



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 3, 2012

Council District 4

Zoning Commission Recommendation:
Approved by a vote of 9-0
Opposition: none

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

Owner / Applicant: **Allied Waste Systems, Inc.**

Site Location: 6100 & 6101 Elliott Reeder Road Mapsco: 65J & N

Proposed Use: **Transfer Station/Material Recovery Facility**

Request: From: "AG" Agricultural; PD-287 "PD/SU" Planned Development/Specific Use for a transfer station and material recovery facility. Site plan required.

To: Amend PD-287 "PD/SU" Planned Development/Specific Use for a transfer station and material recovery facility. 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 and site plan amendment for PD 287 in order to rezone a 4.2 acre portion from "AG" to "PD/SU" to expand the business for additional container storage and to expand the existing transfer station building.

The existing transfer station building will be expanded from 42,750 sf to 90,437 sf to allow for the installation of a wide array of material sorting and separation equipment. The equipment will sort and separate recyclable materials (paper, glass, cardboard) that arrive at the site mixed together. After they are processed within the building, the sorted end products will be shipped for reuse. All the processing will take place within the proposed facility.

The initial PD was approved by the City in 1998 (PD287) to authorize the operation of a transfer station. The adjacent PD 171 was incorporated into the boundaries at that time. The existing facility has been in operation since 2001.

Site Information:

Owner: Allied Waste Systems, Inc.
6200 Elliott Reeder Road
Fort Worth, TX 76117
Agent: Nick Stefkovich, Republic Services, Inc.
Acreage: 22.5 ac
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:
North "AG" Agricultural / vacant

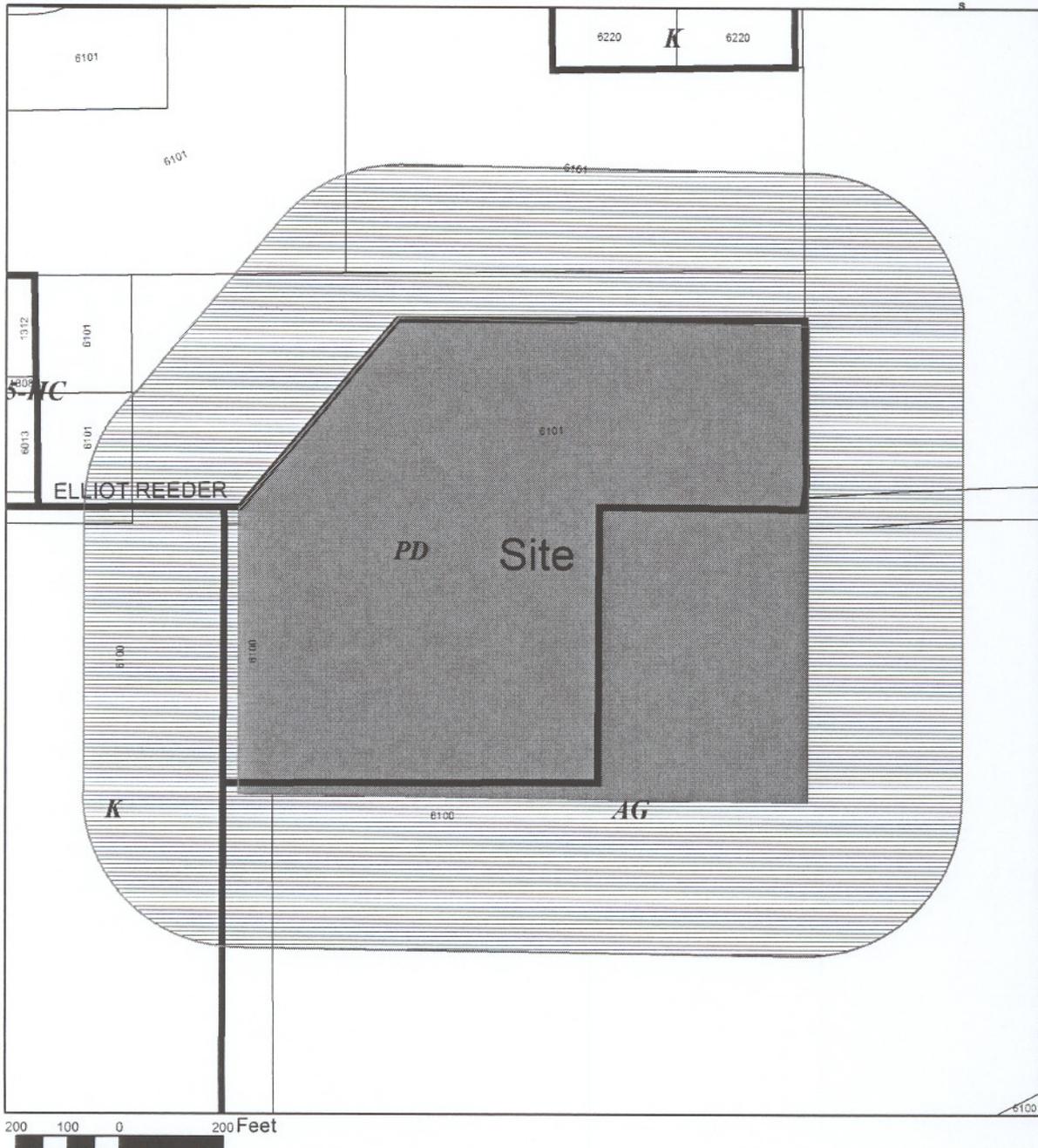


ZC-12-026

Area Zoning Map

Applicant: Allied (Laidlaw) Waste Systems
Address: 6100 & 6101 Elliott Reeder Road
Zoning From: AG, PD 287
Zoning To: PD 287 for recycling facility
Acres: 22.4438713
MapSCO: 65JN
Sector/District: Eastside
Commission Date: 03/14/2012
Contact: 817-392-8043

 300 Ft. Buffer



PROPERTY DESCRIPTION

8.28 ACRES OF LAND SITUATED IN THE WILLIAM B. REEDER SURVEY, ABSTRACT NO. 1333 AND THE HENRY P. TUOGLE SURVEY, ABSTRACT NO. 1013, TARRANT COUNTY, TEXAS AND BEING A PORTION OF FORMER ELLIOTT-REEDER ROAD, VACATED BY CITY OF FORT WORTH ORDINANCE NO. 12802, AND ALSO BEING A PORTION OF 34,848 ACRES OF LAND CONVEYED TO LADLAW WASTE SYSTEMS (FORT WORTH), INC. AS RECORDED IN VOLUME 10101, PAGE 1478, DEED RECORDS OF TARRANT COUNTY, TEXAS, SAID 8.28 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 8, JOE LOUIS ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 388-141, PAGE 7, PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE N 01°11'29"E, 14.00 FEET TO THE POINT OF BEGINNING OF THE HERETAFOR DESCRIBED TRACT OF LAND BEING THE NORTHWEST CORNER OF A 2.8703 ACRE TRACT OF LAND CONVEYED TO LADLAW WASTE SYSTEMS (TEXAS), INC. AS RECORDED IN VOLUME 9018, PAGE 1053, DEED RECORDS OF TARRANT COUNTY, TEXAS, AND ALSO BEING IN THE SOUTH LINE OF THE AFOREMENTIONED ORDINANCE NO. 12802;

THENCE N 39°43'10"E, CROSSING THE SOUTH LINE OF A 34,848 ACRE TRACT OF LAND CONVEYED TO LADLAW WASTE SYSTEMS (FORT WORTH), INC. AS RECORDED IN VOLUME 10101, PAGE 1478, DEED RECORDS OF TARRANT COUNTY, TEXAS, AND THE NORTH LINE OF SAID ORDINANCE, A DISTANCE OF 484.28 FEET;

THENCE S 88°01'04"E, A DISTANCE OF 788.10 FEET;

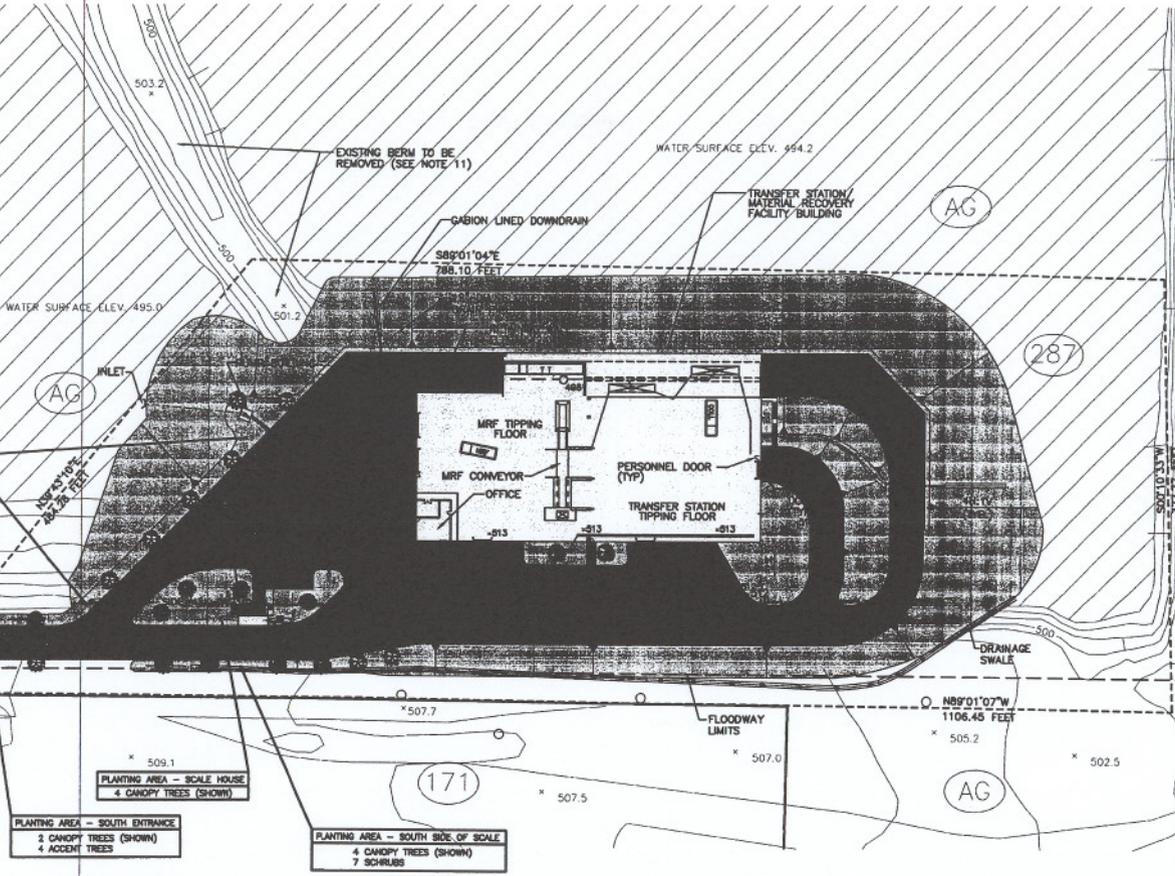
THENCE S 00°10'33"W, CROSSING THE NORTH LINE OF THE AFORESAID ORDINANCE AND THE SOUTH LINE OF SAID 34,848 ACRE TRACT, A DISTANCE OF 377.77 FEET TO THE SOUTH LINE OF SAID ORDINANCE, IN THE NORTH LINE OF A 122.877 ACRE TRACT OF LAND CONVEYED TO LADLAW WASTE SYSTEMS (TEXAS), INC. AS RECORDED IN VOLUME 9018, PAGE 1052, DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE N 88°01'07"W, ALONG THE NORTH LINE OF SAID 122.877 ACRES OF LAND AND THE SOUTH LINE OF SAID VACATION ORDINANCE, A DISTANCE OF 1108.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.28 ACRES OF LAND.

PLANTING AREA - NORTHWEST ENTRANCE
8 CANOPY TREES (SHOWN)
7 ACCENT TREES
20 SHRUBS

WROUGHT-IRON FENCE
ENTRANCE GATES
ELLIOTT-REEDER ROAD (SEE NOTE 9)

10' TO ELECTRIC BASEMENT



- LEGEND**
- - - - - PROPOSED "PD" ZONING BOUNDARY
 - 500 --- EXISTING CONTOUR
 - 507.5 EXISTING SPOT ELEVATION
 - [Hatched Box] EXISTING STRUCTURE
 - [White Box] PROPOSED BUILDING
 - [Dark Grey Box] CONCRETE PAVEMENT AREAS
 - [Stippled Box] LANDSCAPED AREAS
 - EXISTING POWER POLE
 - EXISTING FENCE POLE
 - W WATER LINE
 - SS SANITARY SEWER
 - SW SERVICE WATER
 - FW FIRE PROTECTION WATER
 - x513 PROPOSED FINISHED GRADE
 - [TT Box] TRANSFER TRAILER
 - [MRF Box] MRF TRUCK
 - [COLL Box] COLLECTION TRUCK
 - (AG) AGRICULTURE
 - (K) HEAVY INDUSTRIAL
 - (287) EXISTING "PD" ZONING DISTRICT
 - ZONING BOUNDARY
 - INBOUND TRAFFIC
 - ← OUTBOUND TRAFFIC

- NOTES:**
- EXISTING CONTOURS COMPILED BY METROPOLITAN AERIAL SURVEYS, MARCH 9, 1988. PROPERTY DESCRIPTION, LISTED ABOVE, PREPARED BY LANDES AND ASSOCIATES, INC.
 - THE PROPOSED 8.3 ACRE POSU BOUNDARY IS LOCATED WITHIN A 983 ACRE AREA DIVIDED BY TRINITY WASTE SERVICES. A MINIMUM 370 FOOT BUFFER IS MAINTAINED BETWEEN THE PROPOSED POSU BOUNDARY AND TRINITY'S PROPERTY LINE.
 - EXISTING ZONING OF PROPOSED 8.3 ACRE POSU AREA IS AG.
 - PROPOSED ZONING - POSU FOR A SOLID WASTE TRANSFER STATION AND MATERIAL RECOVERY FACILITY
 - THE PROPOSED FACILITY WILL UTILIZE BOUNDARY LOCATED ON ADJACENT PROPERTY OWNED BY TRINITY.
 - PARKING AREA

OPERATIONAL RESTRICTION
THE FACILITY SHALL NOT BE PERMITTED TO OPEN OR OPERATE AT ANY TIME WHEN THERE IS AN OPERATING TRANSFER STATION ON CONTIGUOUS PROPERTY TO THE SOUTH.

LANDSCAPE MATERIAL INFORMATION

ITEM	SIZE	ACCEPTABLE TYPE OF LANDSCAPING MATERIAL
CANOPY TREES	MINIMUM 3" CALIPER	LIVE OAK, CEDAR ELM, CHINESE PISTACHE, BLUE OAK, TEXAS RED OAK, ASH
ACCENT TREES	MINIMUM 4" HEIGHT	YALPON HOLLY, CRAPE MYRTLE, WAX MYRTLE, POSSUM HAW HOLLY
SHRUBS	5 GALLON MINIMUM	BURFORD HOLLY, NELLIE R. STEVENS HOLLY, CHINESE HOLLY, ELAEGANUS, ABELIA, TAM JAMPER, NANDINA

BUILDING DATA

BUILDING	USE	GROSS AREA	EXT. WALL	NO. STORIES	STATUS
GATE HOUSE	OFFICE	288 SF	METAL PANEL	1	PLANNED
TRANSFER / MRF BUILDING	WASTE PROCESSING/RECYCLING	42,760 SF	METAL PANEL	1	PLANNED
PUMP BUILDING	HOUSE WATER PUMPS/ STORAGE TANKS	120 SF	CONCRETE BLOCK	1	PLANNED

NOTE: ONLY CANOPY TREE LOCATIONS ARE SHOWN ON PLAN.

- ADDITIONAL PARKING AVAILABLE ON TRINITY HAULING COMPANY PROPERTY SOUTH OF SITE.
- OUTSIDE LIGHTING SHALL BE ATTACHED TO EXTERIOR WALL OF BUILDING AND SHALL BE SHIELDED SO THAT NO DIRECT RAYS SHALL CROSS PROPERTY LINES.
- PUBLIC ACCESS TO ELLIOTT-REEDER ROAD BEGINS APPROXIMATELY 370 FEET WEST OF POSU BOUNDARY.
- TRAFFIC LANES ARE A MINIMUM 15 FEET WIDE, TRAFFIC DIRECTION INDICATED ON LEGEND.
- THE EXISTING BERM LOCATED NORTHWEST OF THE SITE WILL BE REMOVED DURING INITIAL SITE DEVELOPMENT. ACCESS TO TRINITY'S PROPERTY (883 ACRES) IS CONTROLLED AT THE PROPERTY BOUNDARY.
- LANDSCAPED AREAS WILL INCLUDE AN AUTOMATIC IRRIGATION SYSTEM IN ADDITION TO THE TREES AND SHRUBS SHOWN ON THE PLAN, GRASS WILL BE ESTABLISHED ON ALL UNPAVED AREAS (WITH THE EXCEPTION OF THE EXISTING PONDS).

FOR PERMITTING PURPOSES ONLY

2088-088
APPROVED BY: _____ DATE: _____

NO.	DATE	DESCRIPTION	BY	CHKD BY
3	02-01	MINOR SITE PLAN REVISION	TM	CRH
2	12-88	MINOR SITE PLAN REVISION	SPC	JPY
1	7-88	ADD OPERATIONAL RESTRICTION NOTE	GLM	JPY
REV	DATE	DESCRIPTION	DES BY	CHK BY
1	11-01		GLM	JPY



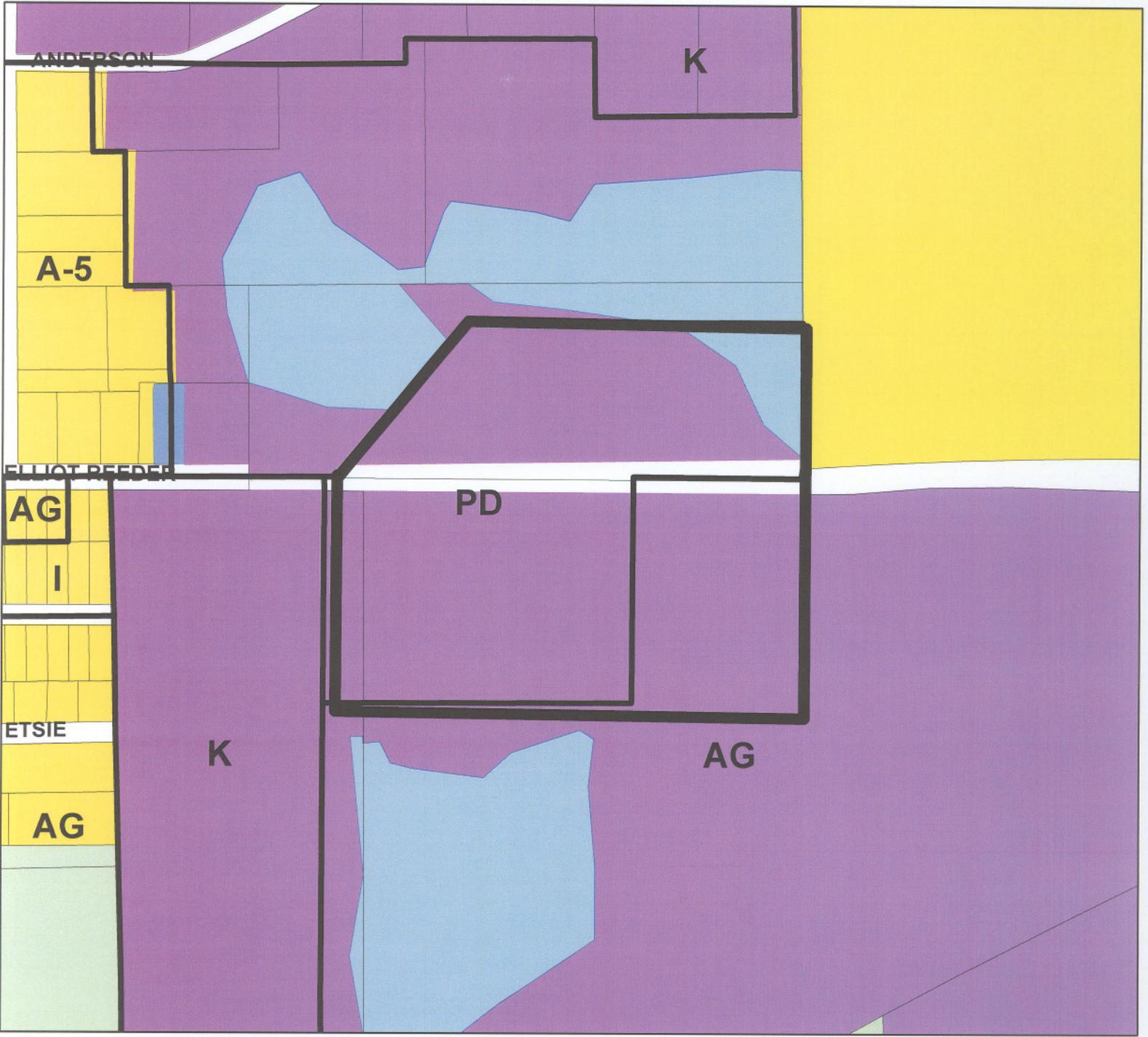
TRINITY WASTE SERVICES
FORT WORTH TS/MRF
TARRANT COUNTY, TEXAS
PD SITE PLAN REVISION

DRAWING NO. 1
PROJECT NO. 0200-024-001

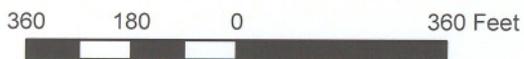
John B. Shipfield
2-21-01

Existing Site Plan

Future Land Use



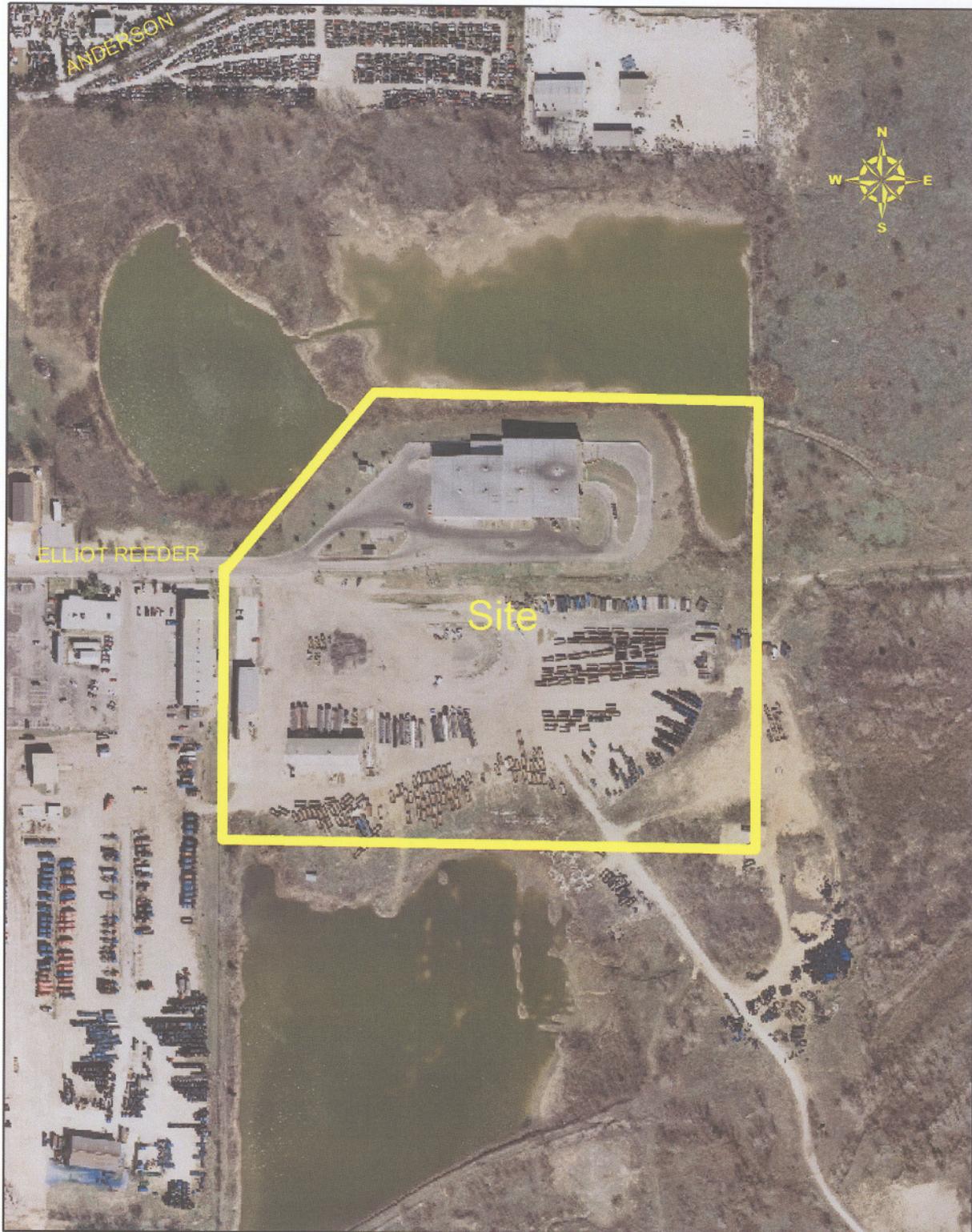
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|--|--------------------|--|-----------------------------------|--|--------------------------------------|
| | TOLLWAY / FREEWAY | | Vacant, Undeveloped, Agricultural | | Neighborhood Commercial |
| | PRINCIPAL ARTERIAL | | Lakes and Ponds | | General Commercial |
| | MAJOR ARTERIAL | | Rural Residential | | Light Industrial |
| | MINOR ARTERIAL | | Suburban Residential | | Heavy Industrial |
| | | | Single Family Residential | | Mixed-Use Growth Center |
| | | | Manufactured Housing | | Industrial Growth Center |
| | | | Low Density Residential | | Infrastructure |
| | | | Medium Density Residential | | 100 Year Flood Plain |
| | | | High Density Residential | | Public Park, Recreation, Open Space |
| | | | Institutional | | Private Park, Recreation, Open Space |



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 1, 2011.



Aerial Photo Map



Veronica Johnson	2701 Lee Ave.			Support	
Daniel Delgado	2119 Lee Ave.			Support	Turned speaker form in
Rose Gonzales	2934 Ridgeline Dr.			Support	Turned speaker form in
Burl Hampton/ Far Greater Northside	2902 Lulu St.			Support	Spoke at hearing
Celia Escamilla	2616 NW 29 th St	Yes		Support	Sent letter in
Emmanuel Alvarado	2115 Clinton Ave.			Support	Spoke at hearing

8. ZC-12-025 Nicholas Martin Jr. (CD 5)- 8913 Randol Mill Road (Cottonwood Village, Block 1, Lot A & B, 5.06 Acres): from "A-7.5" One-Family to "R2" Townhouse/Cluster

Anton Mireiter, 14 Avenue Twenty, Trophy Club, Texas representing Nicholas Martin Jr. explained to the Commissioners they are requesting to rezone to PD/R2 limited to six units per acre to develop townhomes. He stated it is not feasible to develop single-family homes on this site.

Mr. West asked what is located in the very right hand corner of the aerial displayed overhead. Mr. Mireiter explained it is a maintenance facility for the golf course. He also asked about the drill site.

Mr. Ferrell explained there is a gas well site next to the storage facility and is heavily wooded.

Motion: Following brief discussion, Mr. Ferrell recommended approval of the request as amended for PD/R2 limited to six units per acre; site plan required, seconded by Mr. Genua. The motion carried 9-0.

<i>Document received for written correspondence</i>				<i>ZC-12-025</i>	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Bill Buehler/ Bentley Village Water Chase Estates HOA	8721 Raquet Club Dr.			Support	Sent letter in for PD/R2

9. ZC-12-026 Allied Laidlaw Waste Systems (CD 4)- 6100 and 6101 Elliott Reeder Road (William R. Reeder Survey, Abstract 1303, Henry P. Tuggle Survey, Abstract 1513, and portion of Block 1, Lot 1, Fort Worth Transfer Station Addition, 22.05 Acres): from "AG" Agricultural and "PD-287" Planned Development for all uses in "K" Heavy industrial plus transfer station and materials recovery facility to amend "PD-287" Planned Development for all uses in "K" Heavy Industrial plus transfer station and materials recovery facility; site plan included.

Jeff Young, 6420 Southwest Boulevard, Fort Worth, Texas representing Allied Laidlaw Waste Systems, explained to the Commissioners they are amending the previously approved site plan to expand their facility. The new expansion will take materials that usually end up at a landfill and process and separate to make available for other businesses. Mr. Young provided some background history. The PD was originally created in 1998. The original building only recycled cardboard; they want to expand this building to put in state of the art sorting equipment. The existing PD is about 1800 acres. Mr. Young presented a presentation to the Commissioners. The existing building is about 42,000 square feet and will double in size to accommodate the new recycling equipment. He went on to note the expansion will create 40 new jobs. There will be no increase in traffic volume.

Mr. Edmonds asked why they want to expand the recycling facility. Mr. Young replied there is a need for the facility here and are responding to the market. Mr. Edmonds asked about selling to local businesses. He replied the raw products will be made available to the public so they don't have to purchase somewhere else.

Mr. West wanted to clarify who will be bringing the product in and will it be open to the public. Mr. Young said the majority of the traffic will be Republic with some third party transportation firms that will bring in recycling materials. They are also looking at the possibility of a citizen drop off station. Mr. West mentioned the primary access being off of Carson Street.

Ms. Conlin asked where the materials come from. Mr. Young responded all over the City, mainly businesses.

Mr. Genua asked if they would be accepting non-hazardous waste. Mr. Young said they would not be accepting non-hazardous waste.

Brenda Sanders Wise, 1412 Carson Street, Fort Worth, Texas speaking on behalf of Valley Baptist Church spoke in favor of the request. She did explain they have met with the applicant and wanted to ask if they could use Elliott Reeder Road instead of Carson Street. She went on to mention they are aware of the operating hours but not for sure if they were operating on Sundays.

Trina Sanders, 1408 Carson Street, Fort Worth, Texas President of the Garden of Eden NA spoke in support. She wanted to ask if they would consider the hours of operation. She said they have always been good neighbors.

In rebuttal, Mr. Young responded to their concerns. He mentioned for the trucks they control, they will attempt to redirect them to Elliott Reeder Road.

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

<i>Document received for written correspondence</i>				ZC-12-026
Name	Address	In/Out 200 ft notification	Position on case	Summary

		area			
Brenda Sanderson	1412 Carson St.	Yes		Support	Spoke at hearing
Trina Sanders/ Garden of Eden NA	1408 Carson St.	Yes		Support	Spoke at hearing

10. ZC-12-027 SLF IV/Legacy Capital (CD 6)- Generally bounded by Summer Creek Drive, Stewart Feltz Road, Granbury Road, and Risinger Road (see addresses in case file, 664.13 Acres): from: "AR" One-Family Restricted, "A-5" One-Family, "CR" Low Density Multifamily, "C" Medium Density Multifamily, "D" High Density Multifamily, "E" Neighborhood Commercial, "G" Intensive Commercial to: "A-5" One-Family, "CF" Community Facilities, "C" Medium Density Multifamily, "D" High Density Multifamily, "PD/D" Planned Development for all uses in "D" High Density Multifamily with site plan being required, "E" Neighborhood Commercial, and "G" Intensive Commercial

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing SLF IV/Legacy Capital explained to the Commissioners they are requesting a 30 day continuance.

Ms. Spann asked if 30 days would be enough time. Mr. Hudson said yes he thinks it will.

Motion: Following brief discussion, Ms. Spann recommended a 30 day continuance of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-12-027
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Heather Oberg	6048 Bee Balm Dr.			Opposition	Sent letter in
Evans Royal	8701 Hornbeam Dr			Opposition	Sent letter in
Eddie & Penny Warren	9504 Navarro St.			Opposition	Sent letter in
Joe Hoover	8717 Hornbeam Dr.			Opposition	Sent letter in
Stella Kelley	8469 Filbert Cir.			Opposition	Sent letter in
Edward Gutierrez	5904 Bee Balm Dr.			Opposition	Sent letter in

11. SP-12-001 Hendricks Commercial Properties LLC (CD 5)- 5328 East Lancaster Avenue (Haines Place Addition, Block 4, Lot 1, 6.64 Acres): Site plan amendment for PD-490 to include screened outdoor storage area in front yard and temporary storage for loading and offloading.

Chris Bonilla, 8540 Charleston Avenue, Fort Worth, Texas representing Hendricks Commercial Properties, LLC explained to the Commissioners the applicant purchased the property in 2003