

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 11, 2012

**Council District** 3

**Zoning Commission Recommendation:**  
Approved by a vote of 9-0  
  
**Opposition:** none

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** All Storage River Hills, LP

**Site Location:** 6150 Bryant Irvin Road Mapsco: 88T

**Proposed Use:** Existing Mini-warehouses

**Request:** From: "F" General Commercial  
To: "PD/F" Planned Development for all uses in "F" General Commercial plus mini-warehouse; site plan included

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

**Comprehensive Plan Consistency:** Requested change is consistent.

**Background:**

The proposed site is located in the southwest quadrant of Oakmont and Bryant Irvin Road. The current zoning is F; mini-warehouses are not permitted in commercial districts except through the PD process. The applicant is proposing a zoning change in order to make the mini-warehouse use legal conforming. The buildings were built in 2004. A Special Exception for an electronic changeable copy sign was approved by the Board of Adjustment in 2011.

In 2007, Ordinance No. 17093 excluded mini-warehouses from the FR, F, G, and I zoning districts, making the existing mini-warehouses legal non-conforming.

**Site Information:**

Owner: All Storage River Hills, LP  
82 Armstrong Drive  
Mustang, Ok 73064  
Acreage: 5.30 acres  
Comprehensive Plan Sector: Wedgwood

**Surrounding Zoning and Land Uses:**

- North "F" General Commercial / commercial offices
- East "F" General Commercial / CVS and bank
- South "F" Intensive Commercial / commercial strip center
- West "F" General Commercial / Oakmont Linear Park, Fire Station, doctor's offices

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: FS-03-159 River Hills Addition, recorded 03/19/04 Cabinet A, Slide 9057

**Site Plan Comments:**

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

*Note: the dumpster is located in a sanitary sewer easement in which no permanent structures are permitted. Contact Esteban Perez in the Water Department for encroachment in easement.*

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Oakmont Boulevard	Collector	Collector	No
Bryant Irvin Rd	Principal Arterial	Prinipal Arterial	No

**Public Notification:**

The following Neighborhood Associations were notified:

- Mira Vista
- Fort Worth ISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to make the existing mini-warehouse units legal conforming.

Surrounding land uses consist of commercial offices to the north, commercial businesses to the south and west and an adjacent park to the southwest.

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 policies below apply to this development. Mini-warehouses are first permitted by right in the J, K and PD districts.

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 38)

However the mini-warehouse use does not negatively impact the surrounding area based on the existing height, operational characteristics, appearance or traffic generated usually associated with industrial type uses.

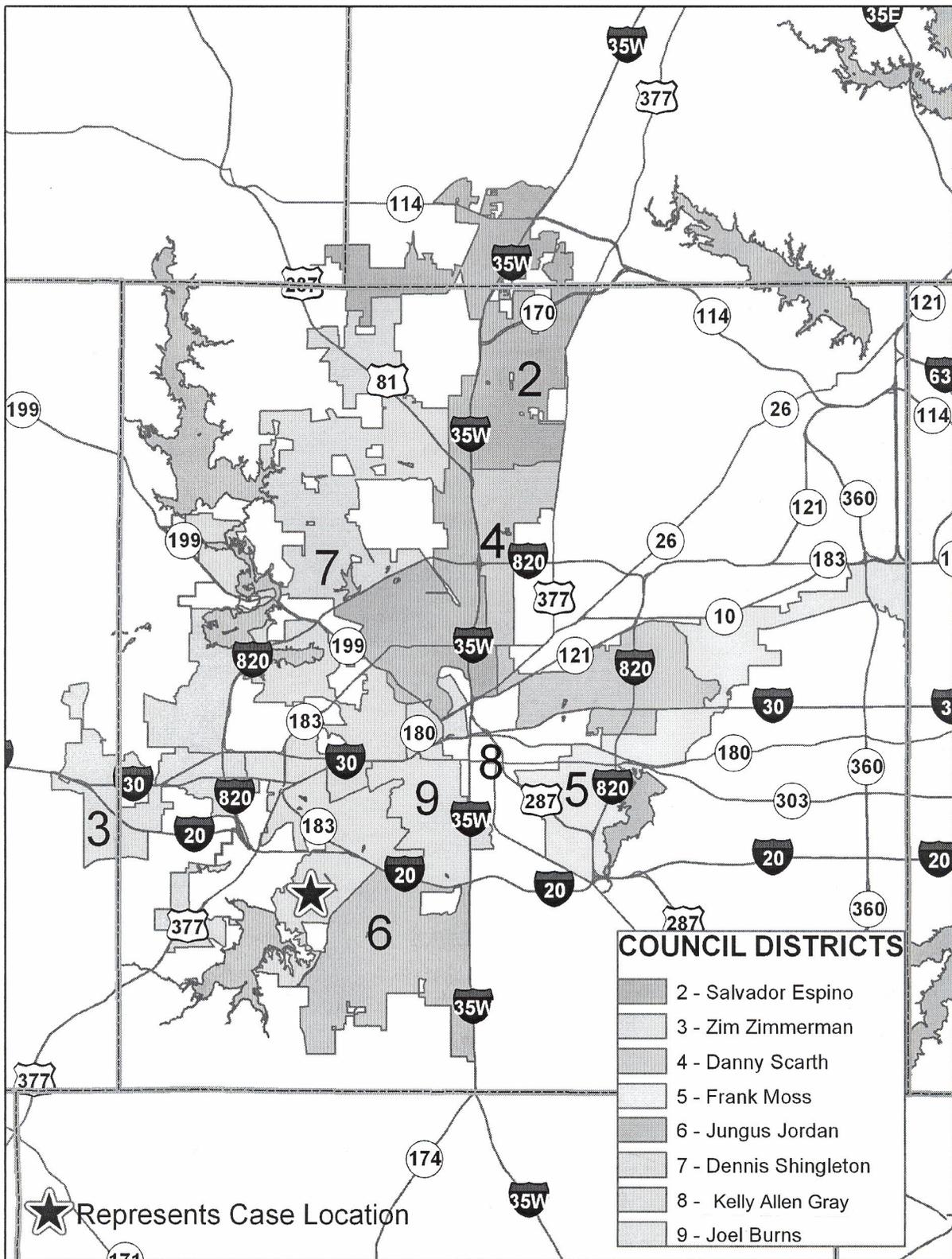
The proposed zoning change request **is consistent** with the Comprehensive Plan and the policy stated above.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

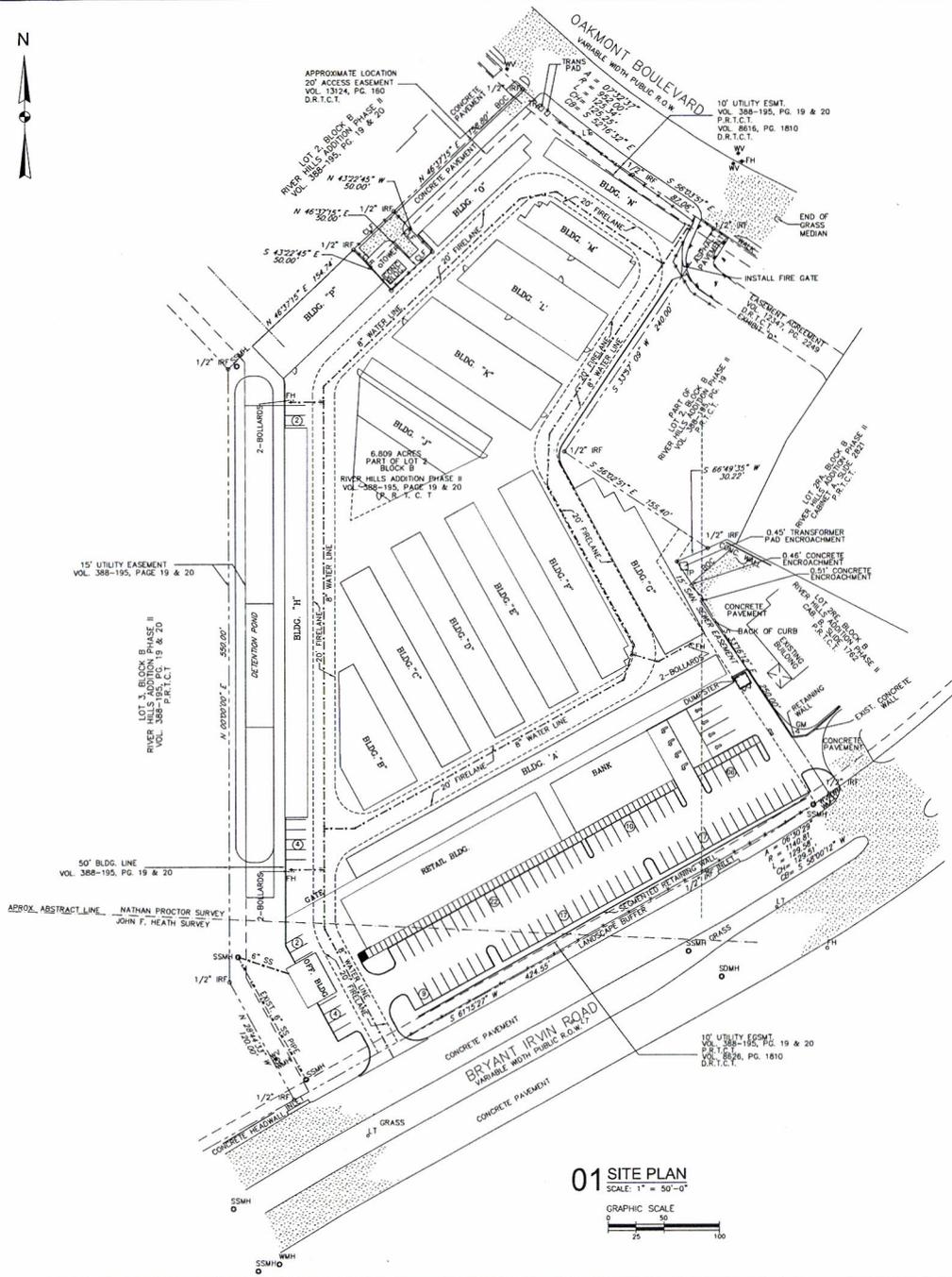
**Attachments:**

- 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







**01 SITE PLAN**

SCALE: 1" = 50'-0"  
GRAPHIC SCALE  
25 50 100

**GENERAL NOTES:**

**MINI-WAREHOUSE HOURS OF OPERATION:** The office hours of the Mini-Warehouses shall be typically from 8:00 am until 7:00 pm daily, but access to the property through the electronically-controlled security gates shall be from 7:00 am through 11:00 pm daily. Fire department 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 ordinances of the City of Fort Worth. All lighting shall meet all restrictions, 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 code) 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 pole signs are to be used. Monument signs are permitted up to 6' T x 10' L (Overall).

**LANDSCAPING:** Landscaping shall exceed the minimum requirements of the City of Fort Worth by at least 25%. All landscaping shall be irrigated. All trees in the buffer zones along the adjacent residential zones shall be evergreen large canopy trees spaced 25' apart. All shrubs shall be in a container size of at least 5 gallons. Exchanges may be used to achieve these ratios. Sodding will be utilized for stabilization. Landscaping conforms to 2005 ordinance.

**RECOMMENDED FOR APPROVAL**

**BRYANT IRVIN GROSS SQ. FT.**

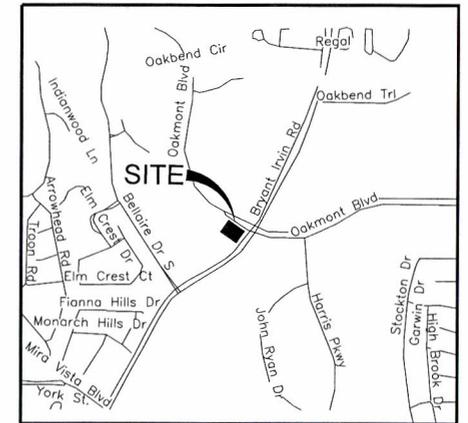
**OFFICE 1,200**

<b>A</b>	<b>5,300</b>
<b>B</b>	<b>8,300</b>
<b>C</b>	<b>7,900</b>
<b>D</b>	<b>7,025</b>
<b>E</b>	<b>6,025</b>
<b>G</b>	<b>4,860</b>
<b>H</b>	<b>7,000</b>
<b>J</b>	<b>42,640</b>
<b>K</b>	<b>14,120</b>
<b>L</b>	<b>12,500</b>
<b>M</b>	<b>6,150</b>
<b>N</b>	<b>2,800</b>
<b>O</b>	<b>2,400</b>
<b>P</b>	<b>3,450</b>

**MINI'S: 130,470**

**OFFICE: 1,200**

**RETAIL:**



**VICINITY MAP**

SCALE: NONE

ZC-12-083  
 Rev 7/25/02

HUDSON ENGINEERING COMPANY  
 308 N.W. SECOND STREET, SUITE 4  
 GRAND PRAIRIE, TEXAS 75050  
 TEL: (972) 264-2780 FAX: (972) 264-1738  
 CONTACT PERSON: BILLY HUDSON  
 EMAIL: bhudson900@aol.com  
 JULY 23, 2003

**OWNER**  
 ALL STORAGE RIVER HILLS, LP  
 82 Armstrong, Mustang, OK 73064

**APPLICANT**  
 Coy Quine, 301 S. Sherman, Suite 100, Richardson, TX 75080

\_\_\_\_\_  
 DIRECTOR OF PLANNING AND ZONING

\_\_\_\_\_  
 DATE

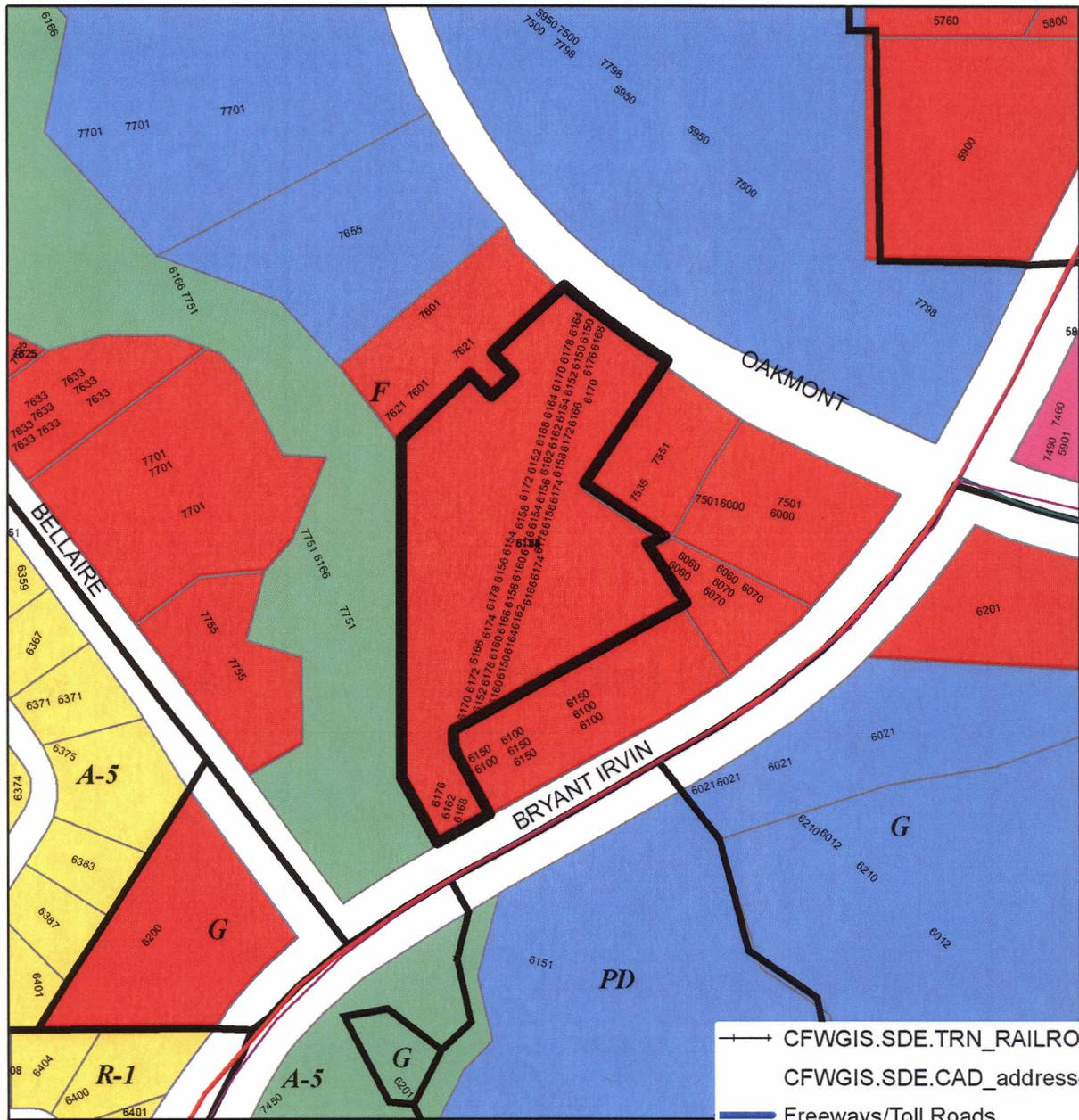
**SITE PLAN**  
**ALL STORAGE CENTER**  
 PART OF LOT 2, BLOCK B, RIVER HILLS ADDITION PHASE II  
 CITY OF FORTH WORTH, TARRANT COUNTY, TEXAS  
 6.809 ACRES



6150 Bryant Irvin Road

# Future Land Use

ZC-12-083



- 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

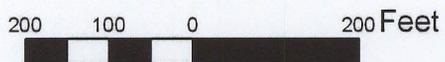


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 06, 2012





## Aerial Photo Map



Ms. Zadeh mentioned this not being consistent or compatible with the Comprehensive Plan. Mr. Allouffe said he upgraded several homes in this area and resold them.

Mr. West asked if he had contacted any of the surrounding neighbors. He said they do support it and handed in a petition from the neighborhood.

Motion: Following brief discussion, Mr. Ferrell recommended approval of the request, seconded by Mr. Genua. The motion carried 8-1 with Mr. Ortiz against.

<i>Document received for written correspondence</i>				ZC-12-082	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Barbara Richards	3712 Elm St	No		Support	Signed petition
Loren Bradshaw	3701 Elm St	No		Support	Signed petition
Johnnie Murray	3825 Elm St	Yes		Support	Signed petition
Linda Waller	3724 Tarrant Main	No		Support	Signed petition
Mary Williams	3732 Tarrant Main	No		Support	Signed petition

**7. ZC-12-083 All Storage River Hills LP (CD 3)- 6150 Bryant Irvin Road (River Hills Addition Phase II, Block B, Lot 2R1, 5.30 Acres): from “F” General Commercial to “PD/F” Planned Development for all uses in “F” General Commercial plus mini-warehouse; site plan included**

Coy Quine, 301 S. Sherman, Suite 100, Richardson, Texas explained to the Commissioners when the facility was built it was permitted by right; now they are legal non-conforming. The property needs to be legal conforming so if they had a natural disaster they would be able to rebuild.

Mr. West asked if he has had contact with the neighborhood. Mr. Quine said no. Mr. West wanted to clarify that they are not building any new buildings. Mr. Quine said no everything is existing as it sits now.

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

**8. ZC-12-084 Ultimate Properties Inc. (CD 2)- 2842 – 2850 Western Center Boulevard (Spindor Addition, Block 1, Lot 1B1 – 1B3, 4.61 Acres): from: “G” Intensive Commercial to: “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini-warehouse; site plan included**

Chris Bonilla, 8540 Charleston Avenue, Fort Worth, Texas representing Ultimate Properties, Inc., explained to the Commissioners the request to rezone to PD/G plus mini-warehouse. The