



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 2, 2016

**Council District** 3

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

**Opposition:** One letter submitted  
**Support:** One letter submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **Vickery Boulevard Properties**

**Site Location:** 5220 W. Vickery Boulevard Mapsco: 75S

**Proposed Use:** **Mini-warehouse**

**Request:** From: PD374 Planned Development/Specific Use with all uses in "I" Light Industrial with the following uses excluded: bars, taverns, cocktail lounges, clubs, private or teen; sexually oriented businesses; stables, commercial riding, boarding or rodeo arena; theater, drive-ins; firewood sales, liquor or package stores; veterinary clinic with outdoor kennels, gasoline sales including truck stop with related accessory sales, vehicle junkyards, chicken battery or brooder, coal, coke or wood yard; recycling collection facility, electroplating, outside sales, manufacturing and storage must be enclosed by a 6' screening fence for any products or materials stored more than 30 days; any use which emits an obnoxious odor, noise or sound which can be heard or smelled outside of any building on the property (normal and customary odors, sounds and noise from restaurants, including outdoor music which cannot be heard beyond the property, and paging systems shall not be deemed to be obnoxious odor and/or noise); any mobile home park, public housing or apartment, trailer court, labor camp, or stockyard (except that this provision shall not be prohibit the temporary use of construction trailers during periods of construction, reconstruction or maintenance); any mortuary or funeral home, any theater, skating rink, pool hall, dance hall, bowling alley or similar commercial recreational activity; any abortion clinic or similar facility, probation or parole office, blood bank; utility transmission or distribution line; water supply, treatment or storage facility; amusement, indoor/outdoor, club, commercial or business, massage therapy; swimming pool, commercial, hotel, motel, inn, rv park; gunsmithing repairs or sales, tattoo parlor; mobile home or manufactured housing sales; furniture sales with outside storage or display (new or used), monument or marble works finishing and carving only; pawns hop, taxidermist shop, batch plant, concrete or asphalt (temporary); itinerant vendor, edible items and non-edible items; wastewater (sewage) treatment facility, animal shelter, correctional facility; site plan waived

To: Amend PD374 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 consistent.**

**Background:**

The property is located of Vickery Boulevard a minor arterial, south of Carver, east of Prevost both residential streets. The applicant is proposing a zoning change to amend PD374 Planned Development for "I" uses and to add mini-warehouse use.

The applicant is proposing an 18,403 sq. ft. climate controlled, self-storage building approximately 35 ft. in height (building #2) and a 14,700 sq. ft. building, climate controlled self-storage building with a small office. The climate controlled buildings will not have a drive through lane.

The current PD language excludes several uses from the "I" district. The future land use is Light Industrial. Staff has suggested to the applicant to change the PD language to PD/E plus mini-warehouse, excluding liquor package store, mortuary or funeral home, theater, skating rink, pool hall, dance hall, bowling alley, abortion clinic or similar facility to clean up the district. These uses are allowed by right in E and excluded in the original language for the PD. This would provide a more appropriate base zoning district for the future planned redevelopment of Como.

With the assistance of city staff, the Como Neighborhood is currently completing the process of considering the future desired development of the neighborhood and the creation of a NEZ/Neighborhood Empowerment Zone plan and standards. Como has lost population over the last few decades, and desires to encourage guided residential and mixed use redevelopment. Habitat for Humanity has also purchased properties and is construction homes in Como, in the blocks north of the subject site.

At the Zoning Commission meeting the applicant indicated the masonry fence along Prevost and Carver would have the same type of brick material color as the residence along Prevost.

**Site Information:**

Owner:	Vickery Boulevard Properties, L.P. 800 Brazos Street, Suite 400 Austin, TX 78701
Applicant:	JCO Properties LP/Jerry Courter
Acreage:	1.77 acres
Comprehensive Plan Sector:	Arlington Heights

Surrounding Zoning and Land Uses:

North	"CF" Community Facilities / vacant
East	"PD374" Planned Development / Cross-Fit
South	"I" Light Industrial, "PD374" Planned Development / Family Dollar and Vickery Boulevard
West	"A-5" One-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: PD374 Planned Development for "I" uses with exclusions approved by Council 12-19-2000, subject area

Platting History: None

**Site Plan Comments:**

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

1. Indicate where the dumpster enclosure is to be located, to be screened from public row.

**Items noted above shall be reflected on the site plan or waivers are required.**

**TPW/Transportation and Public Works site plan comments:**

No comments have been made at this time.

**Platting Comments**

No comments at this time.

**Comments made by Platting and TPW staff cannot be waived through the zoning process.**

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Vickery Blvd	Tollway/Freeway	Tollway/Freeway	
Carver St.	Residential	Residential	No
Prevost St.	Residential	Residential	No

**Public Notification:**

Organizations Notified	
Como NAC*	Trinity Habitat for Humanity
Clearfork	Streams And Valleys Inc
	Fort Worth ISD

\*Site located within this registered neighborhood organization

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change to amend PD374 Planned Development for “I” Light Industrial uses with exclusions. Surrounding land uses consist of residential and vacant land to the north, commercial to the east and west, and Vickery Blvd and railroad yard to the south. The property is located on the edge of the Como neighborhood and provides a boundary to Vickery and the railroad yard.

The proposed zoning request **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Light Industrial. The requested zoning amendment to PD374 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. 38)

However, the proposed mini storage facility **is consistent** with the Comprehensive Plan future land use. 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:**

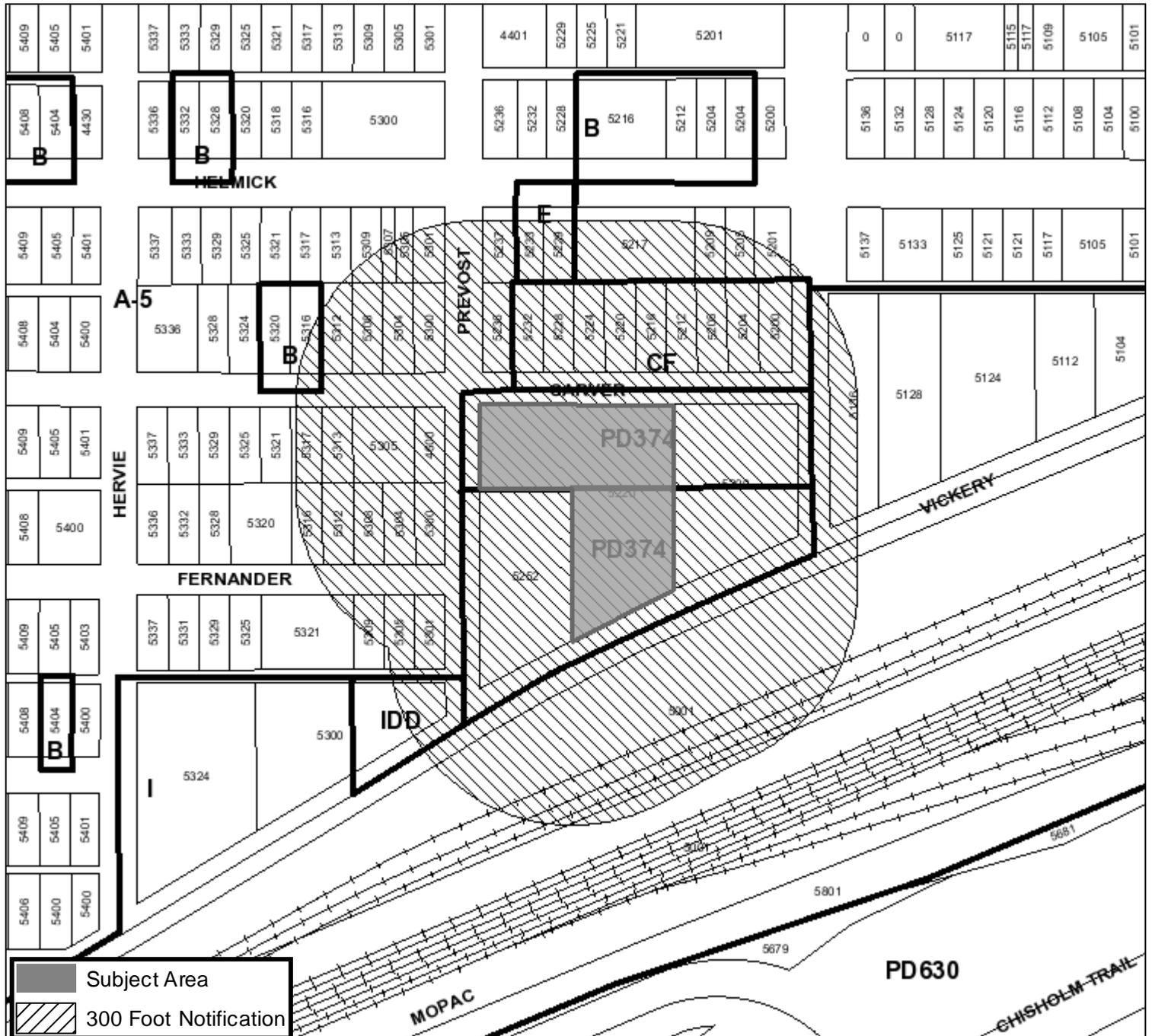
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting



ZC-16-001

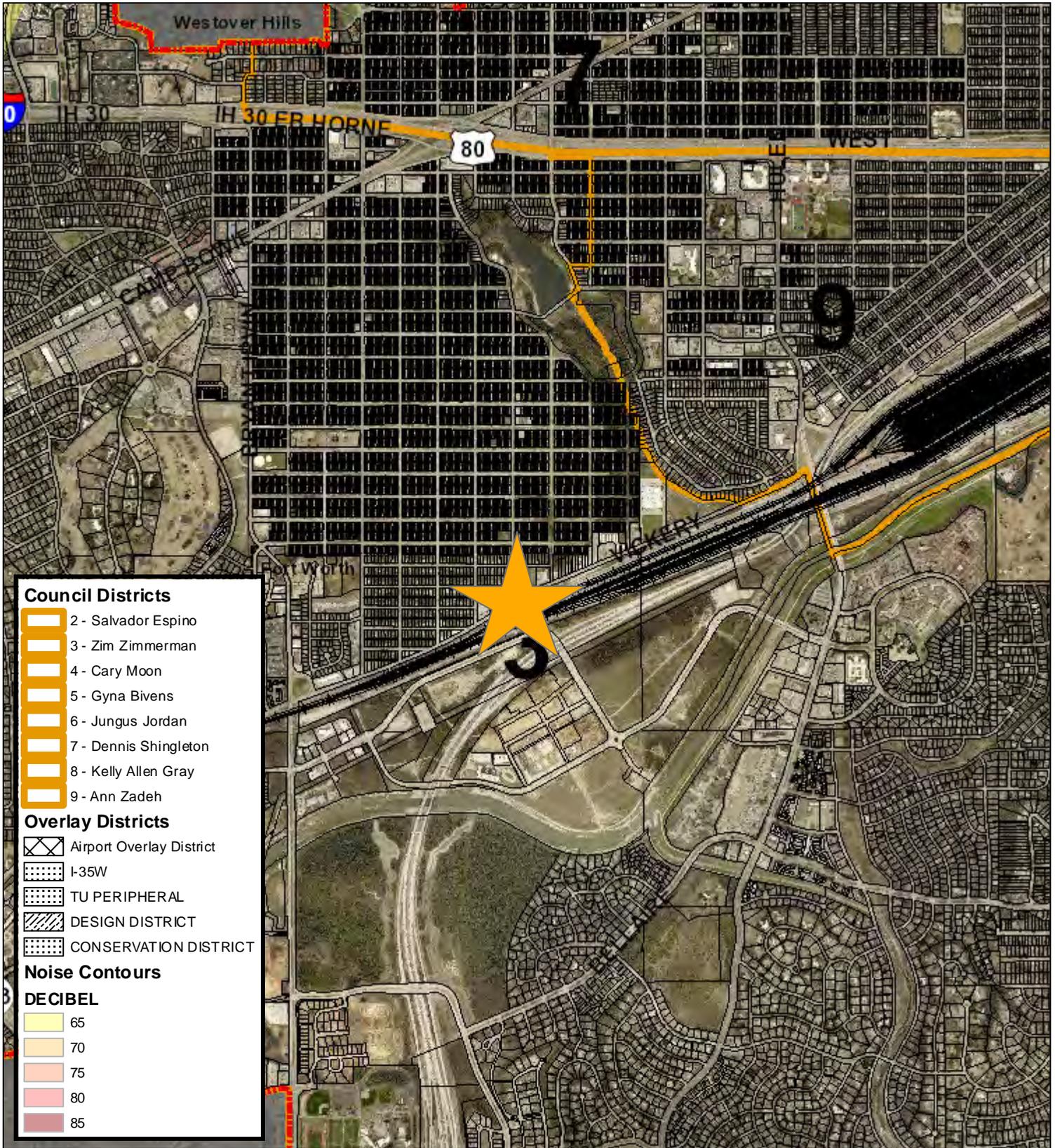
# Area Zoning Map

Applicant: Vickery Boulevard Properties  
 Address: 5220 W. Vickery Boulevard  
 Zoning From: PD 374  
 Zoning To: Amend PD 374 for all uses in I plus mini-warehouses  
 Acres: 1.77695046  
 Mapsco: 75S  
 Sector/District: Arlington Heights  
 Commission Date: 1/13/2016  
 Contact: 817-392-2495

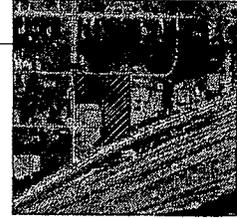


0 115 230 460 Feet

### Area Map



57E



SITE LOCATION MAP  
NOT SCALE

ZONED A-5

ZONED A-5

ZONED CF

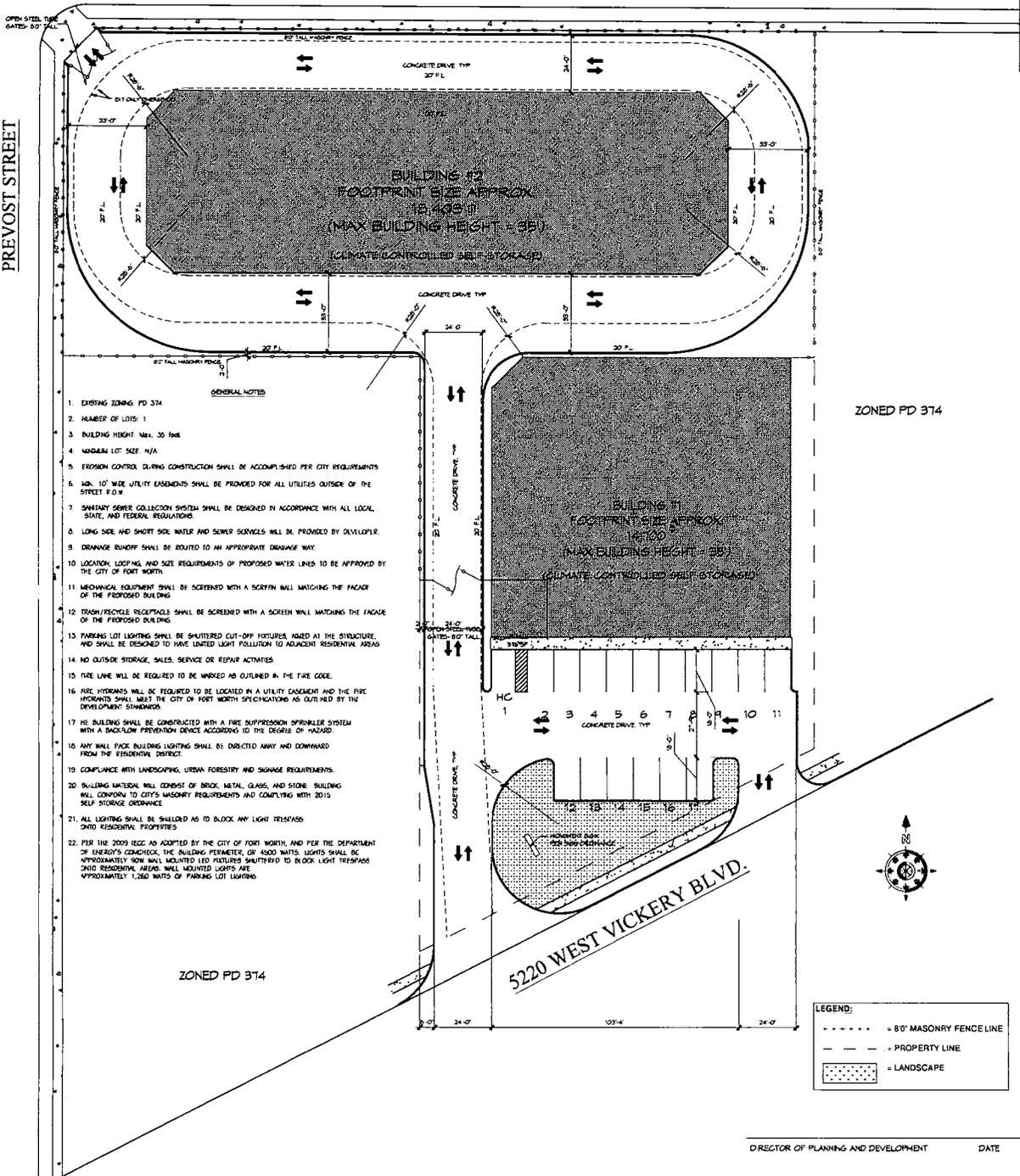
### CARVER DRIVE

PREVOST STREET

ZONED A-5

ZONED A-5

ZONED I



- GENERAL NOTES**
1. EXISTING ZONING: PD 374
  2. NUMBER OF LOTS: 1
  3. BUILDING HEIGHT: MAX. 30' FOR
  4. NEIGHBOR LOT SIZE: N/A
  5. EROSION CONTROL DURING CONSTRUCTION SHALL BE ACCOMPLISHED PER CITY REQUIREMENTS
  6. MIN. 10' WIDE UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES OUTSIDE OF THE STREET R.O.W.
  7. SANITARY SEWER COLLECTION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
  8. LONG SIDE AND SHORT SIDE WATER AND SEWER SERVICES WILL BE PROVIDED BY DEVELOPER.
  9. DRAINAGE RUNOFF SHALL BE ROUTED TO AN APPROPRIATE DRAINAGE WAY.
  10. LOCATION, LOOPING, AND SIZE REQUIREMENTS OF PROPOSED WATER LINES TO BE APPROVED BY THE CITY OF FORT WORTH.
  11. MECHANICAL EQUIPMENT SHALL BE SCREENED WITH A SCREEN WALL MATCHING THE FACADE OF THE PROPOSED BUILDING.
  12. TRASH/RECYCLE RECEPTACLE SHALL BE SCREENED WITH A SCREEN WALL MATCHING THE FACADE OF THE PROPOSED BUILDING.
  13. PARKING LOT LIGHTING SHALL BE SHATTERED CUT-OFF FIXTURES MOUNTED AT THE STRUCTURE, AND SHALL BE DESIGNED TO HAVE LIMITED LIGHT POLLUTION TO ADJACENT RESIDENTIAL AREAS.
  14. NO OUTSIDE STORAGE, SALES, SERVICE OR REPAIR ACTIVITIES.
  15. FIRE LANE WILL BE REQUIRED TO BE MARKED AS OUTLINED IN THE FIRE CODE.
  16. 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.
  17. THE BUILDING SHALL BE CONSTRUCTED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM WITH A BACKFLOW PREVENTION DEVICE ACCORDING TO THE DEGREE OF HAZARD.
  18. ANY WALL FACE BUILDING LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD FROM THE ELEMENTARY SUBJECT.
  19. COMPLIANCE WITH LANDSCAPING, URBAN FORESTRY AND SIGNAGE REQUIREMENTS.
  20. BUILDING MATERIAL SHALL CONSIST OF BRICK, METAL, GLASS, AND STONE. BUILDING SHALL CONFORM TO CITY MASONRY REQUIREMENTS AND COMPLYING WITH 2015 SELF STORAGE ORDINANCE.
  21. ALL LIGHTING SHALL BE SHIELDED AS TO BLOCK ANY LIGHT TRESPASS INTO RESIDENTIAL PROPERTIES.
  22. PER THE 2009 IECC AS ADOPTED BY THE CITY OF FORT WORTH, AND PER THE DEPARTMENT OF ENERGY'S CONSUMER, THE BUILDING PERIMETER, OR 4500 WATTS, LIGHTS SHALL BE APPROXIMATELY 90W WALL MOUNTED LED FIXTURES SHIELDED TO BLOCK LIGHT TRESPASS INTO RESIDENTIAL AREAS. WALL MOUNTED LIGHTS ARE APPROXIMATELY 1,200 WATTS OF PARKING LOT LIGHTING.

ZONED PD 374



**LEGEND:**

- - - - - 8" MASONRY FENCE LINE
- - - - - PROPERTY LINE
- [Pattern] LANDSCAPE

DIRECTOR OF PLANNING AND DEVELOPMENT DATE

SP-1

**ARCHITECTS**

**CONCEPT SITE PLAN**

DATE: 12-28-18

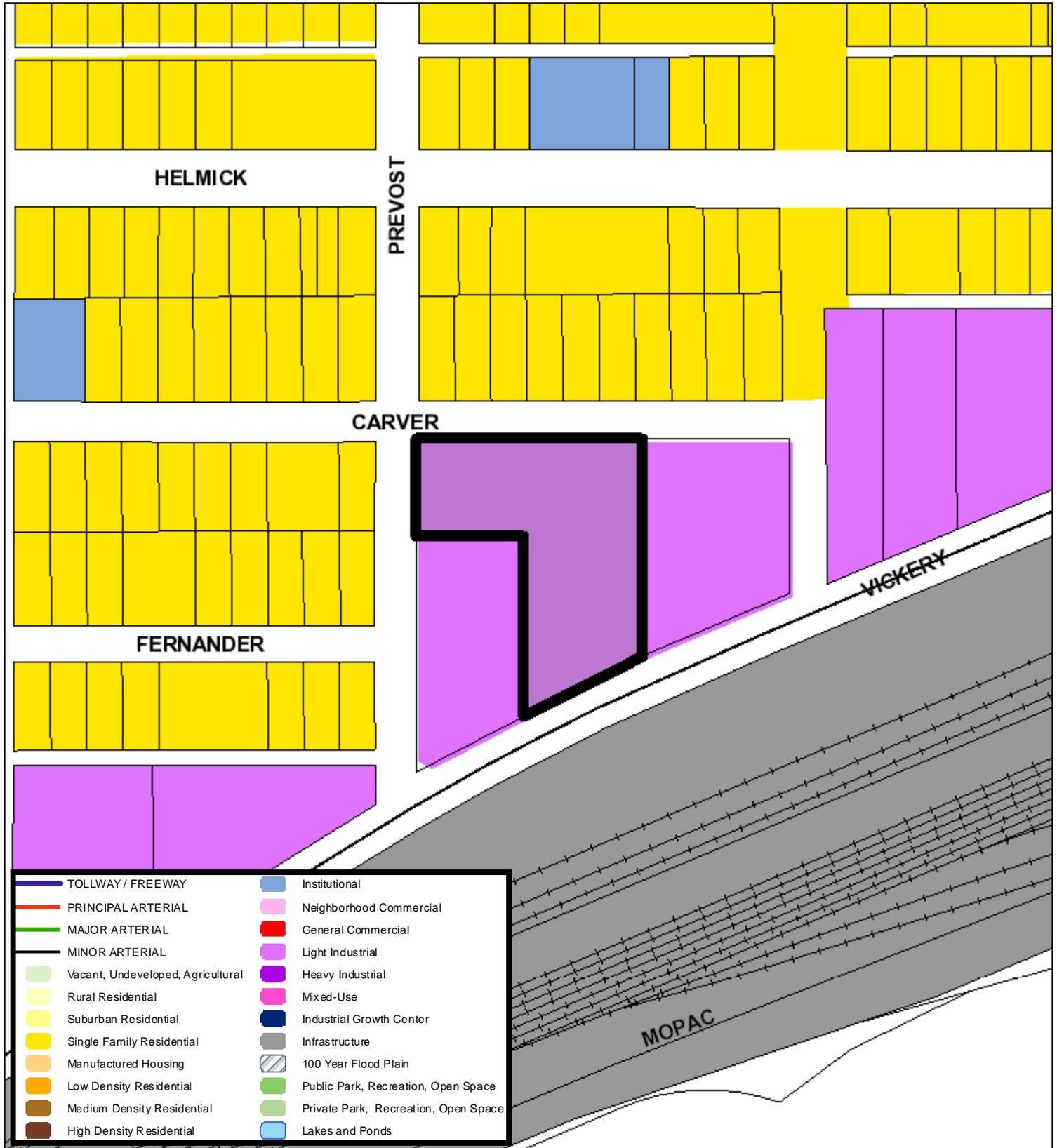
5200 WEST VICKERY BLVD  
LOT 2 BLOCK 118  
VICKERY PLACE ADDITION  
FORT WORTH, TEXAS

**JCO**

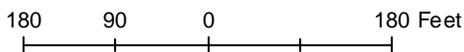
**PROPERTIES SELF STORAGE**

STATE OF TEXAS REGISTERED ARCHITECT & SURVEYOR

### Future Land Use



 TOLLWAY / FREEWAY	 Institutional
 PRINCIPAL ARTERIAL	 Neighborhood Commercial
 MAJOR ARTERIAL	 General Commercial
 MINOR ARTERIAL	 Light Industrial
 Vacant, Undeveloped, Agricultural	 Heavy Industrial
 Rural Residential	 Mixed-Use
 Suburban Residential	 Industrial Growth Center
 Single Family Residential	 Infrastructure
 Manufactured Housing	 100 Year Flood Plain
 Low Density Residential	 Public Park, Recreation, Open Space
 Medium Density Residential	 Private Park, Recreation, Open Space
 High Density Residential	 Lakes and Ponds



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



0 115 230 460 Feet

