

Screened Fencing	None required	8' metal fence
Maximum horsepower	No maximum	No maximum

Site Information:

Owner: Steve Siddons/FW 140, Ltd
1950 Goforth Road
Fort Worth, Texas 76126

Agent: Ottis Lee/Baird Hampton & Brown
Acreage: 62.17 acres
Comprehensive Plan Sector: Sycamore

Surrounding Zoning and Land Uses:

North "I" Light Industrial / vacant, gas well
East "I" Light Industrial / commercial sales, auto repair
South "I" Light Industrial / vacant
West "K" Heavy Industrial / vacant, lumber yard and cement plant

Recent Relevant Zoning and Platting History:

Zoning History: ZC -04-235 A-5 zoning approved by City Council 11/09/04 subject property to the south of Risinger Road

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Risinger Road	Two-way	Major Arterial	No
Technology Blvd	Two-way	Two-way	No

Considerations: The site's primary access is off of Risinger Road a proposed major arterial. Technology Blvd a two-way industrial type street.

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:

Garden Acres Area
District 6 Aliance
Everman ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/K" Planned Development for K uses plus auto recycling. Recycling is first permitted by right only through the PD process with a site plan to address the design and development of the facility. A Special Exception would be required for the junkyard aspect of the project.

Surrounding land uses are vacant and a gas well to the north, commercial and auto repair to the east, vacant to the south, and a lumber yard to the west. The property located at 9500 Technology Boulevard to the west is a cement plant, the property located at 900 W. Risinger Road a block over to the west has outside storage of lumber. A large gas compressor site is also located just west of the lumber yard.

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

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as being an Industrial Growth Center. The Industrial Growth Center designation is considered an appropriate location for all commercial and industrial activity.

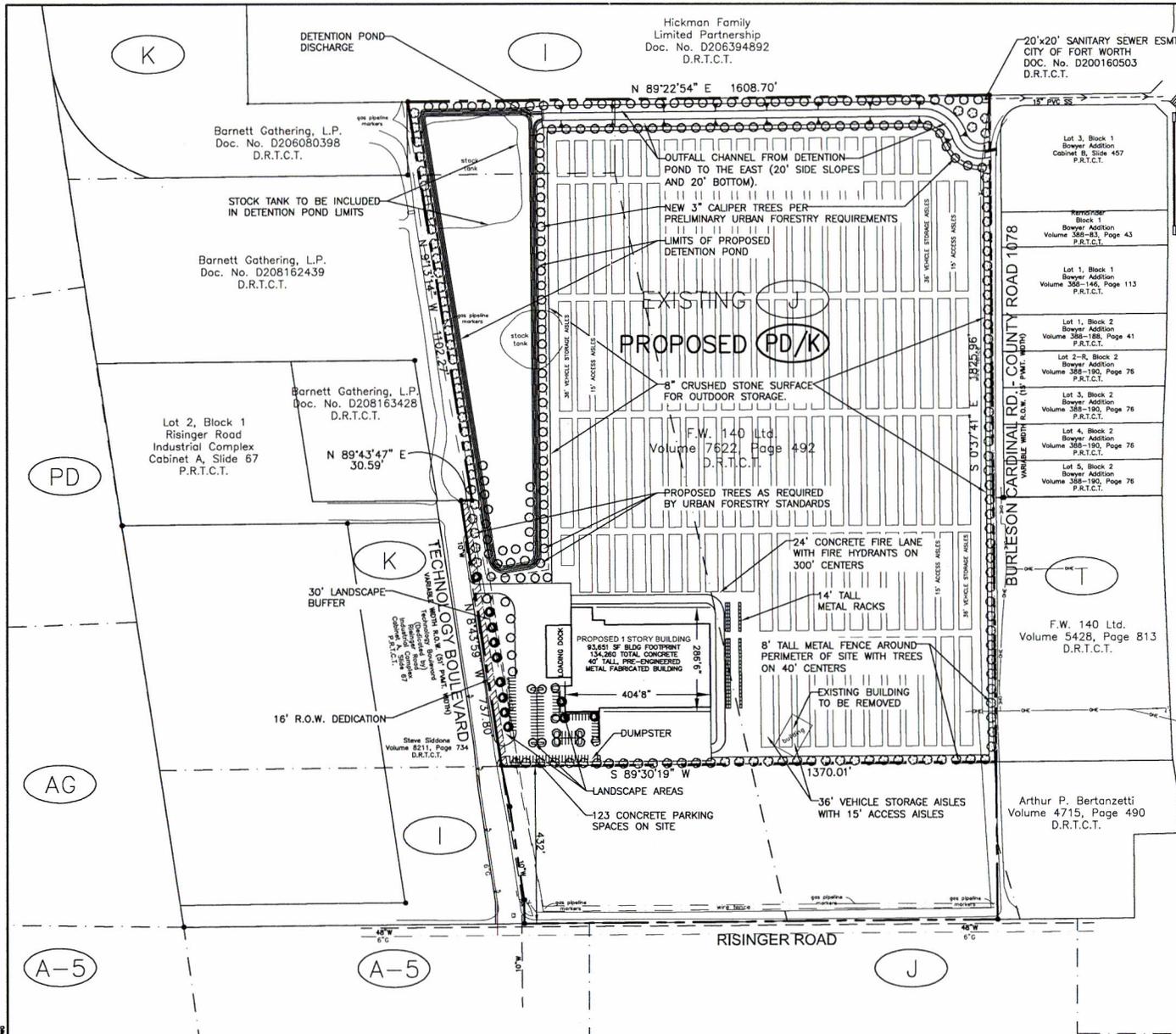
While the auto recycling use is more intensive and has more outdoor activity, the surrounding industrial uses have outdoor operations as well, the requested zoning change **is consistent** with the following Comprehensive Plan policy:

- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations.

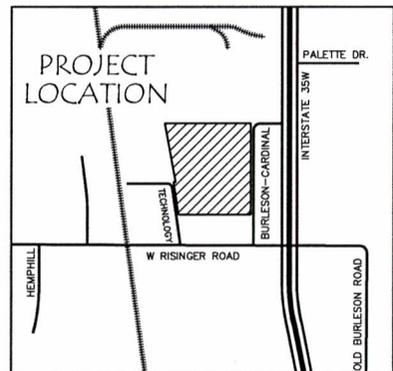
To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

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



RECEIVED
 JUL 09 2012
 BY: _____



ZC-12-071-

Director of Planning and Development: _____
 Date: _____

**I-35W / RISINGER ROAD
 SITE PLAN**

Fort Worth, Tarrant County, Texas
 62.17 Acres of Land
 BEING a tract of land situated in the George Hamilton Survey,
 Abstract No. 751, City of Fort Worth, Tarrant County, Texas,
 said tract being a portion of a 118.421 acre tract deeded to
 F. W. 140, Ltd. as recorded in Volume 7622, Page 492
 of the Deed Records of Tarrant County, Texas

DATE OF PREPARATION:
 JUNE 11, 2012
 Rev. JULY 6, 2012

OWNER:
 FW 140, LTD.
 MR. STEVE SIDDONS
 1950 GOFORTH ROAD
 FORT WORTH, TEXAS 76126
 PHONE: 817-752-3591

DEVELOPER:
 THE NATIONAL REALTY GROUP, INC.
 MR. JIM NELSON
 15120 NORTHWEST FREEWAY, SUITE 190
 HOUSTON, TEXAS 77040
 PHONE: 713-956-1000 x 129

ENGINEER / SURVEYOR / PLANNER:
 Baird, Hampton & Brown, Inc.
 Engineering & Planning
 Baird, Hampton & Brown, Inc.
 MR. OTTIS LEE, P.E.
 1520 SANTA FE DR., SUITE 100
 WEATHERFORD, TX 76086
 PHONE: 817-596-7575

ZONING CASE No. ZC-12-071

RECOMMENDED FOR APPROVAL

- EXISTING ZONING
- (AG) Agriculture
 - (A-5) One Family
 - (PD) Planned Development
 - (I) Light Industrial
 - (J) Medium Industrial
 - (K) Heavy Industrial

- GENERAL NOTES:
1. LANDSCAPING SHALL CONFORM WITH CITY OF FORT WORTH ZONING ORDINANCES, SECTION 6.301, LANDSCAPING.
 2. SIGNAGE SHALL COMPLY WITH CITY OF FORT WORTH ZONING ORDINANCES, ARTICLE 4, SIGNS.
 3. PROPERTY OWNER SHALL COMPLY WITH CITY OF FORT WORTH URBAN FORESTRY STANDARDS.
 4. SIGHT LIGHTING SHALL COMPLY WITH CITY OF FORT WORTH ZONING ORDINANCES.
 5. PROPOSED SCREENING FENCE SHALL BE 8" HIGH R-PANEL WITH 4" BLACK IRON POSTS.
 6. NO PORTION OF THE PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE LATEST FEMA FIRM MAP.
 7. PROPOSED ZONING FOR SITE: "PD/K" PLANNED DEVELOPMENT FOR ALL USES IN "K" HEAVY INDUSTRIAL PLUS AUTO RECYCLING.
 8. NO PERMANENT CRUSHER WILL BE LOCATED ON SITE. A MOBILE CRUSHER WILL PERIODICALLY BE BROUGHT TO THE SITE (EVERY 1-2 MONTHS) AND MOVED TO LOCATIONS TO BE CRUSHED AT THAT TIME.

PLAN DEVELOPMENT DATE: 12/20/11 AND REVISIONS SET BACK DATES: SEE PLAN 2011.07.04.090

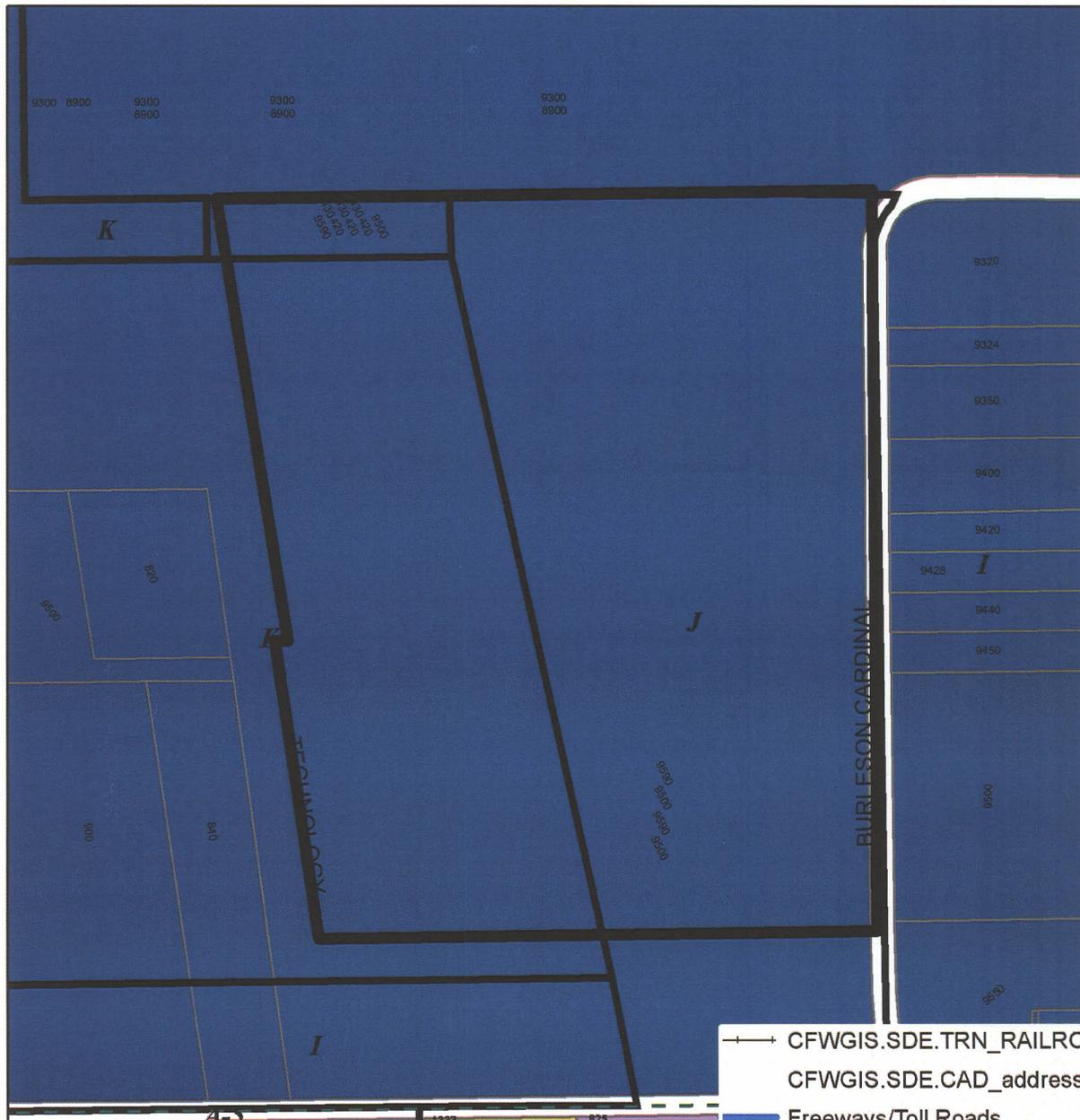
FORT WORTH



430 W. Risinger Road

Future Land Use

ZC-12-071



- 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

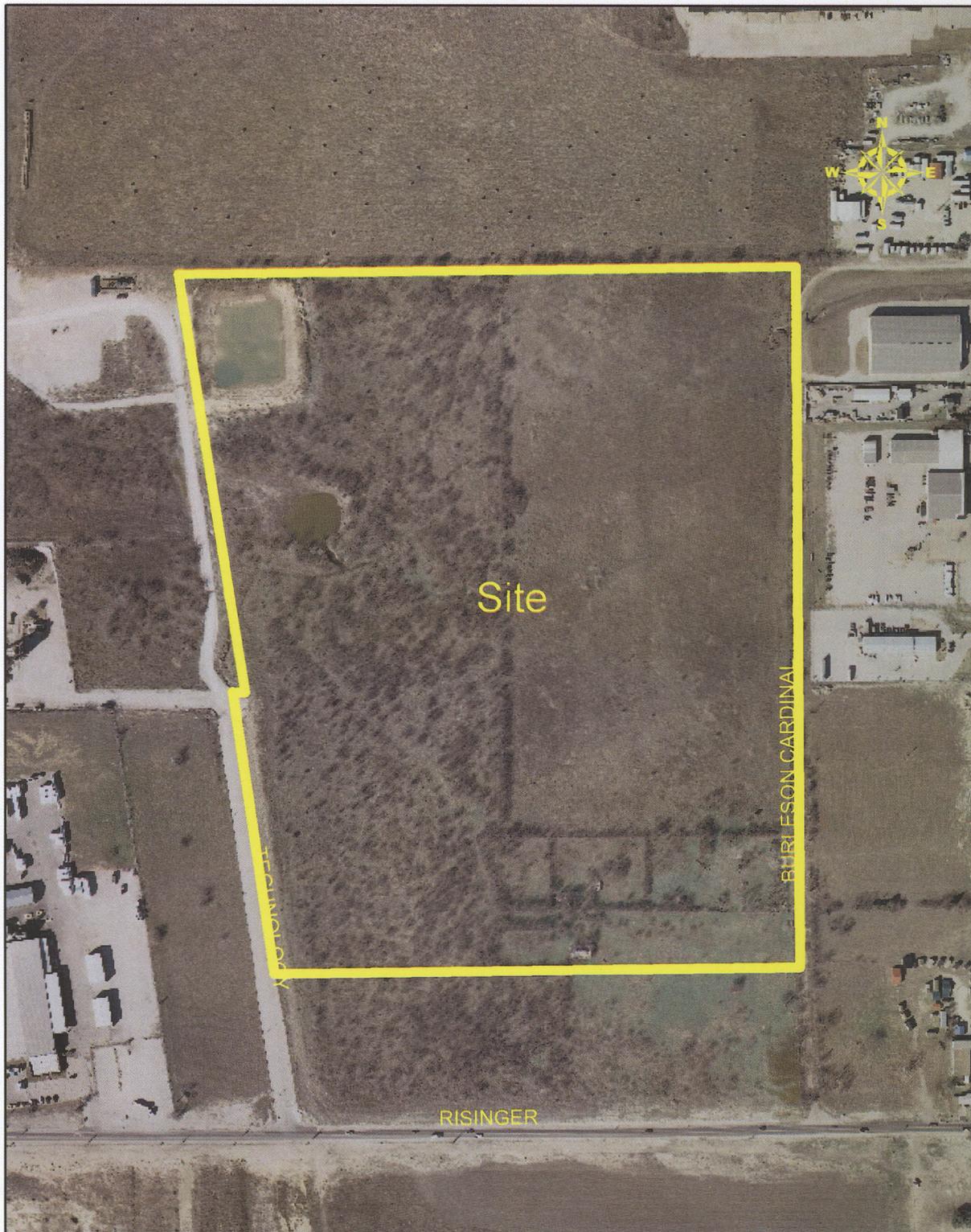
- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



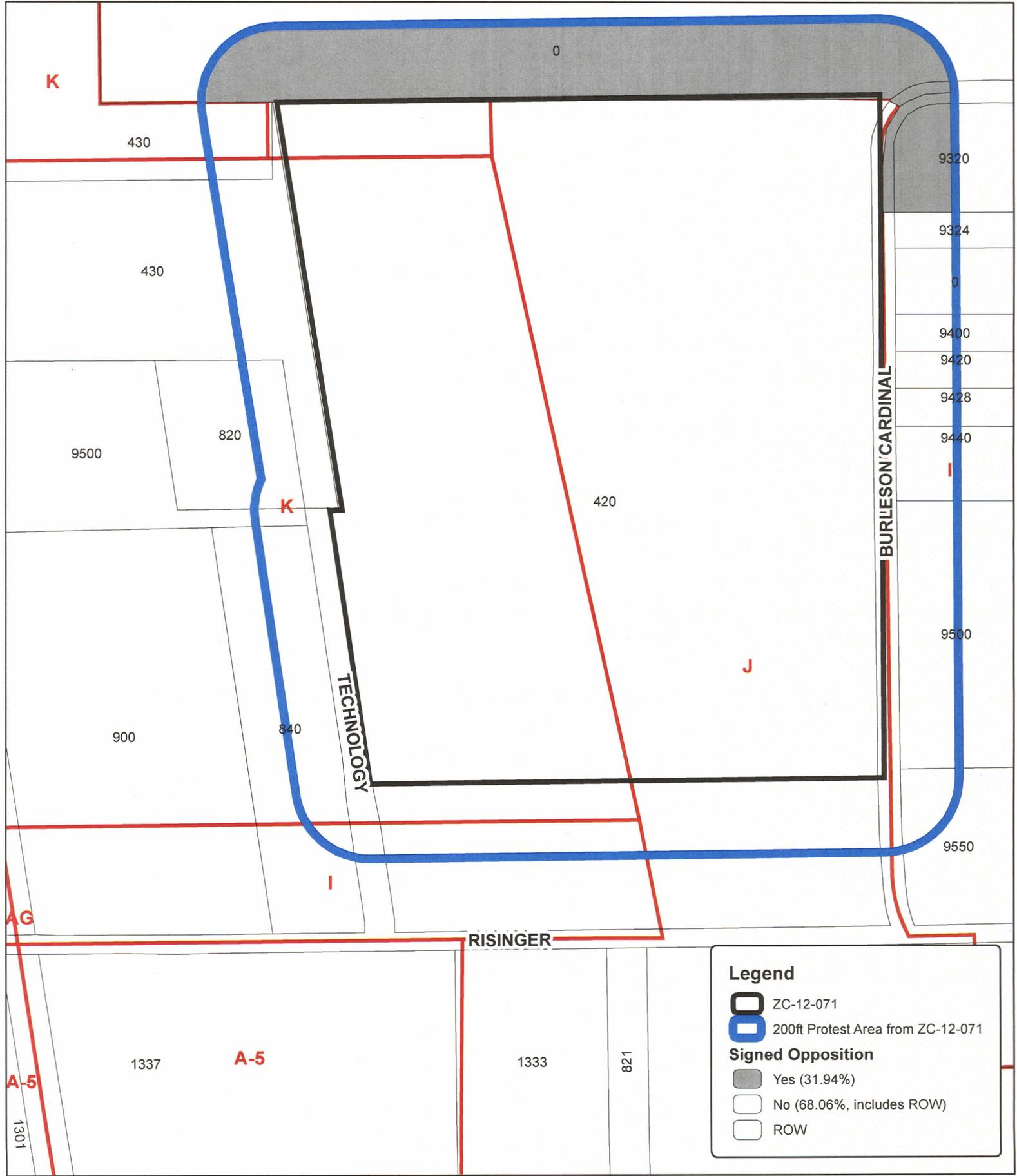
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 06, 2012



Aerial Photo Map



20% Protest Area for ZC-12-071



Planning & Development
Department 7/10/12 - BK



0 100 200 Feet

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Mr. Ortiz asked about any outdoor storage of vehicles. Mr. Bonilla said there would be no outdoor storage of vehicles after hours. Mr. Ortiz also asked if the signage proposed is supposed to be patterned after the CVS sign across the street. Mr. Bonilla said that 20% will be dedicated to electronic changeable copy and the remainder will be for the tire store name and include the Rosemont & Worth Heights neighborhood.

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

2. ZC-12-71 Steve Siddons/FW 140 (CD 6)- 430 W. Risinger Road (George Hamilton Survey, Abstract No. 751, 62.17 Acres): from "I" Light Industrial, "J" Medium Industrial, and "K" Heavy Industrial to "PD/K" Planned Development for all uses in "K" Heavy Industrial plus auto recycling facility; site plan included.

Jim Schell, 901 Fort Worth Club Building, Fort Worth, Texas representing LKQ, with the land developer and owners present in case there are questions he can't answer. They did have a meeting on July 18th with the surrounding property owners. Mr. Schell mentioned they were invited at LKQ's expense to go and visit their prototype site in Houston, Texas. Mr. Schell noted that Mr. Tom Purvis called him and said he is no longer in opposition. LKQ is a publicly traded company and their business plan is to buy smaller facilities, merge them and build a site like the one in Houston. Mr. Schell displayed on the overhead the property and mentioned it is located in the middle of a large Industrial Growth Center which has been designated by the City of Fort Worth in the Comprehensive Plan. It is intended for intense industrial uses that are close and compatible and well integrated into the transportation system. There are eight that have been designated. Mr. Schell displayed and explained the surrounding land uses as you exit from I-35. Some of the uses are an Unclaimed Freight Company, outside storage of various types of buildings, boat dealership, some vacant land, another storage facility, and automotive repair. Technology Boulevard is 48 ft wide from the front of curb there is a lumber yard, cement plant, large gas compressor site, and concrete crushing facility. The height of the concrete crushing facility can be seen from the street. Mr. Schell stated this is a 15 million dollar project they are bringing to Fort Worth.

Ms. Spann asked who directed them to this area and he said he did not know for sure but they have talked with staff and Economic Development. The proposed use is going to be better than what is out there now.

Cynthia Benton, 8005 Belladonna Drive, Fort Worth, Texas her business is located at 9440 S. Freeway spoke in opposition. She stated they sell RV generators as well as do field service generator work. Ms. Benton noted there are several businesses in the area that are not property owners that have concerns. She read Mr. Pool's letter into the public record.

Doug Woodson, 6777 Camp Bowie Boulevard, Fort Worth, Texas representing Hickman Family Limited Partnership also spoke in opposition and is concerned about the K zoning. He is concerned about the zoning and everything associated with a wrecking yard. He noted this is predominantly a light industrial area. Mr. Woodson said they did hold a meeting at one of their offices, it was a nice presentation but it did not address some of the concerns they had, such as the negative impact of the recycling yard and decreased property values. He did indicated the site

is 2,295 ft. away from an intermediate school and 2,065 ft. away from the nearest single-family homes, owner occupied.

Mr. Ortiz asked what vacant commercial land goes for in this area. Mr. Woodson said it is not his field of expertise but guessing it might go for \$1.00 to \$2.00 per sq. ft. in this area.

Christopher Summers, 304 W. 7th Street representing Jim Poole spoke in opposition would like to see it continued for 30 days, since his client claimed he was not aware of the change until yesterday to have a more formal objection. He has owned the property for more than 32 years.

Mr. Edmonds asked where Mr. Poole's property is located. It is 9350 South Freeway as indicated.

Mr. Ortiz noted for the record Mr. Poole was notified according to the file records.

In rebuttal, Mr. Schell mentioned they tried to address the people who were in opposition at last month's meeting. He also noted perception is a key thing. It was also mentioned that if you have someone come in wanting to develop in an Industrial Growth Center zoned K, can you rely on it being ok for their use.

Mr. Ortiz asked about land for sale in the Industrial Growth Centers and is it more valuable. Mr. Schell responded it all depends on the market value. He mentioned Mr. Radar's property to the south of Risinger Road which he does not own, but Mr. Radar represents Christopher Harris, Trustee. He wants to develop a major retail/commercial center with an Agricultural exemption on it. His property is never going to develop until the major arterial (Risinger Road) is built. Mr. Schell also mentioned the school and that people will be coming from the south along Crowley Road because the frontage road along I-35 is one-way.

Jim Nelson, 15120 NW Freeway, Houston, Texas who develops LKQ facilities spoke in support of the request. In the beginning he said he was not interested in building a wrecking yard facility, determining how he was going to market and sell it. He has built seven Federal Express buildings, two Walgreen distribution centers with this type of concept and is the easiest building he has ever financed. Mr. Nelson went on to explain their storage height will be no taller than six feet with an eight foot fence. This will protect the property values.

Mr. Ortiz asked about a potential use such as a hotel going in along the freeway and what kind of impact it would have. Mr. Nelson responded he didn't know if it would be a negative impact, questioning if was referencing a five, not more than six, story hotel. Mr. Schell displayed the existing tree line to the west of I-35. They are going to put up an eight foot fence behind the existing tree line around the entire property.

Ms. Spann asked if the vehicles are coming from the Kennedale site. Mr. Nelson explained over time they buy local businesses that are not pretty, and when they accumulate enough business mass they build a prototype facility and move the business. They will be moving some from the Kennedale site. Mr. Nelson said on average there are usually four truck deliveries and come back later in the day.

Motion: Following brief discussion Ms. Spann recommended a denial without prejudice of the request, with no second. On a substitute motion Ms. Zadeh recommended approval of the request, seconded by Ms. Reed. The motion carried 6-2-1 with Ms. Spann and Ms. Conlin being against and Mr. West abstaining.

<i>Document received for written correspondence</i>					ZC-12-071
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Doug Woodson/Hickman Investments	South Frwy	Yes		Opposition	Spoke at hearing
Jim Nelson	15120 NW Frwy/Houston	No		Support	Spoke at hearing
Jim Poole	9350 South Frwy	Yes		Opposition	Sent letter in
Cynthia Benton	9440 South Frwy	Yes		Opposition	Spoke at hearing
Mike Rader	South Frwy	No		Opposition	Sent letter in
Bill Watt	9320 South Frwy	Yes		Opposition	Sent letter in

IV. New Cases

3. ZC-12-079 Christ Chapel Bible Church (CD 7)- 3609, 3616 – 3620, 3704 – 3738 Pershing Avenue (Factory Place Addition, Block 60, Lot 12,Block 64, Lots 1 – 9, Block 65, Lots 2 & 3, 1.44 Acres): from “B” Two-Family to Amend “PD-449” Planned Development/Specific Use for church, accessory buildings, and parking; site plan included

Tom Galbreath, 550 Bailey Avenue, Fort Worth, Texas representing Christ Chapel Bible Church requested a 30 day continuance. He explained the Powerpoint presentation so that the neighborhood would know what they are requesting for next month. They are proposing a grass paved two system with concrete ribbons to indicate the drive aisles, wood fencing and large and small canopy trees. The lot is only to be used during peak activity and it will be opened up for the neighborhood to use for picnic activities, etc.

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

<i>Document received for written correspondence</i>					ZC-12-079
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Billie Appleton	3736 El Campo	Yes		Opposition	Sent letter in
Ross Auten	3809 Pershing Ave	Yes		Opposition	Sent letter in
Janes Chavolla	3713 El Campo	Yes		Opposition	Sent letter in