



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 5, 2013

Council District 2

Zoning Commission Recommendation:
Approval 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: GT/Old Denton, Ltd.

Site Location: 11055 Old Denton Road Mapsco: 21L

Proposed Use: Existing 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 **not consistent. (Technical Inconsistency)**

Background:
The proposed site is located west of Old Denton Road. The current zoning is G; mini-warehouses are not permitted in the intensive commercial district except through the PD process. The applicant is not proposing to expand the existing storage units, carpports, 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.

Site Information:
Owner: GT/Old Denton, Ltd.
82 Armstrong Drive
Mustang, Ok 73064
Applicant: Coy Quine
Acreage: 9.75 acres
Comprehensive Plan Sector: Far North
Surrounding Zoning and Land Uses:
North "G" Intensive Commercial / Church
East "E" Neighborhood Commercial / vacant
South "PD-943" Planned Development / proposed mini-warehouses
West "G" Intensive Commercial /vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-068, Planned Development for G uses plus mini-warehouse; approved by City Council 08/07/12, subject property to the south.

Platting History: PP-06-044, All Storage Old Denton, conditionally approved by the City Plan Commission 09/27/06

Site Plan Comments:

The revised site plan 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. Free Right Turn Lane - Intersection of two major/principal arterials requires additional right-of-way dedication for a free right turn lane, including a 90 foot radius at the intersection.
3. ROW Dedication: Partial - Dedicate ½ of {110*}' ROW for {OLD DENTON}
4. Driveway Locations - Driveway location must not interfere with intersection function.
5. CFA - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements

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)
Old Denton Rd	Major Arterial	Major Arterial	Design stage

Public Notification:

The following Organizations were notified:

Organizations Notified	
Villages of Woodland Springs	NWISD
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 a church to the north, proposed mini-warehouses to the south, vacant to the south and west. 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)

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 not consistent** with the Comprehensive Plan and the policy stated above but considered a Technical Inconsistency.

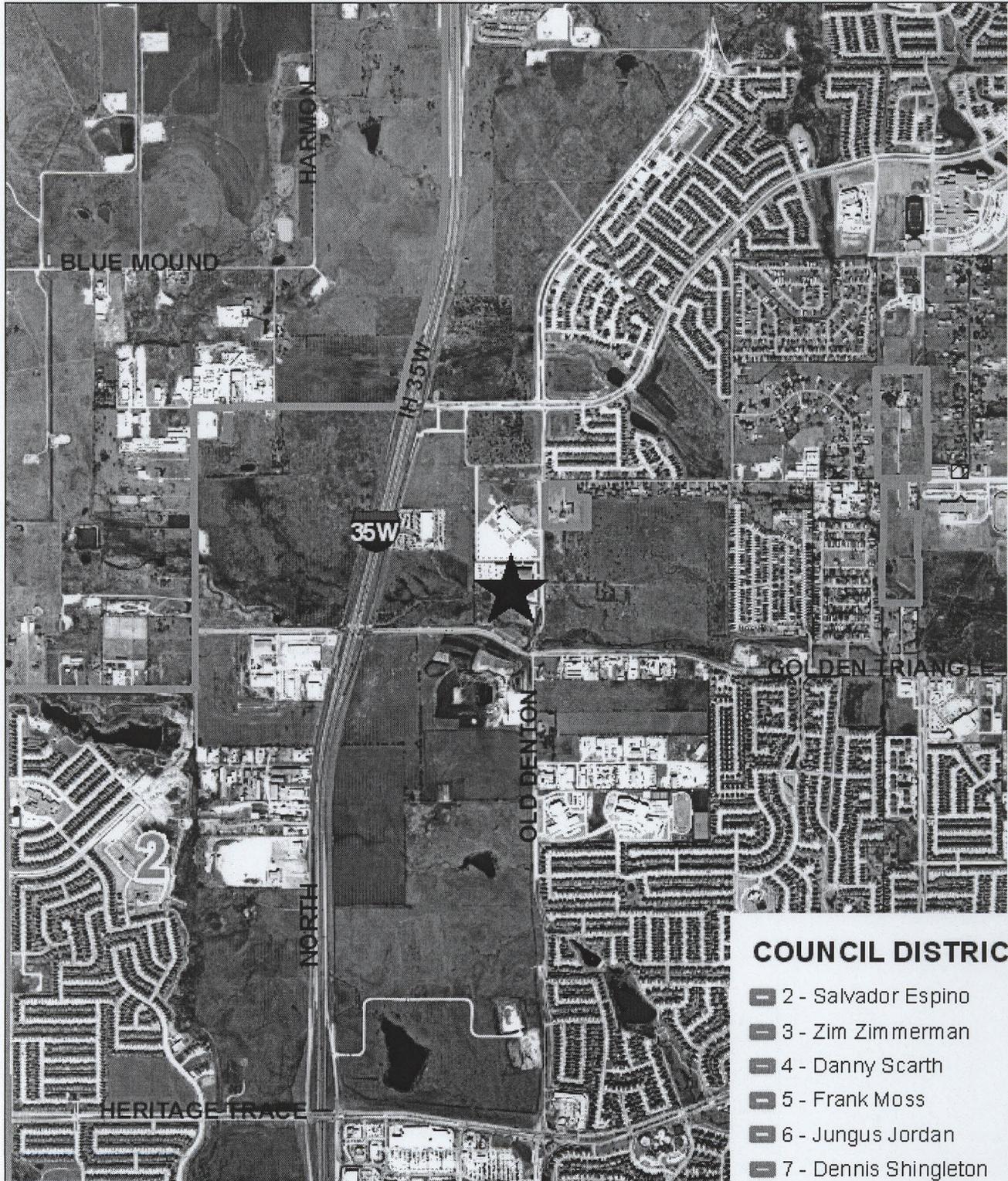
To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

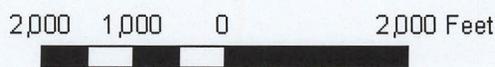
- Site plan
- Minutes of the Zoning Commission hearing

Location Map



COUNCIL DISTRICTS

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

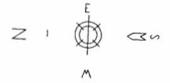


ZC-13-016

S 0~22'20" E
83.78'

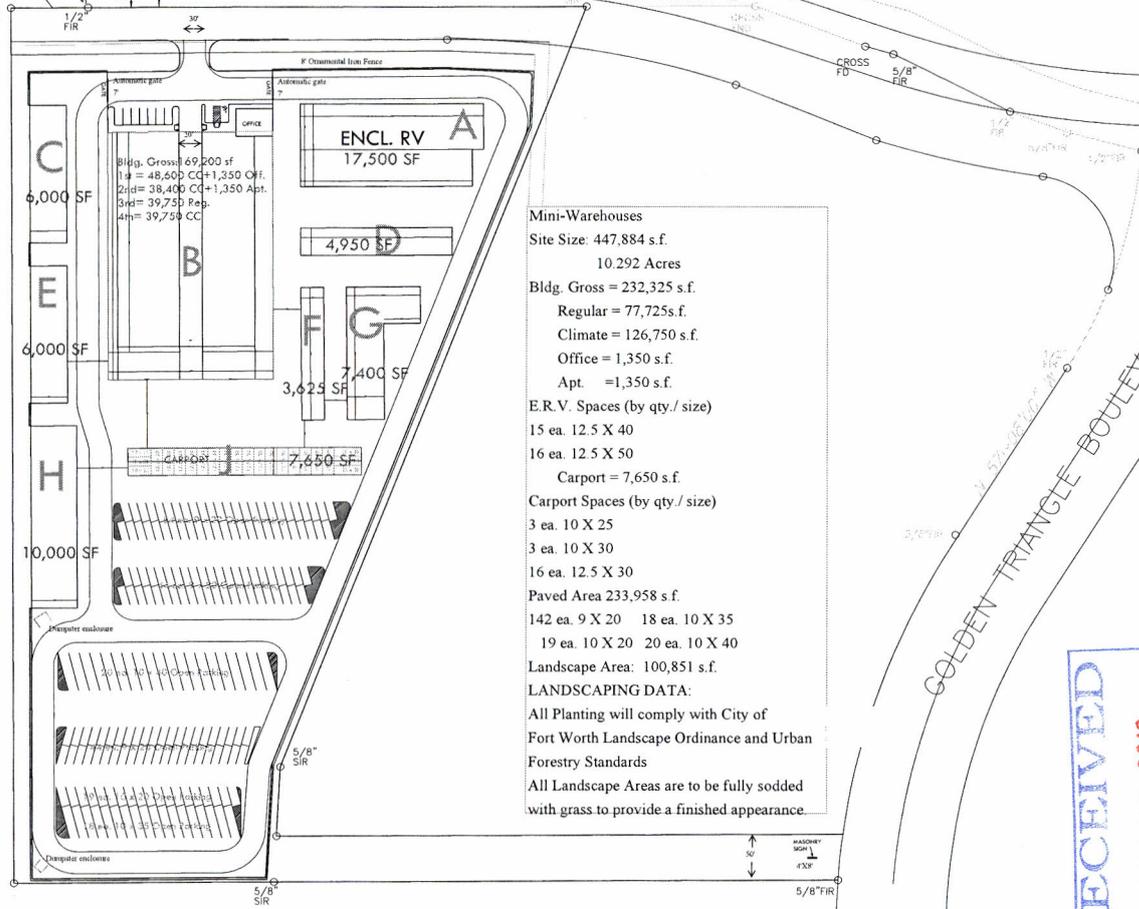
ZONING CF

OLD DENTON ROAD



RECOMMENDED FOR APPROVAL

ZONING G



Mini-Warehouses
 Site Size: 447,884 s.f.
 10.292 Acres
 Bldg. Gross = 232,325 s.f.
 Regular = 77,725 s.f.
 Climate = 126,750 s.f.
 Office = 1,350 s.f.
 Apt. = 1,350 s.f.

E.R.V. Spaces (by qty./ size)
 15 ea. 12.5 X 40
 16 ea. 12.5 X 50
 Carport = 7,650 s.f.

Carport Spaces (by qty./ size)
 3 ea. 10 X 25
 3 ea. 10 X 30
 16 ea. 12.5 X 30

Paved Area 233,958 s.f.
 142 ea. 9 X 20 18 ea. 10 X 35
 19 ea. 10 X 20 20 ea. 10 X 40

Landscape Area: 100,851 s.f.

LANDSCAPING DATA:
 All Planting will comply with City of Fort Worth Landscape Ordinance and Urban Forestry Standards
 All Landscape Areas are to be fully sodded with grass to provide a finished appearance

GOLDEN TRIANGLE BOULEVARD

RECEIVED
JAN 29 2013
BY:



VICINITY MAP (NO SCALE)

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.

SIGNAGE: REQUIRES SEPARATE BOA APPROVAL.

RESTRICTED BUILDING MATERIALS: NO VISIBLE PORTION OF ANY BUILDING SHALL INCLUDE THE USE FLAT UNDERBLOCK. ONLY EARTH TONE COLORS SHALL BE USED. (MUTED GREENS, BROWNS, RUSTS, BEIGES, TANS, ETC.) APPLICANT AGREES THAT NO SHEET METAL SHALL BE VISIBLE FOR ANY USE OTHER THAN ROOFING WHEN FACING AN ADJOINING RESIDENTIAL ZONING FACADES, PARAPETS, AND EXTERNALLY VISIBLE WALLS ARE TO BE OF MASONRY OR E.I.F.S. EXTERIOR FINISHES ONLY.

CITY OF FORT WORTH, TEXAS

By: _____
DIRECTOR OF PLANNING AND DEVELOPMENT

DATE _____

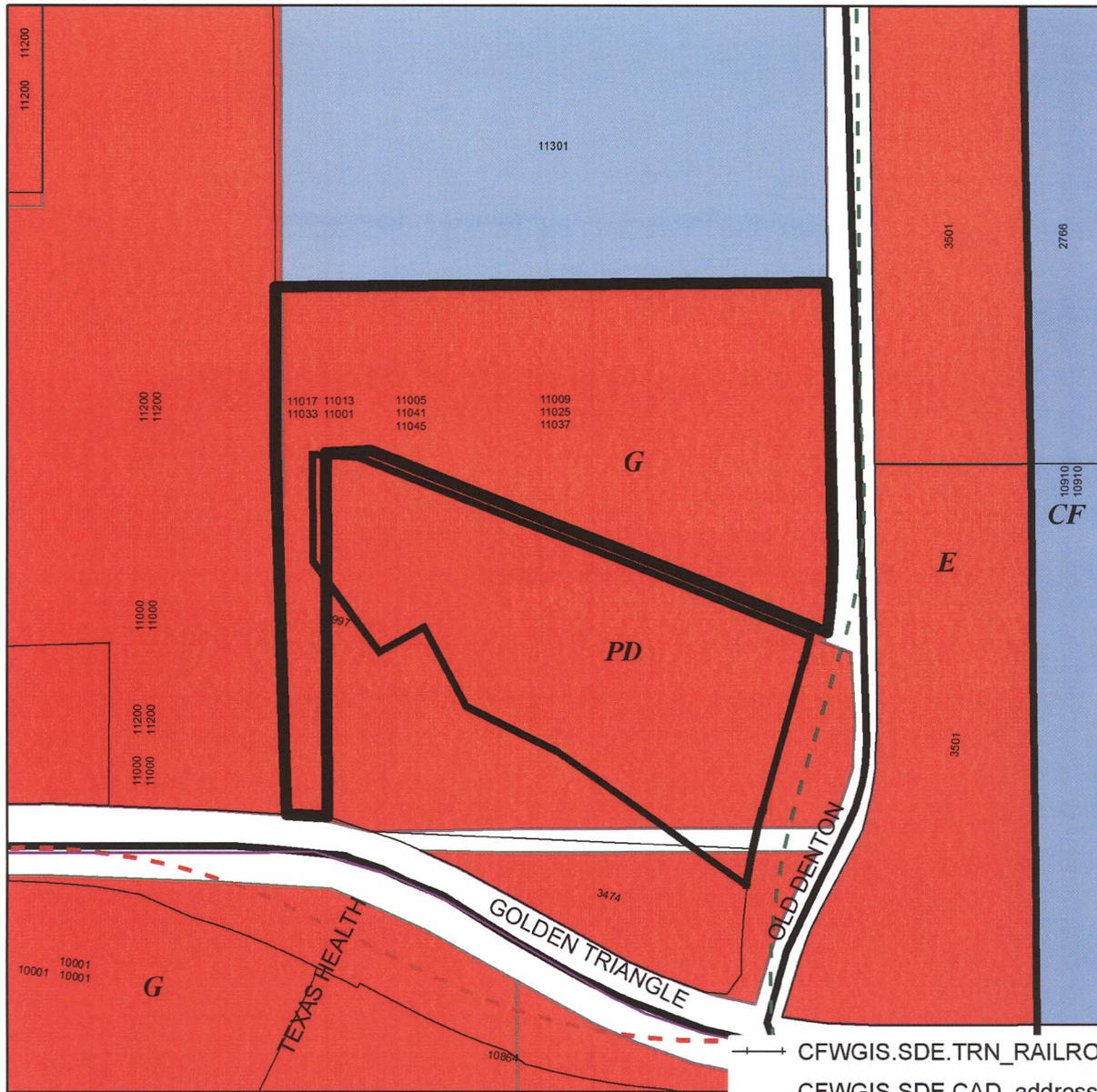
LOT 2
ALL STORAGE OLD DENTON

SITE PLAN

ALL STORAGE OLD DENTON ADDITION
 LOT 2 BLOCK 1
 WILLIAM McCOWAN SURVEY ABSTRACT No.999
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DATE January 12, 2013

OWNER:
 THE GT/OLD DENTON, LP
 82 ARMSTRONG
 MUSTANG, OK. 73064
 ATTN: MARK MCDOWELL
 405-376-4509



- 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



Kevin Patel, 1503 Astoria Drive, Allen, Texas with Triangle Engineering representing International House of Prayer explained to the Commissioners they had a meeting with several of the surrounding property owners with good feedback. He handed in a letter of support.

Ms. Zadeh asked when he met with the neighbors did he meet with the property owners across Martin Street. Mr. Patel said yes he did. Mr. Patel said one of the adjacent property owners has signed off on their proposed site plan. He also mentioned he met with Mr. & Mrs. White who are in favor of the project. Ms. Zadeh mentioned one of the letters mentioned they agreed to install an eight foot fence and noted they can't enforce that. Mr. Patel said they originally were proposing a six foot fence and the neighbors asked for an eight foot fence.

Mr. Hollis wanted to clarify that both of the residences on either side are in support of this. Mr. Patel said yes. Mr. Patel mentioned the southeast corner of Martin and Miller is already zoned E, they needed this additional piece to make the development work.

Brad Watkins, 4108 Martin Street, Fort Worth, Texas spoke in support. He owns the property that has the house on it that will be torn down. The neighborhood needs a store that does not sell beer, wine, cigarettes and or gasoline. Mr. Watkins mentioned the City spent a lot of money fixing Martin Street west and east of the site. This is the first opportunity to have a business move into this neighborhood to supply the needs of the neighborhood. Mr. Watkins mentioned he and his family has no intention of leaving the neighborhood and wants to see more development.

Mr. West asked staff why the map displayed was colored yellow if it is zoned E Neighborhood Commercial. Staff explained that it is the Comprehensive Plan and because there was still a house there.

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

<i>Document received for written correspondence</i>				<i>ZC-13-015</i>	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Brad Watkins	4108 Martin	In		Support	Spoke at hearing
Sheila White	4100 Martin	In		Support	Sent letter in

9. ZC-13-016 GT/Old Denton LTD (CD 2)- 11055 Old Denton Road (All Storage Old Denton, Block 1, Lot 2, 9.76 Acres): from "G" Intensive Commercial to "PD/G" Planned Development for all uses in "G" Intensive Commercial plus mini-warehouse; site plan included

Coy Quine, 301 S. Sherman, Suite 100, Richardson, Texas representing GT/Old Denton explained to the Commissioners when they built the facility it was legal conforming. Since the Ordinance change allowing them in J and K or PD they are requesting to add the PD to make them legal for financing purposes. They're not making any changes to the site.

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

10. ZC-13-017 Elizabeth Potter and Virginia Purcell (CD 6)- 500 Block of FM 1187 (John Steele Survey, Abstract No. 1381, 15.47 Acres): from “A-5” One-Family, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial and “FR” General Commercial Restricted to “ER” Neighborhood Commercial Restricted and “E” Neighborhood Commercial

Lester Day, 3461 N. Riley Place, Hurst, Texas representing Elizabeth Potter and Virginia Purcell, explained to the Commissioners the current zoning is probably about 20 years old and what they are requesting to realign the current zoning as it lines up with Hemphill Street. This property is on the City Limit line just east of Crowley and north of Burleson. Mr. Day said basically it is a cleanup zoning.

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

<i>Document received for written correspondence</i>				<i>ZC-13-017</i>	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Deidra Turner	12637 Viewpoint	In		Opposition	Sent letter in

11. ZC-13-018 Electro-Tech Services Inc. (CD 2)- 5116 Northeast Parkway (The Great Southwest Industrial Park, Mark IV, Block 2, Lot 2, 2.38 Acres): from “K” Heavy Industrial to “PD/K” Planned Development for all uses in “K” Heavy Industrial plus halfway house; site plan included.

Jim Schell, 5901 Mosson, Fort Worth, Texas explained to the Commissioners he recently purchased this property and owns six other lots already zoned I Light Industrial. He owns a paving company and wants to build a new office, and a new storage garage. He will be re-platting the lots into one.

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

<i>Document received for written correspondence</i>				<i>ZC-13-018</i>	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary