



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 11, 2016

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: City of Fort Worth Property Management

Site Location: 2204/2524 Brennan Avenue Mapsco: 63E

Proposed Use: Adding Household Hazardous Waste Use for Drop-off Center

Request: From: PD 590 "PD/SU" Planned Development/Specific Use for the collection and disposal of large, non-hazardous household waste; site plan approved
To: Amend PD 590 to add household hazardous waste drop off/collection and minor site configurations; site plan included

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is proposing to Amend PD590 to add hazardous household waste as a permitted use for the drop off station, Brennan Service Center.

The proposed use will allow citizens to drop off wastes that would be considered household hazardous related to pesticides (liquid or solid), aerosol cans, fuel blending liquids, fluorescent lights, paint, household batteries (lead based, alkaline, NICAD) motor oil, antifreeze, and oxidizers. The City only has one location within the city limits for such a drop off in far east Fort Worth. This amendment will provide more convenient access for disposing of these materials for the area's residents.

A self-contained storage unit will be provided on site for temporary storage of these materials. These materials will then be transported to a permitted treatment, storage and disposal facility for permanent disposal. Unacceptable wastes that will not be accepted include waste generated by businesses or industry, explosives, ammunition, pharmaceuticals, radioactive material, biologically active substances, compressed flammable gases, or wastes from residents of non-participating cities.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton
Fort Worth, TX 76102

Agent: Alfonso Mesa/City of Fort Worth

Acreage: 2.97 acres
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North "K" Heavy Industrial / Chevron Facilities
East "K" Heavy Industrial / Brennan Service Center
South "K" Heavy Industrial / Brennan Service Center
West "K" Heavy Industrial / industrial outdoor storage

Recent Relevant Zoning and Platting History:

Zoning History: ZC-04-022 Effective 02/17/04 for PD/SU for collection and storage of non-hazardous household waste; site plan approved

Platting History: NA

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

Platting staff comments:

No comments have been made at this time.

TPW staff comments:

No comments have been made at this time.

TPW Stormwater staff comments:

No comments

Fire staff comments:

FWFD - (Lt. Alan McLain, james.mclain@fortworthtexas.gov)

FYI COMMENTS:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

Fire lanes shall be properly marked per FW Fire Code section 503 and shall meet CFW Fire Code requirements. Any NAMED fire lane, private, or public easement must be platted.

All structures and site plans relative to this plat may be subjected to review during permitting to ensure that the appropriate setbacks to gas wells, gas compressors, or gas well pad site equipment are adhered to. All applicants, owners, and project managers should do their own due diligence to ensure that their projects do not violate any gas well or gas compressor setbacks as required by the Fire Code or the Gas Well Drilling Ordinance.

Any new address, suite address, or any other permanent address must be approved by the Addressing Division of the Bureau of Fire Prevention. Any changes to existing addresses must be approved as well. Addresses must be posted in a manner that complies with the current City of Fort Worth Fire Code. DO NOT SELF ADDRESS YOUR PLAT or property. All plats within the city limits of Fort Worth will be addressed by the FWFD Fire Addressing Division AFTER recording of the plat at the county courthouse. Plats will be addressed once we receive a copy of the plat after recording. All plats will be addressed in the order in which we receive them. Most plats will be addressed and posted to the City of Fort Worth Plat Directory within 10 business days of being recorded. Plats located within the City's ETJ will be addressed by the county in which the plat exists in.

No other comments at this time.

The City of Fort Worth has adopted the 2009 International Fire Code as its current fire code. The City of Fort Worth also has adopted amendments to this code. The City of Fort Worth Fire Code Amendments can be found online at www.fortworthtexas.gov/Fire/ (click on Bureau of Fire Prevention)

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Brennan Avenue	Two way residential	Two way residential	No

Public Notification:

Organizations Notified	
Inter-District 2 Alliance*	Streams And Valleys Inc
	Fort Worth ISD

Closest registered Neighborhood Alliance*

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zone change to amend PD 590 Planned Development/Specific Use for allow household hazardous waste to be dropped off and disposed of by city residents. Surrounding land uses are primarily the Brennan Street Service Center with industrial outdoor storage to the west.

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

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Light Industrial. The requested zoning change to amend the PD language is consistent with the following Comprehensive Plan policies.

- Proposed uses that may be detrimental to health, safety, and welfare (such as hazardous materials, airports, mining, landfills, gun ranges, and manufacturing of certain materials) should continue to be evaluated on a case by case basis. (pg. 40)

Based on conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

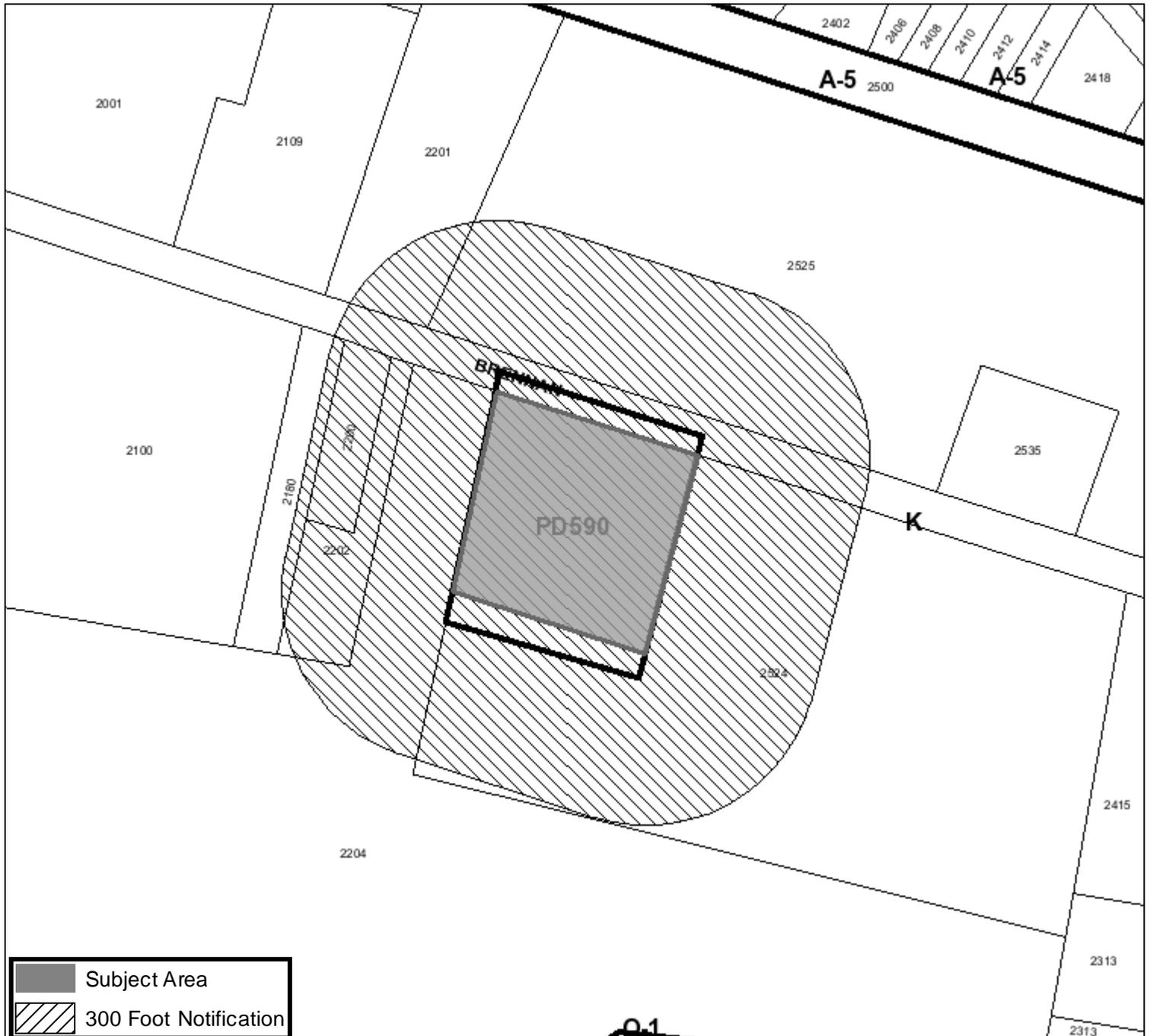
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting



ZC-16-154

Area Zoning Map

Applicant: City of Fort Worth Property Management
Address: 2204/2524 Brennan Avenue
Zoning From: PD 590 for household waste drop-off
Zoning To: Amend PD 590 to add household hazardous waste drop off
Acres: 2.97793972
Mapsc0: 63E
Sector/District: Northeast
Commission Date: 9/14/2016
Contact: 817-392-2495

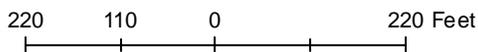
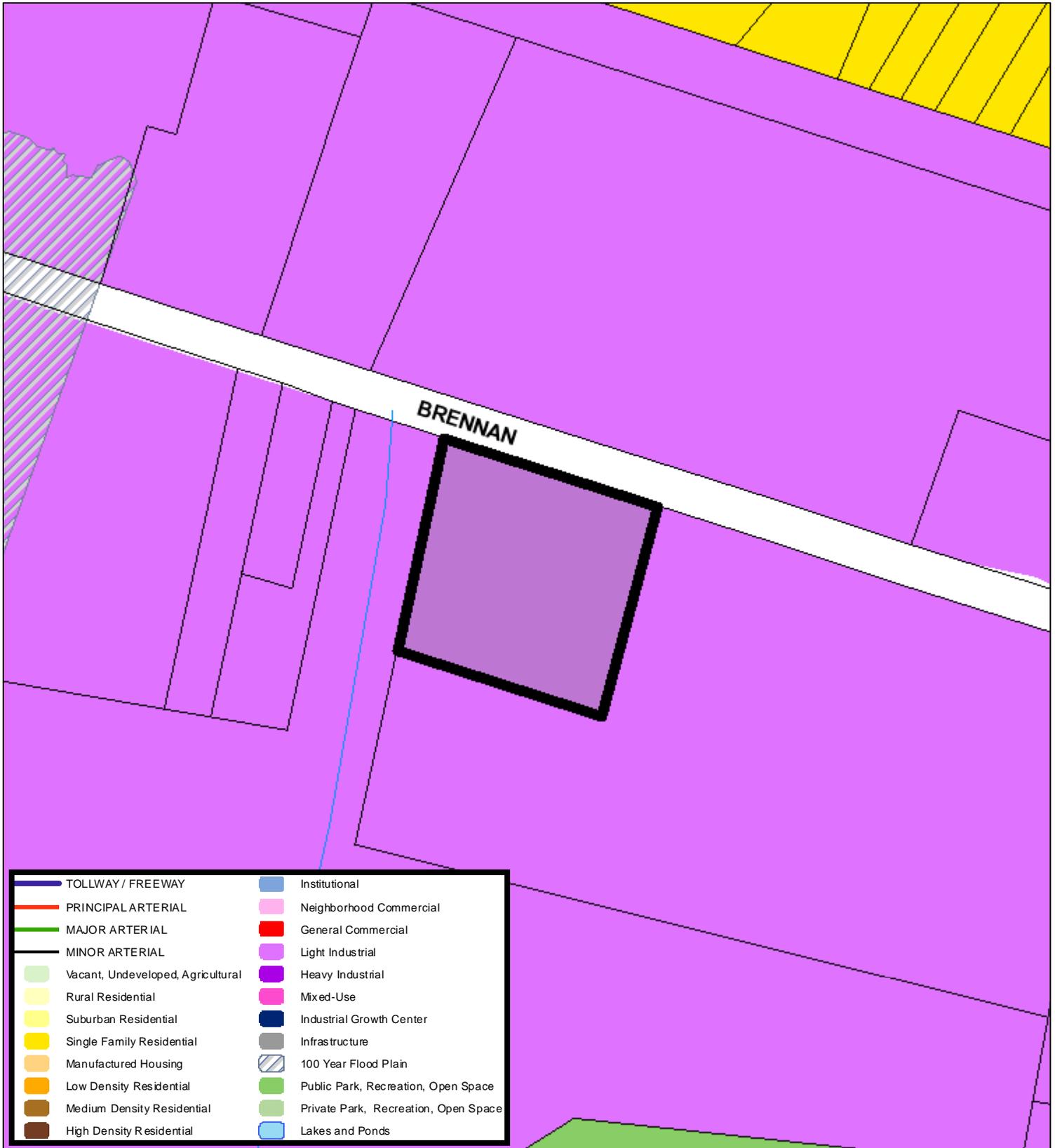


0 125 250 500 Feet

Area Map



Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 29, 2016.



Aerial Photo Map



0 140 280 560 Feet



7. ZC-16-153 City of Fort Worth Property Management (CD 8) – 6260 Old Hemphill Road (Southside Twin Addition, Block 1, Lots 1, 2.98 Acre): from PD 756 "PD/SU" Planned Development/Specific Use for collection/disposal of non-hazardous household waste items; site plan approved to Amend PD 756 to add hazardous household waste drop off/collection and minor site reconfigurations; site plan included

Robert Smouse, City of Fort Worth Assistant Director for Solid Waste explained to the Commissioners adding this use will allow for the Ft. Worth community to bring their household chemicals to one of the four drop off sites for convenience. The household chemicals they are referring to are paints, aerosols and fertilizers.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Cockrell. The motion carried unanimously 9-0.

8. ZC-16-154 City of Fort Worth Property Management (CD 2) – 2204 (2524 Brennan Avenue) (Delta Industrial District, Block 2, Lot 1, 0.32 Acre): from PD 590 "PD/SU" Planned Development/Specific Use for the collection and disposal of large, non-hazardous household waste; site plan approved to Amend PD 590 to add hazardous household waste drop off/collection and minor site reconfigurations; site plan included

Robert Smouse, City of Fort Worth Assistant Director for Solid Waste explained to the Commissioners adding this use will allow for the Ft. Worth community to bring their household chemicals to one of the four drop off sites for convenience. The household chemicals they are referring to are paints, aerosols and fertilizers.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 9-0.

9. ZC-16-155 City of Fort Worth Property Management (CD 7) – 301 Hillshire (Portion of Highland Meadows Addition, Block 1, Lot 1 and Henry Robertson Survey, Abstract 1259, 3.93 Acre): from "I" Light Industrial and PD 927 "PD/I" Planned Development for all uses in "I" Light Industrial plus recycling drop off station for non-hazardous household waste, recycling and animal control; site plan approved to Amend the boundaries of PD 927 and add household hazardous waste drop off/collection; site plan included (Tract 1) and to "I" Light Industrial I (Tract 2)

Robert Smouse, City of Fort Worth Assistant Director for Solid Waste explained to the Commissioners adding this use will allow for the Ft. Worth community to bring their household chemicals to one of the four drop off sites for convenience. The household chemicals they are referring to are paints, aerosols and fertilizers.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-16-155
Name	Address	In/Out 300	ft	Position on case
				Summary