



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 12, 2012

Council District 9

Zoning Commission Recommendation:

Approved by a vote of 9-0

Opposition: none

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

Owner / Applicant: Williams-Pyro, Inc.

Site Location: 2711 & 2717 Whitmore Street and 2716 Weisenberger Street W.
Mapsco: 62X

Proposed Use: Mini-Warehouse/Mixed Use

Request: From: "A-5" One-Family and "B" Two-Family
To: "MU-1" Low Intensity Mixed Use and "J" Medium Industrial

Land Use Compatibility: Requested changes are compatible.

Comprehensive Plan Consistency: Requested changes are not consistent.

Background:

The applicant is requesting a zoning change to "J" Medium Industrial on Lots 6 & 7 for the development of a mini-warehouse. Also part of the case is a request to "MU-1" Low Intensity Mixed Use for Lot 16 with no formal development plans.

The applicant has submitted two conceptual drawings of what may be proposed for the mini-warehouse anywhere from 91,000 sq. ft. to 97,000 sq. ft., in three stories over several lots. A PD is not required for min-warehouse in J zoning districts.

The Linwood Neighborhood, located to the south of the zoning case, has been involved in several zoning change requests in the last decade. These cases have caused the ongoing discussion of the appropriate future land uses in the area and the boundaries for these uses.

Site Information:

Owner:	Williams-Pyro, Inc. 2717 White Settlement Fort Worth, Texas 76107
Agent:	Jim Schell
Acreage:	0.49
Comprehensive Plan Sector:	Arlington Heights

Surrounding Zoning and Land Uses:

North	"J" Medium Industrial / industrial warehouse
East	"J" Medium Industrial and "MU-1" Low Intensity Mixed Use / screen print shop, vacant, parking
South	"A-5" One-Family / single-family and vacant

West "A-5" One-Family and "J" Medium Industrial / vacant, fenced gravel area, single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-144 approved by Council 09/04/07 for single-family and mixed use subject properties to the south

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Whitmore St.	Residential Two-way	Local Road	No
Weisenberger St	Residential Two-way	Local Road	No

Public Notification:

The following Neighborhood Associations were notified:

Linwood
Cultural District Alliance

Linwood Redevelopment Assoc.
Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "J" in order to develop mini-warehouses which will be constructed over several lots. Mini-warehouses are permitted by right in "J". It is assumed that mixed uses will be developed on the property proposed for "MU-1".

Surrounding land uses consist of industrial uses to the north and east, vacant and single-family to the south and vacant land to the west. The area indicates the separation between the industrial and residential uses, though there are several vacant lots in the area.

As a result, the proposed zoning for the sites **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as Mixed Use Growth Center for 2711-17 Whitmore, Lots 6 & 7. Since Industrial uses outside of a mixed use building form are not intended to be located within mixed use growth centers, the proposed zoning for these properties **is not consistent** with the Comprehensive Plan.

The future land use for 2716 Weisenberger (Lot 16) is single-family residential; it is surrounded on two sides by Mixed Use Growth Center. The requested zoning change for it is not consistent with the following Comprehensive Plan policies:

- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 37)
- Encourage mixed use projects in mixed use growth centers, transient oriented developments, and urban villages. (pg. 37)

Based on the lack of conformance with the future land use map and the policies stated above, 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

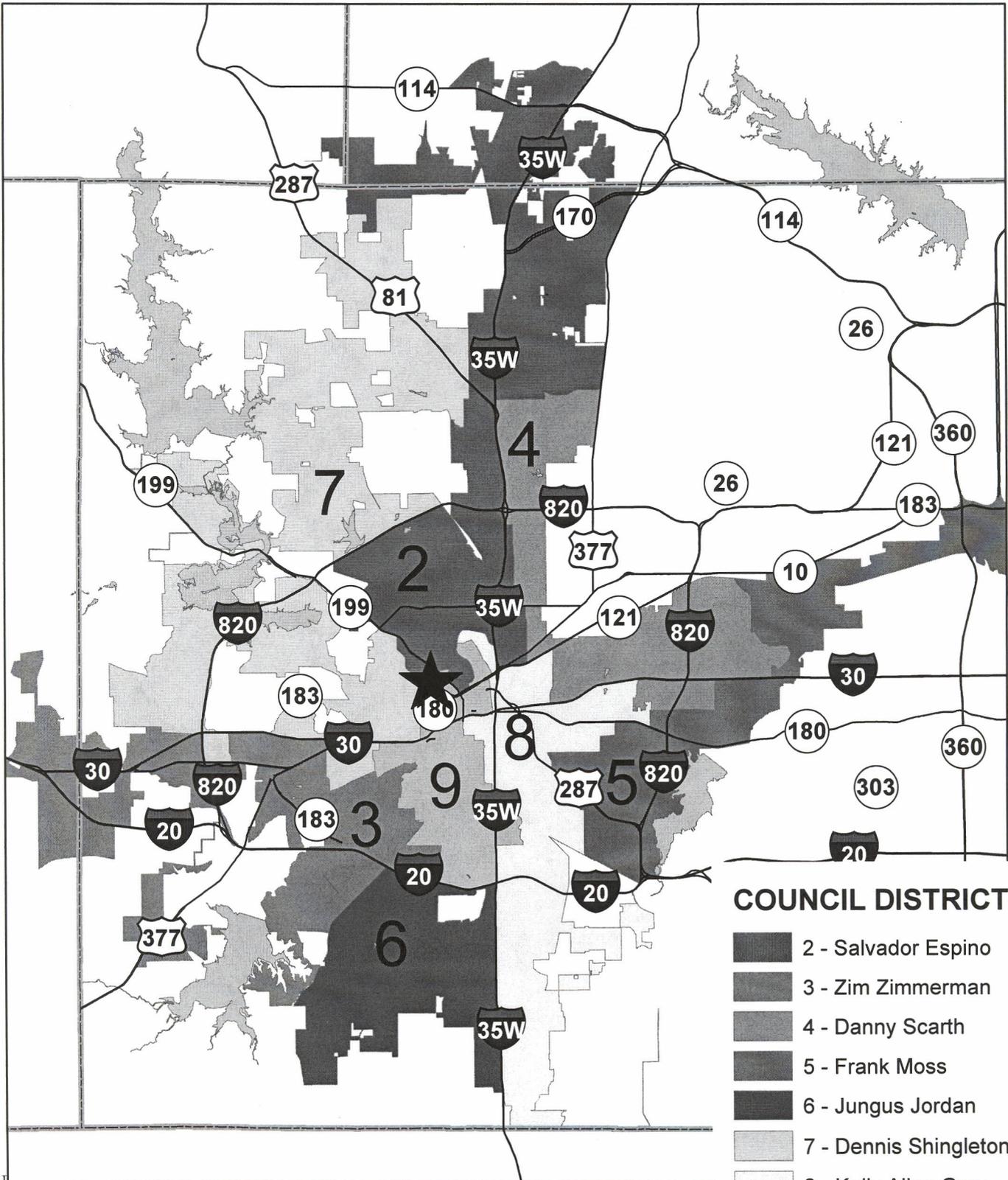
- Future Land Use Map
- Aerial Photograph
- Conceptual drawing
- Minutes of the Zoning Commission meeting

FORT WORTH



ZC-12-098

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



5 2.5 0 5 Miles



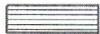


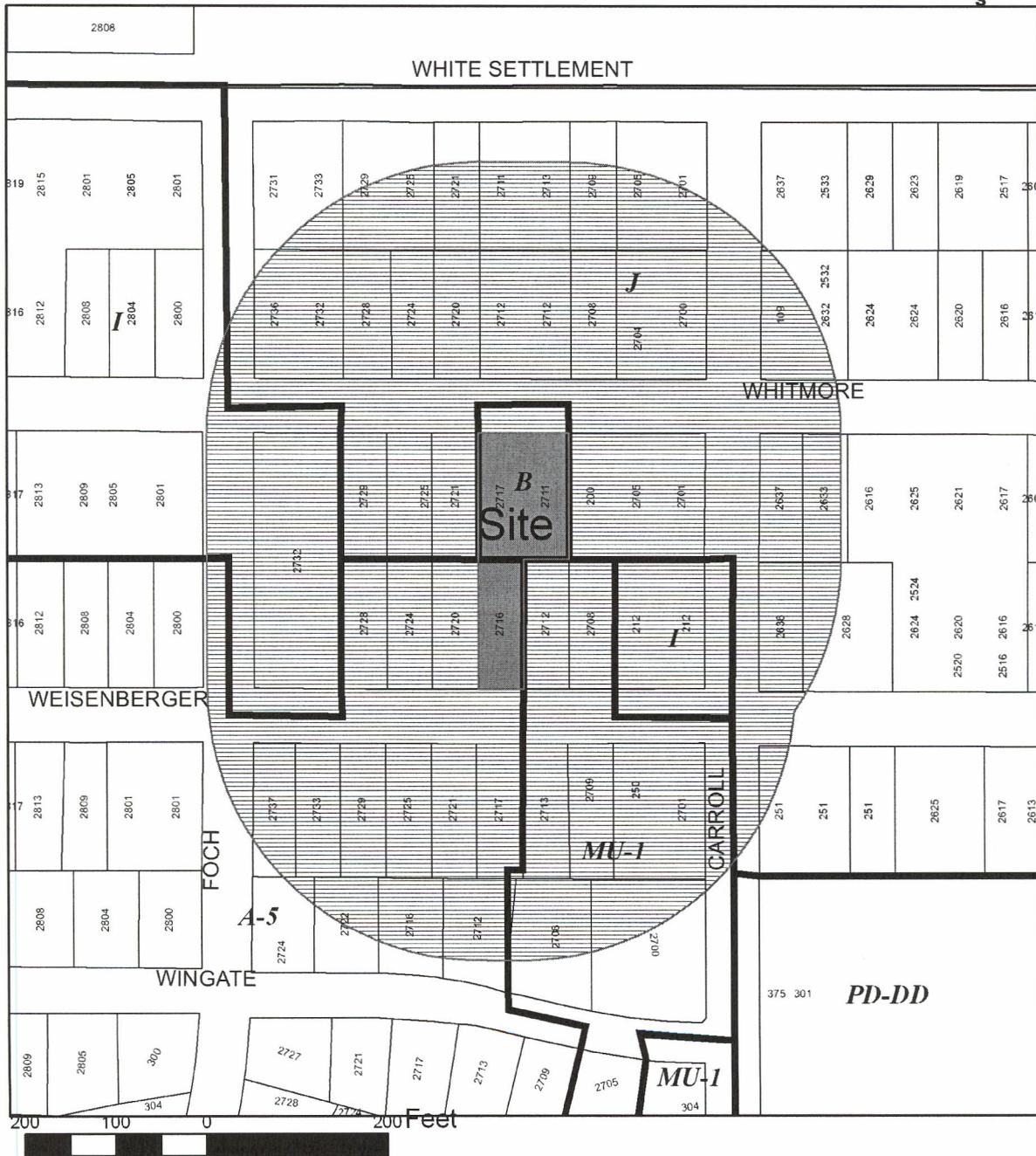
ZC-12-098

Area Zoning Map

Applicant: Williams-Pyro, Inc.
 Address: 2711 & 2717 Whitmore St, 2716 Weisenberger St
 Zoning From: A-5, B
 Zoning To: MU-1, J
 Acres: 0.48815021
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 9/12/2012
 Contact: 817-392-2495



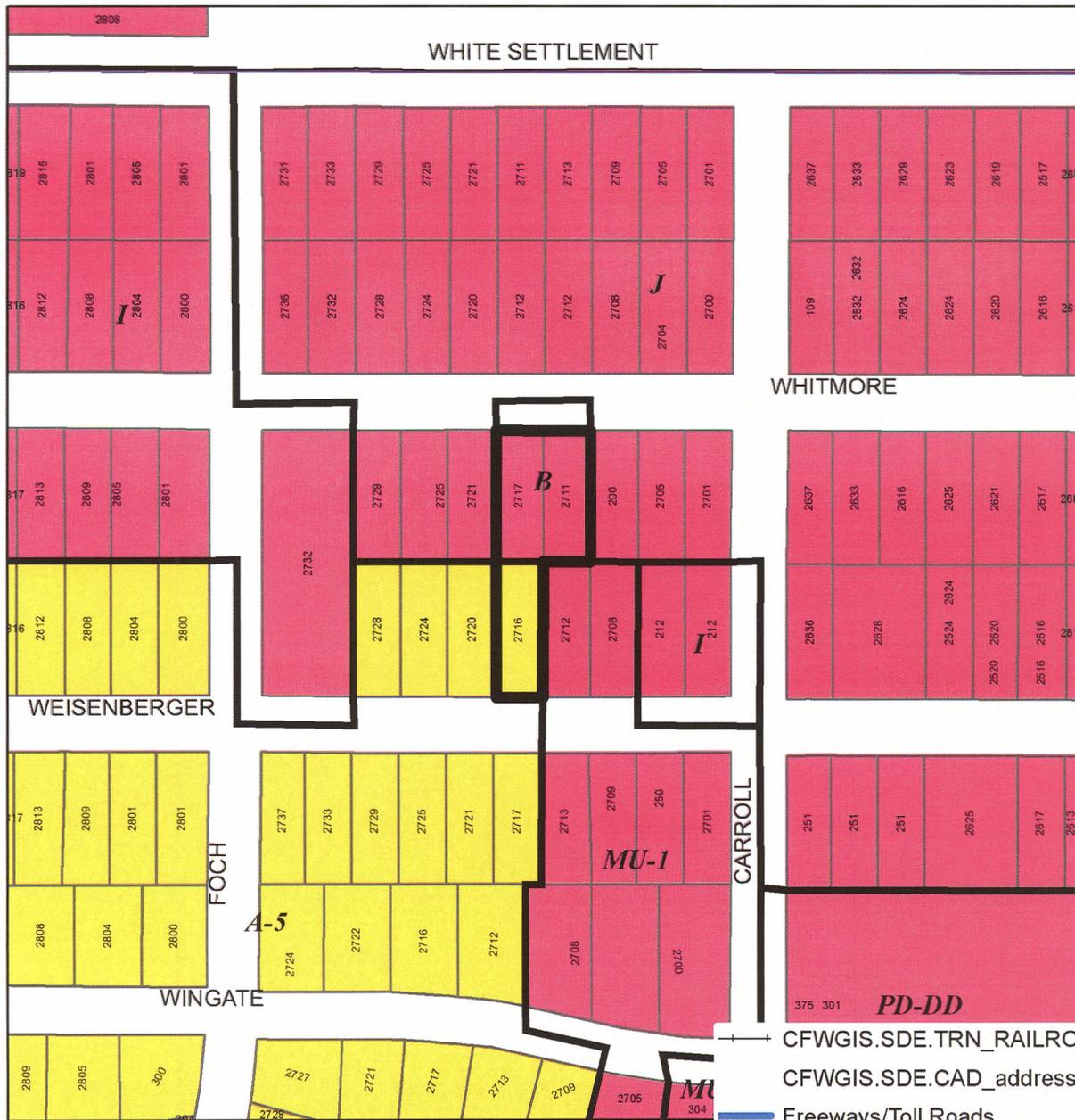
 300 Ft. Notification Buffer





& 2717 Whitmore St, 2716 Weisenberger St Future Land Use

ZC-12-098



- 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

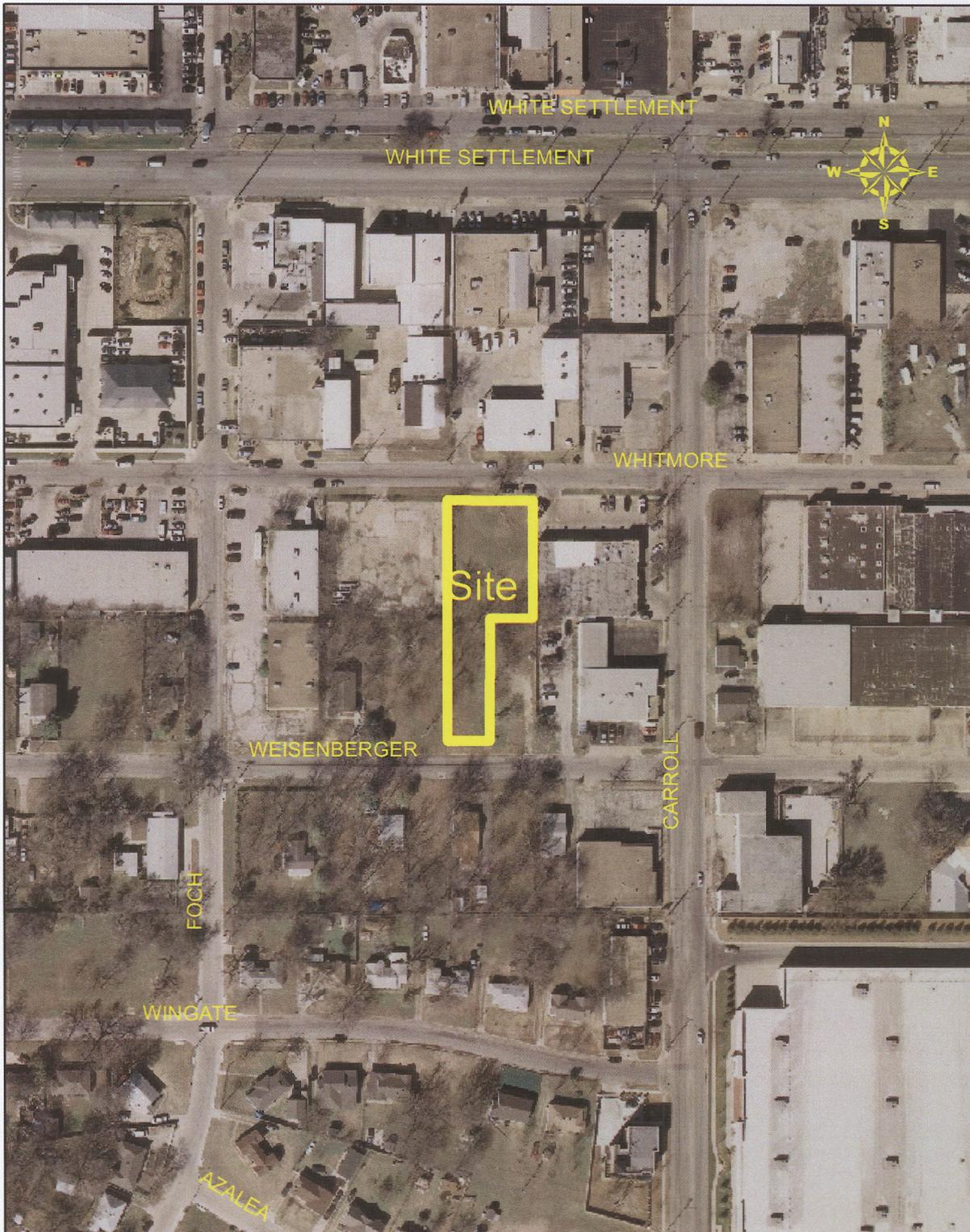
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



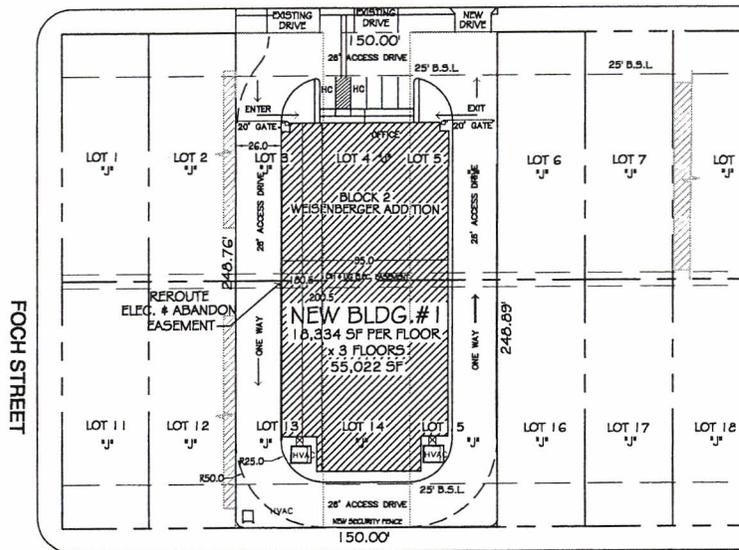
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



Aerial Photo Map



WHITE SETTLEMENT ROAD



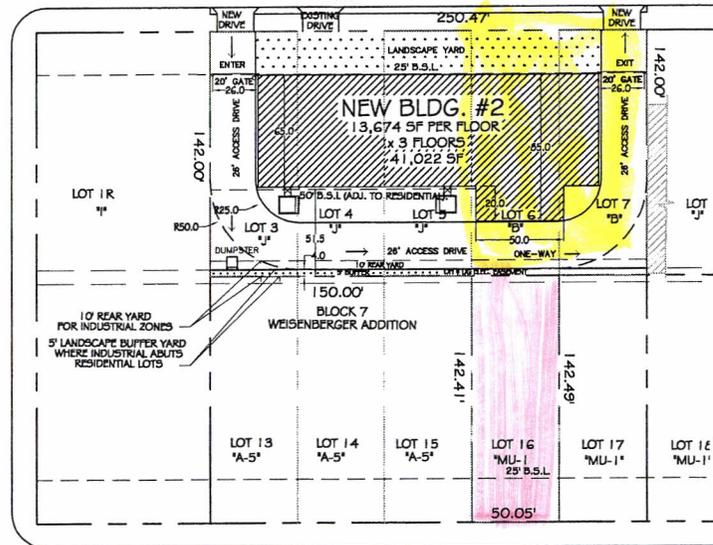
ABANDON
ELEC. ESMT.

2-BUILDINGS

BUILDING AREAS

NEW BLDG.#1	55,022 SF
NEW BLDG.#2	41,958 SF
TOTAL	96,980 SF

WHITMORE STREET



96,980 SF

ALTERNATE
2

WHITMORE STREET

WHITE SETTLEMENT STORAGE
PRELIMINARY SITE EXHIBIT 'B'

SCALE: 1"=80'-0"

07-30-2012

Sanford Investment Company

Phone: 940-627-0900



NORTH

MAULDIN

ARCHITECTS
Info@MauldinArchitects.com

City of Fort Worth, Texas
Zoning Commission
September 12, 2012 – Meeting Minutes

Present:

Neftali Ortiz, Chair, District 2
Ann Zadeh, Vice- Chair, District 1
Robert West, District 3
Charles Edmonds, Jr. District 4
Hugh Ferrell, District 5
Stephanie Spann, District 6
Nick Genua, District 7
Wanda Conlin, District 8
Gaye Reed, District 9

Staff Members Present:

Dana Burghdoff, Deputy Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Melinda Ramos, Sr. Assistant City Attorney
Beth Knight, Senior Planner

Absent:

none

I. Public Hearing – 10:00 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Edmonds, seconded by Ms. Spann, on a vote of 9-0, voted to approve the Zoning Commission minutes of the September 12, 2012 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-12-081 Dennis Thornton, DBA Anchor Asphalt (CD 5) 11467 Mosier Valley Road (Kitty House Survey, Abstract 678, 1.25 Acres): from “AG” Agricultural to “I” Light Industrial

Dennis Hopkins, 3414 Pitkin Drive, Arlington, Texas is representing Anchor Asphalt Company. Mr. Thornton is the property owner. Mr. Hopkins explained at the last hearing it was recommended he speak with Councilman Moss in which he did and it was mutually agreed upon to delay the case for another 30 days in order to talk to another property owner.

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

2. ZC-12-098 Williams-Pyro, Inc. (CD 9)- 2711 and 2717 Whitmore Street, 2716 Weisenberger (Weisenberger Addition, Block 7, Lots 6, 7 & 16, 0.49 Acres): from: “A-5” One-Family and “B” Two-Family to: “MU-1” Low Intensity Mixed Use and “J” Medium Industrial

Jim Schell 901 Fort Worth Club Building, Fort Worth, Texas representing Williams-Pyro, Inc. explained the request today consists of three lots that are zoned J Medium Industrial and MU-1

Low Intensity Mixed Use. They want to construct a mini-warehouse facility. Over the past number of years they have constructed over 30 units in Texas, New Mexico, and Florida. Mr. Schell mentioned this case was continued from last month so they could meet with the Cultural District Alliance. They did meet with them and the outcome is a conceptual elevation of what the property will look like on Whitmore Road which was the biggest concern. It will be three stories, heavily landscaped; there will be no entrances on Whitmore. It is designed with glass on the bottom so it looks like a mixed use building.

Mr. Ortiz asked if this was building one or two. Mr. Schell said it is building two, building one is zoned J which will also consist of three stories. He did mention this area is in transition and several requests will be coming before them to develop this area at a later date. Mr. Schell noted there are several letters of support from property owners along Whitmore.

Mr. Genua asked about there being no access from Whitmore. Mr. Schell explained there is no pedestrian access along Whitmore. Mr Schell also mentioned they purchased Ms. Bonilla's lot and she is in support.

Ms. Zadeh asked about the lot they purchased. Mr. Schell said it is a vacant lot next to their property.

Mary Nell Poole, 2918 Wingate representing the Cultural District Alliance and Linwood neighborhood spoke in support. Ms. Poole said they have been working with the applicant to come up with a solution that would work for everyone. She reiterated most of the lots along White Settlement are zoned J Industrial in which most of them have rear loading docks. The applicant has agreed to add sidewalks and street trees making this a true transition. She read into the minutes an agreement with the applicant, knowing this is not enforceable by the City.

Ms. Zadeh mentioned the attachment would be part of the public record but can't be applied to the zoning request.

Ms. Poole read the agreement which consists of an increase more than 10% landscape to include sidewalks and street trees, a buffer along the A-5 lots, an eight foot solid fence with masonry columns, signage will be along White Settlement, minimal signage on Whitmore, dumpsters to be locked and closed at all times, and maintain all required setbacks.

In rebuttal Mr. Schell agreed to Ms. Pool's request.

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

<i>Document received for written correspondence</i>				<i>ZC-12-098</i>	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Mary Nell Poole/Townsite Company/Linwood NA	2918 Wingate	Out		Support	Spoke at hearing
Jimmy Jenkins	2708, 2636 Weisenberger &	In		Support	Sent letter in