



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
August 5, 2014

Council District 2

Zoning Commission Recommendation: Approval as Amended to update site plan to include armature radius by a vote of 8-0 Opposition: None submitted Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: August Stanislawski III/TX Industrial Scrap

Site Location: 3800 N. Commerce Street Mapsco: 48UY

Proposed Use: Amend PD-764 site plan to add permanent office for shredder

Companion Cases: ZC-07-026/PD-764/SP-07-014

Background:

June 5, 2007, the zoning and site plan were approved for "PD/SU" Planned Development for all uses in "K" plus recycling and related uses, shredder and outside storage. The shredder was allowed through this site plan, but an office was later needed to operate the shredder. Staff allowed a temporary office to be placed on the site, with the note that the site plan had to be amended if the office became permanent. The applicant is proposing to amend the site plan for this reason.

At the Zoning Commission meeting, Mr. Broadie with Tex Air, the lot immediately to the north of the subject site, described concerns with the operation of the recycling business. He had concerned about pile heights and explained that the fence is on the property line, and double thick concrete blocks to add as security against fire hazard. There is a screen barrier installed which will clean up any dust that goes over onto his property. He said his building is at least 45 ft. from where the debris is. These concerns and his contact information were provided to the applicant's representative and staff is encouraging the two parties to work together to ensure that no materials exit the applicant's property.

The following table describes the differences in the most recently approved and proposed site plan:

Changes	SP-07-014	SP-14-004
6/05/07	Add Shredder	
Amended 6/10/12 (administrative)	Decrease footprint of shredder area	
Amended 6/10/13 (administrative)	Temporary office allowed for operation of shredder	
5/14/14 (current case)		Add permanent office

Site Information:

Owner: August Stanislawski III/TX Industrial Scrap
 3800 N. Commerce Street
 Fort Worth, TX 76107

Agent: Dunaway & Associates/Bo Trainor

Acreage: 6.19

Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

- North "K" Heavy Industrial / commercial
- East "K" Heavy Industrial / BNSF Railway
- South "PD-764" Planned Development / recycling facility
- West "K" Heavy Industrial & "PD-787" "PD/E" Planned Development for "K" plus metal recycling

Site Plan Comments:

The site plan as submitted is in general compliance with the zoning ordinance regulations.

Transportation/Public Works (TPW) site plan comments

No comment.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-026, approved by City Council 6/05/07 for "PD/SU" for all uses in K Heavy Industrial plus recycling and related uses, shredder and outside storage, scrap materials to have maximum pile height of 12 feet within 30 ft of Commerce Street; site plan approved; subject area. (SP-07-014)

Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
N. Commerce Street	2 way, Residential Road	Residential	No
38 th Street	Collector	Collector	No

Public Notification:

The following Neighborhood Associations were notified:

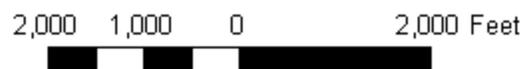
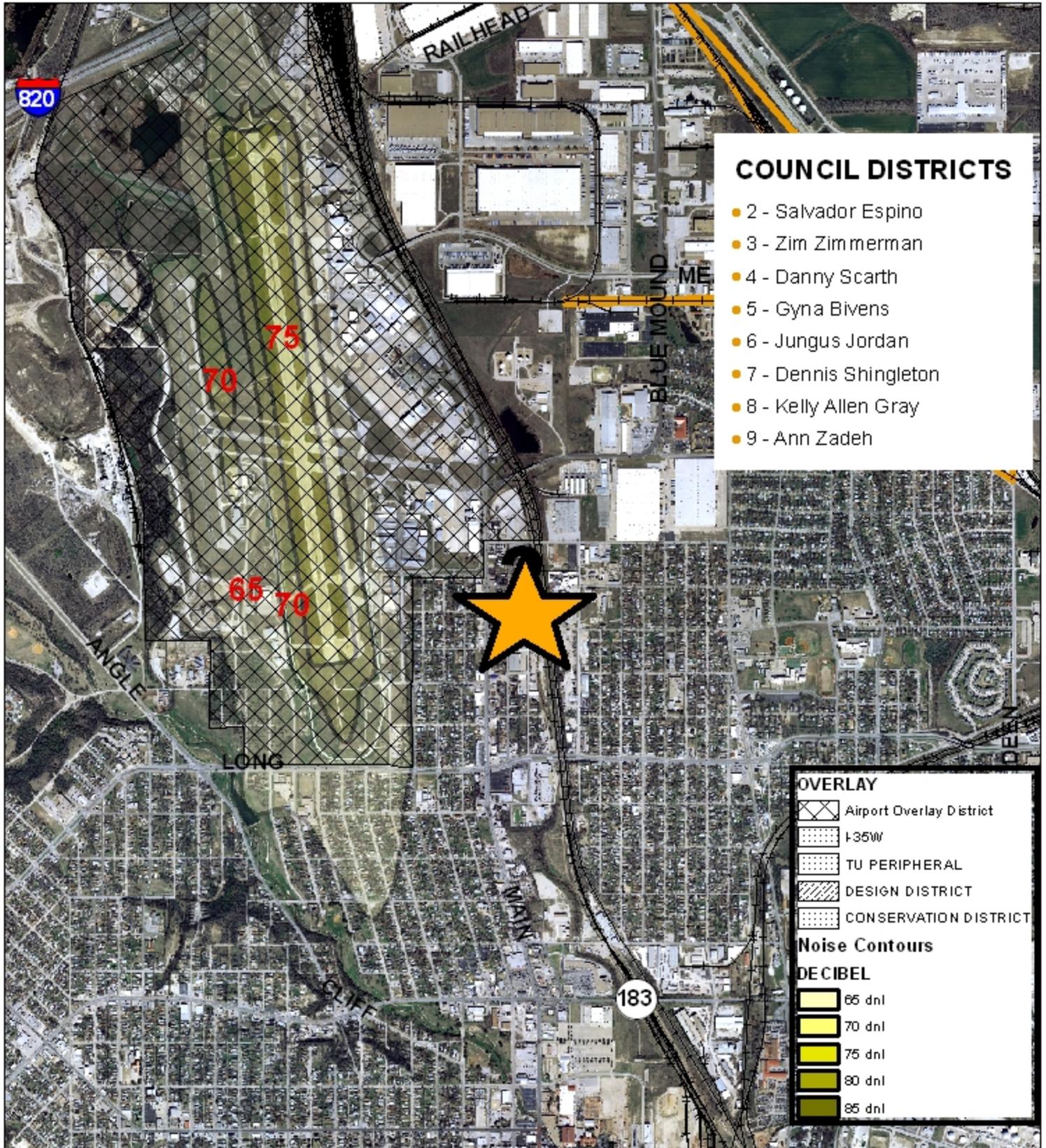
Organizations Notified	
Diamond Hill-Jarvis*	Far Greater Northside Historical
Inter-District 2 Alliance	Fort Worth ISD

Within this NA*

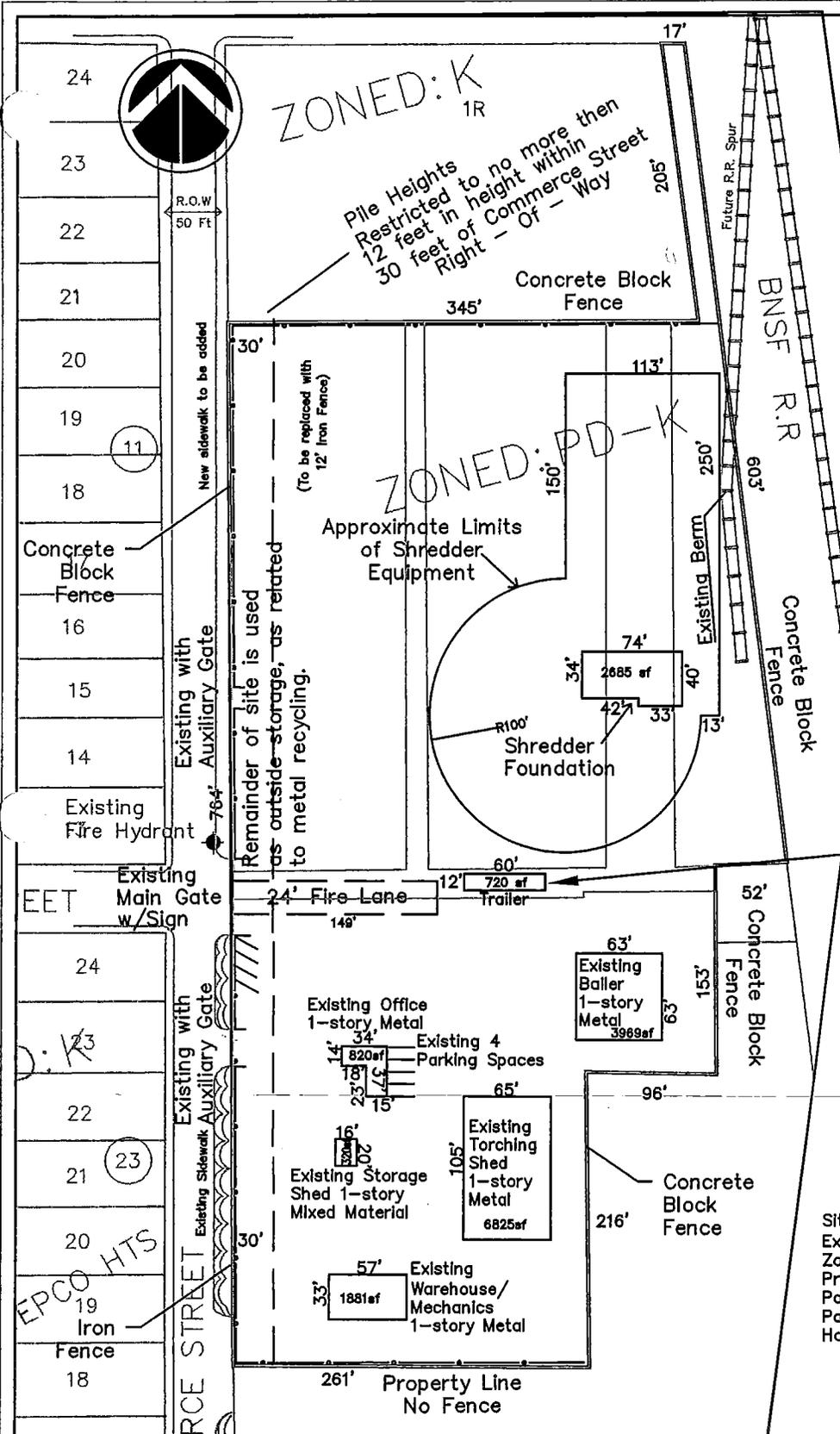
Attachments:

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

Location Map



SP-14-004



The subject site is currently a metal recycling facility no changes in existing sign, area, site lighting, or landscaping will be modified as a function of interior this site plan.

The fences along Commerce Street will be 12' in height with the first 6' being screened with an opaque material. The entire 12' iron fence along the north property line will be opaque.

The subject site is primarily paved for metal recycling. No additional trees can be added to the interior of the site (due to high risk of damage). Relief is requested from the Landscaping and Forestry ordinances. In an effort to provide tree cover, a minimum of 6 trees will be located on the exterior of the site, along Commerce Street. (trees shown are for illustrative purposes only)

Knox Box shall be provided on all emergency access gates into the property to allow rapid entry for Fire Department and other emergency response personal.

June 3, 2013
Temporary Trailer/Office added for shredder.
April 10, 2014
Permanent Trailer/Office added for shredder.

RECEIVED
JUL 24 2014

Site Data	
Site Acreage	± 6.1
Existing Land Use	Metal Recycling
Zoning	PDSU-K
Prop Land Use	Metal Recycling (No Change)
Parking Required	4
Parking Provided	4
Hours of Operation	7am - 5pm

ZC-07-026
SP-07-014/SP-14-004

PD/SU SITE PLAN

RECOMMENDED FOR APPROVAL
for Texas Industrial Scrap Iron & Metal



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. F-1114)

April 25, 2014 Director of Development Date

Original

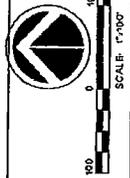
B438/2007022

PD/SU SITE PLAN
for
Texas Industrial Scrap Iron & Metal
Revised June 9, 2007
Revised June 21, 2012
Revised June 3, 2013

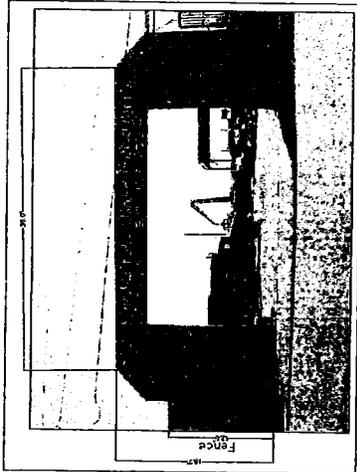
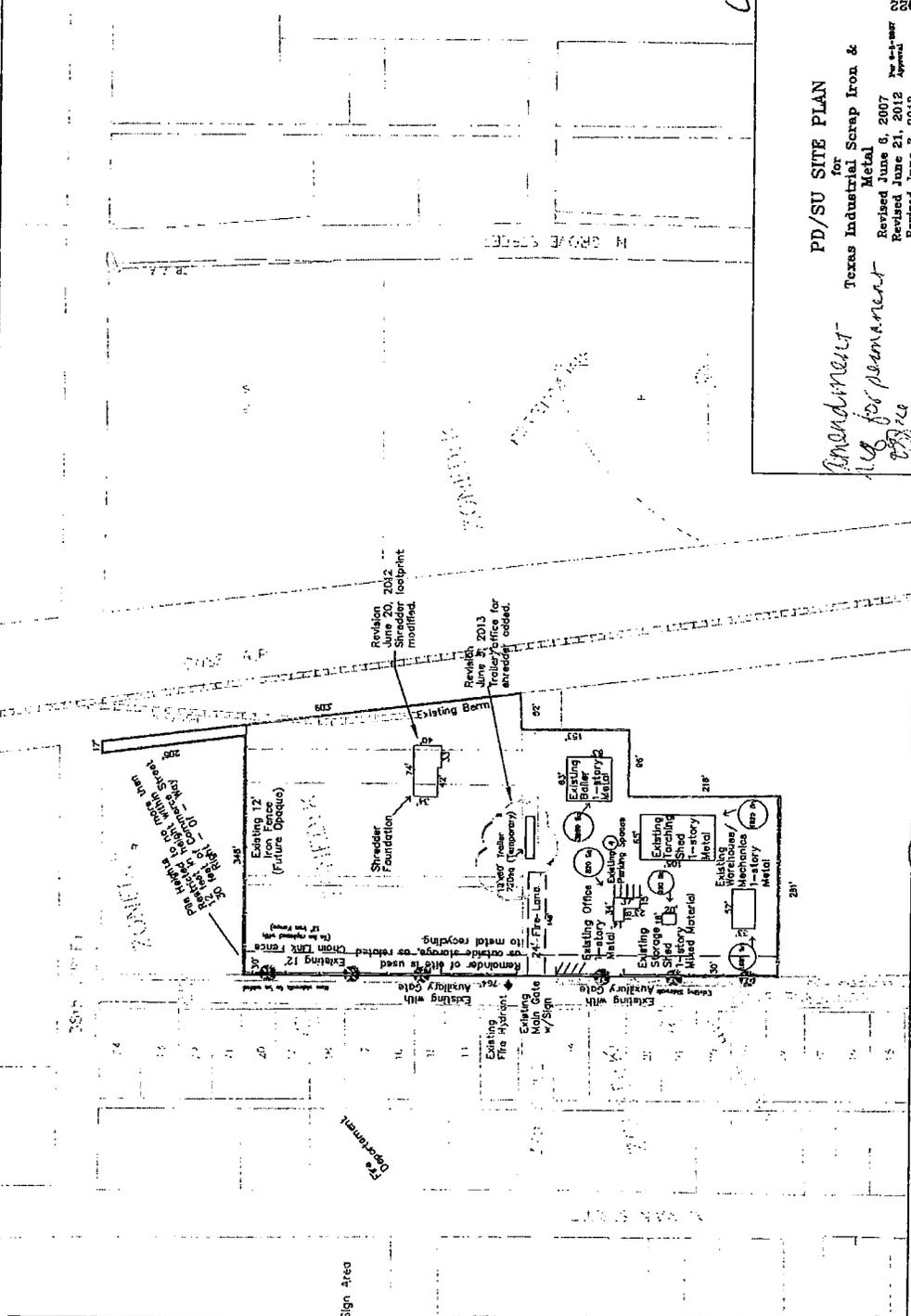
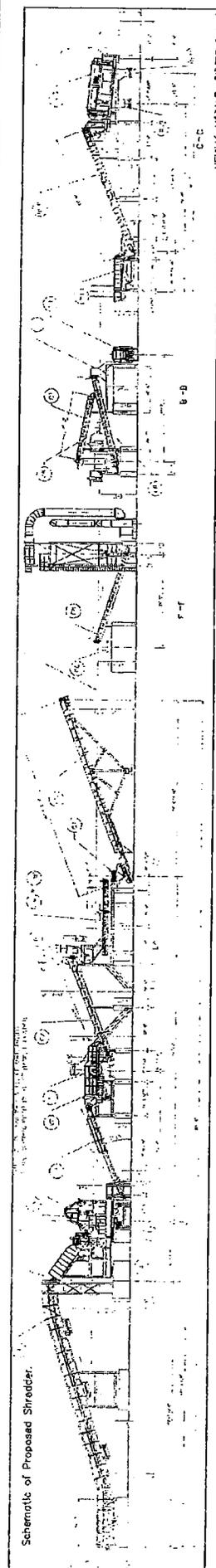
Amendment
No. 1 for Amendment
2013

[Signature]
Director of Development Date

ZC-07-026
SP-07-014



OWNER/DEVELOPER:
**TEXAS INDUSTRIAL SCRAP
IRON & METAL**
3800 North Commerce
Fort Worth, Texas 76108
817.825.8984



Existing Entrance Sign Approx: 418 S.F. Sign Area
(Dimensions are estimated,
no changes to sign area proposed)

The subject site is currently a metal recycling facility no changes in existing sign, area, site lighting, or landscaping will be modified as a function of interior this site plan.

The fences along Commerce Street will be 12' in height with the first 6' being screened with an opaque material. The entire 12' from fence along the north property line will be opaque.

The subject site is primarily paved for metal recycling. No additional trees can be added to the interior of the site (due to high risk of damage). Relief is requested from the Landscaping and Forestry ordinances. In an effort to provide tree cover, a minimum of 5 trees will be located on the exterior of the site, along Commerce Street. (Trees shown are for illustrative purposes only)

Knox Box shall be provided on all emergency access gates into the property in a rapid entry for Fire Department and other emergency response personnel.

Site Data

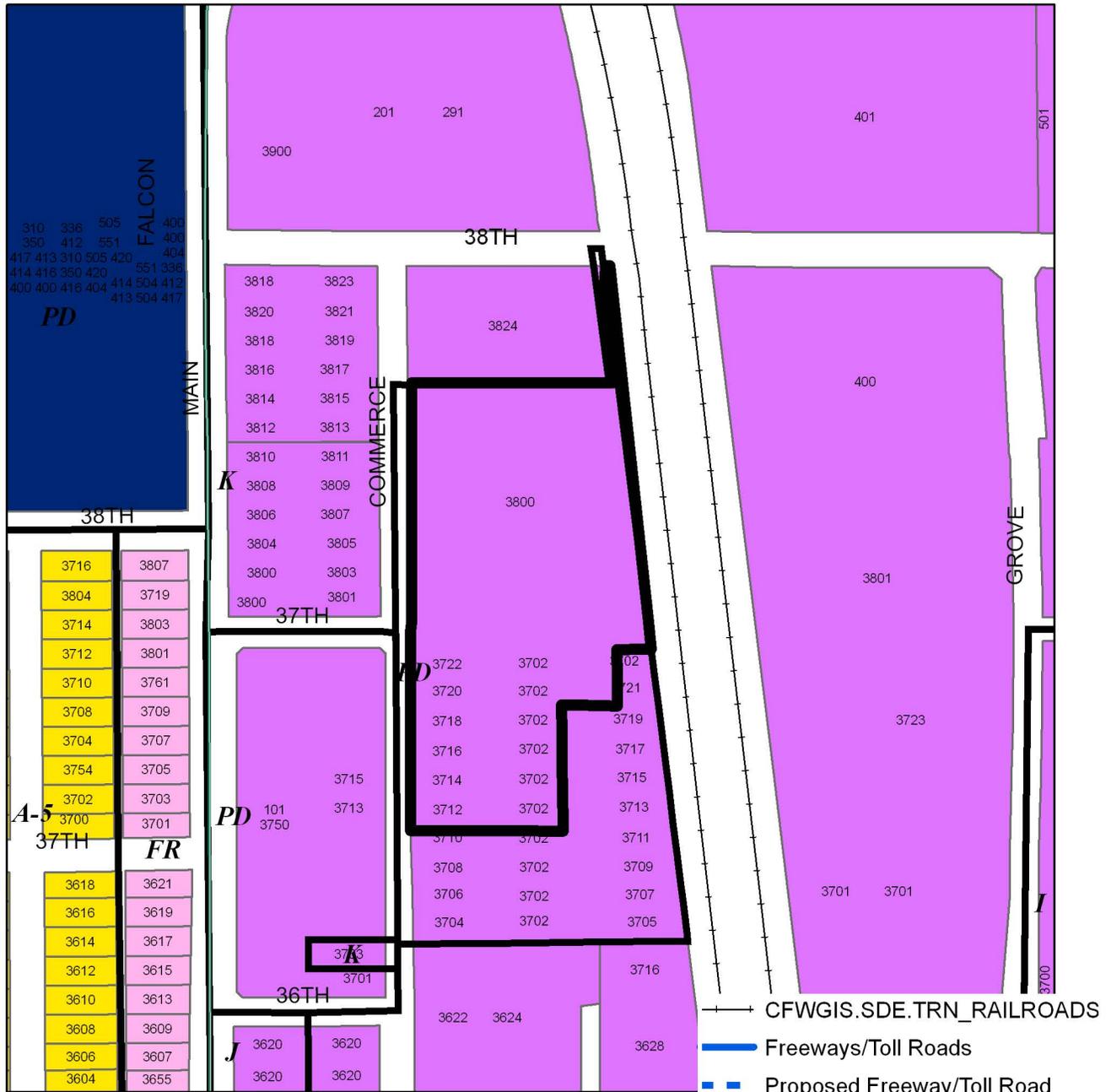
- Site Acreage ± 6.1
- Existing Land Use Metal Recycling
- Prop Zoning PDSU-K
- Prop Land Use Metal Recycling (No Change)
- Parking Required 4
- Parking Provided 4
- Hours of Operation 7am - 5pm



3800 N. Commerce Street

Future Land Use

SP-14-004



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

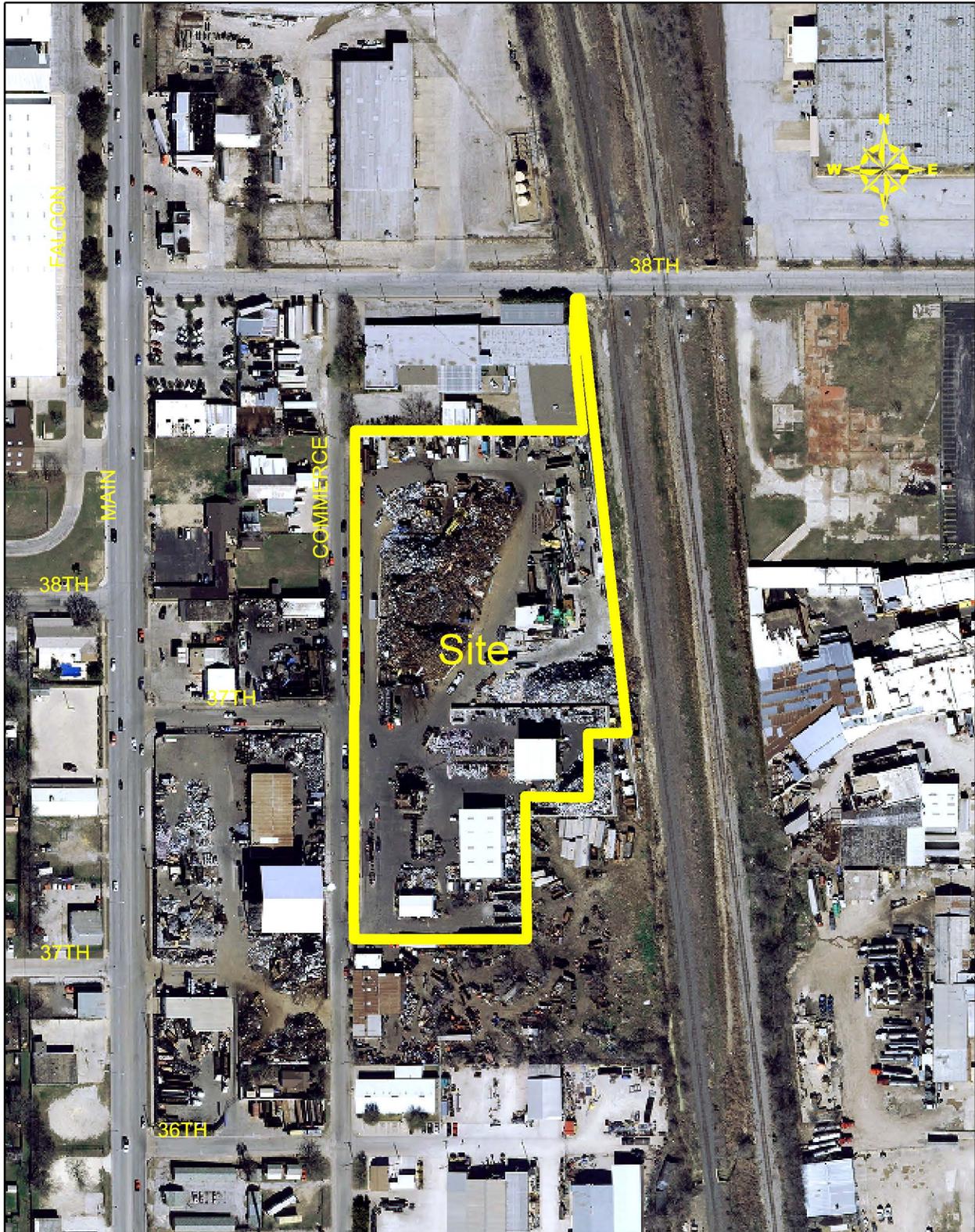
FLD_ZONE
 Floodplain



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 18, 2014.



Aerial Photo Map



		area			
Paul Delaney	409 Carson St	Out		Support	Spoke at hearing
Jennifer Knittel	5800 Elliott Reeder	Out		Support	Spoke at hearing
Trina Sanders/ Garden of Eden NA	1412 Carson St	In	Opposition		Spoke at hearing

3. SP-14-004 August Stanislawski III/TX Industrial Scrap (CD 2) – 3800 N. Commerce Street (Fostepco Heights Addition, Block 10, Lot 5R, 6.19 Acres): to Amend PD-764 site plan to add permanent shredder

Jeff Taylor, Dunaway Associates, 550 Bailey Ave, Suite 400, Fort Worth, Texas representing August Stanislawski explained to the Commissioners they are amending the PD site plan for a permanent office.

Mr. Flores asked Mr. Taylor if their client met with the business owner that was in opposition at the May hearing. Mr. Taylor said they have had correspondence via email. Mr. Flores asked if he could summarize the correspondence. He said Susan Smith the owner of the shredder said there was an understanding that the fluff for the insulation would be kept down by erecting a 15 ft high fence already existing, a screen barrier, and the dust to be cleaned up as the piles occur. Mr. Flores also asked if they have met with any of the community stake holders. Mr. Taylor said he believes so, but did not have the contact in his notes. Mr. Flores urged him to have his client communicate with the property owner in order to keep code compliance issues down.

Ms. Burghdoff mentioned the shredder appears to be about 250 ft from the north property and could Mr. Taylor confirm that. Mr. Taylor said the foundation is all that you see on the site plan; the shredder armature (wing span) is outside the foundation on a larger foot print. She said the existing wall needs to be indicated on the site plan; it says future on the site plan.

Motion: Following brief discussion, Mr. Flores recommended Approval as Amended of the request to update the site plan for the existing wall and include the armature area of the shredder, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

4. SP-14-0005 Albortz LLC (CD 3) – 10013 Southview Road (Chapel Creek Plaza, Block 1, Lot 4, 3.22 Acres): to Amend PD-965 site plan to increase the height of the office and storage units

Mason Sahihi, 880 S. Carroll Avenue, Southlake, Texas and the property owner explained to the Commissioners they are requesting an amendment to the site plan for the height of the metal building and a two-story office building. He mentioned at the last meeting there was opposition from a neighbor and the Tiffany Gardens developer. They did meet with them and explained their project and resolved their issues. Mr. Sahihi handed in copies of support letters from them.

Motion: Following brief discussion, Mr. West recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.