

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / Retail uses and vacant land
- East "E" Neighborhood Commercial / Vacant land
- South "E" Neighborhood Commercial, PD 398 & 421 / Horse stables and gas well activity
- West "E" Neighborhood Commercial / Retail uses, auto repair, and vacant land

Site Plan Comments:

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

** One tree will be required at the time of building permit for the new construction/improved pervious surface.

Transportation/Public Works (TPW) site plan comments:

1. Sidewalks shall be required for all streets as per City of Fort Worth Standards
2. Driveway location must not interfere with intersection function
3. 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
4. Local residential streets require 50' ROW if re-platting.

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-05-199, south of site, from FR to PD/FR plus dump truck parking, denied; ZC-06-306, west of site, CFW surplus property, from E to ER, approved; and ZC-08-129 and ZC-09-100, surrounding and east of site, Council-initiated from various districts to be in conformance to the Comprehensive Plan, approved.

Platting History: None.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Miller Avenue	Minor Arterial	Minor Arterial	No
Chickasaw Avenue	Residential	Residential	No

Additional consideration: US 287 service road runs along the site's northeastern corner; however, the site does not propose access at this location. Vehicles leaving the site access the service road from Chickasaw Avenue.

Public Notification:

The following Neighborhood Associations were notified:

- Echo Heights NA
- Eastland NA
- Eastwood Pleasant Glade NA
- Fairhaven NA
- Village Creek NA
- Southeast Fort Worth, Inc.
- Fort Worth ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The site was built as an industrial lumber yard in 1999, when the property was predominantly zoned "I" Light Industrial. The site has gradually added buildings from the four originally constructed to the seven buildings existing today. Lumber yard are first allowed by right in the "I" Light Industrial district, reflecting the intensity of uses and influx of traffic. The Echo Heights neighborhood, including the subject, was rezoned in 2009, and the property owner did not comment on the "E" Neighborhood Commercial zoning proposed at that time. The effects of becoming a legal non-conforming use were negligible until the applicant recently submitted a permit for a new 1,200-square foot drying kiln.

Retail uses are found immediately adjacent to or across the street from the proposed rezoning site to the north and west. More intensive land uses in the vicinity include an auto repair facility, horse stables, and gas drilling activity.

The northeastern corner is adjacent to the US 287 Highway service road and proposes no driveway to the roadway. While the lumber yard has access to both Miller and Chickasaw Avenues, the main street frontage is along Chickasaw, facing the gas drilling and stables. A solid screening fence lines Miller Avenue, minimizing the visual intrusion. The site does not appear to be a significant negative impact on the surrounding properties.

Based on the solid screening surrounding the site, the intensity of the adjacent land uses, and the small increase of land use intensity from the new drying kiln, the proposed PD/SU zoning for lumber yard **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the site as neighborhood commercial. Retail and service uses to serve the surrounding neighborhoods are appropriate, instead of a lumber yard which is appropriate in an industrial area.

The proposed PD/SU site is not consistent with the following Comprehensive Plan policies or with the Southeast Sector future land use policies.

- Discourage the location of industrial uses adjacent to residential districts. (pg. 38)
- Improve the design, function, and appearance of commercial corridors by addressing traffic safety, excess parking, lighting, landscaping, outdoor storage, refuse containers, the amount of size of advertising, and related issues. (pg. 39)
- Encourage screening, reduction, and/or redirection of objectionable characteristics of commercial uses adjacent to residential areas. The attributes may be noise, glare, signs, parking areas, loading docks, and refuse collection.
- Promote industrial development within the Loop 820/Lake Arlington industrial growth center.
- Stimulate the redevelopment of the East Rosedale, East Berry Street, Miller Avenue, and Mansfield Highway commercial districts.

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

Attachments:

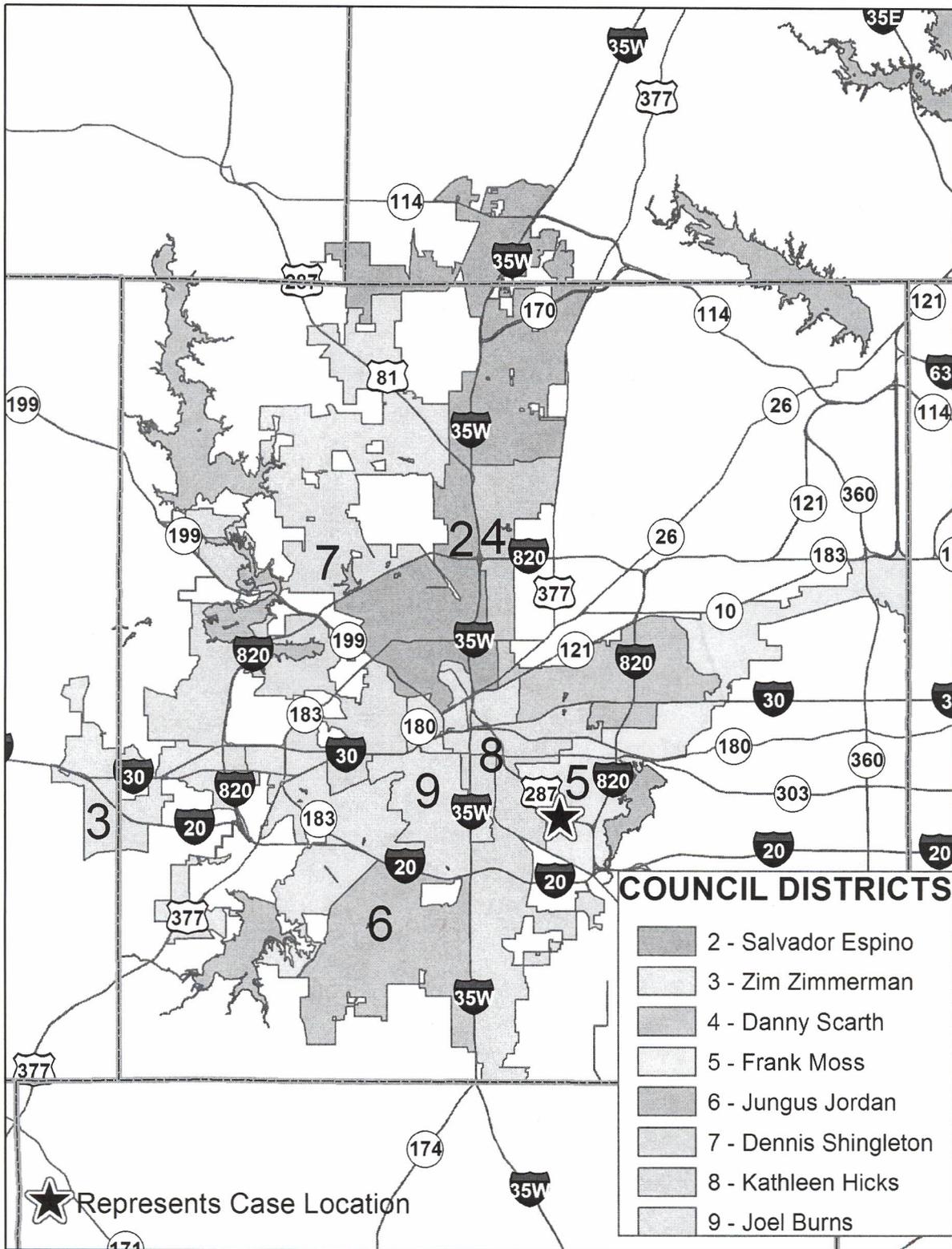
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes of the Zoning Commission meeting

FORT WORTH



ZC-12-051

Location Map



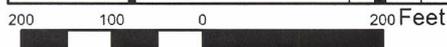


ZC-12-051

Area Zoning Map

Applicant: Chicksaw Property Investments
 Address: 4215 Chicksaw Avenue
 Zoning From: E
 Zoning To: PD/SU for industrial lumber yard with kiln
 Acres: 2.50833694
 Mapsco: 92D
 Sector/District: Southeast
 Commission Date: 06/13/2012
 Contact: 817-392-8190

 300 Ft. Notification Buffer



LUMBER YARD w/ Drying Kiln

* ALL Signage has been removed from fence / NO Free-standing Signage

RECOMMENDED FOR APPROVAL

Existing Elect. GATE
NO Access to MLK



Martin Luther King Jr. Freeway

E-Zone

REAR Entry Miller Ave
ELECTRIC GATE

Miller Ave.

E-Zone

E-Zone

ZC 12-051-

PD Zone

* EXIST Fence - 8' Forest Green Metal panel w/ Tan Trim

ENTRANCE Chickasaw Electric Gate

Chickasaw St.

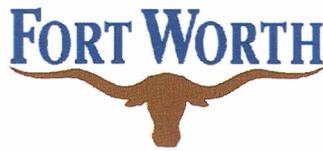
Project Design Group
526 Pecan Ln., Rowlett, Texas 75089
Phone: 972 640 0662
Fax: 972 675 3478
Call: 469 565 9678

North Texas Flame Proof
4215 Chickasaw St
Ft. Worth, TX 76119

New Kiln
Property Plan

30 1
Project No.
L.A. Samples
Feb 16, 2012

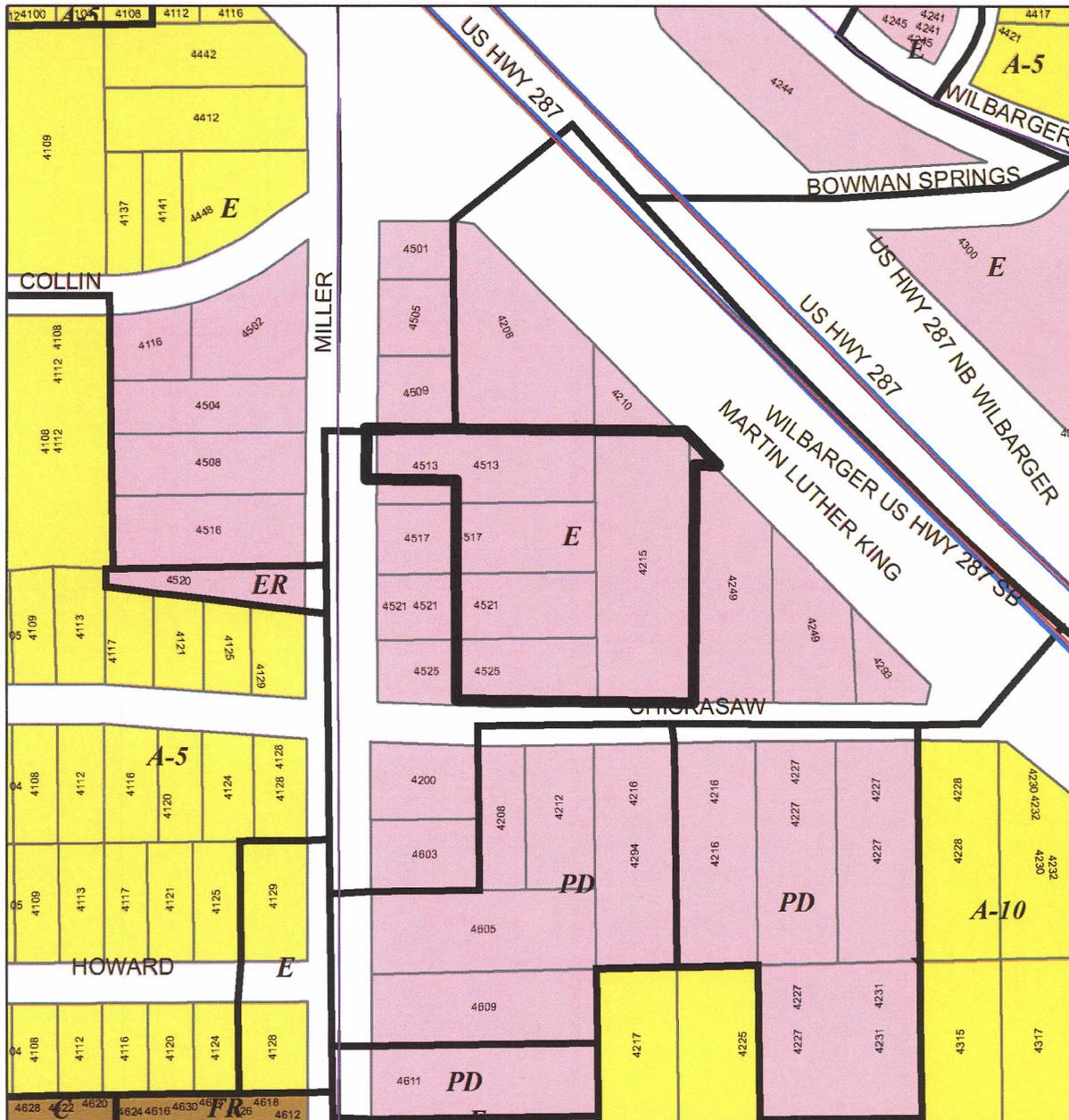
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4215 Chicksaw Avenue

Future Land Use

ZC-12-051



- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| 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 06, 2012





Aerial Photo Map



In rebuttal, Mr. Phillips mentioned they met with the neighborhoods eight different times. Mr. Phillips stated they applied for an NEZ which had to be supported by the neighborhoods as well as the City Council member. He stated there seems to be issues with past history. The only activity that will occur at 2931 Hemphill will be collections and insurance only.

Mr. Chapman also mentioned his intentions and knows he can't expand his car lot. He wants to make the area beautiful. He mentioned a gate with no access to the alley.

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

<i>Document received for written correspondence</i>				ZC-12-050	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Sandra Dennehy/Berry Street Initiative	3024 College Ave	Out		Opposition	Spoke at hearing
Fernando Florez/Hemphill Corridor Task Force	2740 Hemphill	Out		Opposition	Spoke at hearing
Juanita Jimenez/Jennings May St. Louis	3006 S Jennings	Yes		Opposition	Spoke at hearing
Jim Hodges	2940 S Jennings	Yes		Opposition	Spoke at hearing
Paul Millender/South Hemphill Heights	3121 Lipscomb St	Out		Opposition	Spoke at hearing

7. ZC-12-051 Chickasaw Lumber Investments (CD 5)- 4215 Chickasaw Avenue (Homewood Addition, Block 1, Lots 1A thru 4A, 5 & 6B, 2.51 Acres): from "E" Neighborhood Commercial to "PD/SU" Planned Development/Specific Use for lumber yard with outdoor storage and drying kiln; site plan included.

Jason Nichols, 4215 Chickasaw Street, Fort Worth, Texas representing Chickasaw Lumber Investments, a commercial lumber yard and fire retardant lumber treater, explained to the commissioners they want to expand and add an additional building for the drying kiln for the drying of lumber. Mr. Nichols acknowledged the property was under different management when the zoning change took place in 2009 changing it from I to E. He is requesting to take it to PD/SU for lumber yard and drying kiln. Mr. Nichols noted there is a drying kiln on site and they want to add an additional one. The entire property is enclosed with an eight foot metal fence. Pictures were displayed of how the property looks and operates.

Ms. Zadeh asked about the dumpster location and if it was located in public right of way. Mr. Nichols said it is located inside the property.

Mr. Ferrell noted he did visit the site and mentioned it has been taken care of very well.

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

<i>Document received for written correspondence</i>				ZC-12-051	
Name	Address	In/Out 200 ft notification area	Position on case		Summary
Cheryl Kepp	na	Out		Opposition	Sent letter in

8. ZC-12-052 Edwards Geren LTD., Et, Al (CD 3)- Generally bounded by Bryant Irvin Road, West Vickery Boulevard and the Trinity River (see metes and bounds, 201.66 Acres): to Amend “PD-630” Planned Development for all uses in MU-2 High Intensity Mixed Use with September 2003 development standards to require a maximum 20 ft front yard setback and to allow front yard signage, site plan waiver requested.

Barry Hudson, 550 Bailey Avenue, Fort Worth, Texas with Dunaway & Associated representing Edwards Geren Ltd., explained the request to the Commissioners. Mr. Hudson explained they are cleaning up the PD language that was put in place in 2003. Mr. Hudson wanted to clarify they are requesting as well to have front yard signage and to include the original language relating to the minimum and maximum block lengths.

Mr. Ortiz asked about the signage and tying it to the west side only since they are asking for a waiver to the site plan. Mr. Hudson said they want to have the flexibility of a monument sign for the overall property. Mr. West asked if he is ok with the MU-2 and if they are asking for a monument sign to be allowed in the 20 ft setback. Mr. Hudson said yes.

Motion: Following brief discussion, Mr. West recommended approval as amended to include the original block length language of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

9. ZC-12-053 SMRP Real Estate Ltd (CD 7)- 6200 Block of W. Bailey Boswell Road (R. Whitley Survey, Abstract 1672, 4.27 Acres): from: “A-5” One-Family to: “E” Neighborhood Commercial

Steve Moore, 1800 Regee Road, Fort Worth, Texas introduced himself as the owner of the property. Mr. Ortiz asked if they have talked to the neighbors. Mr. Moore said no he hadn't but the engineer did receive a letter in opposition from City Staff. He purchased the property back in 2003 to develop single-family homes. Mr. Moore mentioned the property next door was rezoned in order to allow for a large grocery store and that he had been approached by a couple of individuals who would like to put a pad site in for possibly a bank and a doctor's office. The best use of the property would be for commercial uses. He developed properties to the east and south for single-family. He mentioned one of the concerns was increased traffic on Sika Deer Run and that he would be limiting the traffic coming through the neighborhood by taking it to commercial.