



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 03, 2016

Council District 5

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

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: Harwood Builders, Inc.

Site Location: 501 East Loop 820 Mapsco: 66P

Proposed Use: Mini-warehouse

Request: From: "E" Neighborhood Commercial

To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouses; site plan included

Land Use Compatibility: Requested change **is compatible.**

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

Background:

The property is located east of Loop 820 a freeway, and north of Sandybrook, a residential street. The applicant is proposing a zoning change to "PD/E" Planned Development for "E" uses plus mini-warehouse use; site plan included.

The applicant is proposing a 27,000 sq. ft. climate controlled, self-storage building (building #2) a 50,230 sq. ft. building, climate controlled self-storage building (building #3) a 19,000 sq. ft. building, all one story in height.

The section of Loop 820 adjacent to the property is planned for reconstruction and addition of new lanes. Staff verified with TxDOT that no new right-of-way will need to be acquired for the project.

At the Zoning Commission hearing the applicant explained there will be on-site security at the front entry of the building, hours of operation depend on the time of year, and the number of units was not known.

Site Information:

Owner: Harwood Builders, Inc
P O Box 2351
Addison, TX 75001
Applicant: Texas Land Use/Dennis Hopkins

Acreage: 4.412 acres
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial / office park
East "A-5" One-Family / single-family
South "E" Neighborhood Commercial / vacant
West "C" Medium Density Multifamily / Loop 820 and multifamily

Recent Relevant Zoning and Platting History:

Zoning History: PD1071 Planned Development for "E" uses plus tile roofing business with metal flashing and outdoor storage of equipment and materials; site plan included. Eff. 12/15/15, subject property further south of the site; PD74 Planned Development/Specific Use for mini-warehouse with development requirements. Eff. 01/24/89, subject area just north of PD1071

Platting History: None

Site Plan Comments:

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

1. There is a 20 ft. supplemental setback along the east property line in which no permanent structures are permitted, site plan indicates 15.2. **(waiver required)**
2. Remove notes # 1, 2, and 6.
3. Since there is a note all landscaping will comply take off the shrubs unless you plan to over plant.
4. Note #5 add will comply with Urban Forestry and remove all trees unless you plan to over plant.

Zoning Commission recommended a waiver to item #1 noted above.

TPW/Transportation and Public Works site plan comments:

1. Street Dimensions - Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown.
2. Gated Entrances (Ch. 31-107) - Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details in IPRC plan set (single-family) or UR site plan (multi-family) for gates. All gates shall be equipped with a Knox-box or other approved fire access apparatus that is reviewed and approved by the Fire Department. (Gates must be located 3 vehicle lengths from the ROW)
3. Show all 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 Comments:

1. FYI--The property must be final platted prior to the issuance of a building permit.

Water Comments:

Water:

1. Water available
2. Pressure guaranteed at ground elevation
3. PRV's due to high water pressure
4. Field verify 16" water line, additional easement may be required
5. Taps done by Miscellaneous Project due to pipe being concrete

Sewer:

1. Sewer available
2. No permanent structures over, under, encroaching 6" sewer line and easement at NE PL
3. Field verify 6" sewer line L-8294, additional easement may be required

(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)
Loop 820	Tollway/Freeway	Tollway/Freeway	
Sandybrook St.	Residential	Residential	No

Public Notification:

Organizations Notified	
Neighborhoods of East Fort Worth	Historic Randol's Mill Valley Alliance, Inc.
Woodhaven NA	Sandybrook NA*
Harmony Hills NA	East Fort Worth Business Assn
Woodhaven Community Development Inc	Eastside Sector Alliance
Trinity Habitat for Humanity	Streams And Valleys Inc
East Fort Worth, 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 “PD/E” Planned Development for “E” Neighborhood Commercial uses plus mini-warehouse. Surrounding land uses consist of residential to the east, commercial offices to the north, Loop 820 and multifamily to the west and vacant to the south.

Based on surrounding uses and close proximity to E. Loop 820, a major highway, the proposed zoning request **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2016 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. 38)

The requested zoning change **is not consistent (Significant Deviation)** with the Comprehensive Plan. However, with the submittal of a site plan for PD/E plus mini-warehouse might help to mitigate neighborhood concerns

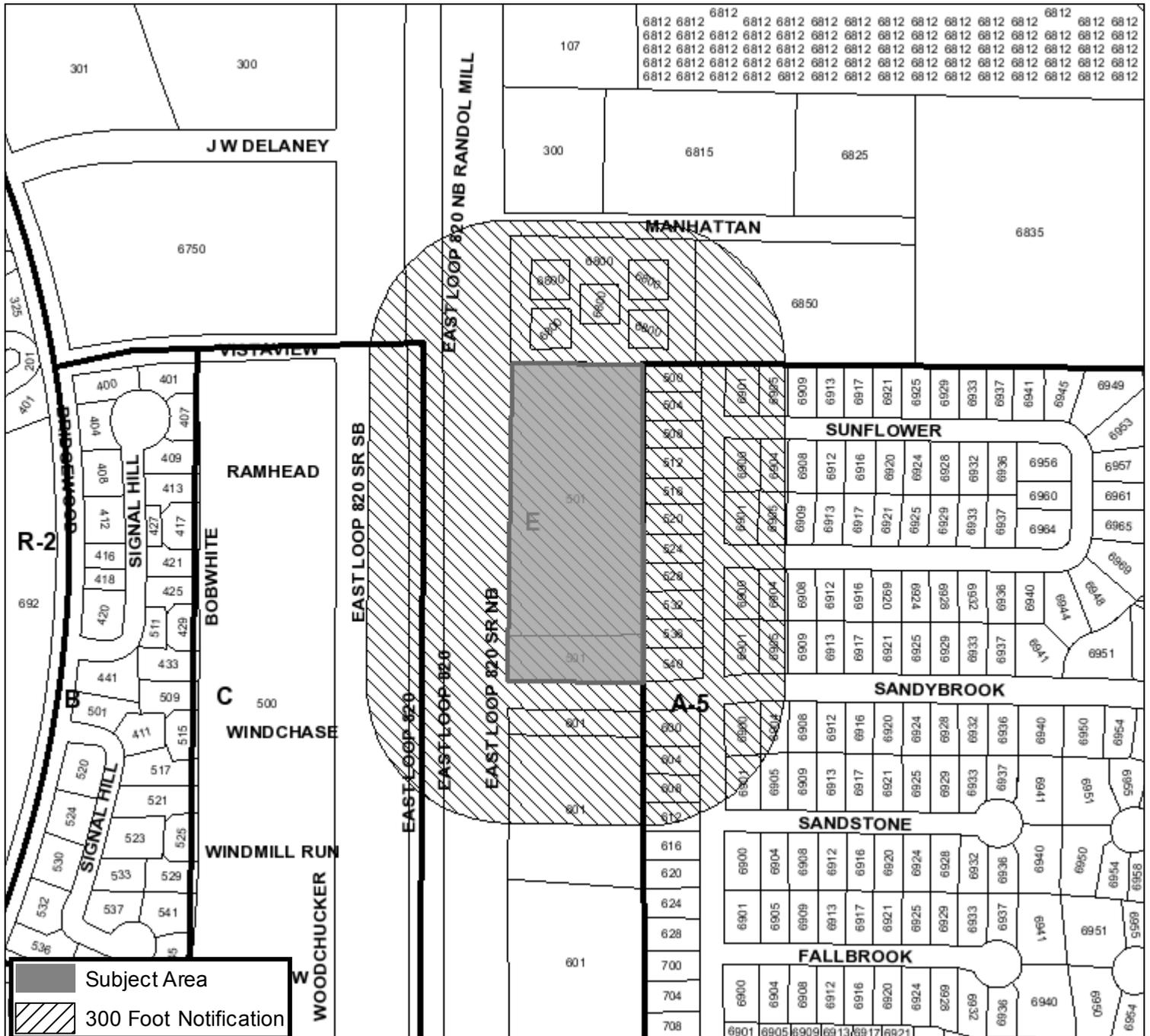
Attachments:

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

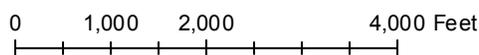
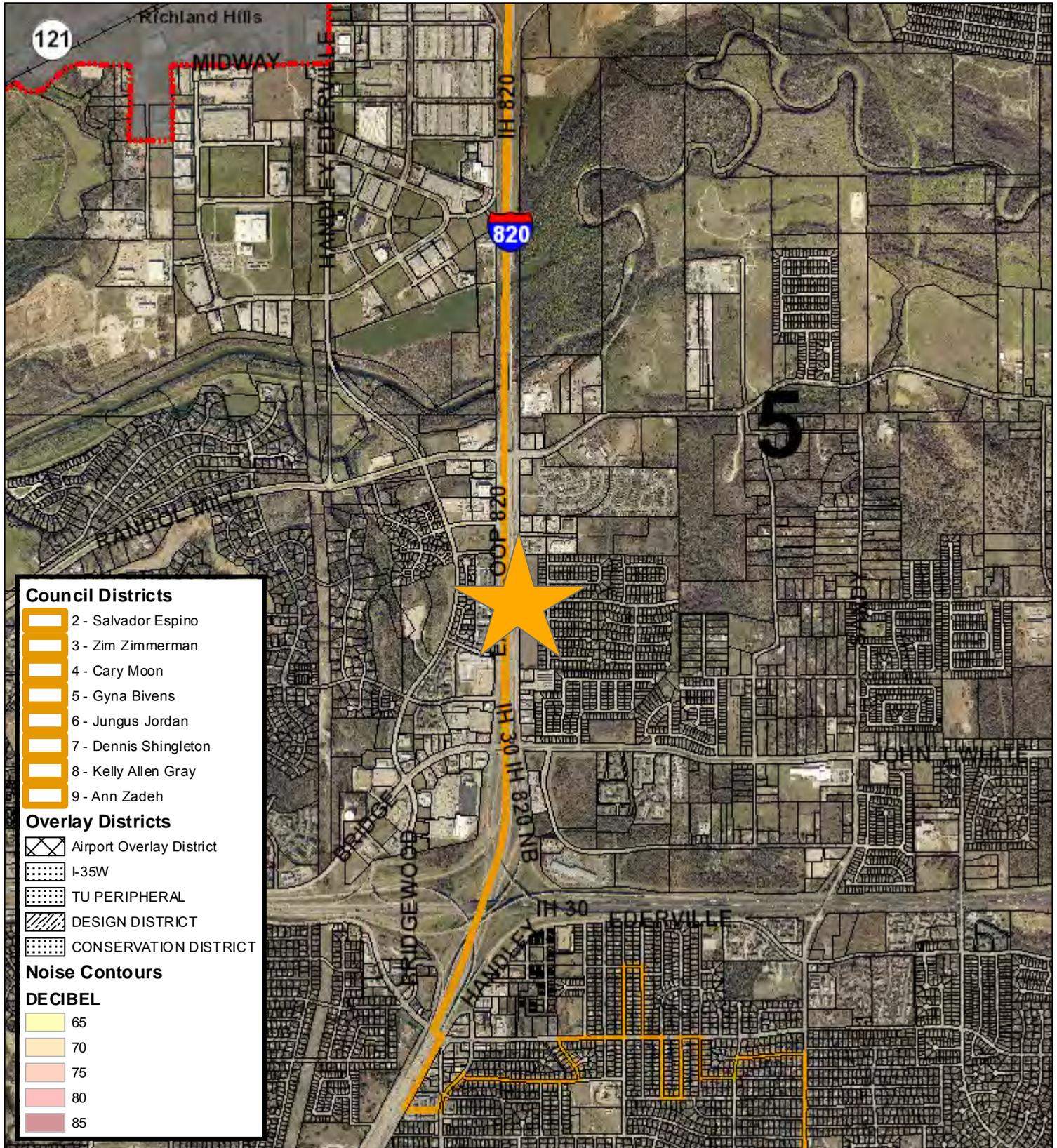


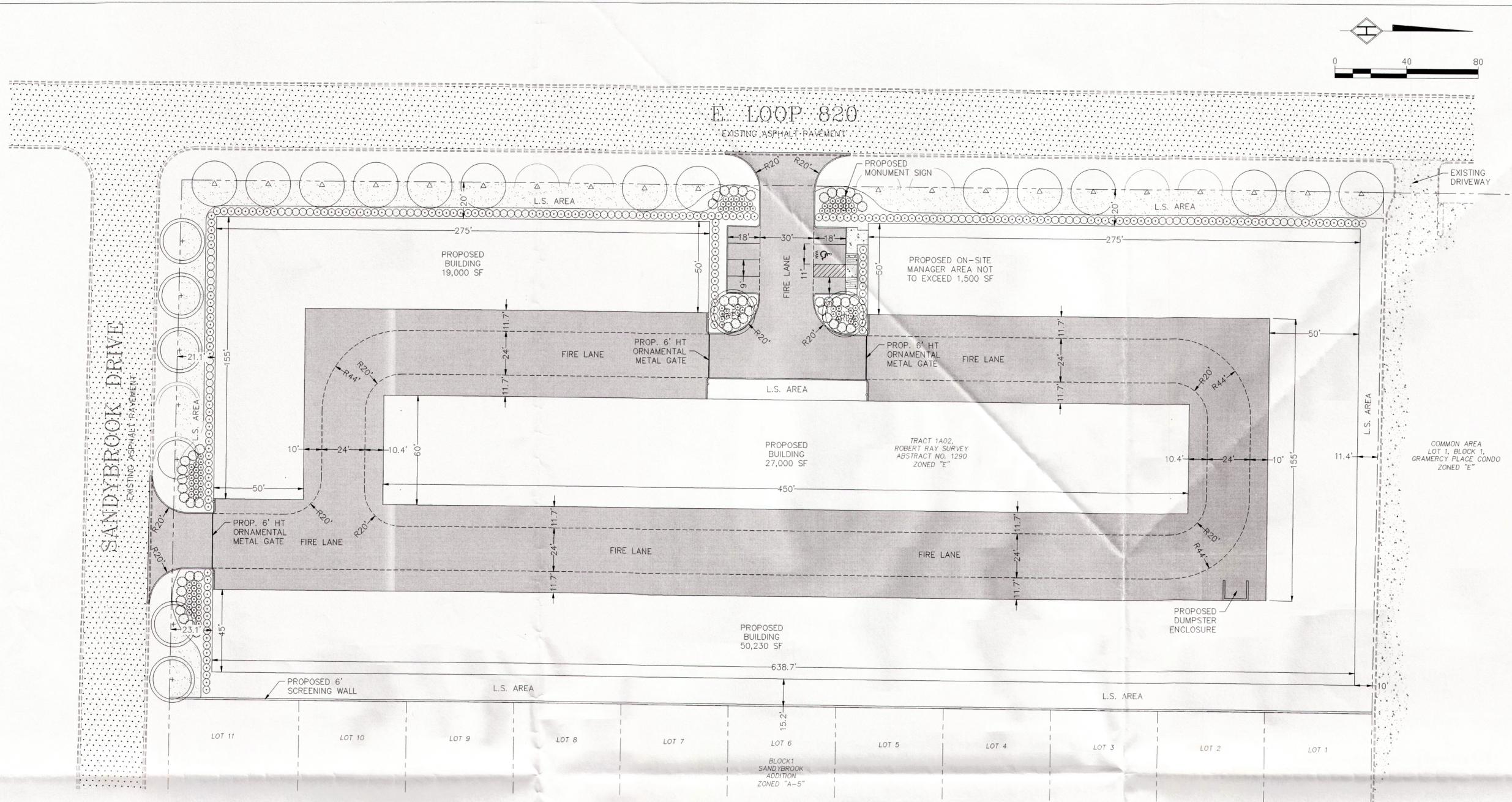
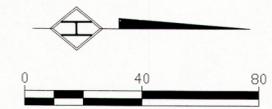
Area Zoning Map

Applicant: Harwood Builders, Inc.
 Address: 501 East Loop 820
 Zoning From: E
 Zoning To: PD for E uses plus mini warehouses
 Acres: 4.32792154
 Mapsco: 66PT
 Sector/District: Eastside
 Commission Date: 4/13/2016
 Contact: 817-392-2495



Area Map

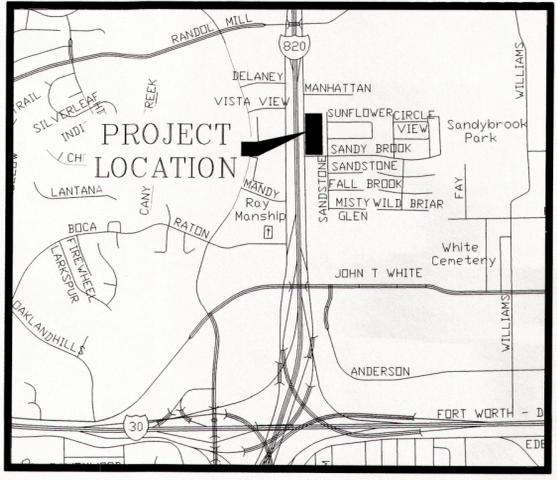




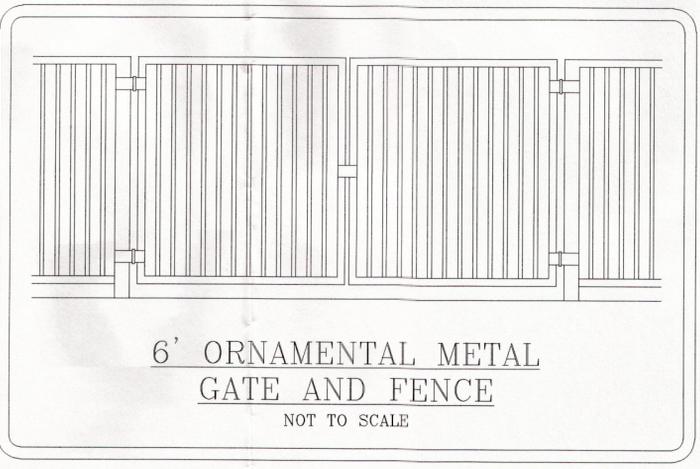
HOMEYER
ENGINEERING, INC.
 TBPE FIRM REGISTRATION NO. F-8440
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
 972-906-9985 PHONE • 972-906-9987 FAX
 WWW.HEI.US.COM



LOOP 820 SELF STORAGE
4.39 ACRES
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS



VICINITY MAP
 SCALE: 1"=2000'



6' ORNAMENTAL METAL GATE AND FENCE
 NOT TO SCALE

SITE INFORMATION

LAND AREA: 191,409 SF (4.39 AC)
 PROPOSED USE: SELF STORAGE
 PROPOSED BUILDING AREA: 96,230 SF
 PROPOSED BUILDING HEIGHT: 1 STORY
 PARKING PROVIDED: 7 SPACES
 HANDICAP PARKING REQUIRED: 1 SPACE
 HANDICAP PARKING PROVIDED: 1 SPACE

- NOTES:**
- AIR CONDITIONERS AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW.
 - ALL PROPOSED SIGNAGE SHALL COMPLY WITH ARTICLE 4, SIGNS.
 - ALL PROPOSED LANDSCAPING SHALL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - NO CLIMATE CONTROLLED STORAGE WILL BE PROVIDED.

APPLICANT

TEXAS LAND USE
 2131 N. COLLINS STREET, STE. 433-637
 ARLINGTON, TEXAS 76011
 817-860-8932
 CONTACT: H. DENNIS HOPKINS

ENGINEER

HOMEYER ENGINEERING, INC.
 PO BOX 294527
 LEWISVILLE, TEXAS 75029
 972-906-9985
 CONTACT: STEVEN R. HOMEYER, PE

PRELIMINARY PLANS

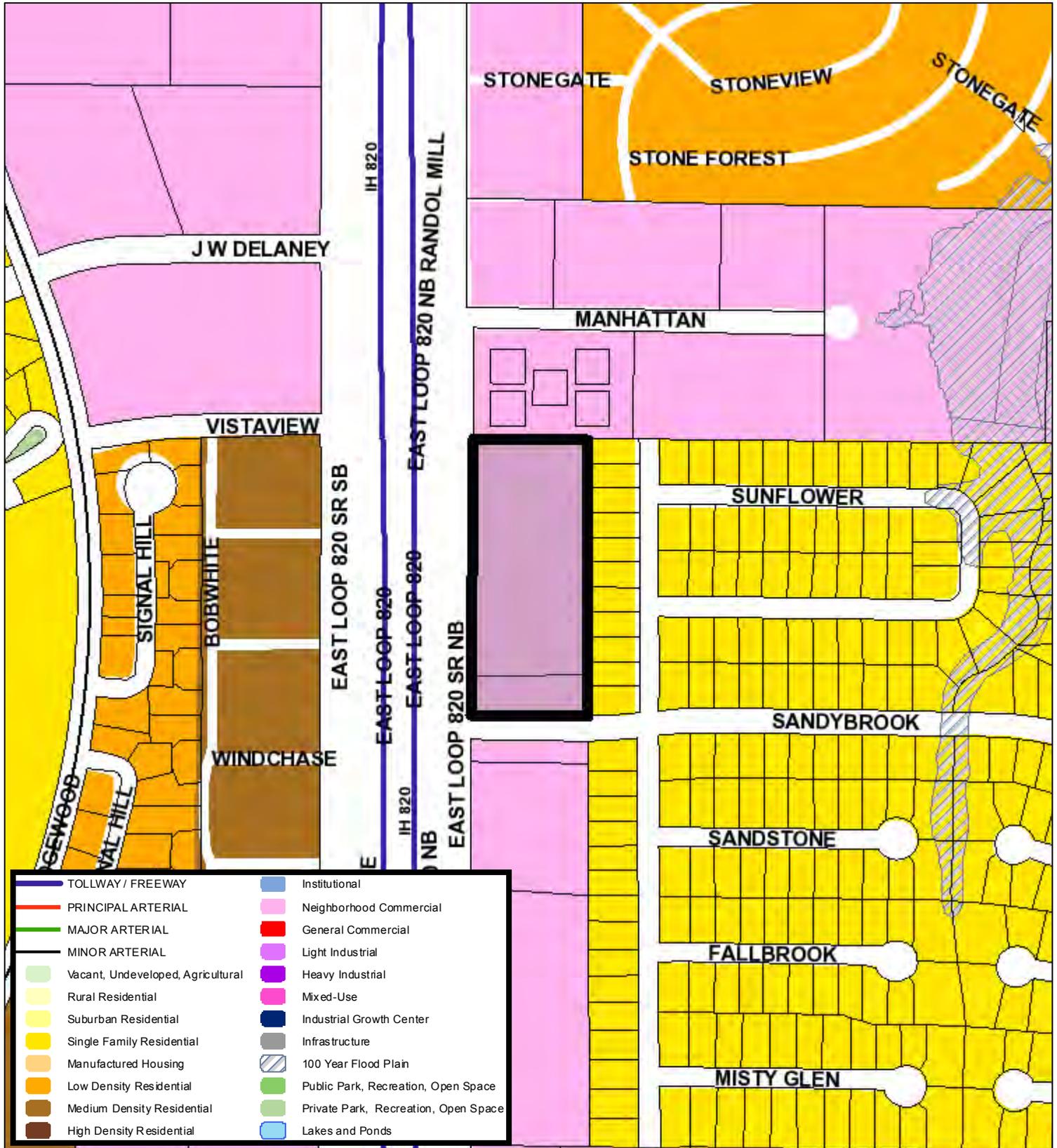
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 04/26/2016

LOOP 820 SELF STORAGE

APRIL 2016
 ZONING CASE: ZC-16-067

DRAWN: SRH
DATE: 01/18/16
HEI #: 16-106
SHEET NO: C1

Future Land Use

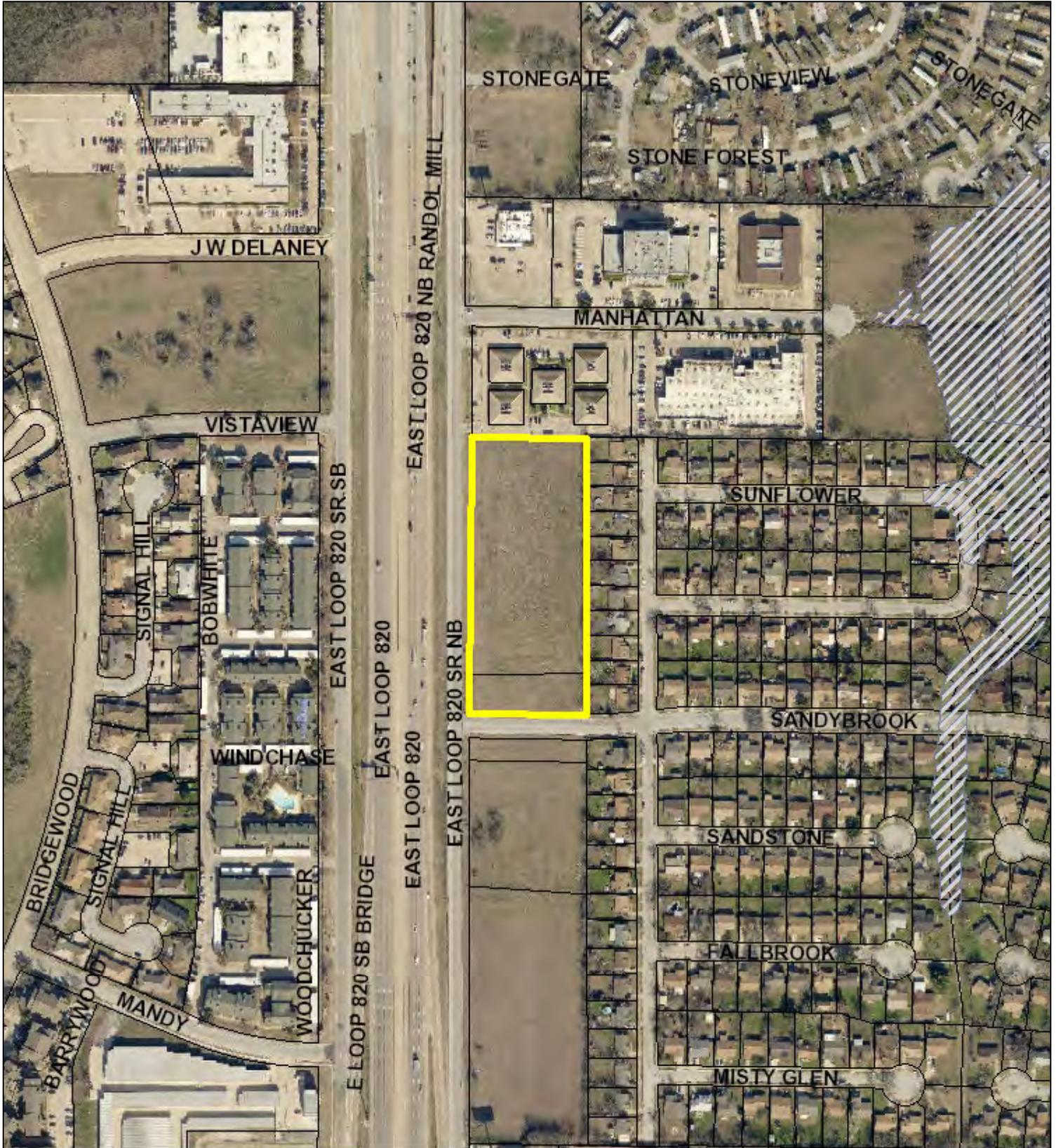


320 160 0 320 Feet

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 29, 2016.



Aerial Photo Map



0 205 410 820 Feet



are five neighborhood organizations within Fossil Creek and have received support from at least three of them.

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

<i>Document received for written correspondence</i>					ZC-16-037
Name	Address	In/Out 300 notification area	ft Position on case		Summary
William Sampson/Villas of Fossil Creek HOA	NA	Out		Support	Sent letter in
Tom Burke/Stoneglen at Fossil Creek HOA	6521 Stone Creek	Out		Support	Sent letter in
Tara Goodwin/Fairways at Fossil Creek HOA	4429 Paula Ridge	Out		Support	Sent letter in

4. ZC-16-067 Harwood Builders (CD 5) 501 East Loop 820 (Robert Ray Survey, Abstract No. 1290, 4.32 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus mini warehouses; site plan included

Dennis Hopkins, P. O. Box 632, Arlington, Texas representing Harwood Builders explained to the Commissioners they are requesting “PD/E” to accommodate a mini warehouse use in accordance with the site plan. They are proposing to construct a 96,230 sf mini warehouse facility, divided into three separate units. They are proposing a masonry wall for security and screening and there will be on-site security. Mr. Hopkins mentioned he sent out three letters to East Ft. Worth Business Association, Eastside Alliance and Sandybrook NA. He has not received any response back from these neighborhood organizations.

Ms. Conlin asked about what the architectural design will look like. Mr. Hopkins submitted a handout to the Commissioners illustrating the design.

Ms. McDougall asked about the lighting and hours of access. Mr. Hopkins said the light will be deflected away from the neighborhood and the hours will be primarily daylight hours, depending on the time of year. Ms. McDougall mentioned the site plan comments that are not in compliance and confirmed through Mr. Hopkins comments that there will be on-site security, a masonry screening wall, a wrought iron gate, it will be climate controlled and they will over landscape the property. Ms. McDougall also asked where the dumpster location will be but Mr. Hopkins did not know. Ms. McDougall asked where the management will be. Mr. Hopkins said it will be up at the front entry but did not know the size.

Mr. Edmonds asked Mr. Hopkins about the bus stop and what would be the barrier. Mr. Hopkins said it would be a solid masonry wall.

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

5. ZC-16-068 BNM Properties (CD 7) 1400 block (odds) Old Decatur Road (Heirs of Benjamin Thomas Survey, Abstract No. 1497, 2.74 Acres): from “C” Medium Density Multifamily and “E” Neighborhood Commercial to “C” Medium Density Multifamily

Michael Clark, 6750 Hillcrest Plaza, Suite 325, Dallas, Texas representing BNM Properties explained to the Commissioners they are trying to clean this piece up in relation to the Kroger Store.

Mr. Northern asked about the time frame. Mr. Clark said there is not one for this particular area.

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

6. ZC-16-069 BNM Properties (CD 7) 9200 block (odds) Saginaw Boulevard (Heirs of Benjamin Thomas Survey, Abstract No. 1497, 14.67 Acres): from “E” Neighborhood Commercial and “I” Light Industrial to “E” Neighborhood Commercial

Michael Clark, 6750 Hillcrest Plaza, Dallas, Texas representing BNM Properties explained to the Commissioners they are downzoning to make the contiguous property all neighborhood commercial.

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

7. ZC-16-070 Hayco Realty LTD (CD 2) 6100 Bowman Roberts Road (Joseph Bowman Survey, Abstract No. 79, 13.09 Acres): from “C” Medium Density Multifamily and “E” Neighborhood Commercial to “R1” Zero Lotline/Cluster and “C” Medium Density Multifamily

Justin Light, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Hayco Realty explained to the Commissioners they are realigning the existing boundaries of “C” zoning which has been in place since 1984. Mr. Light said they are losing 6.55 acres of multifamily and replacing it with 6.54 acres. They will be removing some of the “E” zoning on the hard corner. Mr. Light displayed some pictures of the existing area where there is a pipeline.

Mr. Flores asked Mr. Light about the discussions they had with the neighborhood. Mr. Light said at the neighborhood meeting some people realized what was being done and some did not want anything to happen. Mr. Flores said they received approximately 59 letters of opposition and their concerns were not being sufficient infrastructure, no parks close by and low income housing. Mr. Light said he only spoke with one home owner but that the representative from the