landscaping and Buffers</p> <p>Section 3.33 - Landscaping and Buffers</p> <p>Section 3.34 - Landscaping and Buffers</p> <p>Section 3.35 - Landscaping and Buffers</p> <p>Section 3.36 - Landscaping and Buffers</p> <p>Section 3.37 - Landscaping and Buffers</p> <p>Section 3.38 - Landscaping and Buffers</p> <p>Section 3.39 - Landscaping and Buffers</p> <p>Section 3.40 - Landscaping and Buffers</p> <p>Section 3.41 - Landscaping and Buffers</p> <p>Section 3.42 - Landscaping and Buffers</p> <p>Section 3.43 - Landscaping and Buffers</p> <p>Section 3.44 - Landscaping and Buffers</p> <p>Section 3.45 - Landscaping and Buffers</p> <p>Section 3.46 - Landscaping and Buffers</p> <p>Section 3.47 - Landscaping and Buffers</p> <p>Section 3.48 - Landscaping and Buffers</p> <p>Section 3.49 - Landscaping and Buffers</p> <p>Section 3.50 - Landscaping and Buffers</p> <p>Section 3.51 - Landscaping and Buffers</p> <p>Section 3.52 - Landscaping and Buffers</p> <p>Section 3.53 - Landscaping and Buffers</p> <p>Section 3.54 - Landscaping and Buffers</p> <p>Section 3.55 - Landscaping and Buffers</p> <p>Section 3.56 - Landscaping and Buffers</p> <p>Section 3.57 - Landscaping and Buffers</p> <p>Section 3.58 - Landscaping and Buffers</p> <p>Section 3.59 - Landscaping and Buffers</p> <p>Section 3.60 - Landscaping and Buffers</p> <p>Section 3.61 - Landscaping and Buffers</p> <p>Section 3.62 - Landscaping and Buffers</p> <p>Section 3.63 - Landscaping and Buffers</p> <p>Section 3.64 - Landscaping and Buffers</p> <p>Section 3.65 - Landscaping and Buffers</p> <p>Section 3.66 - Landscaping and Buffers</p> <p>Section 3.67 - Landscaping and Buffers</p> <p>Section 3.68 - Landscaping and Buffers</p> <p>Section 3.69 - Landscaping and Buffers</p> <p>Section 3.70 - Landscaping and Buffers</p> <p>Section 3.71 - Landscaping and Buffers</p> <p>Section 3.72 - Landscaping and Buffers</p> <p>Section 3.73 - Landscaping and Buffers</p> <p>Section 3.74 - Landscaping and Buffers</p> <p>Section 3.75 - Landscaping and Buffers</p> <p>Section 3.76 - Landscaping and Buffers</p> <p>Section 3.77 - Landscaping and Buffers</p> <p>Section 3.78 - Landscaping and Buffers</p> <p>Section 3.79 - Landscaping and Buffers</p> <p>Section 3.80 - Landscaping and Buffers</p> <p>Section 3.81 - Landscaping and Buffers</p> <p>Section 3.82 - Landscaping and Buffers</p> <p>Section 3.83 - Landscaping and Buffers</p> <p>Section 3.84 - Landscaping and Buffers</p> <p>Section 3.85 - Landscaping and Buffers</p> <p>Section 3.86 - Landscaping and Buffers</p> <p>Section 3.87 - Landscaping and Buffers</p> <p>Section 3.88 - Landscaping and Buffers</p> <p>Section 3.89 - Landscaping and Buffers</p> <p>Section 3.90 - Landscaping and Buffers</p> <p>Section 3.91 - Landscaping and Buffers</p> <p>Section 3.92 - Landscaping and Buffers</p> <p>Section 3.93 - Landscaping and Buffers</p> <p>Section 3.94 - Landscaping and Buffers</p> <p>Section 3.95 - Landscaping and Buffers</p> <p>Section 3.96 - Landscaping and Buffers</p> <p>Section 3.97 - Landscaping and Buffers</p> <p>Section 3.98 - Landscaping and Buffers</p> <p>Section 3.99 - Landscaping and Buffers</p> <p>Section 3.100 - Landscaping and Buffers</p>	

SP-06-050 and ZC-06-205
Planned Development / Specific Use
10' Heavy Industrial District
Plus Recycling Collection & Distribution Center

2425 Decatur Avenue
Fort Worth, Texas 76106
Lot 1A and B, Block 1
3.01 Acres of Land

John S. Smith
Director of Operations
11/1/07

Revised November 5, 2007

Revised November 5, 2007



2355 & 2425 Decatur Avenue

Future Land Use

SP-12-002



- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| 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

