



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 9, 2015

Council District 6

Zoning Commission Recommendation:
Approved as Amended to include 8ft. brick wall, relocate mechanical equipment/dumpster to east side, provide faux windows on the south wall, identify building access points, and show lighting locations; by a vote of 9-0

Opposition: 1 person spoke on changes to site plan; 30 letters submitted

Support: None submitted

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

Owner / Applicant: FM 1187 Partners, L. P.

Site Location: 401 W. Rendon Crowley Road Mapsco: 119J

Proposed Use: Mini-warehouse facility

Request: From: "PD-548" Planned Development for "FR" General Commercial Restricted uses excluding tattoo parlors and pawn shops; site plan waived.

To: Amend "PD-548" Planned Development to include mini-warehouse; site plan included for mini-warehouse use only.

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 to amend "PD-548" and add mini-warehouse units. A site plan is included for the mini-warehouse units only. The property is south of West Rendon Crowley Road, a principal arterial, and east of Hemphill Street a proposed minor arterial. The applicant is proposing a two story, climate controlled building with approximately 100,000 square feet. There is a temporary parking space 40x10 on the north property line for a large moving truck, according to the applicant not to be there permanently.

In 2007, Ordinance No. 17093 excluded mini-warehouses from the FR, F, G and I zoning districts; mini-warehouse units are first permitted by right in J and K zoning districts.

At the City Council meeting, the case was continued to identify additional concerns the neighborhood has with the site plan submitted.

At the Zoning Commission, the neighborhood provided a letter that included several requests for changes to the site plan to make it more compatible with the adjacent residential properties. These included: 1) requiring an 8 ft. brick wall using materials that match the entrance of the subdivision, 2) limit hours of

operation, 3) identify the customer entry/exit door locations, 4) consider noise from the mechanical equipment and proximity to the residential homes, 5) identify the type of security to be used, 6) identify the lighting to be installed, and 7), to increase the quality of the aesthetics of the building facing the residential area. The applicant was agreeable for all the items and Zoning Commission recommended approval except for the hours of operation and security plan since they are not regulated by Zoning.

The case was continued from the June 2 City Council meeting to further understand concerns of a neighbor that she felt were not completely addressed on the site plan. These include: security measures, tree coverage, the retaining wall, and lighting and dimmers. Of these items, the lighting can be addressed through zoning on the site plan. The applicant has provided the locations of the light fixtures on the building. Tree coverage will be regulated through the Urban Forestry plan. The retaining wall and drainage will be regulated through the building permit process.

A meeting is scheduled for June 5 with the applicant and neighbor to ensure that the detailed requirements are understood and provided.

Site Information:

Owner: FM 1187 Partners, LP
600 Summit Avenue
Fort Worth, Texas 76102
Agent: Oakview Capital Partners, LLC/Jonathan Buchanan
Acreage: 4.11 acres
Comprehensive Plan Sector: Far South

Surrounding Zoning and Land Uses:

North "C" Medium Density Multifamily / apartments across FM 1187
East "I" Light Industrial / Railroad, industrial
South "A-5" One-Family / single-family
West ETJ / Vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-14-095 deny without prejudice by City Council 10/14/14; ZC-04-020 approved by City Council 03/11/04 from various zoning districts to PD/FR subject property and E to A-5 subject property to the south

Platting History: PP-04-002 Highpoint Hill approved by the City Plan Commission 01/28/2004, subject property to the south

Site Plan Comments:

The site plan as submitted is in general compliance with the zoning regulations. The key deficiencies are:

1. (FYI) The parking count is (2.5 spaces/1,000 sq. ft.) for office area. The site plan indicates 15 parking spaces for which 1 additional tree planting is required.

TPW site plan comments:

No comments have been made at this time.

Platting site plan comments

(Alexander Parks 817-392-2638 alexander.parks@fortworthtexas.gov)

1. The property is an un-platted tract of land. A plat of the property will be required prior to the issuance of a building permit.
2. All final platted lots must have their own independent direct access to a public road. If this cannot be provided then a public access easement with a minimum width of 24 feet may be provided as long as it enters and exits on to the public street in two distinct locations and each lot has a minimum of 100 feet of frontage along the public access easement. Public access easements are to remain open and unobstructed at all times and provide irrevocable public access. NO GATE ALLOWED ON PUBLIC ACCESS EASEMENTS.

Platting, TPW and Water comments made by staff cannot be waived through the zoning process.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
W Rendon Crowley Rd	Principal Arterial	Principal Arterial	No
Hemphill St	Residential	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Coventry*	Burleson ISD
District 6 Alliance	Crowley ISD

closest neighborhood organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to amend “PD-548” Planned Development for FR uses to add mini-warehouse use with a site plan. Surrounding land uses are single family to the south, apartments across 1187 to the north, and light industrial to the east.

Since the proposed mini warehouse would be limited to two stories and activity within a mini warehouse is typically less than a commercial area, the building could serve as a buffer between FM 1187, a principal arterial, and the single family uses. As such, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Neighborhood Commercial. 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)

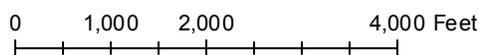
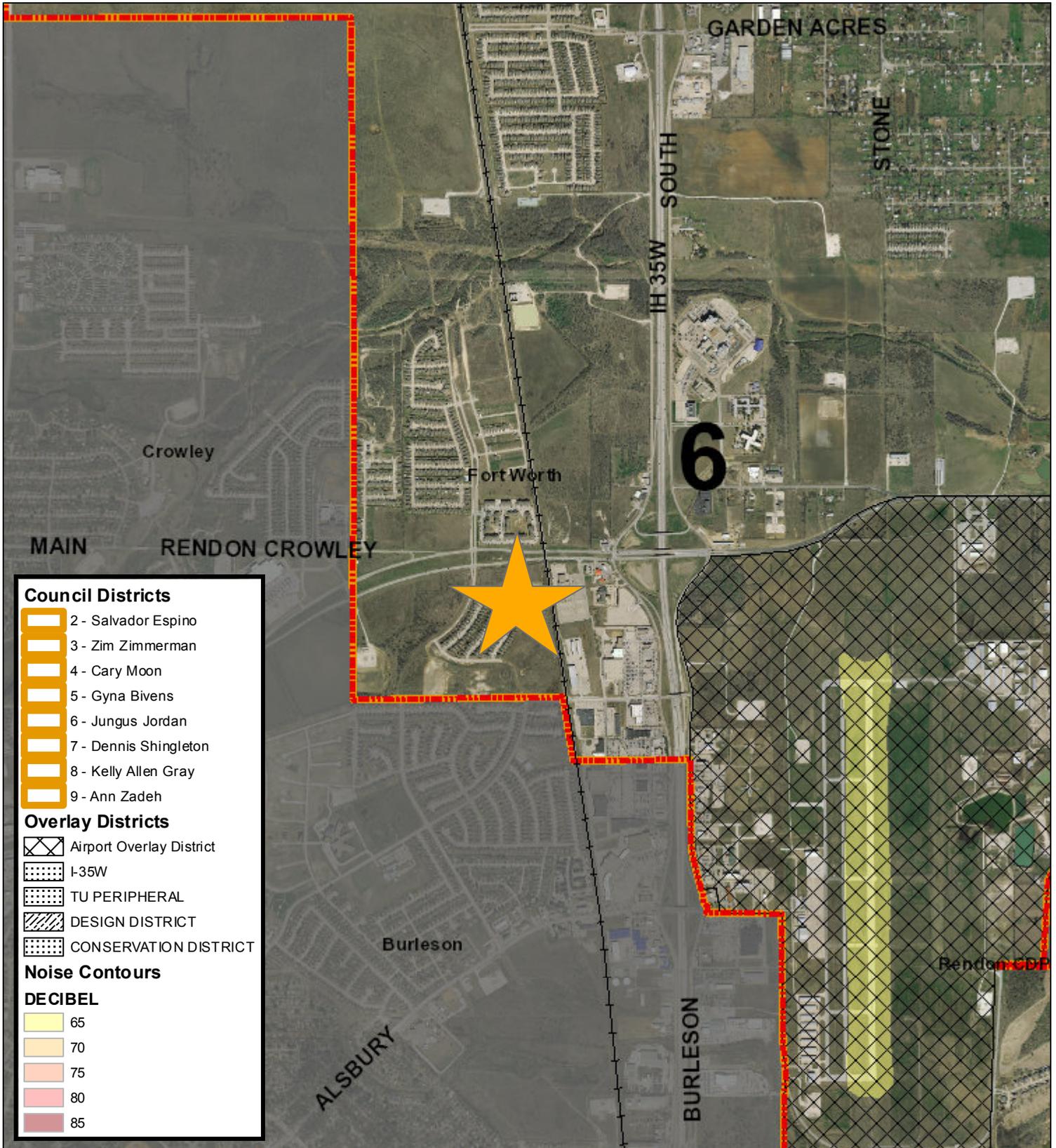
Based on the lack of conformance with the future land use map and policies stated above the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

However the mini-warehouse use may not negatively impact the surrounding area based on the proposed two story height, operational characteristics, appearance or traffic generated usually associated with warehouse type uses. The submittal of a site plan may mitigate any concerns from the neighborhood.

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

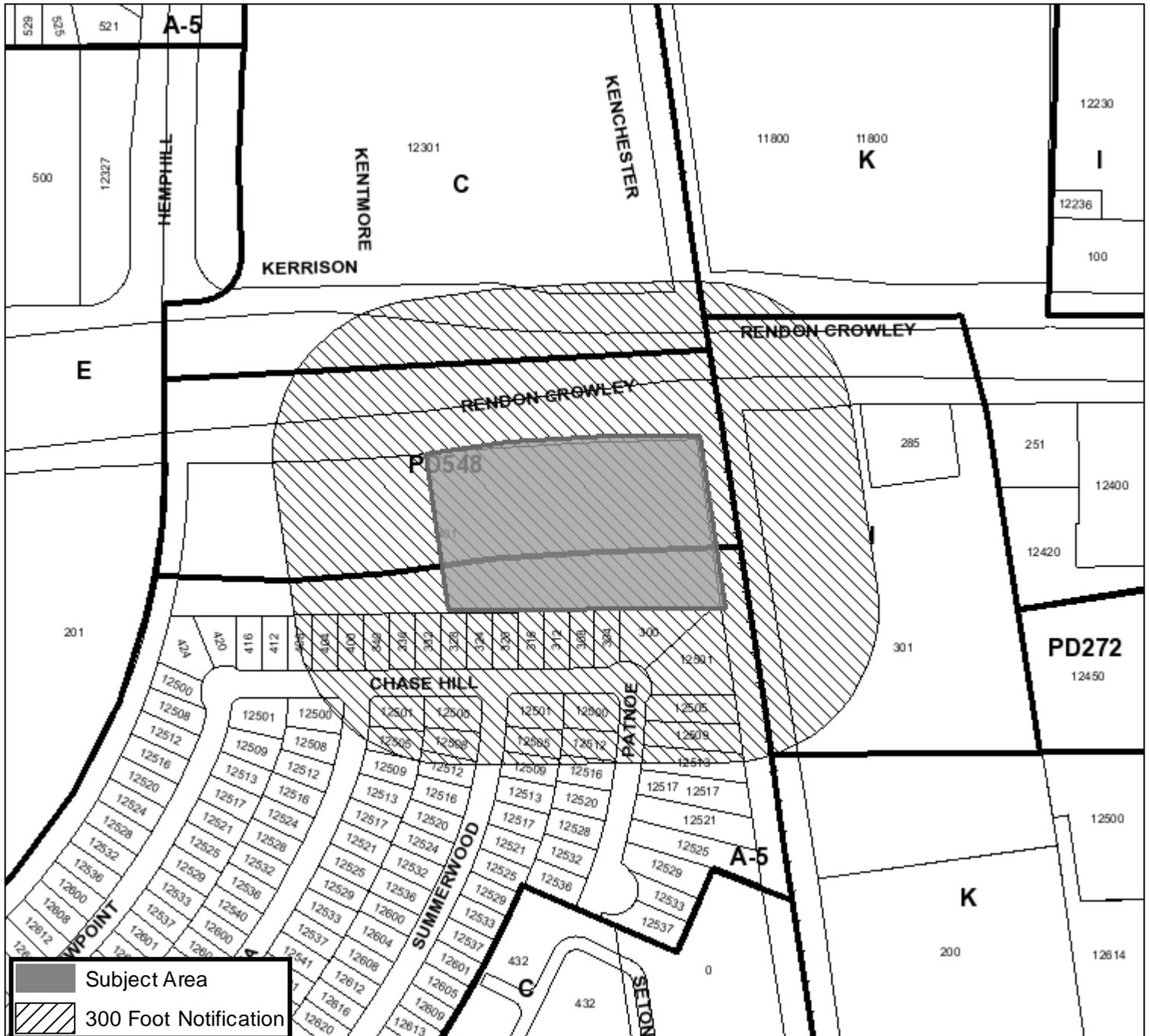
Area Map



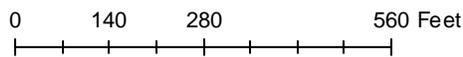


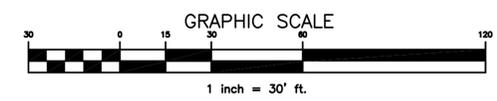
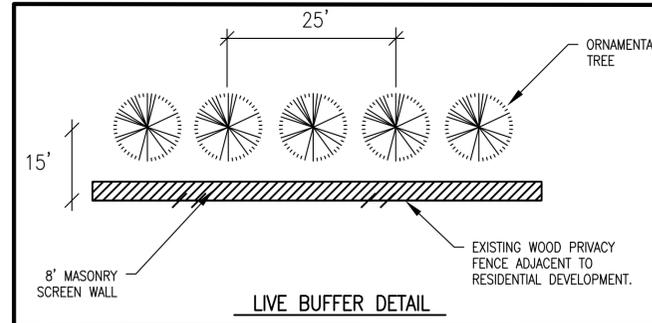
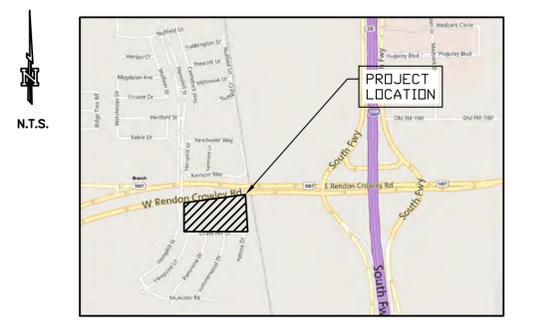
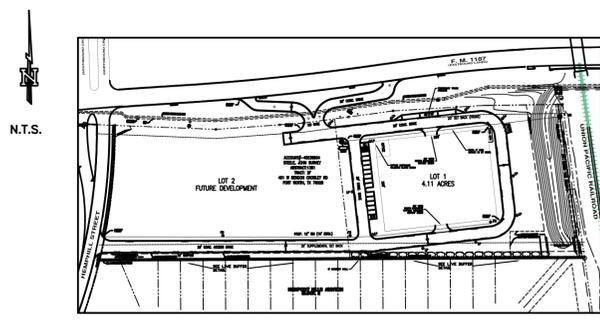
Area Zoning Map

Applicant: FM 1187 Partners, LP
 Address: 401 W. Rendon Crowley Road
 Zoning From: A-5, PD 548 for FR uses
 Zoning To: PD 548 for FR uses plus mini-warehouses
 Acres: 4.10620721
 Mapsco: 119J
 Sector/District: Far South
 Commission Date: 5/13/2015
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification





LEGEND

- S — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- S — PROPOSED SEWER LINE
- W — PROPOSED WATER LINE
- — EASEMENT
- - - - PROPERTY LINE
- (Tree symbol) — PROPOSED TREE (3" CALIPER)
- (Shrub symbol) — PROPOSED SHRUB

SITE DATA

SITE DATA:	
GROSS/NET SITE AREA	175,345 SF
ZONING	PD 548
PROPOSED USE	MINI SELF STORAGE
BUILDING DATA:	
BUILDING HEIGHT	2 STORY
BUILDING AREA(GROSS)	100,000 SF

PARKING SUMMARY - OFFICE

PARKING REQUIRED	GROSS FLOOR AREA	REQUIRED SPACES	PROVIDED
2.5 SP/1,000 SF	1,000 SF	3	11

PARKING SUMMARY - STORAGE

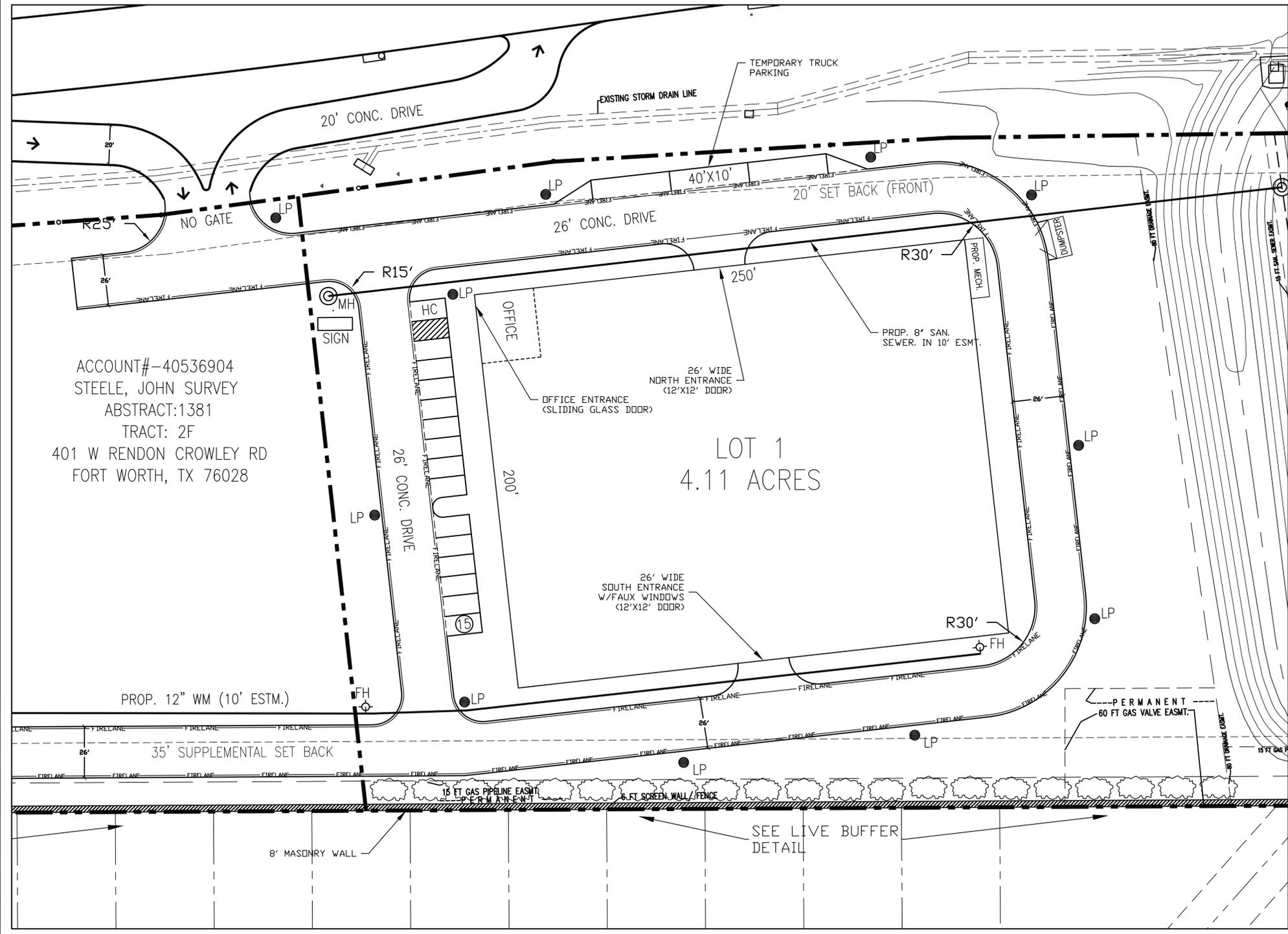
PARKING REQUIRED	GROSS FLOOR AREA	REQUIRED SPACES	PROVIDED
4 SPACES MINIMUM	99,000 SF	4	4

NOTE:
1. TYPICAL PARKING SPACE DIMENSIONS 9'x18' UNLESS OTHERWISE SHOWN.

GENERAL NOTES

1. EXISTING ZONING: PD 548 (PD FOR MINI STORAGE PROPOSED)
2. NUMBER OF LOTS: 1
3. SETBACKS: FRONT: 20'
BACK: N/A (15' ADJ. TO RESIDENTIAL)
SIDE: N/A
4. BUILDING HEIGHT: 2 STORY
5. MINIMUM LOT SIZE: N/A
6. EROSION CONTROL DURING CONSTRUCTION SHALL BE ACCOMPLISHED PER CITY REQUIREMENTS.
7. MIN. 10' WIDE UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES OUTSIDE OF THE STREET R.O.W.
8. SANITARY SEWER COLLECTION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
9. LONG SIDE AND SHORT SIDE WATER AND SEWER SERVICES WILL BE PROVIDED BY DEVELOPER.
10. DRAINAGE RUNOFF SHALL BE ROUTED TO AN APPROPRIATE DRAINAGE WAY.
11. LOCATION, LOOPING, AND SIZE REQUIREMENTS OF PROPOSED WATER LINES TO BE APPROVED BY THE CITY OF FORT WORTH.
12. MECHANICAL EQUIPMENT SHALL BE SCREENED WITH A SCREEN WALL MATCHING THE FACADE OF THE PROPOSED BUILDING.
13. TRASH/RECYCLE RECEPTACLE SHALL BE SCREENED WITH A SCREEN WALL MATCHING THE FACADE OF THE PROPOSED BUILDING.
14. PARKING LOT LIGHTING SHALL BE SHUTTERED CUT-OFF FIXTURES, AIMED AT THE STRUCTURE, AND SHALL BE DESIGNED TO HAVE LIMITED LIGHT POLLUTION TO ADJACENT RESIDENTIAL AREAS.
15. NO OUTSIDE STORAGE, SALES, SERVICE OR REPAIR ACTIVITIES.
16. THE NET STORM WATER RELEASE FROM THE PROPERTY SHALL BE ZERO.
17. FIRE LANE WILL BE REQUIRED TO BE MARKED AS OUTLINED IN THE FIRE CODE.
18. FIRE HYDRANTS WILL BE REQUIRED TO BE LOCATED IN A UTILITY EASEMENT AND THE FIRE HYDRANTS SHALL MEET THE CITY OF FORT WORTH SPECIFICATIONS AS OUTLINED BY THE DEVELOPMENT STANDARDS.
19. THE BUILDING SHALL BE CONSTRUCTED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM WITH A BACKFLOW PREVENTION DEVICE ACCORDING TO THE DEGREE OF HAZARD.
20. ANY WALL PACK BUILDING LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD FROM THE RESIDENTIAL DISTRICT.
21. LANDSCAPING IS COMPLIANCE WITH LANDSCAPING URBAN FORESTRY AND SIGNAGE.
22. BUILDING MATERIAL WILL CONSIST OF BRICK, METAL, GLASS, AND STONE. BUILDING WILL CONFORM TO CITY'S MASONRY REQUIREMENTS AND COMPLYING WITH 2015 SELF STORAGE ORDINANCE.
23. HOURS OF OPERATION - (7A.M. - 9 P.M.)

PRELIMINARY
This document is released for the purpose of interim review under the authority of Kyle A. Stephens, P.E. No. 100359 on (6-22-16). It is not to be used for construction.



ACCOUNT#-40536904
STEELE, JOHN SURVEY
ABSTRACT:1381
TRACT: 2F
401 W RENDON CROWLEY RD
FORT WORTH, TX 76028

ENGINEER
KYLE STEPHENS, PE
HAYES ENGINEERING
2126 ALPINE ST.
LONGVIEW TX, 75601
(903)758-2010 EXT-24

DEVELOPER/OWNER
BRAD TIDWELL
201 HAWKS RIDGE TRAIL
COLLEYVILLE, TX 76034
(214)460-8442

ARCHITECT
ROBERT KELLY
ARCHITECT, INC.
201 S CALHOUN ST. SUITE 125B
FORT WORTH, TX 76104
(817)727-0761

PROPOSED
SITE PLAN

BRAD TIDWELL
MINI SELF STORAGE BUILDING
CROWLEY, TEXAS

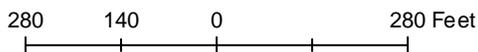
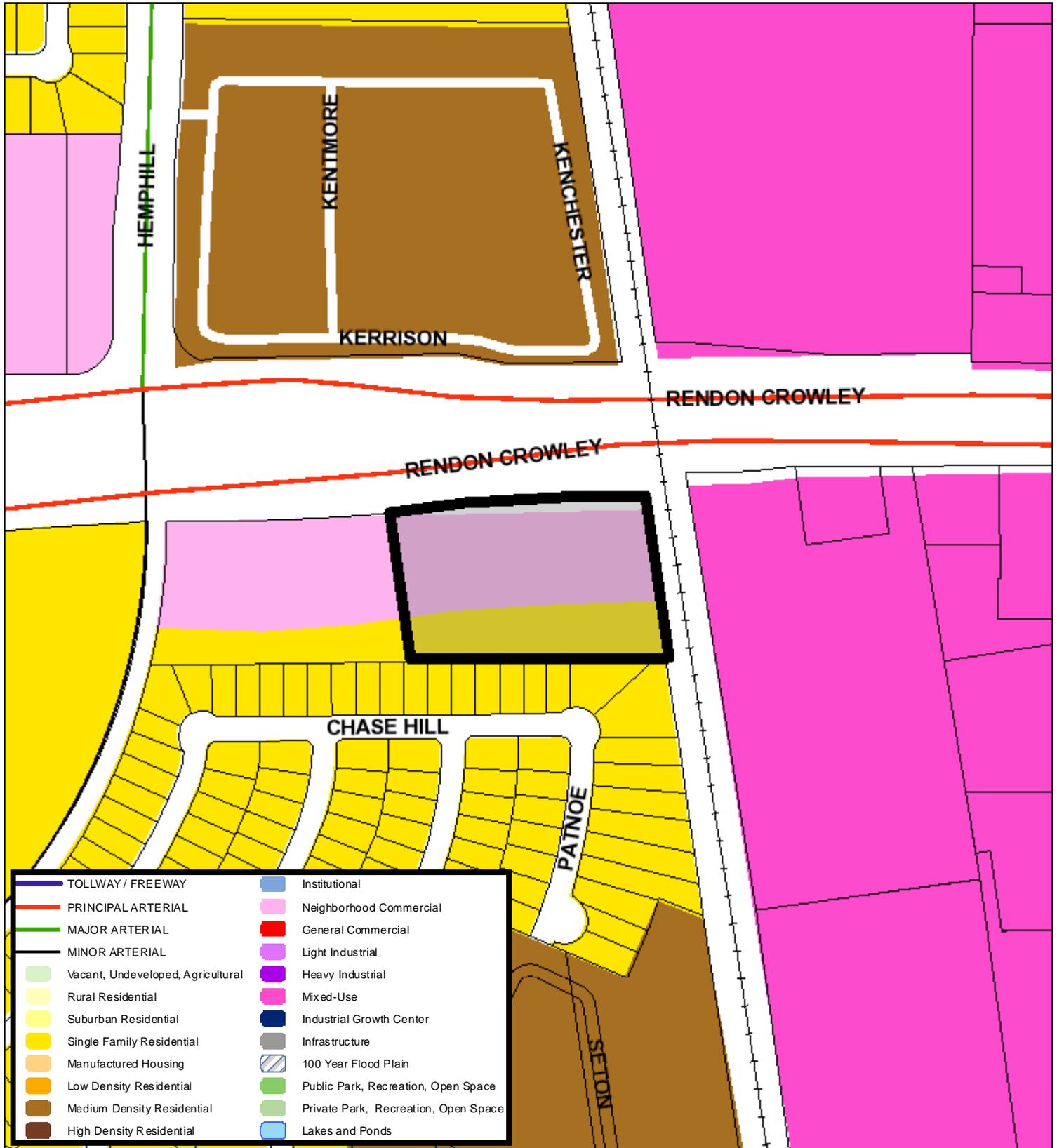
HAYES ENGINEERING, INC.
Texas Registered Engineering Firm F-1485
2126 Alpine St. Longview, TX 75601-3401
Tel: (903)758-2010 • Fax: (903)758-2099



DRAWN BY : J.T.S.
CHECKED BY : K.A.S.
DATE : APRIL 2015
SCALE : AS SHOWN
JOB NO. : TIDWELL

SHEET
1
OF 1 SHEETS

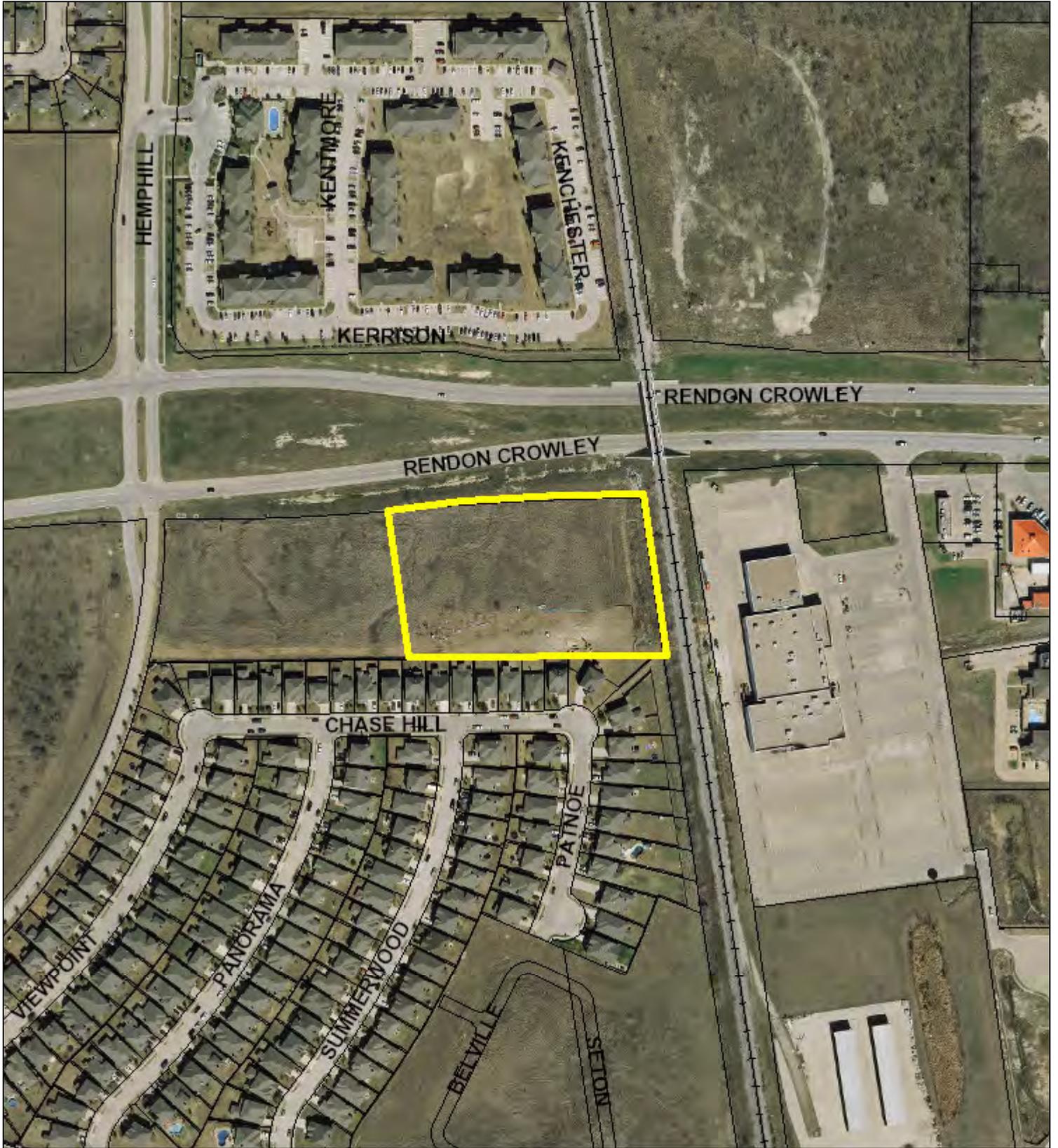
Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



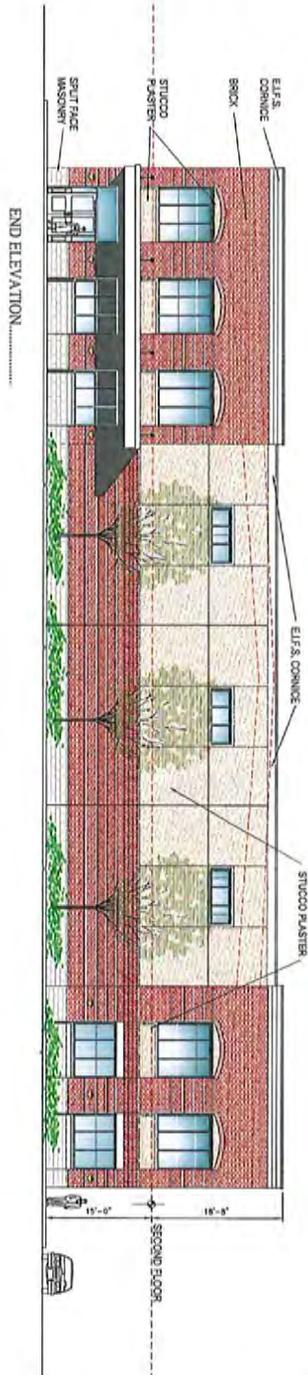
Aerial Photo Map



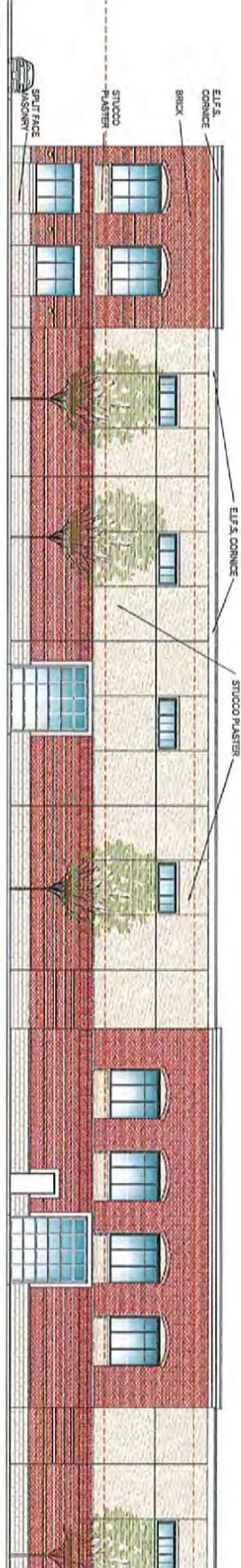
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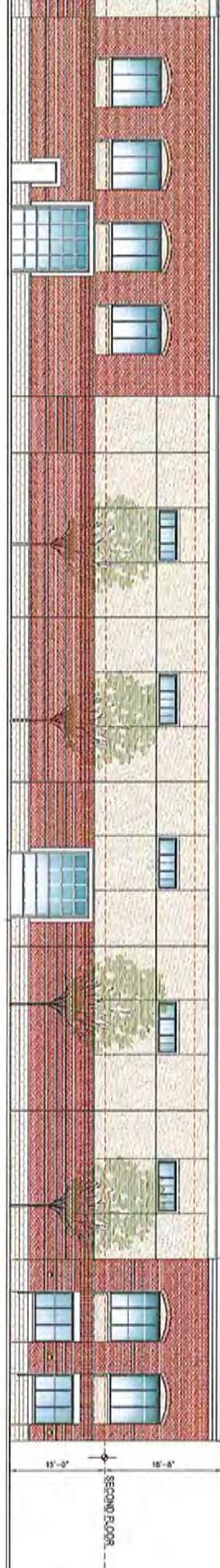
20-15-033



END ELEVATION



PARTIAL SIDE ELEVATION



PARTIAL SIDE ELEVATION

game machines there prior to the application. Mr. Khan said his applicant just purchased the property last year and it has been there for more than five years. Snehal Shah, 2000 Saddleback Pass Road, Keller, Texas property owner said yes, the machines were there prior to him purchasing the property.

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

2. ZC-15-033 FM 1187 Partners LP (CD 6) 401 W. Rendon Crowley Road (John Steele Survey, Abstract 31, 4.10 Acres): from “PD-548” Planned Development for all uses in “FR” General Commercial Restricted except tattoo parlors and pawn shops; site plan waived to Amend PD-548 to add min-warehouse; site plan included

Brad Tidwell, 201 Hawks Ridge, Colleyville, Texas representing FM 1187 Partners LP explained to the Commissioners they are requesting to rezone four of the seven acres to allow for a 100,000 square foot, climate controlled, two story self-storage facility. There will be no outside storage. Mr. Tidwell mentioned the concerns the neighborhood had with the last application for this property to build a self-storage facility. The neighborhood did not want four stories or the outside storage. He is proposing a photometric study for the lighting so as not to bleed over into the neighborhood, hours of operation, brick wall, faux windows on south wall and to move the mechanical equipment.

Ms. Moore asked Mr. Tidwell about the rendering shown and what was represented to the neighborhood. Mr. Tidwell said the rendering he showed to the neighborhood was in the beginning stages of what the building could look like. What is being shown today is what it would look like.

Mr. Genua asked about the parking spaces and how do customers obtain access. Mr. Tidwell said the drive goes all the way around and access is on the north and south side, 12 x 14 roll up doors.

Ms. McDougall said they do have a mini warehouse in their neighborhood and is pretty quiet, not much traffic.

Kendra Morales, 328 Chase Hill, Burleson, Texas spoke in opposition. Ms. Morales said she owns the property adjacent to the proposed site and has some issues with this development. She did meet with the applicant, expressed the neighborhood’s concerns. She said the site plan submitted does not address them.

Ms. Moore asked Ms. Morales to mention their concerns. Ms. Morales said they would like to see an 8 ft. brick wall along the southern boundary, reduced hours of operation, access doors, mechanical equipment, security outlined, lighting aesthetics and faux windows on the south side.

In rebuttal, Mr. Tidwell said he agrees with Ms. Morales and is willing to put the information on the site plan and continue to work with the neighborhood.

Ms. McDougall asked what his intentions are for the remainder of the property. Mr. Tidwell said they will sell it for commercial with the current zoning that is on it.

Ms. Moore asked about the operating hours. Mr. Tidwell said the hours of access are normally 6 am to 10 pm he is willing to change that from 8 am to 9 pm.

Mr. Flores asked Mr. Tidwell about the lighting. Mr. Tidwell said the note on the site plan says they will comply with the City’s requirements. He has agreed to do a photometric study of the foot candles and lighting on the back of building.

Ms. McDougall asked if there would be outside access. Mr. Tidwell said their facility is completely contained no outside units.

Motion: Following brief discussion, Ms. Moore recommended Approval of the request as Amended to include 8 ft. brick wall, relocate mechanical equipment/dumpster to eastside, provide faux windows on the south wall, and identify building access points, show lighting locations, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-15-033
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Kenda Morales	328 Chase Hill	In	Opposition		Spoke at hearing
Alicia Sifuentes	408 Chase Hill	In	Opposition		Sent letter in
A petition was submitted with 30 signatures in opposition, see case file.					

3. ZC-15-034 SLF IV/Legacy Capital LP (CD 6) 9600 Summer Creek Drive (Juan Jose Albirado Survey, Abstract 4, 0.89 Acres): from “E” Neighborhood Commercial to “PD-971” Planned Development for all uses in “D” High Density Multifamily with a maximum of 24 units per acre; site plan required

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing SLF IV/ Legacy Capital LP explained to the Commissioners they are wanting to take about 9/10 of an acre and include it in the PD-971 for multifamily. Mr. Hudson said they reached out to Panther Heights NA and Summer Creek South HOA and received no opposition from them.

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

<i>Document received for written correspondence</i>					ZC-15-034
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Dieter Satz	NA	Out	Opposition		Sent letter in