



Zoning History: ZC-05-125, "PD-655 & 656" Planned Developments; approved by City Council September 2005, subject properties to the south

Platting History: FS-06-125, Granbury Station Addition

**Site Plan Comments:**

The site plan is in general compliance with the Zoning Ordinance regulations.

Transportation/Public Works (TPW) site plan comments

1. Sidewalks shall be required for all streets as per City of Fort Worth Standards.
2. Free Right Turn Lane - Intersection of two major/principal arterials requires additional right-of-way dedication for a free right turn lane, including a 90 foot radius at the intersection.
3. Driveway location must not interfere with intersection function.
4. ROW Dedication - {ADDITIONAL R.O.W MAY BE REQUIRED}
5. 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 on final plat.
6. CFA - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements

*Comments made by TPW staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute TPW acceptance of conditions; traffic code will be applied to the project.*

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Granbury Road	Principal Arterial	Principal Arterial	NA
Dirks Road	Two-way	Principal Arterial	Under Construction

**Public Notification:**

The following Neighborhood Associations were notified:

Hulen Bend Estates  
Wedgwood  
Park Palisades

District 6 Alliance  
Crowley ISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to make the existing mini-warehouse units legal conforming.

Surrounding land uses consist of apartments to the north, commercial businesses to the east, vacant to the south, and single-family with some vacant land to the west.

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

**2. Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as neighborhood commercial. The policies below apply to this development. Mini-warehouses are first permitted by right in the J, K and PD districts.

- 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 mini-warehouse use does not negatively impact the surrounding area based on the existing height, operational characteristics, appearance or traffic generated usually associated with industrial type uses. In 2006 the property was platted into four lots, the Comprehensive Plan should have been looked at and at least reflect the current zoning for General Commercial.

The proposed zoning change request **is consistent** with the Comprehensive Plan and the policy stated above.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

***Attachments:***

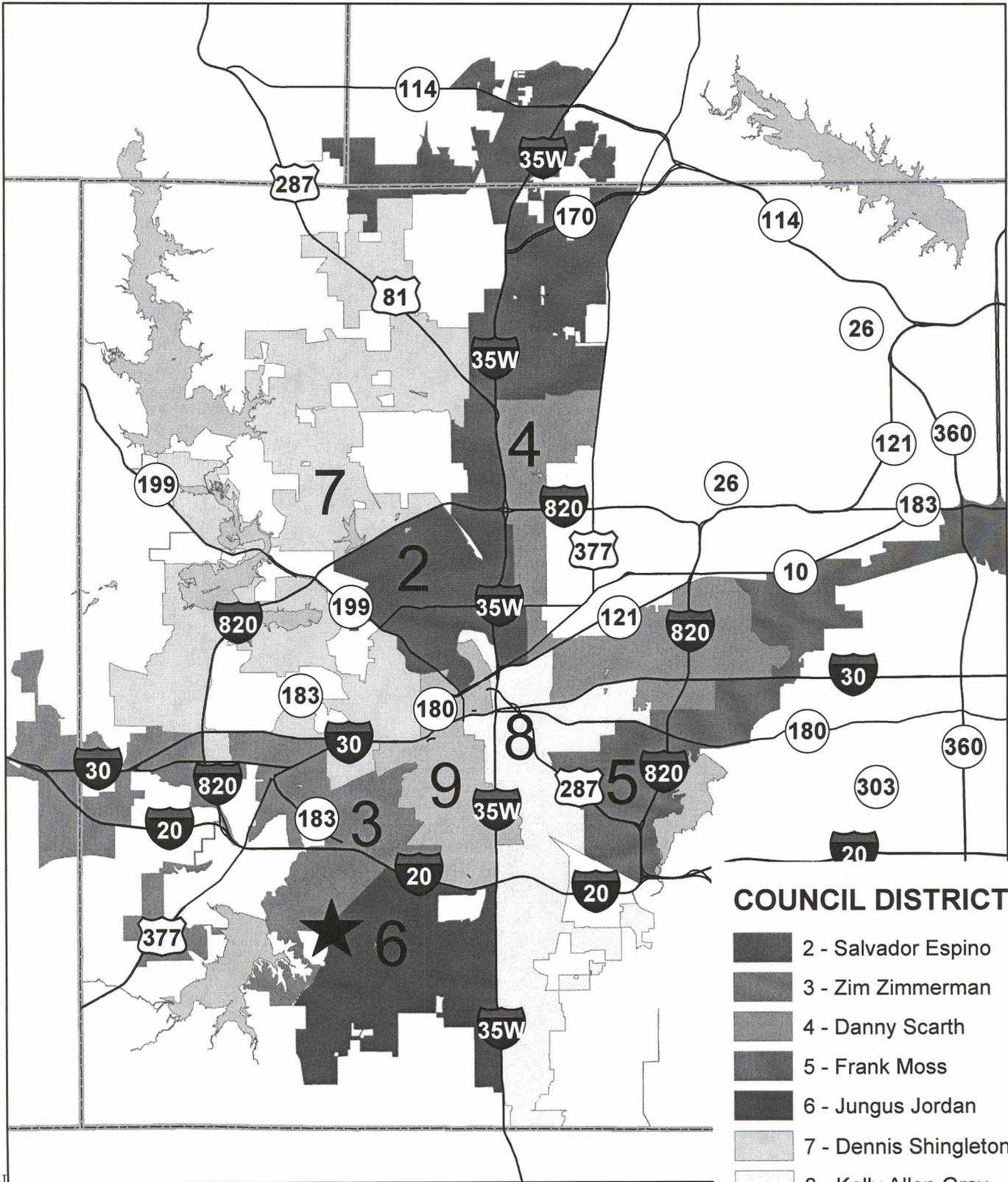
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan
- Minutes of the Zoning Commission meeting

# FORT WORTH



ZC-12-100

## Location Map



### COUNCIL DISTRICTS

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Danny Scarth
-  5 - Frank Moss
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Joel Burns





ZC-12-100

# Area Zoning Map

Applicant: All Storage GB, LP  
 Address: 6900 & 7000 Granbury Road  
 Zoning From: F  
 Zoning To: PD for F uses plus mini-warehouses  
 Acres: 14.26136106  
 Mapsco: 102D  
 Sector/District: Wedgwood  
 Commission Date: 9/12/2012  
 Contact: 817-392-2495

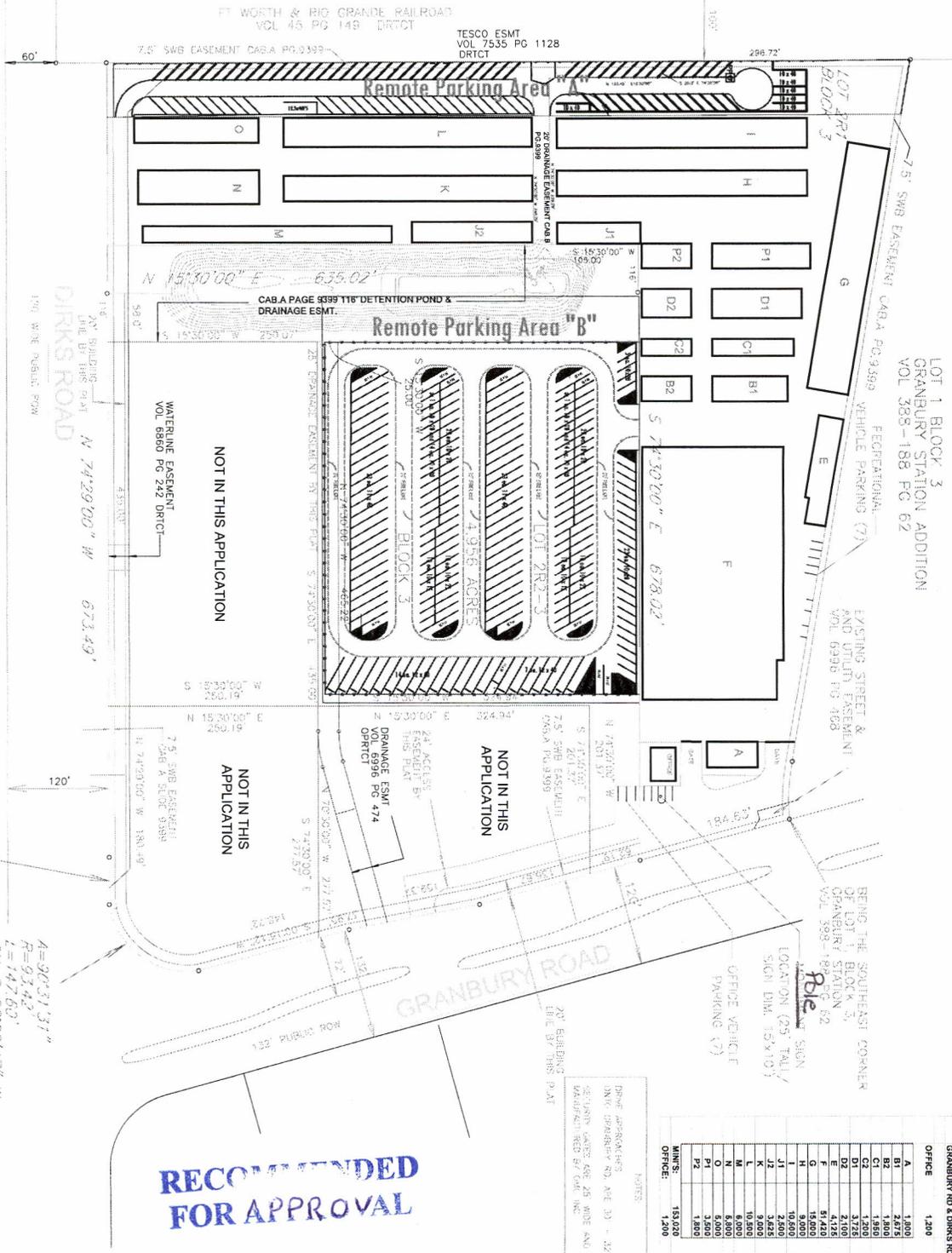


 300 Ft. Notification Buffer



ZC-12-100

Revised 8/31/12



**RECOMMENDED FOR APPROVAL**

SITE PLAN  
ALL STORAGE  
6900 GRANBURY RD.  
FORT WORTH, TX

OWNER/APPLICANT :  
ALL STORAGE RIVER HILLS, LP  
82 Armstrong, Mustang, OK 73064  
Coy Quine, 301 S. Sherman, Suite 100, Richardson, TX 75081

DIRECTOR OF PLANNING AND ZONING

DATE

OFFICE	1,200
A	1,800
B1	2,675
B2	1,800
C1	1,800
C2	1,200
D1	3,725
D2	2,100
E	5,725
F	10,000
G	9,000
H	10,000
I	10,000
J	3,625
K	9,000
L	10,000
M	6,000
N	6,000
O	6,000
P1	3,500
P2	1,800
MINUS:	153,020
OFFICE:	1,200

NOTES:  
1. DRIVE APPROXIMATELY 25' FROM THE CENTERLINE OF GRANBURY ROAD TO THE CENTERLINE OF DIRKS ROAD.  
2. SETBACKS ARE 25' WIDE AND 2' HIGH.  
3. GRANBURY ROAD IS 100' WIDE.

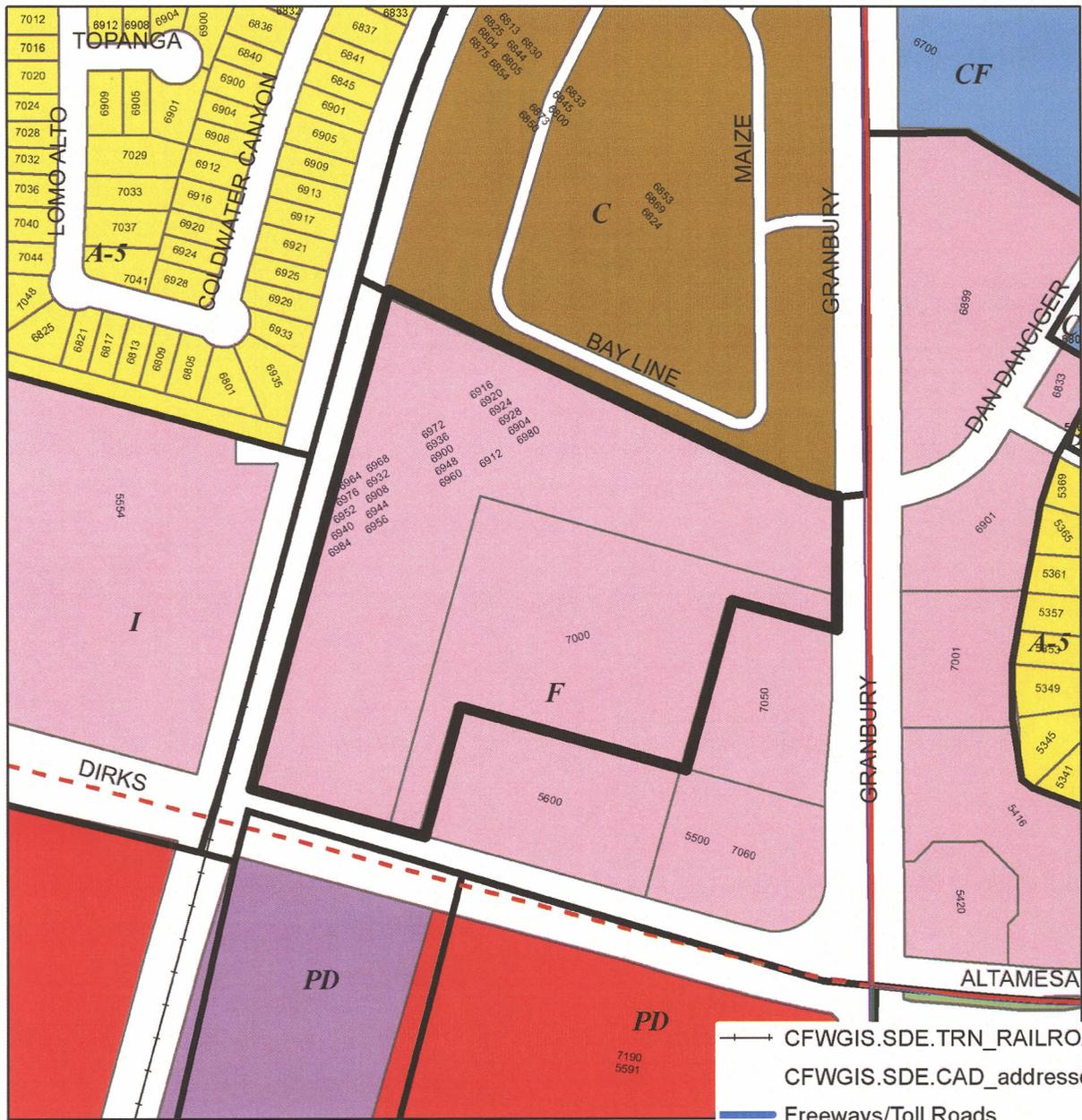
$A = 90^{\circ} 31' 31''$   
 $R = 63.42'$   
 $L = 147.60'$   
 $CH = S 52^{\circ} 24' 47'' W$   
 $132.72'$   
 $A = 115^{\circ} 12''$   
 $R = 265.48'$   
 $L = 56.55'$   
 $CH = N 75^{\circ} 06' 35'' W$   
 $56.55'$



6900 & 7000 Granbury Road

# Future Land Use

ZC-12-100



- |                                   |                          |
|-----------------------------------|--------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial  |
| Rural Residential                 | General Commercial       |
| Suburban Residential              | Light Industrial         |
| Single Family Residential         | Heavy Industrial         |
| Manufactured Housing              | Mixed-Use Growth Center  |
| Low Density Residential           | Industrial Growth Center |
| Medium Density Residential        | Infrastructure           |
| High Density Residential          | Lakes and Ponds          |
| Institutional                     | Public Park, Open Space  |
|                                   | Private Park, Open Space |

- |                             |
|-----------------------------|
| CFWGIS.SDE.TRN_RAILROADS    |
| CFWGIS.SDE.CAD_addresses    |
| Freeways/Toll Roads         |
| Proposed Freeway/Toll Road  |
| Principal Arterial          |
| Proposed Principal Arterial |
| Major Arterial              |
| Proposed Major Arterial     |
| Minor Arterial              |
| Proposed Minor Arterial     |
| Flood Plain                 |



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



## Aerial Photo Map



Jose Celestino	2121 Columbus	Support for PD/ER	Signed petition
Alex Billot	1610 Homan	Support for PD/ER	Signed petition
	1608 Beaumont	Support for PD/ER	Signed petition
Jose Gattica	1506 Homan	Support for PD/ER	Signed petition
Johnny Garcia	1415 Harrington	Support for PD/ER	Signed petition
Ricky Molino	1515 Harrington	Support for PD/ER	Signed petition
Rijo Delgado	1701 Homan	Support for PD/ER	Signed petition
Tony Perez	1516 Homan	Support for PD/ER	Signed petition
Luis Mejia	3221 Prairie	Support for PD/ER	Signed petition
Rosario Mena Jr	1416 Grand	Support for PD/ER	Signed petition

**12. ZC-12-100 All Storage G. B. LP (CD 6)- 6900 & 7000 Granbury Road (Granbury Station Addition, Block 3, Lots 2R1 & 2R2-3, 14.26 Acres): from “F” General Commercial to “PD/F” Planned Development for all uses in “F” General Commercial plus mini-warehouse; site plan included**

Coy Quine, 301 S. Sherman Street, Richardson, Texas representing All Storage G. B. LP explained to the Commissioners the mini-warehouses were built when the use was permitted in F zoning. Mr. Quine said they want to be able to finance the property under legal conforming status by rezoning for a PD with site plan.

Motion: Following brief discussion, Ms. Spann recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.

**13. ZC-12-101 Ben Fer Inc., Tarrant Acquisition, CFW Water Department (CD 5)- 9200 – 9900 blocks of Trammel Davis Road ( William P. Burns Survey, Abstract 121, Washington Bradshaw Survey, Abstract 136, Soloman Davis Survey, Abstract 416 151.92 Acres): from “O-1” Flood Plain District, “PD-910” Planned Development/Specific Use for wastewater treatment and Police firing range to “PD/SU” Planned Development/Specific Use for heliport training facility and vehicle storage; site plan included**

Brian Chase, 600 E. Hurst Boulevard, Fort Worth, Texas representing Bell Helicopter requested a 30 day continuance. He mentioned they are working with a nearby landowner and would like to continue to work on this.

Thad Brundrett, 316 Bailey Avenue, Fort Worth, Texas representing Wet Fork Partners, spoke in opposition. Mr. Brundrett stated he is unclear why they are coming before the Zoning Commission for a heliport and felt that the Zoning Ordinance requires a Special Exception through the Board of Adjustment per the land use chart.