



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 03, 2016

Council District 3

Zoning Commission Recommendation:
Approval as Amended to limit hours of operation from 7 am to 10 pm and require masonry screen wall 8 ft. in height on the north boundary line by a vote of 9-0

Opposition: One person spoke, one letter submitted
Support: None submitted

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

Owner / Applicant: Ashen Investment, Inc.

Site Location: 200 Academy Boulevard Mapsco: 58Y

Proposed Use: Mini-warehouse

Request: From: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouse; site plan included and required for mini-warehouse only

Land Use Compatibility: Requested change is compatible.

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

Background:

The property is located of White Settlement, a proposed principal arterial, and east of Academy Boulevard, a major arterial. The applicant is proposing a zoning change to "PD/E" Planned Development for "E" uses plus mini-warehouse use; site plan included for mini-warehouse only.

The applicant is proposing 13 various size storage units in the first phase with an additional eight more units in the second phase. They will consist of one-story approximately 8 ft. in height, metal construction. The office unit is two story, 1600 sq. ft. with stone masonry veneer and horizontal siding exterior.

At the Zoning Commission meeting there was opposition from an adjacent neighbor concerned about the height of the screening fence and hours of operation. The applicant agreed to increasing the height of the screening fence to 8 ft. fence on the north boundary line and limiting hours of operation.

Site Information:

Owner: Ashen Investment, Inc
5800 E. Berry Street
Fort Worth, TX 76119

Applicant: Michael McCarty
Acreage: 4.00 acres
Comprehensive Plan Sector: Far West

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / single-family
- East "G" Intensive Commercial / vacant
- South "E" Neighborhood Commercial / convenience store and White Settlement Rd
- West "E" Neighborhood Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-10-042 Eff. 4/15/10 from "E" & "G" to "E", subject property.

Platting History: None

Site Plan Comments:

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

1. Indicate on the site plan where signage is to be located, needs to be outside of any setbacks or easements.
2. Landscape requirement for commercial uses is 10%, a minimum of 75% of all required landscaping area shall be located in the front yard between the building line and the front property line. For lots with multiple street frontages, a minimum of 75% of all required landscape shall be located in the front yard adjacent to the street with the greatest pavement width. Site plan indicates all landscape area to be along White Settlement Road. **(waiver required)**

Zoning Commission recommended a waiver to item #2 noted above.

TPW/Transportation and Public Works site plan comments:

1. 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 knock-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).
2. Show Sidewalks widths and continue thru drive ways - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.
3. ROW Dedication - {10' of White Settlement}

Platting Comments

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

1. FYI--This property must be final platted prior to submittal for a building permit.

Fire Comments:

1. Address for this site should be 200 North Academy Boulevard. However, Fire Addressing will change/update the address for this site after the plat has been recorded.
2. Academy Boulevard should read North Academy Boulevard.
3. White Settlement should read White Settlement Road.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, 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)
White Settlement Rd	Major Arterial	Principal Arterial	No
Academy Blvd	Major Arterial	Major Arterial	No

Public Notification:

Organizations Notified	
Falcon Ridge Legacy NA*	Streams and Valleys Inc
Trinity Habitat for Humanity	White Settlement 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-warehouses. Surrounding land uses consist of residential to the north, commercial to the south, vacant to the west and east.

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 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 policy 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 one story height (units), operational characteristics, appearance or traffic generated usually associated with warehouse type uses. The submittal of a site plan may help to mitigate any concerns from the neighborhood.

Attachments:

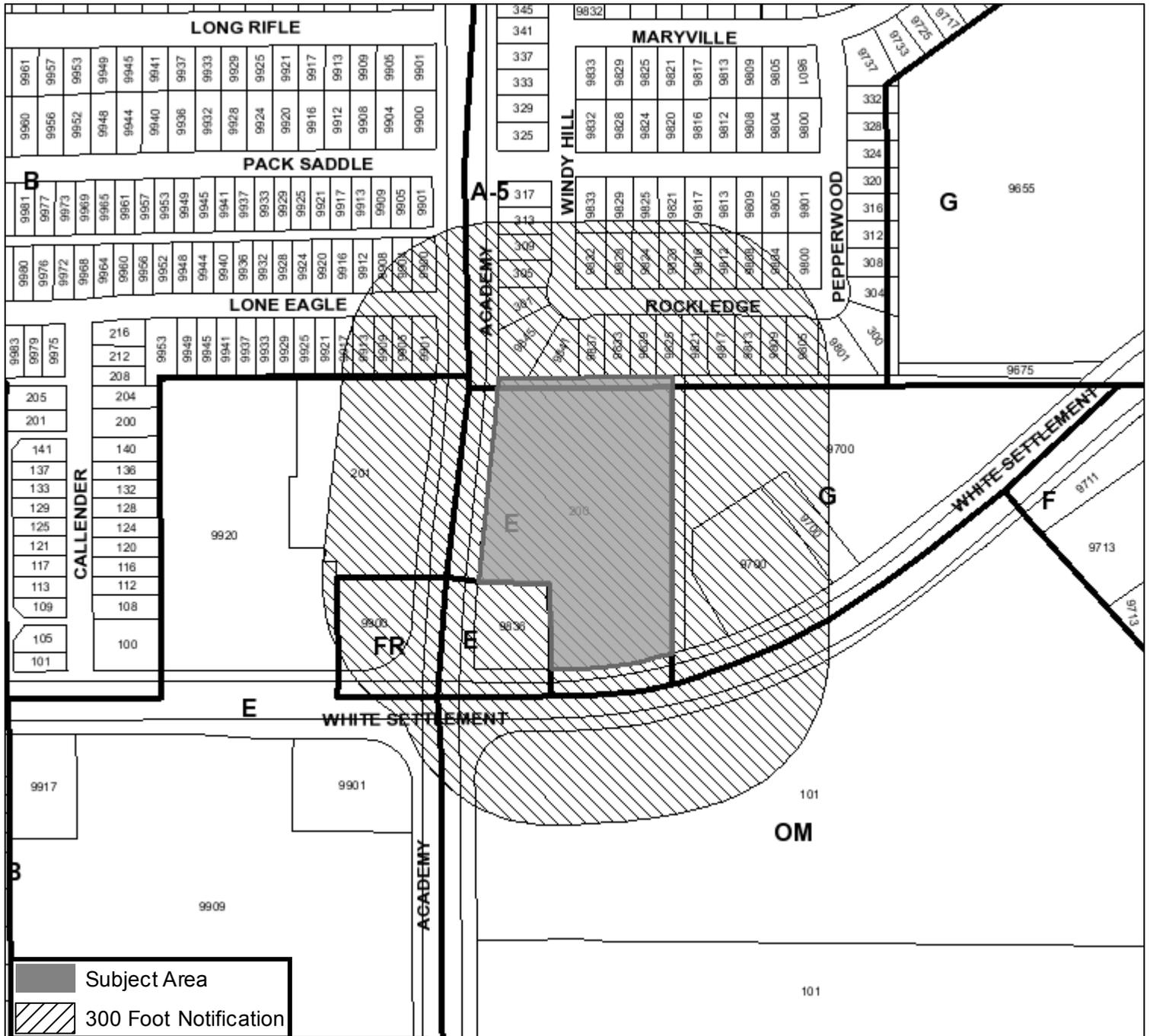
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting



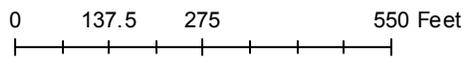
ZC-16-077

Area Zoning Map

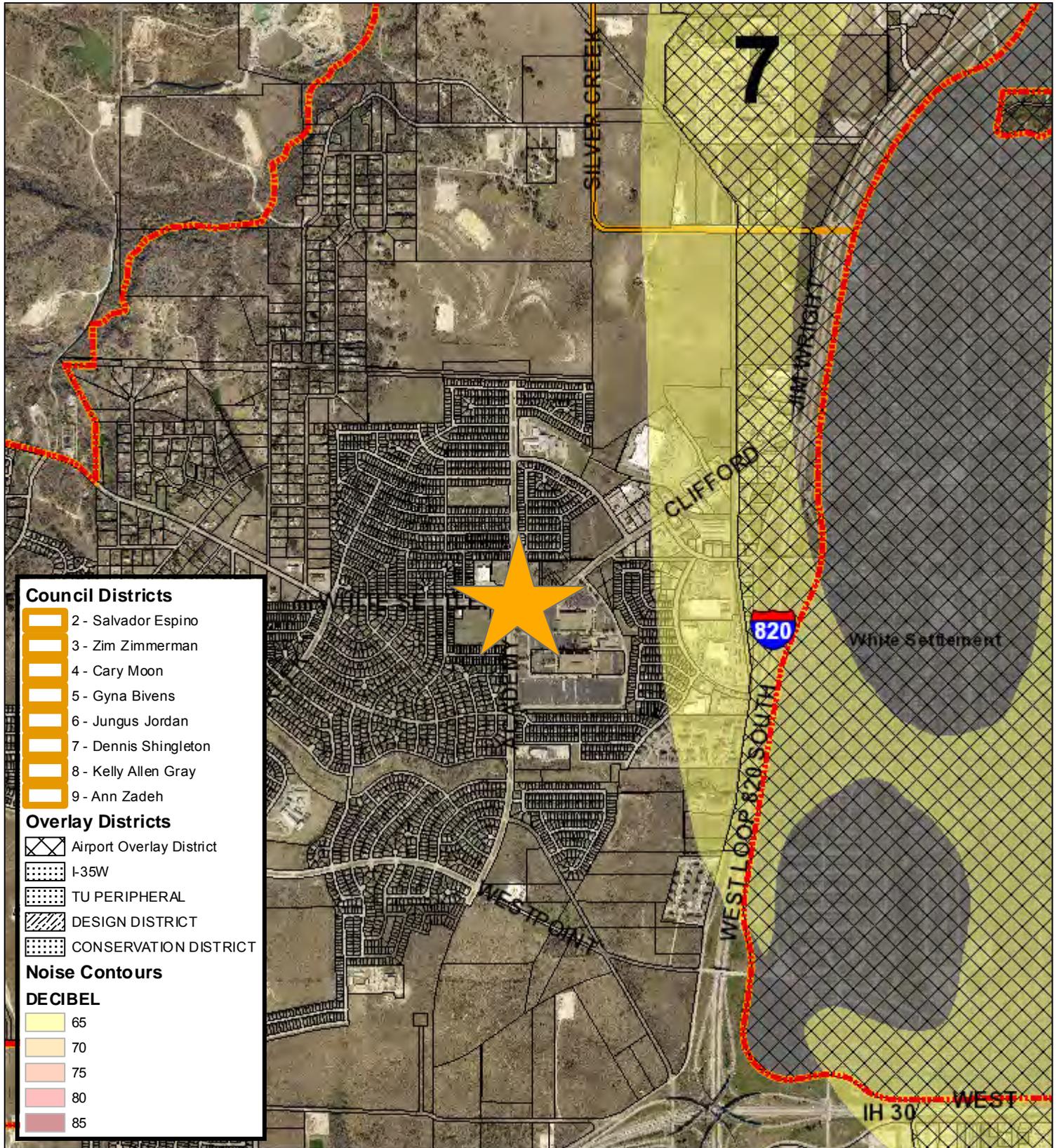
Applicant: Ashen Investment, Inc.
 Address: 200 Academy Boulevard
 Zoning From: E
 Zoning To: PD for E uses plus mini warehouses
 Acres: 4.06326101
 Mapsco: 58Y
 Sector/District: Far West
 Commission Date: 4/13/2016
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification



Area Map



0 1,000 2,000 4,000 Feet

GENERAL DEVELOPMENT NOTES

BUILDINGS AND STRUCTURES

TOTAL FLOOR AREAS
 PHASE ONE
 38,660 SF STORAGE
 1,600 SF OFFICE
 PHASE TWO
 19,910 SF STORAGE
 TOTAL
 58,570 SF STORAGE TOTAL
 60,170 SF GROSS FLOOR AREA
 STORAGE UNITS ONE STORY, 8' HT., METAL CONSTRUCTION UNLESS NOTED OTHERWISE
 OFFICE TWO STORY, 18'-6" WALL HT. STONE MASONRY VENEER AND HORIZONTAL SIDING
 EXTERIOR. ON SITE MANAGEMENT LIVING QUARTERS UPPER LEVEL.

STREETS, PARKING, DRIVES

ALL INTERNAL DRIVES AND PARKING TO BE CONCRETE

DUMPSTERS/AIR CONDITIONERS

SCREENED TRASH CONTAINER AS SHOWN
 AC COMPRESSOR(S) AT OFFICE GROUND MOUNTED ON NORTH SIDE OF BUILDING
 MASONRY SCREENING FENCE, 6 FT TALL LOCATED ALONG PROPERTY PERIMETER AS SHOWN AND TRASH CONTAINER.

LAND USE AND ZONING

ALL USES IN EXISTING "E" ZONING PLUS PD WITH SITE PLAN FOR MINIWAREHOUSE USE ONLY

AREA LIGHTING

ALL SIGNAGE WILL CONFORM TO CITY OF FT WORTH LIGHTING CODE

SIGNS

ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.

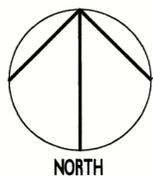
SETBACKS AND EASEMENTS

ALL PROPOSED SETBACKS AS SHOWN ON SITE PLAN
 EASEMENTS NECESSARY AND SUFFICIENT FOR UTILITY, DRAINAGE, OR OTHER EASEMENTS WILL BE INCLUDED UPON PLATTING OF PROPERTY

LANDSCAPE REGARDING SECTIONS 6.301 AND 6.302 SHALL BE AS SHOWN, CONSOLIDATED TO WHITE SETTLEMENT FRONTAGE



CONCEPT IMAGE BUSINESS OFFICE



SITE PLAN

SCALE: 1" = 40.0'
 DATE: MARCH 11, 2016

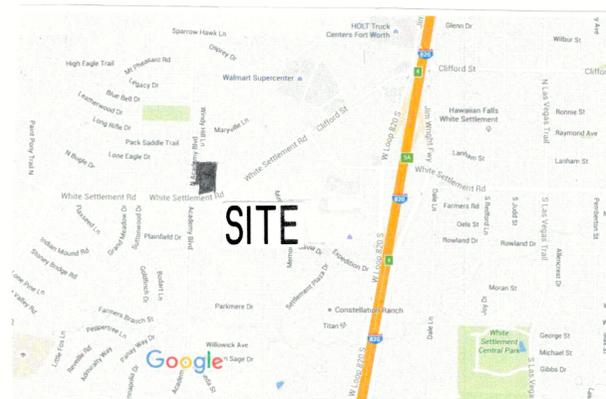
200 ACADEMY BOULEVARD
 RE: SURVEY FOR LEGAL DESCRIPTION

ACCESS GATES SHALL BE EQUIPPED WITH A KNOX-BOX OR OTHER APPROVED FIRE ACCESS APPARATUS THAT IS REVIEWED AND APPROVED BY THE FIRE DEPARTMENT

INSTALL HC ACCESSIBLE SIDEWALKS AS PER CITY OF FT WORTH STANDARDS SIDEWALK 5'0" WIDE

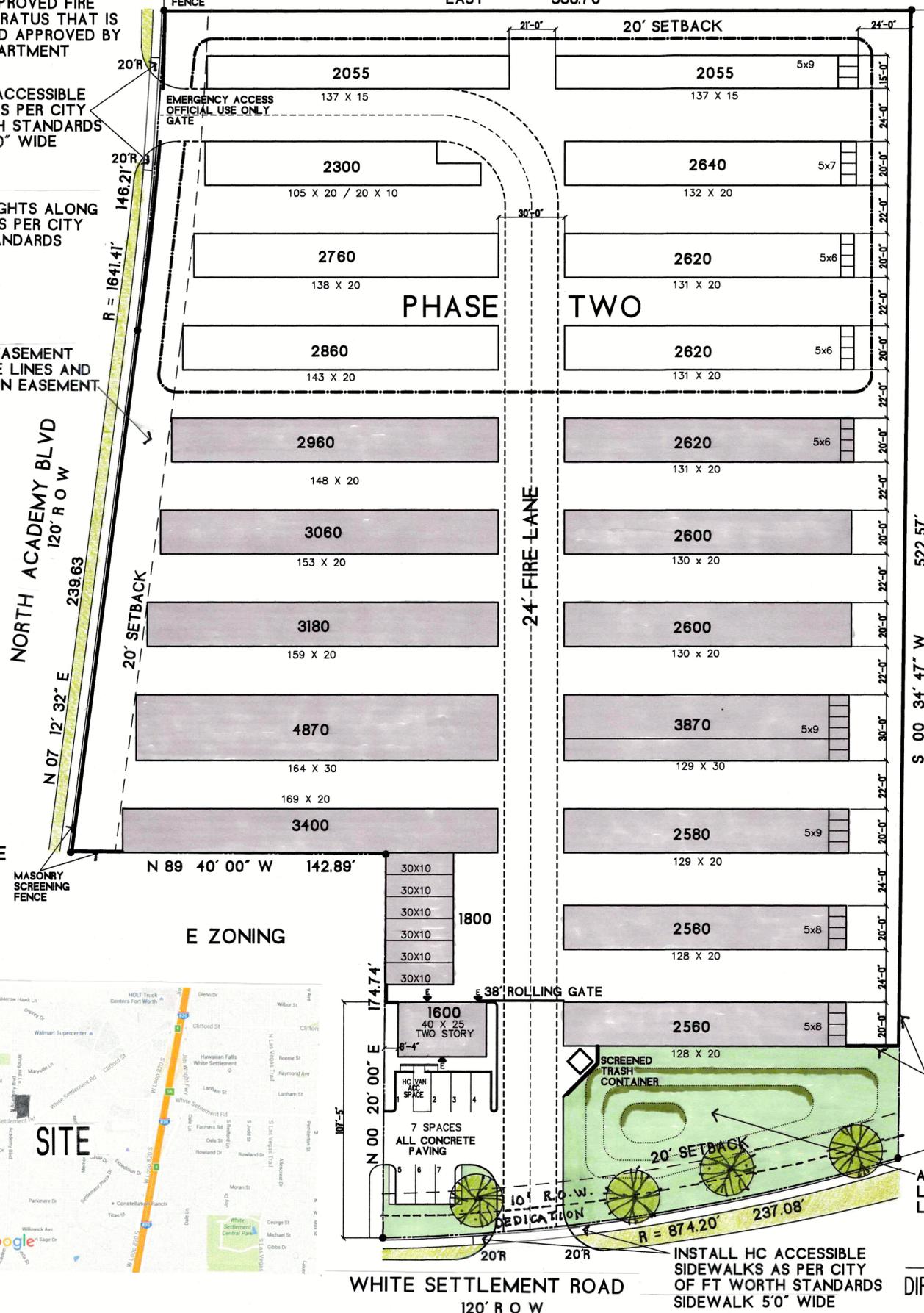
INSTALL STREETLIGHTS ALONG PUBLIC STREETS AS PER CITY OF FT WORTH STANDARDS

PROPOSED 20' UTILITY EASEMENT RELOCATE EXISTING ONE LINES AND POWER POLES TO WITHIN EASEMENT



LOCATION MAP

A-5 ZONING
 8 FOOT HIGH SCREENING FENCE NORTH PROPERTY LINE
 EAST 338.76'



NOTE
 ALL INTERNAL LIGHTING SHALL BE SHIELDED AND NOT INTRUDE INTO ADJACENT "A 5" ZONE
 BUSINESS OFFICE HOURS OF OPERATION SHALL BE 8 AM TO 5 PM, WITH RESTRICTED ACCESS FOR TENANTS TO UNITS 7 AM TO 10 PM

G ZONING

DATE
 MARCH 11, 2016
 ADA REGISTRATION
 RELEASE FOR CONSTRUCTION
 STEWARD BUILDERS LIMITED PARTNERSHIP
 631 UPPER DENTON ROAD WEATHERFORD TX 76086
 817 341 3000
 REVISIONS
 MARCH 25, 2016
 APRIL 18, 2016

TOWN AND COUNTRY STORAGE

200 NORTH ACADEMY BOULEVARD

FORT WORTH TARRANT COUNTY TEXAS

A NEW PUBLIC STORAGE FACILITY

BLUE MOON ARCHITECTURE, LLC
 MICHAEL D MCCARTY ARCHITECT
 325 BENT OAK ROAD WEATHERFORD TX 76086
 817 613 6546

MARCH 11 2016



ZONING CHANGE AMENDMENT SITE PLAN
 A 1.0
 SIT NO. OF
 WHITE SETTLEMENT STORAGE, LLC

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE
 DEVELOPMENT PROJECT TITLE
 TOWN AND COUNTRY STORAGE

ZONING CASE NO. ZC - 16 - 077

Aerial Photo Map



0 170 340 680 Feet



the north property line. Mr. McCarty mentioned the screening fence and fire lanes will be constructed during the first phase.

Ms. McDougall asked about the square footage of the buildings. Mr. McCarty said there are no internal structures drawn out yet but they are generally 10x10, 20x10, etc.

Danny Scarth, 505 Highwoods, Fort Worth, Texas spoke in support and mentioned they did reach out to the neighborhood and would be willing to speak to Mr. Fallis. The property owner is willing to change the hours of operation and consider the height of the fence.

Motion: Following brief discussion, Mr. Cockrell recommended Approval as Amended of the request to limit hours from 7 am to 10 pm and require an 8 ft. masonry wall on the north boundary line and with the requested waiver for landscaping, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-077
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Railey Fallis	9845 Rock Ledge	In	Opposition		Spoke at hearing
Danny Scarth	505 Highwoods	Out		Support	Spoke at hearing

14. ZC-16-078 Holdarary Partners LTD (CD 5) – 1700 block (evens) Eastchase Parkway (Eastchase Village, Block A, Lot 38, 0.67 Acres): from “A-5” One-Family and “G” Intensive Commercial to “E” Neighborhood Commercial

Marty Brown, 1811 Mary Dale Drive, Dallas, Texas representing Holdarary Partners LTD explained to the Commissioners the request includes is a small portion at the back of the lot zoned A-5 and taking the remainder of the parcel to “E” neighborhood commercial for a fast food restaurant.

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

<i>Document received for written correspondence</i>					ZC-16-078
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Guillermo Perales	1760 Easchase Pkwy	In		Support	Sent letter in

15. ZC-16-080 Trinity Bluffs Dev LTD, Todd A Phillips, 915 Samuels LLC, Earline Prescott, Adrienne Palmer, John Cornelson and Talbot Wall Prescott LLC (CD 9)- 761, 765, 769, 905, 917, 919 Samuels Avenue, 801-815 (odds) and 901 Bennett Street (Mulligan Addition, see addresses in case file, 16.48 Acres): from “O-1” Floodplain, “D” High