



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 5, 2016

Council District 9

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

Opposition: None submitted
Support: Berry Street Initiative, Hemphill Corridor Task

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

Owner / Applicant: Richard Skipper

Site Location: 2900-2916 (evens) Stuart Drive Mapsco: 77W

Proposed Use: Industrial Outside Storage

Request: From: "E" Neighborhood Commercial and PD715 "PD/SU" Planned Development/Specific Use for parking area; site plan required

To: Expand and Amend PD715 to add industrial outdoor storage; site plan included

Land Use Compatibility: Requested change is compatible.

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

Background:

The site is located on the corner of Stuart Drive and E. Lowden. The applicant is proposing a zoning change to amend PD715 "PD/SU" Planned Development/Specific Use for parking area to add outdoor storage for equipment, materials, and mobile office units and expand the PD uses across additional lots. A site plan is included. The owner of the property owns the majority of the block which is zoned "I" and operating as an industrial business with outdoor storage.

On lots 20 & 21, there is an existing building with outdoor storage of equipment and containers. On lots 22-24, the lots are vacant with several significant trees. The applicant is proposing outside storage of equipment with a six ft. chain link fence along the rear of the property and an 8 ft. privacy link fence along E. Lowden and Stuart Street. An Urban Forestry review will be necessary to pave the lot and especially if any trees are planned to be removed.

At the Zoning Commission hearing the applicant mentioned they needed a storage height of eight feet and there will be no permanent structures on the five lots. There will be an 8 ft. privacy chain link fence with slats along Stuart and Lowden Streets only, the remainder on the block will have six foot chain link fence with screening shrubs.

Site Information:

Owner: Richard Skipper
2943 Stuart Drive
Fort Worth, TX 76104

Agent: Texas Land Use/Dennis Hopkins
 Acreage: 0.44 acres
 Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family
 East "A-5" One-Family, "I" Light Industrial / single-family, church, warehouse outside storage
 South "I" Light Industrial / industrial warehouse with outside storage
 West "J" Medium Industrial / vacant structure, commercial business

Site Plan Comments:

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

1. A 20 ft. setback required along Stuart Street in which no permanent structures are permitted.
 - The proposed 8' privacy link fence with slats encroaches into the setback. **(waiver required)**
 - The 6' standard fence gate encroaches into the setback. **(waiver required)**
2. In commercial districts, chain link fences are not permitted. **(waiver required)**

Zoning Commission recommended waivers to the items noted above.

TPW/Transportation and Public Works site plan comments:

No comments have been made at this time.

Platting Comments

Confirm with TPW about the gates shown on the proposed site plan. If the gates are to remain closed during business hours, then you will need to provide adequate stacking for largest vehicle within your property before the gate in order to prevent stacking of vehicles within the public right-of-way.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Stuart St.	Residential	Residential	No
E. Lowden	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Worth Heights NA	Near Southside Neighborhood Alliance
Morningside NA	Southeast Fort Worth Inc
Jennings May St Louis NA	United Communities Association of South Fort Worth
West Morningside NA*	Streams And Valleys Inc
Neighbors Working Together	Trinity Habitat for Humanity
Berry Street Initiative	Fort Worth ISD

*Located within Neighborhood Association

Recent Relevant Zoning and Platting History:

Zoning History: PD715 ZC-06-168 Eff. 9-26-06, for "PD/SU" Planned Development/Specific Use for parking area; site plan required (SP-06-018), Lots 20 & 21 and Lots 22 thru 24 to "E" Neighborhood Commercial. ZC-98-056, Eff. 6-09-98, for "I" Light Industrial Lots 14-19

Platting History: NA

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to expand and amend PD715 to add outside storage, site plan included. Surrounding land uses vary with residential to the north, a residence and church to the east, industrial use with outside storage to the south and southeast, and a vacant structure and commercial business to the west.

A clear delineation of industrial outdoor storage exists south and southeast of the subject property, with industrial zoning to the west with commercial uses. As a result, the proposed zoning **is compatible** with the surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the site as Single-Family. Outdoor storage is first permitted by right in the I, J and K zoning districts. The proposed zoning is not consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 40)

As a result, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan. In 2006 when the zoning was changed to “PD” and “E” the Comprehensive Plan was never updated to reflect that change. Outdoor storage is only permitted by right with an office use in the “I”, “J”, and “K” zoning districts. The main office is located at 2936 Stuart and would be considered the same premises.

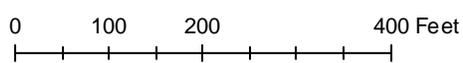
Attachments:

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

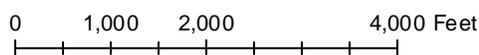
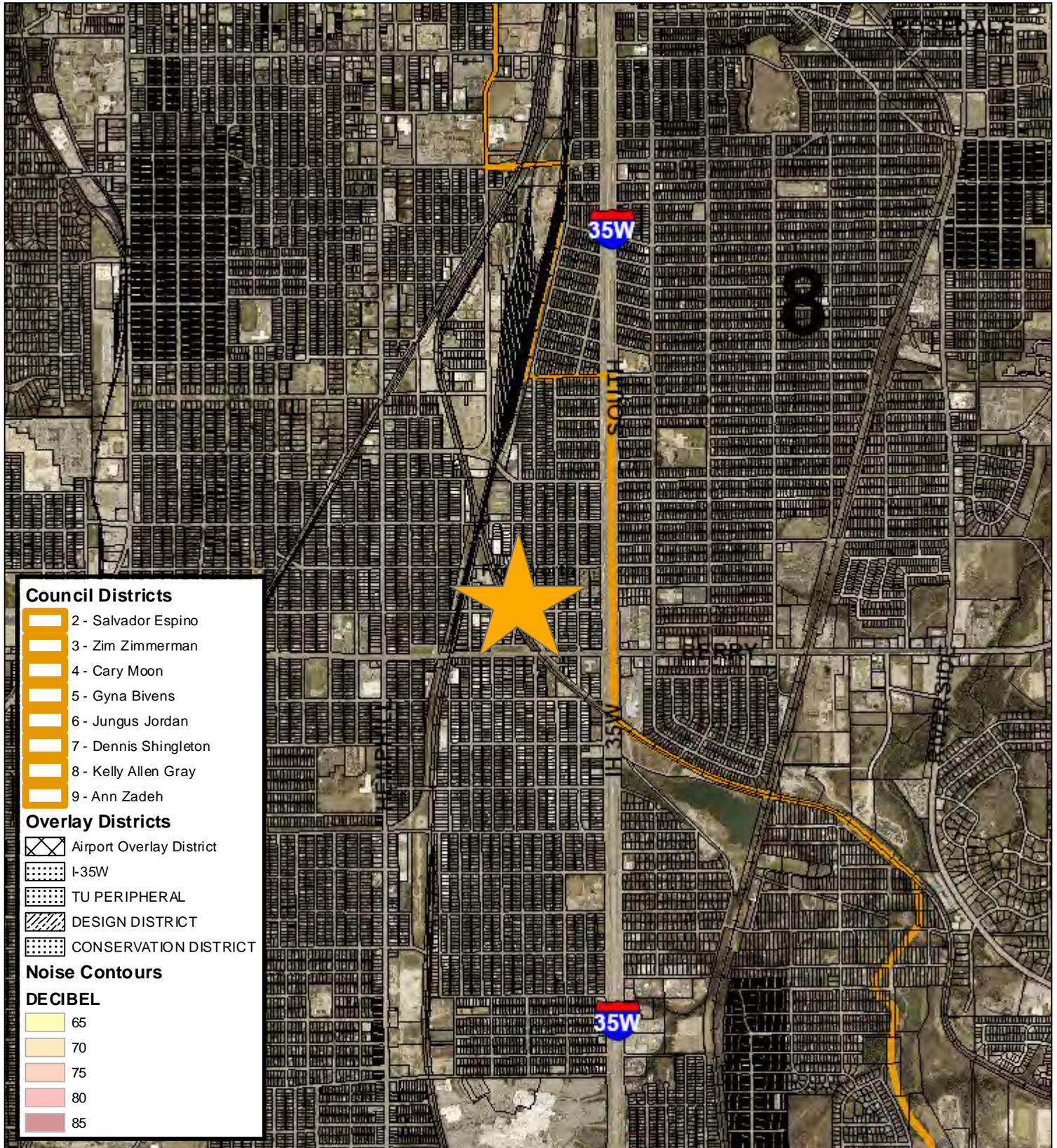


Area Zoning Map

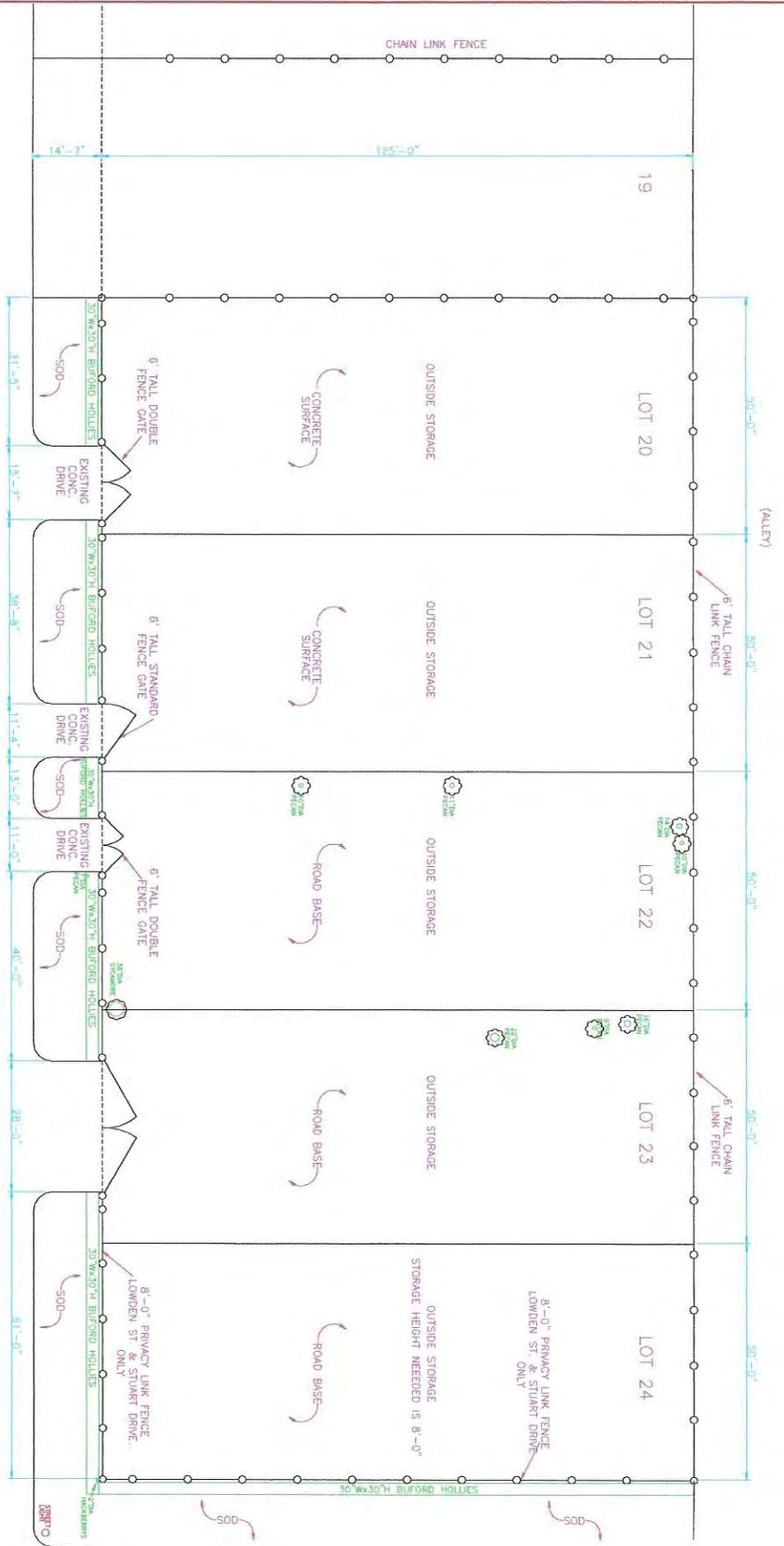
Applicant: Richard Skipper
 Address: 2900 - 2916 (evens) Stuart Drive
 Zoning From: E, PD 715
 Zoning To: Expand and Amend PD 715 to add outdoor storage
 Acres: 0.44342809
 Mapsco: 77W
 Sector/District: Southside
 Commission Date: 3/9/2016
 Contact: 817-392-2495



Area Map



STUART DR



E LOWDEN

ZONING APPLICATION NUMBER: ZC-09-013



LAND USE AND ZONING



- NOTES:
1. LANDSCAPING MEETS CHAPTER 6, INCLUDES 30% TREE COVERAGE.
 2. NO SIGNS WILL BE ADDED.
 3. IN AN EFFORT TO PRESERVE THE EXISTING TREES THERE WILL BE PROTECTIVE "LANDSCAPE BUBBLES" MAINTAINED AROUND THE TREES, AND THERE WILL BE NO HARD SURFACE TO PREVENT POSSIBLE DAMAGE TO THE TREES.

PLANT PLAN
RYAN & PRUITT
ADDITION
BLOCK 13



LOTS 22 THRU 24

VICINITY MAP



Director of Planning & Development (

Signature

) Date:

NO.	REVISIONS	DATE	NAME
1	REVISED PER D. HOPKINS	8/20/09	BLH
2	MISC. REVISIONS	9/18/09	BLH
3	MISC. REVISIONS	9/23/09	BLH
4	MISC. REVISIONS	10/22/09	BLH
5	MISC. REVISIONS	11/13/09	BLH
6	REVISED NOTICE	2/26/10	BLH
7	REVISED FOR LOTS 22-24	12/15/15	BLH

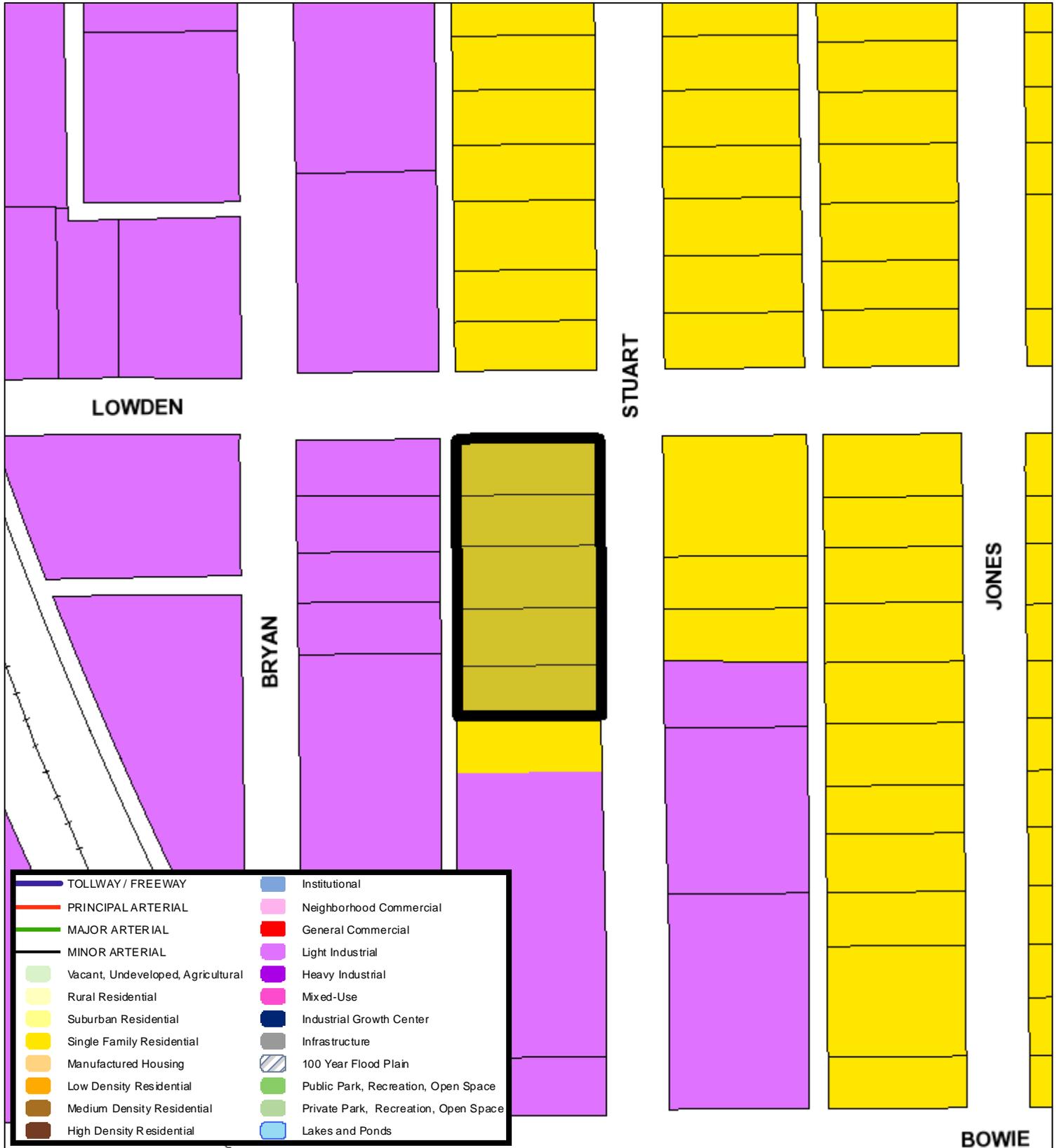
PROJECT TITLE:
SKIHI ENTERPRISES, INC.
LOCATION:
FORT WORTH, TEXAS



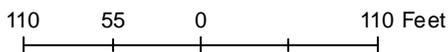
Enterprises, Ltd.
MECHANICAL CONTRACTORS
2943 Stuart
Fort Worth, Texas 76104

SP1

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.





ZC-16-013

Aerial Photo Map



0 75 150 300 Feet



Margaret DeMoss/ West 7 th Neighborhood Alliance	NA	Out		Support enforced requirements	with Sent letter in
Andrew Blake/ Development & Urban Design Committee	2929 W 5th	Out		Support	Sent letter in

IV. New Cases

3. ZC-16-004 Westover Boaz Group (CD 7) 8069 Old Decatur Rd (Alexander F. Albright Survey, Abstract 1849, 1.70 Acres): from Unzoned to “E” Neighborhood Commercial

Michael Thomas, 3973 W. Vickery Boulevard, Fort Worth, Texas representing Westover Boaz Group explained to the Commissioners they are annexing the property into the City of Fort Worth for commercial development.

Mr. Northern asked Mr. Thomas what the structure might look like. Mr. Thomas said there are no plans at this time.

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

4. ZC-16-013 Richard Skipper (CD 9) 2900-2916 (evens) Stuart Dr (Ryan & Pruitt Addition Block 13, Lots 20, 21, 22, 23, 24, 0.44 Acres): from “E” Neighborhood Commercial and PD715 “PD/SU” Planned Development/ Specific Use for parking area; site plan required (SP-06-018) To: Expand and amend PD715 for industrial outdoor storage; site plan included

Dennis Hopkins, P. O. Box 637, 2131 N. Collins Street, Arlington, Texas representing Richard Skipper (SkiHI Enterprises) gave a brief history of the property and explained to the Commissioners they are expanding the business and need more outdoor equipment storage. Mr. Hopkins mentioned the site plan does indicate there will be no permanent buildings on these lots until such time they need to expand. Mr. Hopkins said on February 3, 2016 he met with five different representatives ranging from Berry Street Initiative to Hemphill Corridor Task Force about the zoning case. He did receive letters of support from them as well as property owners.

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

<i>Document received for written correspondence</i>					ZC-16-013
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Jim Johnson/ Berry Street Initiative	NA	Out		Support	Sent letter in

Dan/Rebecca McKenzie	2637 Boyd Ave	In	Opposition		Present did not speak
Jennifer Lanter	2624 Boyd Ave	In	Opposition		Present did not speak
Charles Kendall	2621 Highview	In	Opposition		Present did not speak
Bettye Pomykal	3621 Park Hill	Out	Opposition		Signed petition
Leslie Higgins	2411 Shirley	Out	Opposition		Sent letter in
Michelle Wayman	2526 Boyd Ave	Out	Opposition		Signed petition
Carol/Art Ehlmann	2537 Boyd Ave	Out	Opposition		Signed petition
J T Aughboughl	2641 Boyd Ave	Out	Opposition		Signed petition
Jennifer & Tom Lanter	2624 Boyd Ave		Opposition		Signed petition
Lee Small	2629 Highview Terr		Opposition		Signed petition
James C. Fuxa	2616 Boyd Ave		Opposition		Signed petition
Nathan & Sarah Walters	2625 Highview Terr		Opposition		Signed petition
Donald Teis	2604 Boyd Ave.		Opposition		Signed petition
John Bryant	2616 Highview Terr		Opposition		Signed petition
Mary Maas	2615 Highview Terr		Opposition		Signed petition
Charles and Elizabeth Ketrall	2621 Highview Terr		Opposition		Signed petition
TCU	2800 Stadium		Opposition		Signed petition
Mark Durso	2628 Stadium		Opposition		Signed petition
Rebecca & Dan McKenzie	2637 Boyd		Opposition		Signed petition
Janell Plocheck	2609 & 2605 Highview Terr		Opposition		Signed petition
Christopher & Susan Howe	2608 Boyd		Opposition		Signed petition
Robert Durnan	2615 Boyd		Opposition		Signed petition
Ted & Carol Kretchmar	2622 Highview Terr		Opposition		Signed petition
Rick Hagler	3520 Rogers		Opposition		Signed petition
Laura E Copeland	2628 Boyd Ave		Opposition		Signed petition
Bettye and Norman Pomykal	3621 Park Hill Dr		Opposition		Signed petition
Lyndsay Hoover	NA		Opposition		Signed petition
John Langston	2566 Highview		Opposition		Signed petition
Sharon Griz	2528 Wabash Ave		Opposition		Signed petition