

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
November 12, 2012

**Council District**     **2**

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

Continued            Yes  No   
Case Manager        Lynn Jordan  
Surplus              Yes  No   
Council Initiated    Yes  No

**Owner / Applicant:**       **Keller Haslet All Storage Ltd.**

**Site Location:**            4868 Keller Haslet Road & 12649 Katy Road    Mapsco:     9W

**Proposed Use:**            **Existing Mini-Warehouse**

**Request:**            From: "I" Light Industrial  
  
                          To: "PD/I" Planned Development for all uses in "I" Light Industrial 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 south of Keller Haslet Road. The current zoning is I; mini-warehouses are not permitted in the light industrial district except through the PD process. The applicant is not proposing to expand the existing storage units, carports, and parking for boats and/or rv's.

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.

The site plan indicates two existing on-premise pole signs which were in place when the property was annexed and rezoned into the City of Fort Worth in January 2009.

**Site Information:**  
Owner:                            Keller Haslet All Storage Ltd.  
  82 Armstrong Drive  
  Mustang, Ok 73064  
  
Applicant:                        Coy Quine  
Acreage:                           24.08 acres  
Comprehensive Plan Sector:     Far North  
Surrounding Zoning and Land Uses:  
North    "A-10" One-Family / single-family  
East     "I" Light Industrial / mini-warehouses  
South    "I" Light Industrial / vacant  
West     "A-5" One-Family and "I" Light Industrial /single-family, vacant, and industrial/outdoor storage

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-08-199, Unzoned to A-21, A-10, CF, and I; approved by City Council January 2009, subject property and parcels to the west.  
ZC-03-194, Unzoned to A-5; approved by City Council September 2003 subject properties to the west, southwest.

Platting History: PP-05-011, Timberland Addition, subject property to the west, southwest

**Site Plan Comments:**

The revised site plan is not in general compliance with the Zoning Ordinance regulations.

1. The revised site plan indicates two pole signs along State Highway 377. Pole signs are no longer permitted and a waiver would be required to allow for the continued use.

**Compliance with the items noted above shall be reflected on the site plan or a waiver is required.**

**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)
Keller Haslet Rd	Two-way	Collector	N0

**Public Notification:**

The following Neighborhood Associations were notified:  
North Fort Worth Alliance                      Keller 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 single-family to the north, existing mini-warehouses to the east, vacant to the south, and single-family with some vacant land and industrial outdoor storage to the west.

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

**2. Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as light industrial. The policies below apply to this development. Mini-warehouses are first permitted by right in the J, K and PD districts.

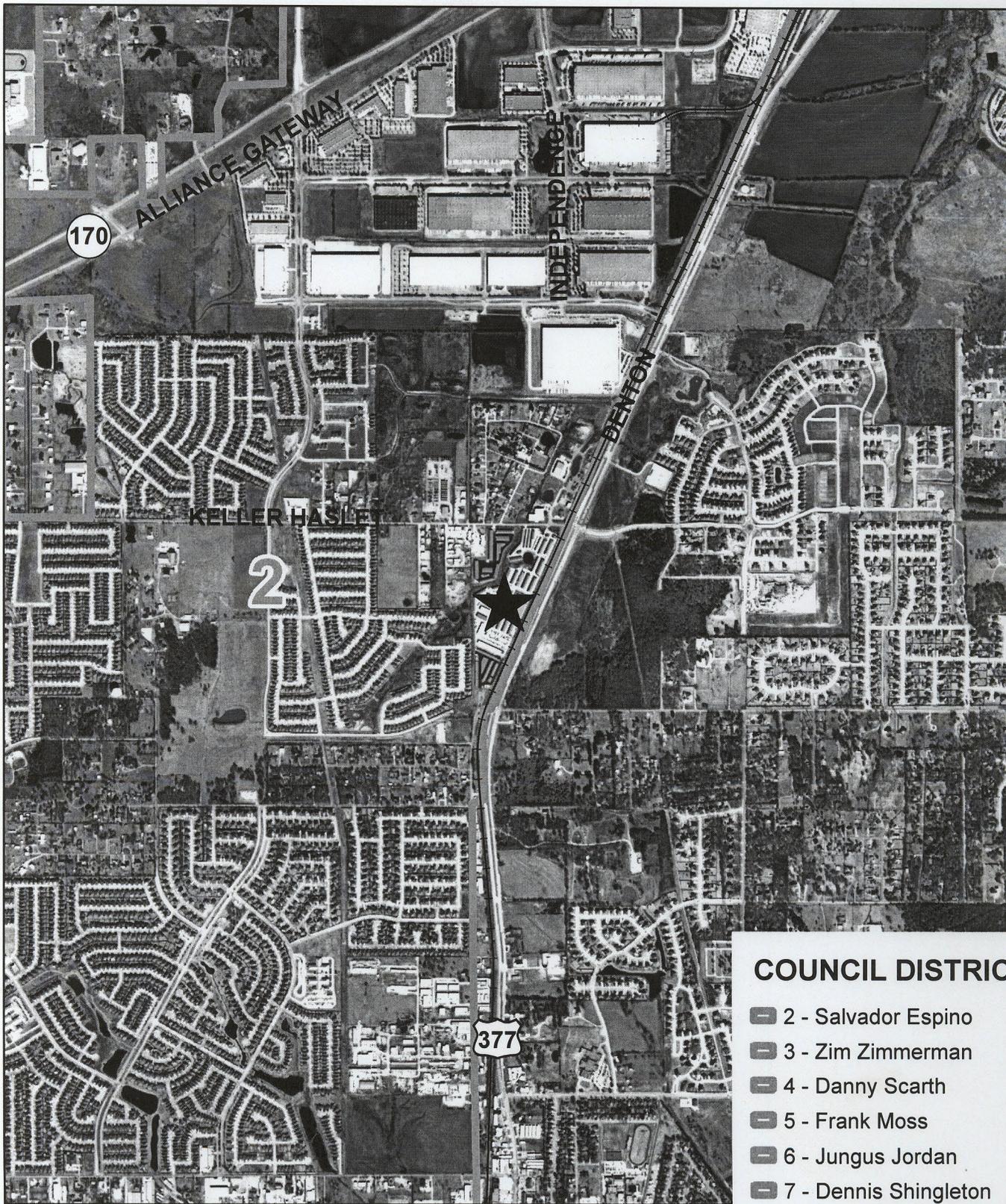
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 38)

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



### 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



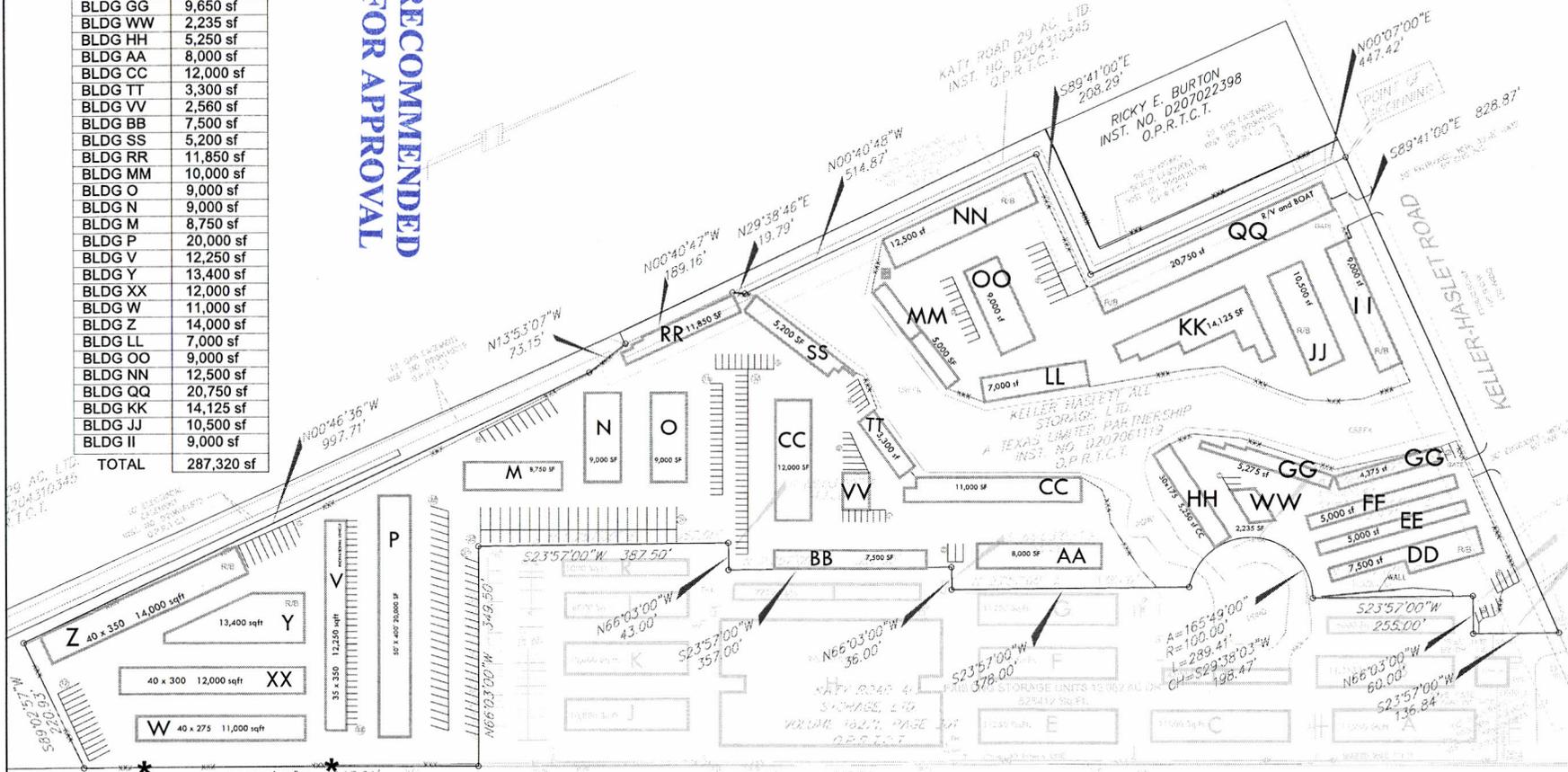
2,000 1,000 0 2,000 Feet



**BUILDING COUNT/AREA**

BLDG DD	7,500 sf
BLDG EE	5,000 sf
BLDG FF	5,000 sf
BLDG GG	9,650 sf
BLDG WW	2,235 sf
BLDG HH	5,250 sf
BLDG AA	8,000 sf
BLDG CC	12,000 sf
BLDG TT	3,300 sf
BLDG VV	2,560 sf
BLDG BB	7,500 sf
BLDG SS	5,200 sf
BLDG RR	11,850 sf
BLDG MM	10,000 sf
BLDG O	9,000 sf
BLDG N	9,000 sf
BLDG M	8,750 sf
BLDG P	20,000 sf
BLDG V	12,250 sf
BLDG Y	13,400 sf
BLDG XX	12,000 sf
BLDG W	11,000 sf
BLDG Z	14,000 sf
BLDG LL	7,000 sf
BLDG OO	9,000 sf
BLDG NN	12,500 sf
BLDG QQ	20,750 sf
BLDG KK	14,125 sf
BLDG JJ	10,500 sf
BLDG II	9,000 sf
<b>TOTAL</b>	<b>287,320 sf</b>

**RECOMMENDED FOR APPROVAL**



TEXAS AND PACIFIC RAILROAD CO.  
STATE HIGHWAY 377

- LEGEND:**
- \* EXISTING POLE SIGNS 48'Lx14'Wx30'H
  - XXX EXISTING FENCE
  - DUMPSTER LOCATIONS
  - ⊕ INDICATES NUMBER OF EXTERIOR PARKING
  - R/B INDICATES BUILDINGS/CAPORTS ABLE TO HAVE RV/BOAT PARKING

**NOTES:**  
ALL PARKING EXCEPT FOR IN FRONT OF OFFICE ARE FOR RECREATIONAL VEHICLE STORAGE.

LANDSCAPING COMPLIES WITH URBAN FORESTRY AS OF 2008.

**OWNER:**  
Keller Haslet All Storage Ltd.  
82 Armstrong, Mustang, OK 73064

**APPLICANT:**  
Coy Guine, 301 S. Sherman, Suite 100, Richardson, TX 75081

**LANE'S SOUTHWEST SURVEYING, Inc.**  
2717 MOTLEY DRIVE, SUITE B  
MESQUITE, TX 75150  
TELE: (972) 681-4442  
FAX: (972) 681-4829  
DRAWINGS FROM JULY-2004  
UPDATED BY RELIABLE COMMERCIAL CONSTRUCTION (817)467-0779

DIRECTOR OF PLANNING AND ZONING

DATE

**SITE PLAN**  
**ALL STORAGE**  
4828 KELLER HASLET ROAD  
KELLER, TX 76244  
24.086 ACRES

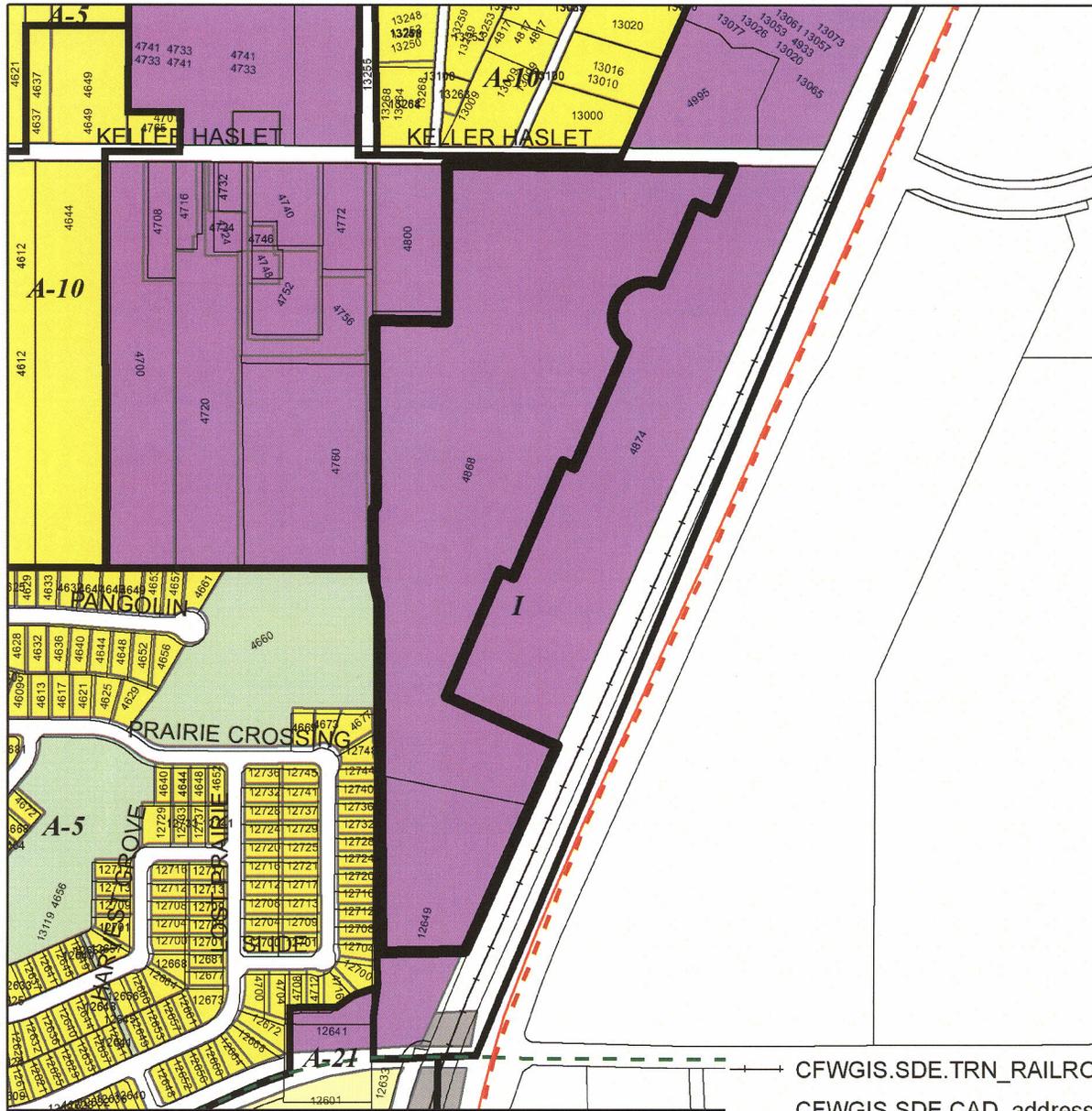
Rev. 9/16/12  
ZC-18-107

SP1



# Future Land Use

# ZC-12-107



CFWGIS.SDE.TRN\_RAILROADS  
CFWGIS.SDE.CAD\_addresses

- 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

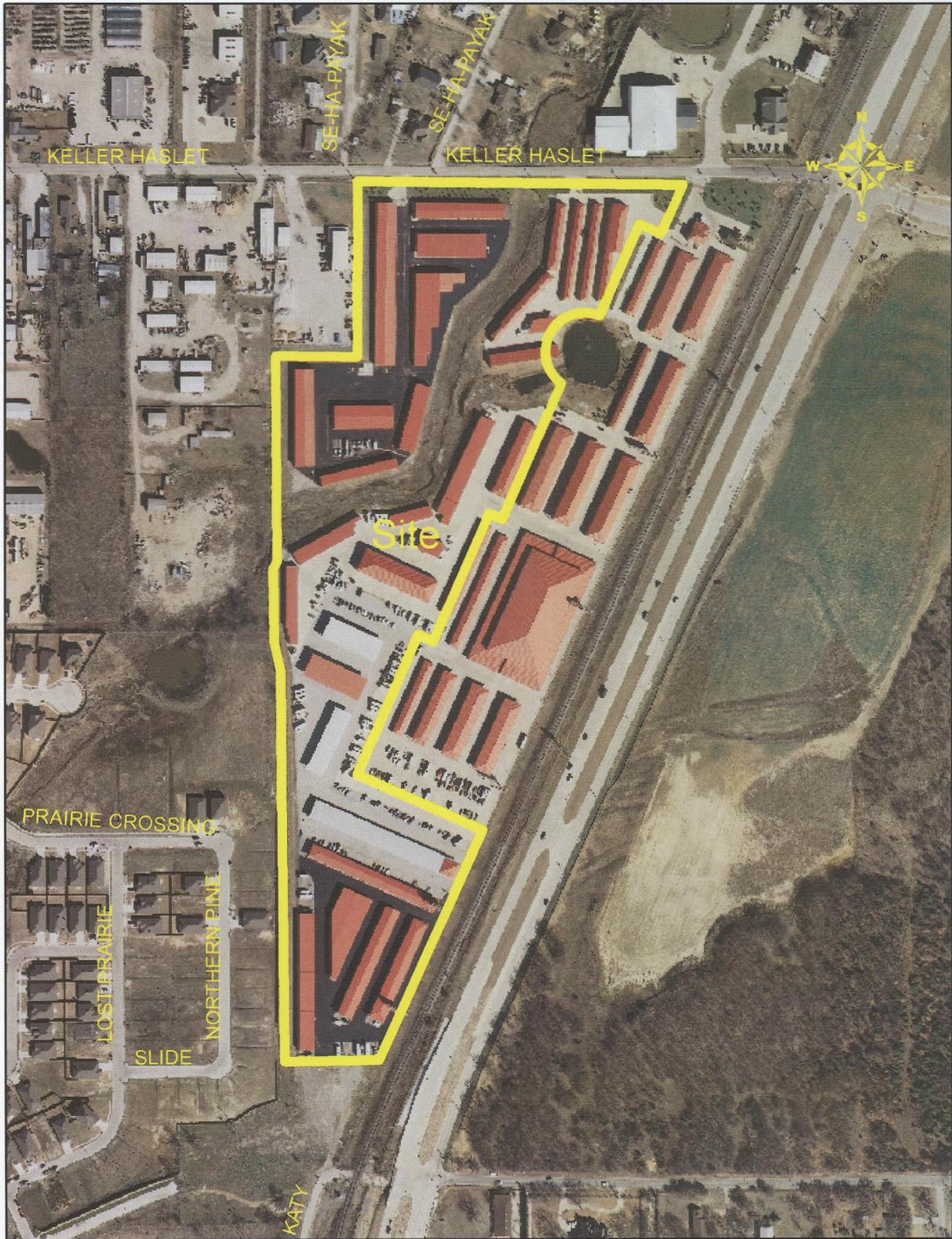
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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



Linda Hay/Heritage HOA	NA	Out		Opposition	Sent letter in
The H Do	9800 McFarring	In		Opposition	Sent letter in
Diane Zapata	9701 Forney Tr	In		Opposition	Sent letter in
Matthew Brashear	9224 Niles Ct	Out		Opposition	Sent letter in
Mindy Gant	9133 Tate Ave	Out		Opposition	Sent letter in
Valerie Sheehan	9720 Armour Dr	Out		Opposition	Sent letter in
Ann Schreihofner	9732 Armour Dr	Out		Opposition	Sent letter in
Mal Heindel	3909 Justin Dr	Out		Opposition	Sent letter in
Gabe Grote	4708 Gerald Ct	Out		Opposition	Sent letter in
Doug Watson	4008 Julian St	Out		Opposition	Sent letter in
Erin Duffey	9709 Ben Hogan Ln	Out		Opposition	Sent letter in
Ragan Coker	9736 Armour Dr	Out		Opposition	Sent letter in
Bill Lipsmeyer	9529 Courtright Dr	Out		Opposition	Sent letter in
Martin Nevison	9729 Armour Dr	Out		Opposition	Sent letter in
Tiffany Winkler	9705 Armour Dr	Out		Opposition	Sent letter in
Krista Brandner	9716 Armour Dr	Out		Opposition	Sent letter in
Kim Mueller	4852 Van Zandt Dr	Out		Opposition	Sent letter in
Joe Bettencourt	NA			Opposition	Sent letter in
Brennan Enos	4748 McBreyer Pl	Out		Opposition	Sent letter in
Nikhilesh Subbakrishna	9729 Stripling Dr	Out		Opposition	Sent letter in
Walter Zabrowski	9717 Birdville Way	Out		Opposition	Sent letter in

**6. ZC-12-107 Keller Haslet All Storage (CD 2)- 4868 Keller Haslet & 12649 Katy Road (JJ Roberts Survey, Abstract 1305, Tract 2A02, Abstract 265, Tract 10F, 24.08 Acres): from "I" Light Industrial to "PD/I" Planned Development for all uses in "I" Light Industrial plus mini storage; site plan included**

Coy Quine, 301 South Sherman, Suite 100, Richardson, Texas representing Steve Keller Haslet All Storage explained to the Commissioners they are requesting a zoning change for PD/I to make the existing mini storage legal conforming for lending purposes.

Mr. West noted for the record that there are no changes being made. Mr. Quine acknowledged there are no changes being made everything exists. He did note that when they originally

submitted the site plan there were some parking places that showed up on the aerial and those have since been eliminated.

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

<i>Document received for written correspondence</i>				ZC-12-107
Name	Address	In/Out 200 notification area ft	Position on case	Summary
William Poole	12728 Northern Pine Dr	In	Support	Sent letter in

**7. ZC-12-108 Katy Road All Storage Ltd. (CD 2)- 4874 Keller Haslet Road (JJ Roberts Survey, Abstract 1305, Tract 2A, 12.17 Acres): from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial plus mini storage; site plan included**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners staff is requesting a 30 day continuance for re-notification.

Coy Quine, 301 Sherman, Suite 100, Richardson, Texas explained to the Commissioners he was not sure why he received a notice for multifamily but is in agreement with the re-notification of the case.

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

**8. ZC-12-109 Ben Patterson (CD 7) 6245 Granite Creek (Stone Creek Ranch Addition, Block 14, Lot 29, 0.13 Acres): from “A-5” One-Family to “PD/A-5” Planned Development for all uses in “A-5” One-Family plus group home with up to eight residents and one resident supervisor; site plan waiver requested.**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners staff is requesting a 30 day continuance.

Melinda Ramos, Senior Assistant City Attorney, City of Fort Worth mentioned to the Commissioners she contacted Mr. Schell to let him know they are going to continue the case and he was in agreement.

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

<i>Document received for written correspondence</i>				ZC-12-109
Name	Address	In/Out 200 notification area ft	Position on case	Summary