



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
January 7, 2014

Council District 2

Zoning Commission Recommendation: Approval by a vote of 9-0	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>
Opposition: none			

Owner / Applicant: Ultimate Properties/Dennis Young

Site Location: 2842 - 2850 (evens) Western Center Boulevard Mapsco: 104E

Proposed Use: Amend "PD-948" site plan to expand mini-storage

Companion Cases: ZC-12-084/PD-948

Background:

The proposed site is located on Western Center Blvd. near the intersection of IH-35W. The applicant is proposing to amend the site plan for PD 948 to add four additional mini-storage units. The PD zoning was approved last year for several mini-storage buildings and an office. On the initial site plan, the proposed area was left vacant for future development. The applicant is ready to complete the development and is required to provide an update of the site plan for the expansion.

The following table provides information related to the proposed buildings. The site plan as submitted is in general compliance with the zoning regulations.

Building	Square ft. of the proposed structures.
Building A	12,420
Building B	10,800
Building C	14,865
Building D	9,500

Site Information:

Owner: Ultimate Properties & Dennis Young
PO Box 11172
Fort Worth, TX 76110

Acreage: 4.6 acres

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

- North "I" Light Industrial; "G" Intensive Commercial / office, single-family
- East "G" Intensive Commercial / single-family, commercial, hotel
- South "C" Medium Density Multifamily / multifamily
- West "C" Medium Density Multifamily; "G" Intensive Commercial / commercial, multifamily

Site Plan Comments:

The site plan as submitted is in general compliance with the zoning regulations.

Transportation/Public Works (TPW) site plan comments

No comments have been submitted at this time.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-084, "PD/G" plus mini-warehouse, site plan required. Approved by City Council 9/11/12

Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Western Center Blvd	Principal Arterial	Principal Arterial	No

Public Notification:

The following Neighborhood Associations were notified:

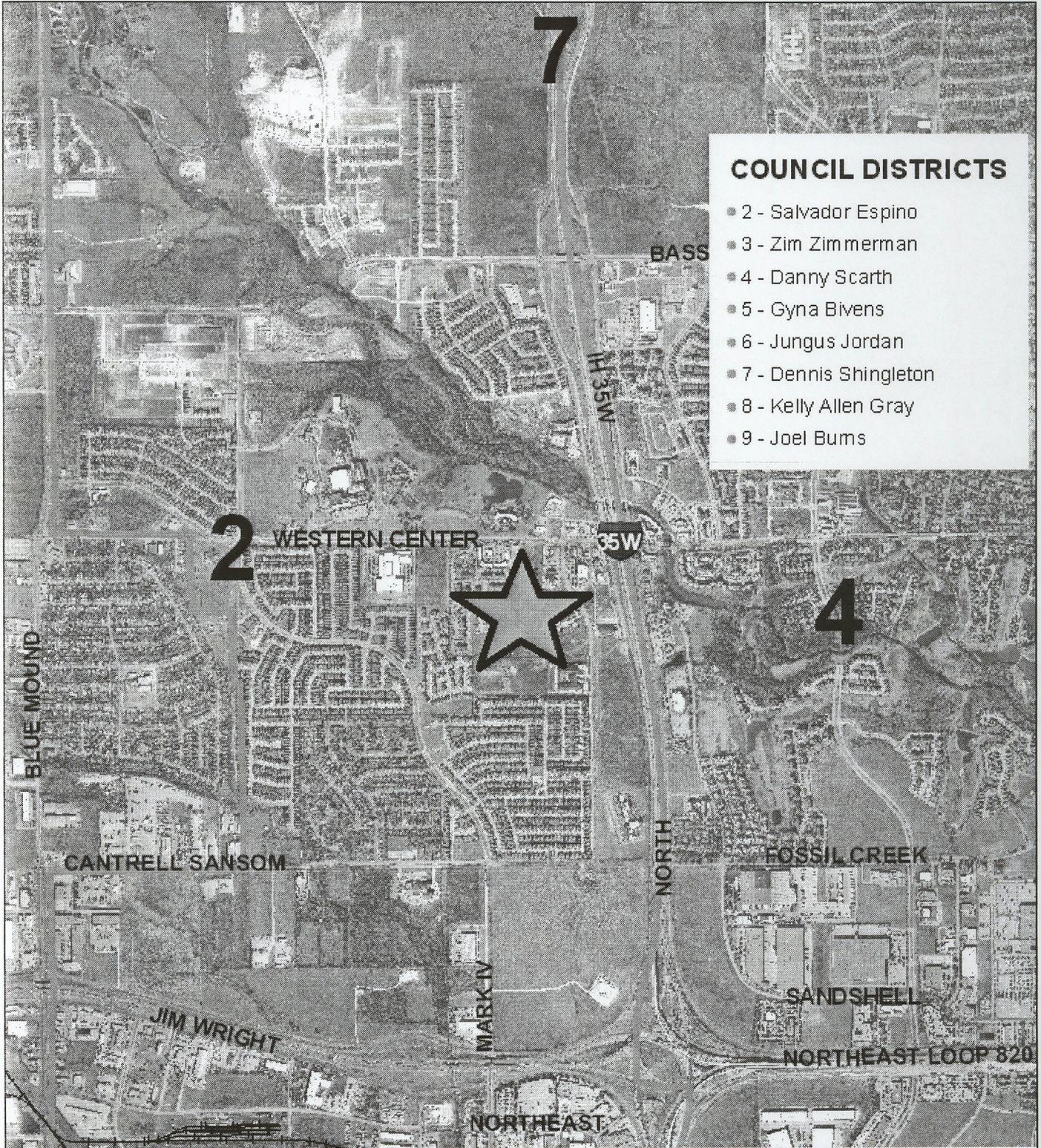
Organizations Notified	
Northbrook*	Eagle Mt-Saginaw ISD
Keller ISD	

*Located within this organization

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



2,000 1,000 0 2,000 Feet

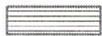




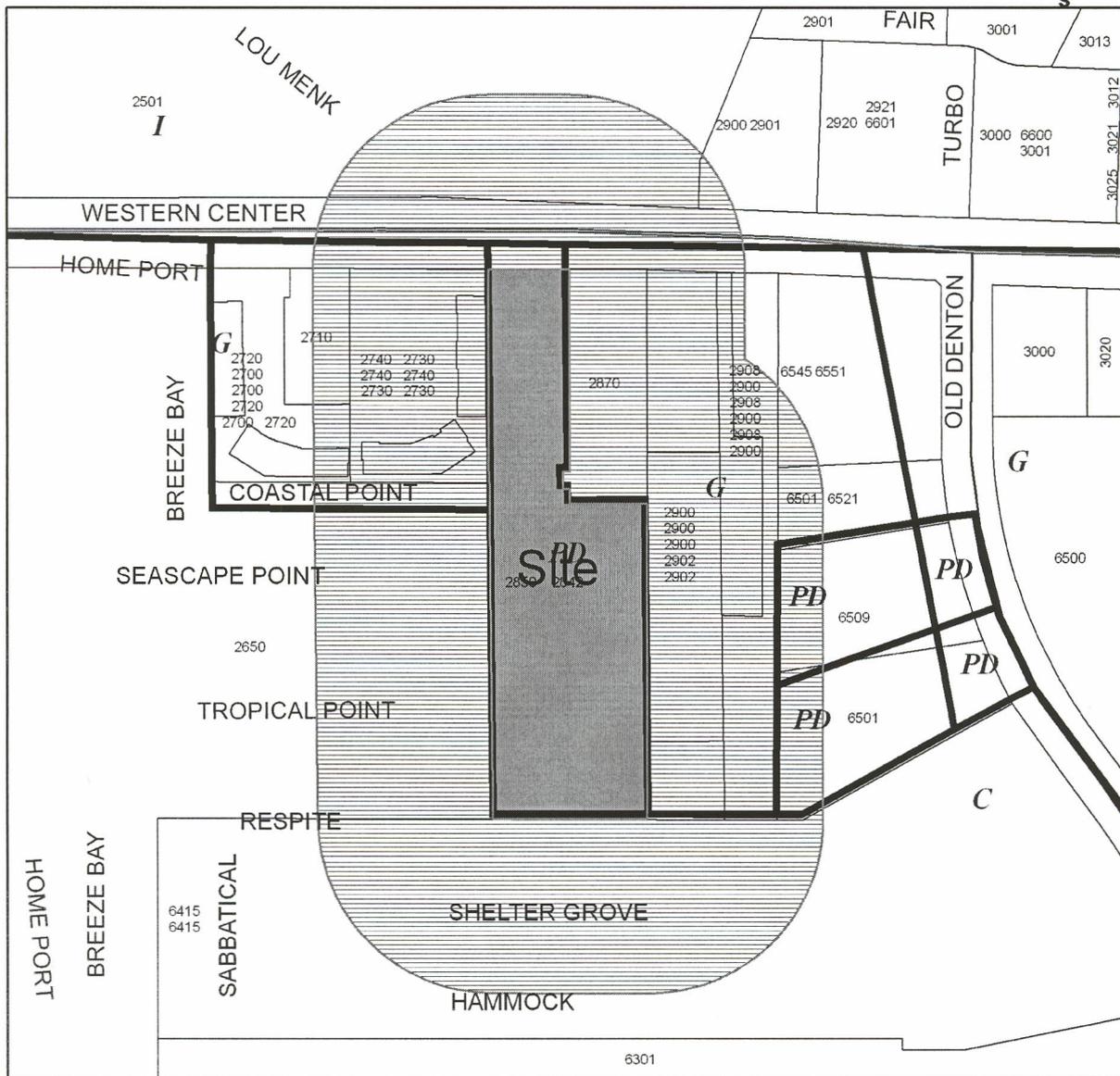
SP-13-007

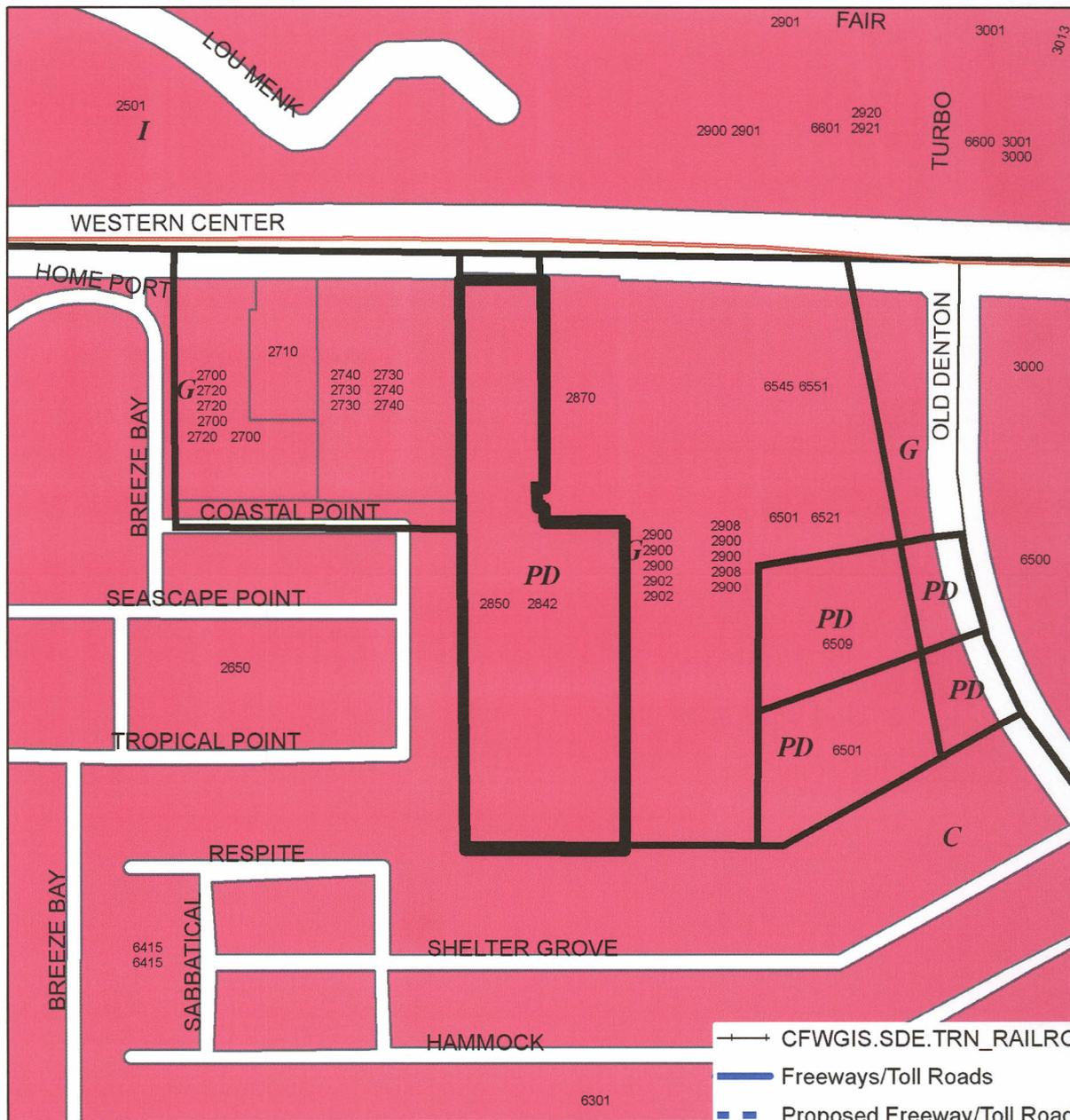
Area Zoning Map

Applicant: Ultimate Properties
 Address: 2842 - 2850 (evens) Western Center Boulevard
 Zoning From: PD 948 for mini storage
 Zoning To: Amend Site Plan to add storage buildings
 Acres: 4.61599306
 Mapsco: 35X
 Sector/District: Far North
 Commission Date: 12/11/2013
 Contact: 817-392-8043



300 Ft. Buffer





- 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



James Maibach	1703 North Peyco	notification area		Support	Spoke at hearing
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3. ZC-13-174 H. S. Churchill Trust (CD 2) 816 Churchill Road (Edward S. Ellis Survey, Abstract No. 462, 1.90 Acres): from "B" Two-Family and "E" Neighborhood Commercial to "PD/SU" Planned Development/Specific Use for Mobile Home Park; site plan included

Dennis Hopkins, 2131 North Collins Street, Arlington, Texas, representing H S Churchill Trust explained to the Commissioners they are requesting a postponement to the next hearing. He explained he sent out letters to surrounding property owners and neighborhood associations and have received no opposition. Mr. Hopkins explained the reason for the continuance is to allow time to work on the site plan comments.

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

4. SP-13-007 Ultimate Properties/Dennis Young (CD 2) – 2846-2850 Western Center Boulevard (Spindor Addition, Block 1, Lots 1A & 1B, 4.60 Acres): Amend "PD-948" site plan to expand mini storage buildings

April Young, 2306 Park Place, Fort Worth, Texas property owner explained to the Commissioners they are expanding to add more storage units.

Mr. Flores asked if they are climate controlled. Ms. Young indicated the ones in the middle have the capability of being climate controlled.

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

5. ZC-13-175 Hulsey Properties LLC (CD 9) – 2119 Mistletoe Boulevard (Mistletoe Heights, Block 1, Lots 1 & 2, 0.24 Acres): from "I" Light Industrial to "UR" Urban Residential

Jim Schell, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Hulsey Properties LLC explained to the Commissioners they are requesting a 90 day continuance. Mr. Schell explained the applicant wants to prepare some architectural renderings and make sure this is a feasible project.

Motion: Following brief discussion, Ms. Reed recommended a 90 day continuance, seconded by Mr. Northern. The motion carried unanimously 9-0.

Document received for written correspondence				ZC-13-175
Name	Address	In/Out 300 ft notification	Position on case	Summary