



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 19, 2013

Council District 6

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

Opposition: One person spoke

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Railhead TX LP

Site Location: 7701 Crowley Road Mapsco: 104G

Proposed Use: Neighborhood Commercial

Request: From: "PD-723" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus mini-warehouses. The following uses are excluded: tattoo and massage parlors, retail liquor stores, stand-alone bar or lounge; hours of operation for the office are 8:00 a.m. to 7 p.m, electronically controlled security gate 7 a.m. to 11 p.m. daily. Site Plan required

To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent

Background:

The proposed site is located on Crowley Road near the intersection of Sycamore School Road. The property was originally zoned as part of the PD for the adjacent mini-warehouse, but TxDOT would not allow them to locate the driveway in the planned location, so they built the driveway to the south.

The applicant needs to change the zoning to "E" Neighborhood Commercial to bring all land under ownership into the same commercial zoning category for development. The contiguous parcels to the north and south are currently zoned "E" and the proposed rezoning will assist with furthering development along Crowley Road.

This case is scheduled to be heard by the City Council on February 19, 2013.

Site Information:

Owner: Railhead TX, LP
82 W Armstrong Drive
Mustang, OK 73064
Agent: Coy Quine-Quine & Associates, Inc.
Acreage: 0.23 acres
Comprehensive Plan Sector: Far South

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial / vacant
 East "PD 723" / mini-warehouse
 South "E" Neighborhood Commercial / vacant
 West "CF" Community Facilities / South Side Masonic Lodge

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-081 from "E" to "PD"PD/SU" Planned Development/Specific Use, for all uses in "E" Neighborhood Commercial; plus: Mini-Warehouses, approved 8/9/06 (subject property)

Platting History: None

BOA History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Crowley Road	Principal Arterial	Principal Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Willow Creek	District 6 Alliance
Hallmark-Camelot	Crowley ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "E" Neighborhood Commercial. Surrounding land uses vary with vacant land both north and south, a mini-warehouse to the east, and a masonic lodge to the west. The site is located along Crowley Road, which is considered a principal arterial and appropriate for commercial development. The adjacent property to the north and south are currently zoned E, and the proposed rezoning will allow this tract to be developed under common neighborhood commercial standards

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 proposed zoning is consistent with the following Comprehensive Plan policies.

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- 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)

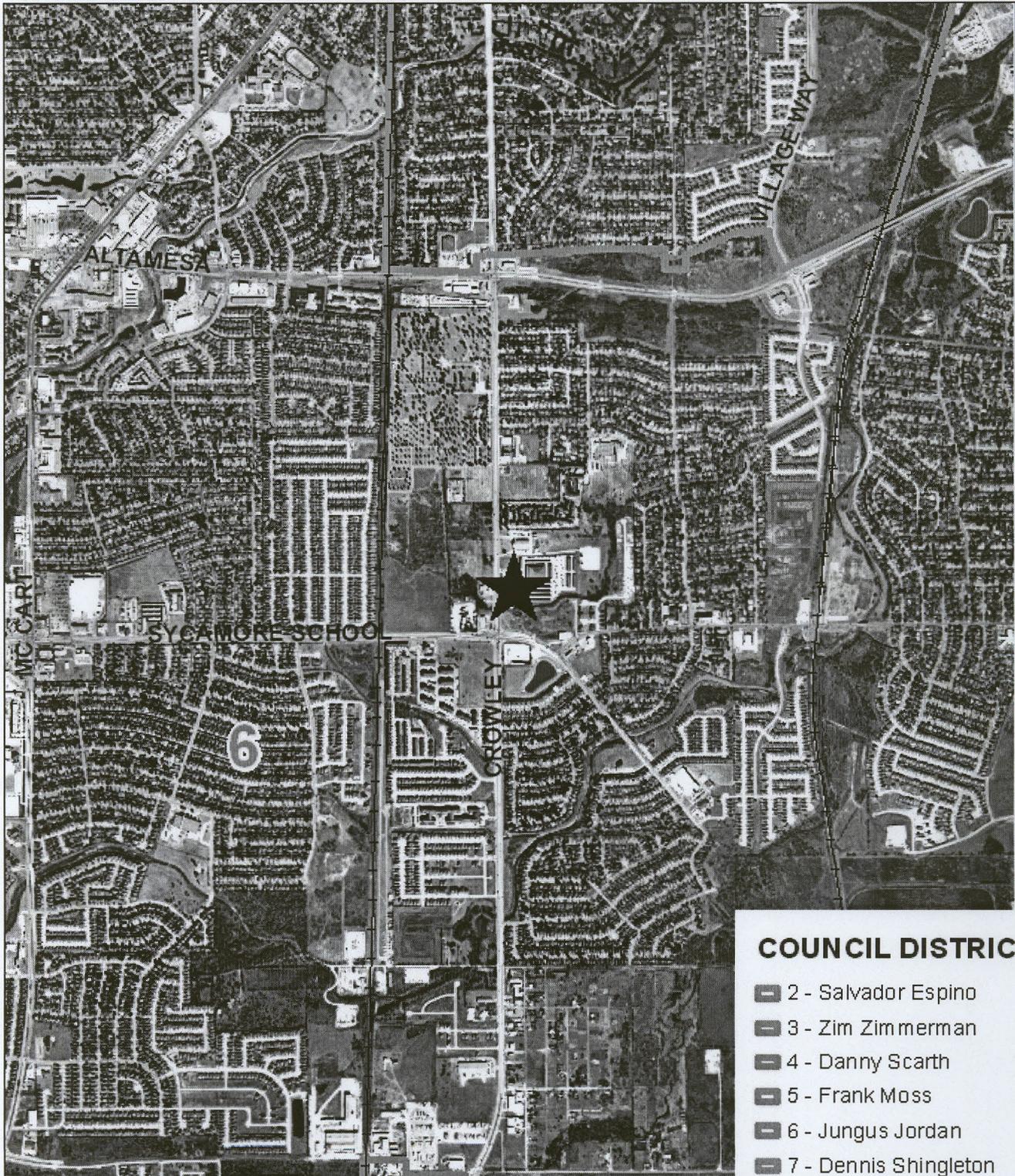
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

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

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 Bums



2,000 1,000 0 2,000 Feet





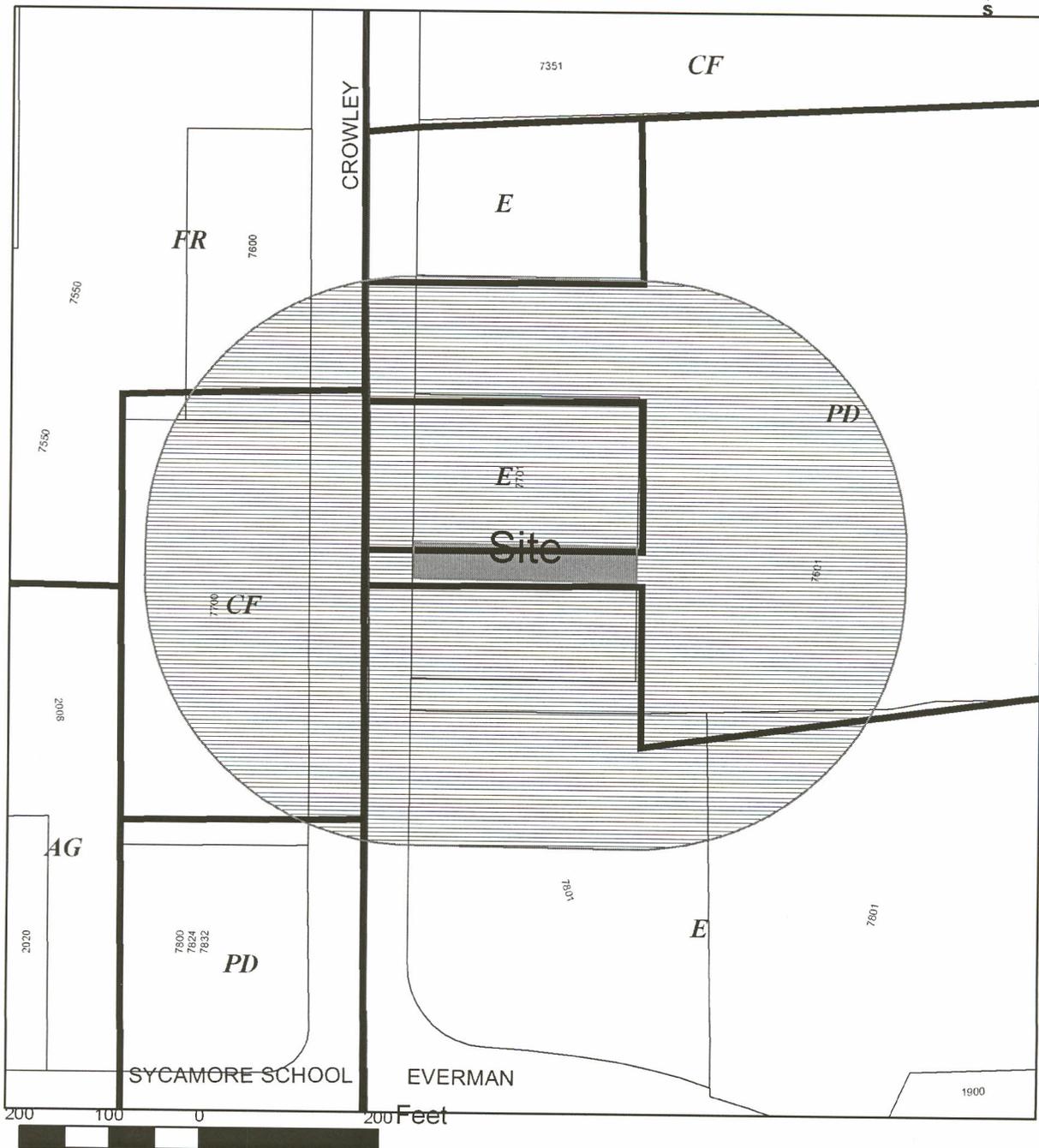
ZC-13-032

Area Zoning Map

Applicant: Railhead TX, LP
 Address: 7701 Crowley Road
 Zoning From: PD 723
 Zoning To: E
 Acres: 0.23
 Mapsco: 104G
 Sector/District: Sycamore
 Commission Date: 02/13/2013
 Contact: 817-392-2495



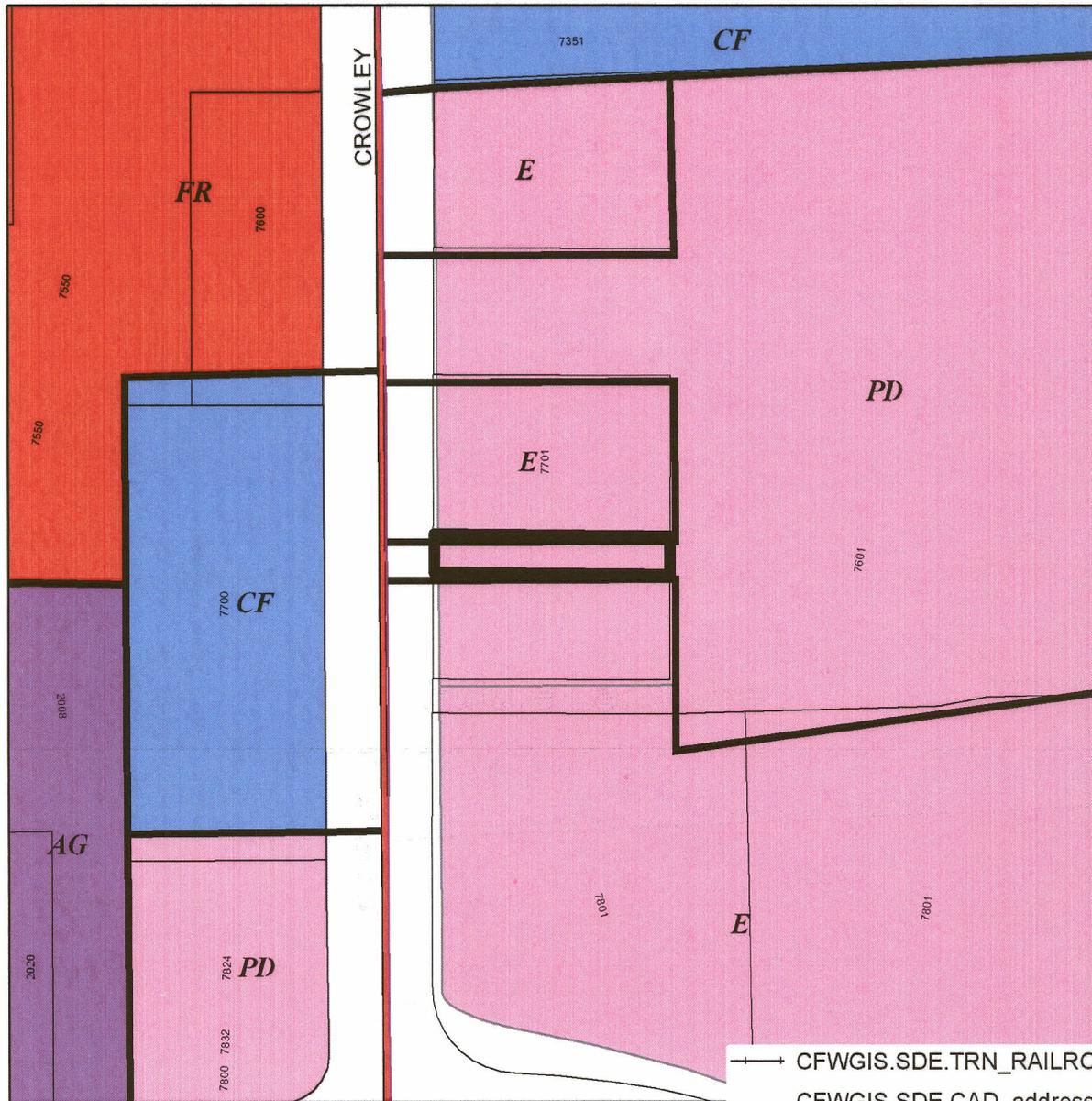
 300 Ft. Notification Buffer





Future Land Use

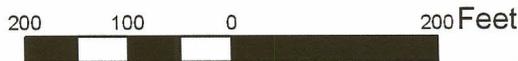
ZC-13-032



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

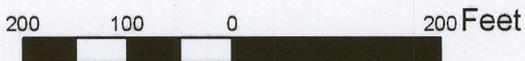
- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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.



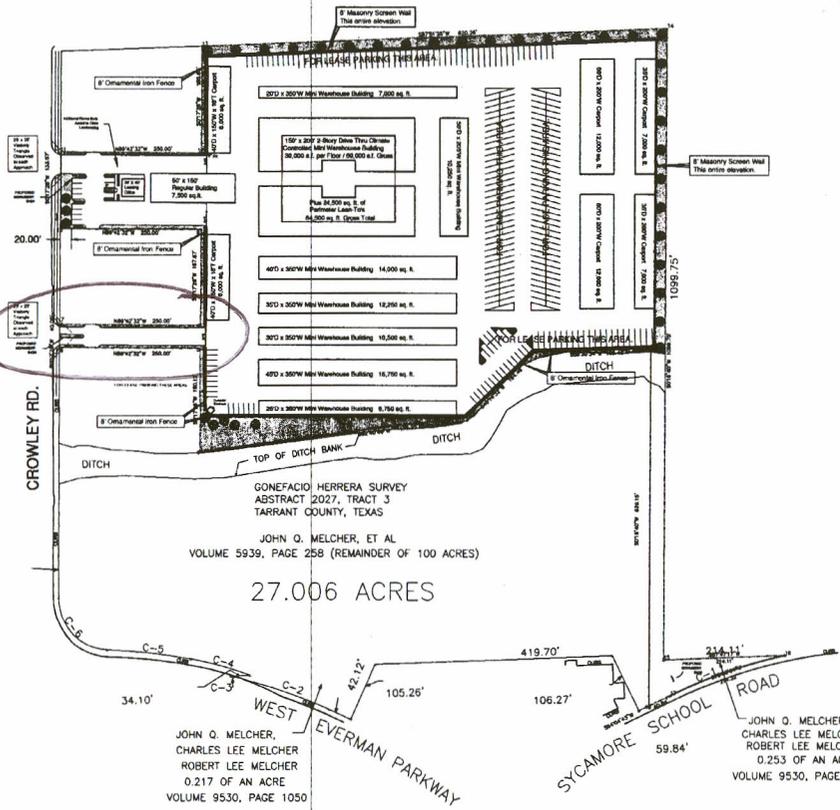
Aerial Photo Map





Case #'s ZC06-181 / SP06-021

Drive relocated to south property line



*****ATTENTION FIRE DEPARTMENT*****
ALL BUILDINGS SHOWN ON THIS SITE PLAN ARE TO BE SPRINKLERED, EXCEPT FOR THOSE STRUCTURES LABELLED AS "CARPORT".

GENERAL NOTES:

MINI-WAREHOUSE HOURS OF OPERATION: The office hours of the Mini-Warehouses shall be typically from 8:00 am until 7:00 pm daily, but access to the property through the electronically-controlled security gates shall be from 7:00 am through 11:00 pm daily. Fire department shall have 24 hour access as provided in the Municipal Code of the City of Fort Worth, Texas.

LIGHTING NOTES: All lighting shall comply with all applicable codes and ordinances of the City of Fort Worth. All lighting shall meet all restrictions, including those of height, type, output, and shall not be a hazard to traffic. All lighting installed within the mini-warehouse facility shall be designed and installed so as not to be directed towards any of the surrounding residential development.

SIGNAGE: All signage (except those deemed as "informational" by City code) shall be installed and limited to the governing articles of the Sign Code of the City of Fort Worth, and shall be determined at a later date, with installation following the process as described in said ordinance. No pole signs are to be used. Monument signs are permitted up to 5' x 10' (Overall).

LANDSCAPING: Landscaping calculations are provided herein, and shall exceed the minimum requirements of the City of Fort Worth by at least 20%. All landscaping shall be irrigated. All trees in the buffer zones along the adjacent residential zones shall be evergreen large canopy trees spaced 25' apart. All shrubs shall be at a container size of at least 5 gallons. Exchanges may be used to achieve these ratios. Sodding will be utilized for stabilization.

RESTRICTED BUILDING MATERIALS: No visible portion of any building shall include the use of clinkerbrick. Only earth tone colors shall be used. (Muted greens, browns, rusts, beiges, tans, etc.) Applicant agrees that no sheet metal shall be visible for any use other than roofing when facing an adjoining Residential Zoning. Facades, Parapets, and externally visible walls are to be of masonry or E.I.F.S. exterior finishes only.

RESTRICTED BUILDING DESIGN: The plate height of the "Drive-Thru" building shall be restricted to no more than 28'-0", with an overall height of no more than 35'-0".

SITE DATA:
LOT SIZE: 887,914 SQ. FT.
13.25 ACRES

BUILDING DATA:
OFFICE AREA: 1,200 SQ. FT.
MIN'S AREA: 192,375 SQ. FT.
TOTAL AREA: 193,575 SQ. FT. (FOOTPRINTS)

PARKING DATA:
SPACES REQUIRED: 8 (INCLUDING 1 ACCESSIBLE)
SPACES PROVIDED: 10 (INCLUDING 1 ACCESSIBLE)

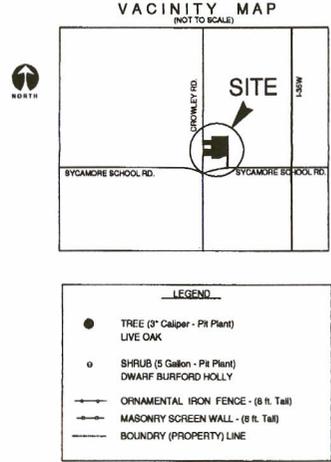
LANDSCAPING DATA:
AREA REQUIRED: 9,678.75 SQ. FT. (5% OF BLDG. AREA)
AREA PROVIDED: 79,027 SQ. FT.

TREES REQUIRED: 20 (1 per 500 sq. ft.) (3" CALIPER)
TREES PROVIDED: 37 (3" CALIPER)

SHRUBS REQUIRED: 200 (1 per 50 sq. ft.) (5 GALLON)
SHRUBS PROVIDED: 358 (5 GALLON)

ALL PLANTINGS SHALL COMPLY WITH THE CITY OF FORT WORTH LANDSCAPE ORDINANCE. FOR CLARITY, THE ACTUAL SHRUBBERY COUNTS ARE NOT DRAWN.

ALL LANDSCAPE AREAS ARE TO BE FULLY SODDED WITH GRASS TO PROVIDE A FINISHED APPEARANCE.



CITY OF FORT WORTH, TEXAS
BY: *John A. Schill*
DIRECTOR OF DEVELOPMENT
DATE: 10-25-06

REVISIONS
6/11/2006
9/12/2006

DESIGNER: **ANDALUSIA BUILDERS, INC.**
P. O. Box 152967
Arlington, Texas 76015
817-454-2556

OWNER: **ALL STORAGE, INC.**
82 Armstrong Ave.
Mustang, OK 73064
405-376-4509

PROJECT: **ALL STORAGE CENTER**
NEQ Everman Pkwy. @ Crowley Rd.
Fort Worth, Tarrant County, Texas

DESIGN BY:
SCALE 1" = 100'
DATE 06/11/2006
FILE NUMBER ASE5-0601
SHEET CONCEPTUAL SITE PLAN