



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 3, 2014

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: Pinnacle Bank

Site Location: 12451 Willow Springs Road Mapsco: 19B

Proposed Use: Mini-Warehouse

Request: From: "I" Light Industrial
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus mini-warehouses; site plan included

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent.
(Significant Deviation)

Background:

The applicant is requesting a zoning change from "I" Light Industrial to "PD/I" Planned Development for all uses in "I" Light Industrial plus mini-warehouses. The property is west of Willow Springs and north of Business Highway 287. Access to the site will primarily be off of the service road for Business 287 with an emergency access gate off of Willow Springs Road.

The applicant proposes to construct 11 structures anywhere from 4,600 square feet to 16,300 sq. ft. for climate controlled and non-climate controlled buildings with an office, open stalls and RV/Boat parking. The buildings will be constructed in three phases.

Mini-warehouses are prohibited in commercial districts except through PD zoning. In 2007, Ordinance No. 17093 excluded mini-warehouses from the FR, F, G and I zoning districts.

Site Information:

Owner: Pinnacle Bank
P. O. Box 1319
Azle, TX 76098
Agent: Jim Schell
Acreage: 8.95 acres
Comprehensive Plan Sector: Far North
Surrounding Zoning and Land Uses:

North "I" Light Industrial/ vacant
 East "I" Light Industrial / vacant, farm land
 South "AG" Agricultural / Business Highway 287
 West "I" Light Industrial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-04-070 from AG to I, approved by Council 04/27/04, subject area to the north and east; ZC-04-076A from AG to I, approved by Council 05/04/04, subject area

Platting History: PP-12-006 Olivia Addition, three industrial lots, approved by City Plan Commission 06/27/12, subject area to the east

Site Plan Comments:

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

Transportation/Public Works (TPW) site plan comments

1. Sidewalks shall be required for all streets as per City of Fort Worth Standards.
2. TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW contingent upon TXDOT approval.
3. Emergency access easements shall not be less than 26' in width. Show the full 26' width on the plat. Where emergency access easements intersect, a triangular area 25' x 25' shall be platted as part of the emergency access easement.
4. Driveway location must not interfere with intersection function.
5. ROW Dedication: Partial - Dedicate ½ of {80}' ROW for {WILLOW SPRINGS ROAD}
6. Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details on final plat.
7. Public Open Space Easement - A triangular 10'x10' POSE (Public Open Space Easement), shall be provided at the intersection of an alley and a driveway or an access easement and a street.
8. CFA - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements

Requirements from TPW staff cannot be waived through the Zoning Commission.

Water Department site plan comments

1. Extend water line along frontage
2. Letter from Tarrant County Health for private onsite septic tank
3. Water main capacity charge, available at final plat
4. Must be platted in order to be served with water

Requirements from Water Department staff cannot be waived through the Zoning Commission.

Fire Department site plan comments

Reference Sections 503.2.1, 503.2.3, 503.2.4, 503.2.5, 503.2.7 Fire Lane Specifications:

1. Minimum width of fire lane ≥ 20 ft., except multi-family complexes ≥ 26 ft.
2. Minimum vertical clearance ≥ 14 ft.
3. Minimum capacity ≥ 12,500 Lbs. wheel loading with asphalt or concrete driving surface.
4. Minimum inside turning radius ≥ 25 ft.
5. Minimum outside turning radius ≥ 45 ft., except multi-family complexes ≥ 51 ft.
6. Maximum grade ≤ 6%.
7. Maximum dead-end without turnaround ≤ 150 ft.
8. Turnarounds shall comply with Figure 503.2.5.

Requirements from Fire Department staff cannot be waived through the Zoning Commission

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Business Highway 287	Tollway/Freeway	Tollway/Freeway	No
Willow Springs Road	Two-Way County	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified

Northwest Fort Worth Community Alliance* closest neighborhood association*	Northwest ISD
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Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “PD/I” Planned Development for all uses in “I” Light Industrial plus mini-warehouses. Surrounding land uses vacant to the north and west, vacant and farm land to the east and Business Highway 287 to the south.

The proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is not consistent with the Future Land Use map.

The requested zoning change is not consistent with the following Comprehensive Plan policies:

- 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).

Based on nonconformance with the future land use map and policies stated above the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

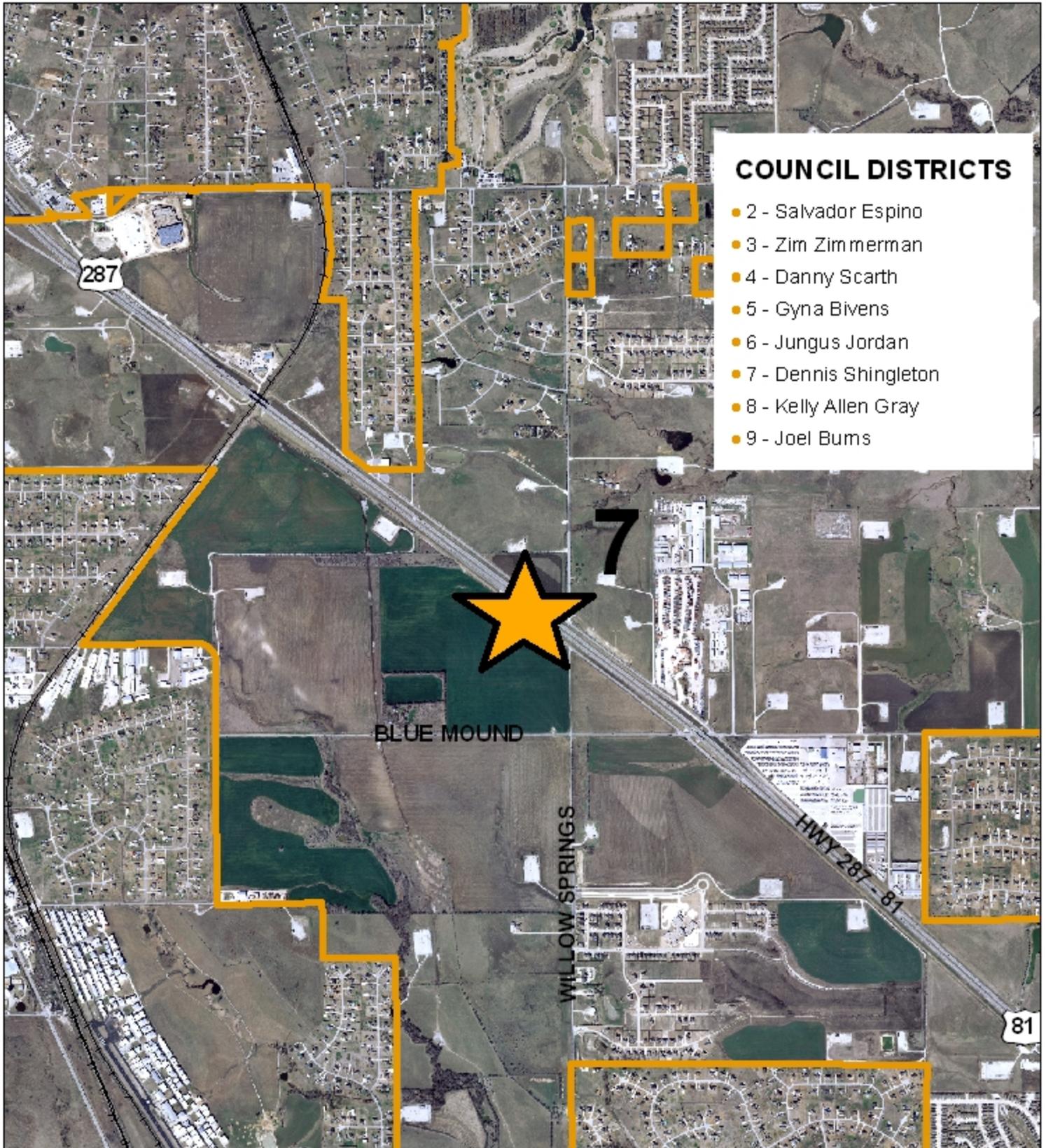
However, the base zoning and site plan approval mitigates the potential for negative impacts. In addition the property is located on a tollway/freeway, which is a proper location for neighborhood commercial or more intense uses.

The zoning was changed from AG to I in 2004. The Comprehensive Plan should have been updated to reflect that change making the proposed use consistent. It will be adjusted for the 2015 update.

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

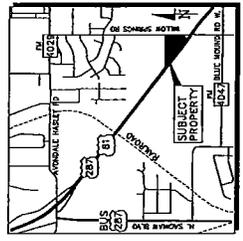
Location Map



2,000 1,000 0 2,000 Feet



RECOMMENDED FOR APPROVAL



Being a 9.01 acre tract of land situated in the James Rigby Survey, and being a portion of that certain tract of land described in Deed to James Rigby, et al., recorded in the Public Records of Tarrant County, Texas, and 9.01 acres tract being more particularly described by metes and bounds as follows:

BEING the intersection of the north-south right-of-way line of the James Rigby Survey, a third 2/3 of Iron born South 24 degrees West 128.11 feet, thence South 85 degrees 33 minutes 00 seconds East along the north-south line of said James Rigby Survey and along the southerly line of Document No. 0208172003 and along the southerly line of a tract of land described in Deed to J. C. Bates, et al., recorded in the Public Records of Tarrant County, Texas, and 9.01 acres tract being more particularly described by metes and bounds as follows:

THENCE South 00 degrees 07 minutes 00 seconds West along the north-south line of said James Rigby Survey a distance of 186.00 feet;

THENCE North 88 degrees 59 minutes 00 seconds West a distance of 380.00 feet;

THENCE South 01 minutes 00 seconds West a distance of 207.00 feet;

THENCE North 32 degrees 33 minutes 00 seconds West along the north-south right-of-way line of said US Highway 287 and 81 a distance of 400.58 feet to the Point of Beginning and containing 9.01 acres of land, more or less.

APPROVED: _____

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE: _____

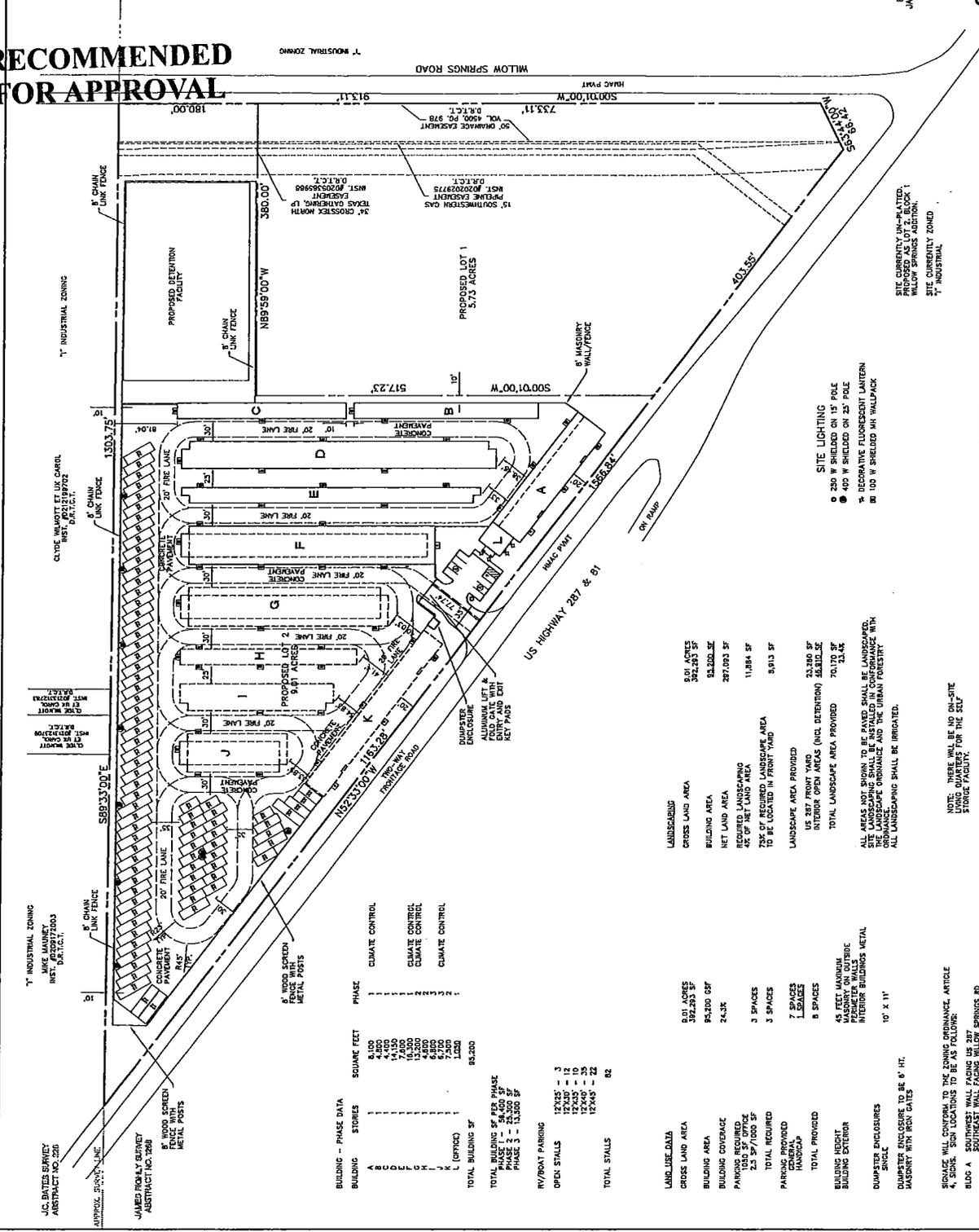
SITE PLAN

WILLOW SPRINGS SELF STORAGE

BEING 9.01 ACRES OF LAND SITUATED IN THE JAMES RIGBY SURVEY, ABSTRACT NUMBER 1288, TOWNSHIP NORTH, TARRANT COUNTY, TEXAS

PREPARED MARCH 27, 2014
REVISED MARCH 27, 2014
REVISED APRIL 6, 2014

SD Engineering, Inc.
Site Development Engineering
PO Box 1387, Azle, TX 75642-1387
TEL: 817.441.6000 FAX: 817.441.6045
TEXAS REGISTERED SURVEYING FROM 10529820



DEVELOPER
LUDWIG INVESTMENTS, LLC
9004 BELSHIRE DR.
N. RICHLAND HILLS, TEXAS 76182
817.526.0648

OWNER
PINNACLE BANK
PO BOX 1319
AZLE, TEXAS 76098
817.44.2504

SITE LIGHTING

- 250 W SHIELDED ON 15' POLE
- 405 W SHIELDED ON 25' POLE
- ✦ DECORATIVE FLOURESCENT LANTERN
- 100 W SHIELDED MH WALLPACK

ALL AREAS NOT SHOWN TO BE PAVED SHALL BE LANDSCAPED. SITE LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH TARRANT COUNTY ORDINANCE AND THE URBAN FORESTRY ORDINANCE. ALL LANDSCAPING SHALL BE IRRIGATED.

NOTE: THERE WILL BE NO ON-SITE STORAGE FOR THE SILU STORAGE FACILITY.

BUILDING	PHASE	STORIES	SQUARE FEET
A	1	1	6,100
B	1	1	4,800
C	1	1	14,150
D	1	1	14,150
E	1	1	13,200
F	1	1	13,200
G	1	1	6,800
H	1	1	6,800
I	1	1	7,200
J	1	1	7,200
K	1	1	1,000
L	1	1	1,000
TOTAL BUILDING SF			88,200

LANDUSE DATA	AMOUNT
CROSS LAND AREA	89,200 SF
BUILDING AREA	88,200 SF
PARKING PROVIDED	2,3 SF/1000 SF
TOTAL PROVIDED	53 SPACES
TOTAL REQUIRED	53 SPACES
LANDSCAPE AREA PROVIDED	23,280 SF
INTERIOR OPEN AREA (INCL DETENTION)	58,800 SF
TOTAL LANDSCAPE AREA PROVIDED	70,170 SF
TOTAL REQUIRED	30,444 SF

LANDSCAPE DATA	AMOUNT
CROSS LAND AREA	89,200 SF
BUILDING AREA	88,200 SF
NET LAND AREA	287,093 SF
TOTAL OF REQUIRED LANDSCAPE AREA TO BE LOCATED IN FRONT YARD	5,913 SF
LANDSCAPE AREA PROVIDED	23,280 SF
US 287 FRONT YARD	11,884 SF
INTERIOR OPEN AREA (INCL DETENTION)	58,800 SF
TOTAL LANDSCAPE AREA PROVIDED	70,170 SF
TOTAL REQUIRED	30,444 SF

LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH TARRANT COUNTY ORDINANCE AND THE URBAN FORESTRY ORDINANCE. ALL LANDSCAPING SHALL BE IRRIGATED.

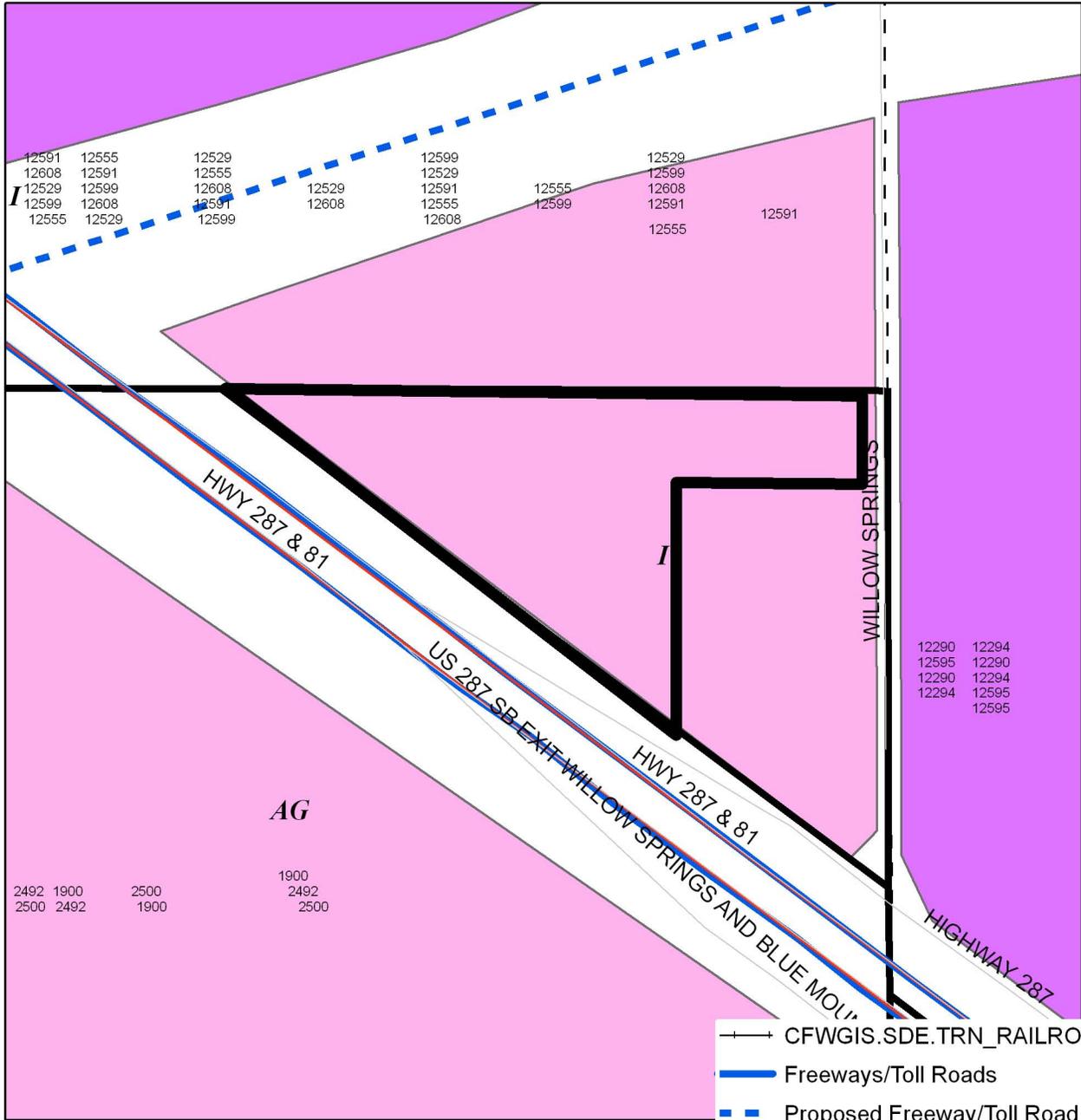
REMARKS TO THE PLANNING DEPARTMENT, ARTICLE 4, SIGN. SIGN LOCATIONS TO BE AS FOLLOWS:
BLOC A SOUTHWEST WALL FACING US 287
BLOC B EAST WALL FACING WILLOW SPRINGS RD
BLOC C EAST WALL FACING WILLOW SPRINGS RD
BLOC D SOUTHWEST WALL FACING NORTHWEST, SOUTHWEST, AND SOUTHEAST



12451 Willow Springs Road

Future Land Use

ZC-14-047



- 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

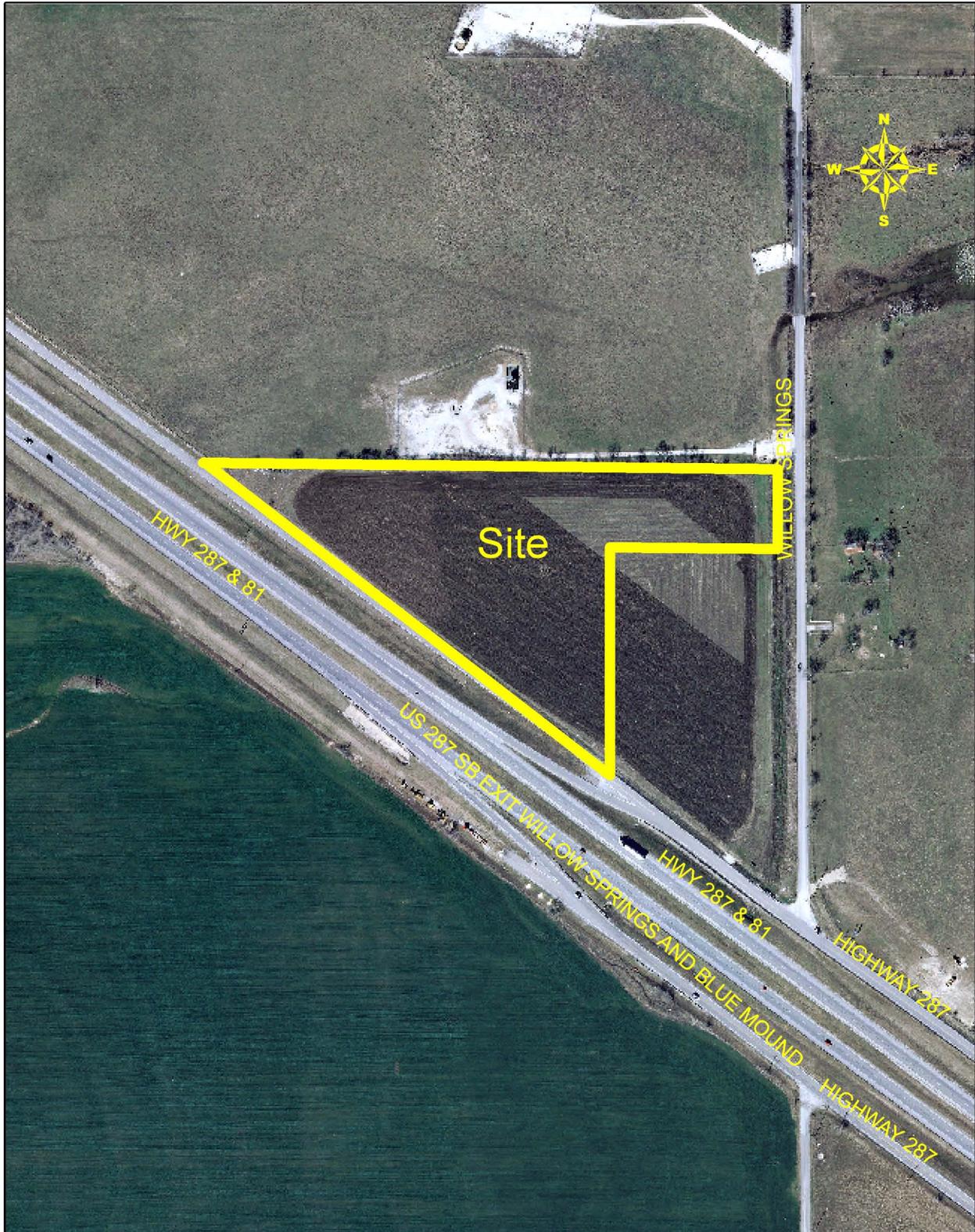
- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD_ZONE**
- Floodplain



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 18, 2014.



Aerial Photo Map



Mr. Hopkins mentioned that the adjacent property owners are in violation of code and that he would provide screening for his proposal.

Dana Burghdoff explained that an earlier stated from Mr. Hopkins was incorrect and clarified that a site plan could accommodate a phased development and would not prevent a building permit from being issued. Mrs. Murphy agreed to that statement. Mr. Hopkins clarified that he had previous situations that gave him the impression as to the site plan but understood thoroughly.

Mr. West asked for clarification as to what is surrounding the property in question. Mr. Hopkins mentioned there were compressor stations in the area that run 24/7. Mr. West asked for Mr. Hopkins to point out various sites on the aerial picture and how were they exiting the property. Mr. Hopkins said the business would exit onto Mosier Valley Road. Mr. Tucker made clarification on the aerial view as to the surrounding uses. Mr. Hopkins pointed out where the 8 foot fence would be placed on the property.

Mr. Flores stated that he would like more clarification to the three phases proposed and would like to see something more concrete like a site plan. Mr. Hopkins stated that his client did not want to pay continuance fees and therefore would be willing at the request of the Commission to continue the case for 60 days and provide the Commission with a site plan if they would require one.

Motion: Following brief discussion, Ms. McDougall recommended a Denial of the request, seconded by Ms. Conlin. On a substitute motion Mr. Northern recommended a 60 day continuance with a site plan, seconded by Mr. Edmonds. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-14-038
Name	Address	In/Out 300 notification area	Position on case		Summary
Allen Tucker	1601 Briar Rd	Out		Support	Spoke at hearing
Tamika Seaton	3401 Rodolphus	In	Opposition		Sent letter in
Tucker Seaton	3336 Fite St	In	Opposition		Sent letter in
City of Euless	201 N Ector	Out		Support	Sent letter in
Cathedral of Faith	3500 Anderson House	Out		Support	Sent letter in

3. ZC-14-047 Pinnacle Bank (CD 7) – 12451 Willow Springs Road (James Righly Survey, Abstract 1268, Tract 9, 8.95 Acres): from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial plus min-warehouse; site plan included

Jim Schell, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Pinnacle Bank explained to the Commissioners that the adjacent properties in the area are industrial and that his

client is seeking a mini warehouse facility. Mr. Schell stated that this area in particular has a great demand for storage and a mini warehouse facility. Mr. Schell mentioned the previous opposition and explained that his client did meet with the neighborhood alliance after the last meeting and has diligently attempted to meet throughout the process but has gotten no response from the neighborhood.

Chris Ludwig, 9004 Belshire Drive, North Richland Hills, Texas applicant to the request spoke to speaking to the alliance briefly and showed the commission the site to be constructed. Mr. Ludwig showed pictures of adjacent properties in the area and showed his site to resemble a retail style of development.

Mr. West asked if the property to the east of the facility was owned by the applicant. Mr. Ludwig said that it was owned by the same owner. Mr. West asked if the applicant would control what uses would be developed there and mentioned that it would also be a light industrial zone. Mr. Ludwig stated that there were multiple inquiries to the property but that he did not have any plans for it at this time.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Mr. West. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>ZC-14-047</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Charles Ludwig	9004 Belshire Dr.	Out		Support	Spoke at hearing

IV. New Cases

4. ZC-14-032 Segundo Ruiz (CD 5) – 5429 and 5431 Pinson Street (Sunrise Addition, Block 5, Lot 9, 0.81 Acres): from “E/HC” Neighborhood Commercial/Historic & Cultural Overlay to “A-7.5/HC” One-Family/Historic & Cultural Overlay

Juan Ruiz, 2513 N. Hughes Street, Fort Worth, Texas explained to the Commissioners his request to take this location back bto a single family use.

Ms. McDougall asked if the applicant was aware of this request being in a historical district. Mr. Ruiz confirmed that he did realize it was in a historical area. Ms. McDougall asked if this was part of a code compliance related issue. Mr. Ruiz confirmed that there had been a previous issue but that it was taken care of and they are seeking to build single family residential. Ms. McDougall asked for clarification as to what the plans were for building and Mr. Ruiz stated that the plan is to build from the ground up and keep it historical. Ms. McDougall asked if the neighborhood has been contacted and Mr. Ruiz said that he had not spoken to the associations but was not aware of any issues from the neighborhood.

14. ZC-14-047 Pinnacle Bank (CD 7) – 12451 Willow Springs Road (James Righly Survey, Abstract 1268, Tract 9, 8.95 Acres): from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial plus min-warehouse; site plan included

Justin Light, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Pinnacle Bank explained to the Commissioners they are requesting a Planned Development for I uses plus mini-warehouse. He handed in a revised site plan. Mr. Light mentioned a new 600 acre residential development to the south and they believe this use will be in high demand for this area. Mr. Light said the developer has spoken to surrounding property owners who were happy that development was coming to the area but they do not have anything in writing. He referred to the staff report noting that it was consistent with surrounding land uses; however it was not compatible with the Comprehensive Plan.

Mr. Light noted the changes made to the site plan were based on conversations with adjacent property owners and the Fire Department. They have removed the additional access point to the north, and the proposed detention pond has been extended. The developer is proposing a high quality storage unit. Mr. Light said the opposition that was sent in saying they don't want this is for your typical storage units. This will have masonry walls along Highway 287 with earth tone colors. A conceptual rendering was displayed on the overhead. The tree line on the back side of the lot will be kept with 23% of green space being proposed.

Mr. Light outlined on the map displayed where the Northwest Fort Worth Community Alliance boundaries are. Mr. Flores mentioned to Mr. Light the people who responded from the North Fort Worth Community Alliance were concerned with appearance and the other concern was the location. Mr. Flores asked if anyone has spoken to the residents who are in opposition. Mr. Light said no and that he tried to review the internet postings for additional comments. He said as far as the location it is much removed from any residential area. He also noted to the south there is a large existing furniture store and this will be minimal in comparison to that structure. Mr. Flores asked if there were any mini-warehouse uses nearby. Mr. Light said there are some in the surrounding area but not immediately adjacent.

David Carothers, 1213 Diamond Back Lane, Fort Worth, Texas representing North Fort Worth Community Alliance spoke in opposition. Mr. Carothers said there are thousands of people in this area and he has only reached out to those surrounding property owners adjacent to him. He mentioned a new high school for Northwest ISD is proposed across and to the south of the interstate. Hopefully the trend will be upscale retail developments. He said this will not be a nice mini-storage unit use. He also mentioned they did not get notified and just found out a few days ago. He is asking for a continuation on this to get more information.

Mr. Edmonds asked Mr. Carothers is representing the neighborhood and if he was President of the neighborhood. Mr. Carothers said he is representing North Fort Worth Community Alliance and is the Assistant Director. Mr. Edmonds asked if he received notice of the hearing. Mr. Carothers said to his knowledge no not from the City.

In rebuttal Mr. Light said he understands the concerns in wanting to keep the area nice. The developer is proposing a nice facility. He said this would be a much nicer facility than the large

furniture store to the south. He noted one of the comments made in opposition was from someone living five miles away. The church that was mentioned is some distance from the facility as well.

Mr. Edmonds said it looks like a good project and if there is only one neighborhood that is notified in the area saying they need more time to get the details. He said unless the timing is critical he would like to suggest continuing for 30 days so the applicant can get together with the neighborhood group and get their support. Mr. Light said the contract for the property is on a deadline. He noted there are 17 different organizations within the Northwest Fort Worth Community Alliance. He said there was a zoning sign out there on Willow Springs Road when he visited the property yesterday, and the developer is on a deadline to get this project finished. Mr. Edmonds asked if 30 days would interfere with their deadline. Mr. Light said it would be right up on the deadline and pushback a lot of the planning they've prepared for this project.

Mr. Genua wanted to be clear on the notification that was handed to him. The person that was notified for North Fort Worth Community Alliance was F. Valtierra3@hotmail.com. Mr. Genua asked Mr. Carothers if he knew who that was and that they were properly notified. Mr. Carothers acknowledged he knew Mr. Valtierra.

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

<i>Document received for written correspondence</i>				<i>ZC-14-047</i>
Name	Address	In/Out 300 notification area ft	Position on case	Summary
David Carothers	1213 Diamond Back Ln	Out	Opposition	Spoke at hearing
Dan Rousseau	NA	Out	Opposition	Sent letter in
Aimee Copadis	NA	Out	Opposition	Sent letter in
Jill Echols Kolb	NA	Out	Opposition	Sent letter in
Bob Larson	NA	Out	Opposition	Sent letter in

15. ZC-14-048 Barrett & Chrislyn Green (CD 7) – 412 Ridgewood Road (Crestwood Addition, Block 4, Lot 10, 0.38 Acres): from “A-21” One-Family to “A-10” One-Family

Barry Green, 412 Ridgewood Road, Fort Worth, Texas property owner explained to the Commissioners they are requesting a zoning change due to an error on Tarrant Appraisal Districts maps which caused a rezoning of their property back in 2007. The current zoning designation is A-21 which requires a minimum 21,780 square feet (½ acre). Mr. Green said his lot is only 16,502 square feet, 0.384 of an acre. He handed in a form from Tarrant Appraisal District indicating the correct square footage of his property. Mr. Green has contacted 22 of the 28 property owners in the neighborhood within the 300 ft buffer area with the exclusion of one property that is vacant. A petition was submitted of those in support including those in the