



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 12, 2013

Council District 7

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: Bear Creek Plaza Ltd.

Site Location: 10997 Old Denton Road Mapsco: 21L

Proposed Use: Mini-Warehouse

Request: From: "PD-943" Planned Development for all uses in "G" Intensive Commercial plus mini-warehouse; site plan approved

To: Amend "PD-943" site plan to convert the carport and 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 on the northwest corner of Old Denton Road & Golden Triangle. The current zoning is PD-943 for G uses plus mini-warehouses. The applicant is proposing to convert the parking areas to storage units and retain the RV parking areas. There will be approximately 20,650 sq. ft. of climate controlled storage and 31,611 sq. ft. of non climate controlled; Building D will consist of two stories.

Site Information:

Owner: Bear Creek Plaza, Ltd
82 Armstrong Drive
Mustang, Ok 73064

Applicant: Coy Quine
Acreage: 6.48 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:
North "PD-968" Planned Development / mini-warehouse
East "E" Neighborhood Commercial / vacant
South "G" Intensive Commercial / Hospital
West "G" Intensive Commercial /vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-13-016 approved by City Council 3-5-13; Planned Development for G plus mini-warehouses subject property to the north.

Platting History: PP-09-010, Moriah Timberland Addition, subject property to the west; PP-10-023, THR Tarrant, subject property to the south; PP-13-023, Golden Triangle Center Addition, subject property to the east

Site Plan Comments:

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

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Old Denton Road	One-way	Major Arterial	Under Construction

Public Notification:

The following Organizations were notified:

Organizations Notified	
North Fort Worth Alliance*	Keller ISD
	Northwest ISD

* Within registered neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to amend the PD site plan to convert the covered parking areas into storage units. Surrounding land uses consist of mini-warehouses to the north, vacant land to the west and east, Hospital to the south.

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

2. Comprehensive Plan Consistency

The 2013 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)

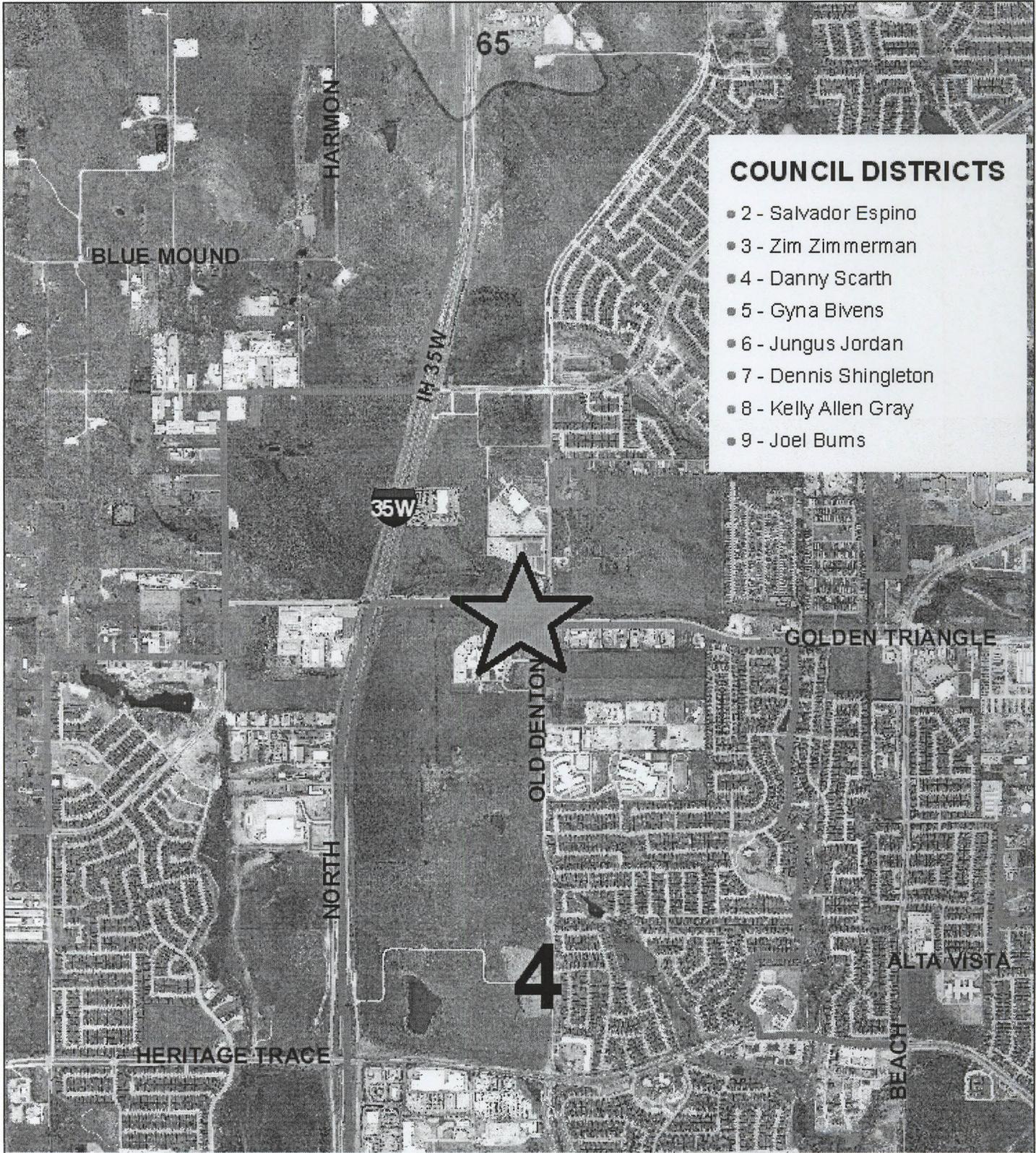
However the mini-warehouse use does not negatively impact the surrounding area based on the existing height, operational characteristics, appearance or traffic generated usually associated with industrial type uses. The proposed zoning change request **is consistent** with the Comprehensive Plan and the policy stated above.

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

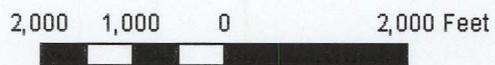
Attachments:

- 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 Bums





SP-13-006

Area Zoning Map

Applicant: Bear Creek Plaza Ltd.
 Address: 10997 Old Denton Road
 Zoning From: PD 943 for G uses plus mini-warehouses
 Zoning To: Amend PD 943 to convert carports to storage units
 Acres: 6.4658457
 Mapsco: 21L
 Sector/District: Far North
 Commission Date: 10/9/2013
 Contact: 817-392-2495



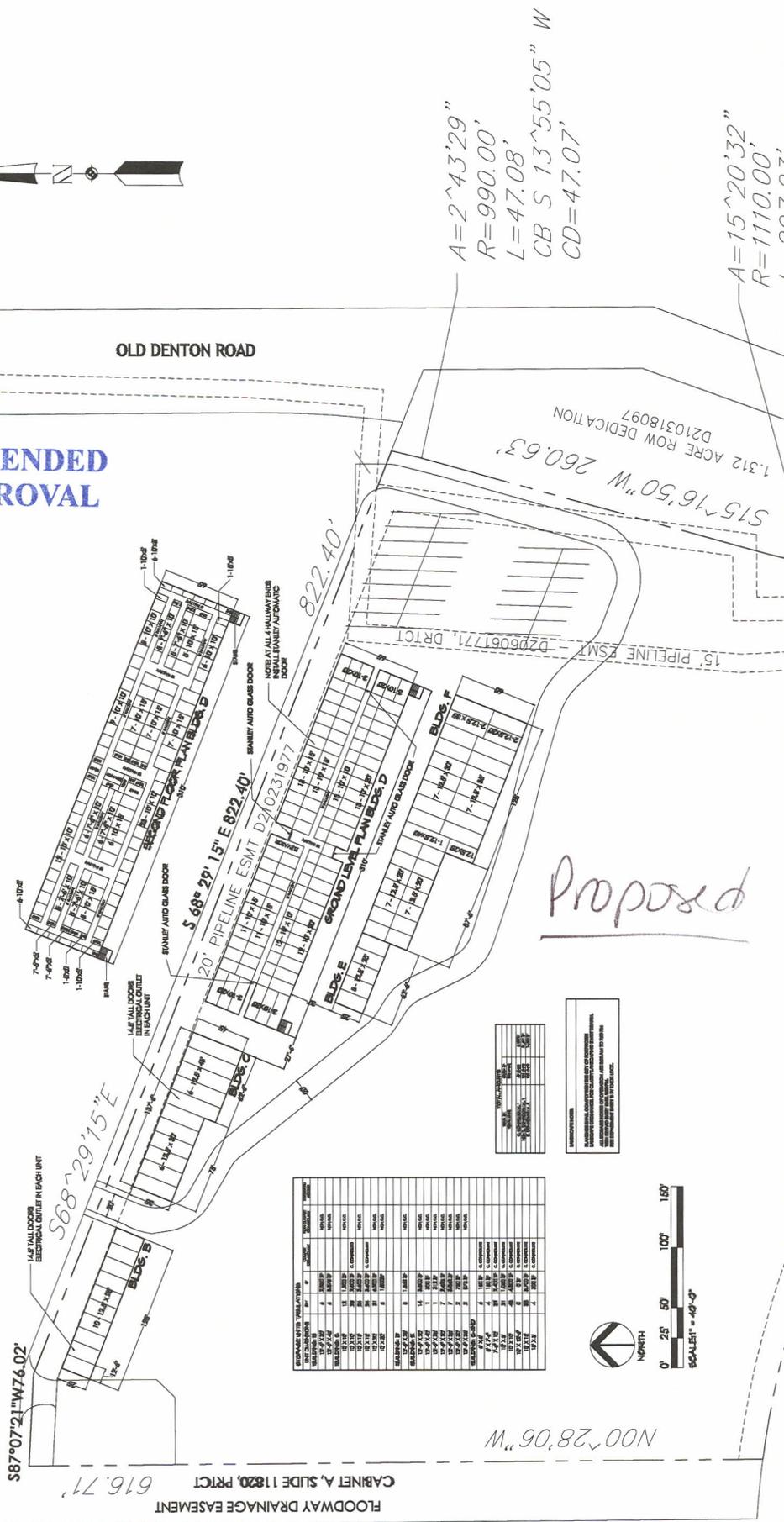
300 Ft. Buffer



**RECOMMENDED
FOR APPROVAL**



OLD DENTON ROAD



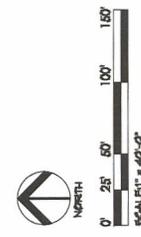
A=2^43'29"
R=990.00'
L=47.08'
CB S 13^55'05" W
CD=47.07'

A=15^20'32"
R=1110.00'
L=297.23'
CB=S 07^36'33" W

1.312 ACRE ROW DEDICATION
S15^16'50" W 260.63'

Proposed

STANDARD	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	100	YD	100.00	10000.00
2	ASPHALT	50	YD	50.00	2500.00
3	GRAVEL	200	YD	20.00	4000.00
4	STEEL	50	TON	100.00	5000.00
5	WOOD	100	CU YD	100.00	10000.00
6	PAINT	100	GA	10.00	1000.00
7	LABOR	1000	HR	10.00	10000.00
8	ELECTRICAL	100	HR	100.00	10000.00
9	MECHANICAL	100	HR	100.00	10000.00
10	PLUMBING	100	HR	100.00	10000.00
11	CONCRETE	100	YD	100.00	10000.00
12	ASPHALT	50	YD	50.00	2500.00
13	GRAVEL	200	YD	20.00	4000.00
14	STEEL	50	TON	100.00	5000.00
15	WOOD	100	CU YD	100.00	10000.00
16	PAINT	100	GA	10.00	1000.00
17	LABOR	1000	HR	10.00	10000.00
18	ELECTRICAL	100	HR	100.00	10000.00
19	MECHANICAL	100	HR	100.00	10000.00
20	PLUMBING	100	HR	100.00	10000.00
21	CONCRETE	100	YD	100.00	10000.00
22	ASPHALT	50	YD	50.00	2500.00
23	GRAVEL	200	YD	20.00	4000.00
24	STEEL	50	TON	100.00	5000.00
25	WOOD	100	CU YD	100.00	10000.00
26	PAINT	100	GA	10.00	1000.00
27	LABOR	1000	HR	10.00	10000.00
28	ELECTRICAL	100	HR	100.00	10000.00
29	MECHANICAL	100	HR	100.00	10000.00
30	PLUMBING	100	HR	100.00	10000.00



1 CONCEPTUAL SITE PLAN - GROUND LEVEL

Director of Planning and Development

Date

RELIABLE COMMERCIAL CONSTRUCTION INC.
190 Payco Dr., Attygus, TX 76001
Ph. (817) 457-0779 Fax (817) 457-9148

SCALE: 1" = 40'
SHEET: 1 OF 1

S87°07'21" W 76.02'
616.71'

FLOODWAY DRAINAGE EASEMENT
CABINET A, SLIDE 11820, PRICT

N00^28'06" W

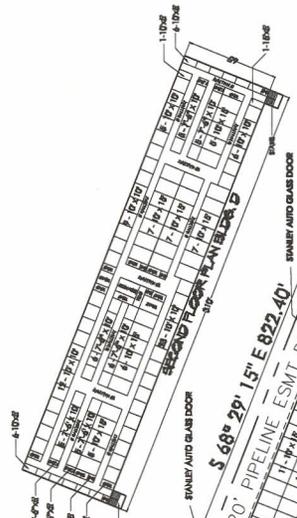
20' PIPELINE ESMT D210231977

15' PIPELINE ESMT D210606171, DRICT

1.312 ACRE ROW DEDICATION
S15^16'50" W 260.63'

822.40'

S 68° 29' 15" E 822.40'



NOTE: AT ALL HALLWAY ENDS
INSTALL SWANLEY AUTOMATIC
DOOR

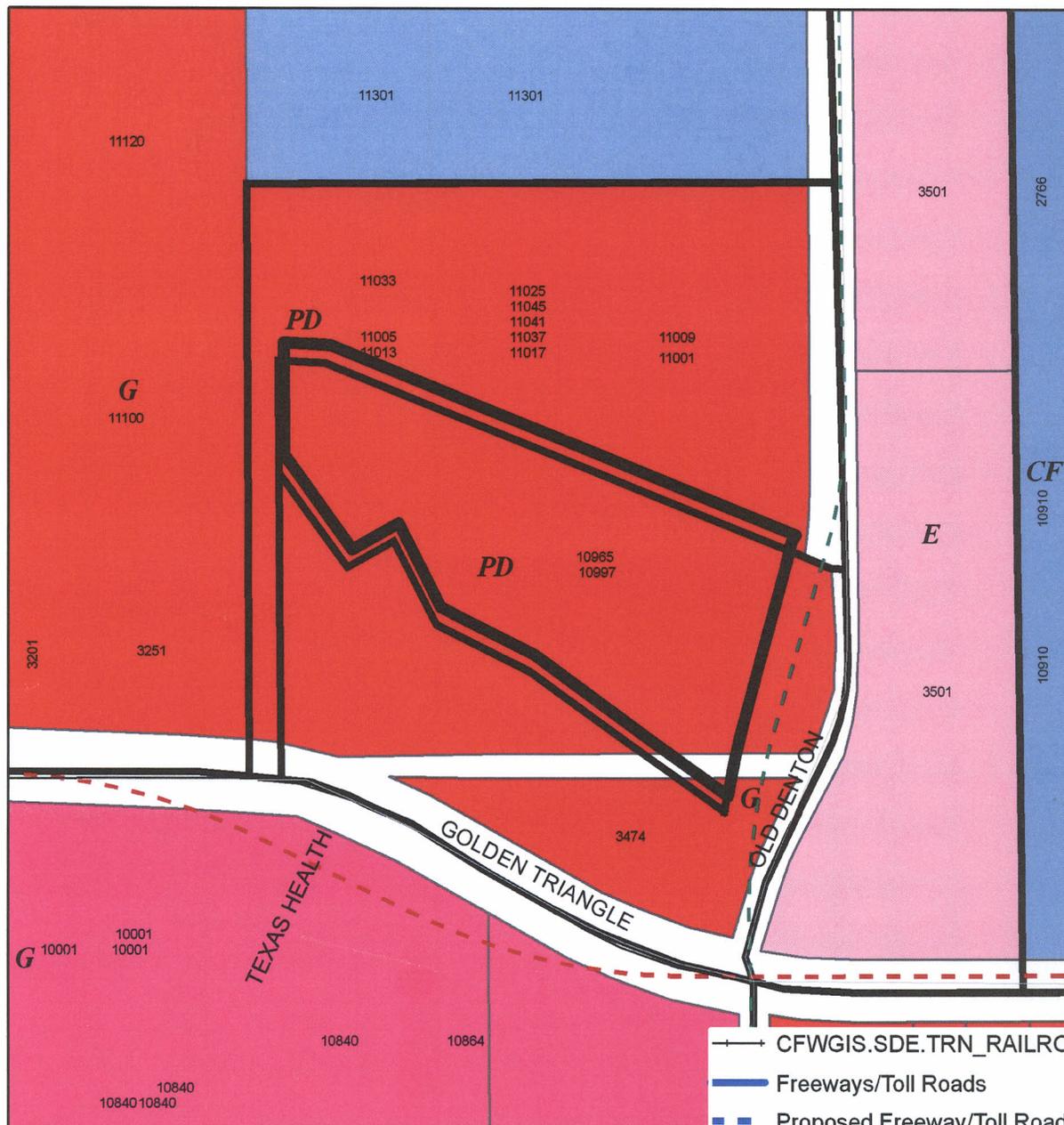
SWANLEY AUTO GLASS DOOR



11011 Old Denton Road

Future Land Use

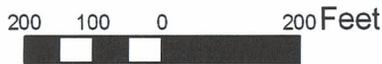
SP-13-006



- 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



200 100 0 200 Feet

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

<i>Document received for written correspondence</i>					ZC-13-140
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Hemphill Corridor Task Force	NA	Out		Support	Sent letter in

8. SP-13-006 Bear Creek Plaza Ltd. (CD 7) – 10997 Old Denton Road (William McCowen Survey, Abstract 999, 6.48 Acres): site plan to convert parking areas to storage units

Coy Quine, 301 Sherman Street, Richardson, Texas explained to the Commissioners the request is to change the open parking areas to storage units. Mr. Quine said there has been more demand for enclosed units.

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

<i>Document received for written correspondence</i>					SP-13-006
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Russell Fuller/ North Fort Worth Alliance	NA	Out		Support	Sent letter in

9. ZC-13-142 Blue Maple Group (CD 4) - 8463 Old Denton Road (Thomas Peck Survey, Abstract No. 1209, 20.25 Acres): from “A-5” One-Family to “PD/SU” Planned Development/Specific Use for electronic data storage center; site plan required

Jim Schell, 500 W. 7th Street, Fort Worth, Texas representing Blue Maple Group explained to the Commissioners they are requesting a 30 day continuance.

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

<i>Document received for written correspondence</i>					ZC-13-142
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Lance Griggs/ Summerfield's NA	NA	Out	Opposition		Sent letter in
Pam Speed	7576 Juliet Ln	In	Opposition		Sent letter in
Steve Christiana	7541 Juliet Ln	In	Opposition		Sent letter in