



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 11, 2016

Council District 8

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: 6260 Old Hemphill Road Mapsco: 91W

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

Request: 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 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 PD756 to add hazardous household waste as a permitted use for the drop off station, Old Hemphill Drop Off 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: 5.98 acres
Comprehensive Plan Sector: Sycamore
Surrounding Zoning and Land Uses:
North "I" Light Industrial / Industrial center
East "I" Light Industrial / Church
South "I" Light Industrial / gas compressor station
West "I" Light Industrial / Industrial center

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-025 Effective 05/01/07 for PD/SU for collection/disposal of non-hazardous household waste items; 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)
Old Hemphill Rd	Collector	Collector	No

Public Notification:

Organizations Notified	
Hallmark Camelot Highland Terrace*	Streams And Valleys Inc
District 6 Alliance	Trinity Habitat for Humanity
Crowley ISD	Fort Worth ISD
	Everman ISD

Closest registered Neighborhood Org*

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zone change to amend PD 756 Planned Development/Specific Use for allow household hazardous waste to be dropped off and disposed of by city residents. Surrounding land uses consist of industrial uses to the north and west, gas compressor to the south and a church 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)

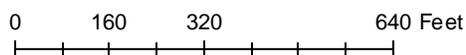
Based on conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

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

Area Zoning Map

Applicant: City of Fort Worth Property Management
 Address: 6260 Old Hemphill Road
 Zoning From: PD 756 for household waste drop-off
 Zoning To: Amend PD 756 to add household hazardous waste drop off
 Acres: 5.98137794
 Mapsco: 91W
 Sector/District: Sycamore
 Commission Date: 9/14/2016
 Contact: 817-392-2495



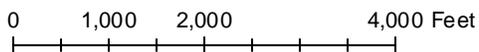
Area Map

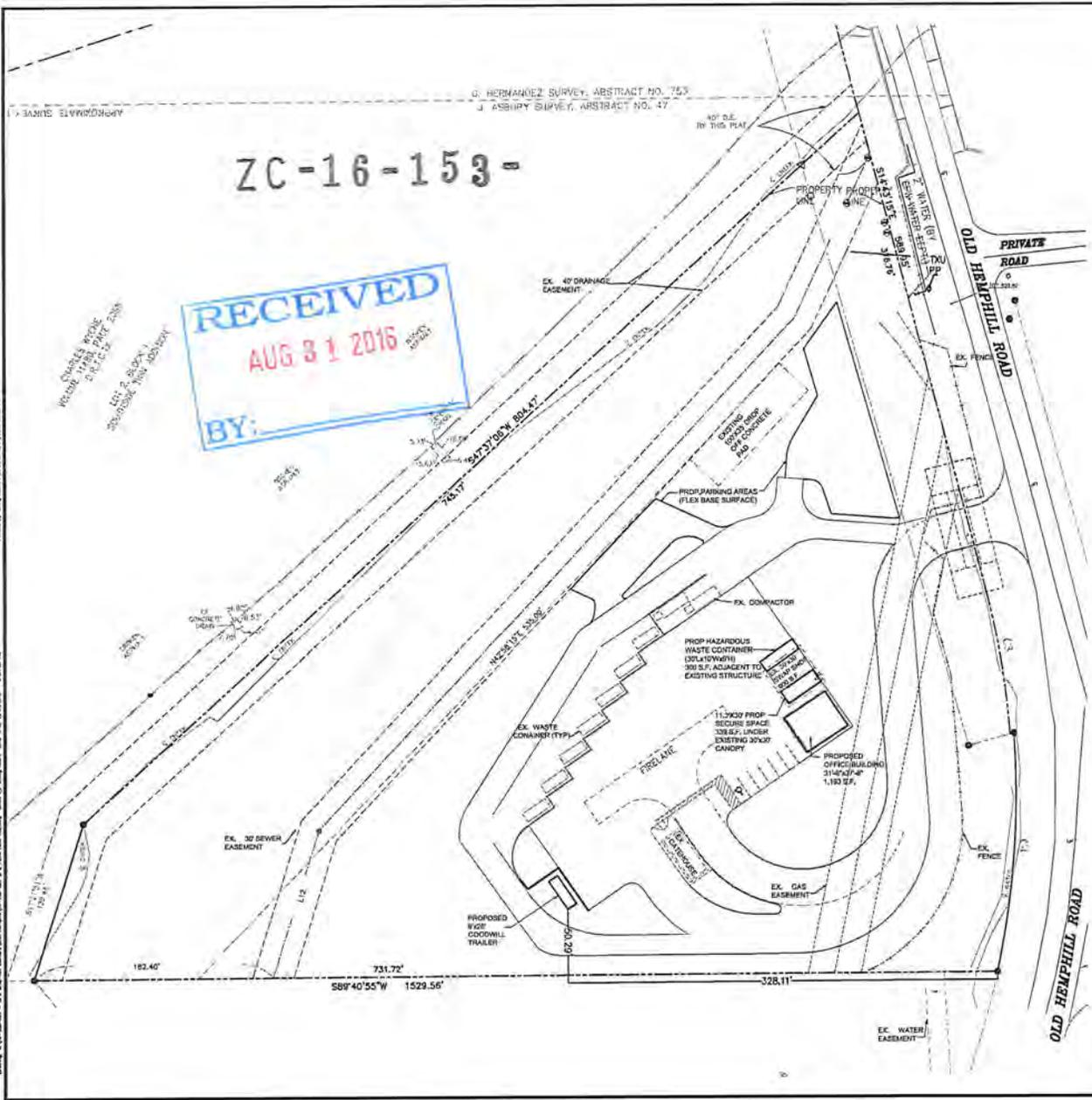


Council Districts	
	2 - Salvador Espino
	3 - Zim Zimmerman
	4 - Cary Moon
	5 - Gyna Bivens
	6 - Jungus Jordan
	7 - Dennis Shingleton
	8 - Kelly Allen Gray
	9 - Ann Zadeh

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

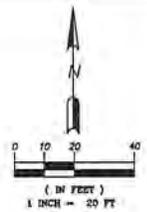
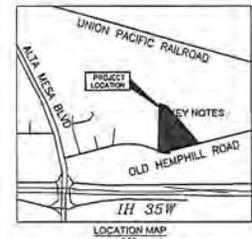
Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85





ZC-16-153-

RECEIVED
 AUG 31 2016
 BY: _____



SITE DEVELOPMENT DATA	
EXISTING ZONING:	PD-756
PROPOSED ZONING:	PD (HAZARDOUS WASTE ALLOWED)

- NOTES**
1. ALL AREA LIGHTING WILL REMAIN THE SAME AS EXISTING AND WILL CONFORM TO ALL CITY ORDINANCES.
 2. ALL SIGNS WILL REMAIN THE SAME AND CONFORM TO ARTICLE 4, SIGNS.
 3. ALL LANDSCAPING WILL REMAIN THE SAME AND WILL CONFORM WITH SECTION 6.03, LANDSCAPING.

PLANNING & DEVELOPMENT DIRECTOR	DATE
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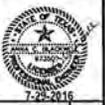
POSTED SIGNAGE VISIBLE FROM ALL AREAS OF THE PROPERTY DISALLOWING ANY TYPE OF WORK ON VEHICLES IN THE PARKING LOT.

OWNER:
 CITY OF FORT WORTH
 1000 THROCKMORTON STREET
 FORT WORTH, TEXAS 76102
 PHONE NO.: 817-392-8274
 CONTACT: ALFONSO MEZA
 EMAIL: ALFONSO.MEZA@FORTWORTH.TX.GOV

ARCHITECT:
 ELEMENTS OF ARCHITECTURE, INC.
 1201 6TH AVE, SUITE 100
 FORT WORTH, TEXAS 76104
 PHONE NO.: 817-333-2880
 CONTACT: DEBBIE FULWILER
 EMAIL: DFULWILER@ELEMENTSOFARC.COM

ENGINEER:
 CARRILLO ENGINEERING, LLC
 TEXAS BOARD OF PROFESSIONAL ENGINEERS
 REGISTRATION NO. F-15893
 301 COMMERCE DRIVE, SUITE 1410
 FORT WORTH, TEXAS 76102
 PHONE NO.: 817-898-0976
 CONTACT: ANNA C. BLACKWELL, P.E.
 EMAIL: ANNA.BLACKWELL@CARRILLOENG.COM

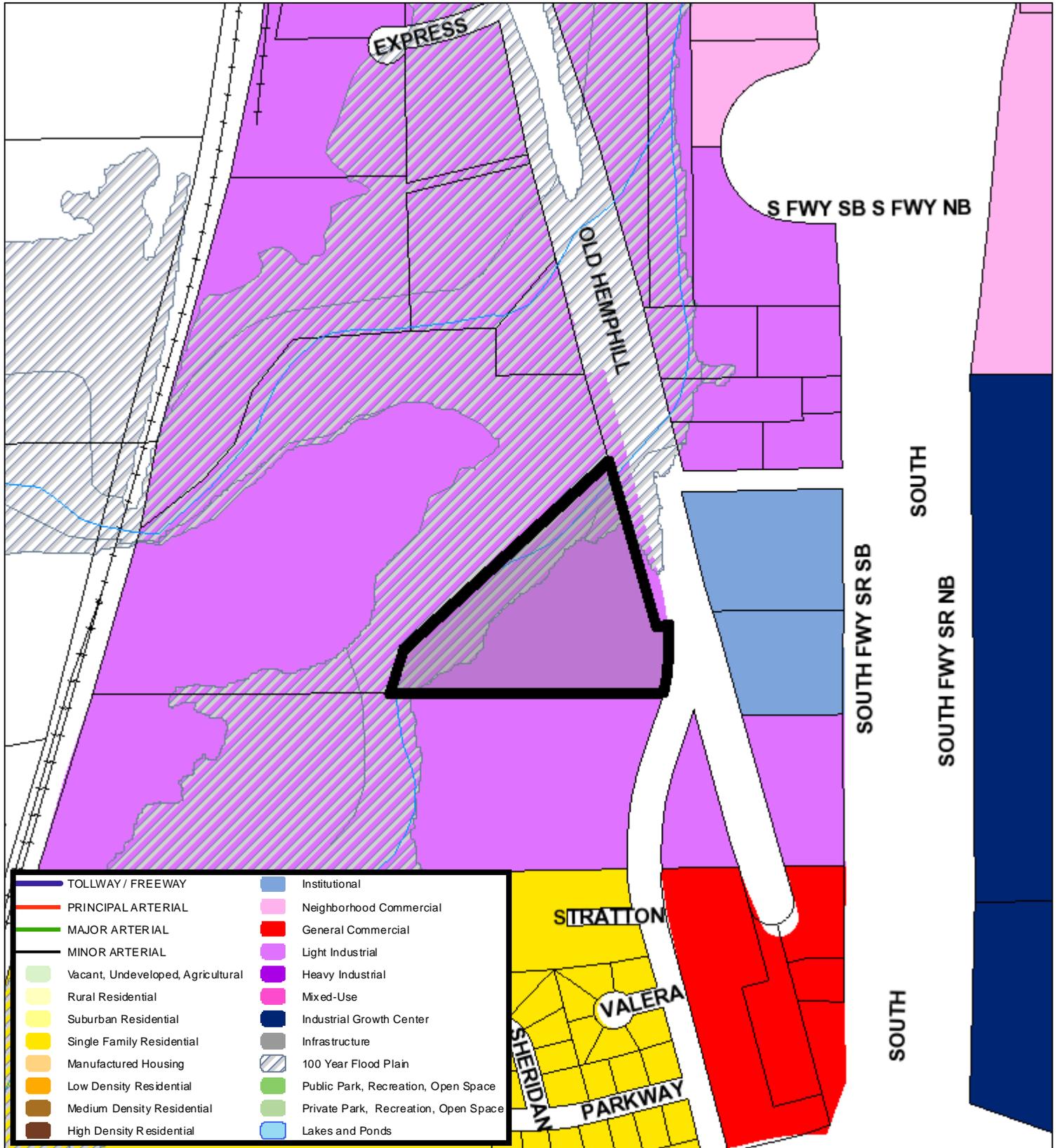
Carrillo Engineering, LLC
 301 Commerce Street, Suite 1410, Fort Worth, Texas 76102
 Phone: 817.898.0976 • Fax: 817.898.0975



SITE PLAN
 CFW OLD HEMPHILL DROP-OFF STATION
 0.660 OLD HEMPHILL
 LOT 1, BLOCK 1 SOUTHSIDE TWIN ADDITION
 CITY OF FORT WORTH, TEXAS

Issue Date:	7/29/2016
Scale:	AS SHOWN
Drawn By:	AO
Checked By:	ACB
Sheet	SP-3

Future Land Use

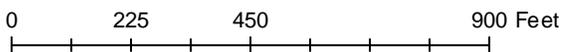


350 175 0 350 Feet

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



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