



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 1, 2015

Council District 5

Zoning Commission Recommendation:
Denial Without Prejudice by a vote of 9-0

Opposition: One letter submitted
Support: Two letters submitted

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

Owner / Applicant: Texas Tile Roofing, LLC

Site Location: 801 E. Loop 820 Mapsco: 66T

Proposed Use: Roofing Company

Request: From: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus tile roofing business with metal work for flashing and outdoor storage of equipment and materials; site plan included

Land Use Compatibility: Requested change is compatible.

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

Background:

The proposed site is located east of Loop 820 a highway. Upon request of the neighborhood, the applicant has changed the proposal to PD/E Planned Development for all uses in "E" Neighborhood Commercial plus tile roofing business with metal work for flashing and outdoor storage of equipment and materials. They requested a detailed site plan to ensure that all display and storage of roofing materials and equipment is screened properly and not visible from the street or sides of property.

The applicant is proposing a new two story office building with a tile roof, with outdoor storage of roofing materials and equipment on compacted gravel base. An additional accessory one story metal and stucco storage building will be constructed. Any building in a commercial district must be no more than 50% metal siding facing a public street.

The property will be screened with an 8 ft. wood privacy fence along the front and rear property lines, as required to the public street and adjacent residential uses. At this location, the highway is slightly elevated, with the neighborhood to the south sitting at a lower grade. The site plan indicates a screening fence along the first 215 ft. along the north boundary line, approximately 2/3 of the property line, adjacent to a mini storage in order to screen from the road. The remainder of the north fenceline is provided as chain link fencing. The south fenceline to a commercial use will remain chain link.

At the Zoning Commission meeting the applicant explained that they currently operate in Haltom City but are choosing to move because this site has better visibility for their display and customers. Concerns

discussed include the use of a forklift, lighting, hours, and the location and size of displays. The Commission requested that the applicant submit a site plan and to reach out to the neighborhood. The applicant submitted a revised site plan addressing fencing, location and height of material display. There are still concerns from the neighborhood pertaining to landscaping, use of forklift and hours of operation. The applicant also explained one of the buildings will contain the fabricating machine for cutting and the other one will contain storage of materials.

Site Information:

Owner: Texas Tile Roofing, LLC
 2616 Weaver Street
 Fort Worth, TX 76117

Acreage: 0.74 acres

Agent: Gerry Curtis

Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:
 North "PD74" Planned Development/Specific Use for mini-warehouse / mini-warehouse
 East "A-5" One-Family / single-family
 South "E" Neighborhood Commercial / commercial offices and outdoor storage
 West "G" Intensive Commercial / E Loop 820 Freeway

Site Plan Comments:

The site plan as submitted is not in general compliance with the zoning regulations.

1. The existing one story structure appears to be encroaching into the 20 ft. supplemental setback. **(waiver required)**

Compliance with the item noted above shall be reflected on the site plan or a waiver is required.

Transportation/Public Works (TPW) site plan comments:

TPW(MirianSpencer,817-392-8702,Mirian.Spencer@fortworthtexas.gov)

0313 – Freeway ROW - Call out all freeway ROW. Show distance from property line to centerline of freeway. For a freeway having a variable ROW, call out the ROW as "Variable" and give the "Range" of the ROW. TXDOT approval required for any proposed interchanges and/or driveway access to TXDOT facilities. Applicants to coordinate with TXDOT prior to change of use Certificates of Occupancy to ensure the existing driveway complies with TXDOT requirements.

0119 – Sidewalks - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

Platting site plan comments:

No comments have been submitted at this time.

Comments made by Platting, TPW, Water and Parks staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting, Water and TPW acceptance of conditions. Park fees will be applied to the project.

Recent Relevant Zoning and Platting History:

Zoning History: "PD-74" Planned Development/Specific Use for mini warehouse with development standards; subject property to the north

Platting History: FP-007-052 Emory Place, single-family development to the east

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
East Loop 820	Tollway/Freeway	Tollway/Freeway	No

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
Harmony Hills NA*	Eastside Sector Alliance
Sandybrook NA	Trinity Habitat for Humanity
Woodhaven	East Fort Worth, Inc.
East Fort Worth Business Assoc.	Streams & Valleys
Woodhaven Community Development	Fort Worth ISD
Neighborhoods of East Fort Worth	

Within this neighborhood association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus tile roofing business with metal flashing and outdoor storage of materials and equipment; site plan included. Surrounding land uses consist of mini-warehouse to the north, single-family to the east, commercial office to the south and E Loop 820 to the west.

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

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed zoning 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. 40)

The requested zoning change **is not consistent (Significant Deviation)** with the Comprehensive Plan. However, with the submittal of a site plan for PD/E with associated roofing materials business and outdoor storage might help to mitigate neighborhood concerns.

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



Council Districts

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

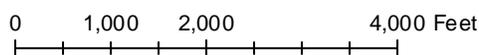
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85





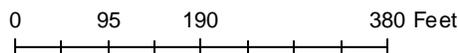
ZC-15-131

Area Zoning Map

Applicant: Texas Tile Roofing, LLC
 Address: 801 E. Loop 820
 Zoning From: E
 Zoning To: PD/E plus tile roofing company with outdoor storage and display
 Acres: 0.712984
 Mapsco: 66T
 Sector/District: Eastside
 Commission Date: 11/11/2015
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification

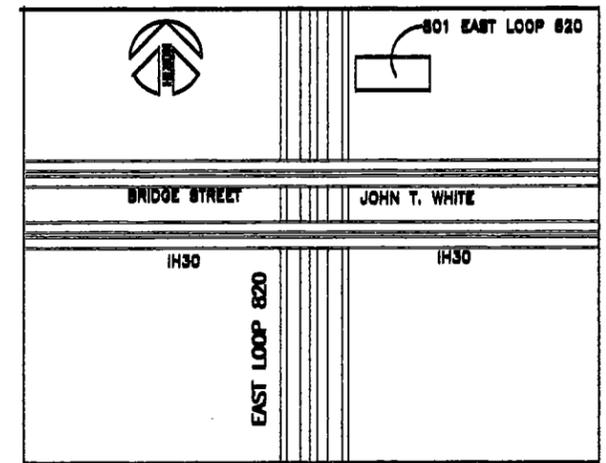
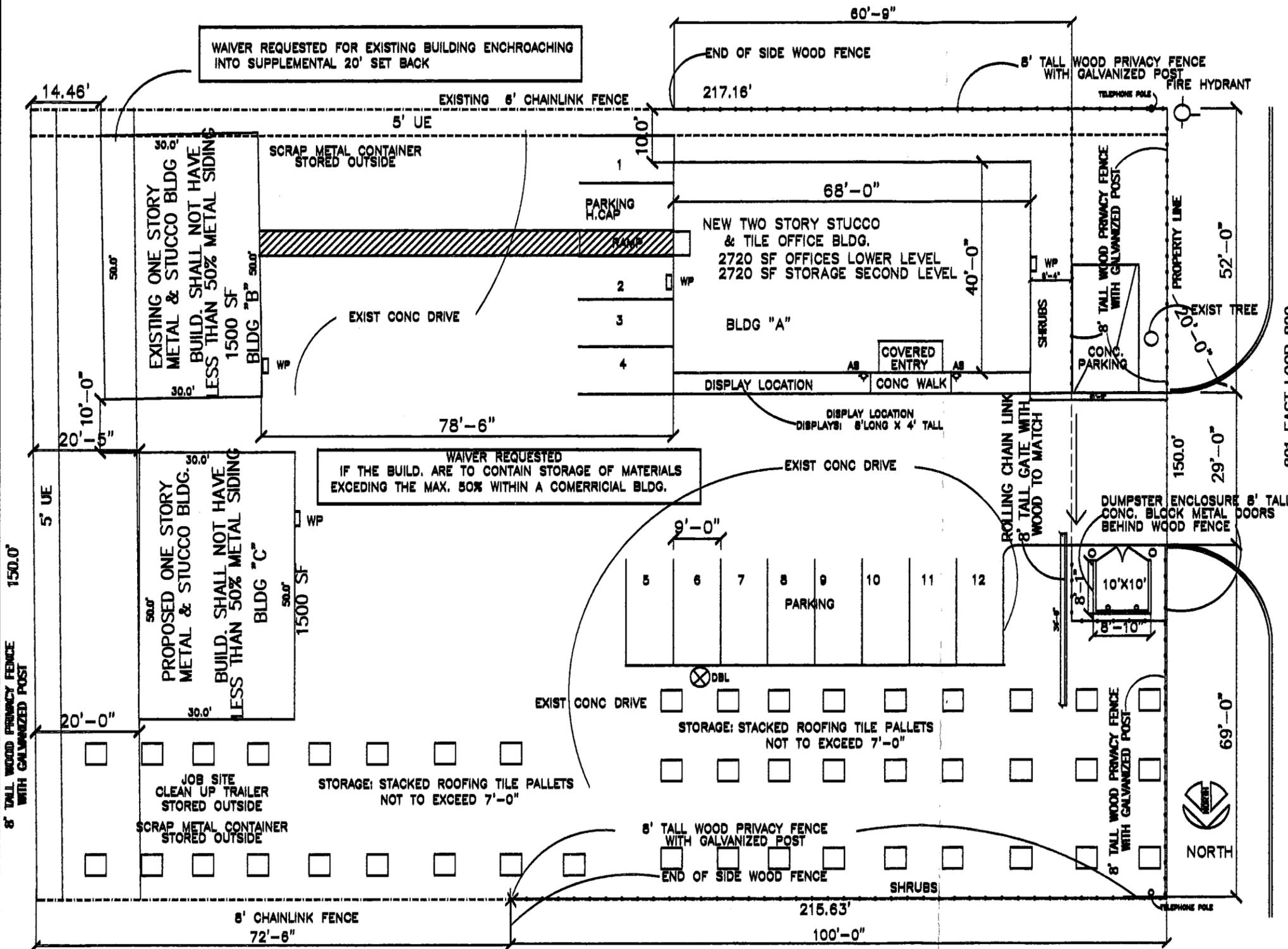


OUTDOOR ELECTRICAL

LIGHTING SHALL BE DIRECTED DOWN
AND AWAY FROM ADJACENT PROPERTIES

- WP 4 WALL PACKS LED 4946 LUMENS @ 8' AFF
- DBL 1 DOUBLE LED @ 20' @ 17,934 LUMENS
- AS 2 ARCHITECTURAL SCONCES INCAND. 150 WATTS

WAIVER REQUESTED FOR EXISTING BUILDING ENCHROACHING INTO SUPPLEMENTAL 20' SET BACK



VIVINITY MAP

NOTES:

WILL COMPLY WITH :
LANDSCAPE/URBAN FORESTRY REQM'S
SIGNAGE ORDINDANCE

PARKING

OFFICE PARKING: 2.5 SPACES PER 1000SF.
2720 SF X 2.5 = 6.8

STORAGE PARKING
1 SPACE / 4 EMPLOYEES
12 DIVIDED BY 4 = 3 SPACES

TOTAL SPACES REQUIRED: 10
ACTUAL SPACES PROVIDED: 12

REVISED
DATE RECEIVED 11.2.15

ZC-15-131-

SITE PLAN
NTS

DEPT.	SIGNATURE	DATE

DATE	
PREPARED BY	KEITH COVERT
CHECKED BY	
DATE	

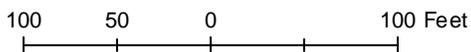
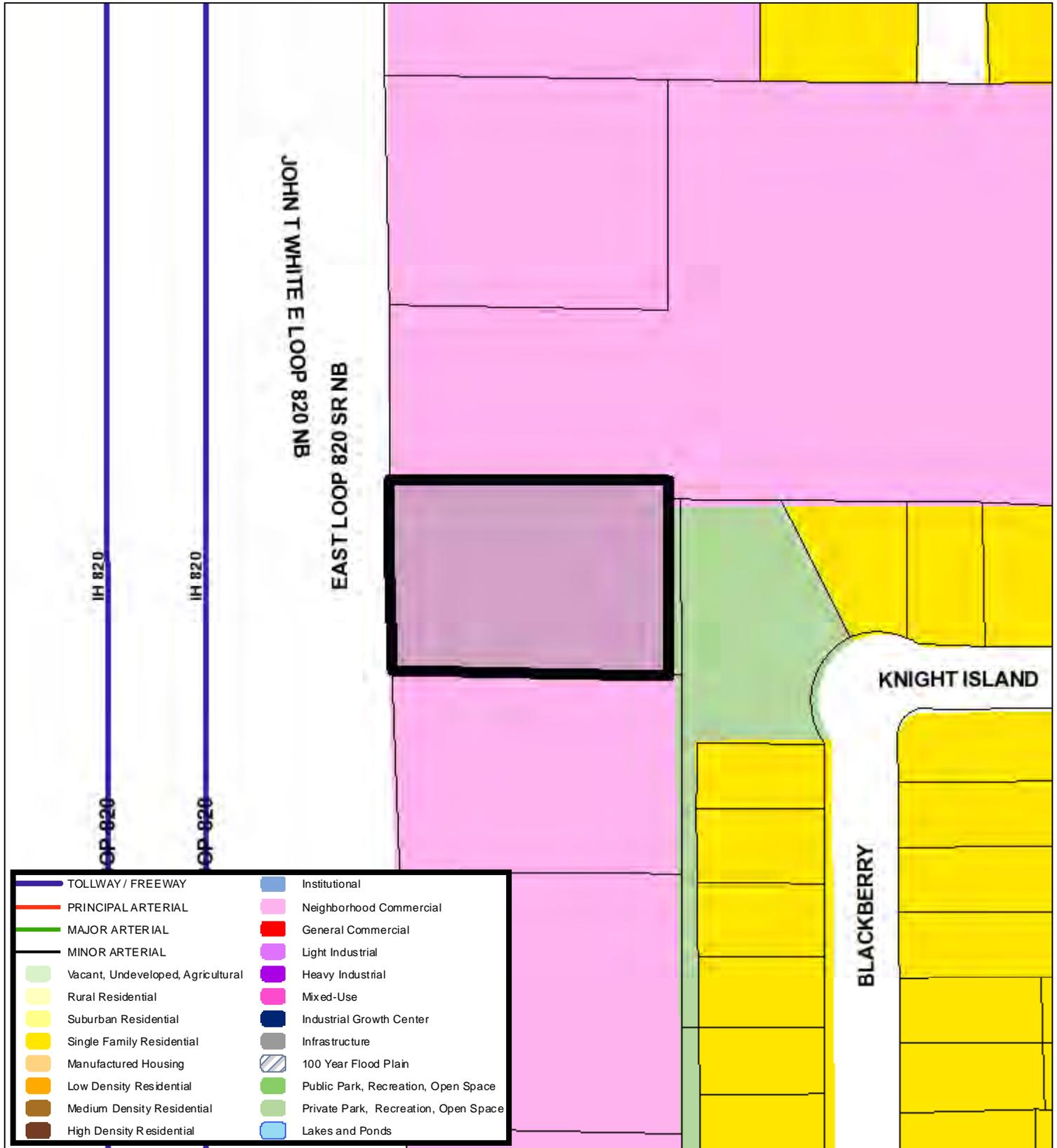
PREPARED BY: KEITH COVERT & ASSOCIATES
TEXAS TILE ROOFING

KEITH COVERT & ASSOCIATES
4216 STONEDALE ROAD
FORT WORTH, TEXAS 76116
817-752-0400

10-7-15
10/26/15
11/2/15

PLAN NO.
SHEET NO.
1

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



0 65 130 260 Feet



City of Fort Worth, Texas
Zoning Commission
November 11, 2015 – Meeting Minutes

Present:

Nick Genua, Chair, District 7
Will Northern, District 1
Carlos Flores, Vice Chair, District 2
John Cockrell Sr., District 3
Charles Edmonds, Jr., District 4
Sandra Runnels, District 6
Melissa McDougall, District 5
Wanda Conlin, District 8
Leah Dunn, District 9

Staff Members Present:

Dana Burghdoff, Assist. P&D Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Melinda Ramos, Sr. Assistant City Attorney

Absent:

None

I. Public Hearing – 1:00 P. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Cockrell, seconded by Mr. Flores, on a vote of 8-0, voted to approve the Zoning Commission minutes of the October 14, 2015 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-15-131 Texas Tile Roofing LLC (CD 5) 801 E. Loop 820 (Robert Ray Survey, Abstract 1290, 0.71 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus tile roofing business with metal work for flashing and outdoor storage of equipment and materials; site plan included

Gerry Curtis, P O Box 471787, Fort Worth, Texas representing Texas Tile Roofing explained to the Commissioners they have revised the site plan and displayed some pictures of the existing site and how it can be seen. He also displayed a view from the residential subdivision. Mr. Curtis explained the site plan seems to address some of Ms. Haskins concerns from last month. He explained they are only needing on waiver the other has been addressed.

Ms. McDougall asked about the hours of operation, delivery hours specifically related to what type of commercial vehicle and does it come on-site. Ms. McDougall asked about the forklift and it being stored outside. Mr. Curtis said they operate from 8-5, but was unsure of any delivery hours. He did say the gate has been recessed in order for the deliveries to be off the frontage road. The forklift will be on-site. Ms. McDougall asked if he still need the two waivers. Mr.

Curtis said no only one for the existing building encroaching into the setback. Ms. McDougall asked about the scrap storage bins stored outside. Mr. Curtis said the fabrication is done inside and the need for scrap bins, the architect may not be aware that they are stored outside. Ms. McDougall asked why the fencing is not indicated along the entire property line. Mr. Curtis said the adjacent property is an industrial type use and a solid fence is not required. Ms. McDougall said the reason the neighborhood asked about fencing is because they did not want this to become an industrial area. Mr. Curtis said he reached out to the Harmony Hills NA and received no response.

Motion: Following brief discussion, Ms. McDougall recommended Denial without Prejudice of the request, seconded by Ms. Dunn. The motion carried 6-3 with Mr. Edmonds, Ms. Conlin, and Mr. Northern against.

<i>Document received for written correspondence</i>					<i>ZC-15-131</i>
Name	Address	In/Out 300 notification area	Position on case		Summary
Becky Haskin/ Woodhaven Community Development	NA	Out	Opposition		Sent letter in
Reeder Distributors	821 E. Loop 820	In		Support	Sent letter in

IV. New Cases

2. ZC-15-139 Oscar Zamaguey (CD 9) – 2322 Bird Street (Court House View Addition, Block 3, Lot 4, 0.12 Acres): from “A-5” One-Family to PD1041 “PD/UR” Planned Development for all uses in “UR” Urban Residential with development standards; site plan waiver requested

Brandon Hancock, 14160 N. Dallas Parkway, Burleson, Suite 950, Dallas, Tx representing FW Bluff Land L. P. explained to the Commissioners they have purchased another parcel to add to their existing PD.

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

3. ZC-15-140 Mercantile Partners LP (CD 4) – 3451 Northern Cross Boulevard (David Odum Survey, Abstract # 1184, 9.04 Acres): from “J” Medium Industrial to PD/D Planned Development for all uses in “D” High Density Multifamily with a maximum height of 36 ft. and reduce the minimum parking requirement; site plan included

Joe Paniagua, 8125 Mount Shasta Circle, Fort Worth, Tx representing Mercantile Partners LP explained to the Commissioners the request