

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 2, 2013

**Council District** 7

<b>Zoning Commission Recommendation:</b> Approval by a vote of 7-0	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>
<b>Opposition:</b> none			

**Owner / Applicant:** All Storage Camp Bowie Associates, LP

**Site Location:** 5603/5529 Locke Avenue Mapsco: 74M

**Proposed Use:** Existing Mini-Warehouse

**Request:** From: "CB/RG" Camp Bowie/Ridglea Gateway  
To: "PD/CB/RG" Planned Development for all uses in "CB/RG" Camp Bowie Ridglea Gateway plus mini-warehouse; site plan included

**Land Use Compatibility:** Requested change **is compatible.**

**Comprehensive Plan Consistency:** Requested change **is not consistent.**  
**(Technical Inconsistency)**

**Background:**

The proposed site is located south of Locke Avenue. The applicant is not proposing to expand the existing storage units. This is the last of several recent zoning cases undertaken to cause existing mini storage complexes to operate in a legal zoning district.

The storage units were built in 2005 and were excluded from the Camp Bowie Overlay Districts created in 2011. This rezoning made the existing mini-warehouses legal non-conforming.

Section 6.2.1 of the Camp Bowie Boulevard Revitalization Code refers to the Ridglea Gateway Zone building form and development standards that address development along Camp Bowie between Horne Street to Bryant Irvin Road. The Ridglea Gateway Zone is intended to be the gateway into the Camp Bowie Corridor west of I-30. This area is intended for smaller scale neighborhood oriented retail and office development with gateway elements at key intersections.

The Urban Design Commission recently recommended approval of the PD/CB/RG plus mini-warehouse.

**Site Information:**

Owner:	All Storage Camp Bowie Associates, LP 82 Armstrong Drive Mustang, Ok 73064
Applicant:	Coy Quine
Acreage:	1.97 acres
Comprehensive Plan Sector:	Arlington Heights

**Surrounding Zoning and Land Uses:**

- North "CB/HF" Camp Bowie Highway Frontage / Commercial
- East "B" Two-Family and "G" Intensive Commercial / single-family and vacant
- South "A-5" One-Family / single-family
- West "CB/RG" Camp Bowie/Ridglea Gateway / Commercial Strip Center

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-11-075, Camp Bowie Overlay District approved by City Council 10/31/11, subject property and to the north and west.  
Platting History: None

**Site Plan Comments:**

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

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

No comments made at this time.

*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)
Locke Ave	Residential/One-Way	Same	No
Lovell Ave	Residential/Two-Way	Same	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Westridge Area NA	Westside Alliance
West Byers NA	Camp Bowie District Inc.
Ridglea North Assoc. Inc.	Lake Como/Vickery Redevelopment Org
Como NA	FWISD

**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 commercial uses to the north and west, single-family to the south, vacant and single-family to the east. The proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as neighborhood 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 existing 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, however the policy stated above it is considered a Technical Inconsistency.

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

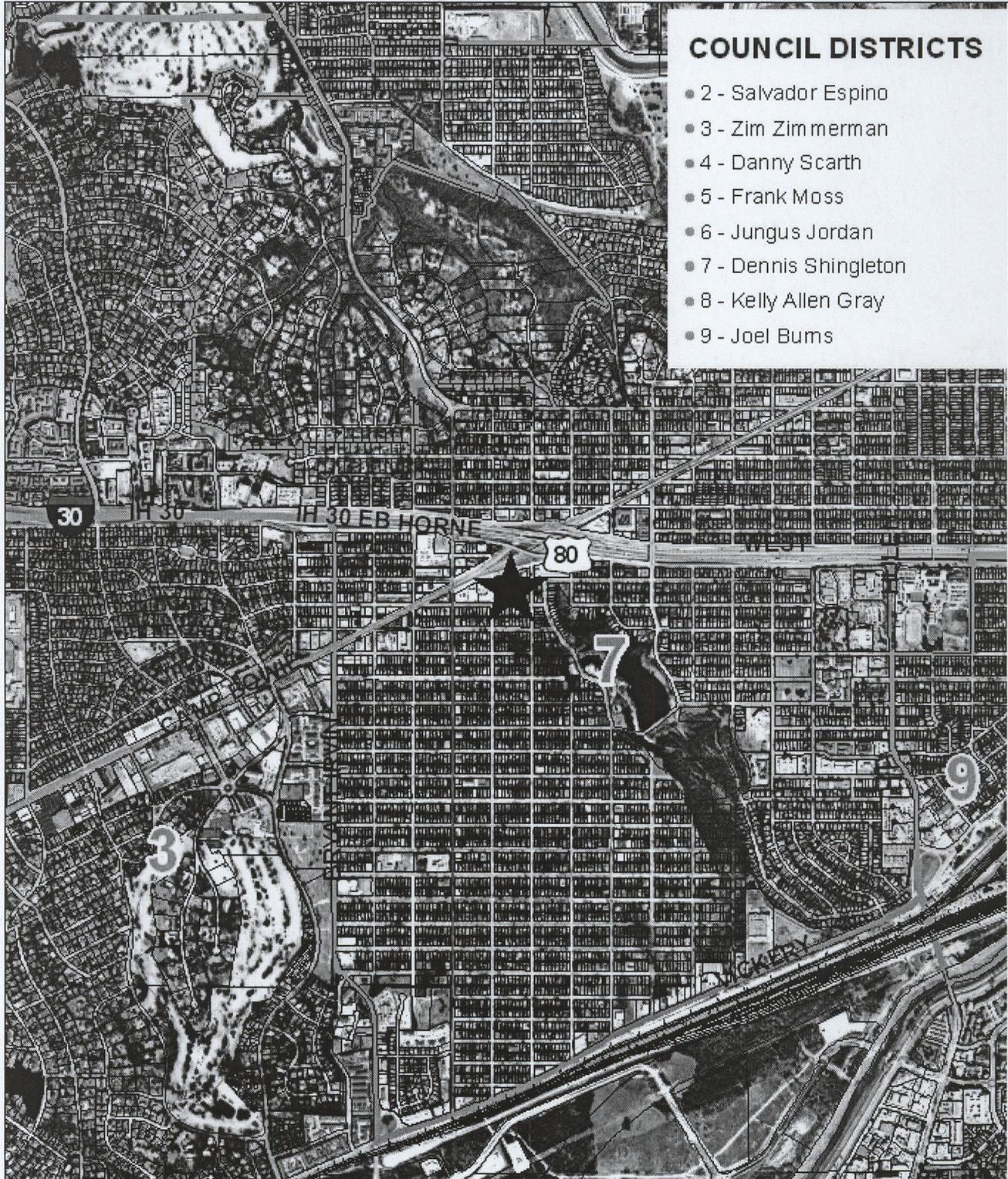
***Attachments:***

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



2,000 1,000 0 2,000 Feet



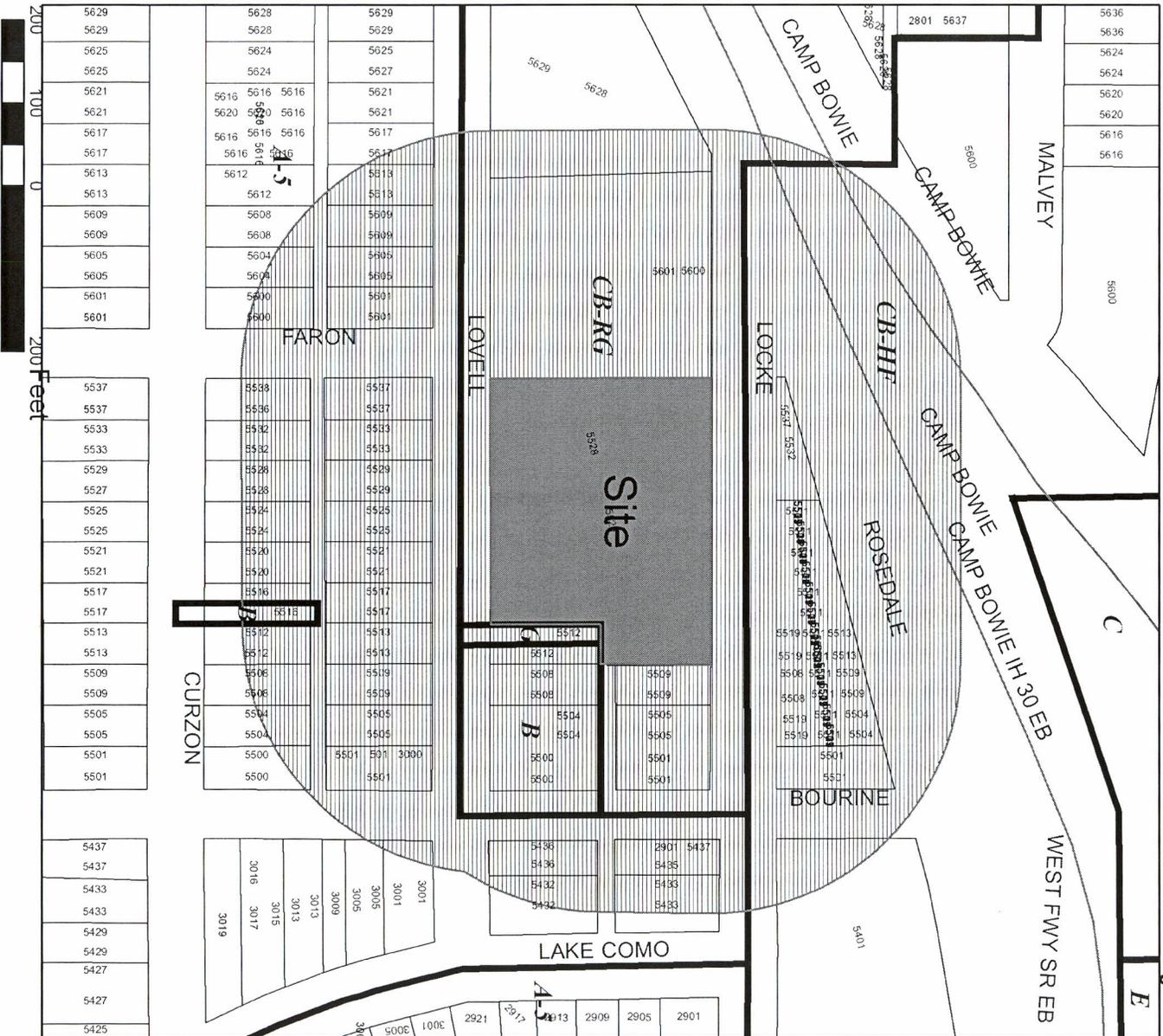
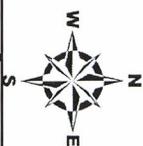


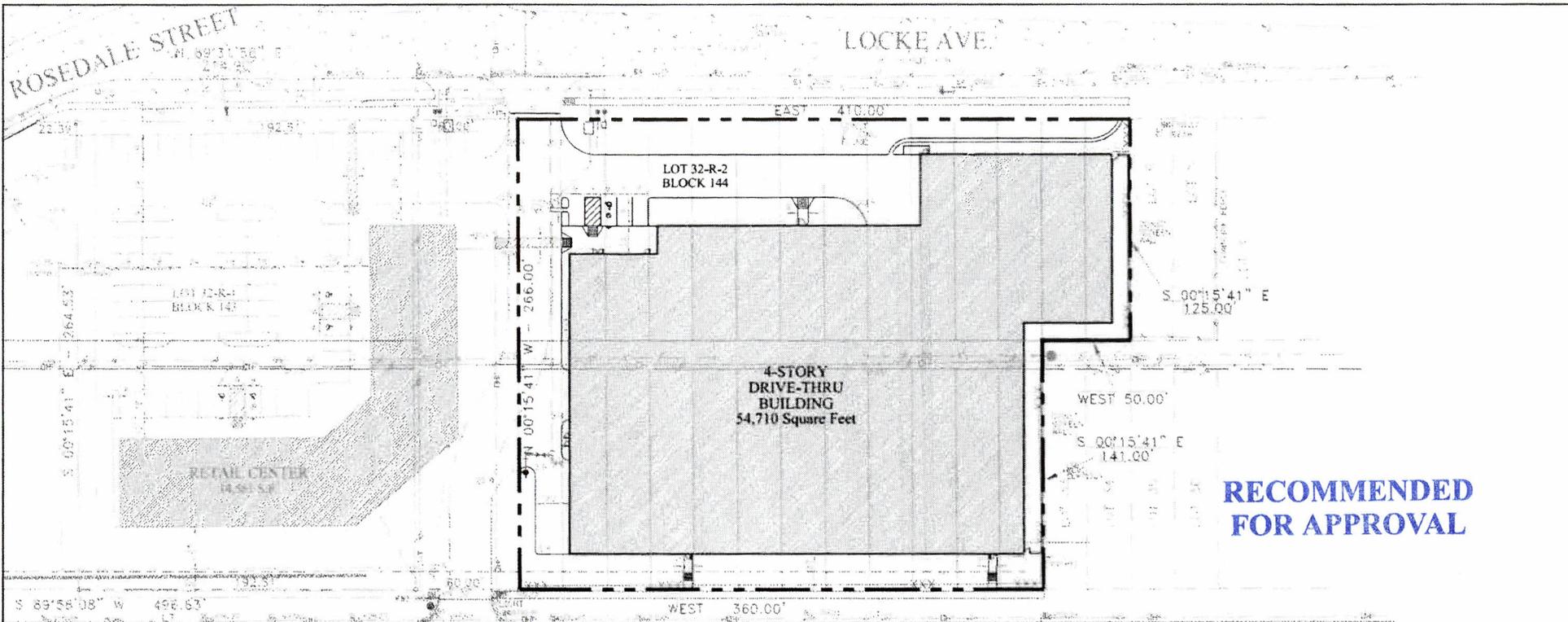
ZC-13-039

# Area Zoning Map

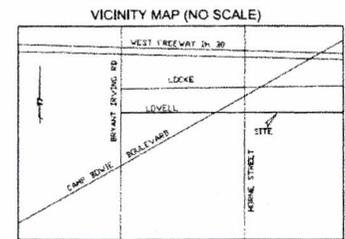
Applicant: All Storage Camp Bowie Assoc., LP  
 Address: 5603; 5529 Locke Avenue  
 Zoning From: CB-RG  
 Zoning To: PD for CB-RG uses plus mini-warehouses  
 Acres: 1.98  
 Mapsc0: 75J  
 Sector/District: Arlington Heights  
 Commission Date: 03/13/2013  
 Contact: 817-392-2495

300 Ft. Notification Buffer





**RECOMMENDED  
FOR APPROVAL**



**RECEIVED**  
FEB 11 2013  
BY:

**ZC 13-089-**

**LEGEND:**

- \*\*\* EXISTING FENCE
- ☒ DUMPSTER LOCATIONS

BUILDING COUNT/AREA	
BLDG A	54,710 sf
TOTAL	54,710 sf

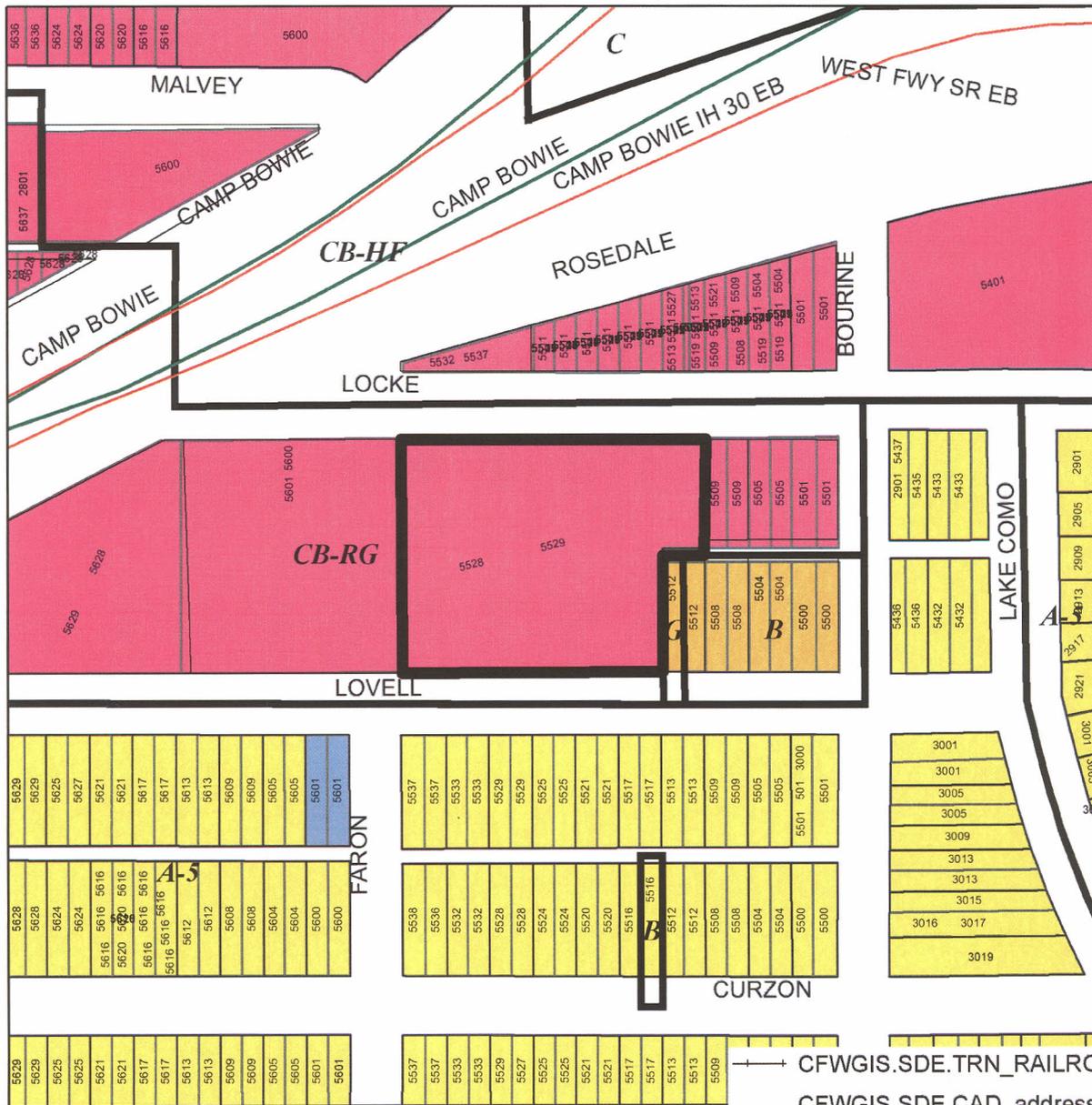
**NOTES:**  
ALL PARKING EXCEPT FOR IN FRONT OF OFFICE ARE FOR RECREATIONAL VEHICLE STORAGE.  
THERE ARE NO MONUMENT/POLE SIGNS. ALL BUILDING MOUNTED.

<b>OWNER:</b> All Storage Camp Bowie Associates, LP 62 Armstrong, Mustang, OK 73064 <b>APPLICANT:</b> Coy Dufre, 301 S. Sherman, Suite 100, Richardson, TX 75081	<b>LANE'S SOUTHWEST SURVEYING, Inc.</b> 2717 MOTLEY DRIVE, SUITE B MESQUITE, TX 75150 TELE: (972) 681-4442 FAX: (972) 681-4629 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> 5228 Locke Avenue Ft Worth, TX 76017 1.98 ACRES



# Future Land Use

ZC-13-039



- 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 5, 2013.



## Aerial Photo Map



Flores asked if he had any conversations with the neighborhood. Mr. El-Hamad said he talk to about three or four of the neighbors and they were in support.

Mr. West asked if there was a grocery store there previously. Mr. El-Hamad said yes he owned the store and had managers running it. He said it is set up for a grocery store use.

Ms. Conlin asked if he sold alcohol when the store was open. Mr. El-Hamad said yes he did and still plans to sell alcohol. Ms. Conlin asked if he had talked with any other neighbors. He said yes but most are Spanish speaking.

Beth Knight, Senior Planner explained to the Commissioners the uses surrounding the property.

Ms. Conlin made a motion to deny the request with no second.

Motion: Following brief discussion, Mr. West recommended approval of the request, seconded by Mr. Genua. The motion carried 5-2 with Mr. Edmonds and Ms. Conlin against.

<i>Document received for written correspondence</i>				ZC-13-038	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Freddy Dobbins	2318 Evans Ave	In		Support	Sent letter in

**10. ZC-13-039 All Storage Camp Bowie Associates, LP (CD 7)- 5603/5529 Locke Avenue (Chamberlain Arlington Heights, Block 144, Lot 32R2, 1.97 Acres): from “CB/RG Camp Bowie/Ridglea Gateway to “PD/CB/RG” Planned Development for all uses in “CB/RG” Camp Bowie Ridglea Gateway plus mini-storage; site plan included**

Coy Quine, 301 S. Sherman, Suite 100, Richardson, Texas representing All Storage Camp Bowie Associates explained to the Commissioners the zoning was changed after they built the facility and is legal non-conforming. Mr. Quine said he did meet with the Urban Design Commission as well as the Como neighborhood that were in support.

Mr. West asked about the current zoning because of the overlay and if something happened to the building what would be the procedure for rebuilding. Ms. Murphy noted because it is not a permitted use if approved he would have to comply with the Camp Bowie District and adhere to the site plan. Mr. West asked about the lighting on the property. Mr. Quine said it is down lighting on the building and wall packs that down light the area. Mr. West asked what type facility is it. Mr. Quine said is an enclosed climate control facility excluding the drive thru area with different size storage rooms.

Motion: Following brief discussion, Mr. West recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>				ZC-13-039	
Name	Address	In/Out 200 notification	ft	Position on case	Summary

		<b>area</b>			
Roscoe Mickens Jr.	5501 Locke Ave	In	Support		Sent letter in

**11. ZC-13-040 Barket Corporation (CD 6)- 7630 McCart Avenue (Dabney Addition, Block 3, Lot 2, 3.28 Acres): from “FR” General Commercial Restricted and “PD-482” Planned Development/Specific use for all uses in “E” Neighborhood Commercial except liquor or package stores and to include a fitness center as a use; site plan waived to Amend “PD-482” to add pawn shop as a use; site plan waiver requested**

Sami Sharif, 841 Trumpeter Way, Rockwall, Texas representing Barket Corporation, explained to the Commissioners they are new owners and want to add additional uses.

Ivanna Wiesepape, 2648 Country Creek Lane, Fort Worth, Texas representing Meadow Creek NA spoke in opposition. Their neighborhood is east of the site. She mentioned the Church Association’s in the immediate area. Residents are concerned about the negative element this will bring to the neighborhood. Ms. Wiesepape also handed in a list of property owners who were also opposed. She identified the uses in the area.

Mr. Genua asked where the Green Ridge neighborhood is located. Ms. Wiesepape said they are north of the Wal Mart store.

In rebuttal Mr. Sharif mentioned they have the Fort Worth Police Department next door to them. Mr. West asked who he contacted in the neighborhood. Mr. Sharif said he talked to the people in the building.

Motion: Following brief discussion, Mr. Genua recommended denial of the request, seconded by Ms. Conlin. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>					<b>ZC-13-040</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 200 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Ivanna Wiesepape/Meadow Creek NA	2648 Country Creek Ln.	Out		Opposition	Spoke at hearing
Sandra Runnels	3423 Green Ridge St.	Out		Opposition	Sent letter in
Patrick Carson	2705 Sagehill Dr.	Out		Opposition	Sent letter in
Cherilyn Graham	3417 Clovermeadow	In		Opposition	Sent letter in
Cheryl Koirtyyohann/FR Southwest NA	NA			Opposition	Sent letter in
Jacquelyn Blair	3404 Forest Creek	Out		Opposition	Sent letter in