



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 10, 2017

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 8-1

Opposition: One person spoke for Inter 2 District Alliance

Support: None submitted

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

Owner / Applicant: Alliance 287 All Storage, LLC

Site Location: 9600 Blue Mound Road Mapsco: 20Y

Proposed Use: Mini-Warehouses

Request: From: PD 1080 Planned Development for all uses in "F" General Commercial plus mini-warehouse; site plan waived

To: Amend PD 1080 to allow for height of 62 feet; site plan included

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

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

Background:

The proposed site is located just east of Blue Mound Road a commercial connector and south of Business Highway 287 a freeway. The applicant is requesting a zoning change to amend PD 1080 Planned Development for "F" uses plus mini warehouse to allow for an increased height of 62 ft.; site plan included.

The applicant is proposing two, climate controlled, four story buildings. Building A is 150,080 sq. ft., Building B is 152,000 sq. ft. with a maximum height of 62'. The current limitation is 45 ft., the maximum for the "F" district. The site plan indicates two 4 story buildings.

Site Information:

Owner: Alliance 287 All Storage, LLC
82 Armstrong
Mustang, Ok 73064
Agent: Kimley-Horn/Brandon Middleton
Acreage: 9.021 ac
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:
North "D" High Density Multifamily / Business Highway 287, vacant
East "D" High Density Multifamily / vacant
South "D" High Density Multifamily / vacant

West "F" General Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-16-039 Effective 05/15/16 for PD 1080 "PD/F" plus mini warehouse; site plan waived, "A-5", "D" and "F" subject area

Platting History: PP-16-069 Revelstoke Commercial Approved by the City Plan Commission 11/18/16

Site Plan Comments:

The revised site plan as submitted is not in general compliance with the zoning regulations. The key deficiencies are:

1. Maximum height in "F" zoning is 45 ft. Site plan indicates 62 ft. **(waiver required)**

Zoning Commission recommended a waiver to the height at 62 ft.

Transportation/Public Works (TPW) 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. TXDOT Permit (Sec. 6-6)- TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW is contingent upon TXDOT approval. TXDOT approval required for any proposed interchanges and/or driveway access to TXDOT facilities.
3. Private Utility Access Agreement - Submittal of an access agreement to TPW is required to allow vehicular traffic to cross private utility ROW or easement.
4. Sidewalks (Ch. 31-106-C-15) - 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: No comments have been made at this time.

TPW Stormwater comments: No comments have been made at this time.

Fire Department comments: No comments have been made at this time.

(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)
Business HWY 287	Freeway	Freeway	No
Blue Mound Rd	Commercial Connector	Commercial Connector	No

Public Notification:

300 foot Legal Notifications were mailed on August 25, 2017

The following organizations were notified: (emailed August 20, 2017)

Organizations Notified	
Fort Worth League of Neighborhood Associations	Liberty Crossing HOA*
Northwest Fort Worth Community Alliance	Quail Grove HOA
Trinity Habitat for Humanity	
Eagle Mountain-Saginaw ISD	Northwest ISD

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to Amend PD 1080 to allow for height of 62 ft. for the mini warehouse use. The recently approved surrounding zoning is “F” and “D”, with 45 and 32 feet maximum height, respectively. Surrounding land uses are predominantly vacant to the north, south, west and east with Highway 287 directly north. There is an established subdivision further to the west and large industrial building to the south.

As a result, the proposed zoning designation **is compatible** at this site.

2. Comprehensive Plan Consistency

The 2017 Comprehensive Plan designates the subject property as General Commercial. Since mini warehouses are a service for the public and not an industrial use, the requested zoning change **is consistent** with the Future Land use map. The requested change is not consistent with the following comprehensive Plan policies.

- Separate incompatible 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. 40)

However, the base zoning and site plan approval helps to mitigate the potential for negative impacts and provides a buffer for any proposed multifamily development to the south.

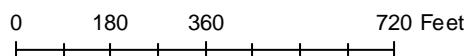
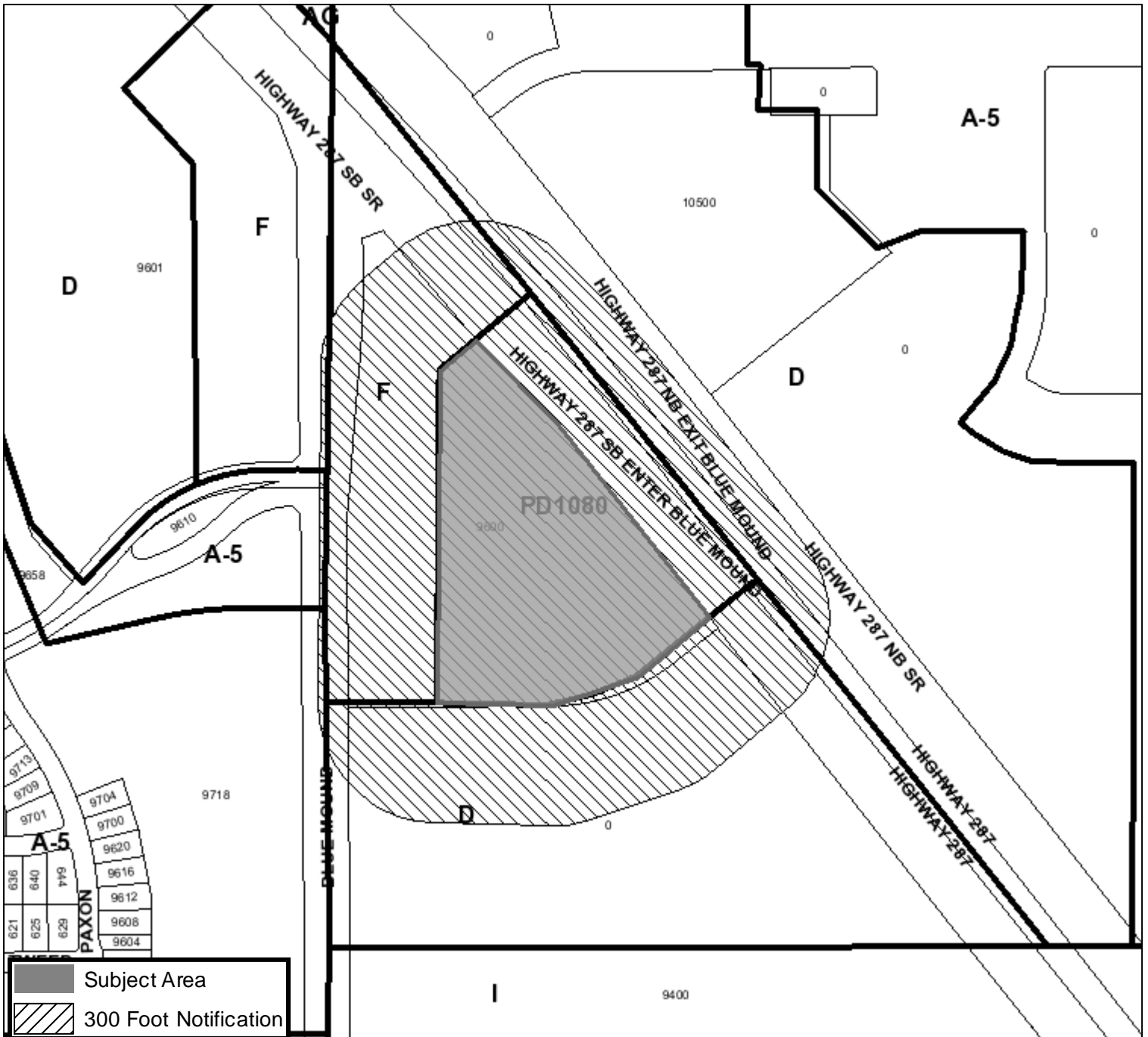
Attachments:

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

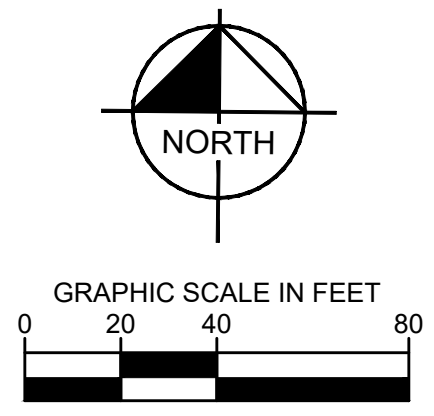


Area Zoning Map

Applicant: Alliance 287 All Storage LLC
 Address: 9600 Blue Mound Rd.
 Zoning From: PD 1080 for mini warehouse
 Zoning To: Amend PD 1080 to allow height of 62 feet
 Acres: 9.02117385
 Mapsco: 20Y
 Sector/District: Far North
 Commission Date: 9/13/2017
 Contact: 817-392-2495



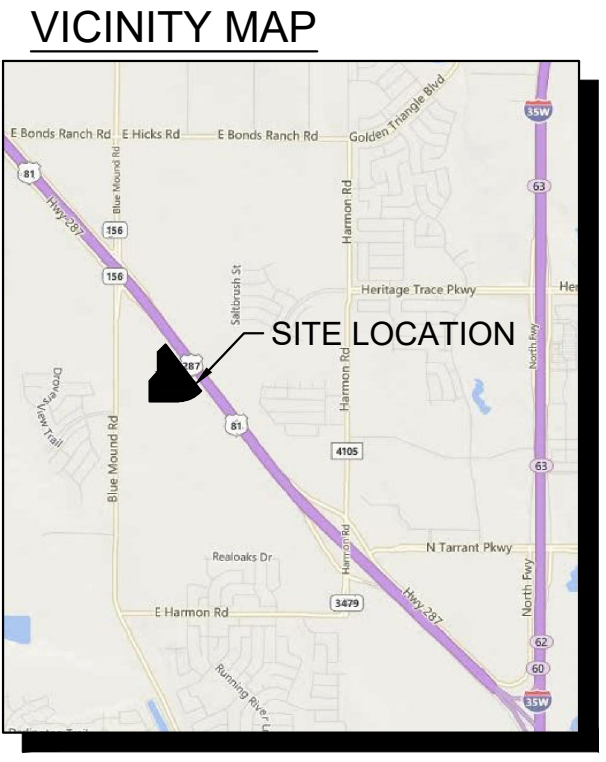
LEGEND	
PROPERTY LINE	---
EASEMENT LINE	- - -
EXISTING OVERHEAD ELECTRIC LINE	OHE
EXISTING GAS LINE	GAS
EXISTING ASPHALT	



STATE HIGHWAY NO. 287 & 81
 (SOUTHBOUND ACCESS ROAD)
 (VARIABLE WIDTH RIGHT-OF-WAY)

CALLED 14.902 ACRES
 HPC REVELSTOKE COMMERCIAL, LTD.,
 A TEXAS LIMITED PARTNERSHIP
 INSTRUMENT NO. D216160890
 OPRTCT

ZONED: "PD 1080" ("F" GENERAL
 COMMERCIAL + MINI-WAREHOUSE")
 FUTURE LAND USE: GENERAL COMMERCIAL
 CURRENT LAND USE: UNDEVELOPED



PROPOSED
 LOT 3, BLOCK 1
 REVELSTOKE COMMERCIAL
 2.206 ACRES

ZONED: "PD 1080" ("F" GENERAL
 COMMERCIAL + MINI-WAREHOUSE")
 FUTURE LAND USE: GENERAL COMMERCIAL
 CURRENT LAND USE: UNDEVELOPED

30' PIPELINE EASEMENT
 ENCROACHMENT AGREEMENT
 INSTRUMENT NO. D20914714
 AS AFFECTED BY
 INSTRUMENT NO. D217122655
 OPRTCT

T.E.S.C.O. EASEMENT
 VOLUME 4490, PAGE
 463
 DRTCT

PROPOSED MONUMENT SIGN
 PUBLIC ACCESS TO BLUE MOUND ROAD
 APPROX. 305 LF
 FROM WESTERN PROPERTY LINE

PROPOSED WALL MOUNTED SIGN

PROPOSED WALL MOUNTED SIGN

PROPOSED WALL MOUNTED SIGN

OFFICE
 1,200 SF

B
 4 - STORY BUILDING
 USE: MINI-WAREHOUSE
 38,000 SF PER FLOOR
 152,000 GROSS SF
 BUILDING HEIGHT: 62'

A
 4 - STORY BUILDING
 USE: MINI-WAREHOUSE
 37,520 SF PER FLOOR
 150,080 GROSS SF
 BUILDING HEIGHT: 62'

PROPOSED
 LOT 4, BLOCK 1
 REVELSTOKE COMMERCIAL
 3.865 ACRES

ZONED: "PD 1080" ("F" GENERAL
 COMMERCIAL + MINI-WAREHOUSE")
 FUTURE LAND USE: GENERAL COMMERCIAL
 CURRENT LAND USE: UNDEVELOPED

PROPOSED WALL MOUNTED SIGN

PROPOSED 8' CONCRETE MASONRY WALL

***NOTE*:**
 ZONING REQUEST
 WAIVER FOR
 ALLOWABLE HEIGHT
 MAX OF 62' IS
 REQUESTED FOR
 PROPOSED LOT 4,
 BLOCK 1 ONLY

WATER FACILITY EASEMENT
 INSTRUMENT NO. D217129526
 OPRTCT

CALLED 19.137 ACRES
 HPC REVELSTOKE COMMERCIAL, LTD.,
 A TEXAS LIMITED PARTNERSHIP
 INSTRUMENT NO. D216160889
 OPRTCT

ZONED: "D" HIGH DENSITY MULTIFAMILY
 FUTURE LAND USE: HIGH DENSITY
 RESIDENTIAL
 CURRENT LAND USE: UNDEVELOPED

DRAINAGE EASEMENT
 VOLUME 4434, PAGE 278
 DRTCT

SITE NOTES:

- ALL STREETS ARE TO BE PAVED WITH DIRECT ACCESS TO AN ALL-WEATHER PAVED HARD SURFACED PUBLIC STREET, PRIVATE STREET, OR AN ACCESS EASEMENT APPROVED BY THE PUBLIC SAFETY DEPARTMENTS AND THE CITY ENGINEER
- ALL LIGHTING WILL CONFORM TO LIGHTING CODE.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 2, SIGNS.
- PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
- PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- BUILDING LIGHTING TO BE DIRECTED AWAY FROM AND DOWNWARD OF ANY ADJACENT RESIDENTIAL DISTRICT.

ARCHITECTURAL NOTES:

- WITH THE EXCEPTION OF GLASS AND DOOR AREAS, EXPOSED EXTERIOR WALLS OF THE MINI-WAREHOUSE ARE TO BE COMPOSED OF MASONRY MATERIALS SUCH AS BRICK, SPLIT FACE BLOCK, ARCHITECTURALLY FINISHED TILT WALL, STUCCO, OR EIFS. SECONDARY EXTERIOR MATERIALS CONSISTS OF NON-MASONRY MATERIALS INCLUDING ACCENT METAL OR ALUMINUM.
- SECONDARY MATERIAL SHALL NOT COMPROMISE MORE THAN TEN (10) PERCENT OF EACH FACADE ELEVATION.
- EXCEPT FOR BRICK OR STONE, SURFACES SHALL BE PAINTED IN SUBTLE, NEUTRAL OR EARTH TONE COLORS, SPECIFICALLY INCLUDING WITHOUT LIMITATION WHITE, TAN, BROWN, AND GRAY. TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.

SITE PARKING

PROVIDED SPACES:	12
PROVIDED HANDICAP:	2
TOTAL SPACES:	14

OWNER:

MARK McDOWELL, MANAGER
 ALLIANCE 287 ALL STORAGE, LLC
 82 ARMSTRONG
 MUSTANG, OK 73064
 405-376-4509

DEVELOPER:

JOHN A. MORRIS, PE
 RELIABLE PAVING, INC.
 1903 PEYCO DR., N.
 ARLINGTON, TX 76001
 817-467-0779

APPLICANT/ENGINEER:

BRANDON MIDDLETON, PE
 KIMLEY-HORN AND ASSOCIATES
 801 CHERRY ST. UNIT 11, SUITE 950
 FORT WORTH, TX 76102
 817-339-2275

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

**ALL STORAGE
 REVELSTOKE**

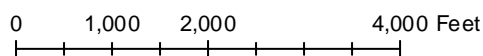
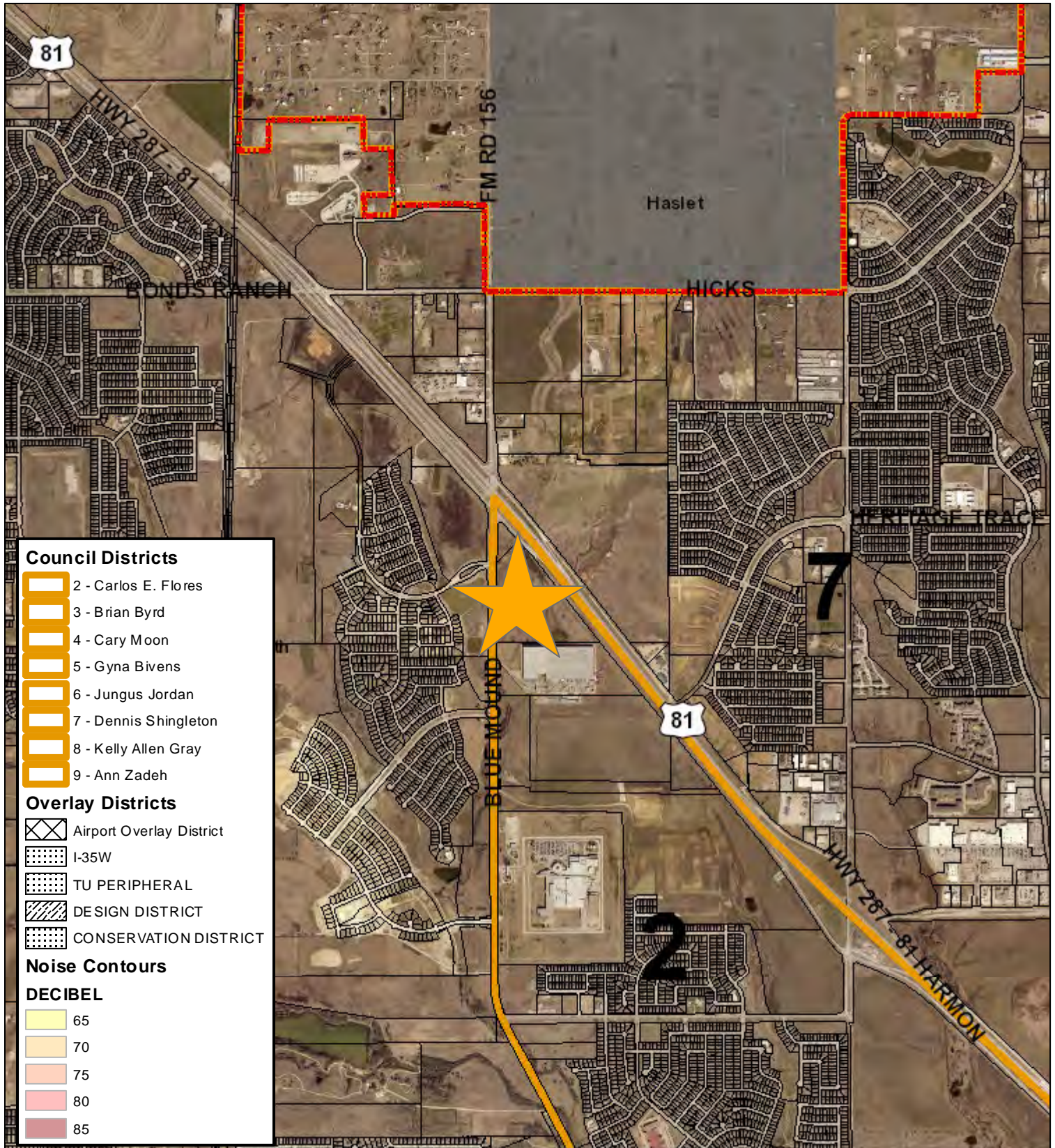
ZONING SITE PLAN FORT WORTH, TX
 AUGUST 4, 2017



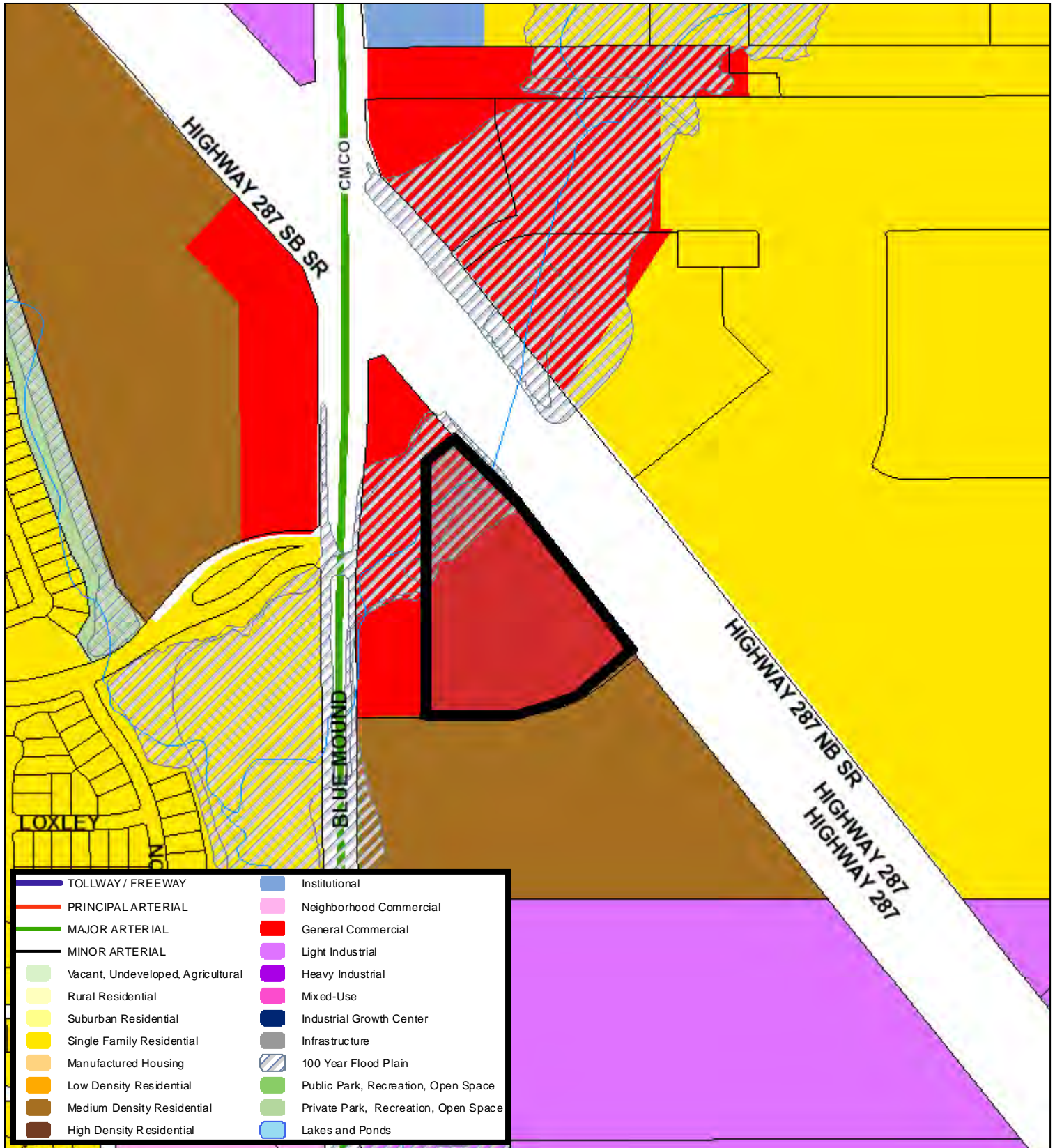
801 Cherry Street, Unit 11, Suite 950
 Fort Worth, TX 76102
 817-335-6511
 State of Texas Registration No. F-928

DWG NAME: KFTW_CVIL061200703 - PLANNING ZONING SITE PLAN.DWG
 LAST SAVED: 8/20/2017 8:28 AM

Area Map



Future Land Use



440 220 0 440 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 7, 2017.



Aerial Photo Map



0 275 550 1,100 Feet



11. ZC-17-143 Troy Investment Co. No. 1 LP (CD 6) – 3401 Altamesa Boulevard (A part of Lot 3-B in Block 1 of Alta Mesa Village Addition, 2.88 ac.) From: "FR" General Commercial Restricted To: PD/FR Planned Development for all uses in "FR" to expand existing mini storage; site plan included

John Drennan, 8356 CR 308 Grandview, TX, owner, spoke in support. He stated they plan to continue to use the original footprint.

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

<i>Document received for written correspondence</i>					ZC-17-143
Name	Address	In/Out 300 ft notification area	Position on case		Summary
John Drennan	8356 CR 308 Grandview, TX		Support		Owner

12. ZC-17-144 Alliance 281 All Storage LLC (CD 7) – 9600 Blue Mound Road (Samuel Lockhart Survey Abstract No. 977, 9.02 ac.) From: PD 1080 "PD/F" Planned Development for all uses in "F" General Commercial plus mini warehouse; site plan waived for mini warehouse To: Amend PD 1080 to allow height of 62 feet; site plan included

Brandon Middleton, 801 Chevy St, representing the applicant, spoke in support. He stated the reason they are amending the PD is to increase the height to allow for a 17 ft. 1st floor that will allow vehicles to drive into the facility.

Oziel Vigil Paez, 1903 Peyco Dr., Arlington, TX, showed renderings and elevations of existing facilities in the area. The average height is 52’.

Ashton Nelson, 3417 N Crump St, representing the Inter 2 District Alliance, spoke in opposition. He requested a 60-day continuance for more information.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, seconded by Ms. Trevino. The motion passed 8-1 with Ms. Dunn voting against.

<i>Document received for written correspondence</i>					ZC-17-144
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Brandon Middleton	801 Chevy St		Support		Representing applicant
Oziel Vigil Paez	1903 Peyco Dr., Arlington, TX		Support		Applicant
Ashton Nelson	3417 N Crump St			Opposition	representing the Inter 2 District Alliance