



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 11, 2012

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: none

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Ultimate Properties Inc.

Site Location: 2842-2850 Western Center Blvd Mapsco: 35X

Proposed Use: Mini-warehouse

Request: From: "G" Intensive Commercial
To: "PD/G" Planned Development for all uses in "G" Intensive 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 on Western Center near the intersection of IH-35W. The applicant is proposing a zoning change from "G" Intensive Commercial to "PD/G" Planned Development for all uses in "G" Intensive Commercial plus self storage facility; site plan included. The applicant is proposing to expand and build more storage units, an office, and second story breakroom.

Mini-warehouses are not permitted in commercial districts, except through the PD process. In 2007 Ordinance No. 17093 excluded mini-warehouses from the G and I zoning districts, making the existing mini-warehouse legal non-conforming.

The site plan provides that the existing pole sign will remain. The applicant has placed a nonworking tank at the front of his property that serves to attract attention to the site.

In the first iteration of site plan review, the applicant provided for an upstairs 1,800 sf living unit. This was subsequently changed to a breakroom for employees in the second iteration. The current site plan provides that the entire structure will be commercial. As a result, the breakroom will be considered part of the overall commercial unit, and will be required to be constructed to commercial code. It should not become a residence by an employee, owner, or renter at any time. The proposed upstairs breakroom will include:

- Full kitchen with dishwasher, oven and range
- Breakroom
- 2-storage rooms
- Bathroom with shower and tub

- Laundry hookups

The applicant provided revised interior plans prior to the meeting and removed the shower/tub and laundry hookups.

Site Information:

Owner: Ultimate Properties, Inc.
2306 Park Place Ave. Apt. 11B
Fort Worth, TX 76110

Agent: Chris Bonilla
Acreage: 4.5 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "I" Light Industrial; "G" Intensive Commercial / office, single-family
East "G" Intensive Commercial / single-family, commercial, hotel
South "C" Medium Density Multifamily / multifamily
West "C" Medium Density Multifamily; "G" Intensive Commercial / commercial, multifamily

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Site Plan Comments:

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

Transportation/Public Works (TPW) site plan comments

1. Sidewalks shall be required for all streets as per City of Fort Worth Standards.
2. Driveway location must not interfere with intersection function.
3. ROW Dedication: Partial - Dedicate ½ of {130}' ROW for {WESTERN CENTER BLVD}

Comments made by TPW staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute TPW acceptance of conditions; traffic code will be applied to the project.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Western Center Blvd	Principal Arterial	Principal Arterial	No

Public Notification:

The following Neighborhood Associations were notified:
Northbrook NA

Eagle Mountain-Saginaw ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to add additional units and office to an existing mini-warehouse complex. Surrounding land uses vary with office and single-family to the north, multifamily to the south, multifamily and commercial to the west, and single-family, hotels, and commercial to the east. The proposed site is located along a principal arterial and major commercial corridor. However, Mini-warehouses are not permitted in commercial districts, hence the base G zoning and PD. The proposed addition is intended to serve the numerous multifamily and nearby single-family residences.

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

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as Mixed-Use Growth Center. Mixed-use, multifamily, and commercial zoning classifications are most desirable, and mini-warehouses serve the residential uses within the growth centers. The proposed PD/G zoning is consistent with the following Comprehensive Plan policies.

- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City's future land use map (pg. 37).
- Encourage appropriate development and redevelopment within Central City commercial districts and neighborhoods. (pg. 38).

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

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

Attachments:

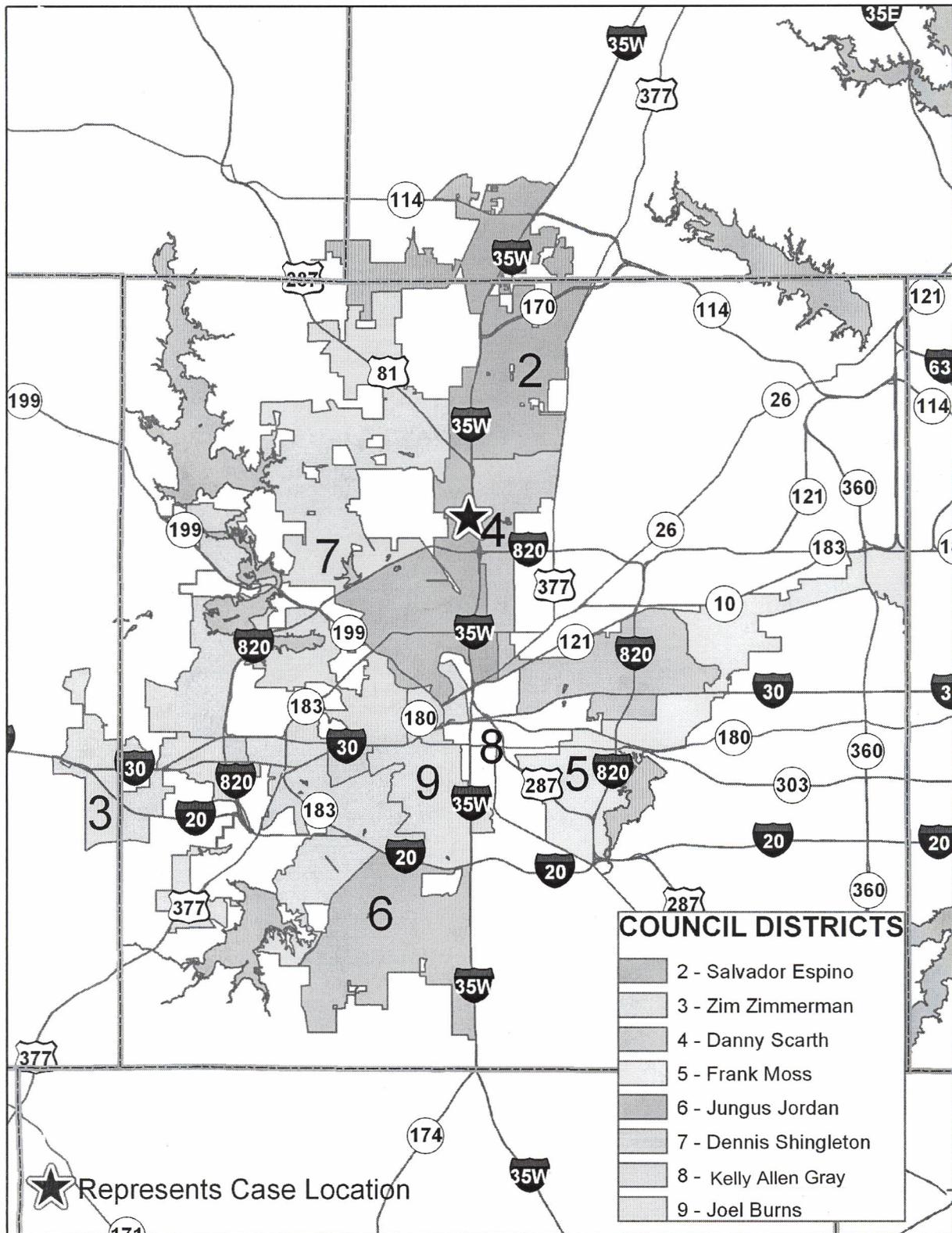
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan
- Minutes of the Zoning Commission meeting

FORT WORTH



ZC-12-084

Location Map





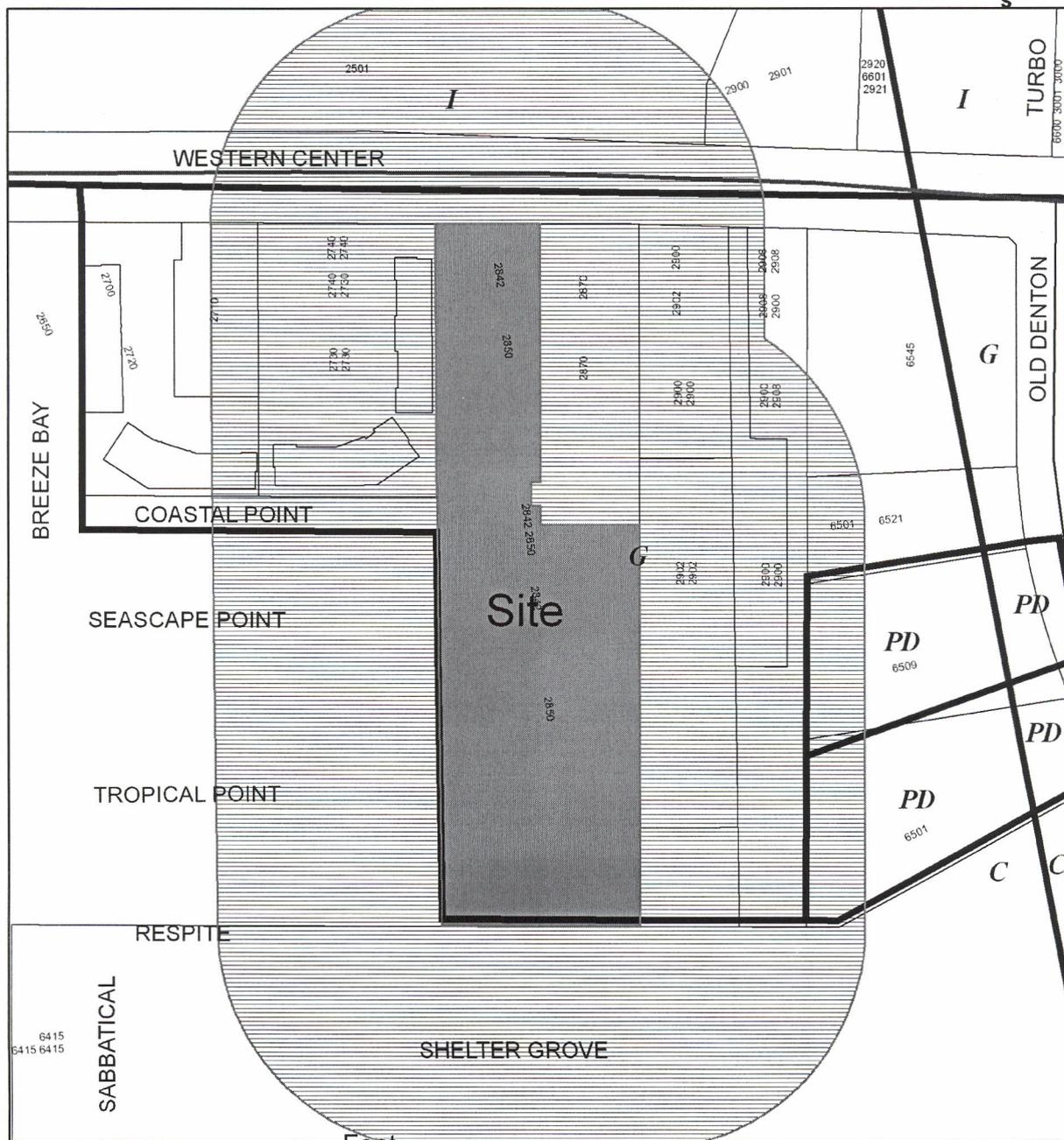
ZC-12-084

Area Zoning Map

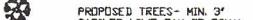
Applicant: Ultimate Properties
 Address: 2842 - 2850 (evens) Western Center Boulevard
 Zoning From: G
 Zoning To: PD/G for mini-warehouses
 Acres: 4.61599306
 Mapsco: 35X
 Sector/District: Far North
 Commission Date: 8/8/2012
 Contact: 817-392-8043



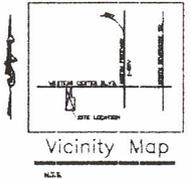
 300 Ft. Notification Buffer



LEGEND

-  6"-H HIGH CHAIN LINK FENCE
-  DUST FREE, HARD SURFACE PAVEMENT
-  LANDSCAPED AREA, GREEN SPACE
-  PROPOSED TREES - MIN. 3" CAPILER LIVE OAK OR EQUAL
-  PROPOSED SHRUBS - DWARF YAUPOH HOLLY

ZC-12-084-

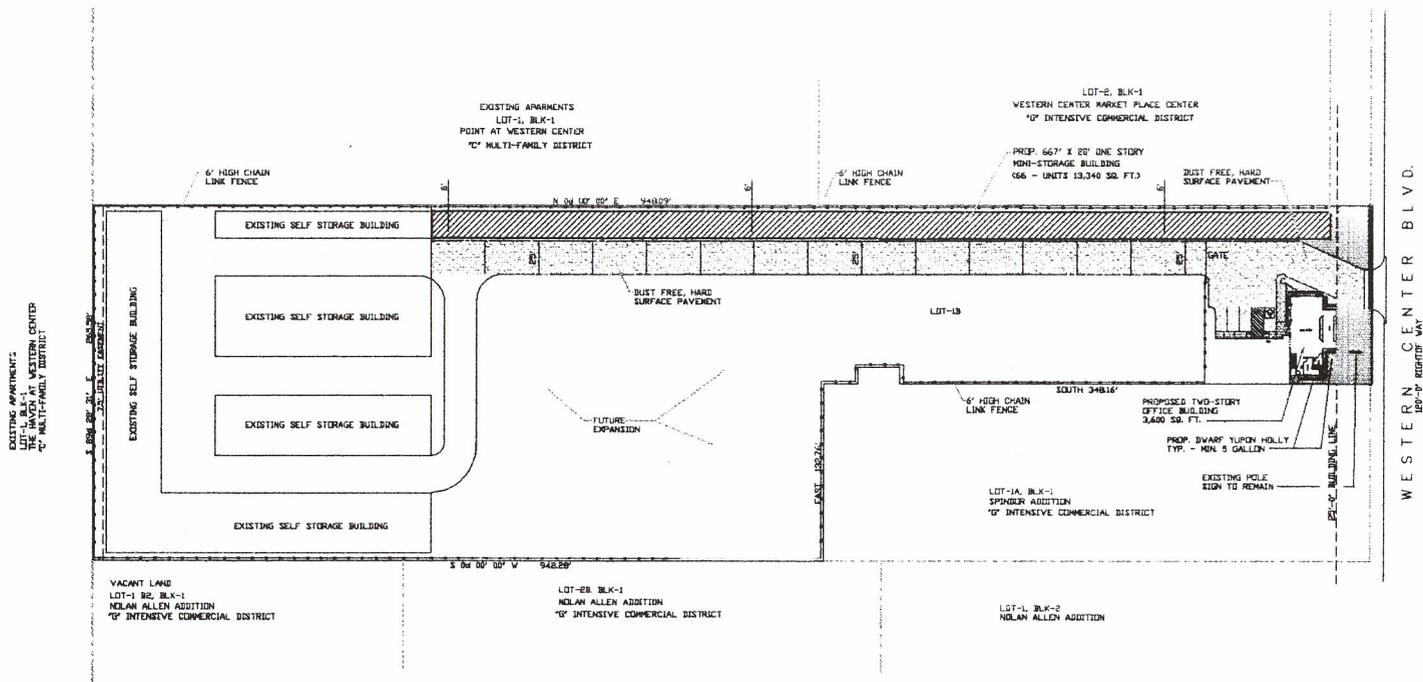


NOTES:

1. Site to comply with Article 4, Signs;
2. Site to comply with Section 6.301, Landscaping and Urban Forestry;
3. Site to comply with Lighting Standards;

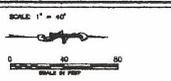
PARKING RATIO

BUILDING (FIRST FLOOR)	1800 SQ. FT.	1000 S.F. = 1:1 = 2
BREAK ROOM / STORAGE (SECOND FLR.)	1800 SQ. FT.	1000 S.F. = 1:1 = 2
TOTAL PARKING SPACES REQUIRED =		4



RECOMMENDED FOR APPROVAL

SITE PLAN



OWNER / APPLICANT
ULTIMATE PROPERTIES, INC.
2306 PARK PLACE AVE.
APT. 118
FORT WORTH, TEXAS 76110-6626
(817) 232-5050
vcenter@arnoldselfstorageTx.com

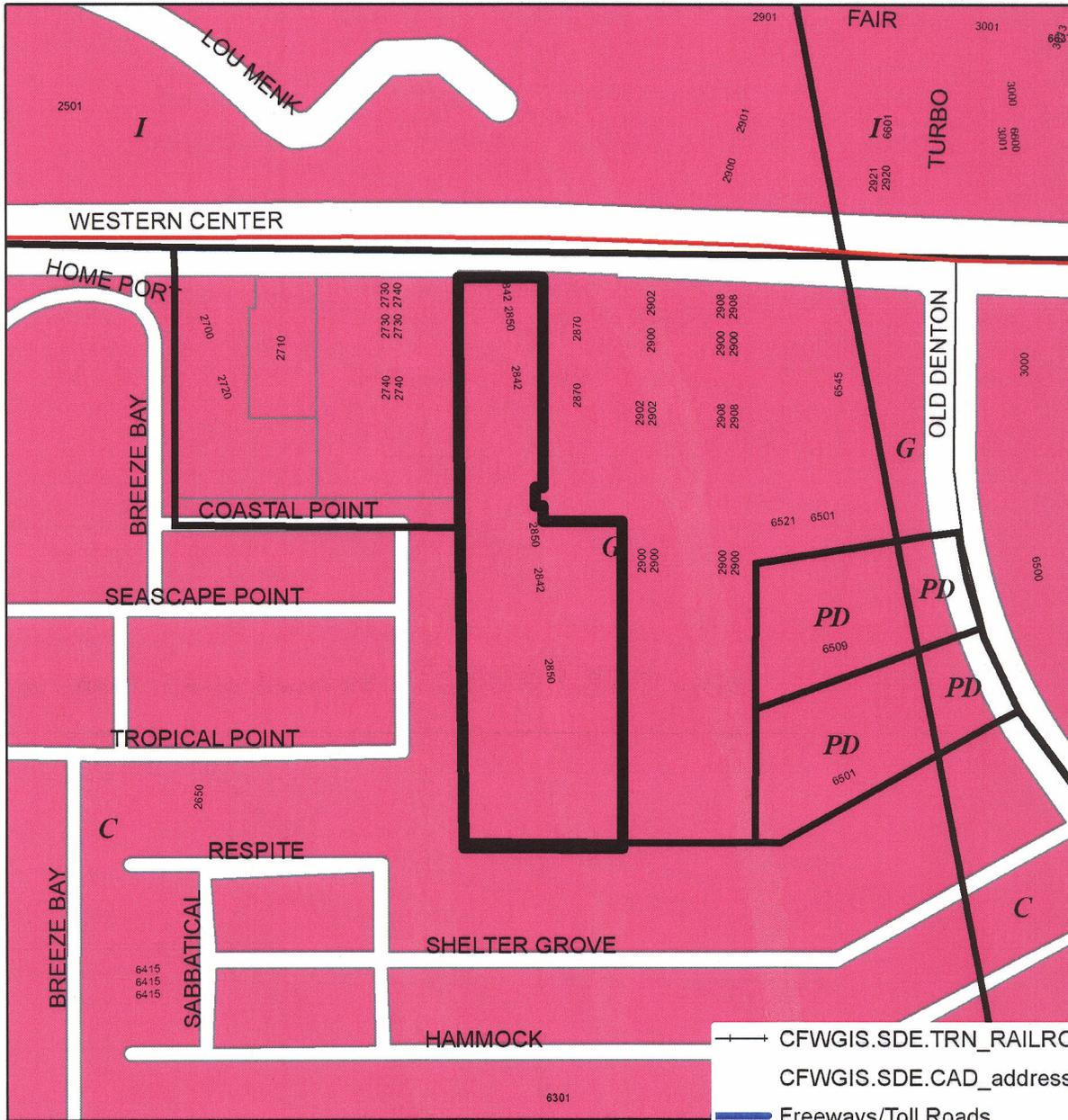
ZC-012- 084 / SP-012-xxx
PD 'G' Intensive Commercial
Plus
Self Storage Facility

2842, 2846, 2850, Western Center Blvd.
Lots 1A & 1B, Spindor Addition
as recorded in Cabinet B, Slide 3392 PRCT

Director of Planning and Development _____
Date _____

REVISOR July 23, 2012

REVISOR July 23, 2012
Bonilla Group, 800016, Nolan Allen, Western Center Blvd. - 7-23-12



- 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 Photograph



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

site has been used for mini-warehouse for approximately 10 years serving the surrounding community. Mr. Bonilla explained they are expanding the facility to include additional storage units, office and break room. He noted this is consistent and compatible with the Comprehensive Plan and are not aware of any opposition.

April Young, 2306 Park Place #11B, Fort Worth, Texas spoke in support. Ms. Young is the property owner and stated there is a demand for more storage units in this area.

Mr. West asked if she had any direct contact with the neighbors. Ms. Young said no, that they service most of the surrounding area.

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

<i>Document received for written correspondence</i>				<i>ZC-12-084</i>	
Name	Address	In/Out 200 notification area ft	Position on case		Summary
April Young	2850 Western Center	Yes	Support		Spoke at hearing
Rosa's Cafe	6551 Old Denton	No	Support		Sent letter in

9. ZC-12-085 Alta Vista FW-1 LTD (CD 2)- 4784 Golden Triangle Boulevard (Golden Triangle Addition, Block 1, Lot 1B, 2.30 Acres): from “AG” Agricultural to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus car wash; site plan included

Walter Owen, 6300 Ridglea Place, Suite 404, Fort Worth, Texas explained to the Commissioners they are requesting to rezone to allow for a drive-thru car wash. He mentioned they have a 150 ft. wide utility easement overhead in which you can't build anything except a concrete drive and were able to make the drive-thru fit. Mr. Owen said they did send out letters to neighborhood associations within a one mile radius and have not received any opposition back. He did read into the public record a letter of support from Mr. Russell Fuller with North Fort Worth Alliance.

Mr. West asked if there are others in Fort Worth. Mr. Owen said the Bryant Irvin address is an office location. They do have car washes in Arlington on Cooper, North Beach and North Tarrant Parkway, and a location in Hudson Oaks.

Mr. Ortiz mentioned the facility on North Tarrant is a nice facility but they do have a lot of trash that backs up towards the river and can they improve that site. He asked if they were proposing a fence. Mr. Owen said they are not proposing a fence at this site but have gates for after hours.

Everett Roberts, 6300 Ridglea Place, Suite 404, Fort Worth, Texas spoke in support. He responded to the cleanliness of their sites and they have two employees on site. Mr. Ortiz asked if he would put a fence up to control the trash blowing around. Mr. Roberts mentioned the surrounding uses on this property.