

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 7, 2013

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: none

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

Owner / Applicant: **Katy Road All Storage Ltd.**

Site Location: 4874 Keller Haslet Road Mapsco: 9W

Proposed Use: **Existing Mini-Warehouse**

Request: From: "PD-955" Planned Development for all uses in "I" Light Industrial plus mini-warehouse; site plan approved

To: Amend "PD-955" site plan to convert parking areas to storage units

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 PD/I plus mini-warehouses. The applicant is proposing to convert the parking areas into storage units which caused the need for the amendment. There will be approximately two new rows of storage units totaling about 15,000 square feet; all other buildings currently exist. Any new construction will require platting of the property prior to pulling a building permit.

Site Information:

Owner: Katy Road All Storage Ltd.
82 Armstrong Drive
Mustang, OK 73064

Applicant: Coy Quine
Acreage: 12.17 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:
North "I" Light Industrial / commercial and industrial
East City of Keller and railroad tracks
South "PD-953" Planned Development / existing mini-warehouses
West "PD-953" Planned Development /existing mini-warehouses

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-108 Planned Development for mini-warehouses, approved by City Council 12-19-12; 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 site plan is in general compliance with the Zoning Ordinance regulations.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Keller Haslet Rd	Two-way	Collector	N0

Public Notification:

The following Organizations were notified:

Organizations Notified	
North Fort Worth Alliance*	Keller ISD

* Within registered neighborhood association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a site plan amendment to convert the parking areas to storage units.

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 2013 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.

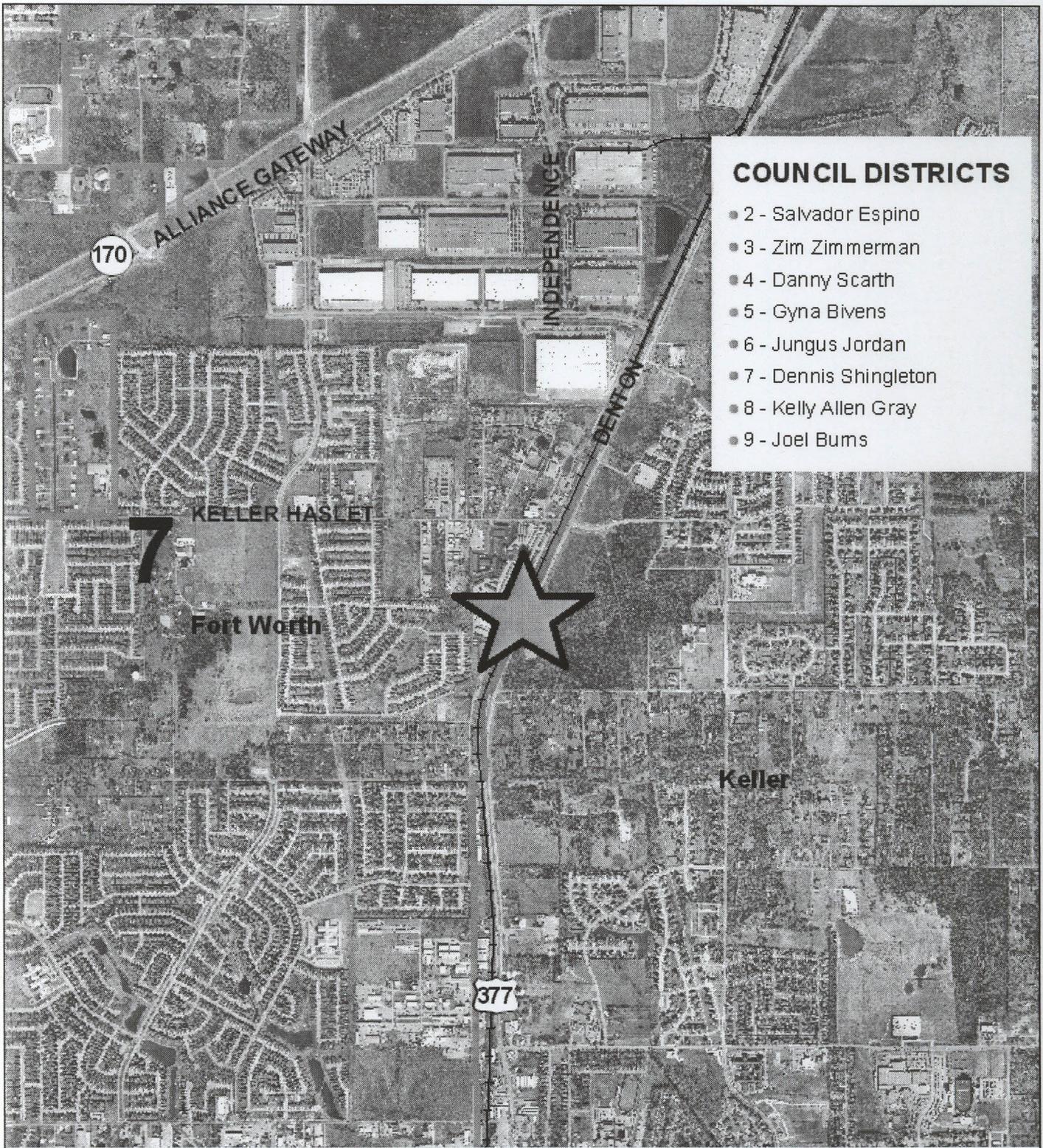
The proposed zoning change request **is consistent** with the Comprehensive Plan and the policy stated above.

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 from the Zoning Commission meeting

Location Map



COUNCIL DISTRICTS

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



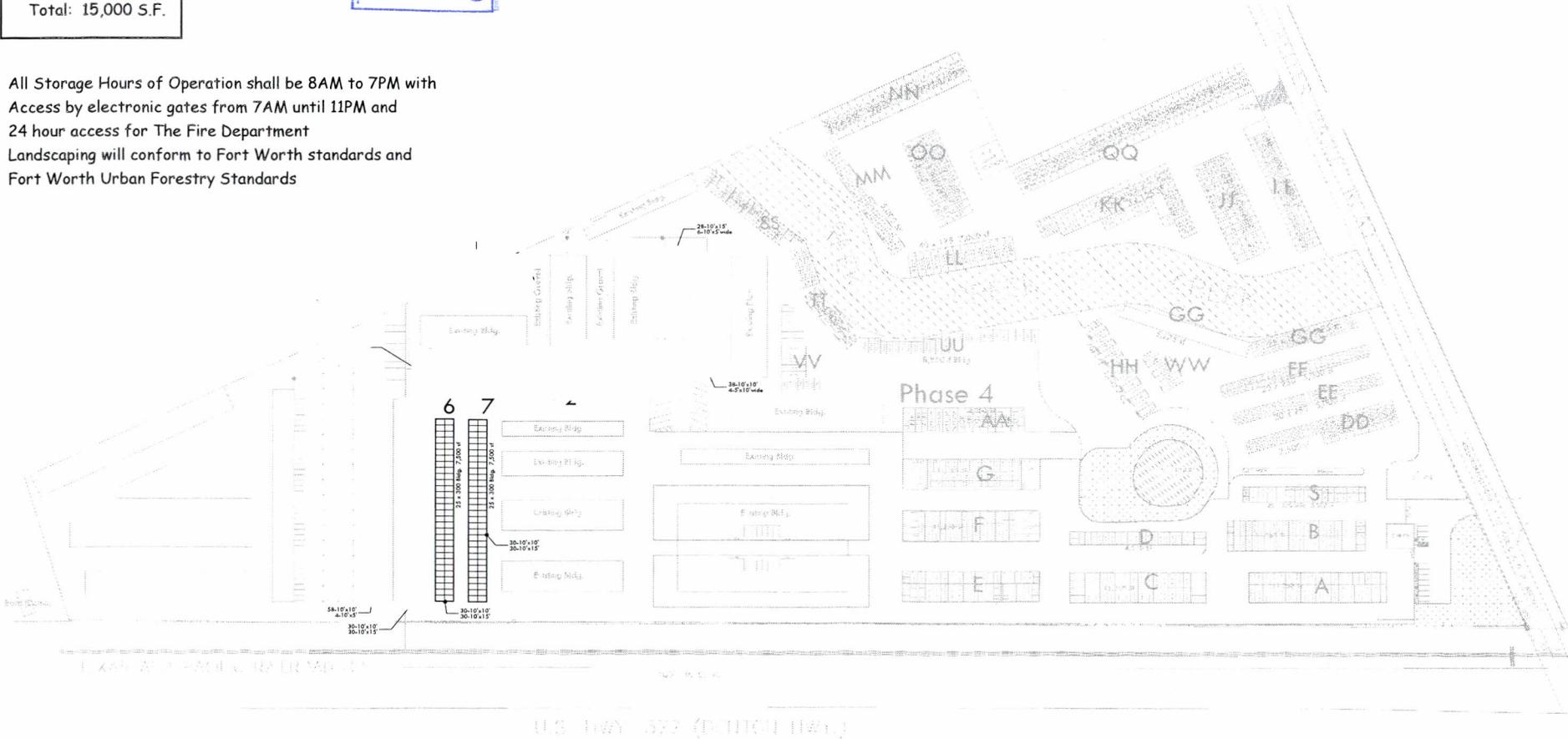
2,000 1,000 0 2,000 Feet



RECEIVED
 AUG 23 2013
 BY:

Data Summary:
 Existing Buildings:
 149,350 S.F.
 Bldg 6: 7,500 S.F.
 Bldg 7: 7,500 S.F.
 Total: 15,000 S.F.

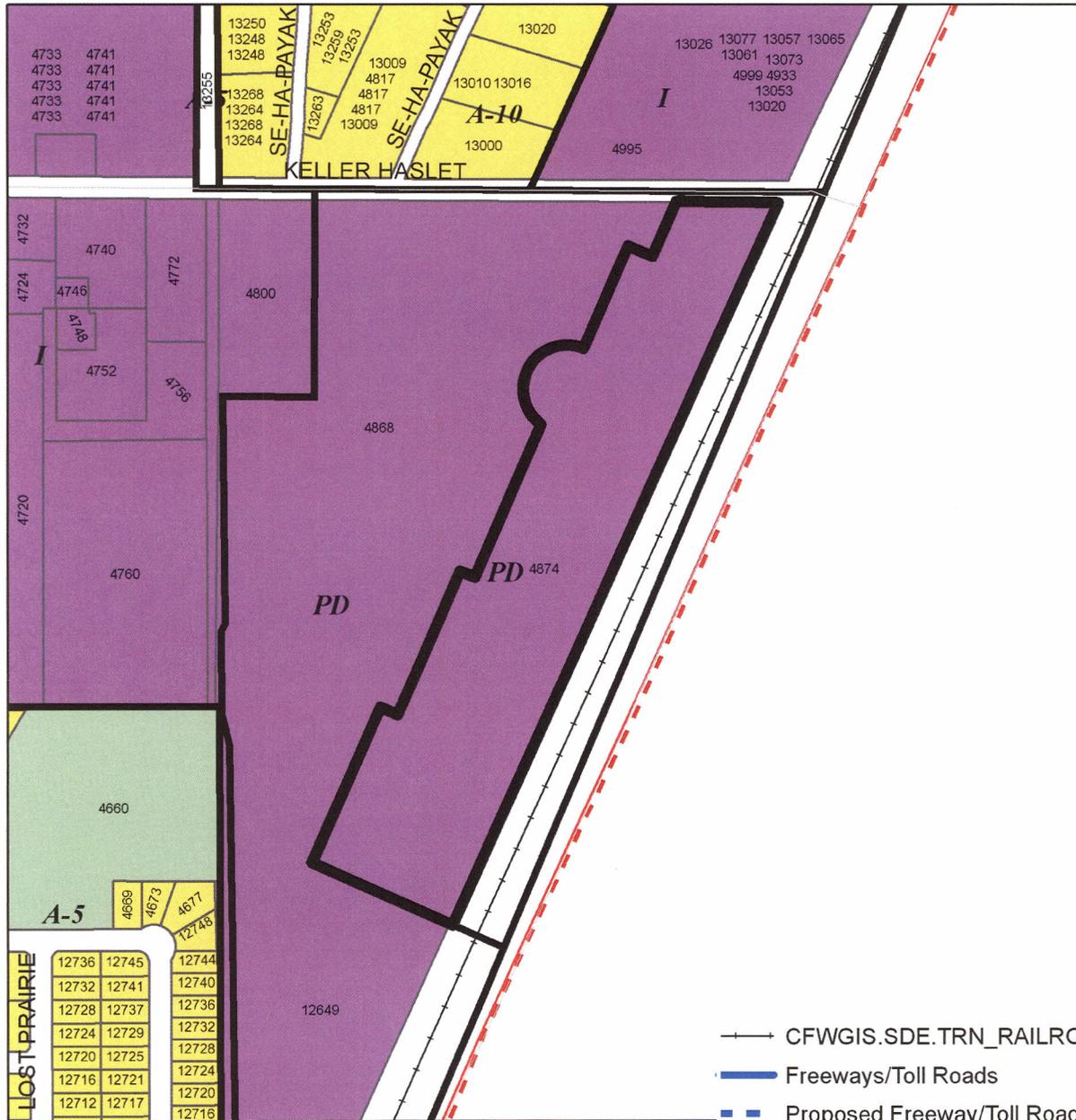
All Storage Hours of Operation shall be 8AM to 7PM with
 Access by electronic gates from 7AM until 11PM and
 24 hour access for The Fire Department
 Landscaping will conform to Fort Worth standards and
 Fort Worth Urban Forestry Standards



Owner: Mark McDowell, VP Katy Road GP, Inc. 82 W Armstrong Rd Mustang OK 73064	Katy Road All Storage 4868 Keller Haslet Rd Fort Worth TX 12.062 Acres	_____ Director of Planning and Zoning _____ Date	Application to Amend the site plan Approved Dec. 6, 2012 By addition of two storage buildings	Drawn by: JH Checked by: JAM Submitted Aug. 12, 2013
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RECOMMENDED
 FOR APPROVAL

GP-13-003



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

FLD_ZONE
 Floodplain

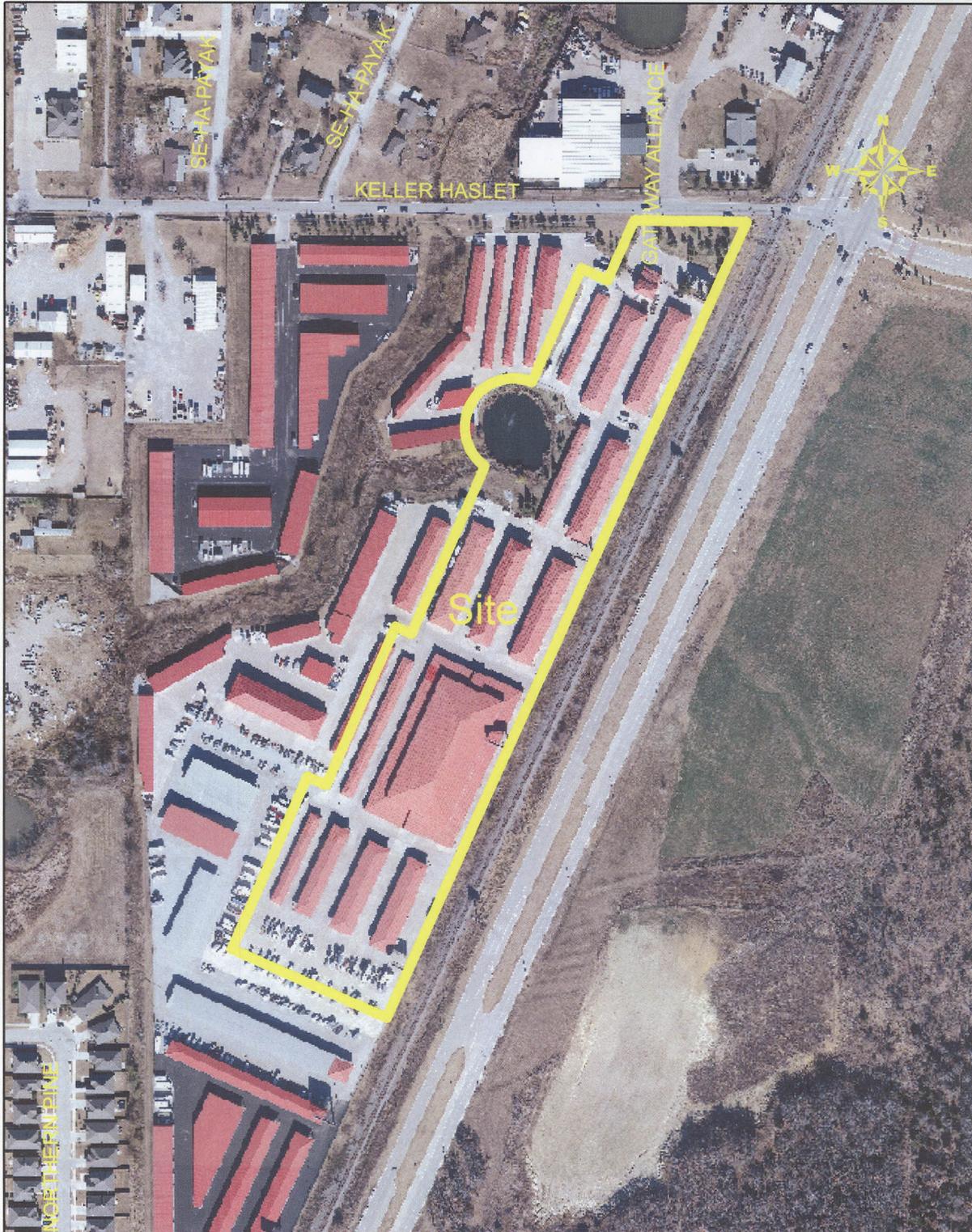


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.





Aerial Photo Map



Connie Woolsey	6217 S. Ridge Rd	In	Opposition		Spoke at hearing
Patrina New	6309 N. Ridge Rd	In	Opposition		
Lecrand Blanscet	6232 S. Ridge Rd	Out	Opposition		Sent letter in
Pat & Pamela Howell	6224 S. Ridge Rd	Out	Opposition		Sent letter in
David Greenway	6231 N. Ridge Rd	Out		Support	Sent letter in
Holly Green	6232 N. Ridge Rd	Out		Support	Sent letter in
Larry & Beth Riley	6228 N. Ridge Rd	Out		Support	Sent letter in
Danelle Ellis	5401 Lea Crest Ln	In		Support	Sent letter in
Charlene Bagby	5328 Boat Club Rd	Out		Support	Sent letter in
Paul Martinez	6317 N. Ridge Rd	In		Support	Sent letter in
Christopher & Monica Ducic	5312 Lea Crest Ln	In		Support	Sent letter in
Petition	50 signatures		Opposition		

17. ZC-13-134 City of Fort Worth Planning & Development (CD 6) – 2450 N Crowley Cleburne Road, 8900 Block W. Cleburne Road, 10701 McCart Avenue (See addresses in case file, 318.35 Acres): from “AR” One-Family Restricted, “R2” Townhouse/Cluster, “C” Medium Density Multifamily, “G” Intensive Commercial, and “PD-607” Planned Development for g uses with exclusions to “A-5” One-Family, “R2” Townhouse/Cluster, “ER” Neighborhood Commercial Restricted, and “E” Neighborhood Commercial

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners Councilmember Jordan is looking at changing the zoning to less intensive uses and bringing it in to conformance with the Comprehensive Plan.

Motion: Following brief discussion, Mr. Hollis recommended approval of the request, seconded by Ms. Conlin. The motion carried unanimously 7-0. Mr. Ferrell left the Dias.

<i>Document received for written correspondence</i>				<i>ZC-13-134</i>	
Name	Address	In/Out 300 notification area ft	Position on case		Summary
Ronald Kilpatrick	9149 Saint Barts Rd	In	Opposition		Sent letter in

18. SP-13-003 Katy Road All Storage Ltd (CD 7) – 4874 Keller Haslet Road (JJ Roberts Survey, Abstract 1305, Tract 2A, 12.17 Acres): site plan amendment to convert parking areas to storage units

Coy Quine, 301 Sherman Street, Richardson, Texas explained to the Commissioners the request is to change to open parking to storage units. Mr. Quine said they are getting more requests for additional storage units in the area. There will be an additional five buildings for this site.

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

<i>Document received for written correspondence</i>				<i>SP-13-004</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Missy Carlock	12744 Pine Dr	Northern	In	Opposition	Sent letter in

19. SP-13-004 Keller Haslet All Storage Ltd (CD 7) – 4868 Keller Haslet Road and 12649 Katy Road (JJ Roberts Survey, Abstract 1305, Tract 2AO2 and Abstract 265, Tract 10F, 24.69 Acres): site plan amendment to convert parking areas to storage units

Coy Quine, 301 Sherman Street, Richardson, Texas explained to the Commissioners the request is to change to open parking to storage units. Mr. Quine said they are getting more requests for additional storage units in the area. There will be an additional two buildings for this site.

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

19. ZC-13-135 City of Fort Worth Planning & Development Text Amendment: Near Southside Form Based Neighborhood District Minimum Size of Residential Uses (CD All) An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix “A” of the Code of The City of Fort Worth (1986), by amending:

- **Section 6.B of the Near Southside Development Standards and Guidelines as provided by Section 4.1305.D, “Other Development Standards” of Chapter 4, “District Regulations” of Article 13, “Form Based Districts”, of Section 4.1305, “Near Southside (“NS”) District” to provide for the percentage of gross floor area in “N” Zones for buildings**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the change to the text.

Laura Voltman, Senior Planner, City of Fort Worth spoke in support on behalf of Mike Brennan with Fort Worth South.

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