Case Number **ZC-14-145**

FORT WORTH

ZONING MAP CHANGE
STAFF REPORT

City Council Meeting Date: January 27, 2015

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: **156 Holdings LLC & Kenneth, Mary & Samuel Leporis**

Site Location: 10365 Blue Mound Road and 600 Block Bonds Ranch Road
Mapsco: 119J

Proposed Use: **Mini-storage facility**

Request: From: "I" Light Industrial

To: "PD/I" Planned Development for all uses in "I" Light Industrial plus mini-warehouse; site plan included

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:
The applicant is requesting a zoning change from I Light Industrial to PD/I plus mini-storage facility. The property is south of Bonds Ranch Road, a proposed major arterial, and west of Blue Mound Road a proposed principal arterial. The applicant is proposing a four story, drive through, climate controlled building with approximately 154,750 square feet. The remainder of the storage buildings range from 2,800 to 10,400 square feet with a 1,200 square foot office building. The site plan indicates it will comply with the sign ordinance and is also requesting to have an electronic changeable copy sign through the PD process.

The case was heard by the City Council on December 2, 2014. At that meeting, an adjacent property owner spoke in objection and the Councilmember continued the case and directed that the placement of the buildings be reconsidered. The home is zoned "I" Light Industrial with the surrounding area but is an occupied residence.

The original site plan provided the 4 story climate controlled building very near the home. The site plan has been adjusted to move the 4 story self-storage building further to the south and move a single story storage building closer to the entrance that is adjacent to the single-family structure. The site plan shows a wrought iron fence at the rear of the property to the gate for the mini storage units. No fence is indicated adjacent to the residential home.

Area uses are predominantly light industrial with outdoor storage. The applicant either owns or has under contract the property to the east at the corner of Bonds Ranch Rd. and Blue Mound Road and has plans for commercial development. Existing homes on this property will be removed. The site plan provides for

a shared driveway that straddles the property line for the mini storage facility and future commercial. This will be formalized in the platting process.

Site Information:

Owner: 156 Holdings LLC; Kenneth, Mary & Samuel Leporis
656 E. Bonds Ranch Rd
Fort Worth, Texas 76131
Agent: Quine & Associates/Coy Quine
Acreage: 6.95 acres
Comprehensive Plan Sector: Far North
Surrounding Zoning and Land Uses:

North "F" General Commercial / vacant
East "I" Light Industrial / single-family, industrial outdoor storage
South "I" Light Industrial / industrial outdoor storage
West "AG" Agricultural / single-family and commercial outdoor storage

Recent Relevant Zoning and Platting History:

Zoning History: ZC-03-296 annexation approved by City Council 01/13/04 from unzoned to various zoning districts; subject area
Platting History: PP-04-002 Highpoint Hill approved by the City Plan Commission 01/28/2004, subject property to the south

Site Plan Comments:

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

1. The maximum height in "I" zoning is 3 stories or 45 feet. *(waiver required for additional height)*
2. The site plan indicates 17 parking spaces. The maximum count is six spaces. One additional tree will be required.

Compliance with the items noted above shall be reflected on the site plan or waivers are required.

TPW comments:

1. Access to Blue Mound from the site shall only be from existing driveways or dedicated streets.
2. TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW contingent upon TXDOT approval. The proposed approach on Blue Mound road will not be permitted due to an intergovernment agreement to improve the traffic on Blue Mound that only permits new connections to Blue Mound for City Streets only. The site plan will have to be revised to reflect the removal of the Blue Mound access.
3. Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

(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)
E Bonds Ranch	Two-way County	Major Arterial	No
Blue Mound Rd	Two-way County	Principal Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Northwest Fort Worth Community Alliance*	Streams & Valleys Inc
Trinity Habitat for Humanity	Northwest ISD

closest neighborhood organization*

Development Impact Analysis:

1. **Land Use Compatibility**

   The applicant is proposing a zoning change to amend "PD/I" Planned Development for I uses plus mini-storage; site plan included. Surrounding land uses are single family, industrial storage and vacant to the north, industrial outside storage to the east and south, commercial outside storage to the west.

   With the surrounding zoning being predominantly "I" with an "AG" strip of land to the west with commercial outdoor storage, the proposed zoning for this site **is compatible** at this location. While the adjacent home to the west is zoned "I" Light Industrial, it was requested that the four-story building be moved away from the home and placed elsewhere within the development. The applicant has purchased and intends to remove the existing homes to the east.

2. **Comprehensive Plan Consistency**

   The 2014 Comprehensive Plan designates the subject property as Light Industrial. The requested zoning change is consistent with the following Comprehensive Plan policy:

   - Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy.

   Based on the lack of conformance with the future land use map and policy stated above the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

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

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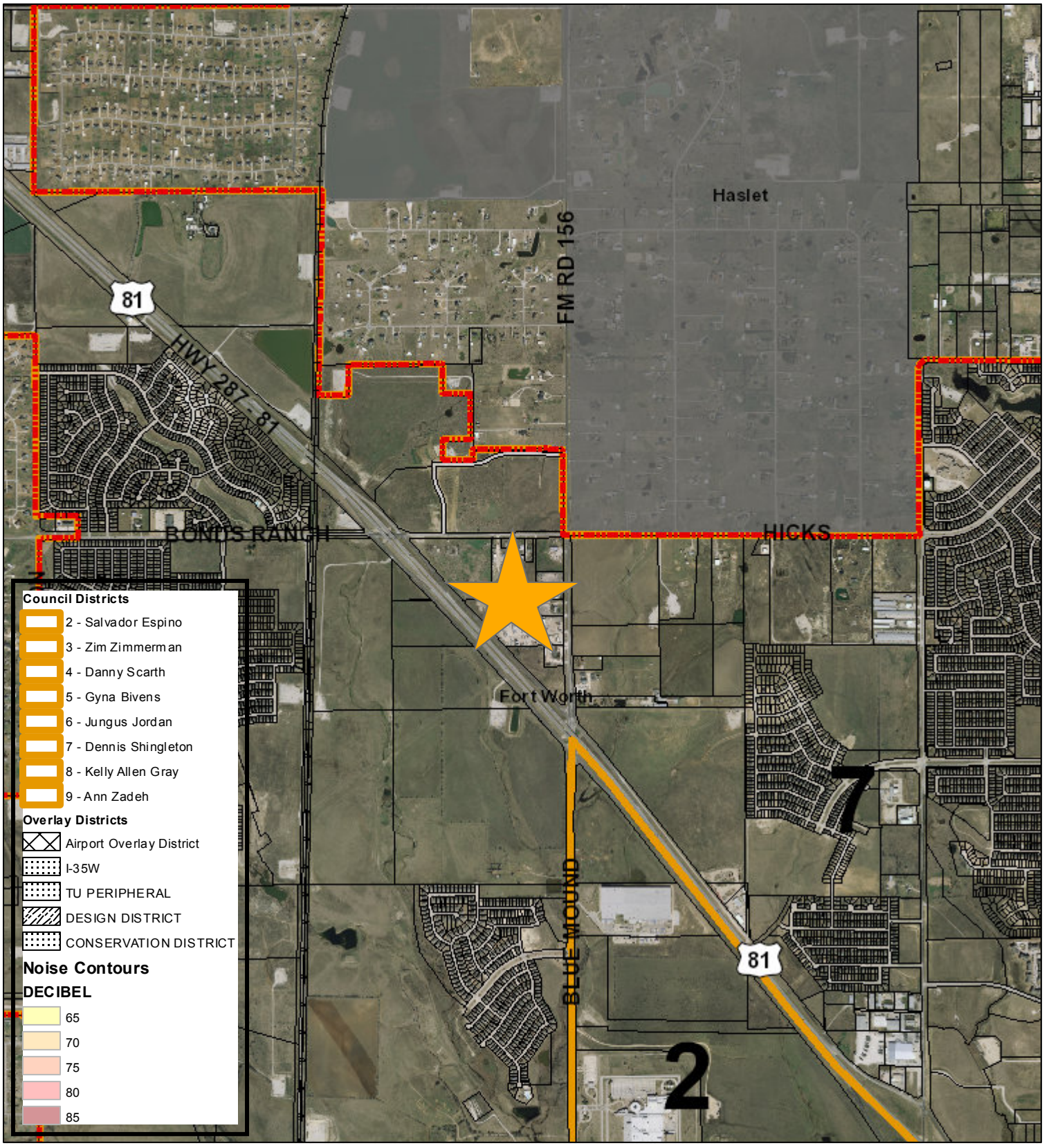
Area Map



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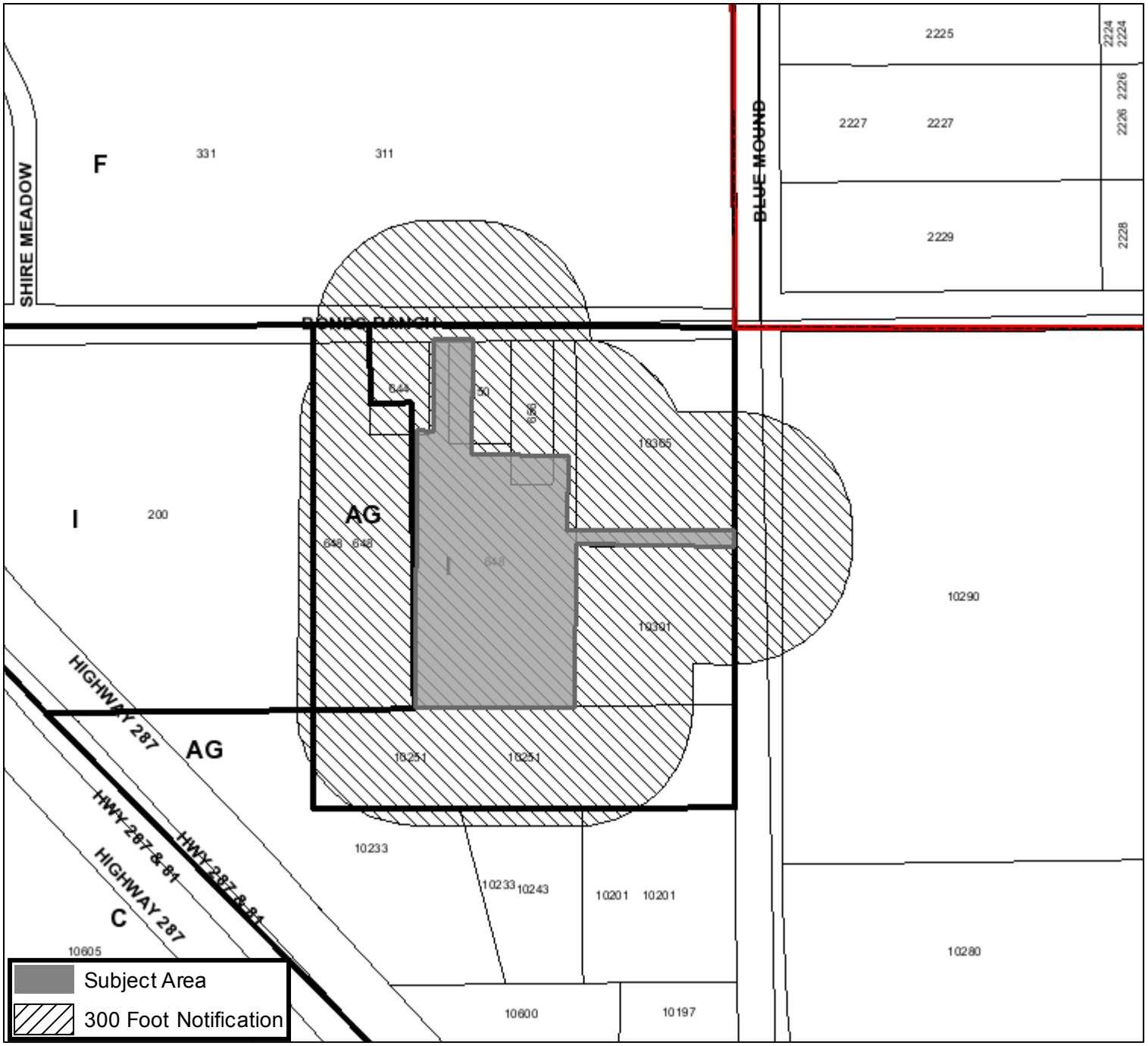
Area Zoning Map

Applicant:	156 Holdings LLC & Kenneth, Mary, & Samuel Leporis
Address:	10365 Blue Mound Road, 600 block Bonds Ranch Road
Zoning From:	I
Zoning To:	PD for I uses plus mini-warehouses
Acres:	6.9567181
Mapsco:	20QU
Sector/District:	Far North
Commission Date:	1/14/2015
Contact:	817-392-2495



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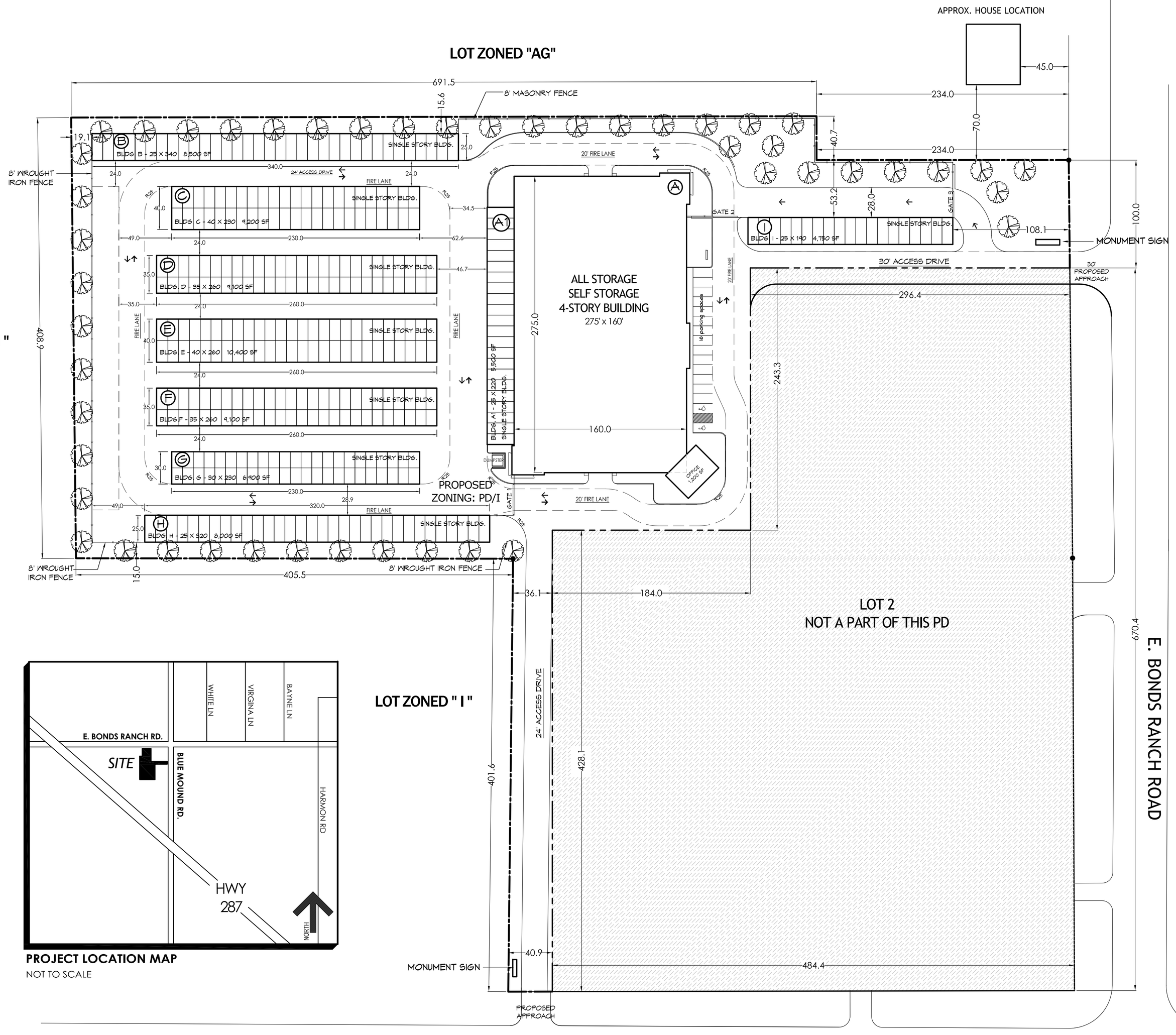

SF TABLE	
BUILDING A	180,420 SF
BUILDING A1	5,500 SF
BUILDING B	8,500 SF
BUILDING C	9,200 SF
BUILDING D	9,100 SF
BUILDING E	10,400 SF
BUILDING F	9,100 SF
BUILDING G	6,900 SF
BUILDING H	8,000 SF
BUILDING I	4,750 SF
TOTAL:	251,870 GROSS SF

LOT AREAS:

STORAGE LOT # 1 - 299,981.74 SF / 6.886 AC
LOT # 2 - 279,081.98 SF / 6.406 AC

TOTAL - 579,063.68 SF / 13.29 AC

LANDSCAPING NOTES:

ALL PLANTINGS WILL COMPLY WITH THE CITY OF FORT WORTH LANDSCAPE ORDINANCE AND URBAN FORESTRY STANDARDS. FOR CLARITY, THE ACTUAL SHRUBBERY COUNTS ARE NOT DRAWN. ALL LANDSCAPE AREAS ARE TO BE FULLY SODDED WITH GRASS TO PROVIDE A FINISHED APPEARANCE.

PARKING:

PARKING: 1 SPACE PER PER 4 EMPLOYEES
REQUIRED SPACES: 1 | PROVIDED: 16
ACCESSIBLE SPACES: 2

GENERAL NOTES:

MINI-WAREHOUSE HOURS OF OPERATION: THE OFFICE HOURS OF THE MINI-WAREHOUSES SHALL BE TYPICALLY FROM 7:00 AM UNTIL 7:00 PM DAILY, ACCESS TO THE PROPERTY THROUGH THE ELECTRONICALLY CONTROLLED GATES SHALL BE FROM 7:00 AM THROUGH 7:00 PM DAILY. FIRE DEPARTMENT SHALL HAVE 24 HOUR ACCESS AS PROVIDED IN THE MUNICIPAL CODE OF THE CITY OF FORT WORTH, TEXAS.

SIGNAGE:
SIGNAGE WILL COMPLY WITH CITY OF FORT WORTH SIGN ORDINANCE. WE ARE REQUESTING ELECTRONIC CHANGEABLE COPY MONUMENT SIGNS.

RESTRICTED BUILDING MATERIALS:
NO VISIBLE PORTION OF ANY BUILDING SHALL INCLUDE THE USE OF FLAT CINDERBLOCK, ONLY EARTH TONE COLORS SHALL BE USED, (MUTED GREENS, BROWNS, RUSTS, BEIGES, TANS, ECT.) APPLICANT AGREES THAT NO SHEET METAL SHALL BE VISIBLE FOR ANY USE OTHER THAN ROOFING WHEN FACING AN ADJOINING RESIDENTIAL ZONED DISTRICT. FACADES, PARAPETS AND EXTERNALLY VISIBLE WALLS ARE TO BE OF MASONRY OR E.I.F.S. EXTERIOR FINISHES ONLY.

CITY OF FORT WORTH, TEXAS

BY: _____
DIRECTOR OF PLANNING AND DEVELOPMENT

DATE: _____

GC:
Reliable Commercial Construction, Inc.
1903 N. Peyco Drive
Arlington, Texas 76001
T | 817.467.0779 F | 817.467-9148
cox@reliableconstruction.com

DEVELOPER:
Quine and Associates
301 S. Sherman, Suite 100
Richardson, Texas 75081
Tel: (972) 669-8440 Fax: (972) 783-8901

Revisions:
Number Date

ALL STORAGE FACILITY
FT. WORTH, TX

SWQ BONDS RANCH RD. AND BLUE MOUND RD. FT. WORTH, TEXAS

PROJECT:

FILE NUMBER: S070214-1
DATE: 01/06/15
DRAWN BY: RCC

Sheet Title:
SITE PLAN

AS1.0

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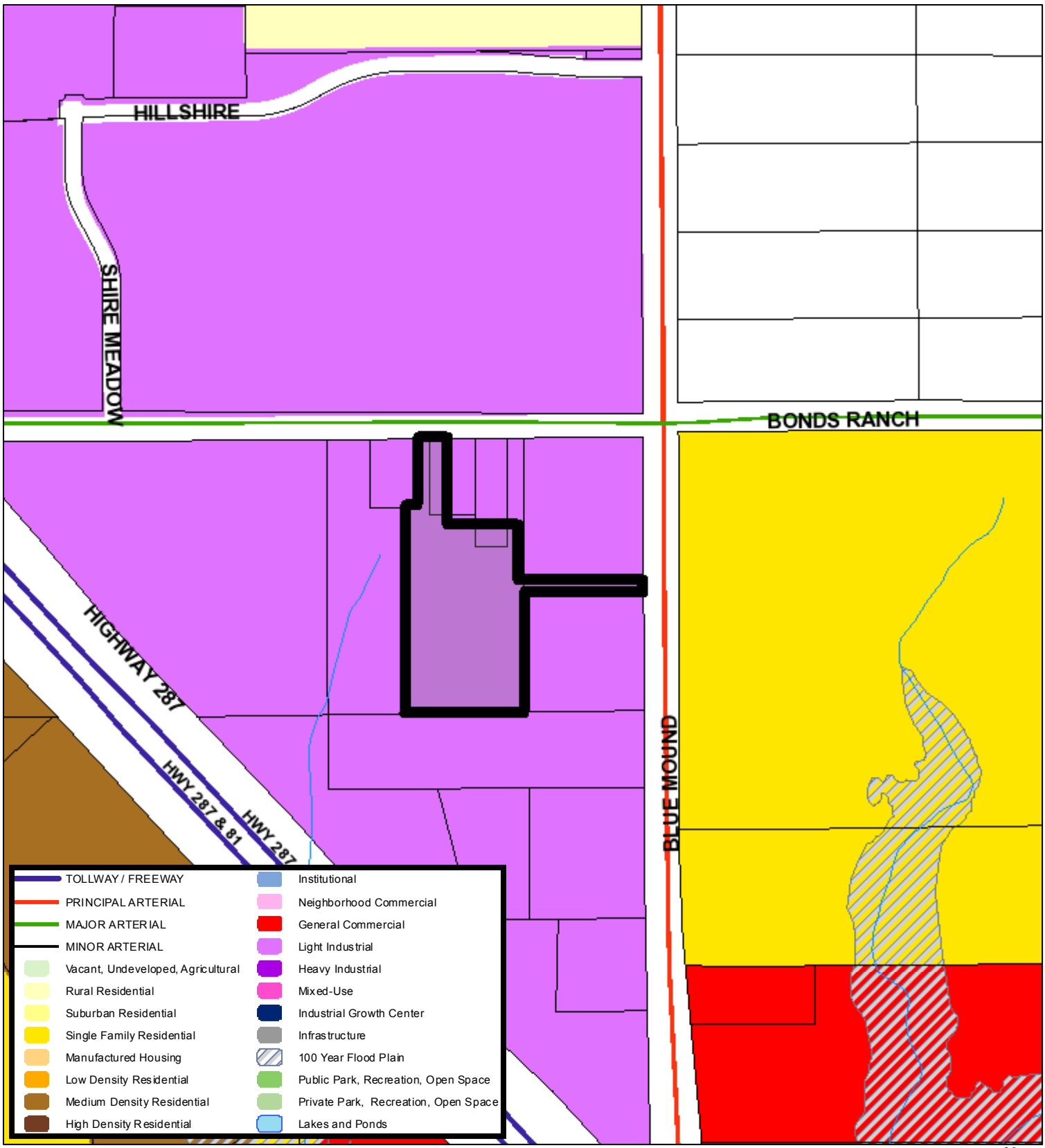
Future Land Use



450 225 0 450 Feet

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A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 18, 2014.

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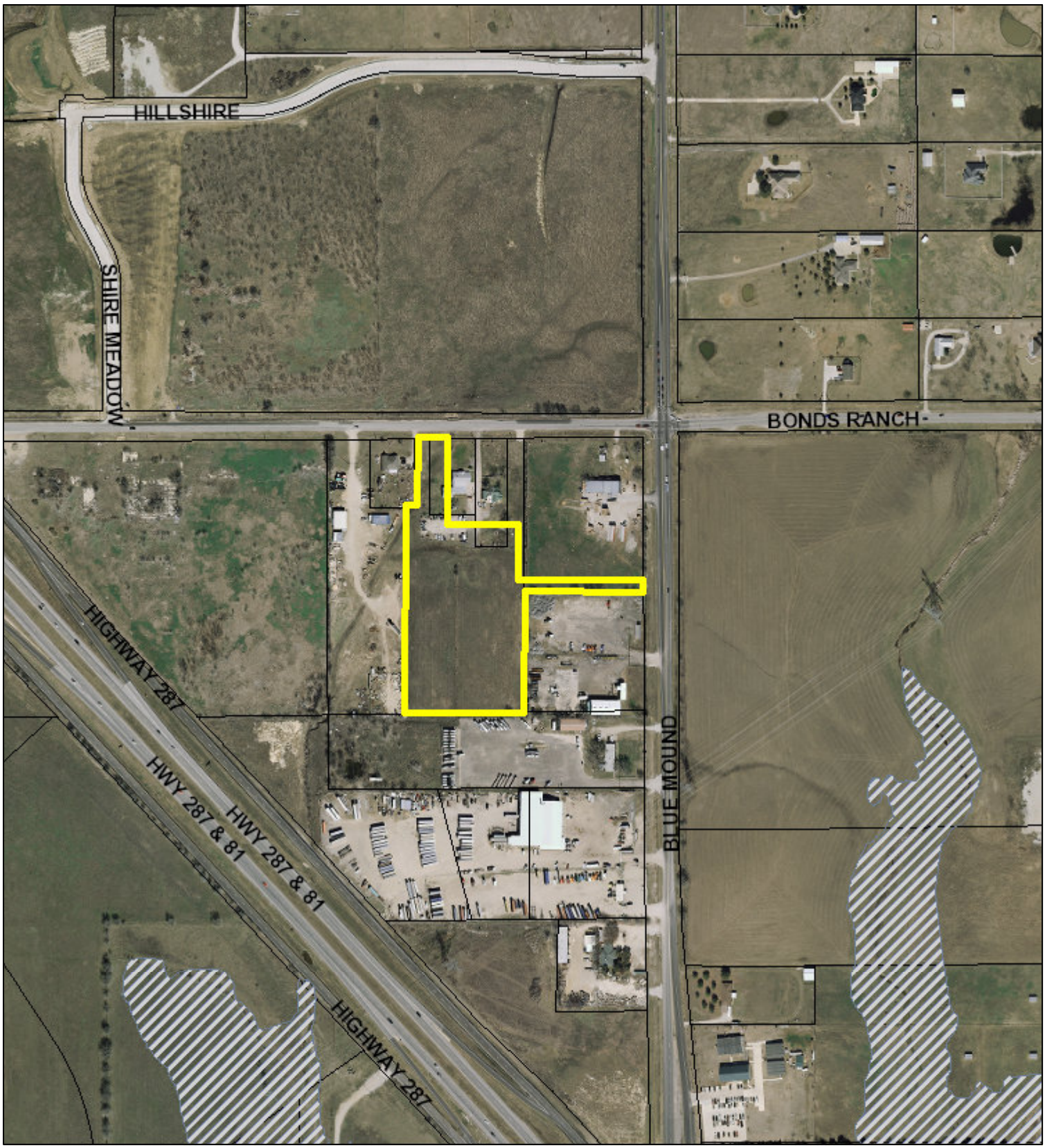
Aerial Photo Map



0 280 560 1,120 Feet

N

Mr. Randy Lockhart, 3825 Camp Bowie Boulevard, completed a speaker card in support of Zoning Docket ZC-14-143 and was recognized by Mayor Price but did not wish to address Council.

Mr. Douglas Cooper, 2600 West 7th Street, completed a comment card in support of Zoning Docket ZC-14-143.

Motion: Mayor Pro tem Espino made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-14-143 be approved. The motion carried unanimously 8 ayes to 0 nays, with Council Member Bivens absent.

8. ZC-14-144 - (CD 8) - Melissa Fernandez, 3106-3124 Alcannon Street, 5117-5119 Trueland Drive and 3131 E. Seminary Drive; from: "R2" Townhouse/Cluster and "E" Neighborhood Commercial to: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouse; site plan included. (Recommended for Denial by the Zoning Commission)

The following individuals appeared before Council in opposition to Zoning Docket ZC-14-144:

Ms. Marie Love, 4832 Glen Eden Drive
Ms. Mary Ann Jones, 2538 Glencrest Drive
Ms. Kay Smith, 2413 Alloway Drive

Motion: Council Member Allen Gray made a motion, seconded by Council Member Jordan, that Zoning Docket ZC-14-144 be denied. The motion carried unanimously 8 ayes to 0 nays, with Council Member Bivens absent.

9. ZC-14-145 - (CD 7) - 156 Holdings LLC, and Kenneth, Mary and Samuel Leporis, 10365 Blue Mound Road and 600 Bonds Ranch Road; from: "I" Light Industrial to: "PD/I" Planned Development for all uses in "I" Light Industrial plus mini warehouse; site plan included. (Recommended for Approval by the Zoning Commission)

Mr. Coy Quine, 301 South Sherman, Suite 100, Richardson, Texas, appeared before Council in support of Zoning Docket ZC-14-145.

Mr. Gregory Bellows, 644 East Bonds Ranch Road, appeared before Council in opposition to Zoning Docket ZC-14-145.

Motion: Council Member Shingleton made a motion, seconded by Mayor Pro tem Espino, that Zoning Docket ZC-14-145 be continued to the January 27, 2014, Council meeting. The motion carried unanimously 8 ayes to 0, nays with Council Member Bivens absent.

Ms. Love said not necessarily; they would like this to be voted on today. She said this is a consignment place and they have not been good neighbors. Ms. Love said they have collected about 80 names in opposition.

Clifford Martin, 2405 Hillview Drive, Fort Worth, Texas spoke in opposition. They want to keep it residential.

Mary Ann Jones, 2538 Glencrest Drive, Fort Worth, Texas spoke in opposition. She originally said she would like to talk with the applicant and not address anything today but later spoke again and does not want to see industrial in the neighborhood.

Annie Jewel Day, 2900 Hunting Drive, Fort Worth, Texas spoke in opposition.

In rebuttal Mr. Rutledge explained some of the comments made are valid and would like the case to be continued so he can to speak to the opposition.

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

Document received for written correspondence					*ZC-14-144*
Name	**Address**	**In/Out 300 ft notification area**	**Position on case**		**Summary**
Clifford Martin	2405 Hillview	Out	Opposition		Spoke at hearing
Marie Love/ Glencrest Civic League	4832 Glen Eden	Out	Opposition		Spoke at hearing
Mary Ann Jones	2538 Glencrest	Out	Opposition		Spoke at hearing
Annie Jewel Day	2900 Hunting	Out	Opposition		Spoke at hearing

7. ZC-14-145 156 Holdings LLC, and Kenneth, Mary and Samuel Leporis (CD 7) – 10365 Blue Mound Road and 600 Bonds Ranch Road (W. Redfield Survey, Abstract No. 1348, 13.29 Acres): from "I" Light Industrial to "PD/I" Planned Development for all uses in "I" Light Industrial plus mini warehouse; site plan included

Coy Quine, 301 South Sherman Street, Suite 100, Richardson, Texas representing 156 Holdings LLC and the Leporis family explained to the Commissioners the request is to rezone three parcels to allow for a mini storage facility.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 8-0 with Ms. Moore stepping away from the dias.

Document received for written correspondence				*ZC-14-145*
Name	**Address**	**In/Out 300 ft**	**Position on case**	**Summary**

		notification area			
Wanda Chang	NA	Out	Opposition		Sent letter in

8. ZC-14-147 A. M. Pate Jr. etal (CD 6) – 6500-6800 Block Dirks Road/Altamesa Boulevard (W. Redfield Survey, Abstract No. 1348, 471.95 Acres): from Unzoned to "A-5" One-Family, "PD/G" Planned Development for all uses in "G" Intensive Commercial and "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with exclusions and development standards; site plan waiver requested

Tom Galbreath, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing A. M. Pate Jr., etal explained to the Commissioners the request and presented a power point presentation. Mr. Galbreath said they held a meeting with the neighborhood on November 5, 2014 to hear the concerns from about possible uses, lighting and height. They have amended their request based on that meeting to change two areas to PD for G and PD for MU-2, excluding uses with development standards. The slide indicated future land uses for the project with the lifestyle center at the northern boundary, apartments with parking garages below, then residential detached two story homes. There will be mixed use along the eastern side adjacent to the Tollway.

Ms. Reed asked about the lifestyle center. Mr. Galbreath said it is the idea where you can live, work and play; a true mixed-use.

Mark Brister, 7905 Vista Ridge Drive North, Fort Worth, Texas spoke in support as long as the changes were made to a PD.

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

Document received for written correspondence					*ZC-14-147*
Name	**Address**	**In/Out 300 ft notification area**	**Position on case**		**Summary**
Terry Jobe/ Quail Ridge HOA	7162 White Tail Ct	In		Support	Sent letter in
Mark Brister	7905 Vista Ridge	In		Support	Spoke at hearing

9. ZC-14-148 B.N.M. Properties (CD 7) – 8701 Old Decatur Road (Heirs of Benjamin Thomas Survey, Abstract No. 1497, 14.57 Acres): from "C" Medium Density Multifamily, "E" Neighborhood Commercial, and "PD-544" Planned Development for one-family residential with forty foot lots and five foot side yards to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus grocery store over 60,000 square feet; site plan included