



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 8, 2013

Council District 8

Zoning Commission Recommendation:

Approval as amended to include an 8 ft. red cedar fence on the south and west sides by a vote of 9-0

Opposition: none

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: **SGD-121 FW, LLC**

Site Location: 109 N. Chandler Drive MapSCO: 63V

Proposed Use: **Office, Warehouse, and Outdoor Storage of Landscape Supplies**

Request: From: "G" Intensive Commercial and "PD-99" Planned Development for all uses in the "G" Commercial District and an office warehouse (for package delivery service subject to the site plan submitted), site plan required.

To: Amend "PD-99" Planned Development to include warehousing for equipment, supplies and other inert materials and the outdoor storage of landscape trees, plant life, soil/rocks used in landscaping, and other inert landscape materials; site plan included

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is not consistent.**

Background:

The proposed site is located on Chandler Drive near SH-121. The applicant is proposing to rezone to allow for the usage of the industrial property for a landscaping business. Rezoning is required because the previously approved zoning only permitted office warehouse for package and delivery service. The proposed site is located at what is known as the old Fed Ex distribution center. In the past, packages were warehoused, separated and distributed. The new tenant is Total Environment, a business that provides wholesale materials and landscape maintenance. No retail activity is expected at this site.

Despite being a similar operation, with warehousing, storage and distribution; the applicant was required to submit a new zoning case and site plan in order to allow for the outdoor storage of materials. The proposed new use will be a landscape distribution center with the storage of plants, soil, and other landscape materials both inside and outside of the building. It is not anticipated that customers will come directly to the site to pick up these materials, and the site will be used for distribution purposes only. The site is currently surrounded by a chain link fence.

The applicant met with the United Riverside Neighborhood Association. The Association's primary issue was the fencing and having to see the operations and storage material. They also expressed concern about the routes trucks accessing the site would take. The Zoning Commission recommended that an 8

ft. cedar fence be installed on the south and west sides to screen the views. Truck routes cannot be controlled through zoning since they involve public roads and are offsite, however the agent said the new business had considered the concern about the truck routes and they were explained at the Zoning Commission meeting.

The site plan submitted was revised using a copy of the original 1990 site plan. It was requested by staff and discussed at the Zoning Commission that the applicant provide a legible site plan for implementation.

Site Information:

Owner: SGD-121 FW, LLC
 6336 John J. Pershing Dr.
 Omaha, NE 68110

Agent: Jim Schell

Acreage: 2.75 acres

Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North "G" Intensive Commercial / industrial, office

East "E" Neighborhood Commercial; "I" Light Industrial / industrial, office, Louella Bales Barker Park

South "G" Intensive Commercial; "B" Two-Family / single-family, vacant

West "B" Two-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

BOA History: None

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

However, the site plan submitted was revised using a copy of the original 1990 site plan. It was requested that the applicant provide a legible site plan for implementation.

Transportation/Public Works (TPW) site plan comments

No comments have been submitted at this time.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Chandler Drive	Residential	Residential	No
Nies Street	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
United Riverside NA	Riverside Alliance
Scenic Bluff NA	East Fort Worth Business Association
Carter Riverside NA	United Riverside Rebuilding Corporation
Neighborhoods of East Fort Worth	FWISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to revise the existing PD for "G" uses for outdoor storage of landscaping materials, warehousing, and office for a landscaping company. Surrounding land uses vary with office and industrial to the north, residential just west, vacant and residential to the south, and office, industrial and park uses to the east. The site is located in close proximity to SH-121 and Riverside Drive, which is industrial in nature. Additionally, the proposed new use is

similar to the previously approved warehousing and office uses for Fed Ex. The only major revision would be the outdoor storage of landscaping materials, which would be screened from public view.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as general commercial. The proposed warehousing and outdoor storage of landscaping materials is an industrial use. However, while the proposed zoning change is not consistent with the future land use map, the proposed business will not be dissimilar to the old Fed Ex operation. Warehousing will take place in the existing building, vehicles will be parked overnight and deliver landscaping materials during the day, and outdoor storage will be screened from public view.

Based on the lack of conformance with the future land use map the proposed zoning **is not consistent** with the Comprehensive Plan.

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
- Site plan
- Minutes of the Zoning Commission meeting

Location Map



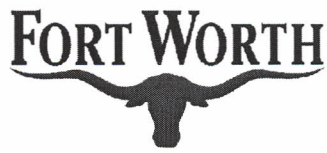
COUNCIL DISTRICTS

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



2,000 1,000 0 2,000 Feet





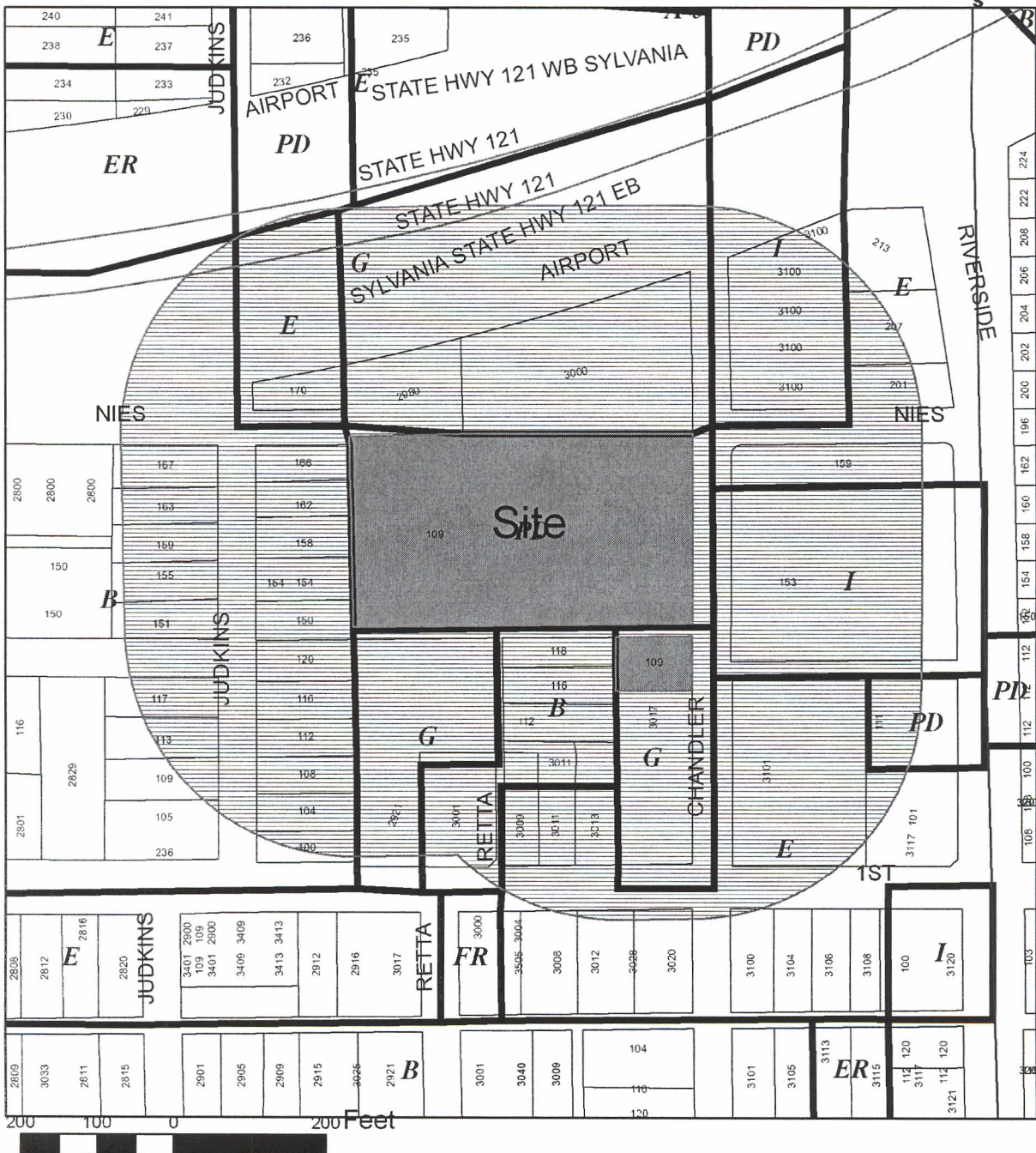
ZC-12-131

Area Zoning Map

Applicant: SGD-121 FW, LLC
 Address: 109 N. Chandler Drive
 Zoning From: G, PD 99
 Zoning To: Amend PD 99 for warehouse and outdoor storage for landscaping
 Acres: 2.76
 Mapsco: 63V
 Sector/District: Northeast
 Commission Date: 12/12/2012
 Contact: 817-392-8043

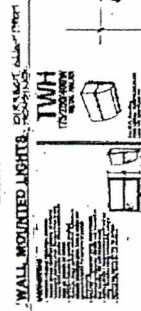
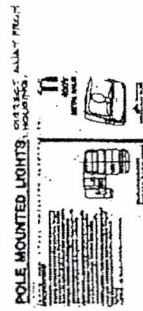
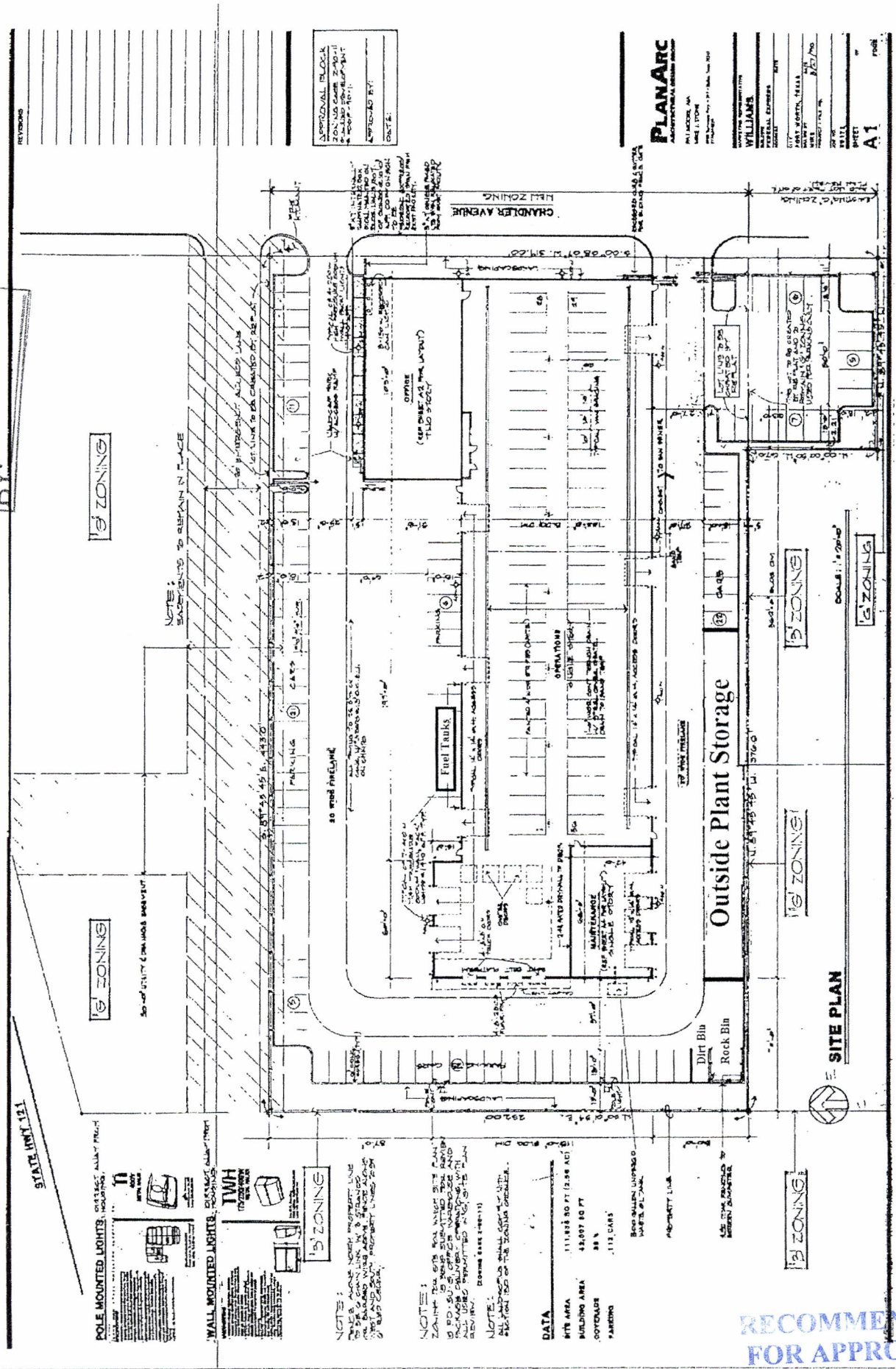


300 Ft. Notification Buffer



RECEIVED
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 BY:

ZC 12-131-



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NOTE: THIS BLOCK NORTH PROPERTY LINE IS 100.00 FT. FROM THE CENTERLINE OF STATE HWY 121. THE BUILDING SHALL BE SET BACK 10.00 FT. FROM THE CENTERLINE OF STATE HWY 121. THE PROPERTY LINES ARE 25.00 FT. FROM THE CENTERLINE OF STATE HWY 121.

NOTE: THE 10.00 FT. SETBACK FROM STATE HWY 121 IS TO BE MAINTAINED AT ALL TIMES. THE PROPERTY LINES ARE 25.00 FT. FROM THE CENTERLINE OF STATE HWY 121.

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DATA	VALUE
NET AREA	111,825 SQ FT (2.56 AC)
BUILDING AREA	42,007 SQ FT
COVERAGE	38 %
PARKING	112 CARS

SEE SHEET UNPERFORATED MAPS FOR ALL PROPERTY LINES

USE THIS BLOCK FOR ALL PROPERTY LINES

PLANARC
 ARCHITECTURAL & ENGINEERING

1111 12th St, Suite 200
 Portland, OR 97204
 Phone: 503.222.1111
 Fax: 503.222.1112

PROJECT NO. 12-131-01
 SHEET NO. 1 OF 1
 DATE: 10/2012

CLIENT: WILLIAMS

PROJECT: OUTSIDE PLANT STORAGE

CITY: PORTLAND, OREGON
 COUNTY: CLATSOP
 DISTRICT: 12-131-01

SCALE: AS SHOWN

DATE: 10/2012

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

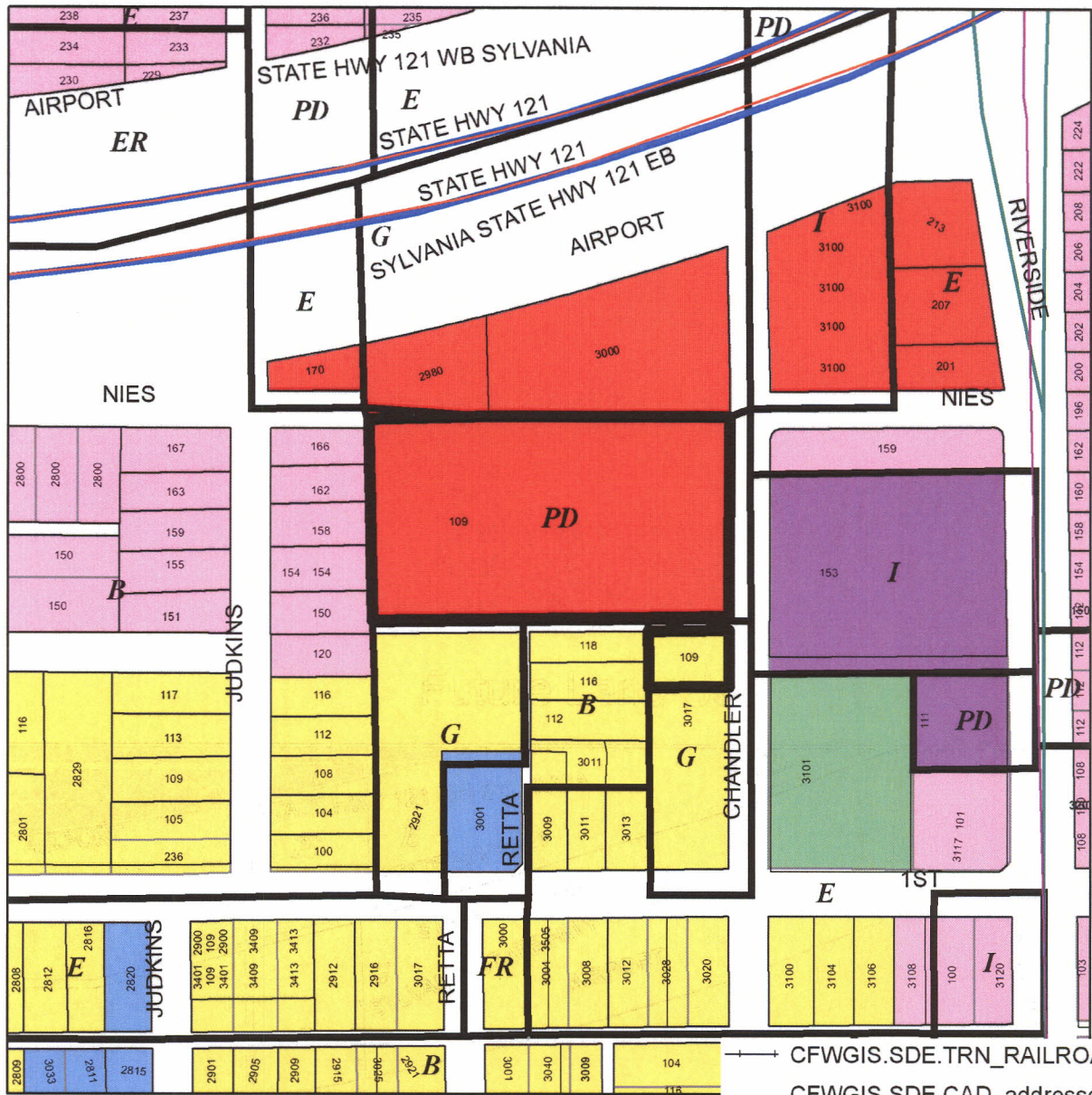
DATE: 10/2012

RECOMMENDED FOR APPROVAL



Future Land Use

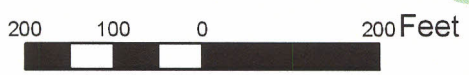
ZC-12-131



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



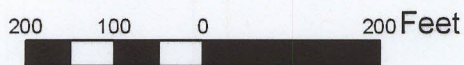
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.





ZC-12-131

Aerial Photo Map



Daniel Flores, 2911 Oscar Avenue, Fort Worth, Texas representing Trinidad Ministries answered Mr. Flores question and stated the meeting that was held was to discuss the architectural drawings and the reason for the zoning request. Mr. Ron Shearer, President of the Diamond Hills Neighborhood attended the meeting and was the only resident present. Mr. Flores said they currently offer English as a second language, music class, food pantry and mentoring. The building fronting Oscar Avenue holds weekly services; no Sunday service is held there. Mr. Flores asked how many living units will there be. Mr. Flores said the first floor will be one ADA unit. The second floor is designed for four persons and that there are four bedrooms with two bathrooms. Mr. Flores mentioned the President of the Diamond Hills NA called him with concerns about the number of units. The way they are configured would be more than what is allowed by ordinance. He felt like more discussion is needed in order for him to fully support the project.

Mr. West asked what the building was in the NW corner on the site plan. Mr. Flores said it is an accessory storage building.

Ms. Conlin asked what a designated living unit is, and is there more than one kitchen. Mr. Salser said there is one kitchen, one living unit and four bedrooms.

Motion: Following brief discussion, Mr. Flores recommended a 30 day continuance of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>ZC-12-130</i>	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Burl Hampton/ Far Greater Northside Historical NA	NA	In		Support	Sent letter in

11. ZC-12-131 SGD-121 FW, LLC (CD 8)- 109 N. Chandler Avenue (Blandford Addition, Block 7, Lots 22R-A & 22R-B, 2.70 Acres): from “G” Intensive Commercial and “PD-99” Planned Development for all uses in “G” Intensive Commercial and an office warehouse (for package delivery service subject to the site plan submitted) site plan required to Amend “PD-99” to include warehousing for equipment, supplies, and other inert materials and the outdoor storage of landscaped trees, plant life, soil/rocks used in landscaping, and other inert landscaping materials; site plan included.

Jim Schell, 901 Fort Worth Club Building, Fort Worth, Texas representing SGD-121 explained to the Commissioners they are wanting to make an amendment to the PD language in order to allow for landscaping materials for a landscape company. The original PD language was site specific back when it was originally written for Fed Ex. Mr. Schell said the tenant will be a company called Total Environment and that they are not a retail landscaping facility but a landscape maintenance company. They deal only in wholesale and commercial. They own their own nurseries and tree farms. Their major clients include Chesapeake and they have been told in the next year Chesapeake plans on turning over 600 acres over to them to maintain. Mr. Schell

said he did meet with the United Riverside Neighborhood Association. They also made changes to the site plan as staff requested. Mr. Schell also mentioned a request from the neighborhood and Councilmember was to add an 8 ft. red cedar fence on the west and south side property lines.

Ms. Conlin said the only other concern from Council and the neighborhood was the truck route and to make sure it doesn't come through the neighborhood. Mr. Schell said yes they were agreeable to having the trucks come directly up Chandler then onto the frontage road of 121 or to Riverside if they are heading south.

Mr. Genua asked staff about the site plan and the legibility of it. Ms. Murphy said staff has requested a legible site plan. Mr. Schell responded that the City keeps the original site plan back in 1990 and the copy was all he had to work with. He said they will hire an architect if they have to but didn't think it was necessary.

Motion: Following brief discussion, Ms. Conlin recommended approval of the request as amended for an 8 ft. red cedar fence on the west and south sides of the property line, seconded by Mr. Genua. The motion carried unanimously 9-0.

12. ZC-12-132 Langley Corporation (Hudson & Hudson) and Deecorp Properties Ltd. (CD 7)- 9551 & 9601 Blue Mound Road; 10600 – 10800 Blocks of NW US 287 (Samuels Lockhart Survey, Abstract 977, William Redfield Survey, Abstract 1348, George Matthew Survey, Abstract 1078, & Henry Robertson Survey, Abstract 1259, 357.72 Acres): from “AG” Agricultural and “I” Light Industrial to “A-7.5” One-Family, “A-5” One-Family, “C” Medium Density Multifamily and “F” General Commercial

Jim Schell, 901 Fort Worth Club Building, Fort Worth, Texas explained to the Commissioners they are proposing some multifamily and commercial along SH287 and single-family on in interior of the property. He mentioned he had a development plan which was displayed on the overhead. About 250 to 275 acres is being rezoned to A-5 single-family, a small majority is going to A-7.5. Mr. Schell mentioned the one letter of opposition from a property owner that wants to enjoy the view of the prairie land.

Dana Burghdoff, Deputy Director, City of Fort Worth mentioned that the long term plan for the railroad is to have it be more than just a special event line going up to the Texas Motor Speedway. She did note that it is not in the Comprehensive Plan today, it's just been talked about heavily with the Council of Government and wanted the applicant to be aware of the possibility.

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

<i>Document received for written correspondence</i>				ZC-12-132	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
James Campbell	701 Bareback Ln	In		Opposition	Sent letter in