

offenders are monitored and confined to the facility and are not eligible for work release. The applicant does not currently provide Therapeutic Community substance abuse services at the Fort Worth facility, but these services may be needed in the future by TDCJ. These offenders would receive treatment services while in the facility.

The applicant, through a wholly owned Texas subsidiary, currently provides halfway house services in Fort Worth at a leased facility at 600 N. Henderson (acquired in 2009). This facility will eventually be taken by eminent domain as a part of the Trinity River Vision Project. One year remains on the lease.

Correctional staff will continually monitor the residents while they are in the facility. Head counts are performed at periodic intervals resulting in physical confirmation of residents' locations 10-11 times per day. Any resident leaving the facility must have an approved itinerary. Failure to follow the approved itinerary results in sanctions including the possibility of returning to higher security. Job checks are performed on a periodic but random basis to ensure working offenders are on the job. All persons returning to the facility are given a breathalyzer test. Drug testing is also done both on suspicion as well as at random. Entry into the facility subjects the person to a pat down search as well as passage through a metal detector. Cameras will be in place to monitor all activities inside and outside the facility. Recreation areas will be surrounded by a privacy fence. Male and female areas will be kept separate both inside the facility and in the recreation areas.

The planned facility will employ approximately 45 people. On staff will be an administrator, an assistant administrator, operations supervisor(s), client monitors, case managers, maintenance personnel, employment specialists and other necessary employees.

The site is immediately adjacent to the Greenbay Jail facility, which is one of four (4) Tarrant County Jail sites. According to the Tarrant County Website, the Confinement Bureau books in approximately 32,000 inmates a year. All inmates are centrally received at the Corrections Center where they are booked, photographed and enrolled. After the inmates are booked, they are processed in to the jail system and housed in one of the four facilities.

Prior to filing the application, the general counsel and another vice president of the applicant attempted to contact neighboring businesses within a quarter mile. According to the applicant, none of the neighbors expressed concern or opposition to the proposed use. Additionally, all known parks, schools, daycares or other places children and youth gather are more than a mile away from the location.

Due to the nature of the proposed use, more stringent reporting and noticing are required. Section 4.305B of the Zoning Ordinance requires an area plan showing zoning classifications and land uses of all property within ¼ mile of the site of the proposed halfway house. In addition, the area plan must specifically identify all uses related to children, such as schools, places of worship, parks, playgrounds, day care centers, public and private youth centers, public swimming pools and video arcade facilities. An inset area map on the PD site plan provides that the site is not within ¼ mile proximity to any of these uses.

Also, notification of the requested zoning change was sent to the owners of all property within 1,000 feet, in accordance with the procedure set out in the Zoning Ordinance. There were no registered neighborhoods within 1,000 feet of the proposed site. (The ¼ mile courtesy notification was sent only to the Eagle Mountain-Saginaw ISD.) Finally, as required, notice of the time and place of the hearing before the City Council will be published in an official newspaper or a newspaper of general circulation at least 15 days before the hearing as required by state law and shall be at least 5" by 8".

This case was continued from the February meeting in order to address neighborhood and Commissioners concerns. The applicant met with the neighboring property owners for 2 hours on February 28th. According to the applicant, the meeting with the neighboring property owners was not productive and a meaningful compromise was not reached.

Site Information:

Owner: Electro-Tech Services, Inc.
19481 San Jose Ave
City of Industry, California 91748

Agent: Avalon Parkway Properties, LLC/Jim Schell
 Acreage: 2.38 acres
 Comprehensive Plan Sector: Far North
 Surrounding Zoning and Land Uses:
 North "K" Heavy Industrial / industrial; Greenbay Tarrant County Jail Facility
 East "K" Heavy Industrial / industrial
 South "K" Heavy Industrial / vacant
 West "K" Heavy Industrial / industrial

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 comments have been submitted at this time.

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Northeast Pkwy	Major Arterial	Major Arterial	No

Public Notification:

The following organizations were notified:

Eagle Mt. Saginaw ISD	
-----------------------	--

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/K" Planned Development for K uses plus halfway house. Surrounding land uses are primarily industrial with the Greenbay Tarrant County Jail Facility directly north of the proposed site. The site is located along a major arterial and will have similar operational characteristics of the surrounding uses.

As a result, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as Industrial Growth Center. A halfway house is considered a use that may not be compatible in residential areas, therefore an industrial area such as the proposed site provides a significant distance buffer from other uses. The requested zoning change is consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods (pg 38)
- Discourage the location of industrial uses adjacent to residential districts. (pg 38)
- 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 be evaluated on a case by case basis before approval (pg. 38)

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

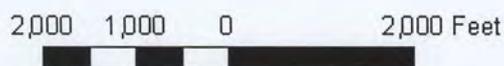
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan
- General Information from the applicant
- Minutes of the City Council meeting
- Minutes from the Zoning Commission meeting

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



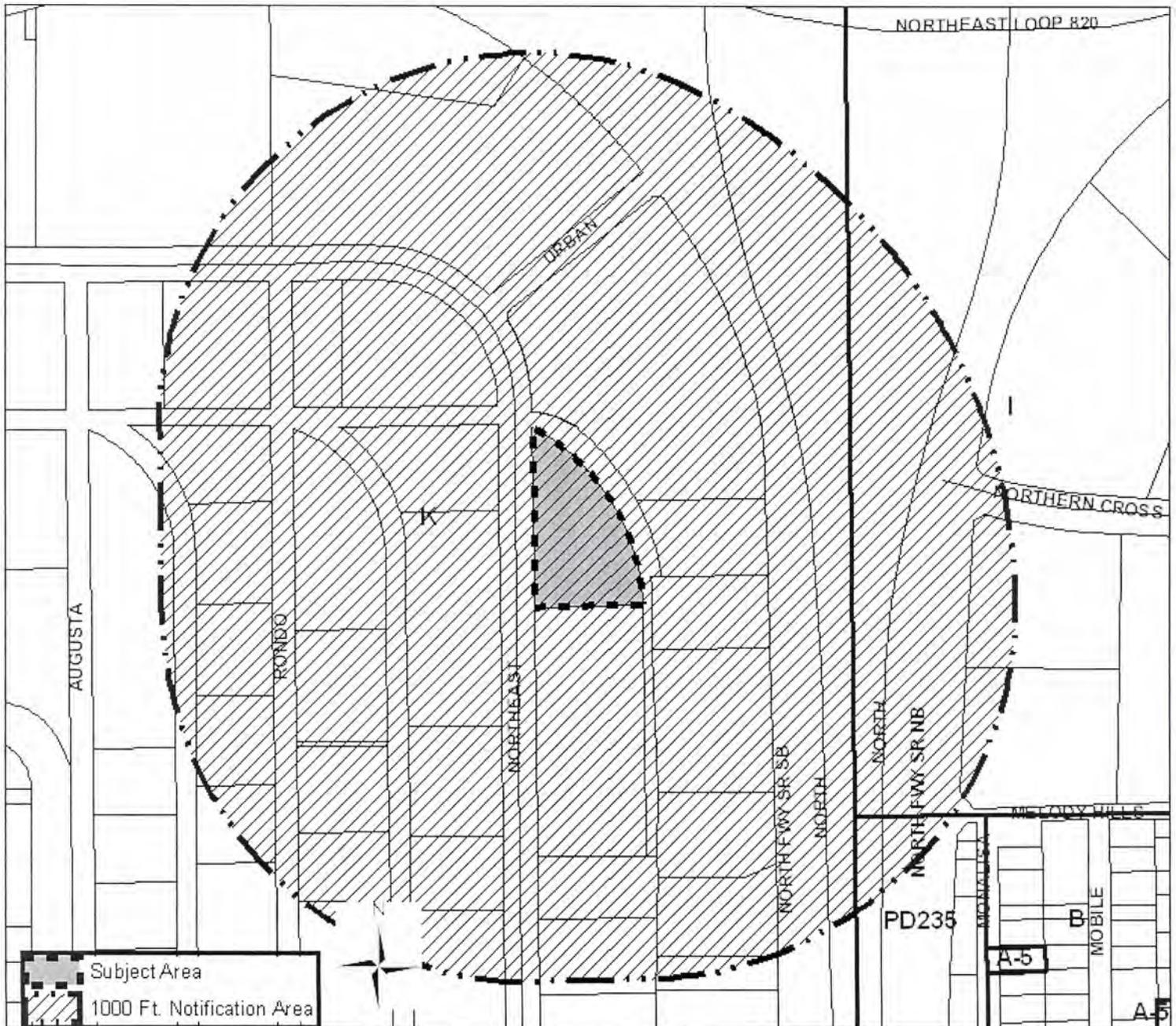
FORT WORTH



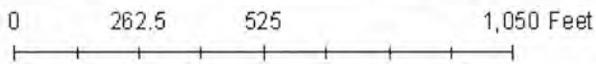
ZC-13-018

Area Zoning Map

Applicant: Electro-Tech Services, Inc.
Address: 5116 Northeast Parkway
Zoning From: "K" Heavy Industrial
Zoning To: PD/K for all K uses plus halfway house
Acres: 2.29
Mapsc0: 49K
Sector/District: Far North
Commission Date: 02/13/2013
Contact: 817-392-8043



Subject Area
1000 Ft. Notification Area



SITE 1, BLOCK 2
GREAT SOUTHWEST INDUSTRIAL PARK
OF FORT WORTH-C.S.C. - MARK IV
(VOL. 388-20, PG. 81)
ZONED R
HEAVY INDUSTRIAL

SITE 3, BLOCK 2
GREAT SOUTHWEST INDUSTRIAL PARK
OF FORT WORTH-C.S.C. - MARK IV
(VOL. 388-20, PG. 84)
ZONED R
HEAVY INDUSTRIAL

TARRANT COUNTY
(VOL. 11679, PG. 1274)

SITE 20, BLOCK 3
GREAT SOUTHWEST INDUSTRIAL PARK
OF FORT WORTH-C.S.C. - MARK IV
(VOL. 388-20, PG. 91)
ZONED R
HEAVY INDUSTRIAL

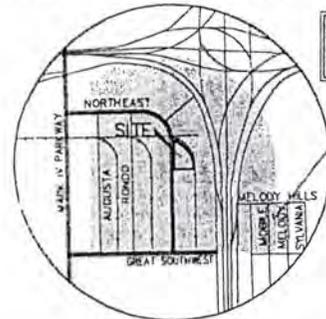
SITE 7, BLOCK 2
GREAT SOUTHWEST INDUSTRIAL PARK
OF FORT WORTH-C.S.C. - MARK IV
(VOL. 388-20, PG. 75)
ZONED R
HEAVY INDUSTRIAL

SITE 5, BLOCK 3
GREAT SOUTHWEST INDUSTRIAL PARK
OF FORT WORTH-C.S.C. - MARK IV
(VOL. 388-20, PG. 94)
ZONED R
HEAVY INDUSTRIAL

EXISTING 1 STORY BRICK BUILDING
35,000 S.F.
SITE 2, BLOCK 2
GREAT SOUTHWEST INDUSTRIAL PARK
OF FORT WORTH-C.S.C. - MARK IV
2,362,800 S.F.
ZONED R
HEAVY INDUSTRIAL
3116 NORTHEAST PARKWAY
FORT WORTH, TEXAS 76108

SITE 8, BLOCK 3
GREAT SOUTHWEST INDUSTRIAL PARK
OF FORT WORTH-C.S.C. - MARK IV
(VOL. 388-17, PG. 543)
ZONED R
HEAVY INDUSTRIAL

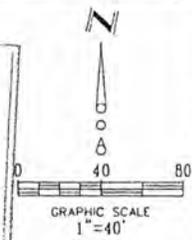
SITE 4, BLOCK 3
GREAT SOUTHWEST INDUSTRIAL PARK
OF FORT WORTH-C.S.C. - MARK IV
(VOL. 388-17, PG. 124)
ZONED R
HEAVY INDUSTRIAL



AREA MAP
1"=1320'

NOTE:
NO USE LOCATED WITHIN 1/4 MILE
RADIUS (SHADED) OF SITE IS
RELATED TO CHILDREN PER
CHAPTER 4 DISTRICT REGULATIONS

SECT. 4.707 B - ONE AND TWO
FAMILY LOTS (DUPLICES) ATTACHED
OR DETACHED.



PROPERTY DESCRIPTION
DESCRIPTION, of a 2,383 acre tract of land situated in the D. Deam Survey, Abstract No. 1184, Tarrant County, Texas, said tract being all of Site 2, Block 2, Great Southwest Industrial Park of Ft. Worth-C.S.C. - Mark IV in addition to the city of Fort Worth according to the Final Plat recorded in Volume 383-42, Page 58 of the Map Records of Tarrant County, Texas said 2,383 acre tract being more particularly described as follows:

BEGINNING at a 1/4" V.I.P. found at the intersection of the east right-of-way line of Northeast Parkway (a 90 foot wide right-of-way) and the southwest right-of-way line of a 53 foot railroad right-of-way as dedicated by the said final plat of the Great Southwest Industrial Park of Fort Worth, G.S.C. - Mark IV said point being north corner of the said Site 2; said point being the beginning of a non-tangent curve to the right whose center bears South 19 degrees, 33 minutes, 40 seconds West, a distance of 451.00 feet from said point.

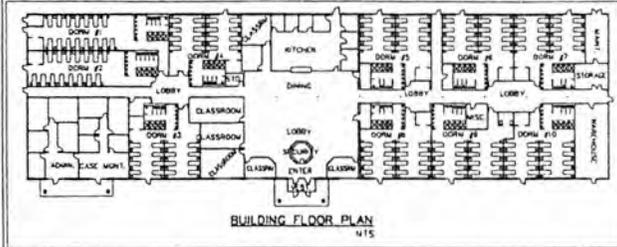
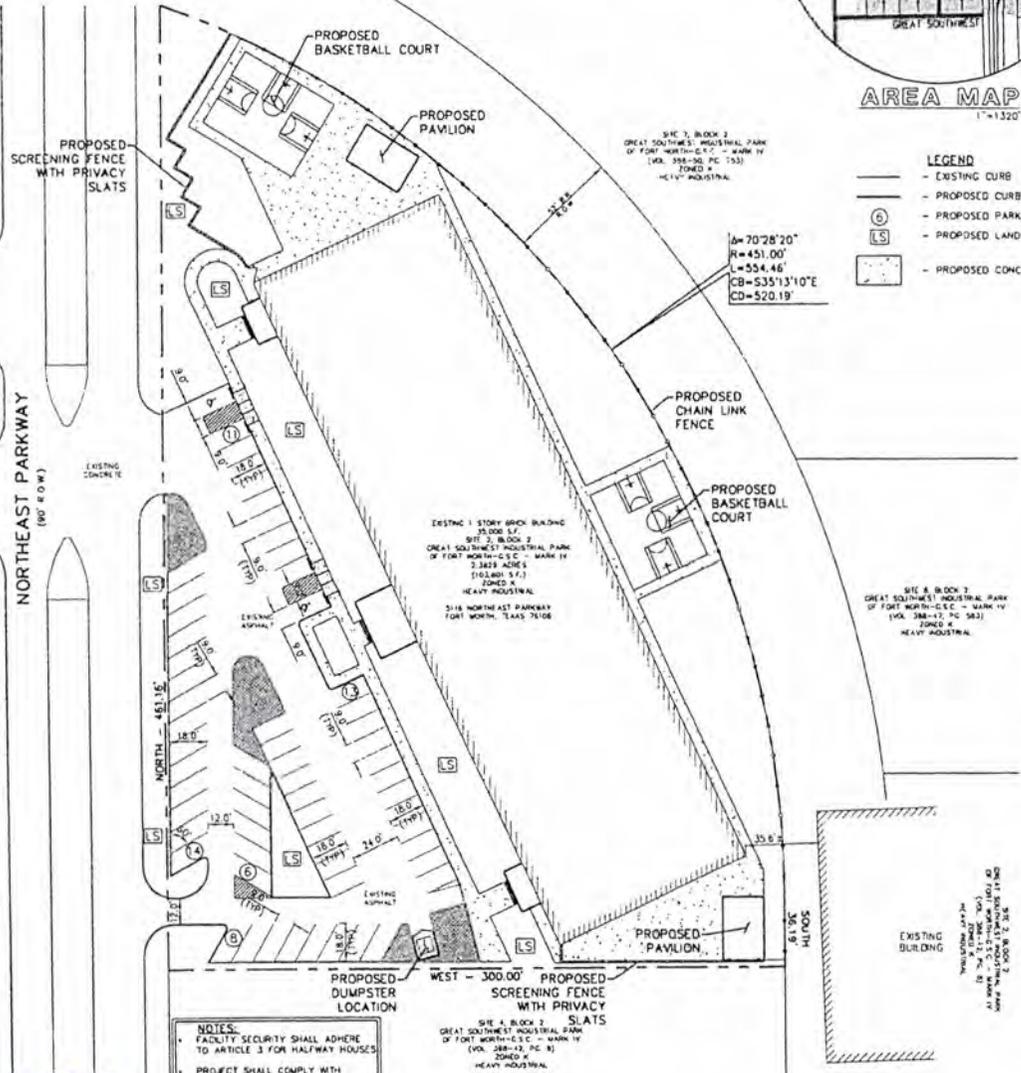
THENCE, southerly and southerly, departing the said east line of Northeast Parkway and along the said southwest line of the railroad right-of-way and said curve to the right through a central angle of 70 degrees, 36 minutes, 20 seconds, an arch distance of 554.46 feet (554.46 plat) on a cord bearing and distance of South 35 degrees, 13 minutes, 10 seconds East, a distance of 520.18 feet to a 3/4" bolt found at the end of said curb.

THENCE due south, continuing along the west line of the said railroad right-of-way, a distance of 36.18 feet to iron nail found at corner said point being the northeast corner of Site 4, Block 2 of the said Great Southwest Industrial Park of Ft. Worth-C.S.C. - Mark IV.

THENCE, due west, departing the said west line of the railroad right-of-way and along the north line of the said Site 4, a distance of 300.00 feet to a 3/4" iron rod with (Pacheco Keck) caps set in said east line Northeast Parkway, a "x" cut in concrete found 8.06 feet due west of said point.

THENCE, due north, along the said east line of Northeast Parkway, a distance of 481.15 feet (481.00 plat) is the POINT OF BEGINNING
Containing 103,801 square feet or 2,383 acres of land, more or less

- LEGEND
- EXISTING CURB
 - PROPOSED CURB
 - PROPOSED PARKING SPACES IN A ROW
 - PROPOSED LANDSCAPE
 - PROPOSED CONCRETE SIDEWALK



NOTES:
• FACILITY SECURITY SHALL ADHERE TO ARTICLE 3 FOR HALFWAY HOUSES
• PROJECT SHALL COMPLY WITH SECTION 6.301, LANDSCAPING
• SIGNAGE SHALL CONFORM TO ARTICLE 4, SIGNS
• PROJECT SHALL COMPLY TO THE REQUIREMENTS OF URBAN FORESTRY
• PROJECT SHALL CONFORM WITH THE CITY LIGHTING ORDINANCE STANDARDS

ARCHITECT
SMA ARCHITECTS
115 W. MAIN ST
ALLEN, TEXAS 75013
TEL: 972-359-8788
CONTACT: STEVE WEIER

OWNER
AVALON PARKWAY PROPERTIES, L.L.C.
13401 RAILWAY DRIVE
OKLAHOMA CITY, OK 73114
TEL: 405-752-8802

THIS DOCUMENT IS RELEASED FOR THE
SOLE PURPOSE OF CITY REVIEW UNDER
THE AUTHORITY OF BRANDON O'DONALD,
P.E. NO. 90241. ON 1/14/2013

DIRECTOR OF PLANNING & DEVELOPMENT DATE

SITE PLAN
AVALON
ZONING CASE NO: _____
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

OD ENGINEERING LLC
F-0885

1601 E. Lamar Blvd, Suite 210
Arlington, Texas 76011
Phone 817.794.0202
Fax 817.548.8430

DATE	01/14/13
SCALE	1"=30'
JOB NO	0013001
SHEET	SP

RECOMMENDED
FOR APPROVAL

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20-13-018

Aerial Photo Map



Document received for written correspondence				ZC-13-009		
Name	Address	In/Out 200 notification area	ft		Position on case	Summary
Janice Michel/Oakhurst Alliance of Neighbors	2115 Primrose Ave	Out	Support			Spoke at hearing
Libby Willis/Oakhurst NA	2300 Primrose Ave	Out		Opposition		Spoke at hearing
Erik France	817 W Daggett	Out	Support			Spoke at hearing
Jennifer Burcher	1700 Pacific Ave	Out	Support			Spoke at hearing
Trinity River Group	1500 E. Northside Dr	In	Support			Sent letter in
Riverside Alliance	NA	Out		Opposition		Sent letter in

4. ZC-13-018 Electro-Tech Services Inc. (CD 2)- 5116 Northeast Parkway (The Great Southwest Industrial Park, Mark IV, Block 2, Lot 2, 2.38 Acres): from “K” Heavy Industrial to “PD/K” Planned Development for all uses in “K” Heavy Industrial plus halfway house; site plan included.

Jim Schell, 500 7th Street, Fort Worth, Texas representing Electro-Tech Services Inc. explained to the Commissioners this location is being proposed because of the relocation for the existing halfway house on Henderson Street because of the Trinity River Vision project. He mentioned this is one of the two halfway houses in Fort Worth. They did have a two hour meeting on February 28 in their office and has provided a list of who was in attendance. Mr. Schell said unfortunately no progress has been made with the industrial property owners. It was mentioned by one of the owners to fence the property so the people waiting for the bus can't be seen.

Mr. Flores asked about the possibility of them considering another site. Mr. Schell said trying to find a site is challenging.

Brian Costello, 641 Hollowdale, Edmond, Oklahoma President with Avalon spoke in support. In answer to Mr. Flores question he said they were provided with a potential of eleven different properties. Most of them were within a 1000 feet of residential use, school, child care facility and park which would eliminate them from consideration. This site was the best fit for them. They have been searching for over a year for possible location.

Jeff Whitfield, 201 Main Street, Suite 2500, Fort Worth, Texas with Kelly, Hart & Hallman representing Hoisager and Crossley owners of the Texas Heat Treating facility spoke in opposition. He questioned the staff report on whether it should say being consistent and compatible since it is an Industrial Growth Center. He reiterated the language in the Comprehensive Plan relating to Industrial Growth Centers. He believes a halfway house is more closely related to a shelter.

Daryl Hoisager, 5603 Bailey Court, Arlington, Texas property owner for 5003 North Pkwy spoke in opposition. He mentioned they have materials on-site that are used for the production of drugs, they have transportation around the clock as well as female staff after hours. He doesn't believe this is a good use for this area.

Marlene Beckman, 2300 Medford Court, Fort Worth, Texas also spoke in opposition. She mentioned they own three industrial lots within this industrial park. She noted they are 14, 28 and 50 as indicated on the map. There is another facility on Blue Mound Road that might be more appropriated for this use. She is concerned one of her tenants will not renew their lease contract because of this proposed use.

David Dozier, 3824 Monticello, Fort Worth, Texas spoke in opposition. He is also concerned that his tenants will not renew.

James Zimmer, 4900 Mark IV Parkway, Fort Worth, Texas spoke in opposition. He owns the property located at 4900 Mark IV Parkway and has security issues.

Lynn Zimmer, 7 Country Place, Bedford, Texas spoke in opposition. He has property located at 5165 Mark IV Parkway and has security concerns as well.

Jerry Alexander, 83 Crown Road, Willow Park, Texas spoke in opposition. He is the real estate agent for this industrial park and is concerned about tenants renewing their contracts. They do have an offer for a new tenant to move in but is on hold right now because of this zoning case.

Mr. Flores asked about the usage issue and comments made from Mr. Hoisager. Mr. Hoisager responded by saying all facilities are run different, the use is inappropriate but how they run the business is a concern. Mr. Flores also asked about the type of inmates and what percentage of the population are sex offenders. Mr. Costello mentioned it really depends on who the State gives them. Mr. Flores asked about projected numbers. Mr. Costello mentioned if you look at the current facility there are about 20 to 25% that are sex offenders.

In rebuttal Mr. Schell said he disagrees with some of the comments the opposition mentioned. This is a totally secure facility they are monitored day in and day out. He said they did suggest whatever the concerns are they would like to set up a community council with the industrial neighbors to address some of these items. Mr. Schell said at the last meeting that was not of interest anymore. He did note that anywhere from 400 to 500 paroles come back to Tarrant County every month. The Facility on Avenue J is a Federal Facility and has been there for some time and they do not want to expand it. Mr. Schell asked staff is there anywhere in the Comprehensive Plan that would meet all the requirements for this type of use. Ms. Burghdoff said they have not oriented the Future Land Use Maps to accommodate specifically Halfway Houses as a use that is why they are put in PD zoning.

Motion: Following brief discussion, Mr. Flores recommended approval of the request, seconded by Ms. Conlin. The motion carried 5-2 with Mr. West and Mr. Genua against.

<i>Document received for written correspondence</i>				ZC-13-018
Name	Address	In/Out 1000 ft notification	Position on case	Summary

		area			
Jeff Whitfield/ representing property owner	201 Main Street	In	Opposition		Spoke at hearing
David Dozier	3824 Monticello	In	Opposition		Spoke at hearing
Buddy Crossley	5113 North Pkwy	In	Opposition		Spoke at hearing
Daryl Hoisager	5003 North Pkwy	In	Opposition		Spoke at hearing
James Zimmer	4900 Mark IV Pkwy	Out	Opposition		Spoke at hearing
Lynn Zimmer	5165 Mark IV Pkwy	Out	Opposition		Spoke at hearing
Jerry Alexander	5125 Northeast Pkwy	In	Opposition		Spoke at hearing
Marlene Beckman	4929 Northeast Pkwy/5100 Rondo	In	Opposition		Spoke at hearing
Ed Lanford	5001 Northeast Pkwy/4629 Mark IV Pkwy	In	Opposition		Spoke at hearing

IV. New Cases

5. ZC-12-115 Jeanie Cornelius (CD 9) 2839 Merida (Prospect Heights, Block 2, Lot 1R, 0.26 Acres): from "B" Two-Family to "PD/UR" Planned Development for all uses in "UR" Urban Residential; site plan included

Jim Schell, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Jeanie Cornelius explained to the Commissioners they are requesting to develop more students housing around the TCU area. Savannah Land Development has developed several projects in the area is more of an apartment/student housing living quarters. Mr. Schell mentioned there are 11 units in two buildings and there will be a parking space for each bedroom. He explained the difference in elevations on the overhead. There seems to be more requests for two and three bedroom apartments in this area. Mr. Schell mentioned the intent of the UR district is to make it walkable within the Urban Village and TCU is a good example. He mentioned his client has talked to the neighborhood and handed in letters of support.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. West. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>				ZC-12-115	
Name	Address	In/Out 1000 notification area	ft	Position on case	Summary
Jeanie Cornelius	2839 Merida	In		Support	Sent letter in
Michael Rabbass	2737 Merida	Out		Support	Sent letter in
Tim Kuchta	2801 Merida	Out		Support	Sent letter in
Alex Clarke/Frisco Heights NA	2724 Merida	Out		Support	Sent letter in