

**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
May 3, 2011

Council District 4

Zoning Commission Recommendation:

Denial without Prejudice by a vote of 9-0

Opposition: None

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Trinity / Precinct LP

Site Location: 2929 Precinct Line Rd Mapsco: 67A

Proposed Use: Amend PD-627 to provide outdoor storage facilities

Companion Cases: ZC-05-026/SP-05-007

Background:

The applicant would like to amend SP-05-007 in order to replace the proposed retail and drive-through restaurant uses by adding new carports for outdoor storage of various items. Zoning case ZC-05-026 permitted the outdoor storage use and included: "open and covered for lease parking of licensed and registered automobiles, boats, recreational vehicles, and trailers". The proposed site is located along Precinct Line Road directly southeast of the current All Storage facilities.

Surrounding land uses consist of single-family directly south, vacant land and industrial to the north, industrial just east, and the existing self storage directly west. The applicant intends to add roughly 34,000 sf of storage area to the site.

The applicant has requested that the case be withdrawn.

Site Information:

Owner: Trinity / Precinct LP
82 W. Armstrong
Mustang, OK 73064

Agent: Coy Quine
Acreage: 1.65 ac
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

- North "I" Light Industrial / vacant
- East "I" Light Industrial / industrial
- South "R-1" Zero Lot Line/Cluster / single-family
- West "PD 625" for all uses in E plus Mini-Warehouse, with Open and Covered Parking, and exclude the following uses: Liquor or Package Store, Tattoo Parlor, Pawn Shop, Massage Parlor. Site Plan required / mini-warehouse

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiency is:

1. Electronic changeable copy signs must seek approval from the BOA.

Compliance with the item noted above shall be reflected on the site plan.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-026, from "E" Neighborhood Commercial to PD 627" for all uses in E plus Mini-Warehouse, with Open and Covered Parking, and exclude the following uses: Liquor or Package Store, Tattoo Parlor, Pawn Shop, Massage Parlor. Site Plan required, approved by Council; March 3, 2005.

Platting History: None

Public Notification:

The following Neighborhood Associations were notified:

Lakes of River Trails
River Trails
East Fort Worth Business Assoc.

Eastside Sector Alliance
Northeast FW Mineral Leasing Task Force
Hurst-Eules-Bedford ISD

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

Case Number ZC-05-026 & SP-05-007

TRINITY BLVD.
(VARIABLE R.O.W.)

GENERAL NOTES:

ZONING REQUIREMENT: The Owner requests the following changes to the Property's current zoning. From the current zoning to Zone "T" - all uses except for 1) the sale of liquor or package stores, 2) the storage of vehicles, 3) the sale of vehicles, 4) no power sales, but providing for the sale of non-ferrous, open and covered for lease parking of licensed and registered automobiles, boats, recreational vehicles, and trailers. Additionally, allow for the construction and occupancy of Customer's Quarters to be included in the Mini-Warehouse Office Structure as is noted on the Site Plan.

MINI-WAREHOUSE HOURS OF OPERATION: The office hours of the Mini-Warehouses shall be limited from 8:00 am until 6:00 pm daily, but access to the property through the electronically-controlled security gates shall be from 7:00 am through 11:00 pm daily. The agreement shall have 24 hour access as provided in the Municipal Code of the City of Fort Worth, Texas.

LIGHTING NOTES: All lighting shall comply with all applicable codes and ordinance of the City of Fort Worth. All lighting across the Precinct Line Road and Trinity Boulevard (if installed) shall meet all conditions, including those of height, type, output, and shall not be a hazard to traffic. All lighting installed within the mini-warehouse facility shall be designed and installed so as not to be directed towards any of the surrounding residential development.

SIGNAGE: All signage (except those deemed as "informational" by City codes) shall be installed and limited to the governing articles of the Sign Code of the City of Fort Worth, and shall be determined at a later date, with installation following the process as described in said ordinance. No signs shall be taller than 12 feet. Signage shall be installed on the building facade and shall be at least 6 feet high. There shall be a 1/2" green belt between the sign and the building facade.

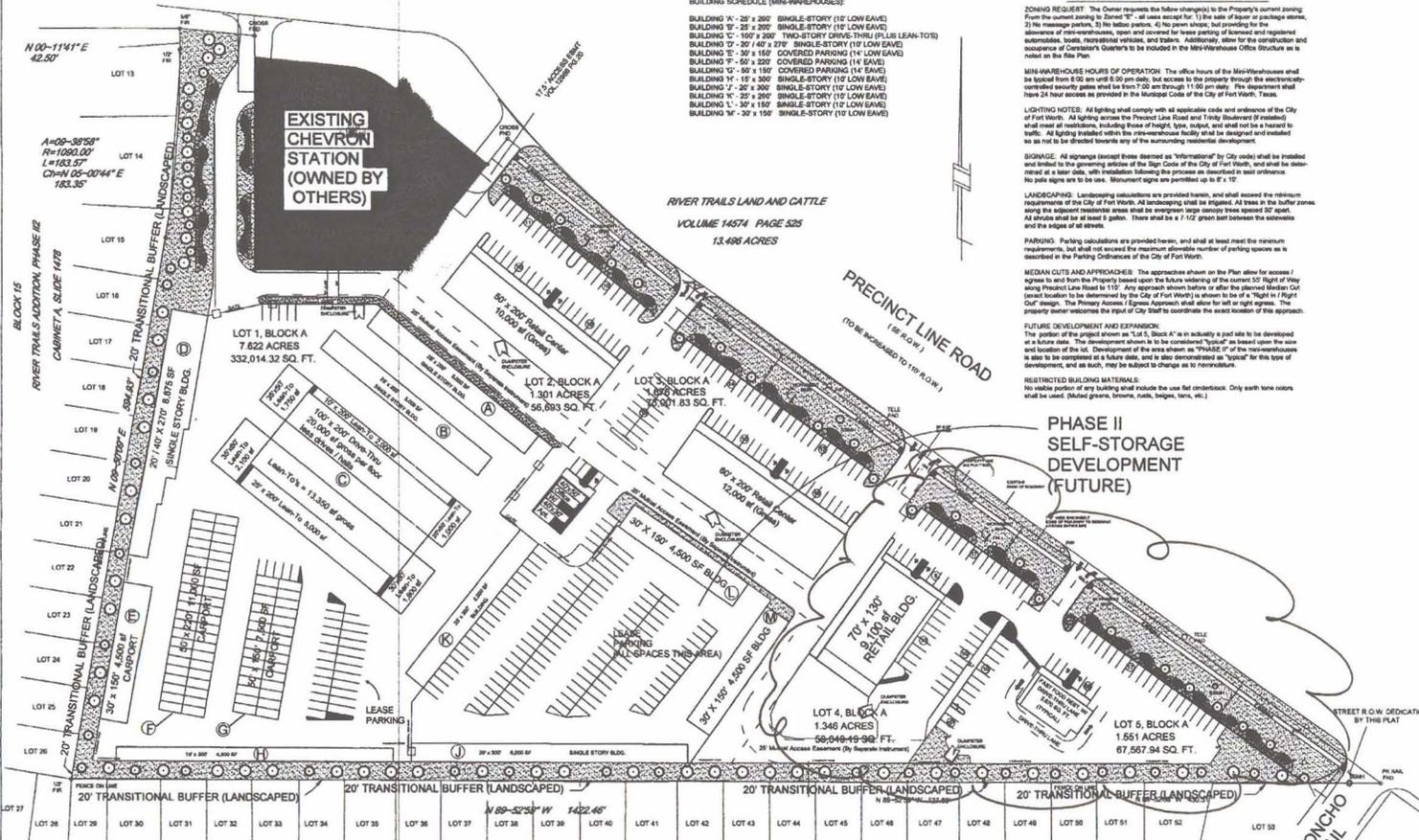
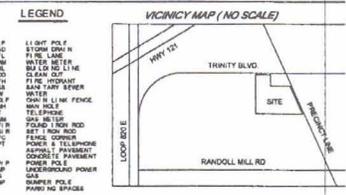
LANDSCAPING: Landscaping calculations are provided herein, and shall exceed the minimum requirements of the City of Fort Worth. All landscaping shall be irrigated. All trees in the buffer zones along the adjacent residential areas shall be minimum 100% canopy trees spaced 20' apart. All shrubs shall be at least 6 feet high. There shall be a 1/2" green belt between the sidewalk and the building facade.

PARKING: Parking calculations are provided herein, and shall at least meet the minimum requirements, but shall not exceed the maximum allowable number of parking spaces as is described in the Planning Ordinance of the City of Fort Worth.

MEDIAN CUTS AND APPROACHES: The approaches shown on the Plan shall be subject to approval by and from the Property based upon the future widening of the current 50' Right of Way along Precinct Line Road to 110'. Any approaches shown herein or other the adjacent Median Cut (exact location) to be determined by the City of Fort Worth is shown to be a "Right of Way" of the City of Fort Worth. The Property Owner / License Approver shall allow for left of right-of-way. Property owner reserves the right of City staff to coordinate the exact location of the approach.

FUTURE DEVELOPMENT AND EXPANSION: The portion of the project shown as "Lot 5, Block A" is an existing plot site to be developed at a future date. The development shown to be considered "typical" is based upon the size and location of the site. Development of the area shown as "PHASE II" of the mini-warehouse is to be completed at a future date, and is also designated as "typical" for this type of development, and any such, may be subject to change as to non-residential.

RESTRICTED BUILDING MATERIALS: No visible portion of any building shall include the use of asbestos. Only earth tone colors shall be used. (Metal, granite, bronze, rust, beige, tan, etc.)



CALCULATIONS:

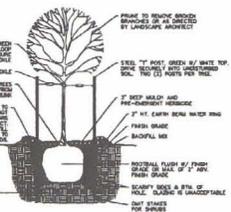
PARKING CALCULATIONS:

LOT 1, BLOCK A:	TOTAL BUILDING AREA: 2,000 square feet.	TOTAL PARKING REQUIRED: 8 spaces, including 1 van accessible HVC space.	TOTAL PARKING PROVIDED: 8 spaces, including 1 van accessible HVC space.
LOT 2, BLOCK A:	TOTAL BUILDING AREA: 10,000 square feet.	TOTAL PARKING REQUIRED: 40 spaces, including 2 van accessible HVC spaces.	TOTAL PARKING PROVIDED: 41 spaces, including 1 van accessible HVC space.
LOT 3, BLOCK A:	TOTAL BUILDING AREA: 12,000 square feet.	TOTAL PARKING REQUIRED: 48 spaces, including 2 van accessible HVC spaces.	TOTAL PARKING PROVIDED: 48 spaces, including 2 van accessible HVC spaces.
LOT 4, BLOCK A:	TOTAL BUILDING AREA: 8,100 square feet.	TOTAL PARKING REQUIRED: 37 spaces, including 2 van accessible HVC spaces.	TOTAL PARKING PROVIDED: 37 spaces, including 2 van accessible HVC spaces.
LOT 5, BLOCK A (FUTURE):	TOTAL BUILDING AREA: 2,670 square feet.	TOTAL PARKING REQUIRED: 30 spaces, including 2 van accessible HVC spaces.	TOTAL PARKING PROVIDED: 30 spaces, including 2 van accessible HVC spaces.

LANDSCAPE CALCULATIONS:

TOTAL LOT AREA:	13.496 ACRES
TOTAL RETAIL BUILDING AREA:	31,100 SF
TOTAL RESTAURANT BUILDING AREA:	2,360 SF
TOTAL SELF-STORAGE BUILDING AREA:	100,820 SF
TOTAL BUILDING AREA:	134,680 SF
TOTAL LANDSCAPE AREA:	68,180 S.F.
LANDSCAPE AREA % REQUIRED:	10.0 %
LANDSCAPE AREA % PROVIDED:	17% (102,540 S.F.)
TREES PROVIDED:	92 x 3" CAL. CANOPY TREES (S3 ORNAMENTAL TREES)
SHRUBS PROVIDED:	844 x 8 GAL. SHRUBS
NO "PAMPA GRASS" IS TO BE USED.	

LANDSCAPE CALCULATIONS ARE BASED UPON THE MINIMUM LANDSCAPE AREA FOR UNDEVELOPED SITES TABLE OF THE CITY OF FORT WORTH ZONING ORDINANCE



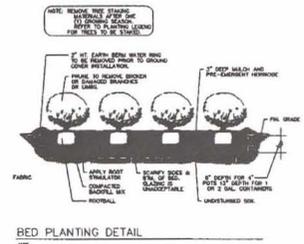
PIT PLANT DETAIL

PHASE II SELF-STORAGE DEVELOPMENT (FUTURE)

CITY OF FORT WORTH, TEXAS

BY: *[Signature]*
DIRECTOR OF DEVELOPMENT

DATE: 3-16-05



BED PLANTING DETAIL

NO.	DESCRIPTION	QUANTITY	UNIT
1	3" CAL. CANOPY TREES (S3 ORNAMENTAL TREES)	92	EA
2	8 GAL. SHRUBS	844	EA
3	1/2" GREEN BELT	134,680	LF
4	1/2" GREEN BELT	134,680	LF
5	1/2" GREEN BELT	134,680	LF
6	1/2" GREEN BELT	134,680	LF
7	1/2" GREEN BELT	134,680	LF
8	1/2" GREEN BELT	134,680	LF
9	1/2" GREEN BELT	134,680	LF
10	1/2" GREEN BELT	134,680	LF

SITE PLAN 13.496 ACRES

13.496 ACRES OF LAND SITUATED IN THE J.B. JOHNSON SURVEY, ABSTRACT NO. 855 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS SWQ TRINITY BLVD. AT PRECINCT LINE RD.

RIVER TRAILS PLAZA and ALL STORAGE FACILITY

DATE: DECEMBER 2004
SCALE: 1" = 60'
FILE NO: RP-733

GENERAL CONTRACTOR:
ANDALUSIA BUILDERS, INC.
P.O. BOX 162067
ARLINGTON, TEXAS 76015
PHONE: (817) 467-8143
WWW.ANDALUSIABUILDERS.COM

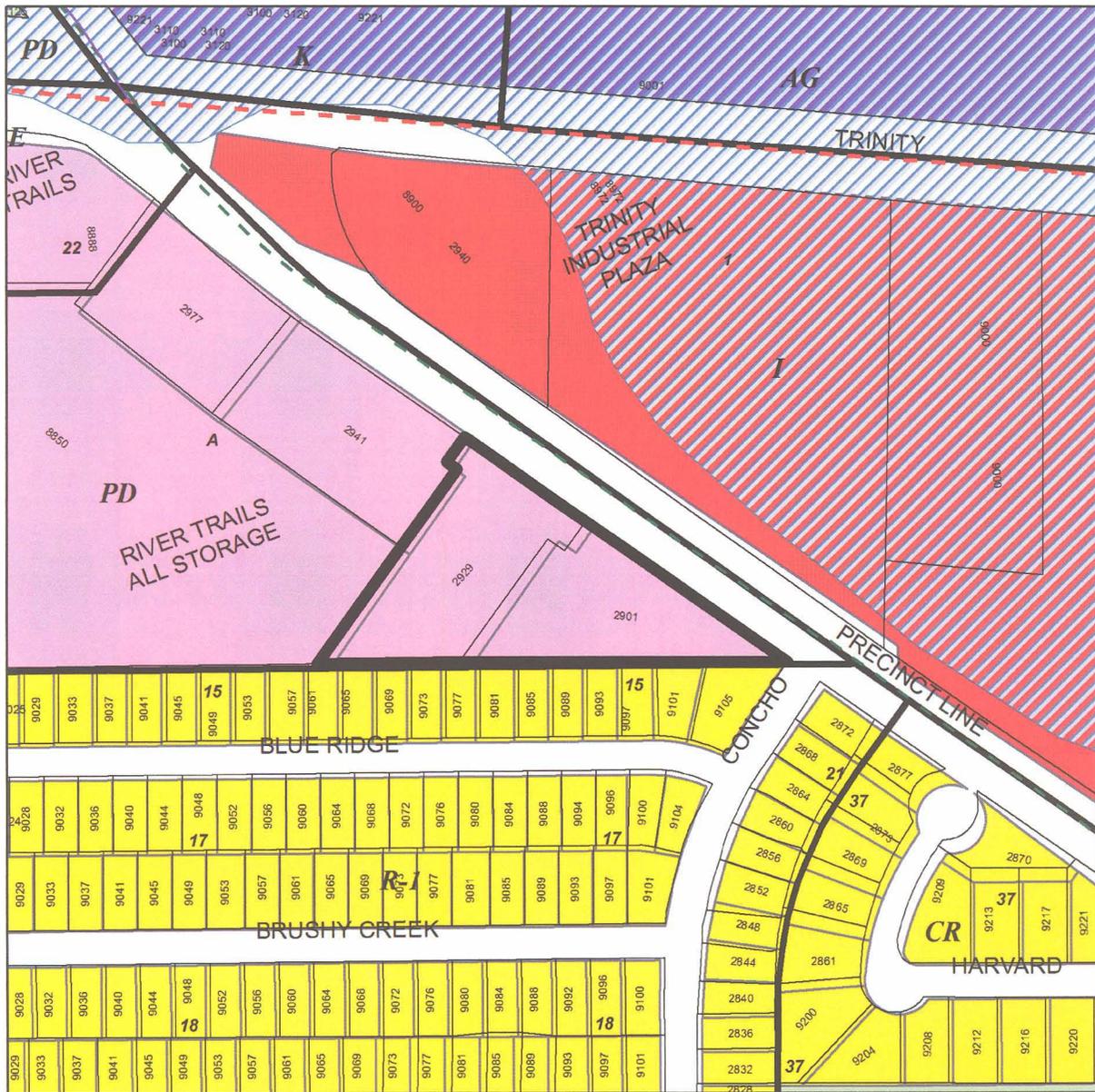
PD 607

OWNER:
QUINE & ASSOCIATES
301 S. SHERMAN STREET, SUITE #100
RICHARDSON, TEXAS 75081
PHONE: (972) 762-7249
FAX: (972) 762-0251
WWW.QUINE.COM



Future Land Use

SP-11-002



- 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, Section 219.005) Land use designations were approved by City Council on February 23, 2011.



Aerial Photo Map



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

4. SP-11-002 Trinity/Precinct LP (CD 4)- 2929 Precinct Line Road (Vincent J. Hutton Survey, Abstract 681, 1.65 Acres): amend PD-627 to provide outdoor storage facilities.

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the applicant has requested to withdraw the case.

Motion: Following brief discussion, Mr. Edmonds recommended a denial without prejudice of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.

IV. New Cases

5. ZC-11-031 Janice M. West. (CD 7)- 5320 Boat Club Road (Greenfield Acres, Block 1, Lot 12B, 0.61 Acres): from "A-5" One-Family to "ER" Neighborhood Commercial Restricted.

Richard West, 1059 Thornridge Circle, Argyle, Texas representing the owner, explained to the Commissioners over the past ten years the area has changed and more traffic is generated along Boat Club Road. A packet was handed to the Commissioners explaining his presentation. He also mentioned the traffic count and concerns along Boat Club Road. The property was recently renovated and they would like to sell it as a commercial property. He believes the neighborhood would benefit from this change.

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

6. ZC-11-032 Derek Sheppard (CD 7)- 6001 River Oaks Boulevard (Cardinal Addition, Block 3, Lots A & B 1.13 Acres): from "FR" General Commercial Restricted to "E" Neighborhood Commercial

Larry Fowler, 777 Main Street Fort Worth, Texas representing the applicant, explained to the Commissioners they are requesting to rezone the property to E to permit for a restaurant user with alcohol sales. He mentioned there is only one tenant in the shopping center.

Mr. Wilson provided some background history that the property had to be rezoned to allow an upholstery shop.

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

7. ZC-11-033 City of Fort Worth Planning & Development (CD 5)- Generally bounded by the East Freeway (I-30), Eastchase Parkway, Brentwood Stair Road and Alda Drive (see