



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
August 5, 2014

Council District 3

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: One letter submitted; Tiffany Gardens	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>

Owner / Applicant: Alborz LLC

Site Location: 10013 Southview Rd Mapsco: 35X

Proposed Use: Amend PD-965 site plan to change the height of the office and mini-storage units

Companion Cases: ZC-12-127/PD-965

Background:

The zoning was approved in March 2013 for "PD/G" Planned Development for all uses in "G" Intensive Commercial plus mini-warehouse, site plan required. The area neighborhood was involved in many details of the approved PD.

The applicant is proposing to increase the height of all warehouse structures from 9 ft. to 10-12 ft. in order to accommodate fire suppression systems. The applicant would also like to increase the office building height from one story (16 ft.) to two stories (25 ft. 2 inches). The proposed height increases cannot be administratively approved and must obtain Council approval.

The following table describes the differences in the most recently approved and proposed site plan:

Building	Original PD 965	Proposed Changes
Height of Building A	9 ft.	12 ft.
Height of Buildings B-F	10 ft.	10 ft.
Height of Office	1 story, 16 ft.	2 stories, 25 ft. 2 inches
Parking Spaces	13	10

The applicant has been in contact with neighborhood representatives and property owners and worked through some fence concerns. The adjacent neighbors have been satisfied by the applicant.

Site Information:

Owner: Alborz LLC
13200 Hwy 287 & 81

Acreage: 3.2
 Comprehensive Plan Sector: Far West
 Haslet, TX 76052

Surrounding Zoning and Land Uses:
 North "A-5" One-Family / vacant
 East "A-5" One-Family / single-family
 South "A-5" One-Family / single-family
 West "G" Intensive Commercial /vacant, convenience store

Site Plan Comments:

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

Transportation/Public Works

- Sidewalks shall be required for all streets as per City of Fort Worth Standards.

TPW comments cannot be waived through the zoning process. Please contact TPW for additional questions related to this project.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-120, from "G" Intensive Commercial to "PD/G" for all uses in "G" plus mini-warehouse, site plan approved; approved 3/23/13
Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Southview Dr.	Local Road	Residential	No

Public Notification:

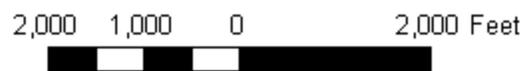
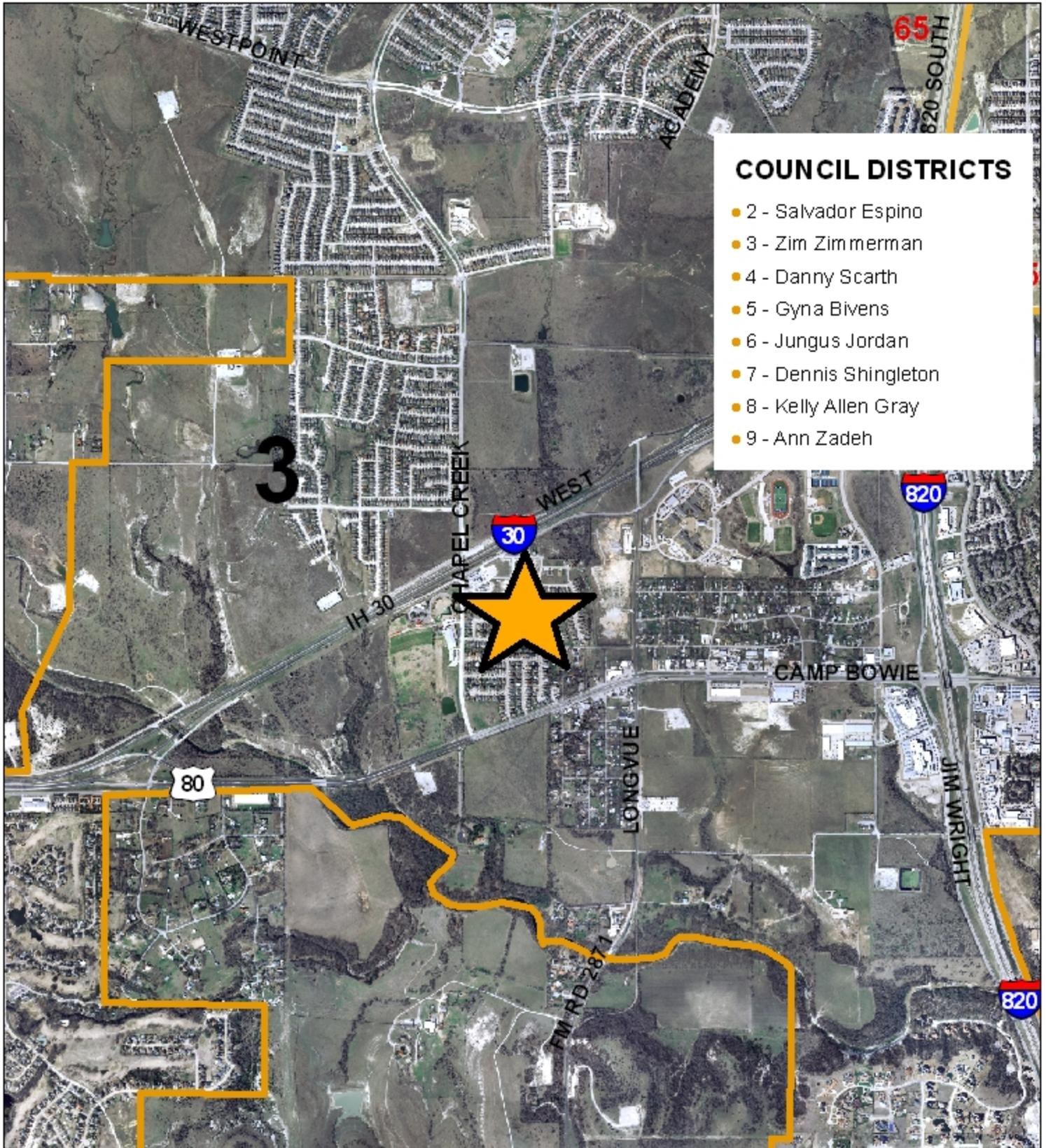
The following Organizations were notified:

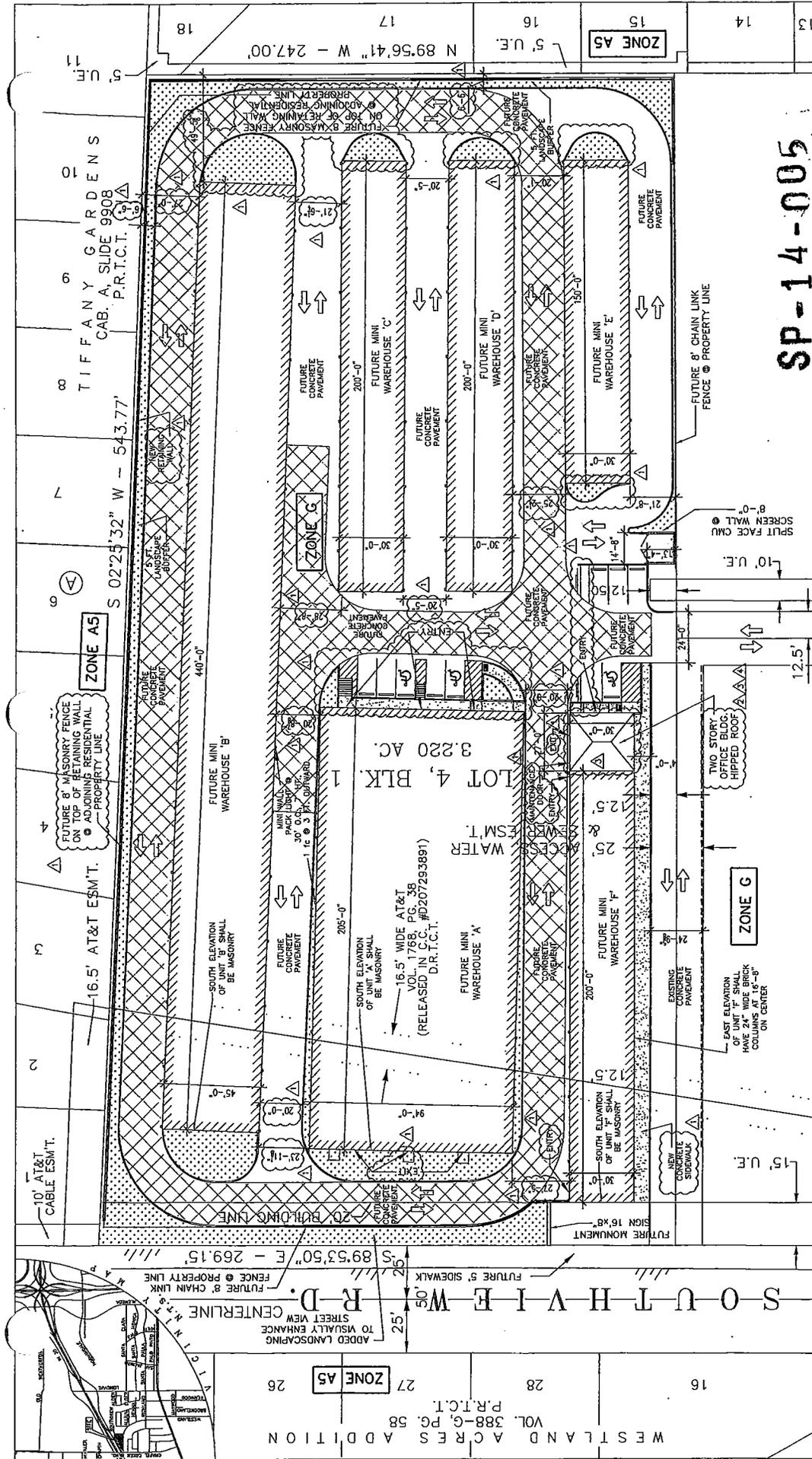
Organizations Notified	
Westland Texas NA	Westpoint Citizens on Patrol
Tiffany Gardens HOA	FWISD
Chapel creek NA	

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





SP-14-005

RECOMMENDED FOR APPROVAL

- REVISION MARCH 20, 2014
- REVISION APRIL 10, 2014
- REVISION JUNE 17, 2014
- REVISION JUNE 23, 2014

FUTURE BUILDINGS DATA

MARK	SIZE	SQ. FTG.	# STORES	BLDG. MTL.	ROOF MTL.
A	94' x 205'	19,270 S.F.	1 STORY	12'-6" METAL	12'-6" METAL
B	45' x 240'	10,800 S.F.	1 STORY	10'-3" METAL	10'-3" METAL
C	30' x 200'	6,000 S.F.	1 STORY	10'-3" METAL	10'-3" METAL
D	30' x 200'	6,000 S.F.	1 STORY	10'-3" METAL	10'-3" METAL
E	30' x 200'	6,000 S.F.	1 STORY	10'-3" METAL	10'-3" METAL
F	30' x 200'	6,000 S.F.	1 STORY	10'-3" METAL	10'-3" METAL
OFFICE	30' x 27'	810 S.F.	2 STORY	25'-2" MASONRY	25'-2" MASONRY
TOTAL		55,870 S.F.			

OWNER:
 ALBERT LLC
 10000 W. LOOP W. STE. 104
 BEDFORD, TX 76021
 (817) 431-0741
 (817) 431-0850 FAX

ARCHITECT:
 S-CUBED ARCHITECTS
 10000 W. LOOP W. STE. 104
 BEDFORD, TX 76021
 (817) 431-0741
 (817) 431-0850 FAX

- NOTES:
- 1) PROJECT SHALL COMPLY WITH ARTICLE 3, SECTION 6.301, LANDSCAPING.
 - 2) PROJECT SHALL COMPLY WITH ARTICLE 3, SECTION 6.302, FORESTRY
 - 3) ALL SIGNS SHALL COMPLY WITH ARTICLE 4, SIGNS.
 - 4) AREA LIGHTING SHALL BE DIRECTED AWAY FROM AND DOWNWARD AT ADJOINING RESIDENTIAL PROPERTIES.
 - 5) BUILDINGS SHALL HAVE SLANTED ROOFS. NO FLAT ROOFS WILL BE ALLOWED.
 - 6) BUILDING EXTERIOR COLORS SHALL BE COORDINATED WITH NEIGHBORS. NO RED OR ORANGE SHALL BE ALLOWED.
 - 7) INDICATES FIRE LANE.
 - 8) BUILDING 'A' SHALL BE 12'-6" A.F.F. MAXIMUM, AS REQUIRED FOR FIRE SUPPRESSION.
 - 9) REDUCTION OF 4' PARKING SPACES DUE TO FIRE LANE REQUIREMENTS. REQUIRED PARKING SPACES: 4' PROVIDED PARKING SPACES 9'
 - 10) BUILDINGS 20' OR MORE SHALL BE 10'-3" A.F.F. MAXIMUM HEIGHT AS REQUIRED FOR FIRE SUPPRESSION.
 - 11) OFFICE BUILDING SHALL BE TWO STORY WITH A 25'-2" A.F.F. MAXIMUM HEIGHT.

CHAPEL CREEK PLAZA

RECEIVED

JUN 24 2014

BY:

Director of Planning and Development

Date:

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SITUATED IN THE J.P. HUFFAKER SUBDIVISION, TRACT NO. 619, TARRANT COUNTY, TEXAS AND CONTAINING LOTS 2-6, BLOCK 1.

LOTS 2-6, BLOCK 1

WESTLAND ACRES ADDITION VOL. 388-C, PG. 58 P.R.T.C.T.

ZONE A5

26

28

16

SOUTHVIEW RD.

S 89°53'50" E - 269.15'

25' 20' BUILDING LINE

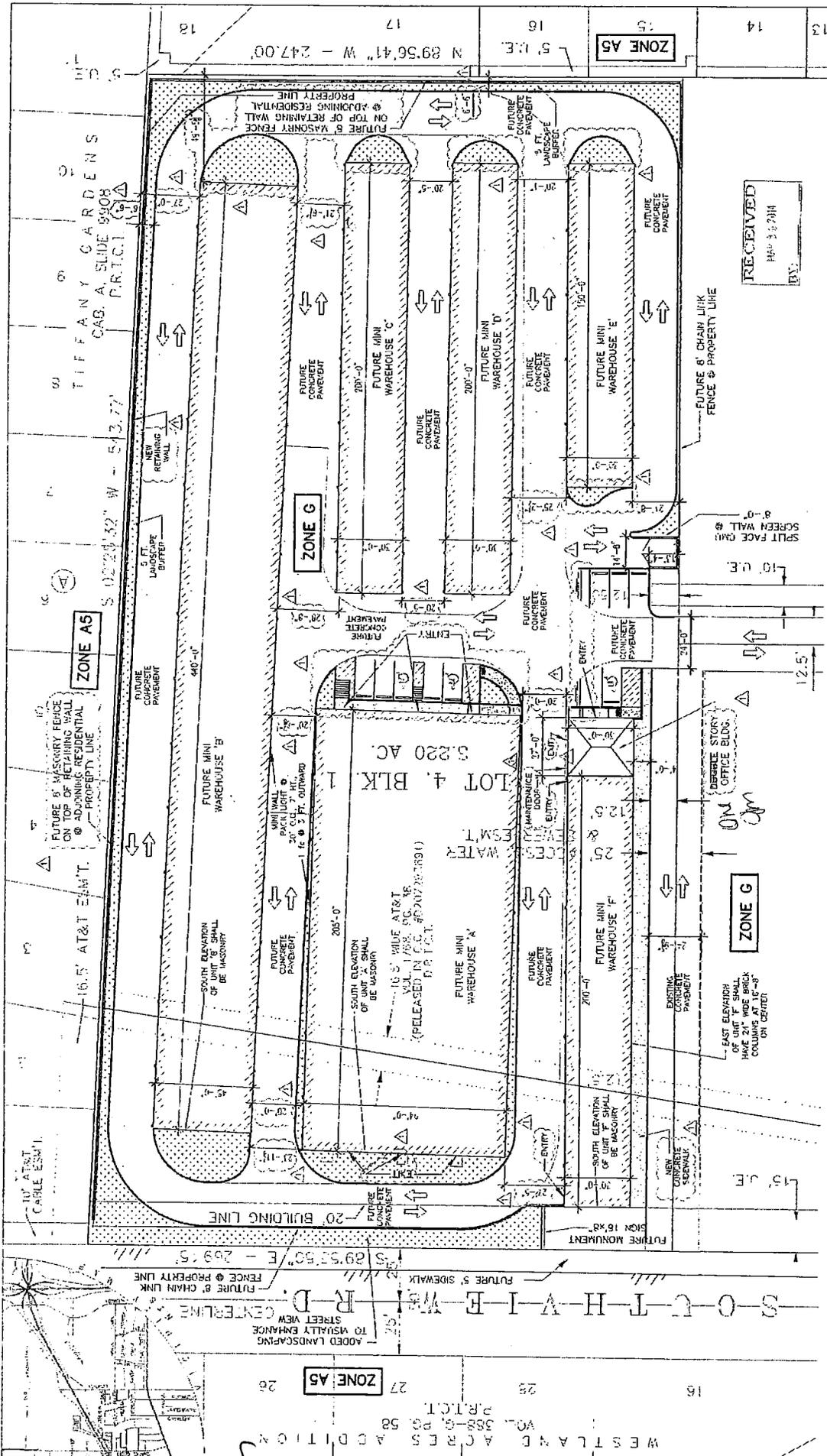
10' AT&T CABLE ESM'T.

16.5' AT&T ESM'T.

ZONE A5

16.5' AT&T ESM'T.

Original



5/20/14
20-12-17
PD9165
DATE 3/20/14

RECEIVED
MAY 3 2014
BY: [Signature]

LOTS 2-8, BLOCK 1
CHAPEL CREEK PLAZA
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
SITUATED IN THE J.P. HUFFAKER SURVEY, ABSTRACT NO. 819, TARRANT
COUNTY, TEXAS AND CONTAINING 10.972 ACRES OF LAND.
DATE: 3/20/2014

- NOTES:
- PROJECT SHALL COMPLY WITH ARTICLE 3, SECTION 6.301, LANDSCAPING.
 - PROJECT SHALL COMPLY WITH ARTICLE 3, SECTION 6.302, FORESTRY
 - ALL SIGNS SHALL COMPLY WITH ARTICLE 4, SIGNS
 - AREA LIGHTING SHALL BE DIRECTED AWAY FROM AND DOWNWARD AT ADJOINING RESIDENTIAL PROPERTIES
 - BUILDINGS SHALL HAVE SLANTED ROOFS. NO FLAT ROOFS WILL BE ALLOWED. RED OR ORANGE SHALL BE ALLOWED.
 - BUILDING EXTERIOR COLOR SHALL BE COORDINATED WITH NEIGHBORS. NO
 - INDICATES PIPE LAINE.
 - BUILDING 'A' SHALL BE 12'-6" MAXIMUM, AS REQUIRED FOR FIRE SUPPRESSION.
 - REDUCTION OF 4' PARKING SPACES DUE TO FIRE LANE REQUIREMENTS. REQUIRED PARKING SPACES: 4' FRONTIER PARKING SPACES '9'

FUTURE BUILDINGS DATA

MARK	MINI STORAGE UNITS - LOT 4, BLK 1	STORIES	HT.	BRUCE MATL.
A	34,240 S.F.	1	10'-0"	CONCRETE
B	45,740 S.F.	1	10'-0"	CONCRETE
C	30,720 S.F.	1	10'-0"	CONCRETE
D	30,720 S.F.	1	10'-0"	CONCRETE
E	30,720 S.F.	1	10'-0"	CONCRETE
F	30,720 S.F.	1	10'-0"	CONCRETE
G	30,720 S.F.	1	10'-0"	CONCRETE
OFFICE	30,720 S.F.	1	10'-0"	CONCRETE
TOTAL	183,100 S.F.			

ARCHITECT:
SCUDDER ARCHITECTS
2703 BROWN TRAIL, STE 104
FORT WORTH, TX 76121
(817) 431-0090 FAX

OWNER:
MORAN & BART BARRISTERS, L.L.C.
13200 Highway 287 and 61
Haslet, Texas 76052
(817) 435-1280



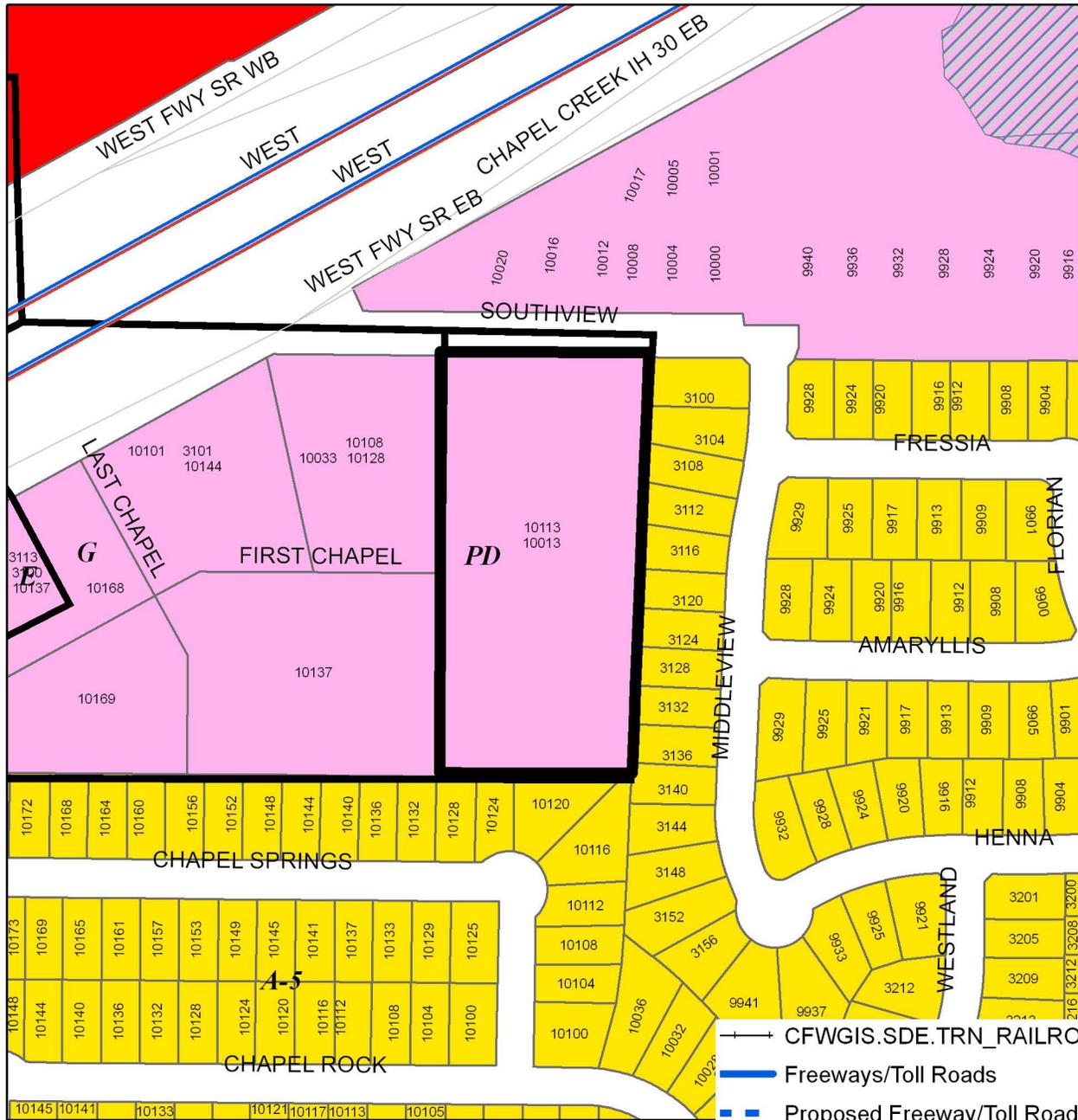
REVISION Δ MARCH 20, 2014



10013 Southview Road

Future Land Use

SP-14-005



- 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



10. SP-14-0005 Albortz LLC (CD 3) – 10013 Southview Road (Chapel Creek Plaza, Block 1, Lot 4, 3.22 Acres): to Amend PD-965 site plan to increase the height of the office and storage units

Hady Aghili, 514 Fox Glen, Southlake, Texas representing the applicant Albortz LLC explained to the commissioners his request amend the PD to increase the footprint of the building to approximately one foot in order to satisfy fire requirements. Mr. Aghili stated that he is also revising the site to show the height of the office building be two story instead one story. He stated that site plan called for a chain link fence but stated that it would be a wrought iron fence. He mentioned that he had spoken to the Chapel Creek NA and answered their concerns. He said that he has reached out the neighbors in opposition and felt that he had addressed their concerns.

Roberta Davis, 3124 Middleview Road, Fort Worth, Texas spoke in opposition. She stated that the applicant has not reached out to them directly. She stated her biggest concern is the lack of communication and would like to be informed of what is actually taking place. She stated she does not have any issues with the proposed use but would like to be informed and to have some input of changes to be made. Mr. Genua asked for clarification on the location of Ms. Davis's house in relation to the property. Ms. Davis pointed to her property which buffers the site in question.

Nathaniel Davis, 3124 Middleview Road, Fort Worth, Texas spoke in opposition. He stated along with his wife Roberta Davis that he too was concerned with the lack of communication. He also stated he was very disturbed by the removal of his fence due to applicants request for development plans.

Fletcher Johnson, 6409 Waverly Way, Fort Worth, Texas spoke in opposition. He stated that he works for Charlie Stevens the developer for Tiffany Gardens. He stated that the vacant lots to the east are owned by Tiffany Gardens and that on behalf of Charlee Stevens he would like to convey his opposition to the request of the height of the buildings. He states that his client is opposed to the changes that are frequently being made by the applicant and for the quality of life of his future tenants, he would like for the request to be denied.

Mr. Flores asked for clarification as to whether or not Tiffany Gardens NA was notified. Ms. Burghdoff stated that there is a discrepancy according to the staff report and as to what was listed on notification. She stated that it appears as though they were not notified but would have to further investigate.

Mr. West asked of Mr. Johnson to point out where his client's property was located on the map. Mr. Johnson stated that his client owns approximately 4 pieces of property directly to left of the site in question. He stated his client runs the HOA of Tiffany Gardens and that he was not notified. He stated that he would not be in support of the request even with proper notification because he does not want the height of the property to increase.

Ms. McDougall asked staff to clarify the replacement of the fence and who governs the property line to the adjacent properties affected. Ms. Murphy stated that the masonry wall was required for screening between the residential and commercial from the original site plan. Ms. McDougall asked if removing the residential property owners affected by the masonry wall was required.

Ms. Burghdoff stated that it was not clear if the applicant had the legal authority to remove the neighbor's wood fence and replace with their screening fence. Ms. Murphy stated that the requirement is to provide a screening fence but as for how they accomplished that was between the property owners.

In rebuttal, Aghili stated that some of the property owners' fences were not removed. He stated that his neighbors were given the choice whether or not they would like to have their fence replaced with their screening fence. He expressed his apologies to the concerned neighbors and stated that he was unaware of neighborhood opposition. He stated that when he was informed through staff of opposition, he had sent an email out to the neighborhoods. Mr. Aghili also stated that he would work with the neighbors in regards to the fence replacement.

Mr. Hollis asked for clarification on communications between Chapel Creek NA. Mr. Aghili stated that he had attended a meeting and was met with no opposition to his proposal. Mr. Hollis made reference to the association being across the freeway and not directly next to them. Mr. Hollis asked if there had been any communications between the applicant and the neighbors directly next to his proposed location. Mr. Aghili stated that his fence contractor had contacted those neighbors and stated there were signed agreements between the residents and themselves to replace the fence.

Mr. West asked for clarification on what lots were owned by the applicant. Mr. Aghili pointed to the properties that he owned. Mr. West went on to discuss the previous cases that pertained to this site and recalled discussions between Chapel Creek NA. Mr. Aghili stated that the previous case was heavily negotiated with the neighborhood and had it not been for the fire requirement he would not have to ask for a taller structure. Mr. West asked if the applicant was opposed to a delay so that the proper communications can take place with the residents directly affected. Mr. Aghili stated he thought that a delay would not be necessary and that he would be able to address the concerns of the neighbors with no issues. He also went on to say that he did not remove any fence that the residents were not aware of.

Ms. McDougall asked for clarification as to what fences have been removed with and without consent and Mr. Aghili stated to his knowledge all neighbors had given consent to either have or not have their fence removed. He stated that he is unaware of any fence removed without permission. Ms. McDougall strongly encouraged the applicant to reach out to the neighbors directly affected. Mr. Aghili restated his position as to the requirement per the fire department.

Motion: Following brief discussion, Mr. West recommended a 60 day continuance of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>SP-14-005</i>	
Name	Address	In/Out 300 notification area	Position on case		Summary
Roberta Rotonda & Nathaniel Davis	3124 Middleview Rd	In	Opposition		Spoke at hearing
Fletcher Johnson	6409 Waverly Way	Out	Opposition		Spoke at hearing

Charlis Stevens	Developer	In	Opposition		Sent letter in
Sheila Washington	10112 Chapel Rock Dr	In	Opposition		Sent letter in

11. ZC-14-054 Bellaire Construction (CD 6) – 2550 Edgecliff Road (Wedge Hills Subdivision, Block 1, Lot 5R 0.95 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus car wash and mini-warehouse units; site plan waiver requested

Troy Kunkel, 2550 Edgecliff, Fort Worth, Texas owner of the self serve car wash explained to the commissioners his request for the proposed car wash and mini storage. He also stated for the mini storage there will be 19-20 units all being 10 feet wide and 10 to 20 feet deep. He went on to show the site on aerial pictures.

Mr. Hollis asked if any elevation changes were going to be made to the site. Mr. Kunkel stated that there would not be any elevation changes.

Mr. Flores asked for clarification on the depth of the storage units. Mr. Kunkel stated that they would be up to 20 feet if permissible. Mr. Flores asked how large the green space would be and Mr. Kunkel stated that it would be 20 to 25 feet deep.

Ms. Burghdoff, Deputy Director, City of Fort Worth asked staff if the proposed mini storage units would trigger any landscape requirements. Ms. Murphy, Planning Manager said they would do an artificial lot for the existing car wash and would require a few shrubs and would have to work with them on where to put them since the frontage is all paved.

Motion: Following brief discussion, Mr. Hollis recommended Approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-1, with Ms. Reed against.

<i>Document received for written correspondence</i>					<i>ZC-14-054</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Lucille Moskowitz/District 6 Alliance	NA	Out		Support	Sent letter in

12. ZC-14-055 Baptist Foundation of Texas (CD 7) – 9500-9900 Block N. Freeway (W. McCowan Survey, Abstract 999, 26.93 Acres): from “A-5” One-Family, “C” Medium Density Multifamily & “E” Neighborhood Commercial to “A-5” One-Family and “G” Intensive Commercial

Ken Davis, 109 Mariah, Weatherford, Texas representing the applicant explained to the commissioners his request to reduce the size of the multifamily zoning, to increase the size of the commercial zoning and to keep the single family zoning the same. Mr. Davis mentioned the letter of opposition on file that expresses concern for traffic conditions in the area. Mr. Davis