



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 11, 2016

Council District 7

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

Opposition: None submitted
Support: One submitted (ETJ)

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: 301 Hillshire Drive Mapsco: 20P

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

Request: From: "I" Light Industrial and PD 927 Planned Development for "I" Light Industrial uses plus recycling drop off station for non-hazardous household waste, recycling and animal control; site plan approved

To: Amend the boundaries of PD 927 to add household hazardous waste drop off/collection; site plan included (Tract 1) and to "I" Light Industrial (Tract 2)

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is proposing to Amend PD927 (Tract 1) to revise the boundaries and add hazardous household waste as a permitted use for the drop off station and (Tract 2) back to the base "I" Light Industrial district as part of the new city Northside Service Center which will provide for the transportation/streets, police, and code compliance needs for the far north side area.

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.

Opposition has been received from an adjacent neighborhood to the north. This neighborhood is not within the incorporated city limits and has been offered to but has not registered with the city for courtesy

notifications. TPW staff has been in extensive communication for many aspects of the development of the new North Service Center.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton
Fort Worth, TX 76102
Agent: Alfonso Mesa/City of Fort Worth
Acreage: 20.0 acres
Comprehensive Plan Sector: Far North
Surrounding Zoning and Land Uses:
North "I" Light Industrial / vacant
East "I" Light Industrial / vacant and gas well pads
South "I" Light Industrial / vacant
West "I" Light Industrial / vacant and BNSF RR

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-001 Effective 01/24/12 for PD/I uses plus drop off station for non-hazardous household waste, recycling and animal control; site plan approved

Platting History: FP-11-046 Highland Meadows Addition, Block 1, Lot 1

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 storm water:

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)
Highway 287	Freeway	Freeway	No
Hillshire	Two-Way Residential	Two-Way Residential	No
Shire Meadow	Two-Way Residential	Two-Way Residential	No

Public Notification:

Organizations Notified	
Dorado Ranch*	Streams And Valleys Inc
Northwest Fort Worth Community Alliance	Northwest ISD
Trinity Habitat for Humanity	

Closest registered Neighborhood Organization*

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zone change to amend PD 927 Planned Development for I uses to allow for household hazardous waste to be dropped off and disposed of by city residents and revise the boundaries of the PD. Surrounding land uses are primarily vacant with single-family uses to the north and east in the ETJ.

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 changes to amend the PD language for Tract 1 and "I" Light Industrial for Tract 2 are consistent with the following Comprehensive Plan policies.

- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations. (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-16-155

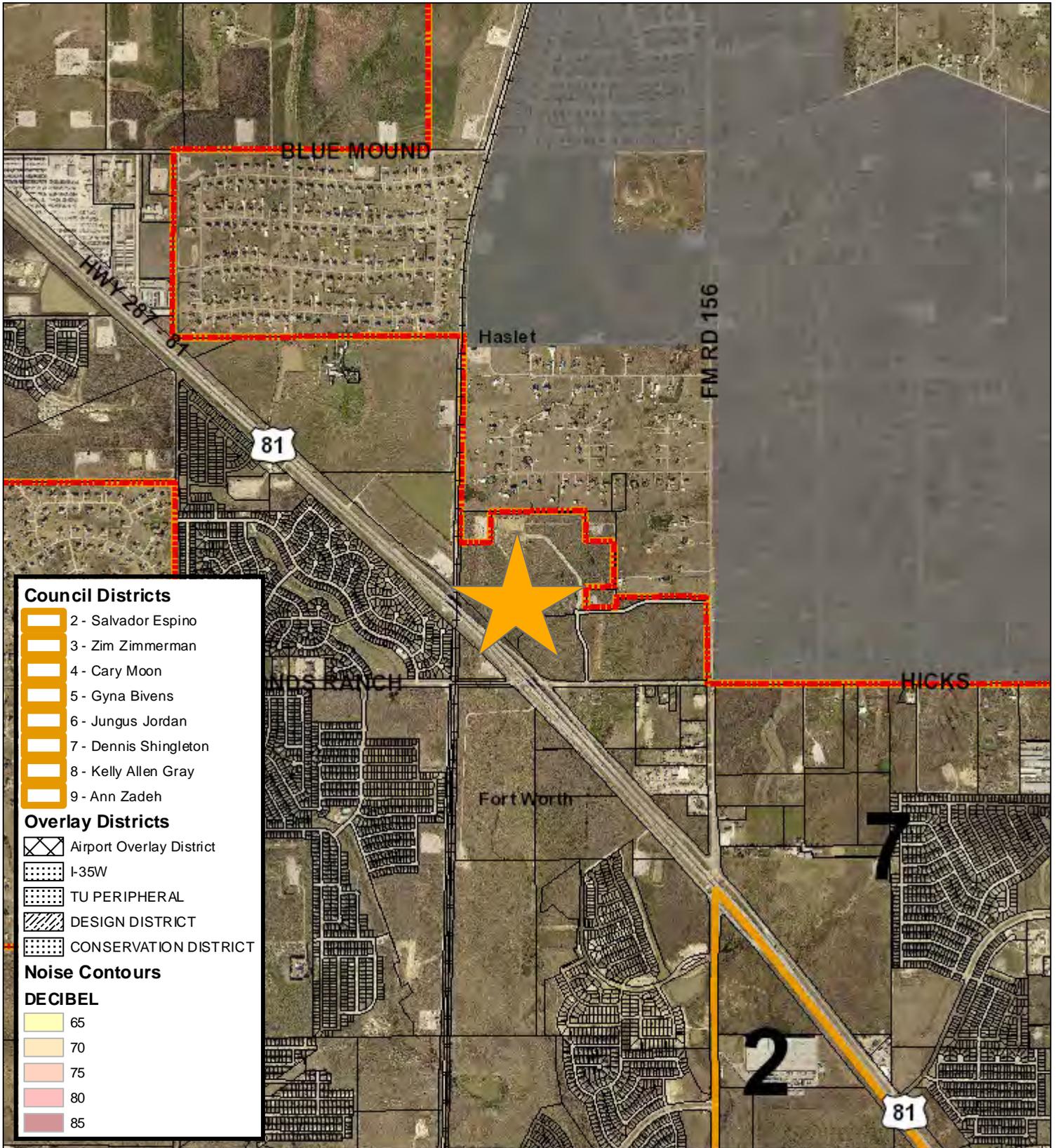
Area Zoning Map

Applicant: City of Fort Worth Property Management
 Address: 301 Hillshire Drive
 Zoning From: I, PD 927 for household waste drop-off
 Zoning To: PD 927 and add household hazardous waste drop off (Tract 1) and I (Tract 2)
 Acres: 3.931555
 Mapsco: 20P
 Sector/District: Far North
 Commission Date: 9/14/2016
 Contact: 817-392-2495

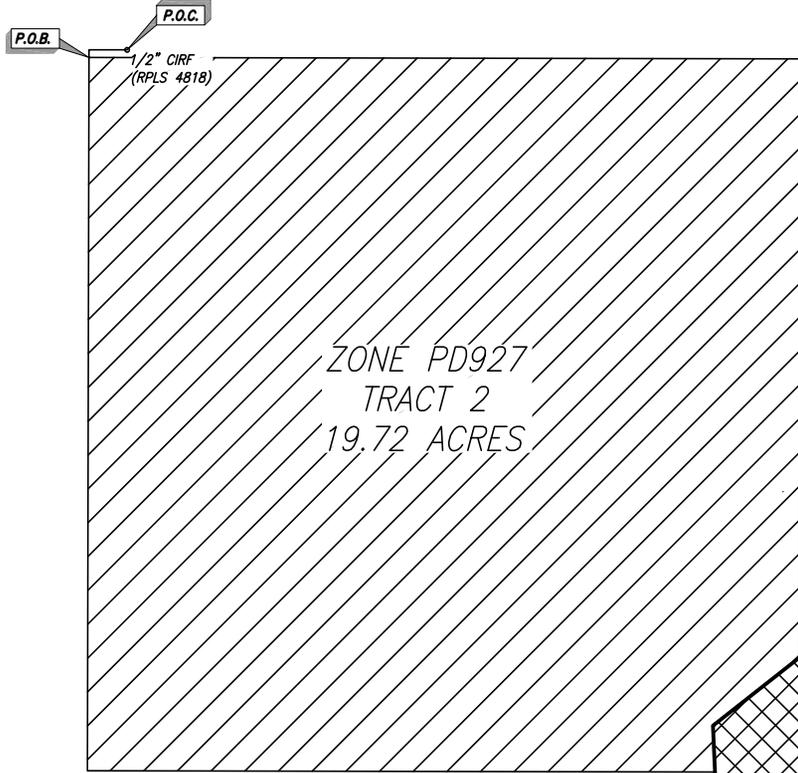


0 235 470 940 Feet

Area Map

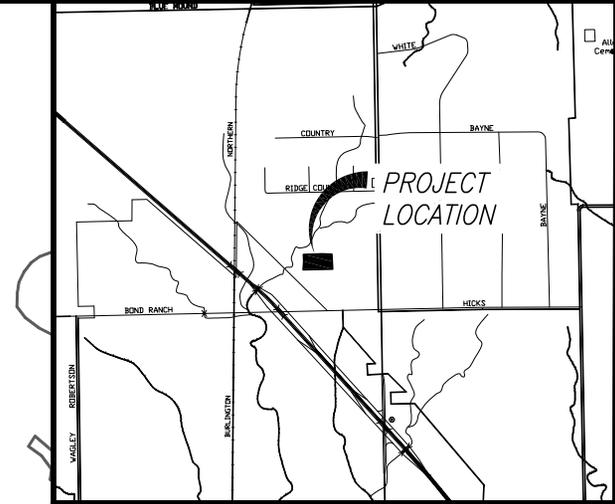


ZONING EXHIBIT



BLOCK 1 LOT 1
CITY OF FORT WORTH
1000 THROCKMORTON ST
FORT WORTH, TX 76102-6311

301 HILLSHIRE DR
FORT WORTH, TX



HENRY ROBERTSON SURVEY
A-1289

TRACT 6H5
COHEN, EDWIN GREINES
PO BOX 100821
FORT WORTH, TX 76185-0821

321 EAST BONDS RANCH ROAD
UNINCORPORATED CITY

P.O.B.
1/2" CIRF (RPLS 4818)

HILLSHIRE DRIVE
(60' ROW)

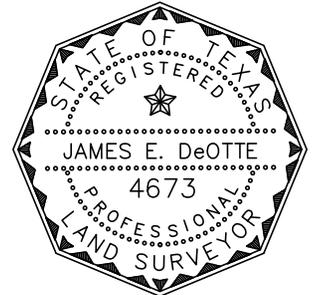
P.O.C.
1/2" CIRF (RPLS 4818)

1/2" CIRF (RPLS 4818)

NOTE: A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.

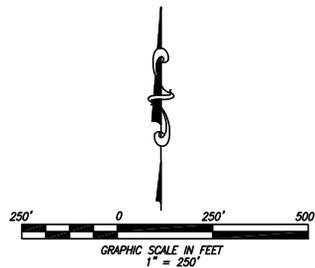
NOTE: BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202. ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

**PROPOSED ZONING
PARCEL OF PROPERTY
OUT OF
LOT 1, BLOCK 1, HIGHLAND MEADOWS ADDITION
SITUATED IN THE
HENRY ROBERTSON SURVEY, ABS. NO. 1259
TARRANT COUNTY, TEXAS
AS RECORDED IN
INST. NO. D204330342
DEED RECORDS OF TARRANT COUNTY TEXAS**



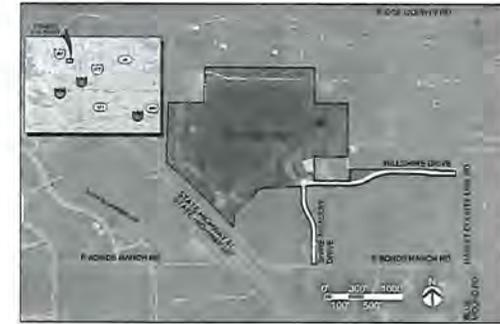
PROJECT: FORTH WORTH NORTH SERVICE CENTER		TRACTS NO. 1 AND NO. 2
		JDEI PROJECT NO. 2012043
TRACT 1: 19.72 AC	TRACT 2: 3.93 AC	
ZONING EXHIBIT		
DATE: AUGUST 22, 2016	PAGE 4 OF 4	SCALE: AS SHOWN
JAMES DeOTTE ENGINEERING, INC. • 2201 DOTTIE LYNN PKWY., SUITE 119 FORT WORTH, TX. 76120 • 817-446-6877		

JAMES E. DeOTTE
TBPLS FIRM REGISTRATION
NO. 10101400



RECEIVED
AUG 31 2016
 BY:

ZC-16-155-

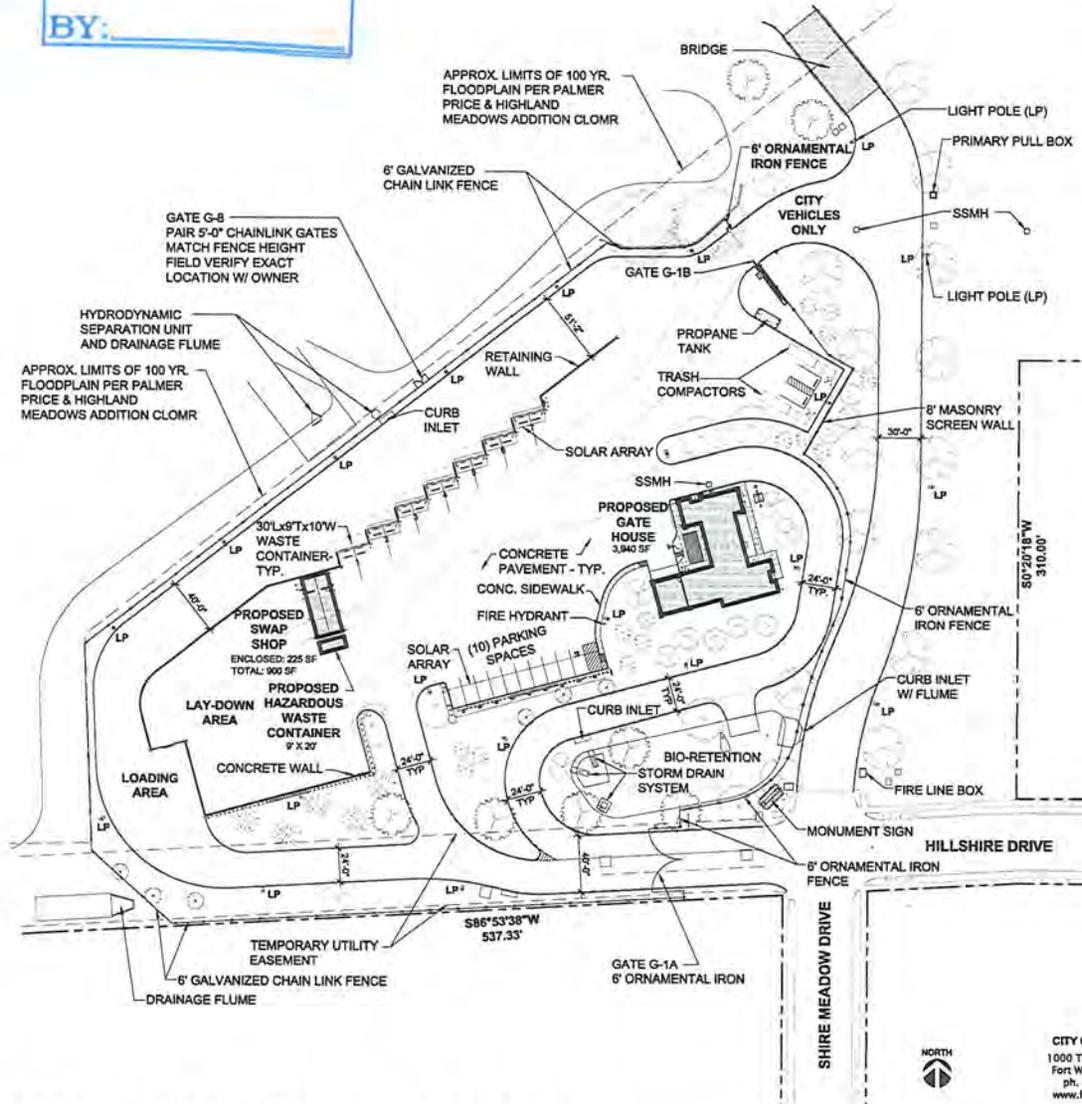


VICINITY MAP

quorum
 Design. Spaces. People.
 707 W. Vickery Blvd. #101
 Fort Worth, Texas 76104
 ph. (817) 738-8095
 fx. (817) 738-9524
 www.qarch.com

THIS DOCUMENT ISSUED
 JULY 29, 2016
 IS FOR PRELIMINARY REVIEW
 ONLY UNDER THE AUTHORITY OF
 DAVID DUMAN, AIA
 TEXAS REGISTRATION #14305.
 IT IS NOT TO BE USED FOR
 CONSTRUCTION OR FABRICATION
 PURPOSES

CITY OF FORT WORTH
 NORTH SERVICE CENTER
 PHASE - 1
 301 HILLSHIRE DRIVE
 FORT WORTH, TEXAS



SITE DEVELOPMENT DATA

EXISTING ZONING: PD-927
 PROPOSED ZONING: PD (HAZARDOUS WASTE ALLOWED)

- NOTES:
1. ALL AREA LIGHTING WILL CONFORM WITH ALL CITY ORDINANCES.
 2. ALL SIGNS WILL CONFORM TO ARTICLE 4, SIGNS.
 3. ALL LANDSCAPING WILL CONFORM WITH SECTION 6.03, LANDSCAPING.

PLANNING & DEVELOPMENT DIRECTOR _____ DATE _____

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.: 12113
 FILE:
 DATE: JULY 29, 2016
 DRAWN BY: CA
 SCALE: AS NOTED

ENLARGED PARTIAL SITE PLAN - DROP-OFF STATION
 SCALE: 1"=40'-0" **1**

OWNER
 CITY OF FORT WORTH
 1000 Throckmorton Street
 Fort Worth, Texas 76102
 ph. (817) 392-8274
 www.fortworthtexas.gov

ARCHITECT
 QUORUM ARCHITECTS, INC.
 707 W. Vickery Blvd. #101
 Fort Worth, Texas 76104
 ph. (817) 738-8095
 fx. (817) 738-9524
 www.qarch.com

ENGINEER
 JAMES DEOTTE ENGINEERING, INC.
 2201 Dottie Lynn Parkway,
 Suite 119
 Fort Worth, Texas 76120
 ph. (817) 446-6877
 fx. (817) 930-0445
 www.deotte-eng.com

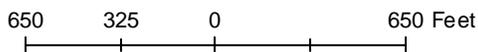
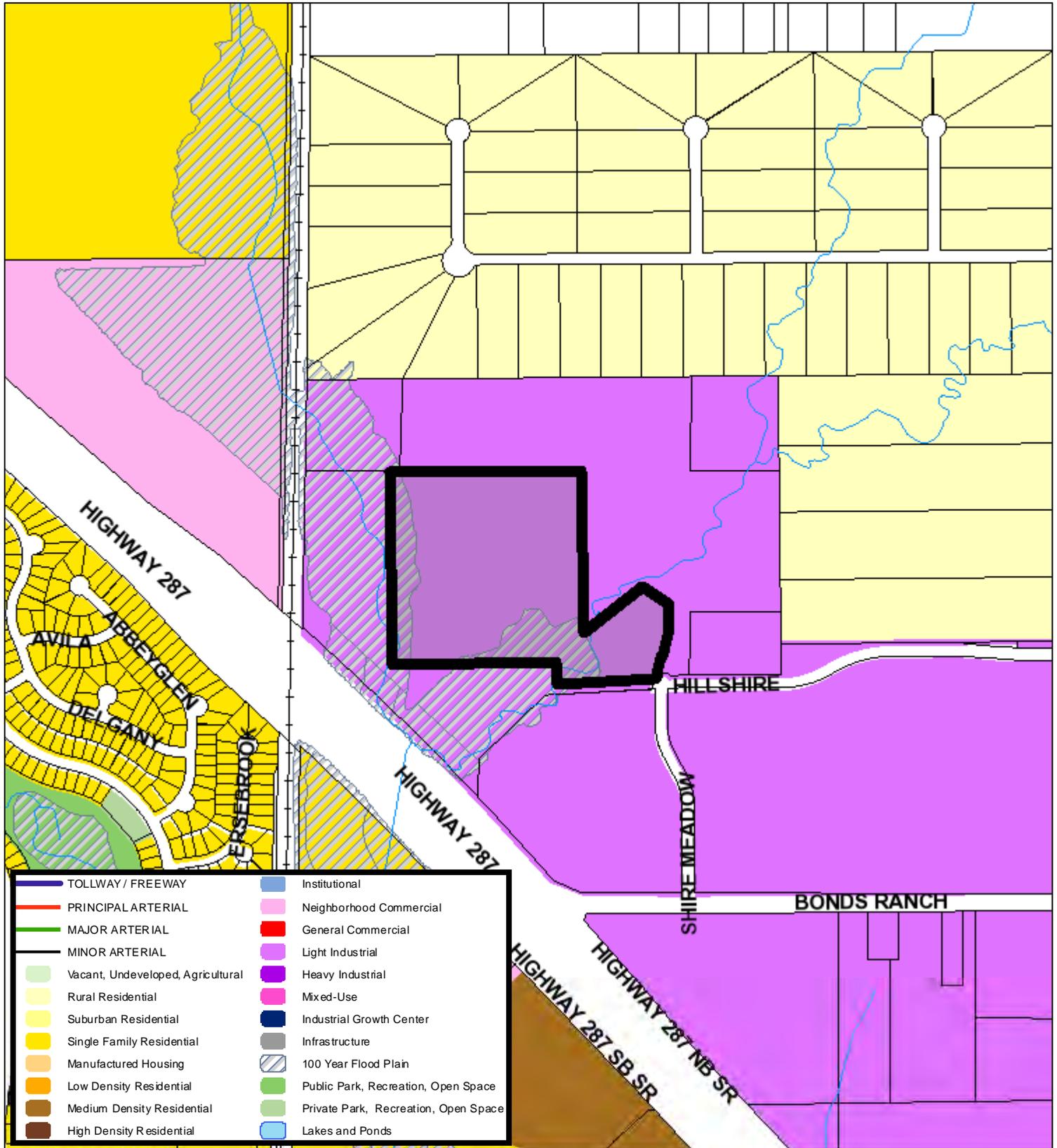
CONTACT: ALFONSO MEZA
 EMAIL: AlfonsoMeza@fortworthtx.gov

CONTACT: DAVID DUMAN
 EMAIL: davidd@qarch.com

CONTACT: JAMES DEOTTE
 EMAIL: JamesDeOtto@DeOtto-Eng.com

SHEET TITLE:
 PHASE - 1
 ENLARGED PARTIAL SITE PLAN
SP-2
 SHEET - OF -

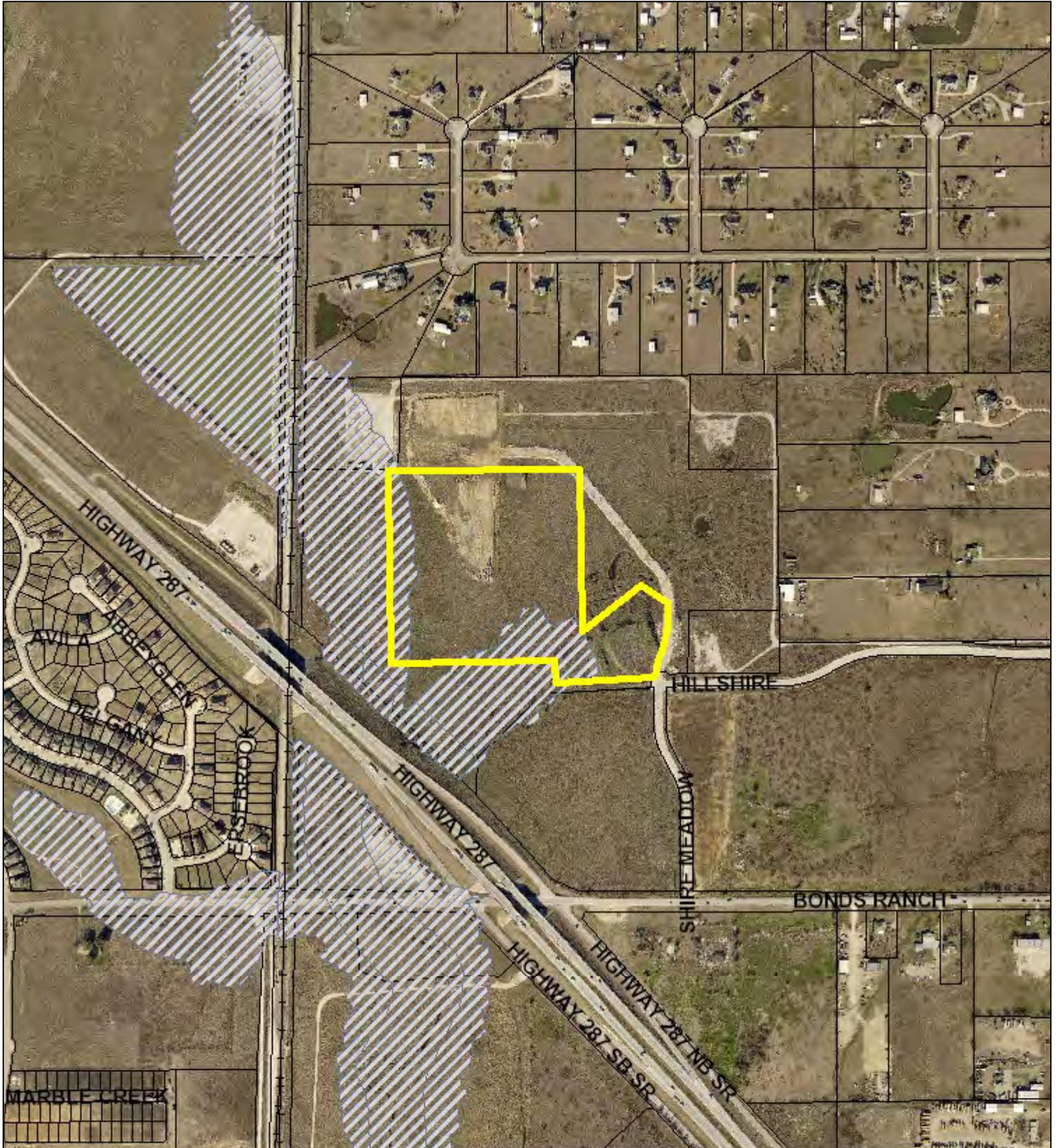
Future Land Use



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



0 405 810 1,620 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

		notification area		
Tony	NA (ETJ)	Out	Opposition	Sent letter in
Jennifer Humphry	225 Ridge Country (ETJ)	Out	Opposition	Sent letter in

10. ZC-16-156 FW Bluff Apartments LP (CD 9) – 2198-2200 and 2300 blocks Bird, 2201 Embury and 850-999 Scenic Hill Drive (Scenic Village, Block 1R, Lot 1 and Block 2R, Lot 1, 12.51 Acre): from PD1041 "PD/UR" Planned Development for all uses in "UR" Urban Residential with development standards; site plan waived to Amend PD1041 to clarify calculation of signage on entry wall on sign area only, sign not to exceed 49 sq. ft., allow a maximum of four (4) directional type signs not to exceed 48 inches in height and 36 inches in width with a maximum of 30% containing branding or logo for the apartments, and allow for the leasing office/community center to be a minimum of one story; site plan waiver requested

Pretlow Riddick, 3413 Bryn Moore, Dallas, Texas property owner explained to the Commissioners they are wanting to do some unique signage on the retaining wall for the property.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Flores. The motion carried 7-0-1 with Mr. Northern recusing.

<i>Document received for written correspondence</i>					ZC-16-156
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Belinda Norris/ Scenic Bluff NA	NA	Out		Support	Sent letter in
Libby Willis	2300 Primrose	Out		Support as long as Oakhurst Scenic Dr is preserved	Sent letter in

11. ZC-16-157 Tony Cervantes and Marie Chairez (CD 8) – 2210 E. Vickery (Highlands to Glenwood Addition, Block 70, Lot E 32' Lot 4, 0.25 Acre): from "A-5" One-Family to "C" Medium Density Multifamily

Marie Chairez, 2210 E. Vickery, Fort Worth, Texas property owner explained to the Commissioners she is present to answer any questions.

Ms. Conlin asked Ms. Chairez if she was aware that if approved she would have to provide paved and marked parking spaces. Ms. Chairez said she can provide the parking.

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