



South "I" Light Industrial / existing mini-warehouses  
 West "I" Light Industrial /existing mini-warehouses

**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 four pole signs, and one monument signs. A waiver would be required to allow for the continued use of the pole signs.

**Zoning Commission recommended a waiver to the site plan comment noted above.**

**Transportation/Public Works (TPW) site plan comments:**

1. Sidewalks shall be required for all streets as per City of Fort Worth Standards.
2. Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown.
3. Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details on final plat.
4. Place a note on the final plat that states: "Parkway improvements such as curb & gutter, pavement tie-in, drive approaches; sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit."

*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)
Keller Haslet Rd	Two-way	Collector	NO

**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.

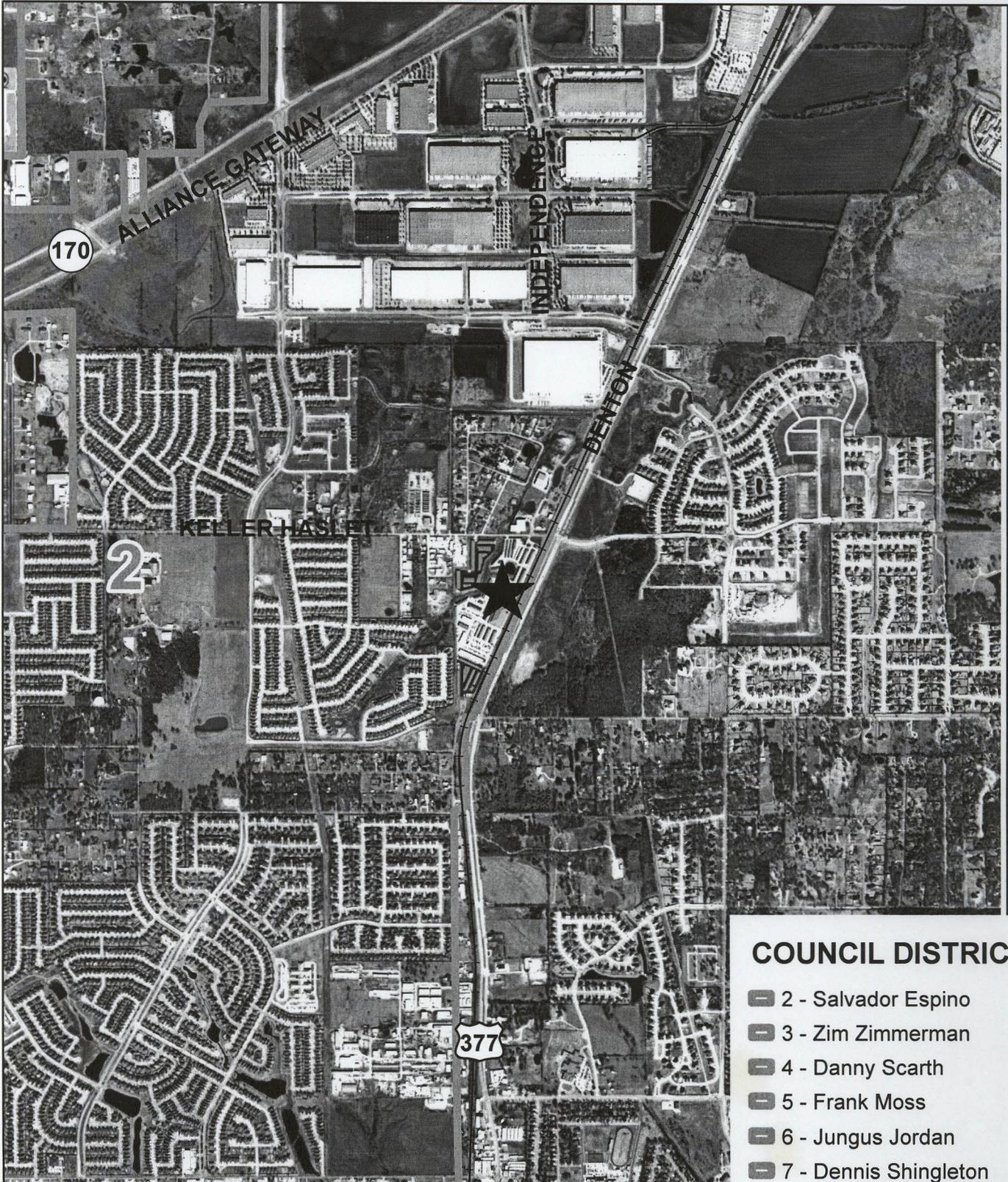
The proposed zoning change request **is consistent** with the Comprehensive Plan and the policy stated above.

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

## Location Map

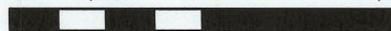


### COUNCIL DISTRICTS

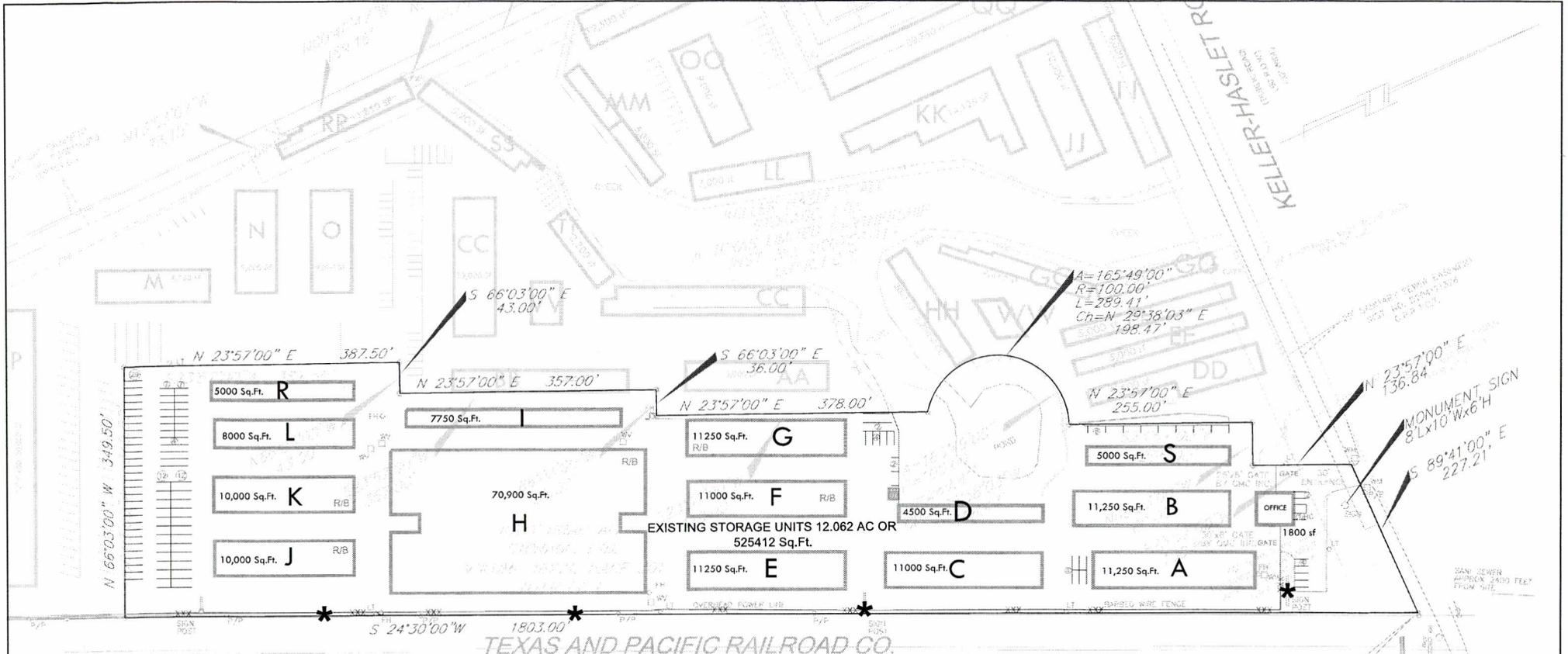
- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Burns



2,000 1,000 0 2,000 Feet







BUILDING COUNT/AREA	
BLDG A	11,250 sf
BLDG B	11,250 sf
BLDG C	11,000 sf
BLDG D	4,500 sf
BLDG E	11,250 sf
BLDG F	11,000 sf
BLDG G	11,250 sf
BLDG H	70,900 sf
BLDG I	7,750 sf
BLDG J	10,000 sf
BLDG K	10,000 sf
BLDG L	8,000 sf
BLDG R	5,000 sf
BLDG S	5,000 sf
OFFICE	1,800 sf
<b>TOTAL</b>	<b>149,350 sf</b>

- LEGEND:**
- \* EXISTING POLE SIGNS 48'Lx14'Wx30'H**
  - \*\*\* 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 COMPLIANCE WITH URBAN FORESTRY SINCE 2008.

STATE HIGHWAY 377

**RECOMMENDED FOR APPROVAL**

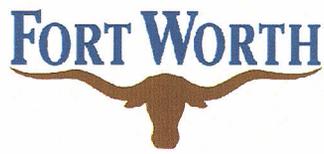


POINT OF BEGINNING

<b>OWNER:</b> Katy Road All Storage Ltd. 82 Armstrong, Mustang, OK 73064	<b>LANE'S SOUTHWEST SURVEYING, Inc.</b> 2717 MOTLEY DRIVE, SUITE B MESQUITE, TX 75150 TELE: (972) 681-4442 FAX: (972) 681-4829
<b>APPLICANT:</b> Coy Quine, 301 S. Sherman, Suite 100, Richardson, TX 75081	DRAWINGS FROM JULY-2004 UPDATED BY RELIABLE COMMERCIAL CONSTRUCTION (817)467-0779
DIRECTOR OF PLANNING AND ZONING _____ DATE	<b>SITE PLAN</b> <b>ALL STORAGE</b> 4874 KELLER HASLET ROAD KELLER, TX 76244 12.062 ACRES

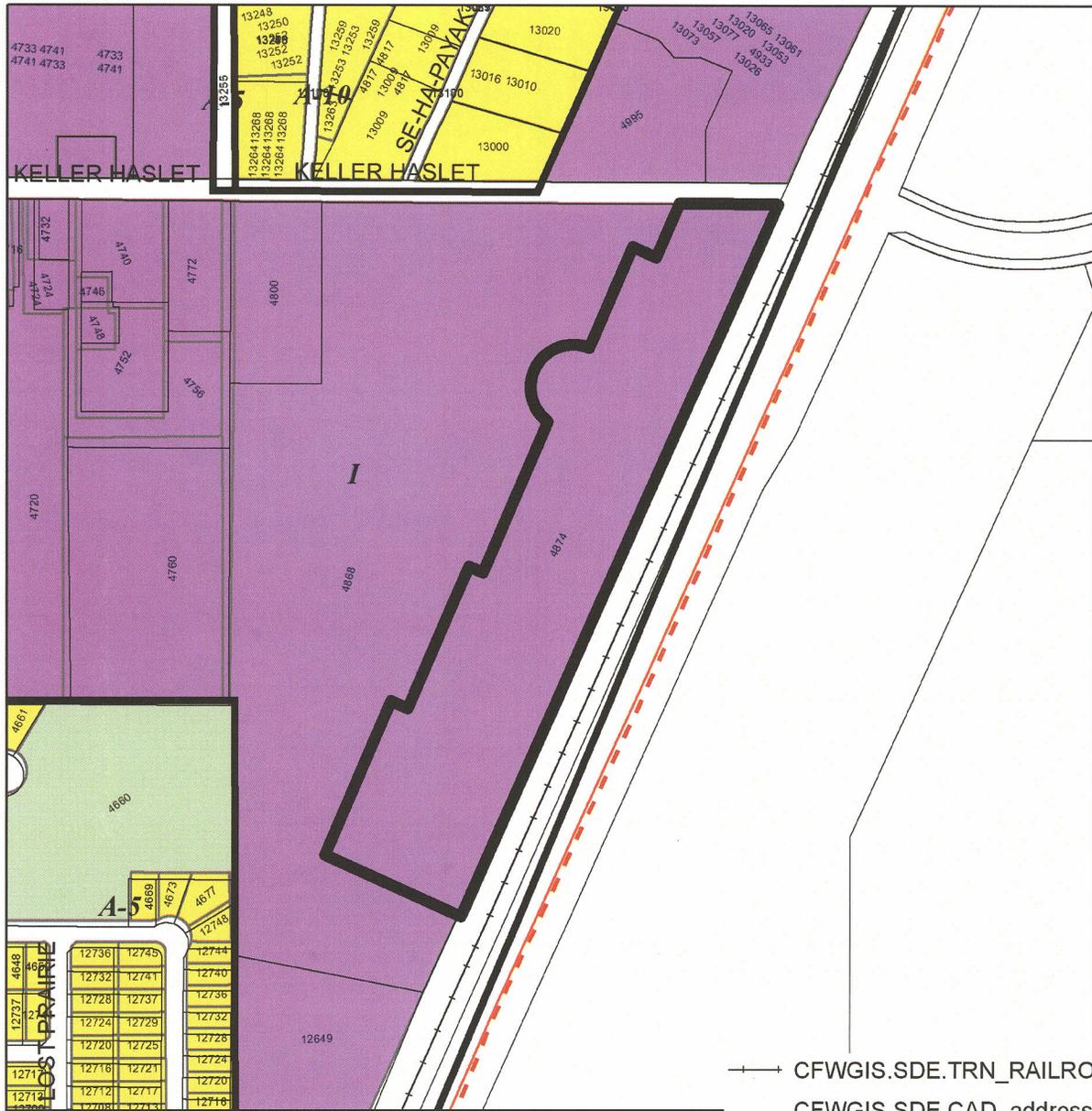
Rev. 9/20/12  
 ZC-18-108

SP1



# Future Land Use

# ZC-12-108



- 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

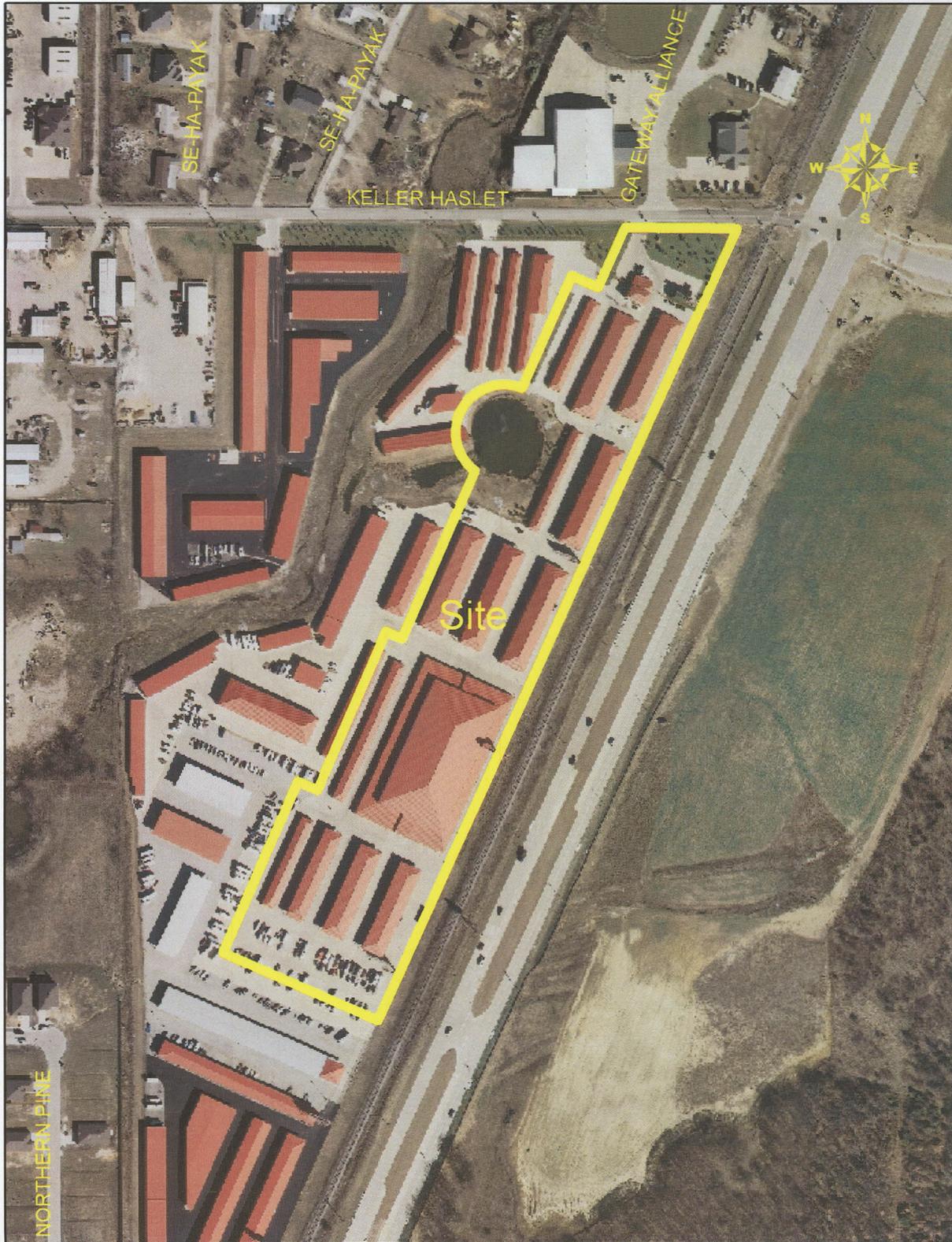
- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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



Aerial Photo Map



Mr. Edmonds asked if there was a way this could be modified either through landscaping or architectural screening to allow this type of use in the area. Mr. Ortiz said he didn't think so; this is about all the residents coming together and saying they do not want it.

In rebuttal, Mr. Chunn mentioned the petition and out of the 131 signatures, none of them live within the 200 foot radius of the proposed area. He mentioned they want to be a part of the community. The last thing Mr. Chunn mentioned is that they are considering removing the tire sales and service from the request. They want to be able to find a resolution with the neighborhood.

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

<i>Document received for written correspondence</i>				<b>ZC-012-106</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 200 notification area</b>	<b>ft</b>	<b>Position on case</b>	<b>Summary</b>
Neftal & Alicia Ortiz	3900 Bamburg Ln	Out		Opposition	Spoke at hearing
Jay & Patricia Rosen	4713 Exposition Wy	Out		Opposition	Present at meeting
Petition		Out		Opposition	
Petition		Out	Support		

**5. 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**

Coy Quine, 301 S. Sherman, Suite 100, Richardson, Texas representing Katy Road All Storage explained to the Commissioners they are requesting to rezone to PD/I to make the existing mini-storage facility legal conforming. Mr. Quine also noted it will ease the process when they apply for financing.

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

**6. 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.**

Jim Schell, 901 Fort Worth Club Building, Fort Worth, Texas representing Ben Patterson the owner for Eby's Place located in a residential neighborhood on Granite Creek. The facility looks like a residence and is a four bedroom residence that is utilized as a sober house. There is a house