

**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
January 10, 2012

Council District 2

Zoning Commission Recommendation:
Approved by a vote of 9-0

Opposition: None

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

Owner / Applicant: **Keystone Equity Partners, LLC**

Site Location: 4200 block Old Decatur Road Mapsco: 47R

Proposed Use: **Various Heavy Industrial uses**

Request: From: "A-5 One Family

To: Include into "PD-917" "PD/K" Planned Development for "K" Heavy Industrial plus rolling mills, rock, cement crushers and stone quarries; wholesale storage of petroleum products; oil drilling and production; manufacture of heavy rubber products. A site development plan shall be provided for administrative review by the Planning & Development Department for the following uses per Section 4.305(D) of the Comprehensive Zoning Ordinance: recycling center, waste tire facility; facilities handling, processing, and loading of municipal solid waste and recyclable materials for transportation at transfer stations, storage, processing, bailing or reclamation of paper, glass, wood, metals, plastics rags, junk, concrete, asphalt and other materials and materials recovery facilities and recycling centers; composting for yard and wood wastes, municipal solid waste, and/or sludge at composting facilities; and processing and storage of scrap tires at waste tire facilities. Site plan waiver recommended for all other uses.

The following uses are prohibited: gambling facilities, circus, adult entertainment, sexually oriented businesses, night clubs, massage parlors, hazardous waste disposal including household hazardous waste, halfway house, horse, dog, or automotive racing, shooting or weapons firing range, disposal, dumping or reducing of offal or dead animals, packing plant, poultry killing or dressing, cotton gin, cotton oil mill, bailing or compress, paper or pulp manufacture, municipal waste landfill.

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent. (Minor Boundary Adjustment)

Background:

The subject property was recently acquired to include within the Quarry Industrial area. This area was created through ZC-11-060 to provide a location that permits certain heavy industrial uses by right and excluding certain other uses, including those that were approved through the zoning case.

This 4.3 acre tract is expected to be included into a relocation site for Commercial Metals, due to the Trinity Uptown project.

A site plan waiver is being requested for the site, however a site development plan will be required for the uses specified in Section. 4305(D)4 (which includes recycling facilities) which will include details for the design and development of the facility. This development plan will be administratively reviewed by Planning & Development staff.

Site Information:

Owner: Keystone Equity Partners
 777 Main Street
 Suite 3100
 Fort Worth, Texas 76102

Agent: Tom Blanton
 Acreage: 4.3 acres
 Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:
 North PD 917 / Vacant, Former Quarry
 East PD 917 / Vacant, Former Quarry
 South PD 917 / Vacant
 West "C", "G" / Vacant, Multifamily

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-060 Approved by City Council 09-20-11 for various heavy industrial uses.
 ZC-08-201 Approved by City Council February 12-04-09 for J uses plus plant to process animal byproducts to biodiesel fuel, one of the parcels in this zoning change request.
 ZC-08-197 Approved by City Council 05-05-09 for I uses with exclusions plus aviation related uses; subject property to the east.
 ZC-07-148 Approved by City Council 10-02-07 for horse stable, boarding and commercial riding arena; subject property to the south.

Platting History: PP-11-034 Quarry Falls Industrial Growth Center to be heard by City Plan Commission December 16, 2011

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
NW Loop 820	Tollway/Freeway	same	no
Old Decatur Road.	two-way residential	Minor Arterial	yes
Angle Avenue	Major Arterial	same	no
Limestone Terr.	two-way residential	same	no

Considerations: The site's primary access is from NW Loop 820 and Old Decatur Road, currently a two-way residential street. In the current condition, Old Decatur Road is not adequate for traffic generated by the heavy truck traffic expected from the proposed uses. The intersection at NW Loop 820 is adequate for the industrial uses.

Public Notification:

The following Neighborhood Associations were notified:

Lake Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/K" Planned Development for heavy industrial plus uses with exclusions.

Surrounding land uses are Meacham Airport to the east, vacant, Buck Sansom Park and horse stables and arena to the south, vacant and multifamily to the west, and NW Loop 820 to the north. The proposed site is heavily wooded on the southern, eastern, and western sides which will provide a natural buffer from the park to the south and multifamily development to the west, if retained.

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

2. Comprehensive Plan Consistency

The 2011 Comprehensive Plan designates the subject property as light industrial and open space. The majority of the site falls within the light industrial future land use designation; however it is adjacent to the Meacham Industrial Growth Center and expansion of the IGC to include this site is planned for the 2012 Comprehensive Plan update.

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. (pg. 38)
- Encourage the use of floodplains as a boundary between incompatible land uses. (pg. 39)
- 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 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. (*Minor Boundary Adjustment*)

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
- Minutes of the Zoning Commission meeting

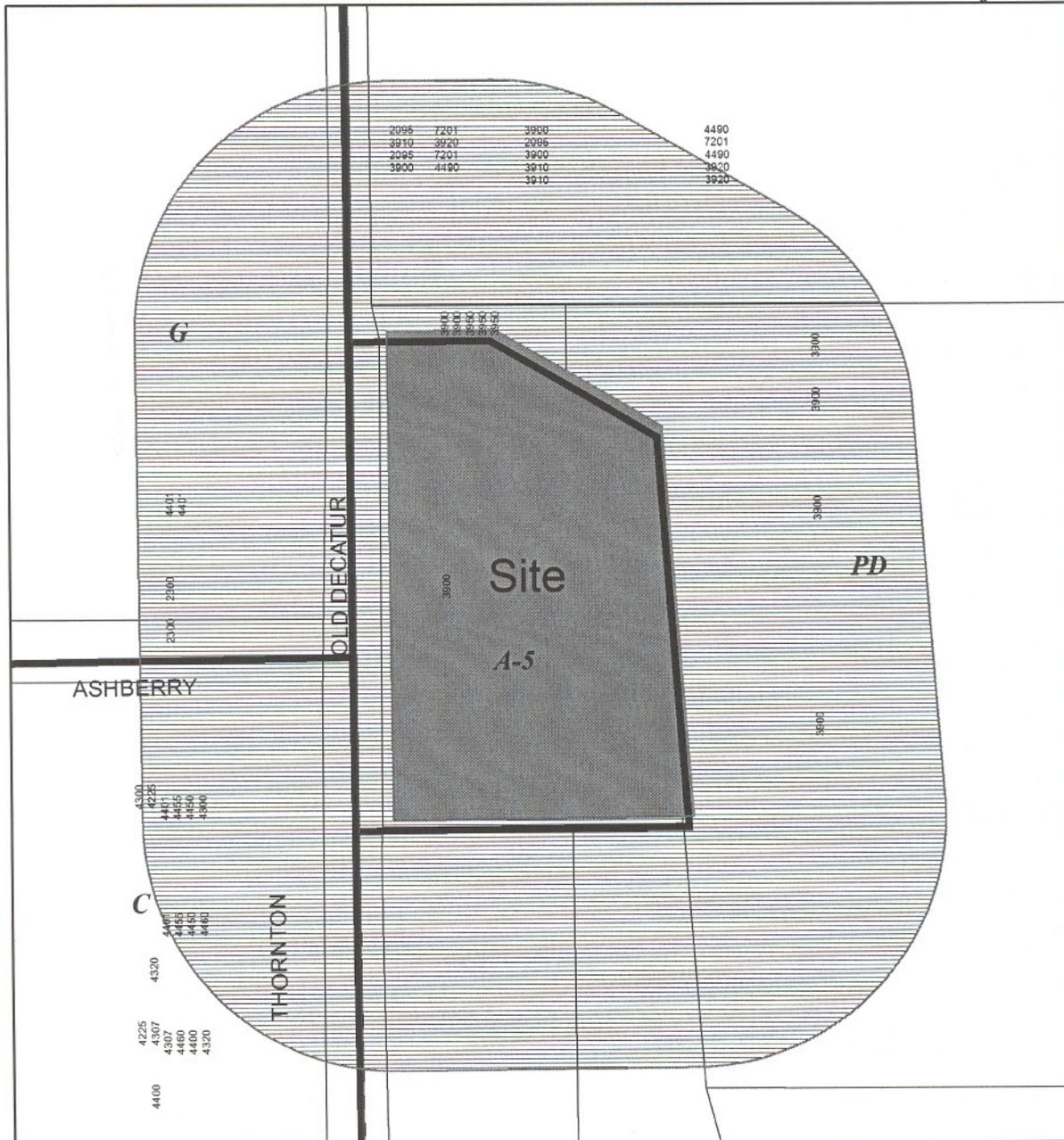


ZC-11-120

Area Zoning Map

Applicant: Thomas Blanton & Keystone Equity Partners
 Address: 4200 block Old Decatur Road
 Zoning From: A-5
 Zoning To: PD 917 for K uses including recycling and other uses and excluding certain uses
 Acres: 4.29960718
 Mapsco: 47R
 Sector/District: Northside
 Commission Date: 12/14/2011
 Contact: 817-392-2495

 300 Ft. Buffer



200 100 0 200 Feet

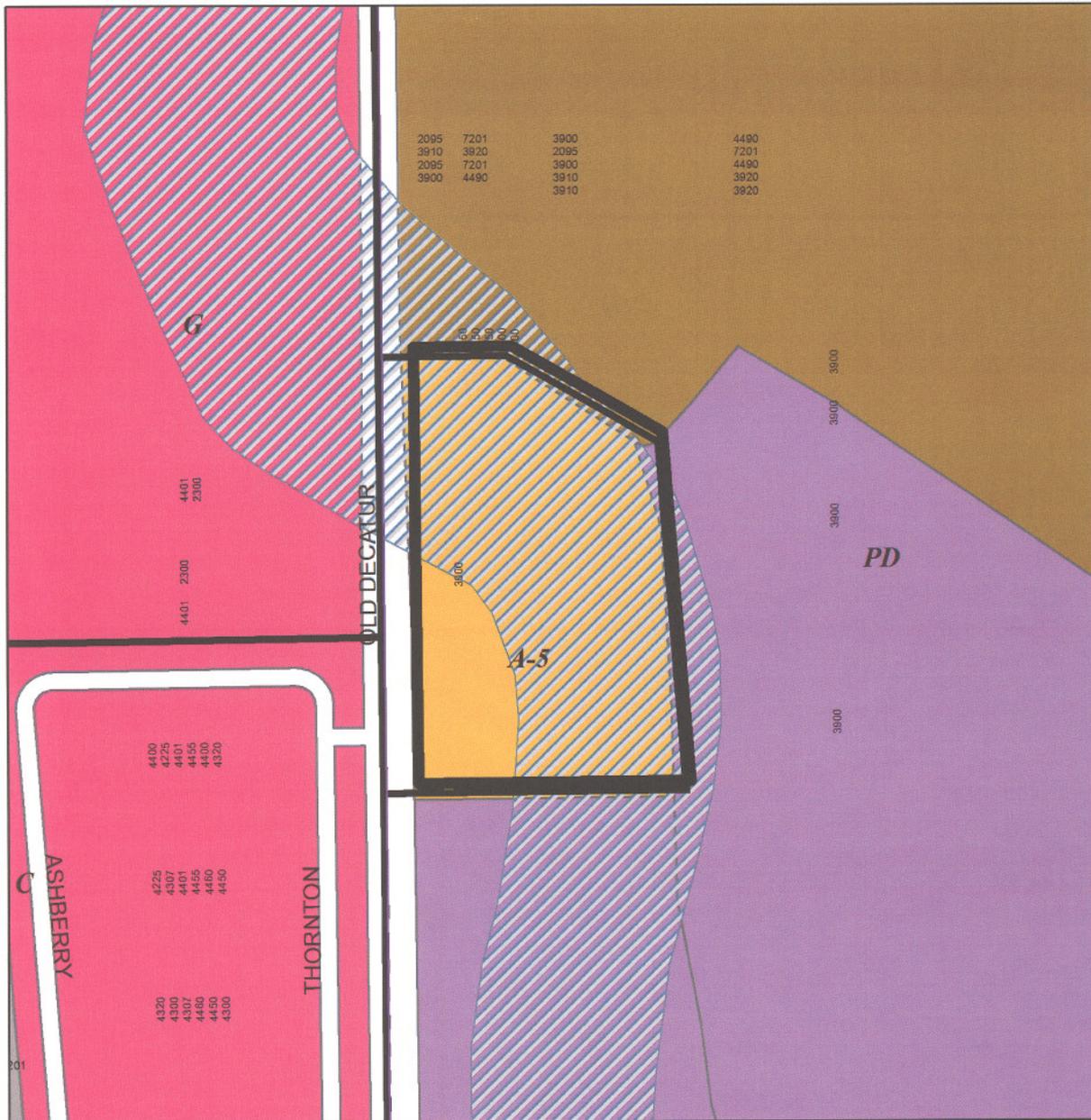




4200 block Old Decatur Road

Future Land Use

ZC-11-120



- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| 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 01, 2011

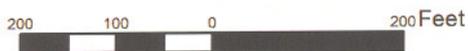




4200 block Old Decatur Road

ZC-11-120

Aerial Photo Map



Alejandro Grozco	2424 Lincoln	Yes	Support		Sent letter
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3. ZC-11-118 287/156 Partners LP (CD 7)- 9100 Block of Blue Mound Road (Josiah Walker Survey, Abstract No. 1600, 18.56 Acres): from "IP" Industrial Park to "A-5" One-Family

Gary Defrain, 8235 Douglas Avenue, Suite 650, Dallas, Texas representing 287/156 Partners the property owner explained to the Commissioners the request to rezone this to A-5 single-family. He mentioned they do have a preliminary plat in for Plan Commission approval on December 16, 2011 for the overall site. He mentioned they met with the neighborhood and Councilman Shingleton prior to the application submittal and expressed no concerns. The property is 450 feet wide and fronts on Blue Mound Road. They feel this is the best use for the property.

Mr. Ortiz asked about the cut out just to the east of the Federal Bureau of Printing and Engraving property and shown on the plat. Mr. Defrain mentioned it is a well site and will end up being a nine acre common area for the HOA.

Mr. Edmonds asked if this is a gated community. Mr. Defrain stated no it is not.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

4. ZC-11-119 Hillwood Alliance Residential L. P. (CD 2)- 8500 Ray White Road and 5351 North Tarrant Parkway (John Edmonds Survey, Abstract 457, 21.61 Acres): from "C" Medium Density Multifamily and "E" Neighborhood Commercial to "C" Medium Density Multifamily and "E" Neighborhood Commercial

Gena Terrell, 5751 Kroger Drive, Keller, Texas representing Hillwood Alliance Residential explained to the Commissioners the requested zoning change. Ms. Terrell mentioned they are basically swapping the two zoning districts and keeping the existing acreage to allow for more orderly development.

Mr. Ortiz asked if this was an expansion for the existing complex. Ms. Terrell stated no they are proposing a new development for apartments.

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

5. ZC-11-120 Keystone Equity Partners, LLC (CD 2)- 4200 Block of Old Decatur Road (J Bowman Survey, Abstract No.80, 4.30 Acres): from "A-5" One-Family to include into "PD-917" Planned Development for all uses in "K" Heavy Industrial plus rolling mills, rock, cement crushers and stone quarries; wholesale storage of petroleum products; oil drilling and production; manufacture of heavy rubber products. A site development plan shall be provided for administrative review by the Planning & Development Department

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Tom Blanton, 777 Main, Suite 3100, Fort Worth, Texas representing Keystone Equity Partners explained to the Commissioners when they came through with the original request back in October they did not own this parcel but would now like to incorporate this into that area. He noted this parcel will be included in the original 22 acre site for CMC and is mostly in the flood plain, which will be used for flow diversion of storm water control. The trees along Old Decatur Road will mostly be left intact to provide a buffer area.

Mr. Ortiz asked if this will be utility services only. Mr. Blanton said yes and there will be no storage on this parcel.

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

6. ZC-11-121 Millenium Recycling (CD 2)- 3750 N. Main Street and 3713 & 3715 N. Commerce Street (Fostepco Heights Addition, Block 23, Lots 19 & 20, 3.34 Acres): from "K" Heavy Industrial to include into "PD-787" Planned Development for all uses in "K" Heavy Industrial plus metal recycling, site plan included.

Jim Schell, 901 Fort Worth Club Building, Fort Worth, Texas representing Millenium Recycling explained to the Commissioners the request to incorporate the two lots into the original PD zoning. By including these two lots there are able to move some things around and provide more parking. A chopper/shredder/seperator will be placed in this area. The machine will take cables and separate them. The current practice is they bundle them up ship to China for them to separate then sell it back to the states. This new machine will allow them to keep the separating process here for future sales. Mr. Schell mentioned there will be no increase in traffic. He did acknowledge the two letters of opposition from property owners.

Mr. Edmonds asked about the new machinery and possible noise issues. Mr. Schell mentioned he has a pamphlet on it and doesn't think it will increase the noise since it is at the back of the