



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 11, 2016

Council District 5

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: 5100 Martin Luther King Freeway Mapsco: 93F

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

Request: From: PD 566 "PD/SU" Planned Development/Specific Use for citizen drop off station for collection of large household waste (non-hazardous); site plan approved
To: Amend PD 566 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 PD566 to add hazardous household waste as a permitted use for the drop off station, Southeast 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

Acres: 6.82 acres
Comprehensive Plan Sector: Southeast
Surrounding Zoning and Land Uses:
North "I" Light Industrial / Business Hwy 287
East "I" Light Industrial / Business Hwy 287
South "I" Light Industrial / Industrial distribution warehouse center
West "K" Heavy Industrial / Southeast Service Center

Recent Relevant Zoning and Platting History:

Zoning History: ZC-04-040 Effective 05/11/04 for PD/SU for citizen drop off station for collection of large household waste (non-hazardous); site plan approved

Platting History: FS-16-003 Southeast Service Center, subject property to the west

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)
Martin Luther King Frwy	One way Service Rd	One way Service Rd	No

Public Notification:

Organizations Notified	
Southeast Fort Worth, Inc.*	Streams And Valleys Inc
East Fort Worth, Inc	Trinity Habitat for Humanity
	Fort Worth ISD

Closest registered Neighborhood Redevelopment Org*

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zone change to amend PD 566 Planned Development/Specific Use for allow household hazardous waste to be dropped off and disposed of by city residents. Surrounding land uses consist of Business Highway 287 to the north and east, industrial distribution warehouse to the south and Southside Service Center 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 Lake Arlington Industrial Growth Center. 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)

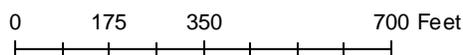
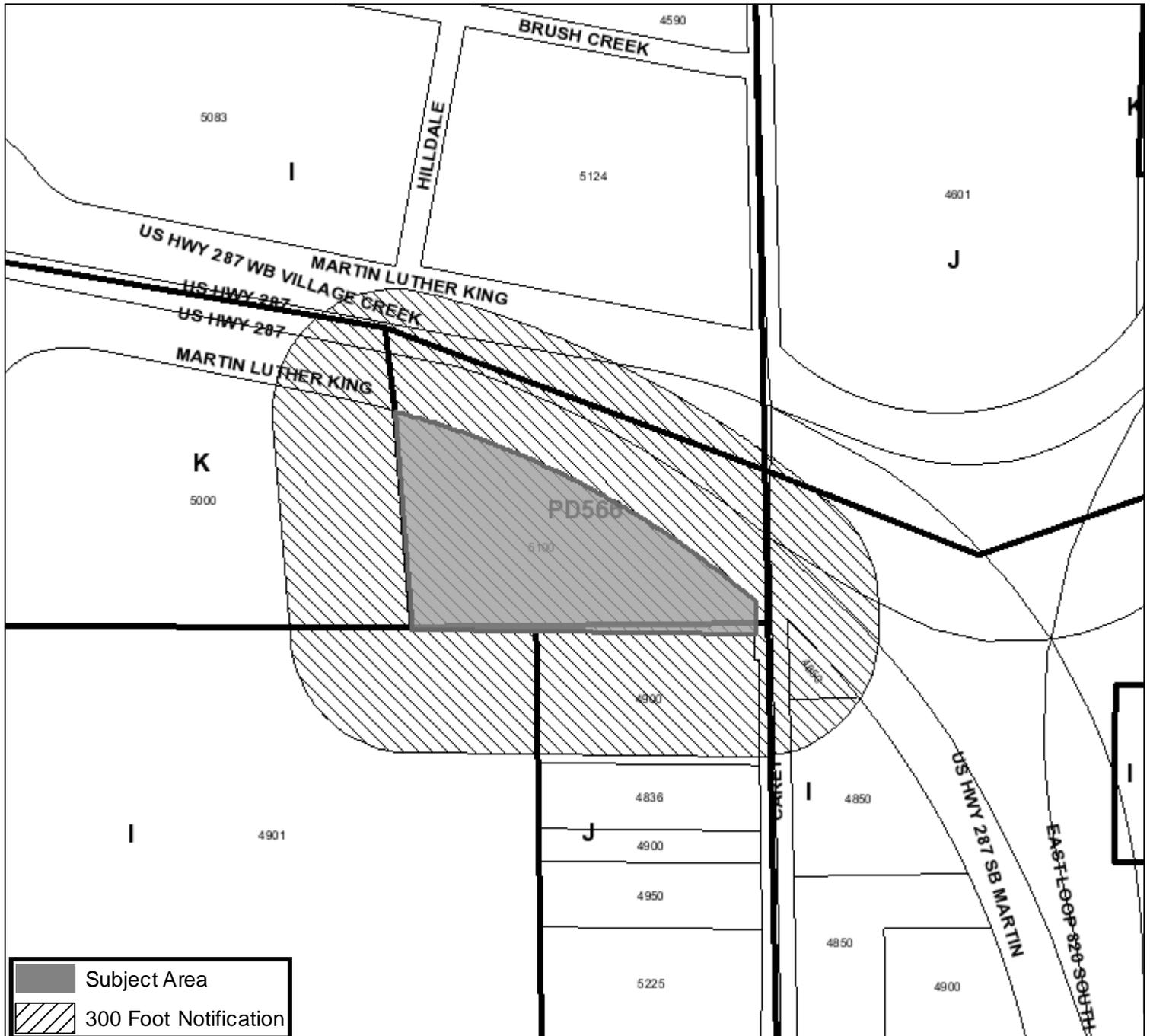
Based on conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

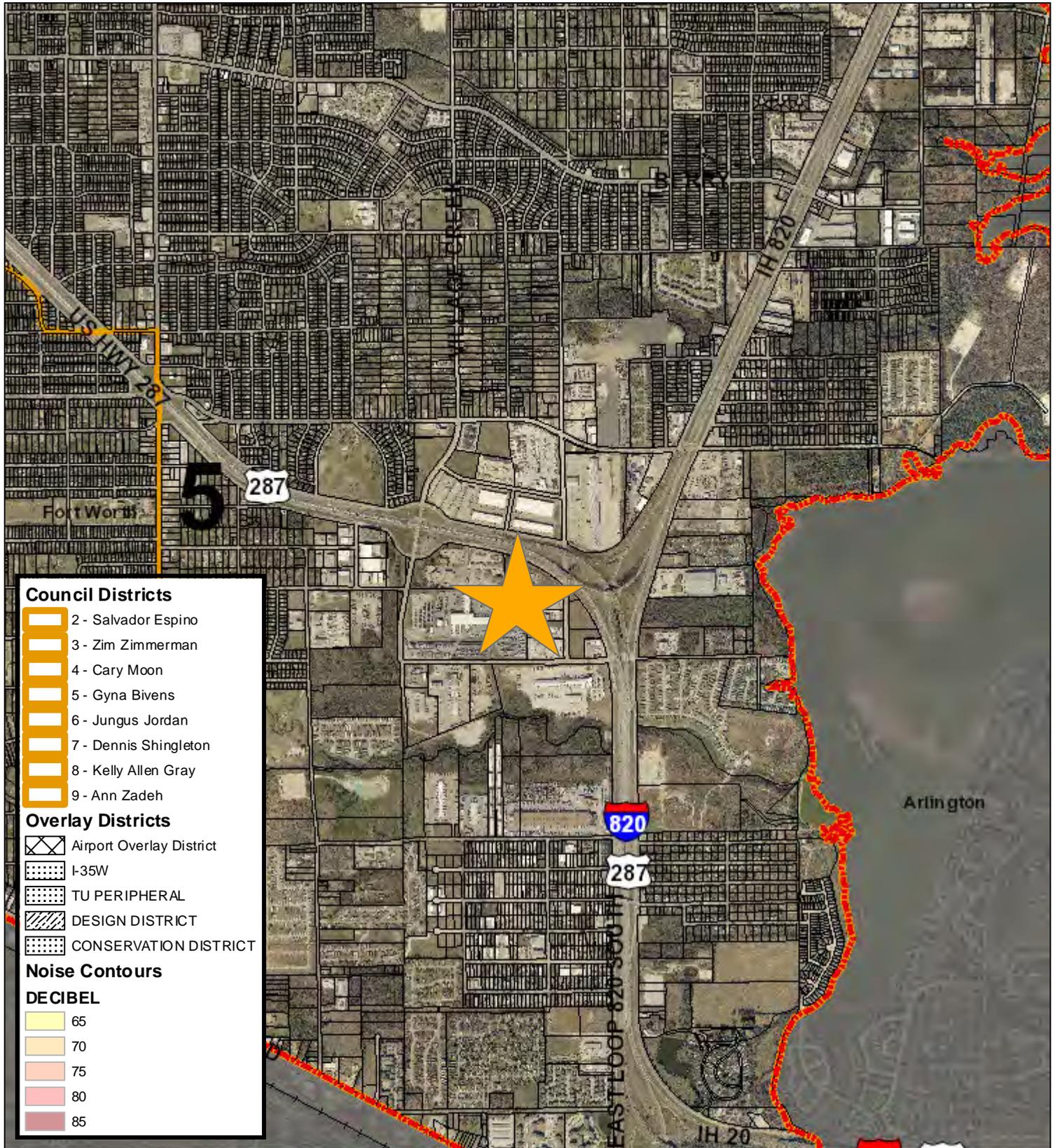
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting

Area Zoning Map

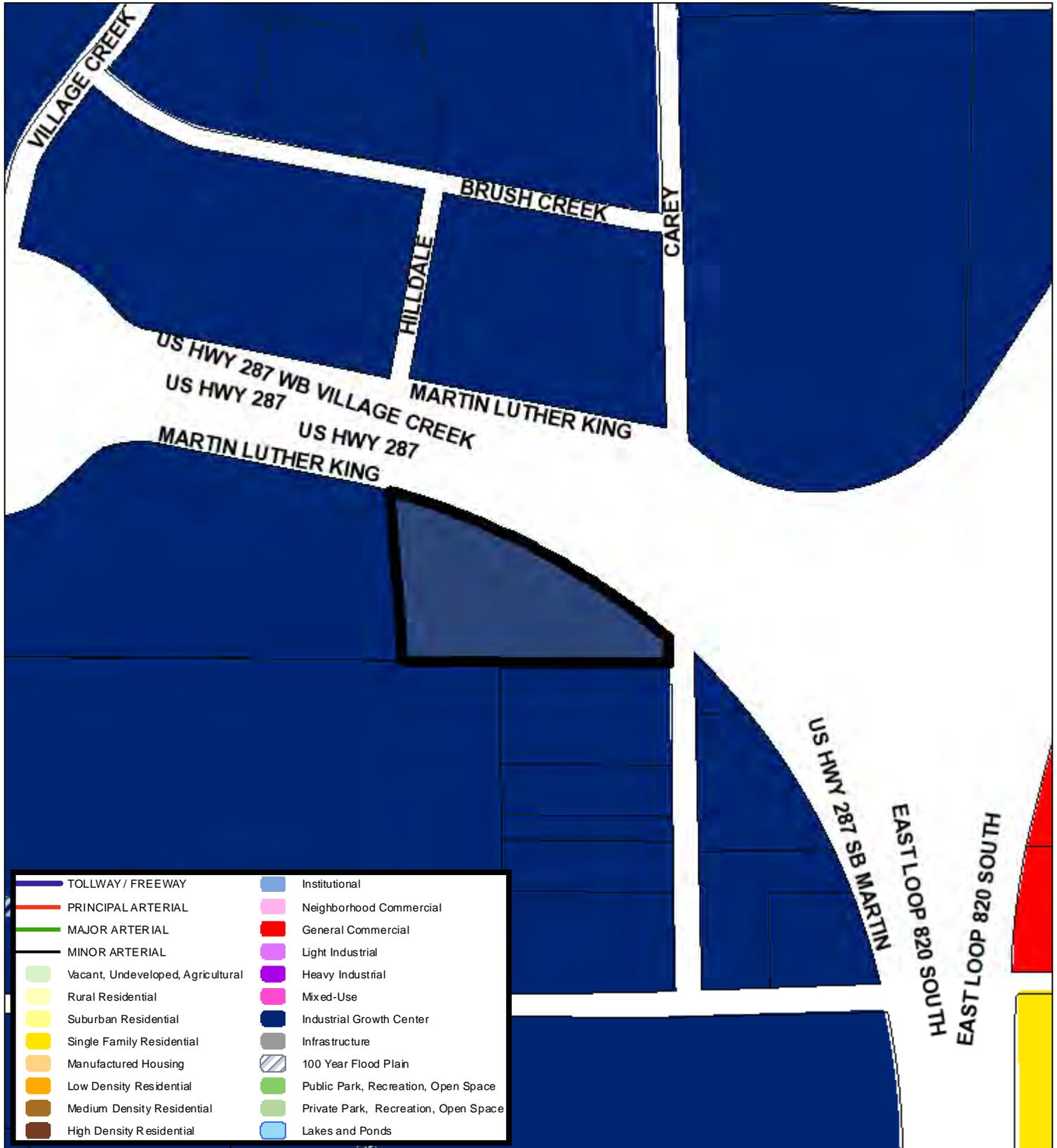
Applicant: City of Fort Worth Property Management
 Address: 5100 Martin Luther King Freeway
 Zoning From: PD 566 for household waste drop-off
 Zoning To: Amend PD 566 to add household hazardous waste drop off
 Acres: 6.82534227
 Mapsco: 93F
 Sector/District: Southeast
 Commission Date: 9/14/2016
 Contact: 817-392-2495



Area Map



Future Land Use



420 210 0 420 Feet

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



0 262.5 525 1,050 Feet



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

<i>Document received for written correspondence</i>					ZC-16-148
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Gerry Curtis	6700 Calmont Ave	In		Support	Spoke at hearing
NASRCC review	NA	Out		Support	Sent letter in
Debra Pruitt	Calmont	Out		Opposition	Sent letter in

IV. New Cases

5. ZC-16-079 Brickstone Development LP (CD 7) – 11785 and 11815 Alta Vista (JPH Land Surveying, 9.03 Acre): from PD 1066 “PD/A-10” Planned Development for all uses in “A-10” One-Family for the accessory structure to have the same architectural design as the main building with the following; up to 50% percent lot coverage;• reduce front yard setback to 20 ft., side yard setback at 5 ft.;• increase maximum square feet for accessory buildings up to 1,000 sf and allow accessory buildings in the front yard, and no storage of boats or recreational vehicles; site plan approved to add property to Amend PD 1066 to A-7.5 with the same development standards and reconfigure subdivision; site plan included

Ron Lowendowski, 10501 Alta Vista, Fort Worth, Texas property owner explained to the Commissioners he is present to answer any questions.

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

Mr. Genua asked Ms. Murphy to call ZC-16-152 through ZC-16-155 together.

6. ZC-16-152 City of Fort Worth Property Management (CD 5) – 5100 Martin Luther King Freeway (Southeast Service Center Addition, Block 1, Lot 2R, 6.82 Acre): from PD 566 “PD/SU” Planned Development/Specific Use for citizen drop off station for collection of large household waste (non-hazardous); site plan approved to Amend PD 566 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. McDougall recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.